

# HIGHGROVE AT WYNYARD PARK

ATTENBOROUGH WAY, WYNYARD,  
STOCKTON ON TEES, TS22 5JR



2, 3 AND 4 BEDROOM HOMES



**BARRATT**  
— HOMES —

# 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.





# HIGHGROVE AT WYNYARD PARK

## DEVELOPMENT LAYOUT



# HIGHGROVE

— at WYNYARD PARK —

## DEVELOPMENT LAYOUT

ALDERNEY	4 bedroom detached house
KENNFORD	4 bedroom detached house
KINGSLEY	4 bedroom detached house
DENBY	3 bedroom detached house
MORESBY	3 bedroom semi-detached
ELLERTON	3 bedroom semi-detached / terraced house
MAIDSTONE	3 bedroom semi-detached

### Discounted Market Value / Affordable Housing

KENLEY	2 bedroom semi-detached
Affordable Housing	



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.

## 2 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



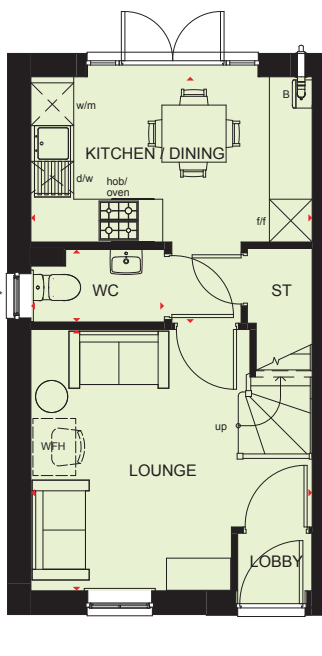
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation

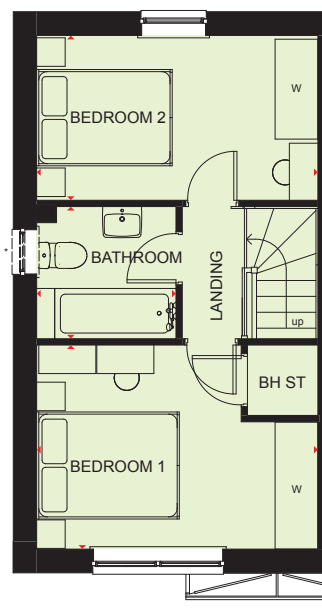


### Ground Floor

Lounge	3943 x 3663 mm	12'11" x 12'0"
Kitchen/Dining	3943 x 3454 mm	12'11" x 11'4"
WC	1854 x 1016 mm	6'1" x 3'4"

(Approximate dimensions)

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



### First Floor

Bedroom 1	3943 x 2860 mm	12'11" x 9'5"
Bedroom 2	3943 x 2311 mm	12'11" x 7'7"
Bathroom	1953 x 1853 mm	6'5" x 6'1"

(Approximate dimensions)

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

#### KEY

B	Boiler
ST	Store
BH ST	Bulkhead Store

w/m	Washing machine space
d/w	Dishwasher space
f/f	Fridge/freezer space

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





# ELLERTON

## 3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



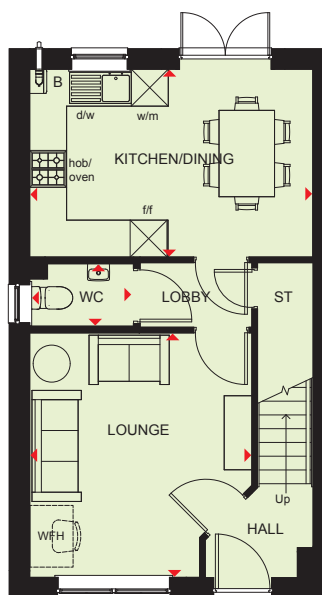
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation

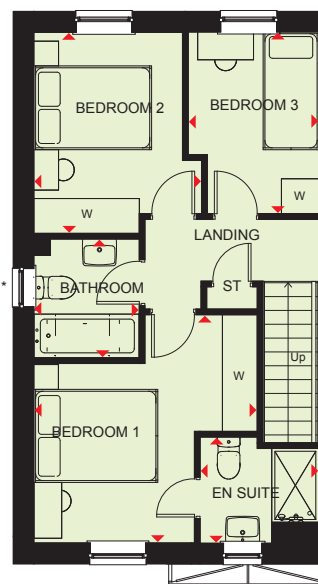


### Ground Floor

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

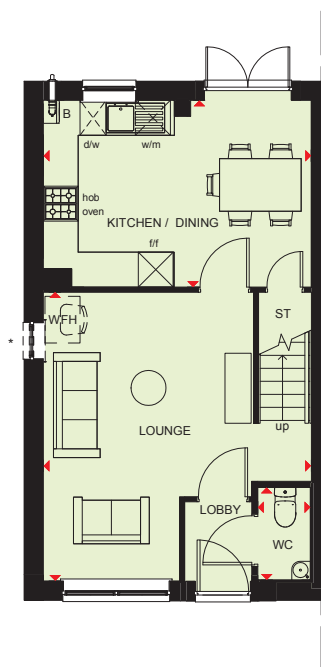
w Wardrobe space

◀▶ Dimension location



# MAIDSTONE

## 3 BEDROOM HOME

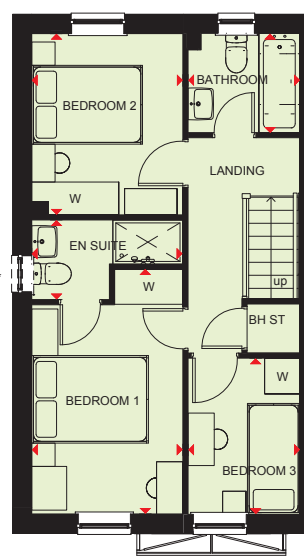


### Ground Floor

Lounge	4598 x 4950 mm	15'1" x 16'3"
Kitchen/Dining	4593 x 3202 mm	15'1" x 10'6"
WC	901 x 1586 mm	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 4199 mm	8'6" x 13'9"
En suite	2592 x 1365 mm	8'6" x 4'6"
Bedroom 2	2592 x 3107 mm	8'6" x 10'2"
Bedroom 3	1918 x 2676 mm	6'3" x 8'9"
Bathroom	1918 x 1702 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
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



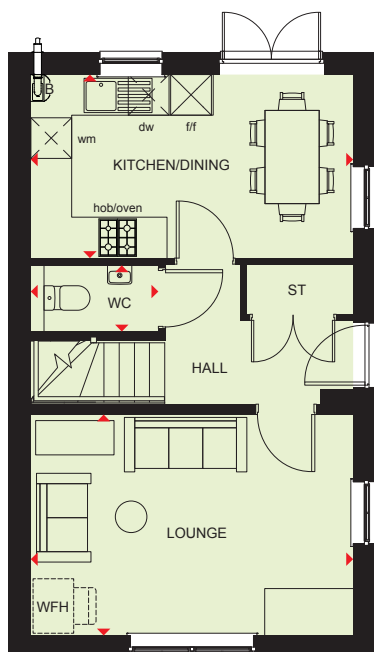
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels

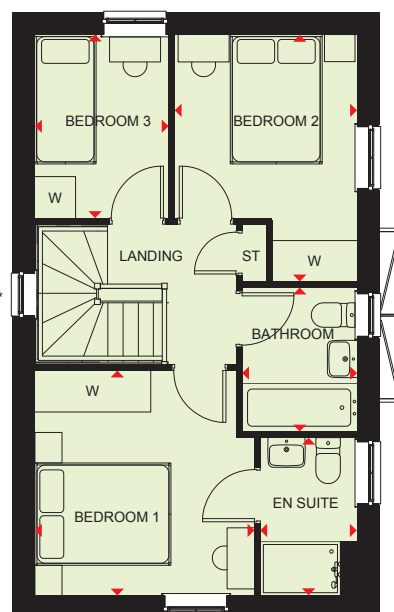


Highly-efficient insulation



### 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		



## 3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



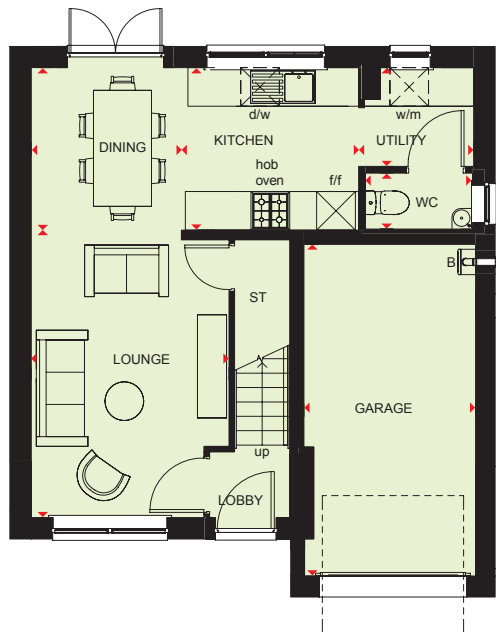
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



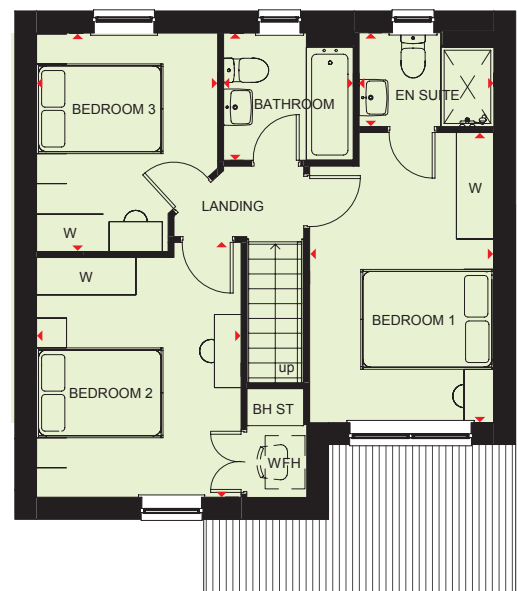
Highly-efficient insulation



### Ground Floor

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

(Approximate dimensions)



### First Floor

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





# KINGSLEY

## 4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery System



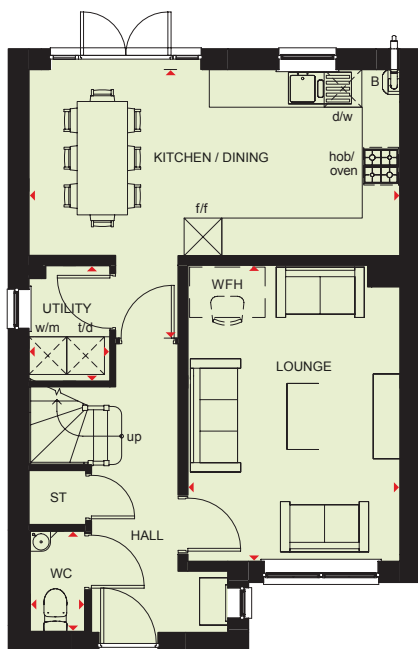
Decentralised mechanical extract ventilation (d-MEV)



Solar or Photovoltaic panels

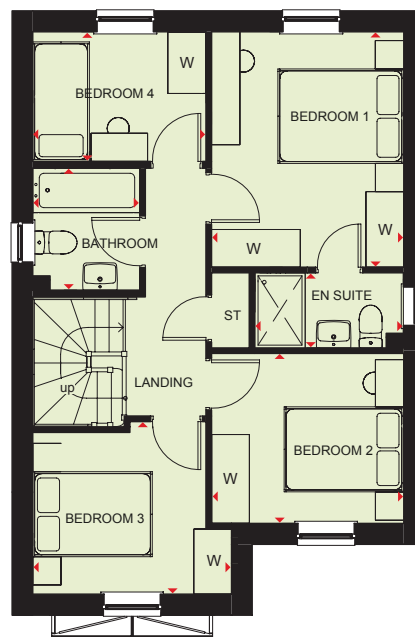


Highly-efficient insulation



### Ground Floor

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



### First Floor

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



# KENNFORD

## 4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



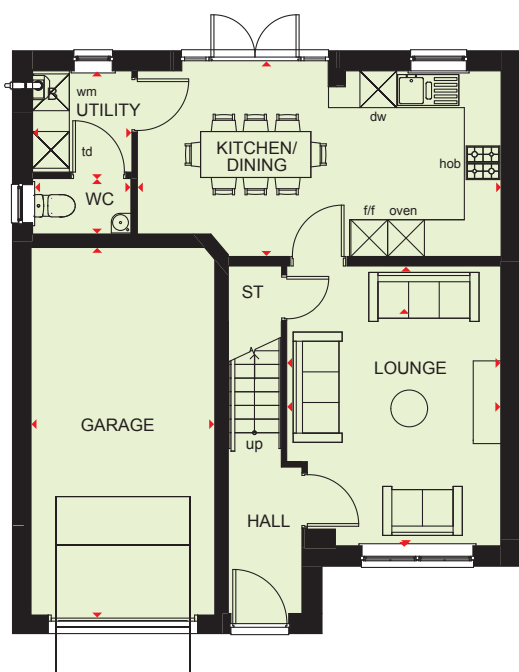
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation



### Ground Floor

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

(Approximate dimensions)



### First Floor

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

(Approximate dimensions)

### KEY

B Boiler  
ST Store  
wm Washing machine space

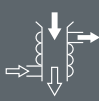
dw Dishwasher space  
f/f Fridge/freezer space  
td Tumble dryer space

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




# ALDERNEY


## 4 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	3095 x 5143 mm	10'2" x 16'10"
Kitchen/Breakfast/Family	4623 x 4598 mm	15'2" x 15'1"
Dining	2967 x 3307 mm	9'9" x 10'10"
WC	854 x 1641 mm	2'10" x 5'5"

(Approximate dimensions)

First Floor		
Bedroom 1	4618 x 3104 mm	15'2" x 10'2"
En suite	1191 x 2075 mm	3'11" x 6'10"
Bedroom 2	4510 x 3110 mm	14'10" x 10'2"
Bedroom 3	3737 x 3110 mm	12'3" x 10'2"
Bedroom 4	2148 x 2270 mm	7'1" x 7'5"
Bathroom	1702 x 2075 mm	5'7" x 6'10"

(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		





# 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**

Calls to 03 numbers are charged at the same rate as dialing 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.

BDW003816/SEP24



**BARRATT**  
— HOMES —