

MEADOW HILL

HEXHAM ROAD, NEWCASTLE UPON TYNE NE15 9FW



3 AND 4 BEDROOM HOMES



BARRATT
— HOMES —



OUTSTANDING DESIGN

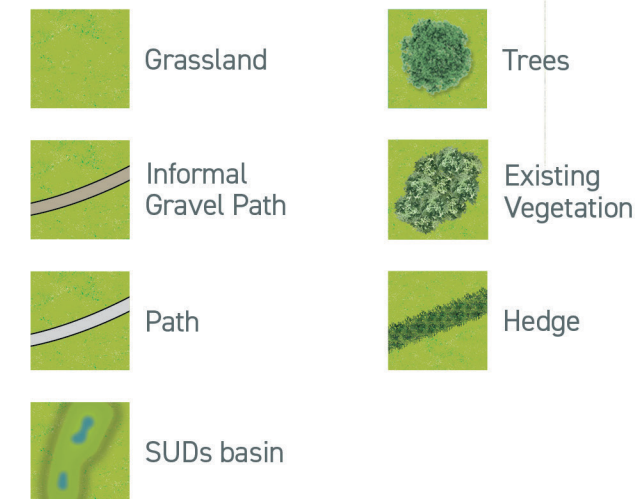
BARRATT HOMES ARE BUILT AROUND THE WAY YOU WANT TO LIVE

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.

MEADOW HILL

SITE PLAN



NIGHTINGALE	4 bedroom detached house
KENNFORD	4 bedroom detached house
KINGSLEY	4 bedroom detached house
MORESBY	3 bedroom detached / semi-detached house
MAIDSTONE	3 bedroom semi-detached house
ELLERTON	3 bedroom semi-detached / terraced 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.




MEADOW HILL
DEVELOPMENT LAYOUT



CREATING A SUSTAINABLE COMMUNITY WHERE FAMILIES AND NATURE CAN THRIVE

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

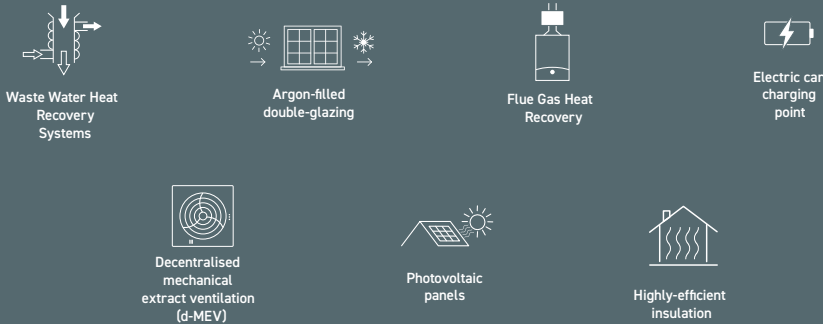
We design and build great places that meet the highest standards, and that promote sustainable, healthy and happy living for our customers.

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.

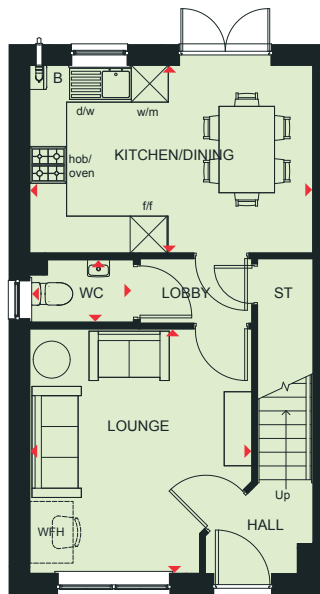


ELLERTON

3 BEDROOM HOME



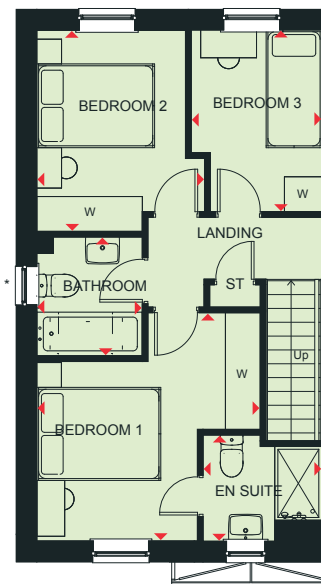
*Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans



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)



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)

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		



MAIDSTONE

3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery System



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



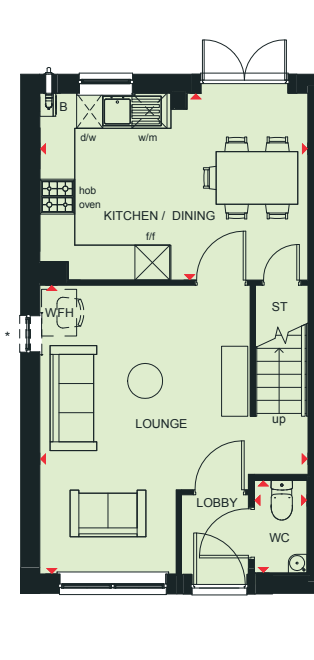
Solar or Photovoltaic panels



Highly-efficient insulation



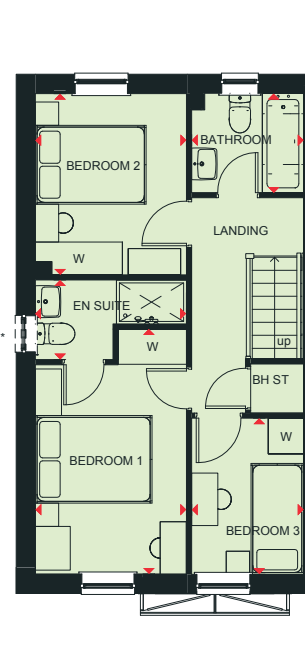
*Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans



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)



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)

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



Waste Water Heat
Recovery
Systems



Argon-filled
double-glazing



Flue Gas Heat
Recovery



Electric car
charging
point



Decentralised
mechanical
extract ventilation
(d-MEV)



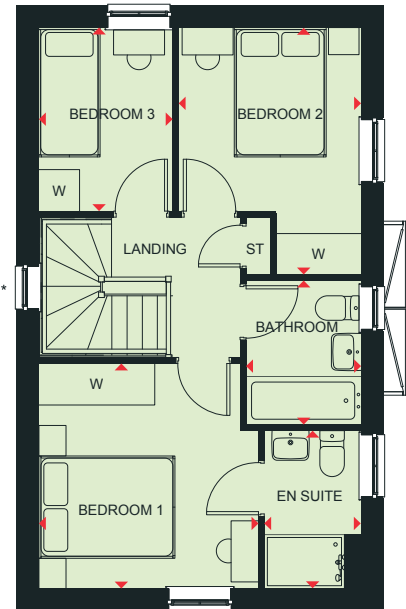
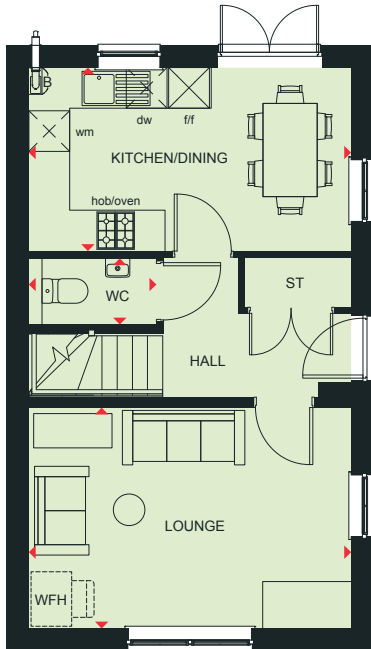
Photovoltaic
panels



Highly-efficient
insulation



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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"

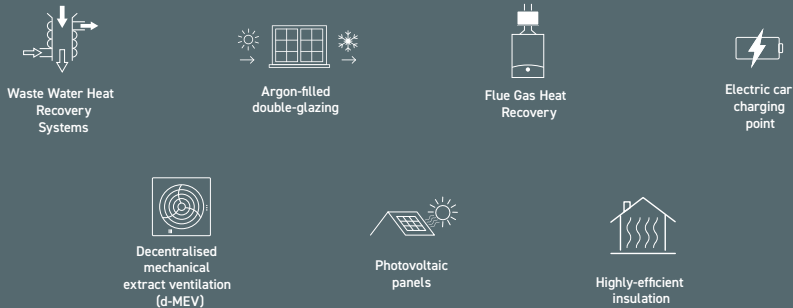
KEY

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		

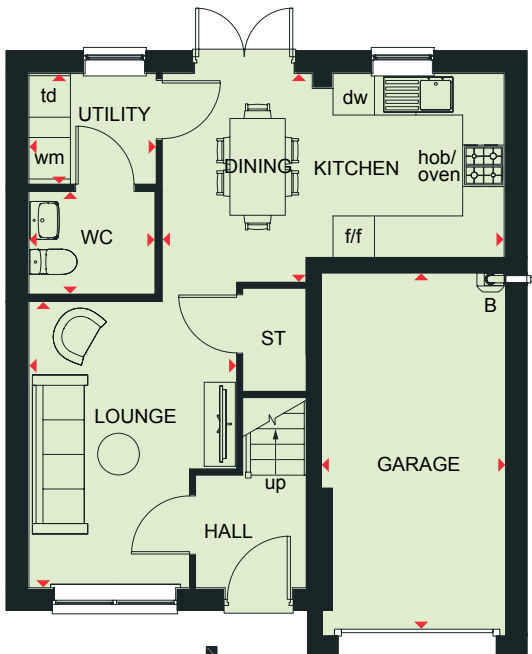


STARLING

3 BEDROOM DETACHED HOME



*Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans



Ground Floor

Kitchen/Dining	3016 x 4944mm	9'11" x 16'3"
Lounge	4139 x 3304mm	13'7" x 10'10"
Utility	1600 x 1840mm	5'3" x 6'0"
WC	1450 x 1788mm	4'9" x 5'10"
Garage	5155 x 2668mm	16'11" x 8'9"

(Approximate dimensions)



First Floor

Bedroom 1	4476 x 2775mm	14'8" x 9'1"
En suite	1159 x 2022mm	3'10" x 6'8"
Bedroom 2	3001 x 3612mm	9'10" x 11'10"
Bedroom 3	3735 x 2420mm	12'3" x 7'11"
Bathroom	1876 x 2150mm	6'2" x 7'1"

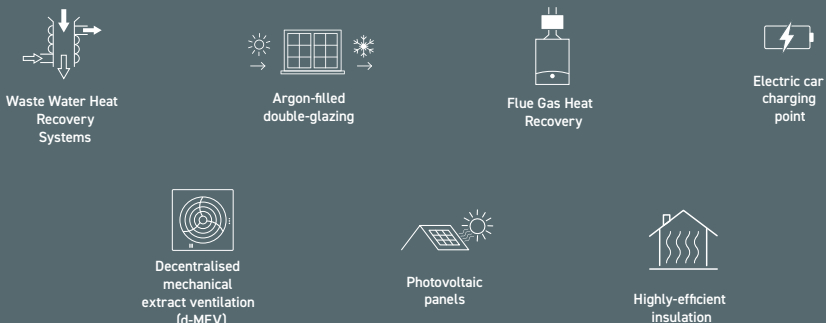
(Approximate dimensions)

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

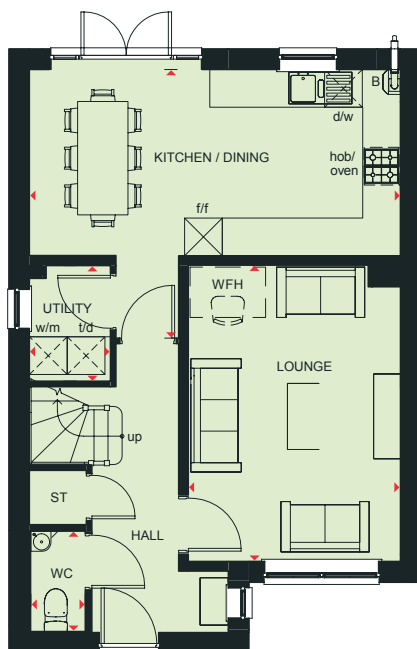


KINGSLEY

4 BEDROOM HOME

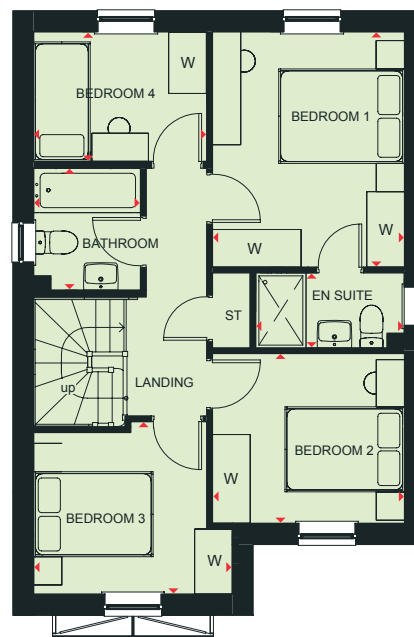


*Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans



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

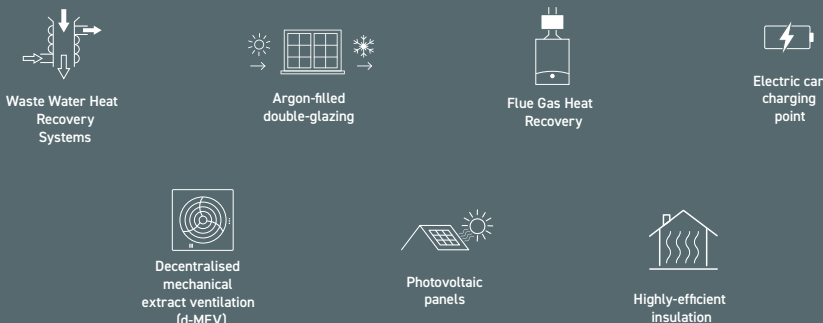
Bedroom 1	3054 x 3740mm	10'0" x 12'3"
En suite	2361 x 1194mm	7'9" x 3'11"
Bedroom 2	3054 x 2700mm	10'0" x 8'10"
Bedroom 3	3160 x 2742mm	10'4" x 9'0"
Bedroom 4	2754 x 2060mm	9'0" x 6'9"
Bathroom	1700 x 1937mm	5'7" x 6'4"

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

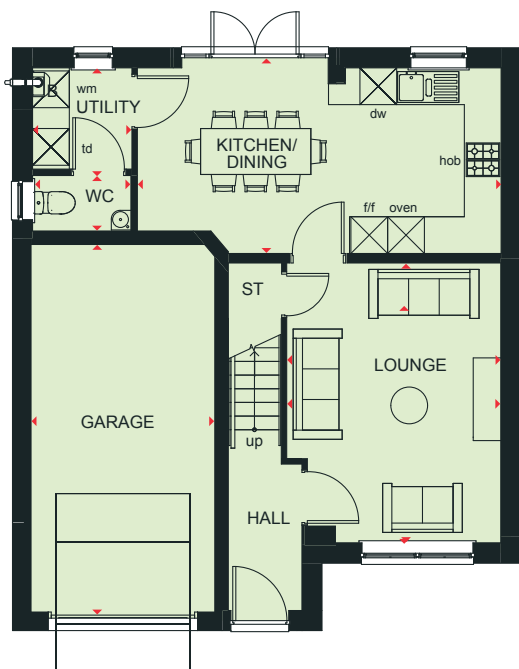


KENNFORD

4 BEDROOM HOME



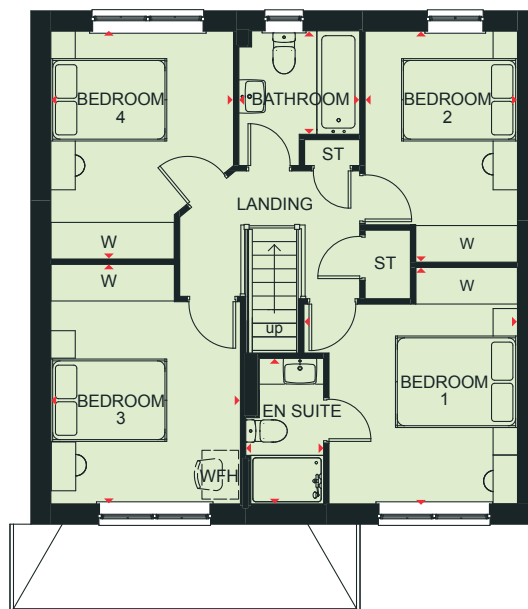
*Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans



Ground Floor

Lounge	3495 x 4568mm	11'6" x 15'0"
Kitchen/Dining	5938 x 3030mm	19'6" x 9'11"
WC	1589 x 889mm	5'3" x 2'11"
Utility	1623 x 1652mm	5'4" x 5'5"
Garage	3000 x 6000mm	9'10" x 19'8"

(Approximate dimensions)



First Floor

Bedroom 1	3500 x 3874mm	11'6" x 12'9"
En Suite	1276 x 2390mm	4'2" x 7'10"
Bedroom 2	2498 x 3786mm	8'2" x 12'5"
Bedroom 3	3107 x 3926mm	10'2" x 12'11"
Bedroom 4	2994 x 3734mm	9'10" x 12'3"
Bathroom	1980 x 2208mm	6'6" x 7'3"

(Approximate dimensions)

KEY

B Boiler
ST Store
wm Washing machine space

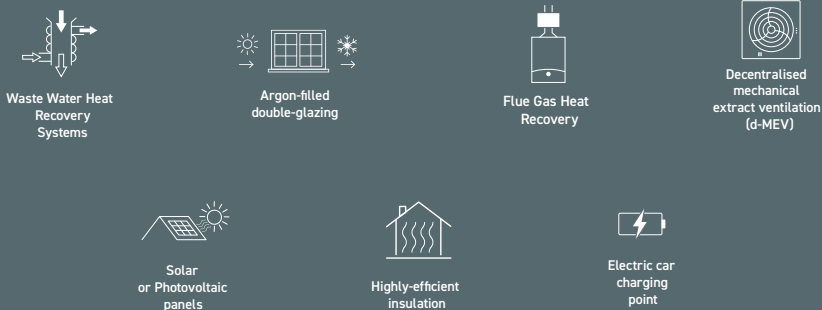
dw Dishwasher space
f/f Fridge/freezer space
td Tumble dryer space

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



NIGHTINGALE

4 BEDROOM HOME



*Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans



Ground Floor

Dining	3170 x 3100 mm	16'6" x 12'4"
Lounge	3240 x 5120 mm	10'1" x 27'0"
Kitchen/Family	3020 x 5030 mm	7'8" x 6'5"
WC	1480 x 2940 mm	4'10" x 6'1"

(Approximate dimensions)



First Floor

Bedroom 1	3970 x 2760 mm	12'6" x 10'8"
En Suite	980 x 2760 mm	6'10" x 5'6"
Bedroom 2	4500 x 2790 mm	12'7" x 12'6"
Bedroom 3	3810 x 2750 mm	12'6" x 10'2"
Bedroom 4	2250 x 2280 mm	10'6" x 8'11"
Bathroom	2170 x 2830 mm	6'0" x 7'2"

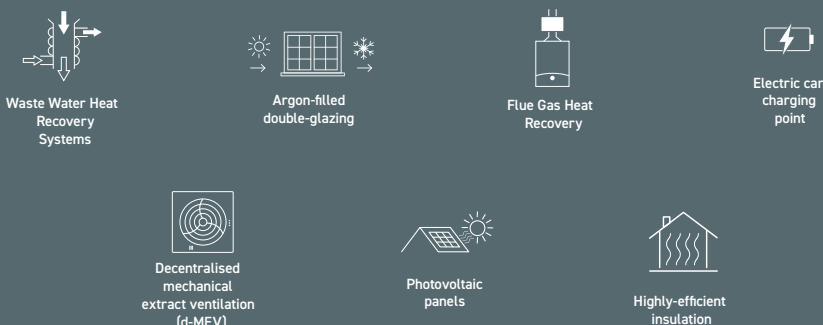
(Approximate dimensions)

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

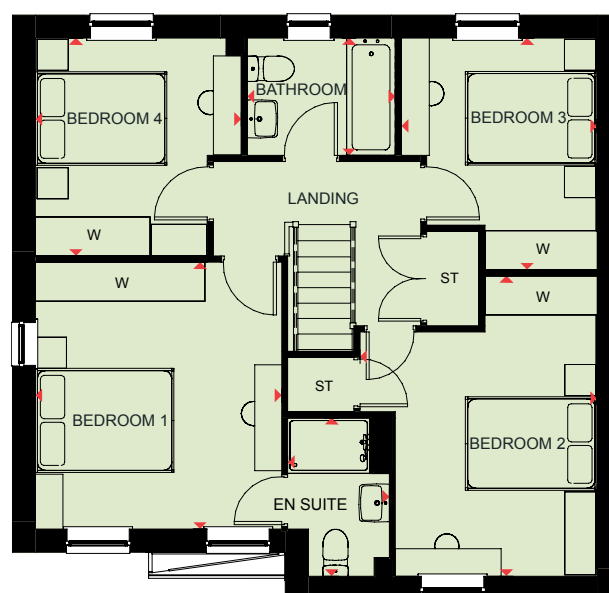
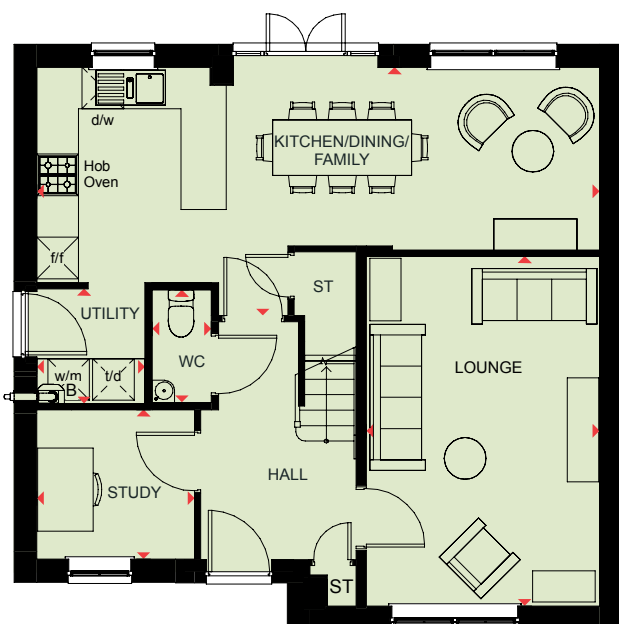


RADLEIGH

4 BEDROOM HOME



*Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans



Ground Floor

Lounge	3361 x 5041mm	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"

*Door is omitted on certain plots. Speak to a sales adviser for details on individual plans.

First Floor

Bedroom 1	3557 x 3853mm	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"

KEY	B	Boiler	dw	Dishwasher space	w	Wardrobe space
	ST	Store	f/t	Fridge/freezer space	◀▶	Dimension location
	wm	Washing machine space	td	Tumble dryer space		



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

0330 355 8470

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BARRATT
HOMES