

# WEST MEADOWS @ ARCOT ESTATE

BEACON LANE, CRAMLINGTON, NORTHUMBERLAND NE23 8AZ



3 AND 4 BEDROOM HOMES



**BARRATT**  
HOMES



## OUTSTANDING DESIGN

**BARRATT HOMES ARE BUILT AROUND  
THE WAY YOU WANT TO LIVE**

Careful consideration and attention to detail goes into every home we build, and our homes are flexible and adaptable to suit every lifestyle. Open plan living spaces are integral to our design, helping you make the most of space and natural light, and allowing every room to be enjoyed to its maximum potential.

We also know how vital outdoor space is in creating places people love to live in. Whether it's gardens or landscaped areas, we make sure there's plenty surrounding the homes we build, for the whole neighbourhood to enjoy.



# AWARD-WINNING CUSTOMER SERVICE AND QUALITY

**WITH YOU EVERY STEP OF THE WAY**

Barratt Homes has years of experience building thoughtfully designed, high quality homes. We've repeatedly been awarded 5 stars by the Home Builders Federation, year after year. And that's not all. Our homes come with an NHBC Buildmark Warranty which gives you a 10 year structural warranty and a 2 year fixtures and fittings warranty\* as standard. This is just one of the added benefits of buying a new home.

We do all we can to make moving easy, putting people in touch with dedicated experts throughout the journey, which is why for more than 50 years, we have earned ourselves an enviable reputation for excellence.

At Barratt we build every type of home for every type of home buyer, in great locations the length and breadth of the country. Whether you're putting your first foot on the property ladder, moving up to a larger home or even downsizing, Barratt can help you find the home that suits you perfectly.





# WEST MEADOWS

## DEVELOPMENT LAYOUT

- |            |  |
|------------|--|
| ELLERTON   | 3 bedroom semi-detached house            |
| MAIDSTONE  | 3 bedroom semi-detached house            |
| MORESBY    | 3 bedroom semi-detached house            |
| NORBURY    | 3 bedroom semi-detached / terraced house |
| BRENTFORD  | 3 bedroom semi-detached house            |
| DENBY      | 3 bedroom detached house                 |
| HESKETH    | 4 bedroom detached / semi-detached house |
| RIPON      | 4 bedroom detached house                 |
| WINDERMERE | 4 bedroom detached house                 |
| KINGSLEY   | 4 bedroom detached house                 |
| ALDERNEY   | 4 bedroom detached house                 |
| RADLEIGH   | 4 bedroom detached house                 |

### Discounted Market Value Housing

- |           |                               |
|-----------|-------------------------------|
| MAIDSTONE | 3 bedroom semi-detached house |
|-----------|-------------------------------|

### ENERGY SAVINGS\*

\*Features including PV panels and other energy efficiency benefits may vary by plot. Please speak to your Sales Adviser for more information.

\*\* Properties built in stone.



- |                        |
|------------------------|
| Grassland              |
| Species rich grassland |
| Path                   |
| Informal Gravel Path   |
| SUDs basin             |
| Shrubs                 |
| New trees              |
| Existing trees         |
| Hedge                  |
| Bird box               |
| Bat box                |



# CREATING A SUSTAINABLE COMMUNITY WHERE FAMILIES AND NATURE CAN THRIVE

At Barratt Homes, we do more than simply craft beautiful homes and desirable developments.

We design and build great places that meet the highest standards, and that promote sustainable, healthy and happy living for our customers.

We know we must give our customers confidence that their homes are designed and built to meet the challenges of the future. We do this through creating places where people and nature can thrive.





# ELLERTON

## 3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



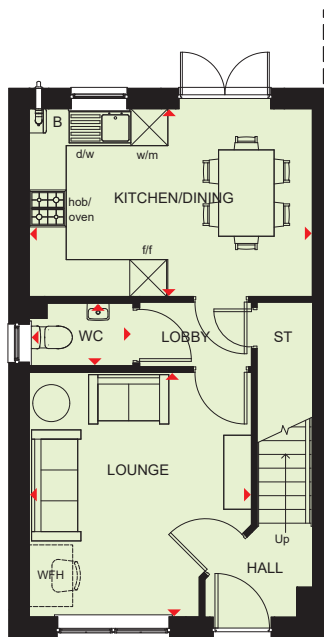
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation

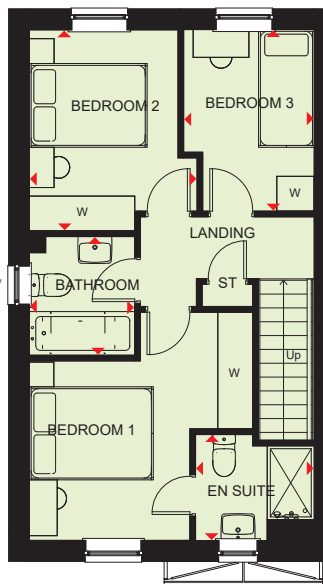


### Ground Floor

Lounge	3605 x 3967mm	11'10" x 13'0"
Kitchen	4593 x 3048mm	15'1" x 10'0"
WC	1668 x 1016mm	5'6" x 3'4"

(Approximate dimensions)

\*Window may be omitted on certain plots. Speak to a Sales Advisor for details on individual plans.



### First Floor

Bedroom 1	3605 x 3683mm	11'10" x 12'1"
En suite	1918 x 1716mm	6'3" x 5'8"
Bedroom 2	2708 x 3245mm	8'11" x 10'8"
Bedroom 3	2109 x 2932mm	6'11" x 9'7"
Bathroom	1703 x 1917mm	5'7" x 6'3"

(Approximate dimensions)

\*Window may be omitted on certain plots. Speak to a Sales Advisor for details on individual plans.

### KEY

B Boiler

ST Store

wm Washing machine space

dw Dishwasher space

f/f Fridge/freezer space

WFH Working from home space

w Wardrobe space

◀▶ Dimension location

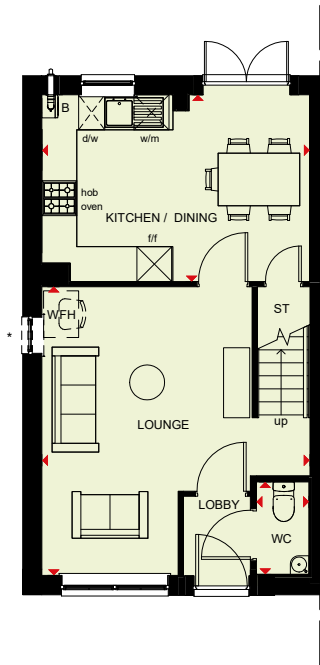
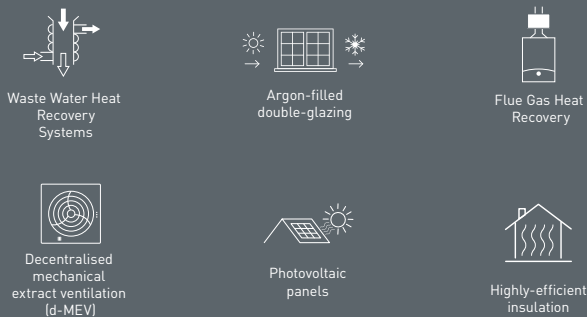


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# MAIDSTONE

## 3 BEDROOM HOME

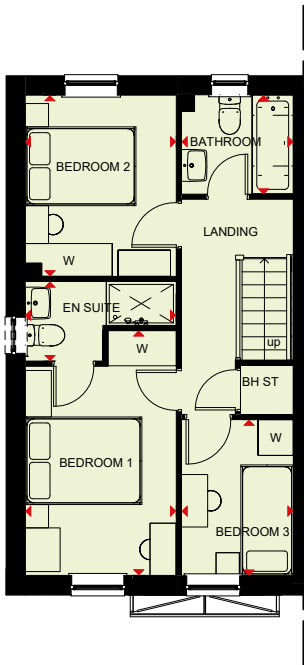


### Ground Floor

Lounge	4598 x 4950mm	15'1" x 16'3"
Kitchen/Dining	4593 x 3202mm	15'1" x 10'6"
WC	901 x 1586mm	2'11" x 5'2"

(Approximate dimensions)

\* Window may be omitted on certain plots. Speak to Sales Adviser for details on individual plans.



### First Floor

Bedroom 1	2592 x 4199mm	8'6" x 13'9"
En suite	2592 x 1365mm	8'6" x 4'6"
Bedroom 2	2592 x 3107mm	8'6" x 10'2"
Bedroom 3	1918 x 2676mm	6'3" x 8'9"
Bathroom	1918 x 1702mm	6'3" x 5'7"

(Approximate dimensions)

\* Window may be omitted on certain plots. Speak to Sales Adviser for details on individual plans.

**KEY**

B Boiler

ST Store

BH/ST Bulkhead Store

wm Washing machine space

dw Dishwasher space

f/f Fridge/freezer space

WFH Working from home space

W Wardrobe space

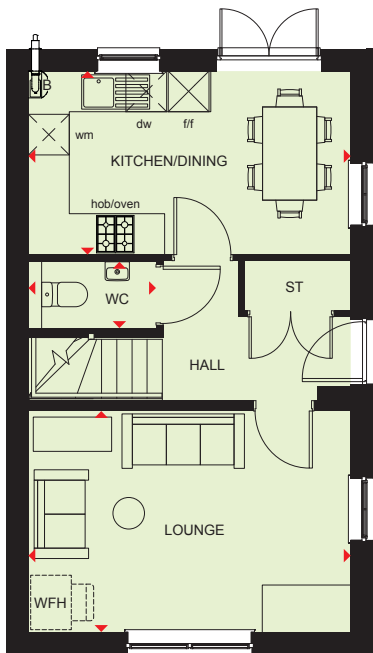
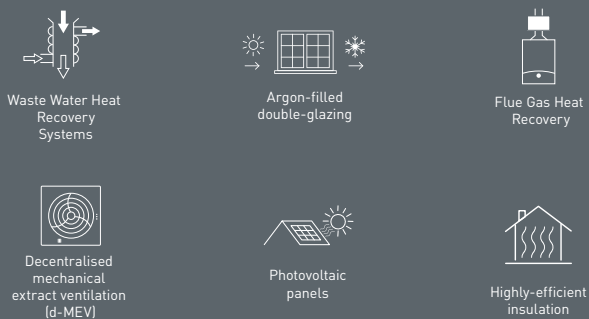
◀▶ Dimension location





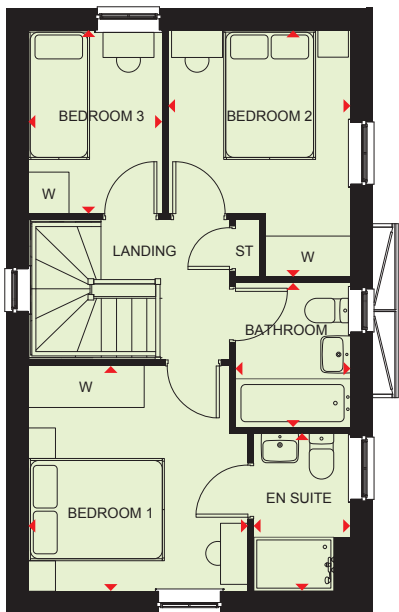
# MORESBY

## 3 BEDROOM HOME



### Ground Floor

Lounge	4735 x 3245 mm	15'6" x 10'8"
Kitchen/Dining	4735 x 2696 mm	15'6" x 8'10"
WC	1874 x 976 mm	6'2" x 3'2"



### First Floor

Bedroom 1	3226 x 3307 mm	10'7" x 10'10"
En Suite	1416 x 2322 mm	4'8" x 7'7"
Bedroom 2	2674 x 3628 mm	8'9" x 11'11"
Bedroom 3	1968 x 2696 mm	6'5" x 8'10"
Bathroom	1688 x 2120 mm	5'6" x 6'11"

\* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots


KEY	B	Boiler	dw	Dishwasher space	w	Wardrobe space
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	wm	Washing machine space	WFH	Working from home space		



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# NORBURY


## 3 BEDROOM HOME




Waste Water Heat Recovery Systems




Argon-filled double-glazing




Flue Gas Heat Recovery System



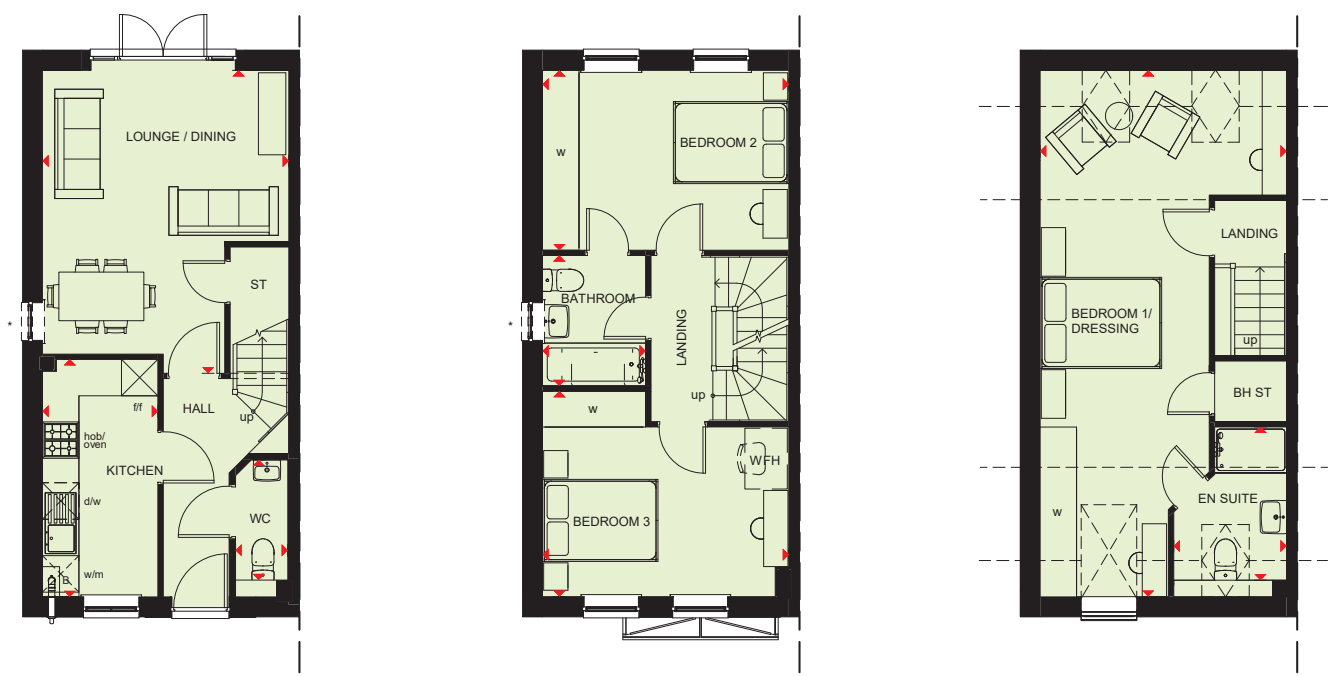
Decentralised mechanical extract ventilation (d-MEV)



Solar or Photovoltaic panels



Highly-efficient insulation



Ground Floor		
Lounge/Dining	4056 x 4986mm	13'4" x 16'4"
Kitchen	1900 x 3910mm	6'3" x 12'10"
WC	860 x 1976mm	2'10" x 6'6"

(Approximate dimensions)

\* Window may be omitted on certain plots. Speak to Sales Advisor for details on individual plans.

First Floor		
Bedroom 2	4056 x 2960mm	13'4" x 9'9"
Bedroom 3	4056 x 3381mm	13'4" x 11'1"
Bathroom	1698 x 2146mm	5'7" x 7'0"

(Approximate dimensions)

\* Window may be omitted on certain plots. Speak to Sales Advisor for details on individual plans.

Second Floor		
Bedroom 1/ Dressing	4056 x 8663mm	13'4" x 28'5"
En suite	1858 x 2524mm	6'1" x 8'3"

(Approximate dimensions)

KEY	B	Boiler	wm	Washing machine space	WFH	Working from home space
	ST	Store	dw	Dishwasher space	W	Wardrobe space
	BH/ST	Bulkhead Store	f/f	Fridge/freezer space	◀▶	Dimension location



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# BRENTFORD

## 3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



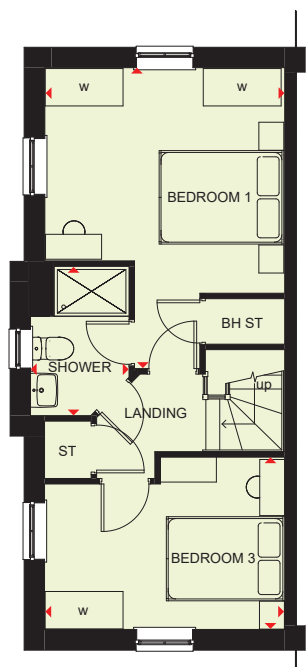
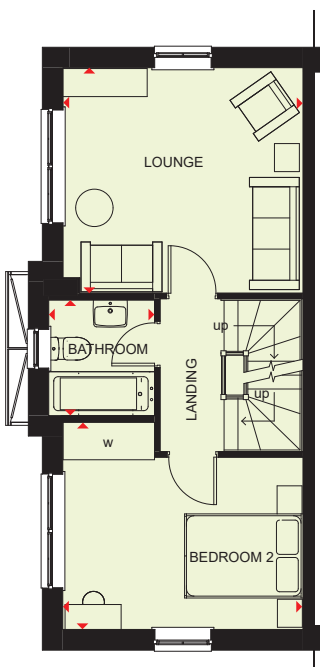
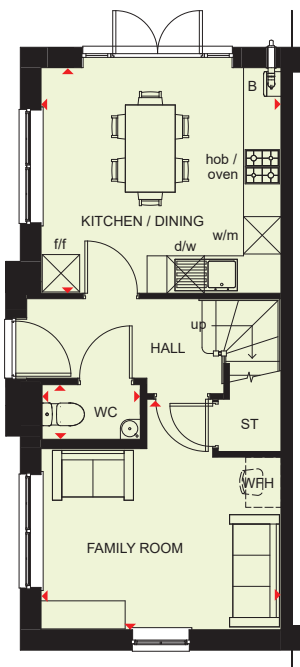
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation



### Ground Floor

Kitchen/Dining	3850 x 3620 mm	12'8" x 11'11"
Family Room	3850 x 3700 mm	12'8" x 12'2"
WC	1577 x 877 mm	5'2" x 2'11"

### First Floor

Lounge	3850 x 3620 mm	12'8" x 11'11"
Bedroom 2	3855 x 3323 mm	12'8" x 10'11"
Bathroom	1698 x 1857 mm	5'7" x 6'1"

### Second Floor

Bedroom 1	3850 x 4829 mm	12'8" x 15'10"
Bedroom 3	3855 x 2765 mm	12'8" x 9'1"
Shower	1581 x 2396 mm	5'2" x 7'10"

#### KEY

B Boiler  
ST Store  
BH Bulkhead

BH/ST Bulkhead Store  
wm Washing machine space  
dw Dishwasher space

f/f Fridge/freezer space  
td Tumble dryer space  
WFH Working from home space

w Wardrobe space  
.. Dimension location



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# DENBY

## 3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



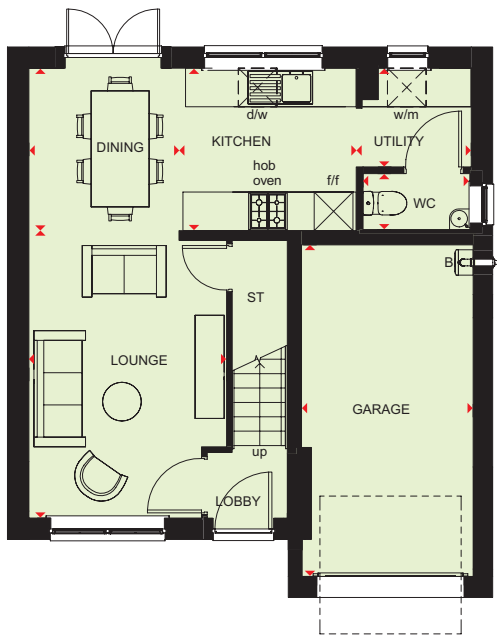
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



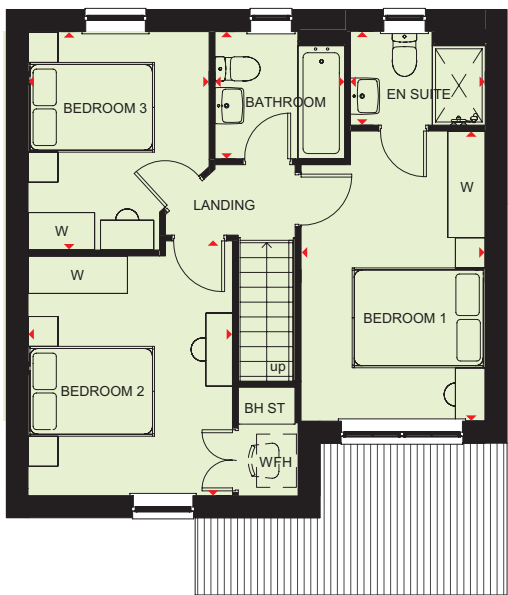
Highly-efficient insulation



### Ground Floor

Lounge	3067 x 4457mm	10'1" x 14'7"
Kitchen	2750 x 2523mm	9'0" x 8'3"
Dining	2330 x 2523mm	7'8" x 8'3"
Utility	1784 x 1533mm	5'10" x 5'0"
WC	1662 x 869mm	5'5" x 2'10"
Garage	2663 x 5142mm	8'9" x 16'10"

(Approximate dimensions)



### First Floor

Bedroom 1	2770 x 4361mm	9'1" x 14'4"
En suite	2026 x 1412mm	6'8" x 4'8"
Bedroom 2	3072 x 3829mm	10'1" x 12'7"
Bedroom 3	2722 x 3284mm	8'11" x 10'9"
Bathroom	1950 x 1913mm	6'5" x 6'3"

(Approximate dimensions)

**KEY** B Boiler  
ST Store  
BH/ST Bulkhead Store

wm Washing machine space  
dw Dishwasher space  
f/f Fridge/freezer space

WFH Working from home space  
w Wardrobe space  
◀▶ Dimension location



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# RIPON

## 4 BEDROOM HOME

Waste Water Heat  
Recovery  
Systems

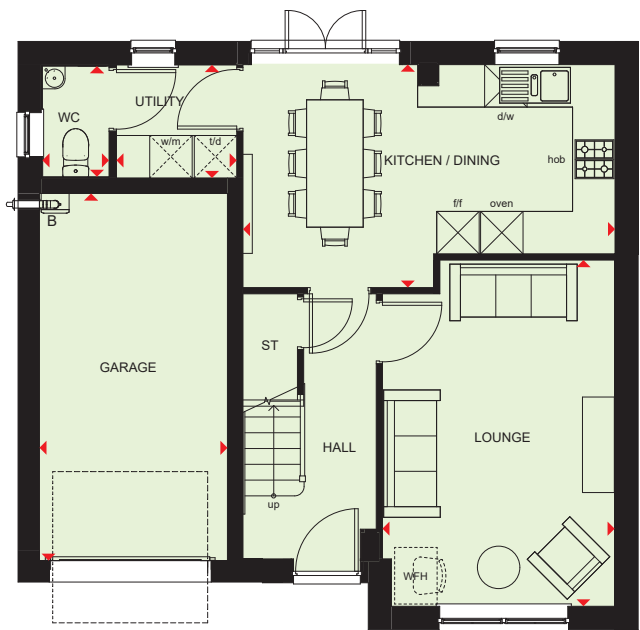
Argon-filled  
double-glazing

Flue Gas Heat  
Recovery  
System

Decentralised  
mechanical  
extract ventilation  
(d-MEV)

Solar  
or Photovoltaic  
panels

Highly-efficient  
insulation



### Ground Floor

Lounge	3282 x 4893 mm	10'9" x 16'1"
Kitchen/Dining	5259 x 3151 mm	17'3" x 10'4"
Utility	1700 x 1597 mm	5'7" x 5'3"
WC	942 x 1563 mm	3'1" x 5'2"
Garage	2657 x 5189 mm	8'9" x 17'0"

[Approximate dimensions]



### First Floor

Bedroom 1	4196 x 4063 mm	13'9" x 13'4"
En Suite	2011 x 1761 mm	6'7" x 5'9"
Bedroom 2	3174 x 3499 mm	10'5" x 11'6"
Bedroom 3	2764 x 3769 mm	9'1" x 12'4"
Bedroom 4	2888 x 3123 mm	9'6" x 10'3"
Bathroom	2046 x 1899 mm	6'9" x 6'3"

[Approximate dimensions]

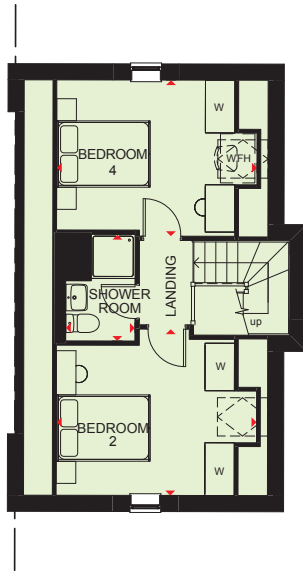
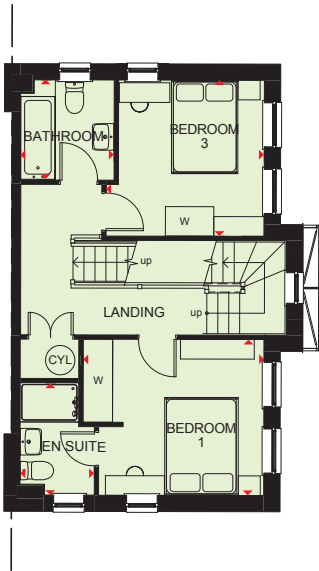
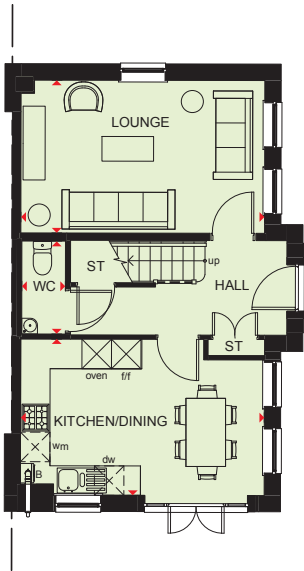
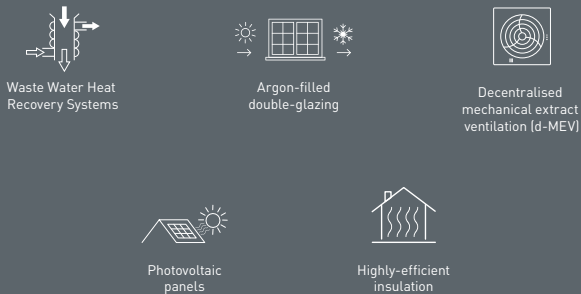
<b>KEY</b>	<b>B</b> Boiler	<b>d/w</b> Dishwasher space	<b>WFH</b> Working from home space
	<b>ST</b> Store	<b>f/f</b> Fridge/freezer space	<b>W</b> Wardrobe space
	<b>w/m</b> Washing machine space	<b>t/d</b> Tumble dryer space	<b>◀▶</b> Dimension location



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# HESKETH

## 4 BEDROOM HOME



### Ground Floor

Lounge	4958 x 3108 mm	16'3" x 10'2"
Kitchen/Dining	4958 x 3175 mm	16'3" x 10'5"
WC	886 x 1889 mm	2'11" x 6'2"

[Approximate dimensions]

### First Floor

Bedroom 1	3679 x 3175 mm	12'1" x 10'5"
En Suite	1511 x 2282 mm	4'11" x 7'6"
Bedroom 3	3215 x 3175 mm	10'7" x 10'5"
Bathroom	1903 x 2038 mm	6'3" x 6'8"

[Approximate dimensions]

### Second Floor

Bedroom 2	4076 x 3382 mm	13'4" x 11'1"
Bedroom 4	4076 x 3175 mm	13'4" x 10'5"
Shower Room	1410 x 2168 mm	4'8" x 7'1"

[Approximate dimensions]

### KEY

B Boiler  
ST Store  
wm Washing machine space

dw Dishwasher space  
f/f Fridge/freezer space  
WFH Working from home space

W Wardrobe space  
◀▶ Dimension location

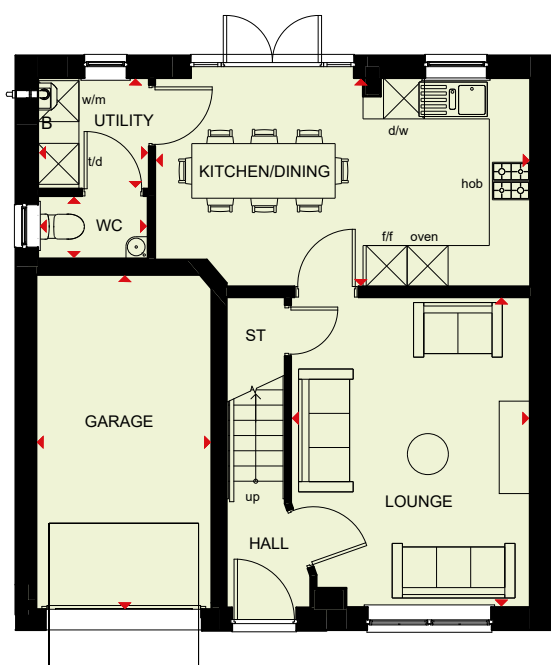


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# WINDERMERE

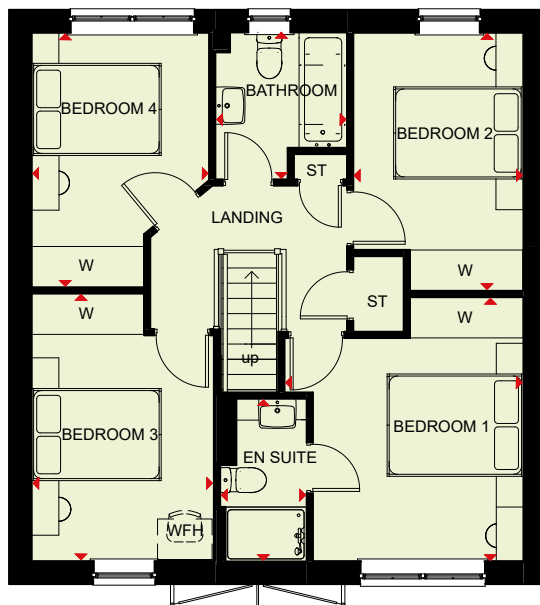
## 4 BEDROOM HOME



### Ground Floor

Lounge	3501 x 4543mm	11'6" x 14'11"
Kitchen/Dining	5497 x 3055mm	18'0" x 10'0"
Utility	1627 x 1623mm	5'4" x 5'4"
WC	1593 x 918mm	5'3" x 3'0"
Garage	2568 x 4900mm	8'5" x 16'1"

(Approximate dimensions)



### First Floor

Bedroom 1	3506 x 3874mm	11'6" x 12'9"
En suite	1272 x 2390mm	4'2" x 7'10"
Bedroom 2	2498 x 3786mm	8'2" x 12'5"
Bedroom 3	2675 x 3926mm	8'9" x 12'11"
Bedroom 4	2604 x 3734mm	8'7" x 12'3"
Bathroom	1934 x 2158mm	6'4" x 7'1"

(Approximate dimensions)

#### KEY

B Boiler  
ST Store  
wm Washing machine space

dw Dishwasher space  
f/f Fridge/freezer space  
td Tumble dryer space

WFH Working from home space  
W Wardrobe space  
◀▶ Dimension location



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# KINGSLEY

## 4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery System



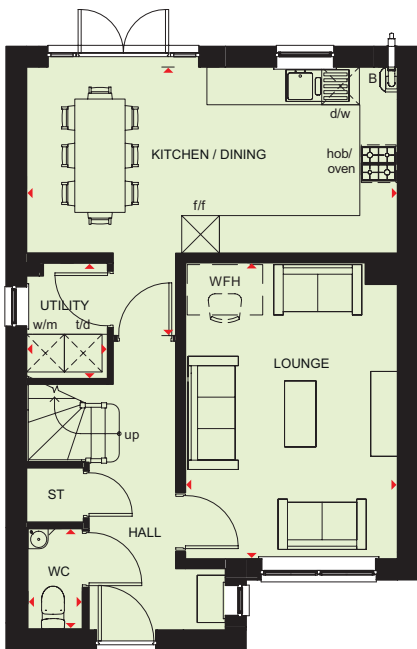
Decentralised mechanical extract ventilation (d-MEV)



Solar or Photovoltaic panels

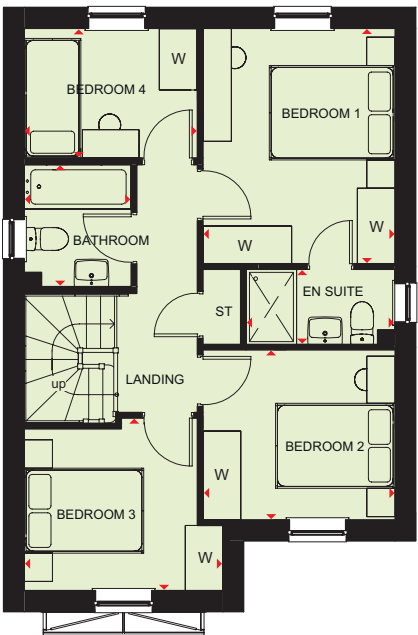


Highly-efficient insulation



Ground Floor

Lounge	3370 x 4705mm	11'1" x 15'5"
Kitchen / Dining	5895 x 4268mm	19'4" x 14'0"
Utility	1287 x 1836mm	4'3" x 6'0"
WC	865 x 1593mm	2'10" x 5'3"



First Floor

Bedroom 1	3054 x 3740mm	10'0" x 12'3"
En suite	2361 x 1194mm	7'9" x 3'11"
Bedroom 2	3054 x 2700mm	10'0" x 8'10"
Bedroom 3	3160 x 2742mm	10'4" x 9'0"
Bedroom 4	2754 x 2060mm	9'0" x 6'9"
Bathroom	1700 x 1937mm	5'7" x 6'4"

KEY

B Boiler  
ST Store  
wm Washing machine space

td Tumble dryer space  
dw Dishwasher space  
f/f Fridge/freezer space

WFH Working from home space  
W Wardrobe space  
◀▶ Dimension location



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# RADLEIGH

## FOUR BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery System



Decentralised mechanical extract ventilation (d-MEV)



Solar or Photovoltaic panels



Highly-efficient insulation



### Ground Floor

Lounge	3361 x 5041 mm	11'0" x 16'6"
Kitchen/Dining/Family	8110 x 3578 mm	26'7" x 11'9"
Study	2273 x 2153 mm	7'5" x 7'1"
Utility	1558 x 1655 mm	5'1" x 5'5"
WC	850 x 1621 mm	2'9" x 5'4"



### First Floor

Bedroom 1	3557 x 3853 mm	11'8" x 12'8"
En Suite	1465 x 2287 mm	4'10" x 7'6"
Bedroom 2	3423 x 4335 mm	11'3" x 14'3"
Bedroom 3	2824 x 3345 mm	9'3" x 11'0"
Bedroom 4	2973 x 3147 mm	9'9" x 10'4"
Bathroom	2137 x 1694 mm	7'0" x 5'7"

<b>KEY</b>	B	Boiler
	ST	Store
	wm	Washing machine space

dw	Dishwasher space
f/f	Fridge/freezer space
td	Tumble dryer space

w	Wardrobe space
◀▶	Dimension location



# CUSTOMER SERVICE BY BARRATT HOMES

## **BUILDING OUR CUSTOMER SERVICE TO BE THE BEST**

At Barratt we are genuinely committed to delivering the highest standards of customer service. The same exacting standards that have helped us win more quality awards than any other major housebuilder also ensure we look after our customers as well as we possibly can.

We believe that solid foundations are as important to a customer relationship as they are to a building. During the planning and design process we go to great lengths to make sure the homes and developments we build are perfectly in tune with the needs and aspirations of their prospective owners.

Our Directors carry out weekly site inspections before, during and after the build process. As your home is built, it is checked at every stage to ensure it reaches the exacting standards we demand.

Our Customer Service Charter lays out our commitments to you and details the care, support and assistance we'll provide you with throughout your purchase and long after you've moved in.

As a result of the outstanding service we provide to our customers, we have been awarded the exceptional accreditation of "5 Star Builder" by the independent Home Builders Federation. 29,000 homebuyers across the country took part in the survey and this honour recognises the highest levels of positive recommendation by our customers, as well as the superior build quality of our homes.





# NEW HOMES QUALITY CODE

Housebuilders and developers who build new homes will be expected to register with the New Homes Quality Board (NHQB). As long as a housebuilder or developer has followed the correct registration process, including completing the necessary training, introducing a complaints procedure, and following other processes and procedures that are needed to meet the requirements of this New Homes Quality Code (the code), they will become a registered developer.

Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions of the New Homes Ombudsman, they may have action taken against them, including being removed from the register of registered developers.

The code sets out the requirements that registered developers must meet. The code may be updated from time to time to reflect changes to industry best practice as well as the decisions of the New Homes Ombudsman Service.

All homes built by registered developers must meet building-safety and other regulations. All registered developers should aim to make sure there are no snags or defects in their properties before the keys are handed over to a customer. If there are any snags or defects, these should be put right within the agreed timescales.

## WHAT THE CODE COVERS

For the purposes of this code, 'customer' means a person who is buying or intends to buy a new home which they will live in or give to another person. (If a new home is being bought in joint names, 'the customer' includes all the joint customers.) However, the New Homes Quality Board have also started work to consider other groups of customers and what they should be able to expect from a new home. This includes shared owners and people who are buying a new home to let to other people. Any changes the New Homes Quality Board make to the code to reflect the needs of other groups of customers will be developed through consultation, and they will continually assess and review the effectiveness of the code, and any new laws or regulations that apply. Other areas which are not covered by the code are claims for loss of property value or blight (where a property falls in value or becomes difficult to sell because of major public work in the area), personal injury or claims that are not covered by the scheme rules of the New Homes Ombudsman Service.





**barratthomes.co.uk**  
**0333 355 8470**



**BARRATT**  
HOMES

Calls to 03 numbers are charged at the same rate as dialling an 01 or 02 number. If your fixed line or mobile service has inclusive minutes to 01/02 numbers, then calls to 03 are counted as part of this inclusive call volume. Non-BT customers and mobile phone users should contact their service providers for information about the cost of calls.

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