

WESTMINSTER VIEW

HOLTS LANE, CLAYTON, BRADFORD, WEST YORKSHIRE, BD14 6SQ



2, 3 AND 4 BEDROOM 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 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.





STUNNING HOMES IN A GREAT LOCATION

**WELCOME TO WESTMINSTER VIEW,
A DELIGHTFUL DEVELOPMENT OF 2, 3 AND
4 BEDROOM HOMES**

Westminster View is a stylish development of 2, 3 and 4 bedroom stone built homes located in the popular village of Clayton.

Your new home is situated in the beautiful Yorkshire countryside with breath-taking views over the valley. You'll find an excellent range of local amenities including shops, traditional pubs and restaurants just a stones throw away.

You will also be in easy reach of excellent commuter links to Leeds, Halifax and the wider region.



WESTMINSTER VIEW

WESTMINSTER DRIVE, CLAYTON, WEST YORKSHIRE

- Denford**
2 bedroom home
- Ellerton**
3 bedroom home
- Maidstone**
3 bedroom home
- Moresby**
3 bedroom home
- Kingsville**
4 bedroom home
- Windermere**
4 bedroom home
- Alderney**
4 bedroom home
- Halton**
4 bedroom home
- Radleigh**
4 bedroom home
- Shared Ownership Homes**
- Discounted Market Value Homes**
- V** Visitor Parking Space
- SH** Show Home
- MS** Marketing Suite



barratthomes.co.uk



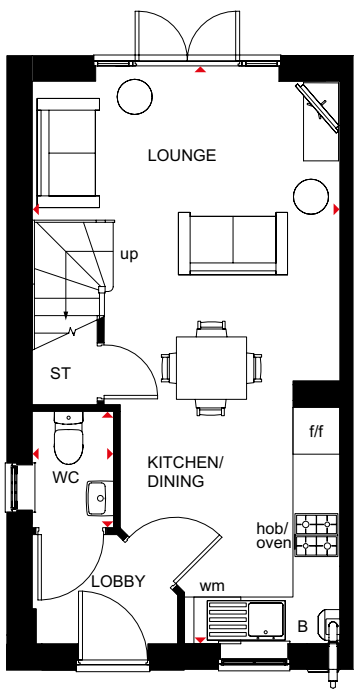
Development layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Images and development layouts are for illustrative purposes and should be used for general guidance only. Development layouts including parking arrangements and social/affordable housing 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. Westminster View - Clayton is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

DENFORD

2 BEDROOM HOME



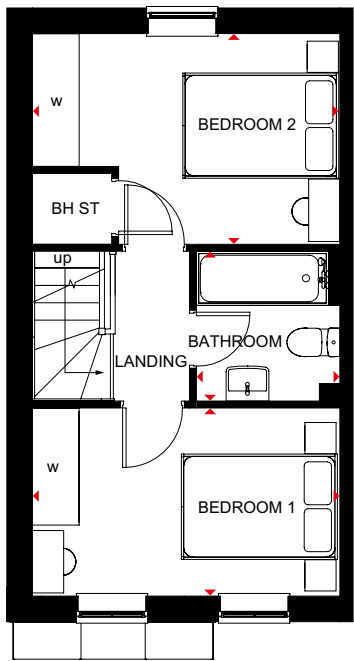
- Free-flowing living space creates a flexible terraced home, ideal for first-time buyers and downsizers
- French doors lead to the rear garden giving the open-plan lounge, dining area and fitted kitchen a bright and airy feeling
- Upstairs are two double bedrooms and the bathroom



Ground Floor

Lounge/ Kitchen/Dining	7182 x 3920mm	23'7" x 12'10"
WC	1456 x 1006mm	4'9" x 3'4"

(Approximate dimensions)



First Floor

Bedroom 1	2407 x 3958mm	7'11" x 12'12"
Bedroom 2	2697 x 3958mm	8'10" x 12'12"
Bathroom	1920 x 1841mm	6'4" x 6'0"

(Approximate dimensions)

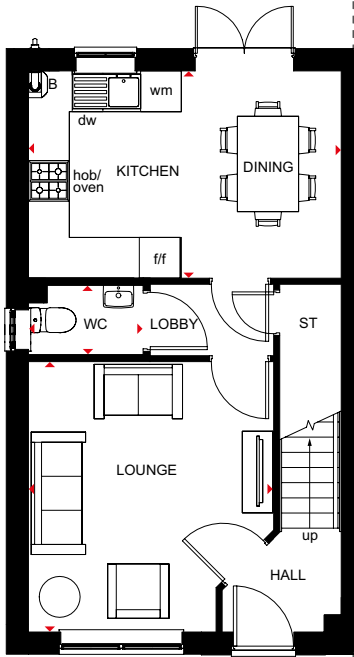
KEY	B	Boiler	wm	Washing machine space	◀▶	Dimension location
	ST	Store	f/f	Fridge/freezer space		
	BH ST	Bulkhead store	w	Wardrobe space		

ELLERTON

3 BEDROOM HOME



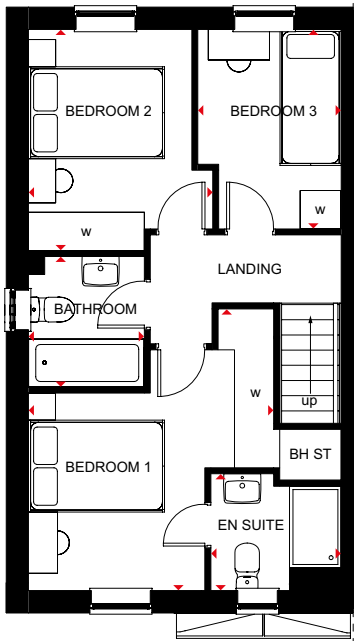
- Bright, practical home, ideal for modern family living
- Large, open-plan kitchen with ample dining space has French doors leading to the rear garden
- Good-sized lounge for all the family to relax in
- Upstairs, the main bedroom has an en suite shower room, and there is a further double bedroom, a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



Ground Floor

Lounge	3921 x 3610mm	12'10" x 11'10"
Kitchen/Dining	3048 x 4575mm	10'0" x 15'0"
WC	1016 x 1663mm	3'4" x 5'5"

(Approximate dimensions)



First Floor

Bedroom 1	3682 x 3622mm	12'1" x 11'11"
En Suite	1715 x 1928mm	5'8" x 6'4"
Bedroom 2	3245 x 2703mm	10'8" x 8'10"
Bedroom 3	2927 x 2129mm	9'7" x 6'12"
Bathroom	1917 x 1700mm	6'3" x 5'7"

(Approximate dimensions)

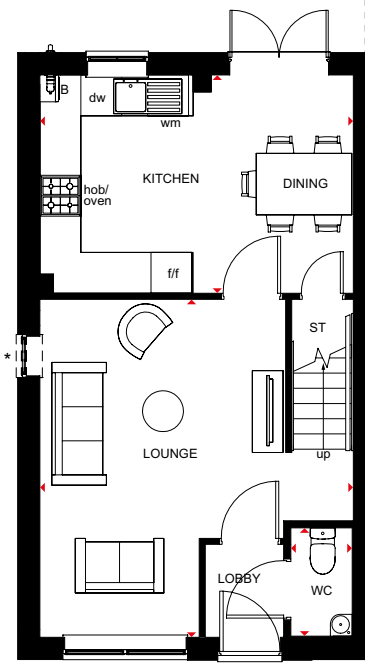
KEY	B	Boiler	wm	Washing machine space	w	Wardrobe space
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	BH ST	Bulkhead store	dw	Dishwasher space		

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 a family bathroom

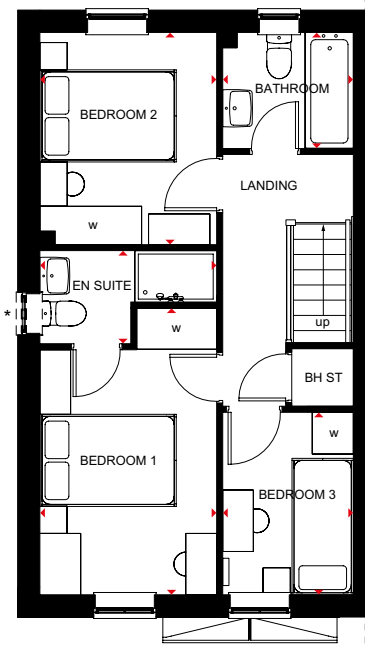


Ground Floor

Lounge	4905 x 4613mm	16'1" x 15'1"
Kitchen/Dining	3202 x 4575mm	10'5" x 15'0"
WC	1586 x 901mm	5'2" x 2'11"

[Approximate dimensions]

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



First Floor

Bedroom 1	4211 x 2607mm	13'10" x 8'7"
En Suite	1365 x 2607mm	4'6" x 8'7"
Bedroom 2	3107 x 2607mm	10'2" x 8'7"
Bedroom 3	2671 x 1918mm	8'10" x 6'4"
Bathroom	1702 x 1918mm	5'7" x 6'4"

[Approximate dimensions]

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

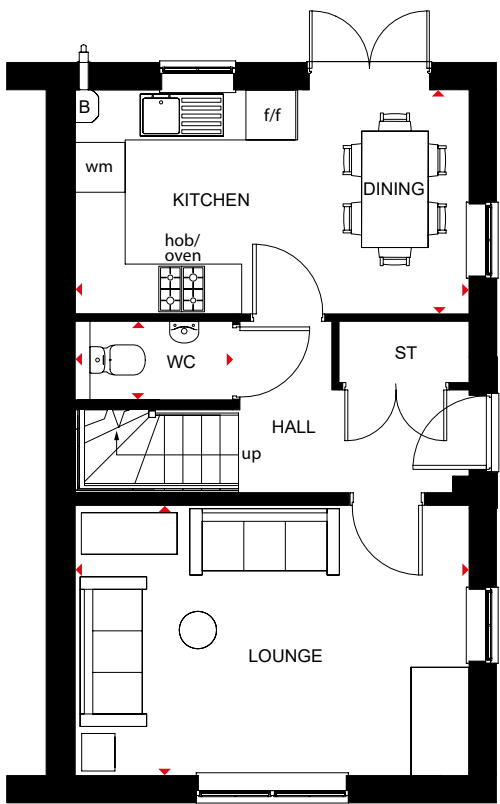
KEY	B	Boiler	wm	Washing machine space	w	Wardrobe space
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	BH ST	Bulkhead store	dw	Dishwasher space		

MORESBY

3 BEDROOM HOME



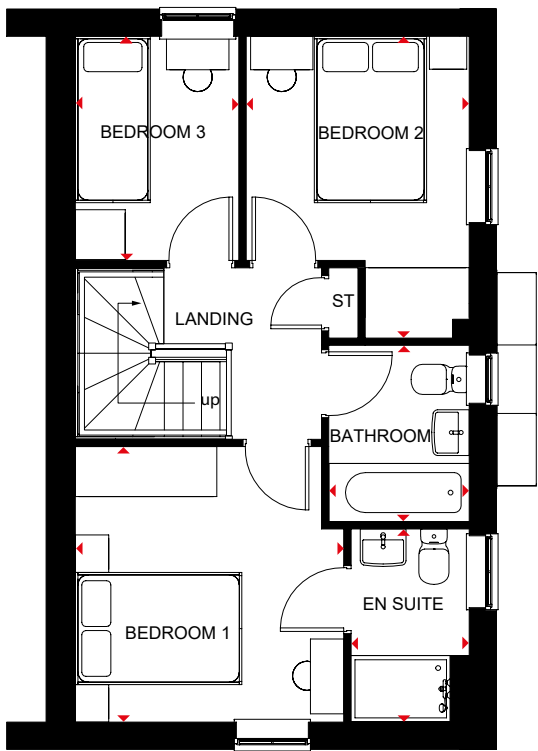
- A bright family home full of light and plenty of space
- The ground floor comprises a dual-aspect lounge and an open-plan kitchen with dining area opening onto the garden
- The first floor accommodates two double bedrooms, the main bedroom with en suite, a single bedroom and a family bathroom



Ground Floor

Lounge	3242 x 4723mm	10'7" x 15'5"
Kitchen/Dining	2693 x 4723mm	8'10" x 15'5"
WC	1897 x 975mm	6'2" x 3'2"

(Approximate dimensions)



First Floor

Bedroom 1	3291 x 3196mm	10'9" x 10'2"
En Suite	2322 x 1441mm	7'7" x 4'8"
Bedroom 2	2677 x 3618mm	8'9" x 11'10"
Bedroom 3	2705 x 1961mm	8'10" x 6'5"
Bathroom	2120 x 1700mm	6'11" x 5'6"

(Approximate dimensions)

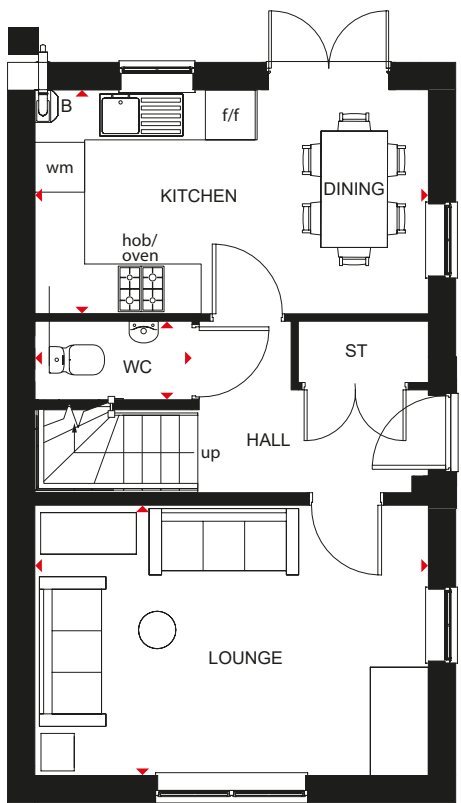
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	◄►	Dimension location
	wm	Washing machine space		

MORESBY

3 BEDROOM DETACHED HOME



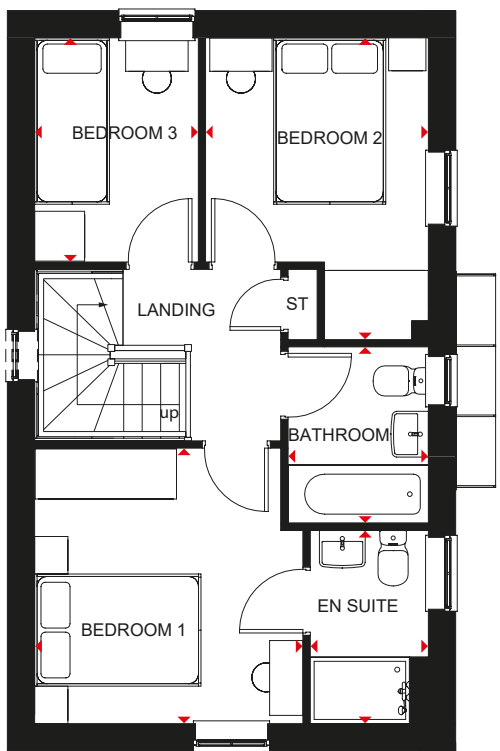
- A bright family home full of light and plenty of space
- The ground floor comprises a dual-aspect lounge and an open-plan kitchen with dining area opening onto the garden
- The first floor accommodates two double bedrooms, the main bedroom with en suite, a single bedroom and a family bathroom



Ground Floor

		10'7" x 15'5"
Lounge	3242 x 4723mm	8'10" x 15'5"
Kitchen/Dining	2693 x 4723mm	6'2" x 3'2"
WC	1897 x 975mm	

(Approximate dimensions)



First Floor

		10'9" x 10'2"
Bedroom 1	3291 x 3196mm	7'7" x 4'8"
En Suite	2322 x 1441mm	8'9" x 11'10"
Bedroom 2	2677 x 3618mm	8'10" x 6'5"
Bedroom 3	2705 x 1961mm	6'11" x 5'6"
Bathroom	2120 x 1700mm	

(Approximate dimensions)

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

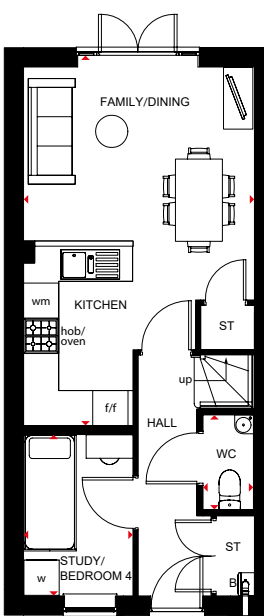
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	◄►	Dimension location
	wm	Washing machine space		

KINGSVILLE

4 BEDROOM HOME



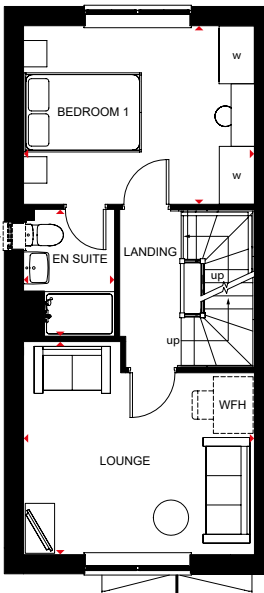
- An ideal family home designed over three floors
- A generous open-plan kitchen with dining and family areas, and a fourth bedroom/study are on the ground floor
- On the first floor, oversized windows fill the lounge and main bedroom with light, giving them a bright and airy feeling, and the bedroom has an en suite
- The second floor offers a further double bedroom, a single bedroom and a family bathroom



Ground Floor

Family/Dining/ Kitchen	6113 x 3913mm	20'1" x 12'10"
Study/ Bedroom 4	2748 x 1866mm	9'0" x 6'1"
WC	860 x 1544mm	2'9" x 5'0"

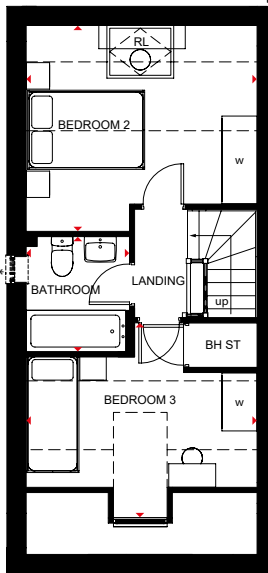
(Approximate dimensions)



First Floor

Lounge	3638 x 3950mm	11'11" x 12'11"
Bedroom 1	3047 x 3913mm	9'11" x 12'10"
En Suite	1562 x 2144mm	5'1" x 7'0"

(Approximate dimensions)
*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.



Second Floor

Bedroom 2	3503** x 3951mm	11'6"*** x 12'12"
Bedroom 3	3425** x 3951**mm	11'3"*** x 12'12"***
Bathroom	1963 x 1774mm	6'5" x 5'9"

(Approximate dimensions)
*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.
**Overall floor dimension includes lower ceiling areas.

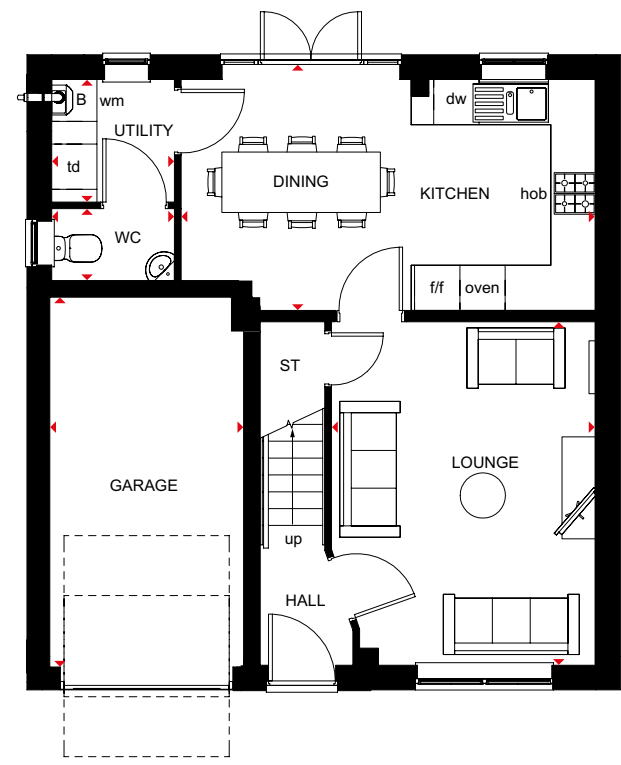
KEY	B	Boiler	wm	Washing machine space	RL	Roof light
	ST	Store	f/f	Fridge/freezer space	w	Wardrobe space
	BH ST	Bulkhead store	WFH	Working from home space	◀▶	Dimension location

WINDERMERE

4 BEDROOM DETACHED HOME



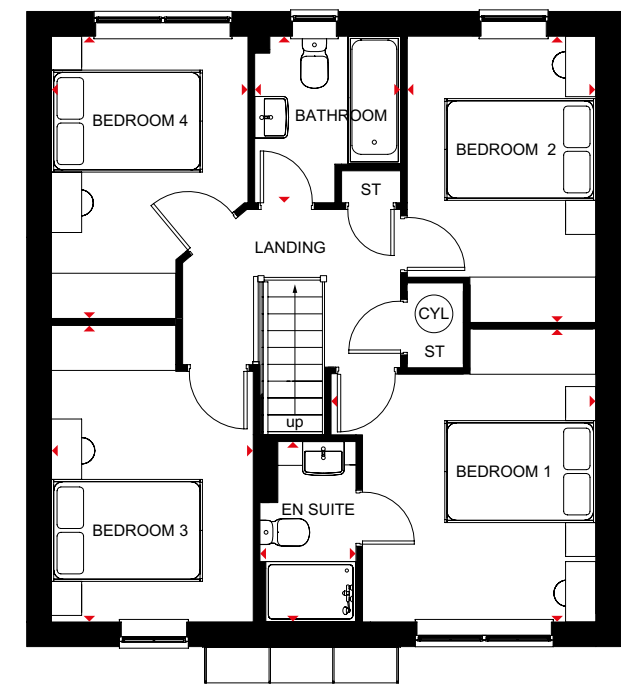
- Light flows into this bright, airy family home through oversized windows, giving a feeling of spaciousness
- The large open-plan kitchen is ideal for modern living with a dining area that has French doors leading to the garden, and a separate utility room
- A spacious lounge is the perfect place for all the family to relax in
- Upstairs are four double bedrooms, the main with en suite, and a family bathroom



Ground Floor

Lounge	4551 x 3541mm	14'11" x 11'7"
Kitchen/ Dining	3060 x 5478mm	10'0" x 17'12"
Utility	1623 x 1637mm	5'4" x 5'4"
WC	944 x 1603mm	3'1" x 5'3"
Garage	5056 x 2590mm	16'7" x 8'6"

(Approximate dimensions)



First Floor

Bedroom 1	3874 x 3541mm	12'9" x 11'7"
En Suite	2400 x 1266mm	7'10" x 4'2"
Bedroom 2	3786 x 2493mm	12'5" x 8'2"
Bedroom 3	3926 x 2630mm	12'11" x 8'8"
Bedroom 4	3734 x 2599mm	12'3" x 8'6"
Bathroom	2185 x 1934mm	7'2" x 6'4"

(Approximate dimensions)

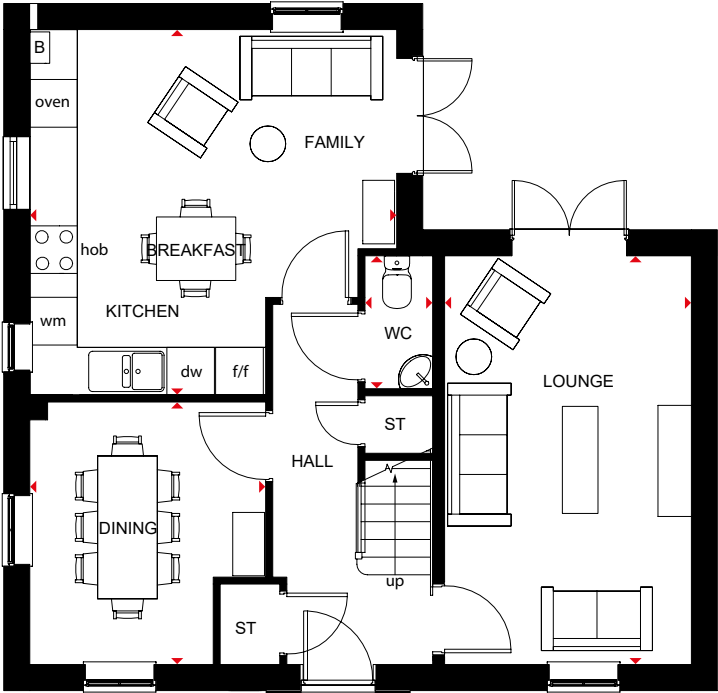
KEY	B	Boiler	wm	Washing machine space	td	Tumble dryer space
	ST	Store	f/f	Fridge/freezer space	◄►	Dimension location
	CYL	Cylinder	dw	Dishwasher space		

ALDERNEY

4 BEDROOM DETACHED HOME



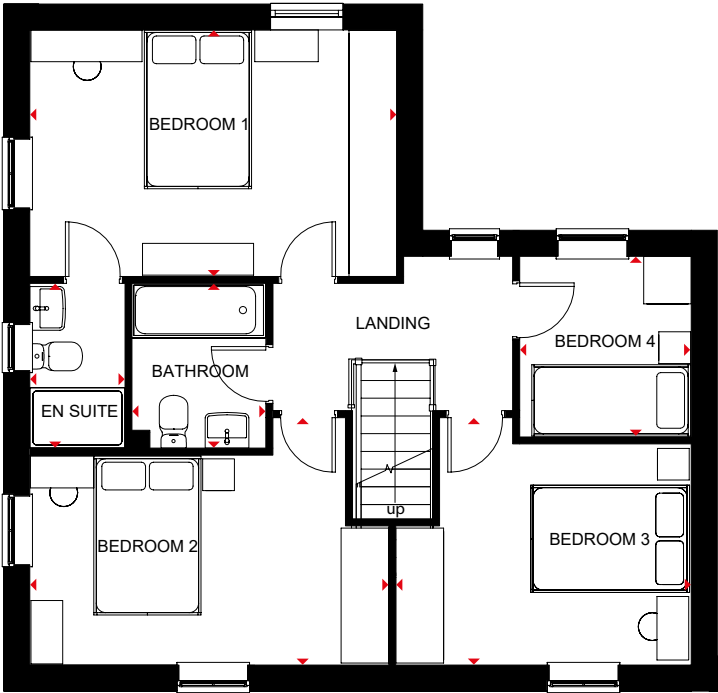
- A large fitted kitchen with family and breakfast areas provides this spacious home with the ideal hub for all the family
- French doors leading to the rear garden from both the kitchen and the separate lounge give it a bright and airy feeling, and there is a separate, dual-aspect dining room
- Upstairs are three double bedrooms, the main bedroom with en suite, a single bedroom and a family bathroom



Ground Floor

Lounge	5138 x 3112mm	16'10" x 10'2"
Kitchen/Family/Breakfast	4602 x 4613mm	15'1" x 15'1"
Dining	3258 x 2971mm	16'10" x 10'2"
WC	1661 x 853mm	5'5" x 2'10"

(Approximate dimensions)



First Floor

Bedroom 1	3098 x 4613mm	10'1" x 15'1"
En Suite	2075 x 1190mm	6'9" x 3'3"
Bedroom 2	3110 x 4518mm	10'2" x 14'9"
Bedroom 3	3110 x 3152mm	10'2" x 10'4"
Bedroom 4	2270 x 2147mm	7'5" x 7'0"
Bathroom	2075 x 1702mm	6'9" x 5'6"

(Approximate dimensions)

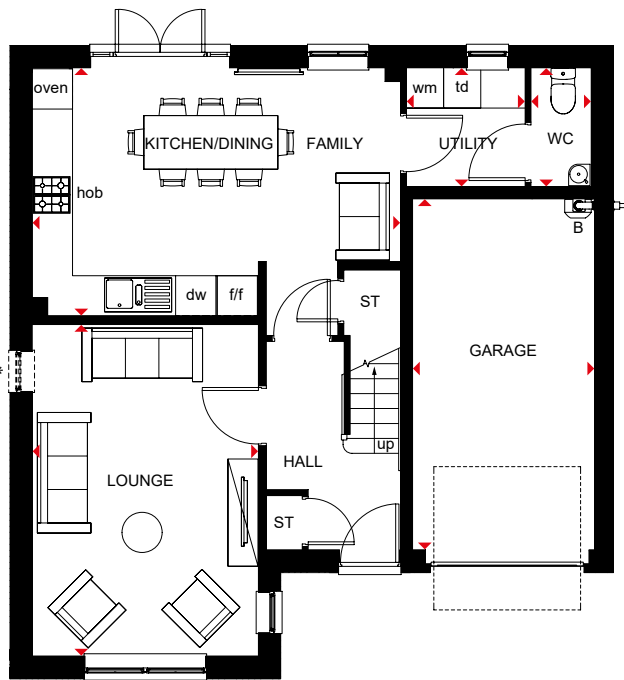
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◄►	Dimension location

HALTON

4 BEDROOM DETACHED HOME



- A generously proportioned, bright and airy family home with integral garage
- The large open-plan kitchen has French doors leading to the rear garden from the dining and family areas and there is also a separate utility room
- The spacious lounge provides the perfect place for all the family to relax
- Upstairs there are four double bedrooms, the main with en suite, and a family bathroom



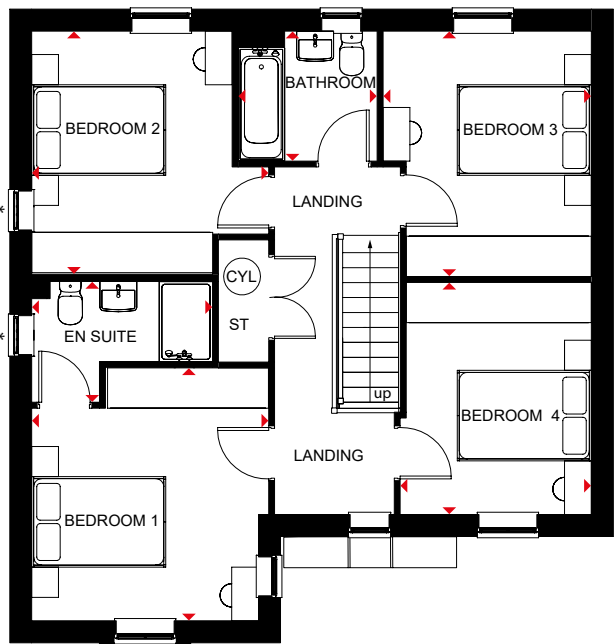
Ground Floor

Lounge	4946 x 3375mm	16'3" x 11'1"
Kitchen/Dining	3717 x 5496mm	12'2" x 18'0"
WC	1742 x 864mm	5'9" x 2'10"
Utility	1776 x 1771mm	5'10" x 5'9"
Garage	5421 x 2717mm	17'9" x 8'11"

[Approximate dimensions]

*Window may be omitted on certain plots.

Speak to a Sales Adviser for details on individual plots.



First Floor

Bedroom 1	3787 x 3531mm	12'5" x 11'7"
En Suite	1801 x 2698mm	5'11" x 8'10"
Bedroom 2	3654 x 3530mm	11'12" x 11'7"
Bedroom 3	3655 x 3103mm	11'12" x 10'2"
Bedroom 4	3458 x 2850mm	11'4" x 9'4"
Bathroom	1939 x 2076mm	6'4" x 6'10"

[Approximate dimensions]

*Window may be omitted on certain plots.

Speak to a Sales Adviser for details on individual plots.

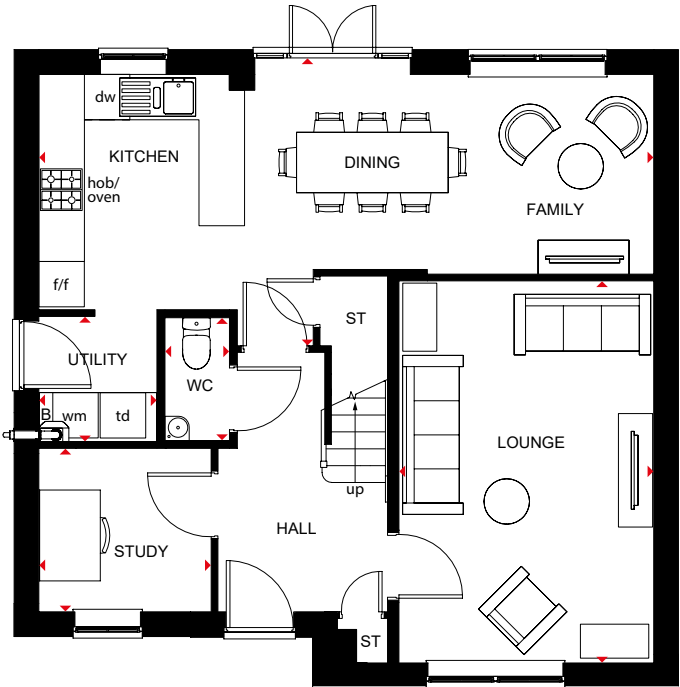
KEY	B	Boiler	wm	Washing machine space	td	Tumble dryer space
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	CYL	Cylinder	dw	Dishwasher		

RADLEIGH

4 BEDROOM DETACHED HOME



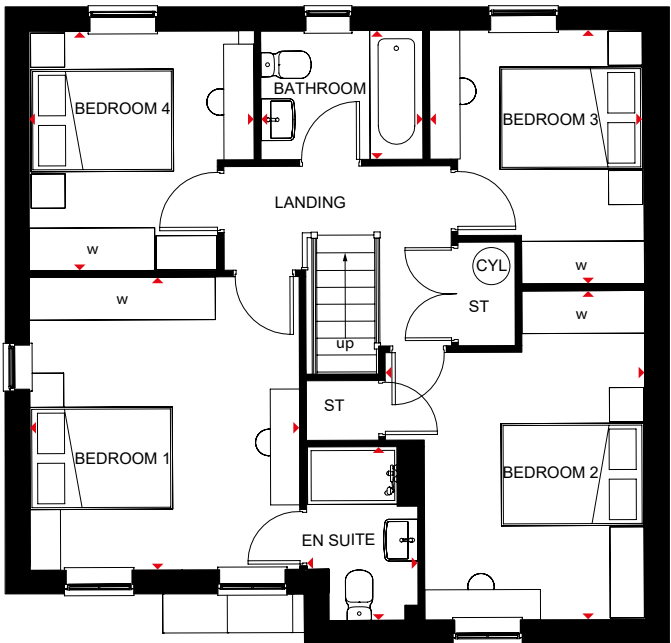
- A bright and airy family home
- The large open-plan kitchen has dining and family areas and French doors leading to the garden. There is also a separate utility room
- A spacious lounge and separate study are also on the ground floor
- Upstairs are four double bedrooms, the main bedroom with en suite shower room, and a family bathroom



Ground Floor

Lounge	5033 x 3368mm	16'6" x 11'1"
Kitchen/ Dining/Family	3110 x 8100mm	10'2" x 26'7"
Utility	1668 x 1551mm	5'6" x 5'1"
Study	1865 x 2270mm	6'1" x 7'5"
WC	1606 x 855mm	5'3" x 2'10"

(Approximate dimensions)



First Floor

Bedroom 1	3852 x 3574mm	12'8" x 11'9"
En Suite	2317 x 1470mm	7'7" x 4'10"
Bedroom 2	4330 x 3407mm	14'2" x 11'2"
Bedroom 3	3346 x 2819mm	10'11" x 9'3"
Bedroom 4	3148 x 2968mm	10'4" x 9'9"
Bathroom	1709 x 2137mm	5'7" x 7'0"

(Approximate dimensions)

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

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.



WE'RE HELPING TO MAKE YOUR HOME MORE **ENERGY-EFFICIENT**

We create low-carbon and efficient homes that are designed and built for better living and meet the challenges of the future.



^Indicative figures, based on HBF "Watt a Save" report published July 2023.

*Source: [Water UK](#)

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.



5 GREAT REASONS TO BUY WITH BARRATT

Designed for modern living

Our cleverly laid out rooms give you flexible, multi-purpose spaces which flow between indoors and out, so you can lead the life you want.

Energy-efficient and low cost to run

Our homes are built to be efficient and could save you up to £2,200 per year on your energy bills[^]. With efficient heating systems, highly thermally efficient insulation throughout and argon-filled double glazing.

Peace of mind

Our homes come with a 10-year NHBC Buildmark warranty[†] as standard – which includes a 10-year structural warranty and a 2-year fixtures and fittings warranty – so you can settle in to your new home without the worry of unexpected costs.

Award-winning quality year after year

You'll find quality in all our homes and everything we do, that's why every year since 2010 we've been awarded 5 Stars from the Home Builders Federation, meaning over 90% of our customers would recommend us.*

We're here to help

Our expert Sales Advisers are on hand throughout your homebuying journey, giving you the best possible service and support every step of the way.



[^]Based on HBF "Watt a Save" report published July 2023. 12-year builder warranty from legal completion directly from Barratt Homes, backed by NHBC's resolution service. Then 8 years of structural defects insurance cover with NHBC. * 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-satisfaction-survey/latest-results/>), over 90% of Barratt Developments PLC group customer would recommend our brands to a friend. BDW003589/AUG23

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 8468



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.