



CHERRY MEADOWS  
AT APPLEGATE PARK



**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<sup>^</sup> 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.





## DEVELOPMENT LAYOUT

**Maidstone** 3 bedroom home

**Ellerton** 3 bedroom home

**Moresby** 3 bedroom home

**Lutterworth** 3 bedroom home

**Kingsley** 4 bedroom home

**Hemsworth** 4 bedroom home

**Radleigh** 4 bedroom home

**Alderney** 4 bedroom home

**Affordable Housing**

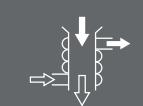
**BCP** Bin Collection Point

**V** Visitors Parking



# MAIDSTONE

## 3 BEDROOM HOME



Waste Water Heat Recovery Systems



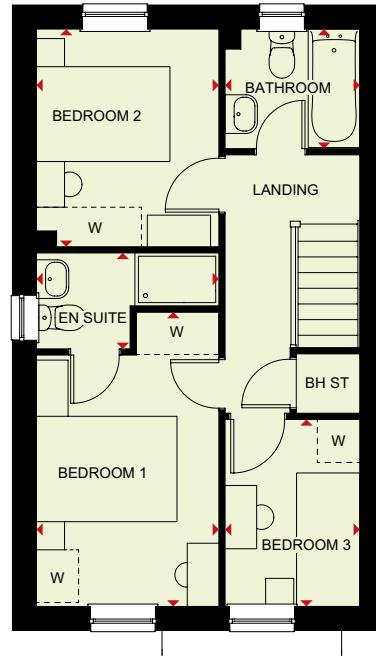
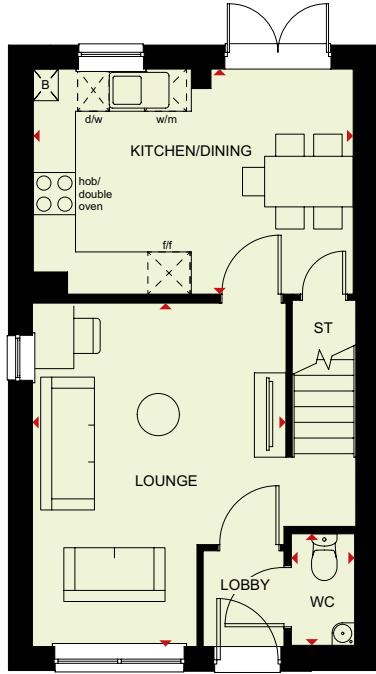
Argon-filled double-glazing



Highly-efficient insulation



Photovoltaic panels



### Ground Floor

Kitchen/Dining	4552 x 3202 mm	14'11" x 10'6"
Lounge	4887 x 3609 mm	16'0" x 11'10"
WC	1587 x 900 mm	5'2" x 2'11"

(Approximate dimensions)

### First Floor

Bedroom 1	4190 x 2597 mm	13'9" x 8'6"
En suite	2597 x 1355 mm	8'6" x 4'5"
Bedroom 2	3098 x 2597 mm	10'2" x 8'6"
Bedroom 3	2662 x 1918 mm	8'9" x 6'4"
Bathroom	1918 x 1700 mm	6'4" x 5'7"

(Approximate dimensions)

### KEY

B	Boiler	wm	Washing machine space
ST	Store	dw	Dishwasher space
BH ST	Bulkhead Store	f/f	Fridge/freezer space

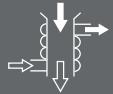
### W

W	Wardrobe space
↔	Dimension location



# ELLERTON

## 3 BEDROOM HOME



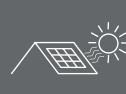
Waste Water Heat Recovery Systems



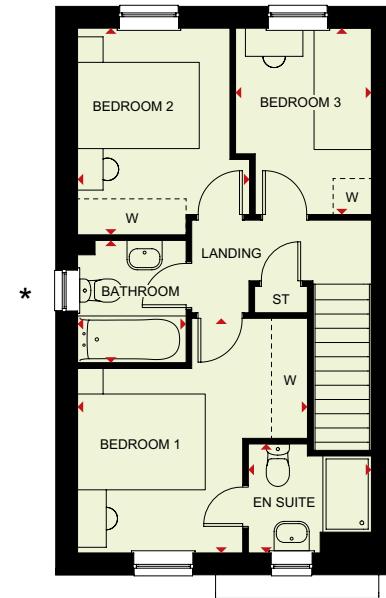
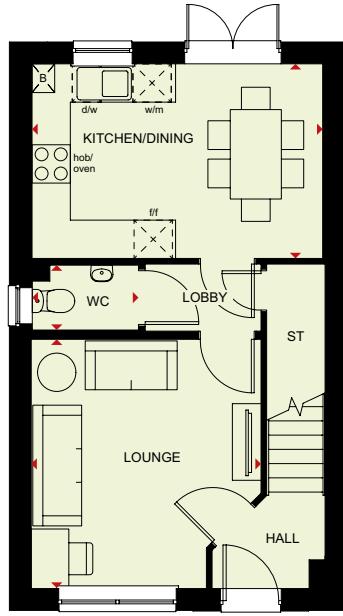
Argon-filled double-glazing



Highly-efficient insulation



Photovoltaic panels



### Ground Floor

Kitchen/Dining	4551 x 3048 mm	14'11" x 10'0"
Living Room	3903 x 3599 mm	12'10" x 11'10"
WC	1663 x 1016 mm	5'5" x 3'4"

[Approximate dimensions]

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

### First Floor

Bedroom 1	3600 x 3673 mm	11'10" x 12'1"
En suite	1928 x 1707 mm	6'4" x 5'7"
Bedroom 2	3235 x 2386 mm	10'7" x 7'10"
Bedroom 3	2917 x 2128 mm	9'7" x 7'0"
Bathroom	1917 x 1700 mm	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  
wm Washing machine space

dw Dishwasher space  
f/f Fridge/freezer space  
W Wardrobe space

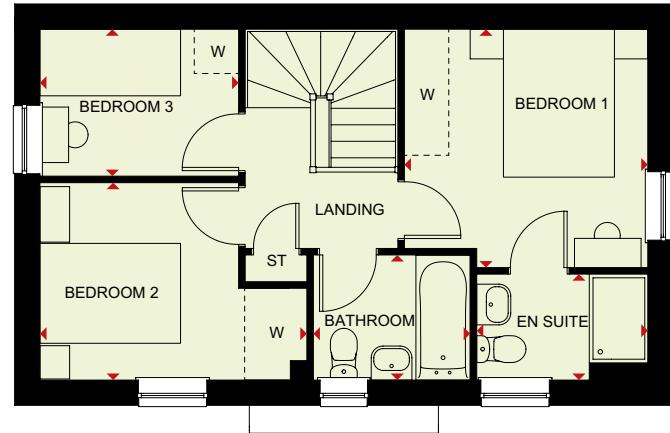
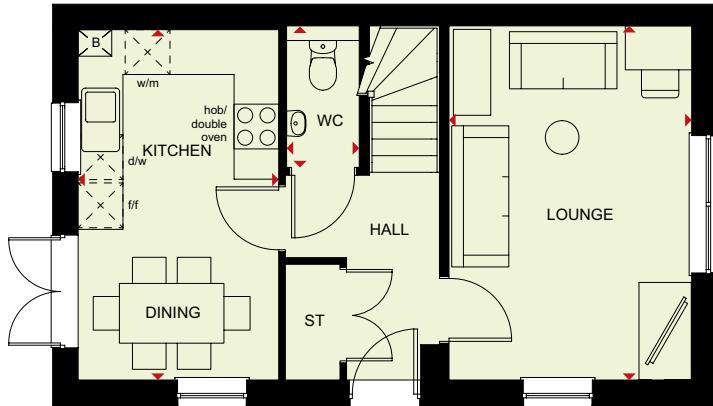
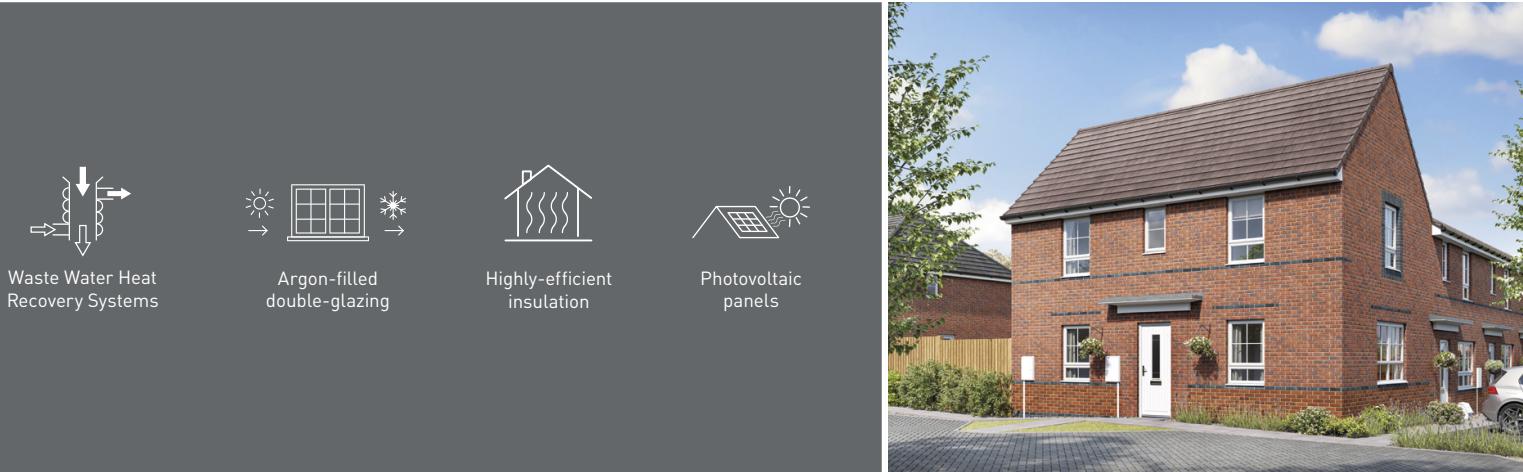
### Dimension location



**BARRATT**  
HOMES

# MORESBY

## 3 BEDROOM HOME



### Ground Floor

Kitchen/Dining	4694 x 2687 mm	15'5" x 8'10"
Lounge	4707 x 3233 mm	15'5" x 10'7"
WC	1700 x 995 mm	5'7" x 3'3"

(Approximate dimensions)

### First Floor

Bedroom 1	3187 x 3282 mm	10'5" x 10'9"
En suite	2313 x 1432 mm	7'7" x 4'8"
Bedroom 2	3608 x 2688 mm	11'10" x 8'10"
Bedroom 3	2695 x 1951 mm	8'10" x 6'5"
Bathroom	2120 x 1691 mm	6'11" x 5'7"

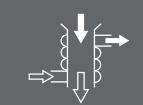
(Approximate dimensions)

KEY	B	Boiler	dw	Dishwasher space	Dimension location
	ST	Store	f/f	Fridge/freezer space	
	wm	Washing machine space	W	Wardrobe space	



# LUTTERWORTH

## 3 BEDROOM HOME



Waste Water Heat Recovery Systems



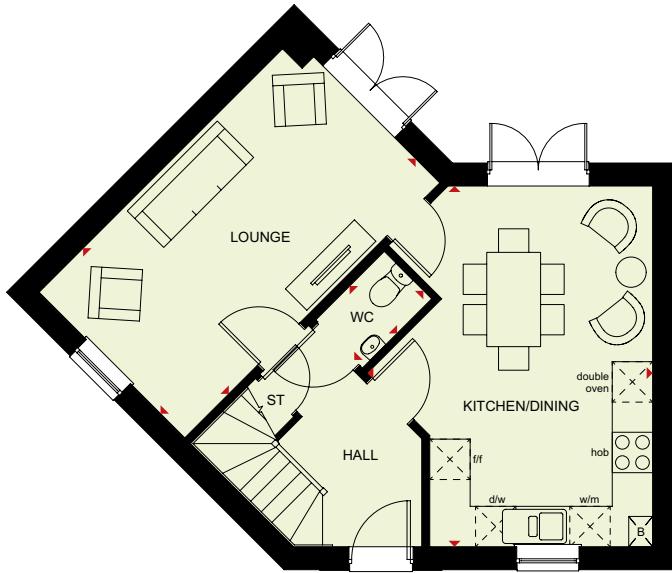
Argon-filled double-glazing



Highly-efficient insulation



Photovoltaic panels



### Ground Floor

Lounge	5385 x 3045 mm	17'8" x 9'11"
Kitchen/Dining	4274 x 5385 mm	14'0" x 17'8"
WC	1028 x 1441 mm	3'4" x 4'9"

[Approximate dimensions]



### First Floor

Bedroom 1	3107 x 3599 mm	10'2" x 11'7"
En suite	1648 x 2159 mm	5'5" x 7'1"
Bedroom 2	3404 x 3163 mm	11'2" x 10'5"
Bedroom 3	3540 x 2134 mm	11'7" x 7'0"
Bathroom	2519 x 1958 mm	8'3" x 6'5"

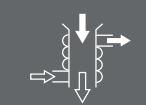
[Approximate dimensions]

KEY	B	Boiler	dw	Dishwasher space	↔	Dimension location
ST	Store		f/f	Fridge/freezer space		
wm	Washing machine space		W	Wardrobe space		



# KINGSLEY

## 4 BEDROOM HOME



Waste Water Heat Recovery Systems



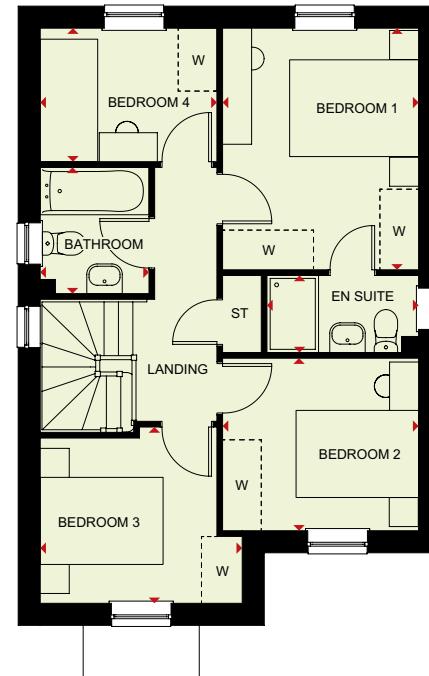
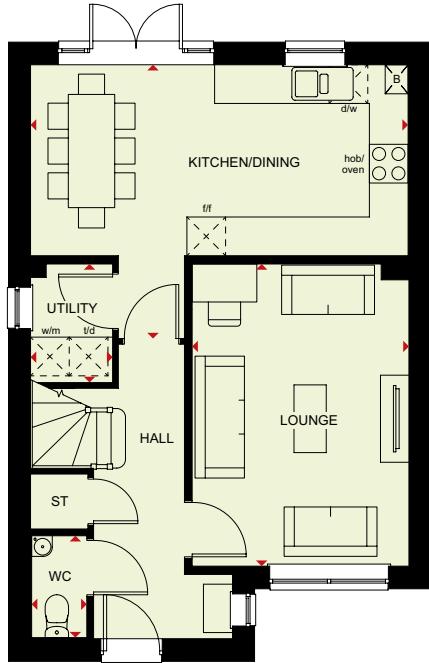
Argon-filled double-glazing



Highly-efficient insulation



Photovoltaic panels



### Ground Floor

Lounge	3349 x 4685 mm	11'0" x 15'4"
Kitchen/Dining	5854 x 2691 mm	19'2" x 8'10"
Utility	1273 x 1839 mm	4'2" x 6'0"
WC	873 x 1597 mm	2'10" x 5'3"

(Approximate dimensions)

### First Floor

Bedroom 1	3040 x 3747 mm	10'0" x 12'4"
En suite	2352 x 1194 mm	7'9" x 3'11"
Bedroom 2	3040 x 2678 mm	10'0" x 8'9"
Bedroom 3	3132 x 2733 mm	10'3" x 9'0"
Bedroom 4	2740 x 2071 mm	9'0" x 6'10"
Bathroom	1687 x 1957 mm	5'6" x 6'5"

(Approximate dimensions)

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

<b>KEY</b>	<b>B</b>	Boiler	<b>dw</b>	Dishwasher space	<b>W</b>	Wardrobe space
ST		Store	td	Tumble dryer space	►	Dimension location
wm		Washing machine space	f/f	Fridge/freezer space		



# HEMSWORTH

## 4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Highly-efficient insulation



Photovoltaic panels



### Ground Floor

Lounge	3310 x 4897 mm	10'10" x 16'1"
Kitchen/Dining	3297 x 5253 mm	10'10" x 17'3"
Utility	1598 x 2044 mm	5'3" x 6'8"
WC	976 x 1598 mm	3'2" x 5'3"

(Approximate dimensions)

### First Floor

Bedroom 1	4007 x 4219 mm	13'2" x 13'10"
En suite	1661 x 2010 mm	5'5" x 6'7"
Bedroom 2	3107 x 3775 mm	10'2" x 12'5"
Bedroom 3	3169 x 3566 mm	10'5" x 11'8"
Bedroom 4	3126 x 3123 mm	10'3" x 10'3"
Bathroom	1901 x 2151 mm	6'3" x 7'1"

(Approximate dimensions)

### KEY

B	Boiler	dw	Dishwasher space	W	Wardrobe space
ST	Store	td	Tumble dryer space	►	Dimension location
wm	Washing machine space	f/f	Fridge/freezer space		



# RADLEIGH

## 4 BEDROOM HOME



Waste Water Heat Recovery Systems



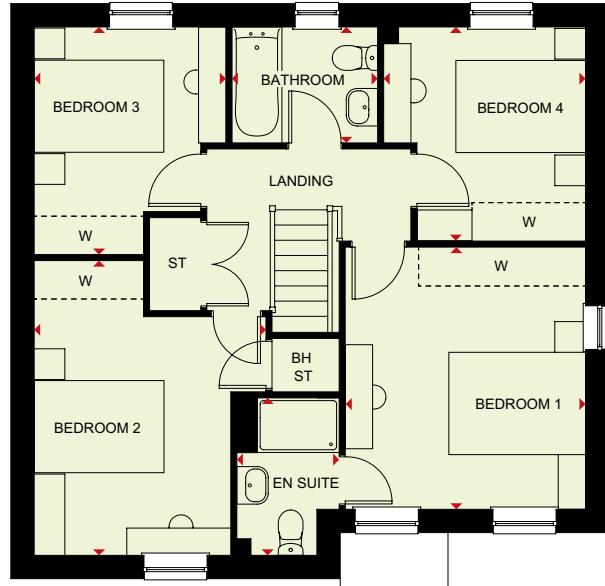
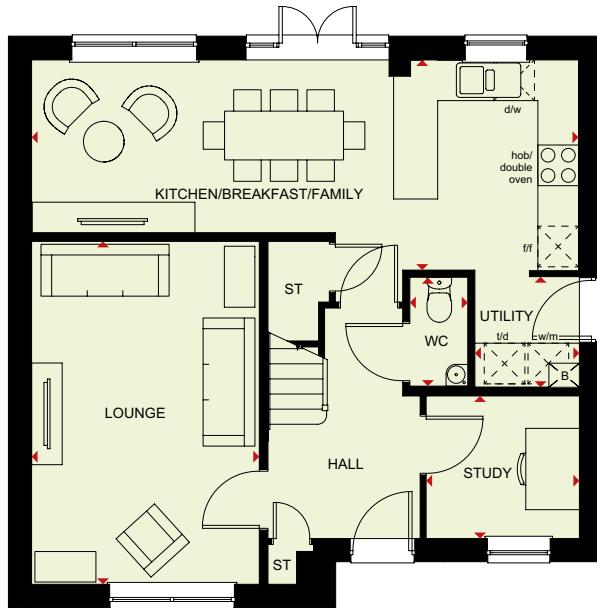
Argon-filled double-glazing



Highly-efficient insulation



Photovoltaic panels



### Ground Floor

Lounge	3359 x 5059 mm	11'0" x 16'7"
Kitchen/Dining/Family	8069 x 3572 mm	26'6" x 11'9"
Study	2103 x 2262 mm	6'11" x 7'5"
Utility	1542 x 1632 mm	5'1" x 5'4"
WC	889 x 1632 mm	2'11" x 5'4"

(Approximate dimensions)

### First Floor

Bedroom 1	3844 x 3523 mm	12'7" x 11'7"
En suite	1500 x 2308 mm	4'11" x 7'7"
Bedroom 2	4320 x 3398 mm	14'2" x 11'2"
Bedroom 3	3336 x 2810 mm	10'11" x 9'3"
Bedroom 4	3129 x 2959 mm	10'3" x 9'8"
Bathroom	2137 x 1700 mm	7'0" x 5'7"

(Approximate dimensions)

<b>KEY</b>	B	Boiler	wm	Washing machine space	f/f	Fridge/freezer space
ST	Store		dw	Dishwasher space	W	Wardrobe space
BH ST	Bulkhead Store		td	Tumble dryer space	►	Dimension location

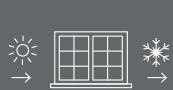


# ALDERNEY

## 4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Highly-efficient insulation



Photovoltaic panels



### Ground Floor

Lounge	5148 x 3110 mm	16'11" x 10'2"
Kitchen	4623 x 4603 mm	15'2" x 15'1"
Dining	3307 x 2972 mm	10'10" x 9'9"
WC	1675 x 853 mm	5'6" x 2'10"

(Approximate dimensions)



### First Floor

Bedroom 1	4623 x 3104 mm	15'2" x 10'2"
En suite	2075 x 1191 mm	6'10" x 3'11"
Bedroom 2	4523 x 3115 mm	14'10" x 10'3"
Bedroom 3	3724 x 3115 mm	12'3" x 10'3"
Bedroom 4	2275 x 2163 mm	7'6" x 7'1"
Bathroom	2075 x 1697 mm	6'10" x 5'7"

(Approximate dimensions)

#### KEY

B Boiler

ST Store

BH Bulkhead

wm

Washing machine space

dw Dishwasher space

f/f Fridge/freezer space

W Wardrobe space

Dimension location





# BARRATT HOMES HISTORY

## LIVING THE MODERN LIFE, IN A MODERN TOWN

Barratt is Britain's best-known housebuilder. We've been in business since 1958 and have built over 300,000 new homes, together with a reputation for quality, innovation and great value for money.

Our commitment to continuous product development coupled with the highest standards of design, construction, finish and customer service, has earned Barratt every major housebuilding industry award in recent years.

We're building for everyone. With more than 400 developments from North East Scotland to the Isle of Wight, we offer the widest choice of locations and prices in Britain today. Homes for all kinds of buyers, from studio apartments to 7 bedroom top-of-the-range homes.

Whichever you choose, we set out to provide the highest standards. Wherever we build, we aim to make a positive contribution. Our developments are in desirable locations where people want to live and are carefully planned to provide stylish and safe living environments.

And we're committed to customer service. Whether you're a first-time buyer or moving on, we can help you every step of the way, from reservation to completion and beyond. We've worked hard to earn our reputation and we continue to do so, year in year out, to further improve the service we provide. As a result you can buy Barratt with confidence.



# 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.



**barrathomes.co.uk**  
**0330 057 6000**

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