

RYEBANK GATE

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YAPTON



## 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.

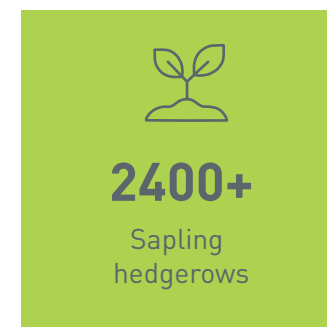
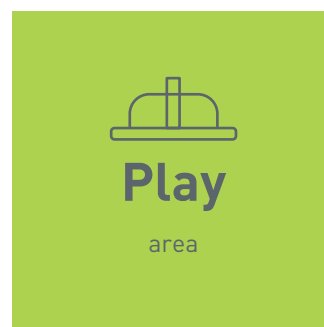
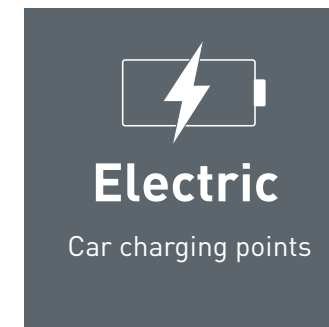
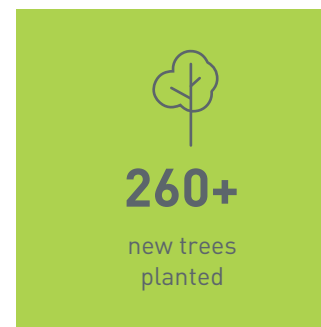
We do all we can to make moving easy, putting people in touch with dedicated experts throughout the journey, which is why for more than 50 years, we have earned ourselves an enviable reputation for excellence.

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.



# CREATING A SUSTAINABLE COMMUNITY WHERE FAMILIES AND NATURE CAN THRIVE

At Barrat Homes, we do more than simply craft beautiful homes and desirable developments. We design sustainable and energy-efficient places to live that enhance and support the environment, whilst helping you live in harmony with nature.



# RYEBANK GATE

## YAPTON

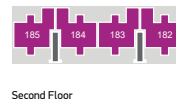
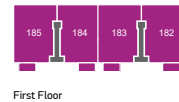
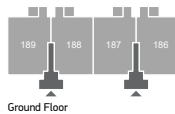
### Ryebank Gate

#### Barratt Homes

- Gilmour House 1-2 bedroom apartments
- Alverton 2 bedroom home
- Kenley 2 bedroom home
- Denford 2 bedroom home
- Maidstone 3 bedroom home
- Ellerton 3 bedroom home
- Bewdley 3 bedroom home
- Moorsby 3 bedroom home
- Affordable Housing Shared Ownership
- Affordable Housing
- BS Bins Store CS Cycle Store
- BCP Bins Collection Point
- V Visitor Parking Space
- S/S Substation



- 4 Private apartments accessible via shared entrances
- 4 Affordable apartments accessible via shared entrances
- Private Apartments Plots 182-185
- Affordable Housing - Shared Ownership Plots 186-189
- ▶ Shared Entrance



[barratthomes.co.uk](http://barratthomes.co.uk)



Development layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Images and development layouts are for illustrative purposes and should be used for general guidance only. Development layouts including parking arrangements, social/affordable housing and public open spaces may change to reflect changes in planning permission and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Please speak to your solicitor to whom full details of any planning consents including layout plans will be available. Ryebank Gate is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

BDW002897/JULY24



# RYEBANK GATE

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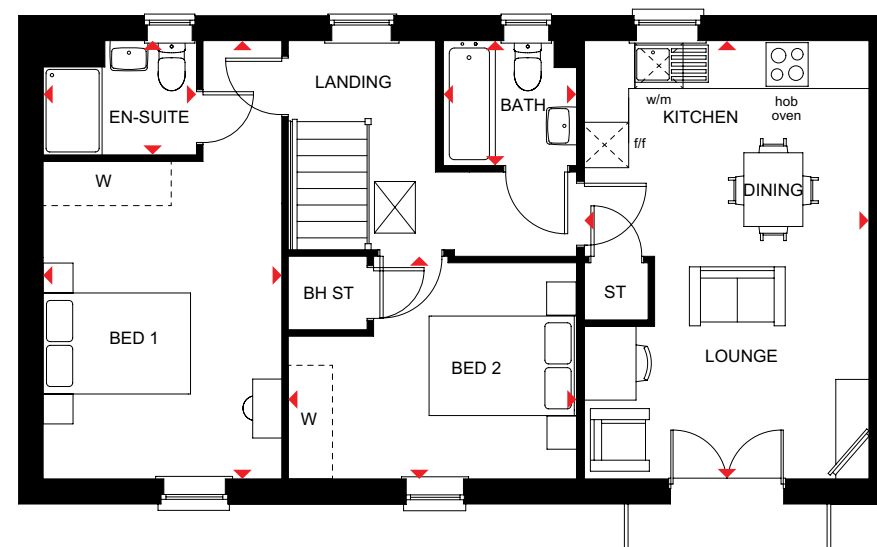
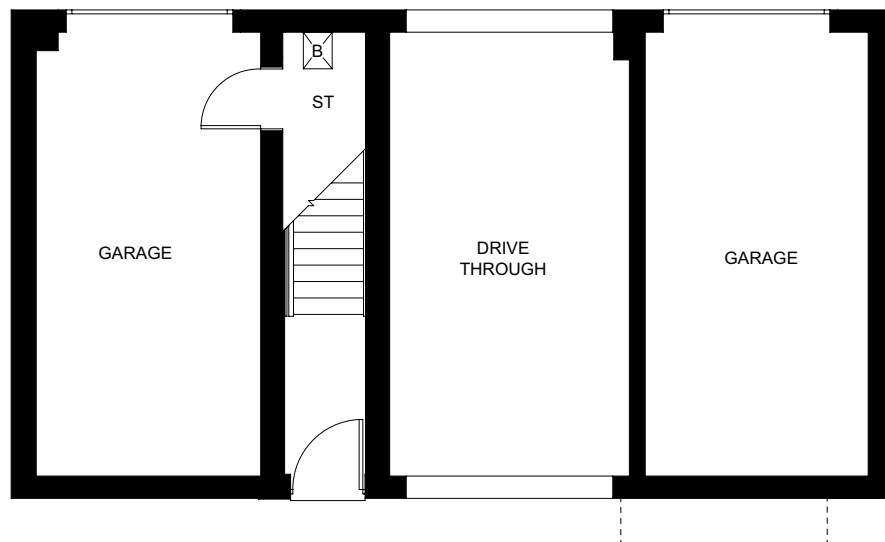
## YAPTON



## ALVERTON

### 2 BEDROOM HOME

- This first floor home will appeal to first-time buyers
- The open-plan fitted kitchen with dining area and lounge is a bright and airy place to relax or entertain friends
- There are two double bedrooms, the largest with its own en suite shower room, and a fully fitted bathroom



### First Floor

Kitchen/Dining/Lounge	5950 x 3850 mm	19'6" x 12'7"
Bedroom 1	5950 x 3230 mm	19'6" x 10'7"
En suite	2080 x 1550 mm	6'9" x 5'1"
Bedroom 2	3910 x 3020 mm	12'9" x 9'10"
Bathroom	1800 x 1690 mm	5'10" x 5'6"

(Approximate dimensions)

<b>KEY</b>	w	Wardrobe space	wm	Washing machine space	BH ST	Bulkhead Store
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location

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# RYEBANK GATE

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## YAPTON



### KENLEY

#### 2 BEDROOM HOME

- Natural light floods through oversized windows in this two bedroom home
- French doors in the open-plan kitchen and dining area lead to the garden
- A front-aspect lounge and convenient storage space create a great place for modern living
- On the first floor are two double bedrooms and a family bathroom





## Ground Floor

Lounge	4840 x 3980 mm	15'10" x 13'1"
Kitchen/Dining	3990 x 2800 mm	13'1" x 9'2"
WC	1900 x 1010 mm	6'3" x 3'4"

(Approximate dimensions)

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



## First Floor

Bedroom 1	4020 x 3980 mm	13'2" x 13'1"
Bedroom 2	3980 x 2790 mm	13'1" x 9'2"
Bathroom	2000 x 1850 mm	6'7" x 6'1"

(Approximate dimensions)

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

<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space	◀ ▶	Dimension location
	ST	Store	W	Wardrobe		

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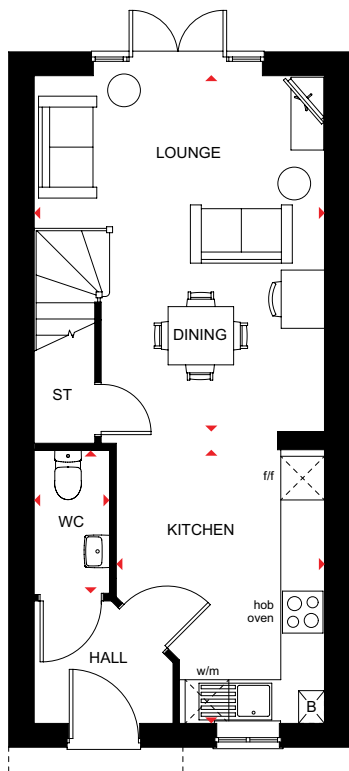
## YAPTON



## DENFORD

### 2 BEDROOM HOME

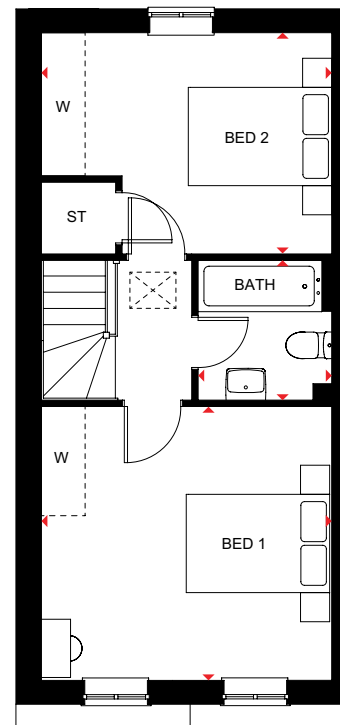
- Free-flowing living space creates a flexible home, ideal for first-timers and downsizers
- French doors lead to the rear garden giving the open-plan lounge, dining area and fitted kitchen a bright and airy feeling
- Upstairs are two double bedrooms and the bathroom



### Ground Floor

Kitchen	2860 x 3759 mm	9'4" x 12'3"
Lounge/Dining	3988 x 4888 mm	13'1" x 16'0"
WC	1950 x 1020 mm	6'4" x 3'4"

[Approximate dimensions]



### First Floor

Bedroom 1	3950 x 3760 mm	12'11" x 12'4"
Bedroom 2	3970 x 3040 mm	13'0" x 9'11"
Bathroom	1900 x 1830 mm	6'2" x 6'0"

[Approximate dimensions]

<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space	◄ ►	Dimension location
	ST	Store	w	Wardrobe space		

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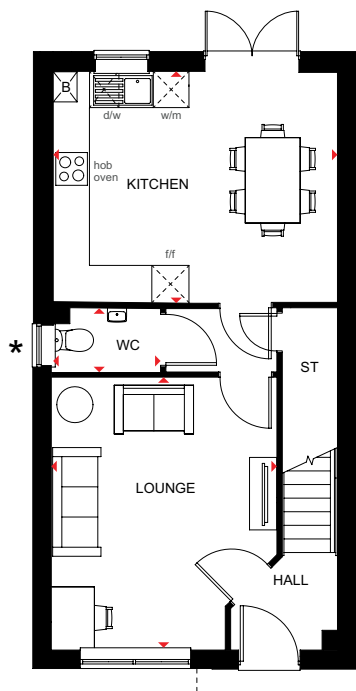
## YAPTON



### ELLERTON

#### 3 BEDROOM HOME

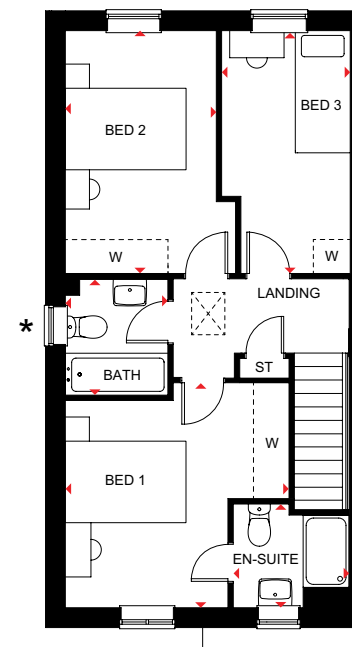
- Bright, practical home, ideal for modern family living
- Large, open-plan kitchen with ample dining space has French doors leading to the rear garden
- Good-sized lounge for the family to relax in
- Upstairs, the main bedroom has an en suite shower room, and there is a further double bedroom, a single bedroom and the family bathroom



## Ground Floor

Kitchen/Dining	4670 x 3780 mm	16'3" x 12'4"
Lounge	4450 x 3670 mm	14'7" x 12'0"
WC	1760 x 1010 mm	5'9" x 3'3"

(Approximate dimensions)



## First Floor

Bedroom 1	3680 x 3670 mm	12'0" x 12'0"
Bedroom 2	2460 x 3980 mm	8'0" x 13'0"
Bedroom 3	2100 x 3980 mm	6'10" x 13'0"
En-Suite	1720 x 1920 mm	5'7" x 6'3"
Bathroom	1690 x 1910 mm	5'6" x 6'3"

(Approximate dimensions)

<b>KEY</b>	B	Boiler	W	Wardrobe space	f/f	Fridge/freezer space	◀ ▶	Dimension location
	ST	Store	w/m	Washing machine space	dw	Dishwasher space		

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

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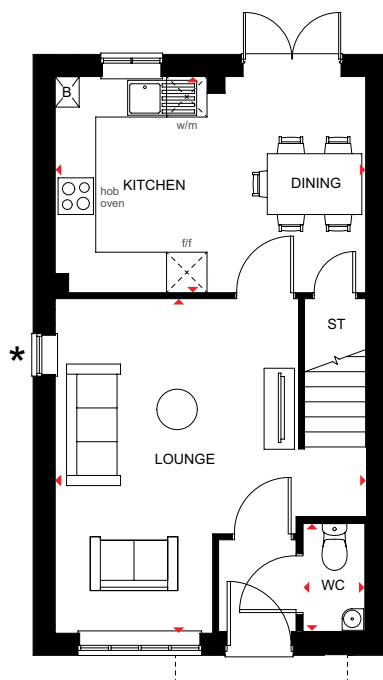
## YAPTON



## MAIDSTONE

### 3 BEDROOM HOME

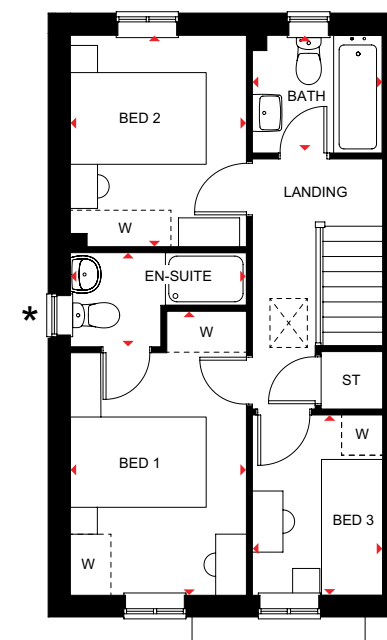
- An ideal family home designed with plenty of space for modern living
- The ground floor comprises a good-sized lounge and an open-plan kitchen with dining area and French doors leading to the garden
- The first floor has two double bedrooms – the generous main bedroom with en suite – a single bedroom and family bathroom



## Ground Floor

Kitchen/Dining	4598 x 3202 mm	15'1" x 10'6"
Lounge	4598 x 4955 mm	15'1" x 16'3"
WC	901 x 1586 mm	2'11" x 5'2"

(Approximate dimensions)



## First Floor

Bedroom 1	2592 x 4204 mm	8'6" x 13'9"
Bedroom 2	2592 x 3112 mm	8'6" x 10'2"
Bedroom 3	1918 x 2676 mm	6'3" x 8'9"
En-Suite	2592 x 1365 mm	8'6" x 4'5"
Bathroom	1918 x 1702 mm	6'3" x 5'7"

(Approximate dimensions)

<b>KEY</b>	B	Boiler	W	Wardrobe space	*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.
	ST	Store	◀ ▶	Dimension location	

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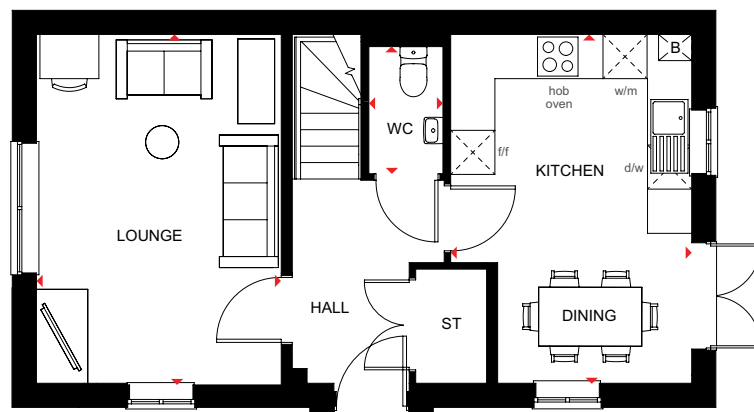


## MORESBY

### 3 BEDROOM HOME

PLOTS 10, 49, 80, 124, 153, 157, 162, 168, 207, 210, 217, 225, 230, 254, 258, 269, 273 & 282

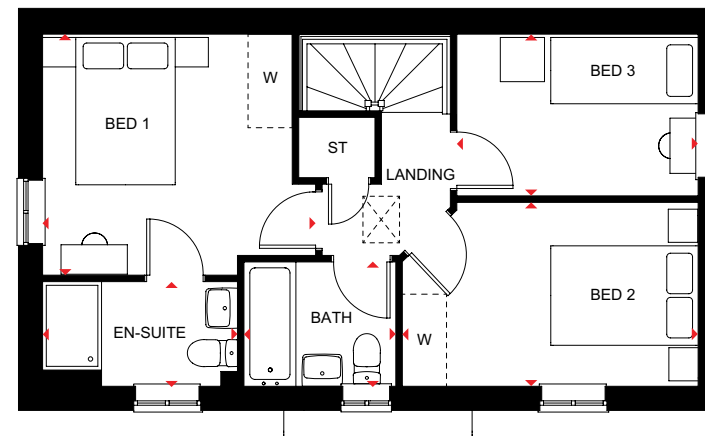
- A bright family home full of light and plenty of space
- The ground floor has a dual-aspect lounge and an open-plan kitchen with dining area opening onto the garden
- On the first floor there are two double bedrooms, the main with en suite, a single bedroom and family bathroom



## Ground Floor

Kitchen/Dining	4780 x 3270 mm	15'8" x 10'8"
Lounge	4780 x 3330 mm	15'8" x 10'11"
WC	1720 x 970 mm	5'7" x 3'2"

[Approximate dimensions]



## First Floor

Bedroom 1	3220 x 3700 mm	10'6" x 12'1"
Bedroom 2	2490 x 3980 mm	8'2" x 13'0"
Bedroom 3	3270 x 2160 mm	10'8" x 7'1"
En-Suite	2640 x 1420 mm	8'8" x 4'8"
Bathroom	2040 x 1690 mm	6'8" x 5'6"

[Approximate dimensions]

<b>KEY</b>	B	Boiler	W	Wardrobe position (upgrade only)
	ST	Store	◀▶	Dimension location

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# RYEBANK GATE

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## YAPTON



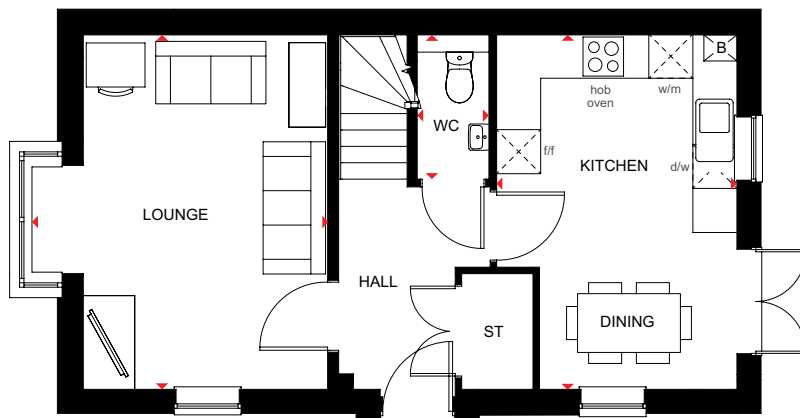
## MORESBY

### 3 BEDROOM HOME

PLOTS 11, 100 & 113

- A bright family home full of light and plenty of space
- The ground floor has a dual-aspect lounge and an open-plan kitchen with dining area opening onto the garden
- On the first floor there are two double bedrooms, the main with en suite, a single bedroom and family bathroom

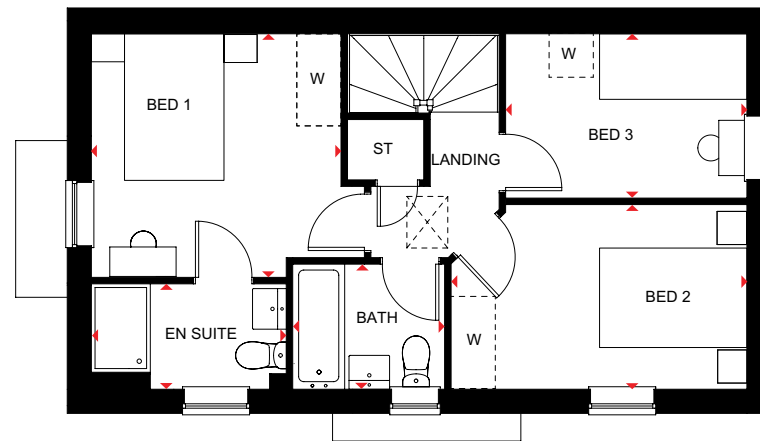




### Ground Floor

Kitchen/Dining	4730 x 3270 mm	15'6" x 10'8"
Lounge	4730 x 3350 mm	15'6" x 12'0"
WC	1720 x 970 mm	5'7" x 3'2"

[Approximate dimensions]



### First Floor

Bedroom 1	3220 x 3700 mm	10'6" x 12'1"
Bedroom 2	2490 x 3980 mm	8'2" x 13'0"
Bedroom 3	3270 x 2160 mm	10'8" x 7'1"
En-Suite	2640 x 1420 mm	8'8" x 4'8"
Bathroom	2040 x 1690 mm	6'8" x 5'6"

[Approximate dimensions]

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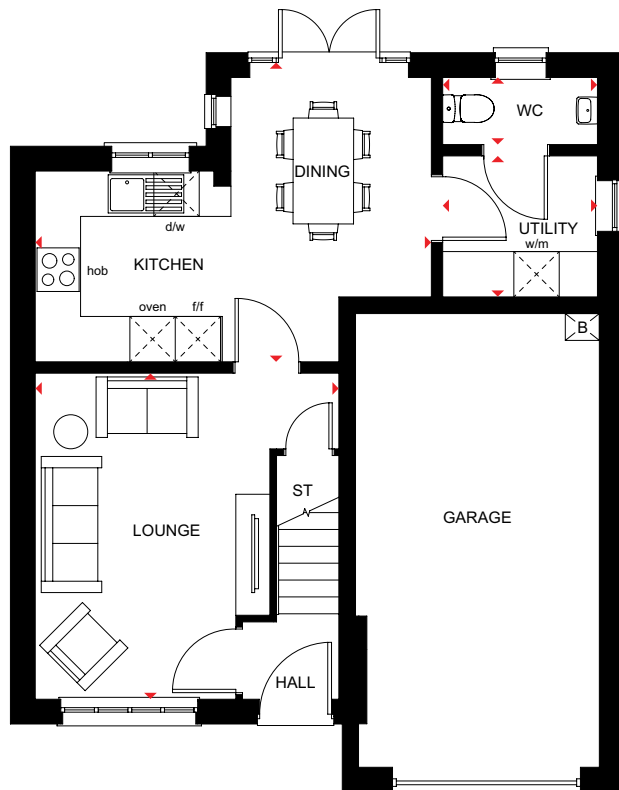
## YAPTON



## BEWDLEY

### 3 BEDROOM HOME

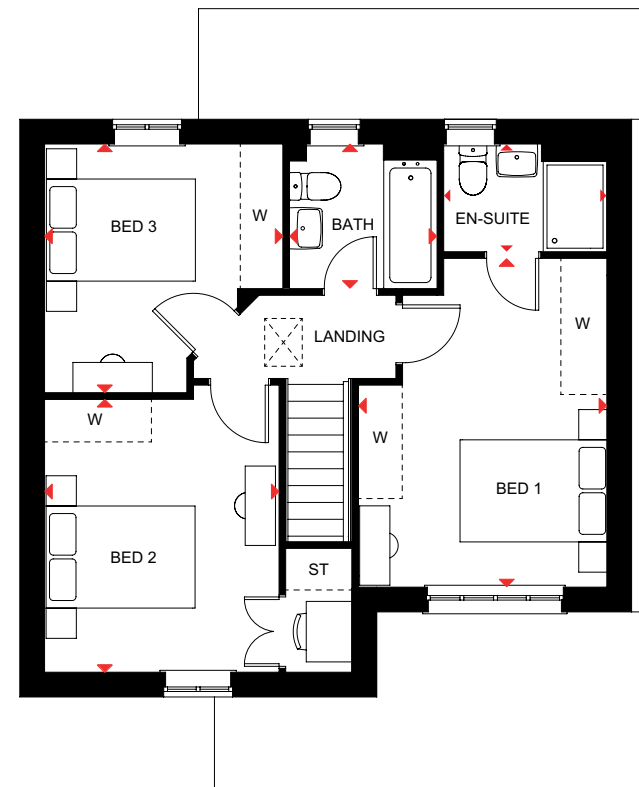
- Comfortable detached home with integral garage for added security
- Open-plan kitchen with spacious dining area and French doors to the rear garden
- Separate utility room
- Front-aspect lounge with room for all the family to relax
- An en suite main bedroom is upstairs, with two double bedrooms and a family bathroom



### Ground Floor

Kitchen/Dining	5230 x 3760 mm	17'1" x 12'4"
Lounge	4310 x 4010 mm	14'1" x 13'1"
Utility	2040 x 1860 mm	6'8" x 6'1"
WC	2010 x 850 mm	6'7" x 2'9"

[Approximate dimensions]



### First Floor

Bedroom 1	4350 x 3280 mm	14'3" x 10'9"
En Suite	2150 x 1420 mm	7'0" x 4'7"
Bedroom 2	3600 x 3100 mm	11'9" x 10'2"
Bedroom 3	3290 x 3150 mm	10'9" x 10'4"
Bathroom	1950 x 1910 mm	6'4" x 6'3"

[Approximate dimensions]

<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space	wm	Washing machine space	◀ ▶	Dimension location
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# 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.



We are the only major national housebuilder to be awarded this key industry award every year since 2010. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. Based on HBF star rating scheme from 2010 to 2022 derived from the NHBC national new homes survey at eight weeks (<https://www.hbf.co.uk/policy/policy-and-wider-work-program/customer-satisfa...>), over 90% of Barratt Developments PLC group customer would recommend our brands to a friend.

# 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 057 6000**

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.

