

ABBEY VIEW

ABBEY VIEW ROAD (OFF STAINSACRE LANE), WHITBY, NORTH YORKSHIRE, YO22 4NW



STYLISH COLLECTION OF 1, 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* 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.



ABBNEY VIEW

DEVELOPMENT LAYOUT

- **Severn**
1 bedroom home
- **Washington Mews**
2 bedroom home
- **Kenley**
2 bedroom home
- **Denford**
2 bedroom home
- **Maidstone**
3 bedroom home
- **Moresby**
3 bedroom home
- **Buchanan**
3 bedroom home
- **Windermere**
4 bedroom home
- **Kingsville**
4 bedroom home
- **Kingsley**
4 bedroom home
- **Brentford**
3 bedroom home
- **Alderney**
4 bedroom home
- **Halton**
4 bedroom home
- **Hesketh**
4 bedroom home
- **Radleigh**
4 bedroom home

- SH **Show Home**
- SC **Sales Centre**
- V **Visitor Parking Space**
- BCP **Bin Collection Point**
- S/S **Substation**



- Flowering Lawn** 
- Attenuation Basin** 
- New Tree Line** 
- Mature Trees** 
- Football Pitch** 
- Tarmac Path** 
- Play Area** 

Giving nature a home on this development:

- Bat Box** 
Selected plots*
- Starling Box** 
Selected plots*
- Swift Nesting Brick** 
Selected plots*

Electric Vehicle Charging
Electric vehicle charging points are included on every home. Please speak to your Sales Advisor for specific plot locations

Photovoltaic Panels
Photovoltaic panels are included on every home

Positioning of our sustainability features are subject to change. Speak to a Sales Advisor for more information.



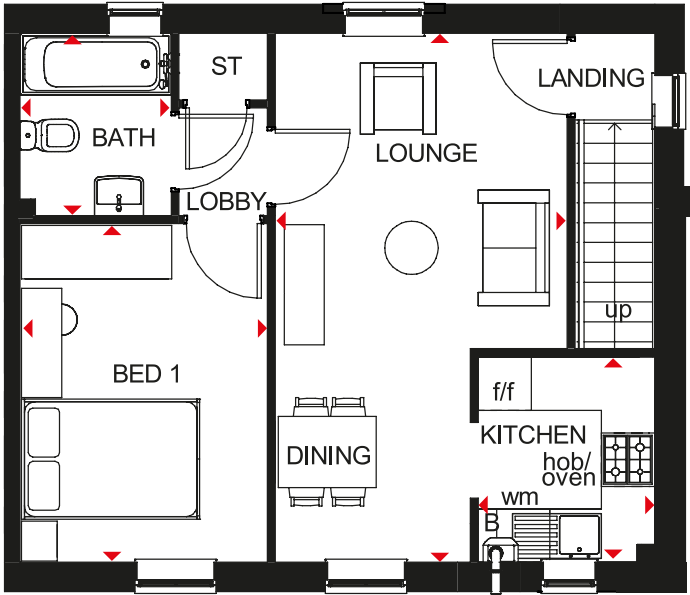
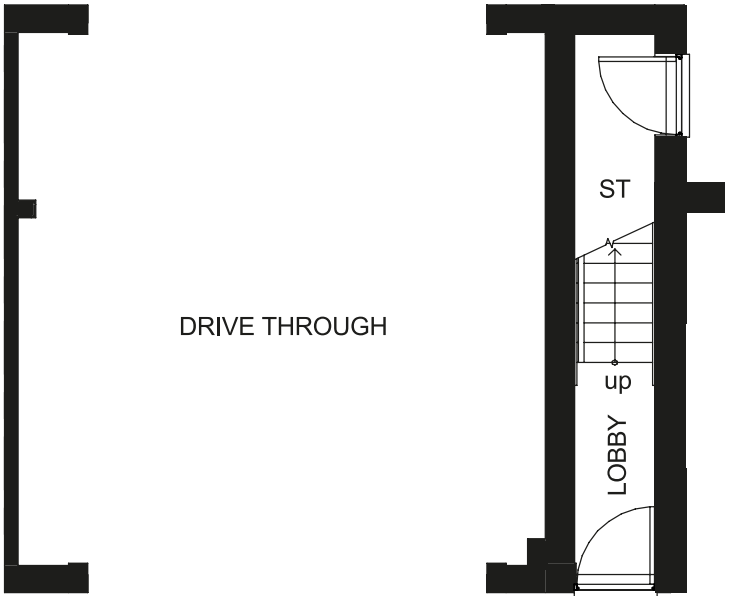
barratthomes.co.uk
0333 355 8472


BARRATT
HOMES

ONE BEDROOM FLAT



- This attractive first floor flat, situated over a drive-through, is a great start for a first-time buyer
- The good-sized lounge provides plenty of space for a dining area and leads to the fitted kitchen
- A lobby off the lounge gives access to the double bedroom and a fully fitted bathroom



First Floor

| | | |
|---------------|---------------|---------------|
| Lounge/Dining | 3280 x 5945mm | 10'9" x 19'6" |
| Kitchen | 1988 x 2310mm | 6'6" x 7'7" |
| Bedroom 1 | 2783 x 3807mm | 9'2" x 12'6" |
| Bathroom | 1701 x 2051mm | 5'7" x 6'9" |

(Approximate dimensions)

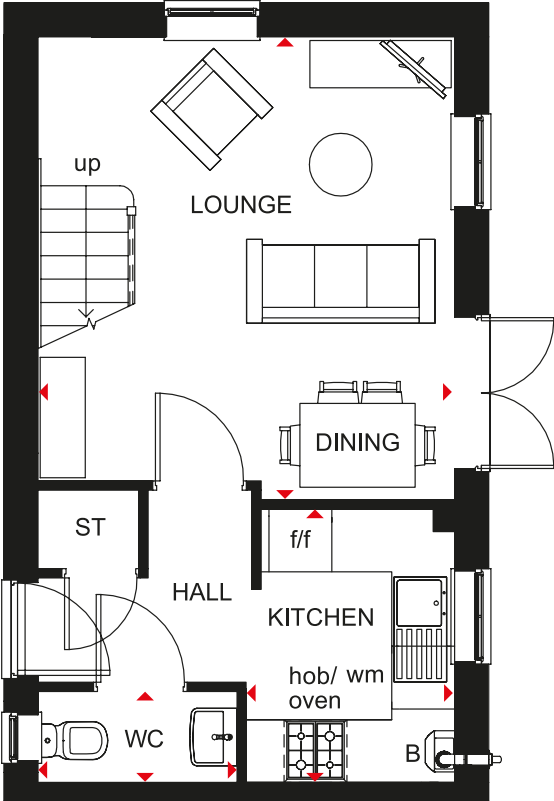
| | | | | |
|-----|----|-----------------------|-----|----------------------|
| KEY | B | Boiler | f/f | Fridge/freezer space |
| | ST | Store | ◄► | Dimension location |
| | wm | Washing machine space | | |

WASHINGTON MEWS

2 BEDROOM MID-TERRACED HOME



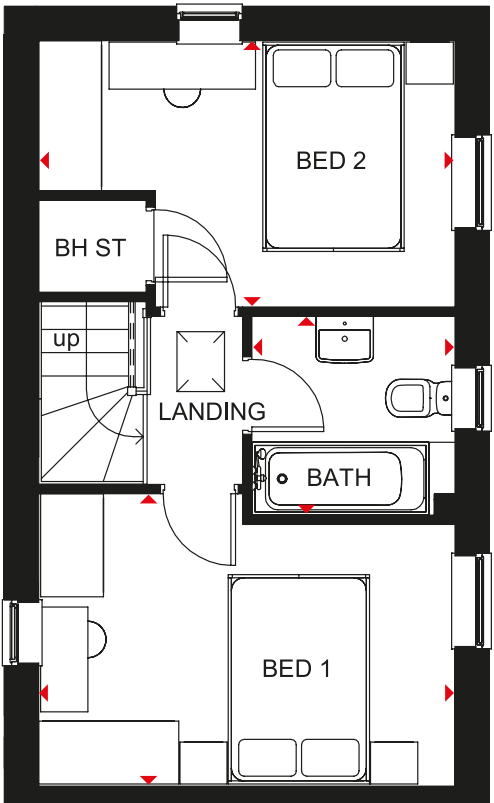
- This attractive mews home is a perfect start for first-time buyers
- The good-sized lounge with dining area has French doors leading to the rear garden, making the room feel bright and airy
- A fitted kitchen and separate WC are also on the ground floor
- Both double bedrooms upstairs are dual-aspect, adding to the airy feeling, and there is also a fully fitted bathroom



Ground Floor

| | | |
|---------------|---------------|---------------|
| Lounge/Dining | 3980 x 4422mm | 13'1" x 14'6" |
| Kitchen | 1992 x 2613mm | 6'6" x 8'7" |
| WC | 1901 x 870mm | 6'3" x 2'10" |

(Approximate dimensions)



First Floor

| | | |
|-----------|---------------|--------------|
| Bedroom 1 | 3980 x 2794mm | 13'1" x 9'2" |
| Bedroom 2 | 3980 x 2546mm | 13'1" x 8'4" |
| Bathroom | 1943 x 1900mm | 6'4" x 6'3" |

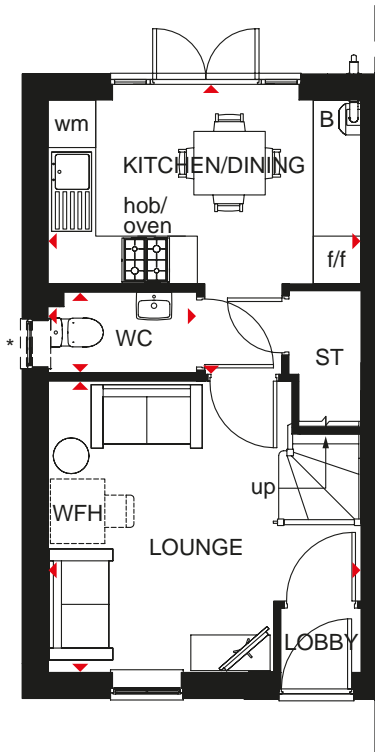
(Approximate dimensions)

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

2 BEDROOM TERRACED HOME



- Natural light floods through oversized windows in this two bedroom terraced 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

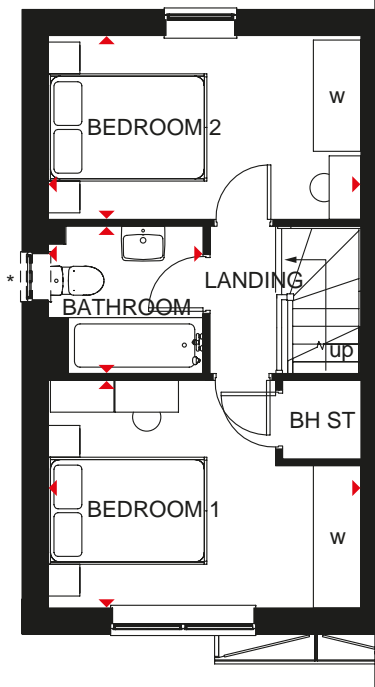


Ground Floor

| | | |
|----------------|---------------|----------------|
| Lounge | 3943 x 3668mm | 12'11" x 12'0" |
| Kitchen/Dining | 3943 x 3454mm | 12'11" x 11'4" |
| WC | 1871 x 1016mm | 6'2" x 3'5" |

(Approximate dimensions)

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



First Floor

| | | |
|-----------|---------------|---------------|
| Bedroom 1 | 3943 x 2865mm | 12'11" x 9'5" |
| Bedroom 2 | 3943 x 2316mm | 12'11" x 7'7" |
| Bathroom | 1953 x 1853mm | 6'5" x 6'1" |

(Approximate dimensions)

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

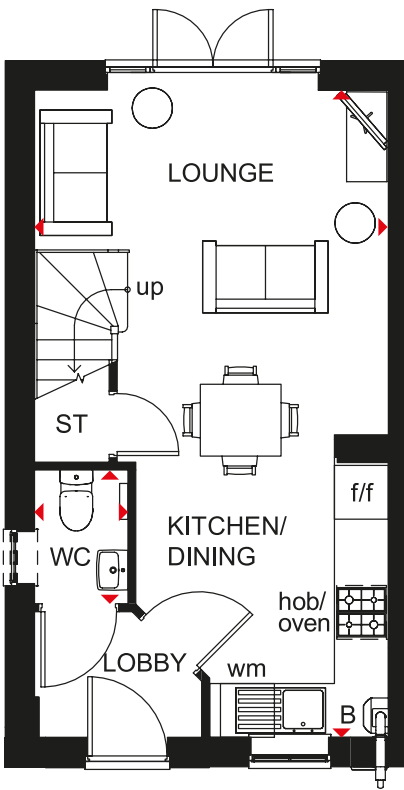
| | | | | | | |
|-----|-------|----------------|-----|-----------------------|-----|-------------------------|
| KEY | B | Boiler | wm | Washing machine space | WFH | Working from home space |
| | ST | Store | f/f | Fridge/freezer space | ◀▶ | Dimension location |
| | BH ST | Bulkhead store | w | Wardrobe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

DENFORD

2 BEDROOM TERRACED HOME



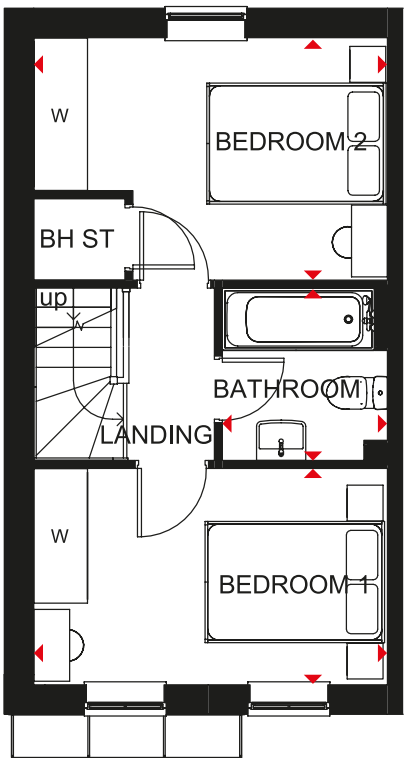
- Free-flowing living space creates a flexible terraced home, ideal for first-time buyers and downsizers
- French doors lead to the rear garden giving the open-plan lounge, dining area and fitted kitchen a bright and airy feeling
- Upstairs are two double bedrooms and the bathroom



Ground Floor

| | | |
|---------------------------|---------------|----------------|
| Kitchen/ Dining/Lounge | 3943 x 7210mm | 12'11" x 23'8" |
| WC | 1040 x 1490mm | 3'5" x 4'11" |

(Approximate dimensions)



First Floor

| | | |
|-----------|---------------|----------------|
| Bedroom 1 | 3943 x 2412mm | 12'11" x 7'11" |
| Bedroom 2 | 3943 x 2702mm | 12'11" x 8'10" |
| Bathroom | 1840 x 1920mm | 6'0" x 6'4" |

(Approximate dimensions)

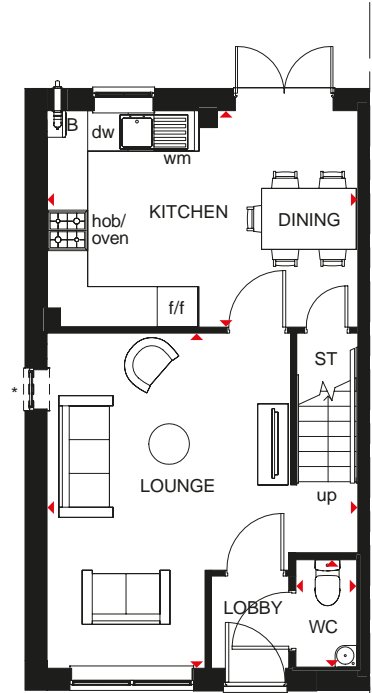
| | | | | | | |
|------------|-------|----------------|-----|-----------------------|-----|-------------------------|
| KEY | B | Boiler | wm | Washing machine space | WFH | Working from home space |
| | ST | Store | f/f | Fridge/freezer space | ◀▶ | Dimension location |
| | BH ST | Bulkhead store |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

MAIDSTONE

3 BEDROOM TERRACED 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

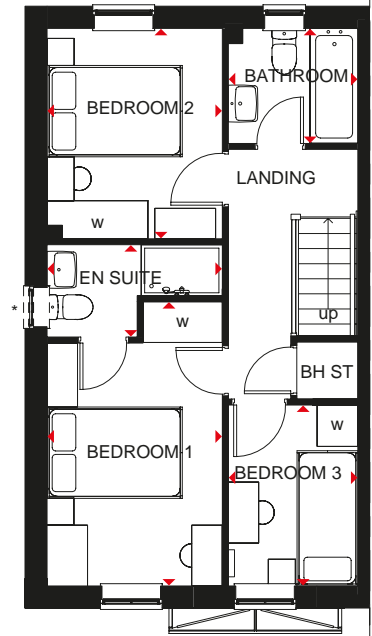


Ground Floor

| | | |
|----------------|---------------|---------------|
| Lounge | 4598 x 4955mm | 15'1" x 16'3" |
| Kitchen/Dining | 4598 x 3202mm | 15'1" x 10'6" |
| WC | 935 x 1620mm | 3'1" x 5'4" |

[Approximate dimensions]

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



First Floor

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

[Approximate dimensions]

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

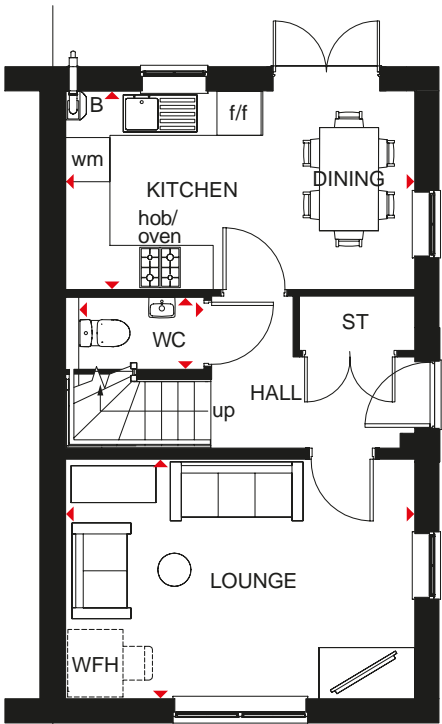
| | | | | | | |
|------------|-------|---------------|-----|-----------------------|----|--------------------|
| KEY | B | Boiler | wm | Washing machine space | w | Wardrobe space |
| | ST | Store | f/f | Fridge/freezer space | ◀▶ | Dimension location |
| | BH ST | Bulhead store | dw | Dishwasher space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

MORESBY

3 BEDROOM END-TERRACED HOME



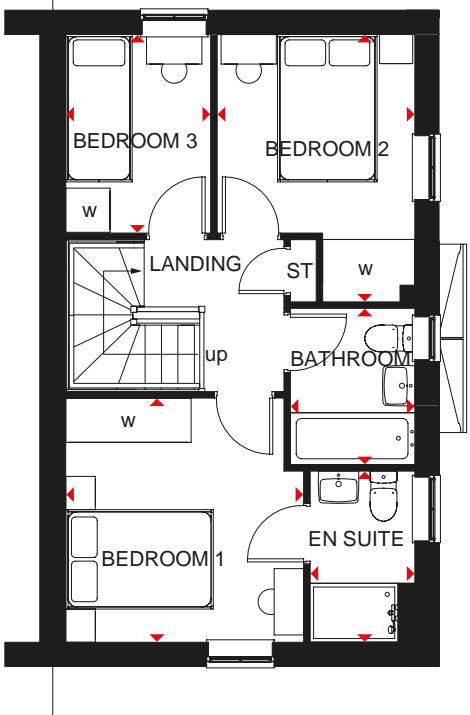
- A bright family home full of light and plenty of space
- The ground floor comprises of a dual-aspect lounge and an open-plan kitchen with dining area opening onto the garden
- The first floor features two double bedrooms, the main bedroom with en suite, a single bedroom and family bathroom



Ground Floor

| | | |
|----------------|---------------|---------------|
| Lounge | 4737 x 3250mm | 15'6" x 10'8" |
| Kitchen/Dining | 4737 x 2696mm | 15'6" x 8'10" |
| WC | 1682 x 976mm | 5'6" x 3'2" |

(Approximate dimensions)



First Floor

| | | |
|-----------|---------------|----------------|
| Bedroom 1 | 3229 x 3312mm | 10'7" x 10'10" |
| En Suite | 1421 x 2322mm | 4'8" x 7'7" |
| Bedroom 2 | 2682 x 3628mm | 8'10" x 11'11" |
| Bedroom 3 | 1968 x 2696mm | 6'5" x 8'10" |
| Bathroom | 1688 x 2120mm | 5'6" x 6'11" |

(Approximate dimensions)

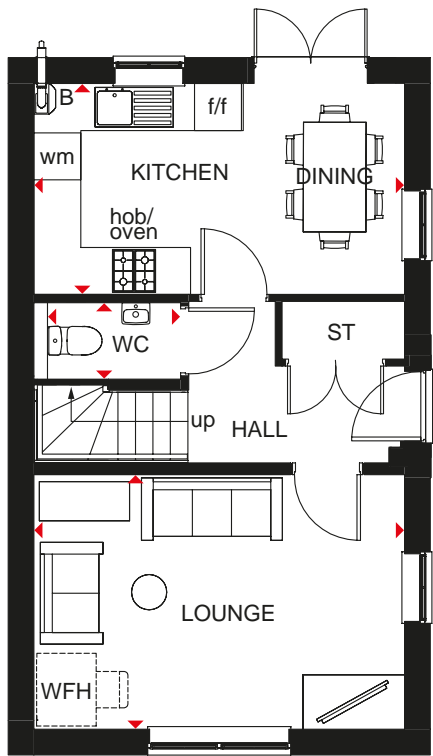
| | | | | | | |
|------------|----|-----------------------|-----|-------------------------|----|--------------------|
| KEY | B | Boiler | f/f | Fridge/freezer space | ◀▶ | Dimension location |
| | ST | Store | w | Wardrobe space | | |
| | wm | Washing machine space | WFH | Working from home space | | |

MORESBY

3 BEDROOM DETACHED HOME



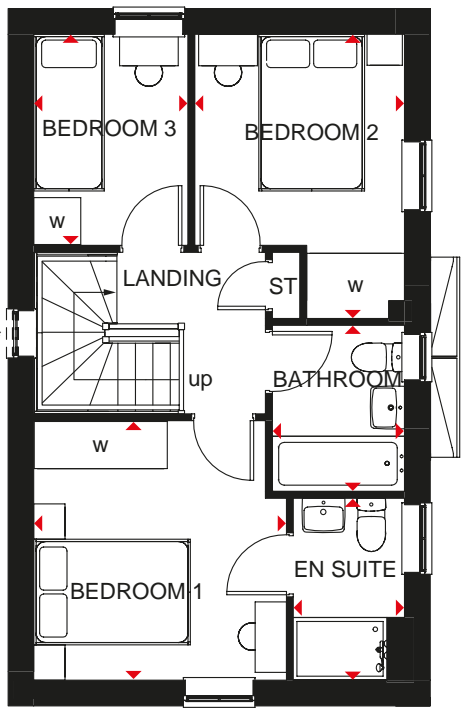
- A bright family home full of light and plenty of space
- The ground floor is comprised of a dual-aspect lounge and an open-plan kitchen with dining area opening onto the garden
- The first floor features two double bedrooms, the main bedroom with en suite, a single bedroom and the family bathroom



Ground Floor

| | | |
|----------------|---------------|---------------|
| Lounge | 4735 x 3250mm | 15'6" x 10'8" |
| Kitchen/Dining | 4735 x 2696mm | 15'6" x 8'10" |
| WC | 1682 x 976mm | 5'6" x 3'2" |

(Approximate dimensions)



First Floor

| | | |
|-----------|---------------|----------------|
| Bedroom 1 | 3226 x 3312mm | 10'7" x 10'10" |
| En Suite | 1421 x 2322mm | 4'8" x 7'7" |
| Bedroom 2 | 2679 x 3628mm | 8'9" x 11'11" |
| Bedroom 3 | 1968 x 2696mm | 6'5" x 8'10" |
| Bathroom | 1688 x 2120mm | 5'6" x 6'11" |

(Approximate dimensions)

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

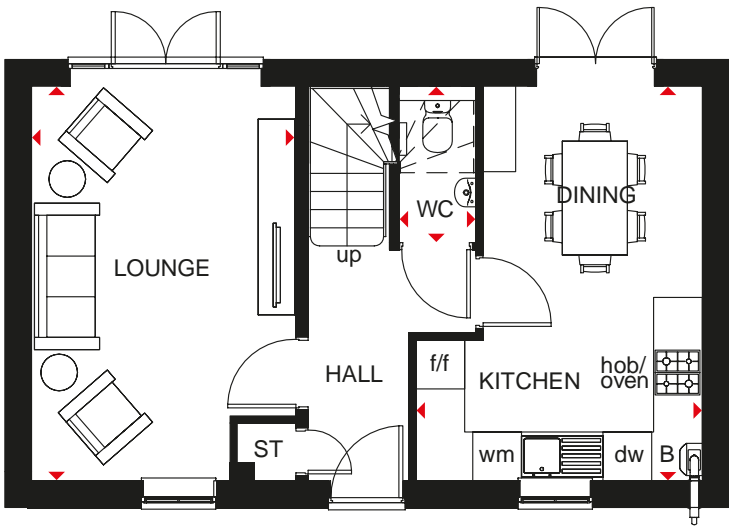
| | | | | | | |
|-----|----|-----------------------|-----|-------------------------|----|--------------------|
| KEY | B | Boiler | f/f | Fridge/freezer space | ◀▶ | Dimension location |
| | ST | Store | WFH | Working from home space | | |
| | wm | Washing machine space | w | Wardrobe space | | |
| | | | | | | |

BUCHANAN

3 BEDROOM DETACHED HOME



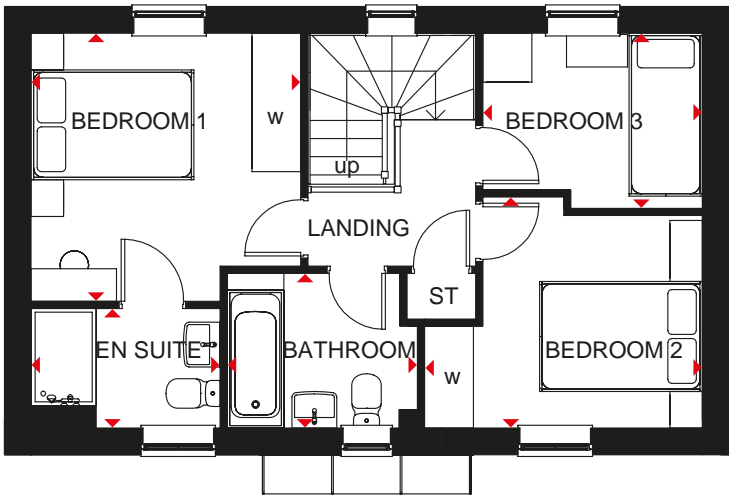
- A three bedroom home offering open-plan kitchen and dining area with French doors opening onto the rear garden
- Well-proportioned lounge with French doors leading to the garden
- First floor features two double bedrooms with en suite to main bedroom, single bedroom and family bathroom



Ground Floor

| | | |
|----------------|---------------|----------------|
| Lounge | 4848 x 3250mm | 15'11" x 10'8" |
| Kitchen/Dining | 3521 x 4848mm | 11'7" x 15'11" |
| WC | 1921 x 943mm | 6'4" x 3'1" |

(Approximate dimensions)



First Floor

| | | |
|-----------|---------------|-----------------|
| Bedroom 1 | 3312 x 3292mm | 10'10" x 10'10" |
| En Suite | 2322 x 1468mm | 7'7" x 4'10" |
| Bedroom 2 | 3413 x 2836mm | 11'2" x 9'4" |
| Bedroom 3 | 2696 x 2150mm | 8'10" x 7'1" |
| Bathroom | 2335 x 1900mm | 7'8" x 6'3" |

(Approximate dimensions)

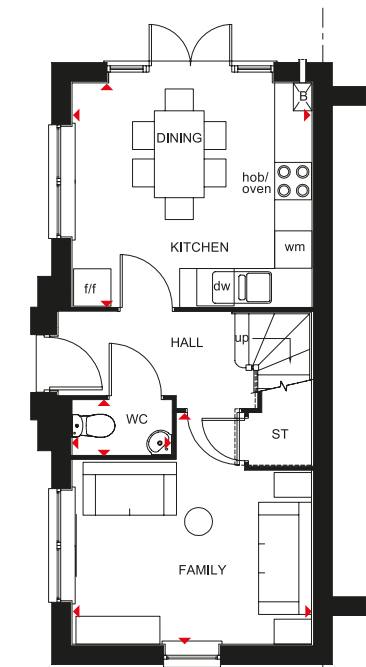
| | | | | | |
|-----|----|----------------|-----|-----------------------|-----------------------|
| KEY | B | Boiler | wm | Washing machine space | ◀▶ Dimension location |
| | ST | Store | f/f | Fridge/freezer space | |
| | w | Wardrobe space | dw | Dishwasher space | |
| | | | | | |

BRENTFORD

3 BEDROOM HOME



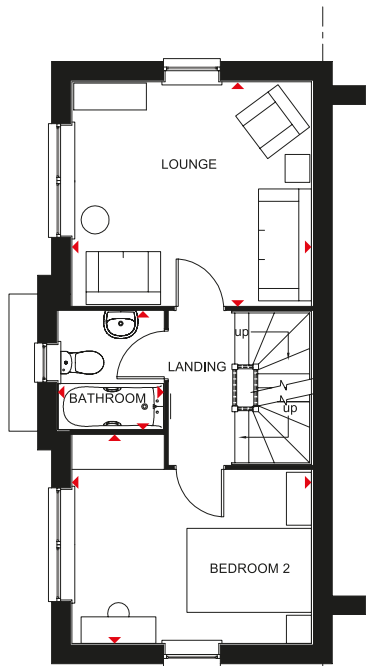
- Bright family home designed over three storeys
- Open-plan kitchen with dining area and French doors to the garden, and a separate family room are on the ground floor
- The first floor has a dual-aspect lounge, one double bedroom and the family bathroom
- Two double bedrooms, the master with dual-access en suite, are on the top floor



Ground Floor

| | | |
|----------------|---------------|----------------|
| Kitchen/Dining | 3860 x 3597mm | 12'8" x 11'10" |
| Family Room | 3860 x 3702mm | 12'8" x 12'2" |
| WC | 1601 x 887mm | 5'3" x 2'11" |

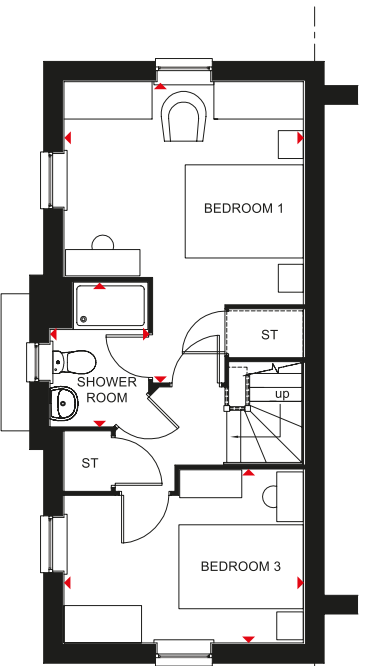
(Approximate dimensions)



First Floor

| | | |
|-----------|---------------|----------------|
| Lounge | 3860 x 3597mm | 12'8" x 11'10" |
| Bedroom 2 | 3860 x 3313mm | 12'8" x 10'10" |
| Bathroom | 1867 x 1701mm | 6'2" x 5'7" |

(Approximate dimensions)



Second Floor

| | | |
|-------------|---------------|----------------|
| Bedroom 1 | 4832 x 3860mm | 15'10" x 12'8" |
| Bedroom 3 | 3860 x 2800mm | 12'8" x 9'2" |
| Shower Room | 2315 x 1576mm | 7'7" x 5'2" |

(Approximate dimensions)

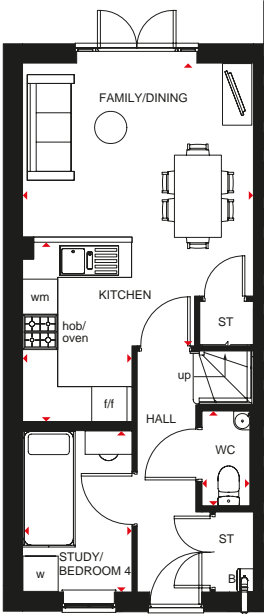
| | | | | |
|-----|----|-----------------------|-----|----------------------|
| KEY | B | Boiler | f/f | Fridge/freezer space |
| | ST | Store | dw | Dishwasher space |
| | wm | Washing machine space | ◀▶ | Dimension location |

KINGSVILLE

4 BEDROOM TERRACED HOME



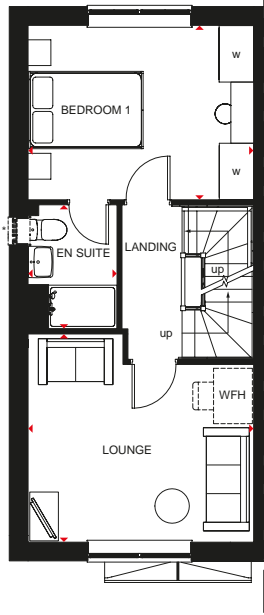
- An ideal family home designed over three floors
- A generous open-plan kitchen with dining and family areas, and a fourth bedroom/study are on the ground floor
- On the first floor oversized windows fill the lounge and main bedroom with light, giving them a bright and airy feeling, and the bedroom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



Ground Floor

| | | |
|-----------------|---------------|-----------------|
| Family/Dining | 3936 x 4820mm | 12'11" x 15'10" |
| Kitchen | 1866 x 3060mm | 6'1" x 10'0" |
| Study/Bedroom 4 | 1866 x 2749mm | 6'1" x 9'0" |
| WC | 860 x 1615mm | 2'10" x 5'4" |

(Approximate dimensions)

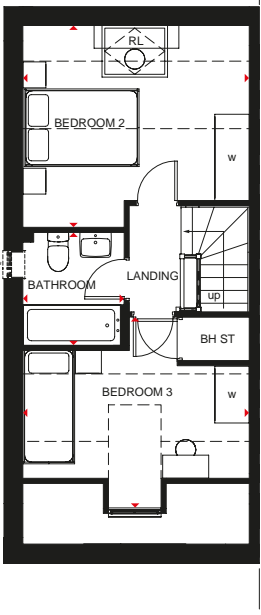


First Floor

| | | |
|-----------|---------------|-----------------|
| Lounge | 3936 x 3630mm | 12'11" x 11'11" |
| Bedroom 1 | 3936 x 3042mm | 12'11" x 10'0" |
| En Suite | 1551 x 2163mm | 5'1" x 7'1" |

(Approximate dimensions)

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



Second Floor

| | | |
|-----------|---------------|-----------------|
| Bedroom 2 | 3936 x 3508mm | 12'11" x 11'6" |
| Bedroom 3 | 3936 x 3325mm | 12'11" x 10'11" |
| Bathroom | 1761 x 1963mm | 5'9" x 6'5" |

(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.

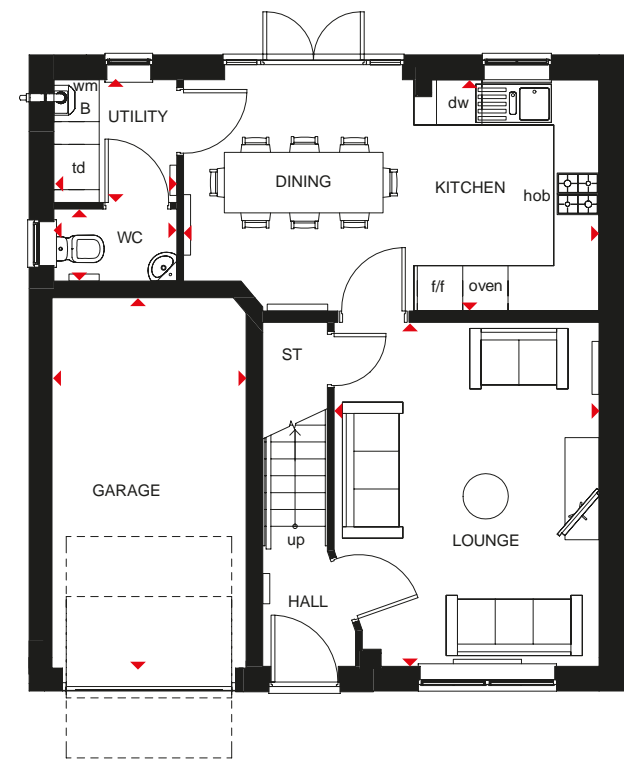
| | | | | | | |
|-----|-------|----------------|-----|-----------------------|-----|-------------------------|
| KEY | B | Boiler | wm | Washing machine space | WFH | Working from home space |
| | ST | Store | f/f | Fridge/freezer space | RL | Roof light |
| | BH ST | Bulkhead store | w | Wardrobe space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

WINDERMERE

4 BEDROOM DETACHED HOME



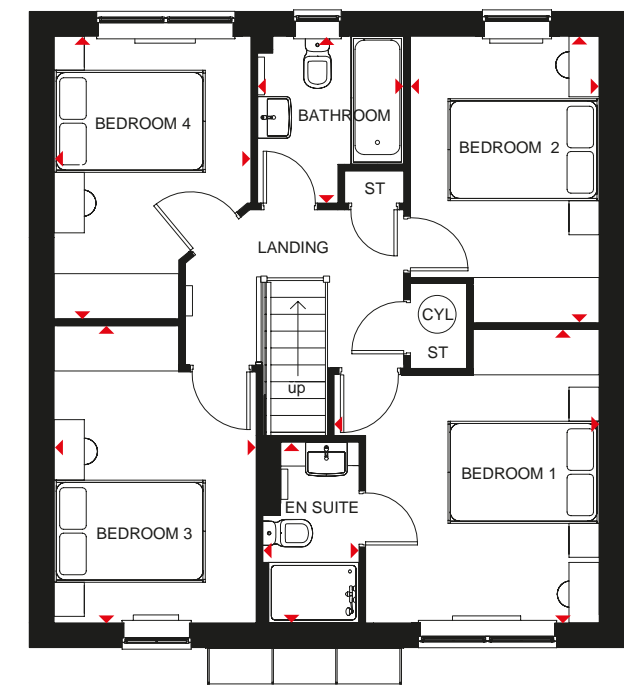
- Light flows into this bright, airy family home through oversized windows, giving a feeling of spaciousness
- The large open-plan kitchen is ideal for modern living with a dining area that has French doors leading to the garden, and a separate utility room
- A spacious lounge is the perfect place for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



Ground Floor

| | | |
|----------------|---------------|----------------|
| Lounge | 3506 x 4548mm | 11'6" x 14'11" |
| Kitchen/Dining | 5497 x 3060mm | 18'0" x 10'0" |
| Utility | 1627 x 1623mm | 5'4" x 5'4" |
| WC | 1627 x 952mm | 5'4" x 3'1" |
| Garage | 2568 x 4900mm | 8'5" x 16'1" |

(Approximate dimensions)



First Floor

| | | |
|-----------|---------------|---------------|
| Bedroom 1 | 3506 x 3879mm | 11'6" x 12'9" |
| En Suite | 1272 x 2390mm | 4'2" x 7'10" |
| Bedroom 2 | 2498 x 3791mm | 8'2" x 12'5" |
| Bedroom 3 | 2675 x 3931mm | 8'9" x 12'11" |
| Bedroom 4 | 2604 x 3739mm | 8'7" x 12'3" |
| Bathroom | 1934 x 2158mm | 6'4" x 7'1" |

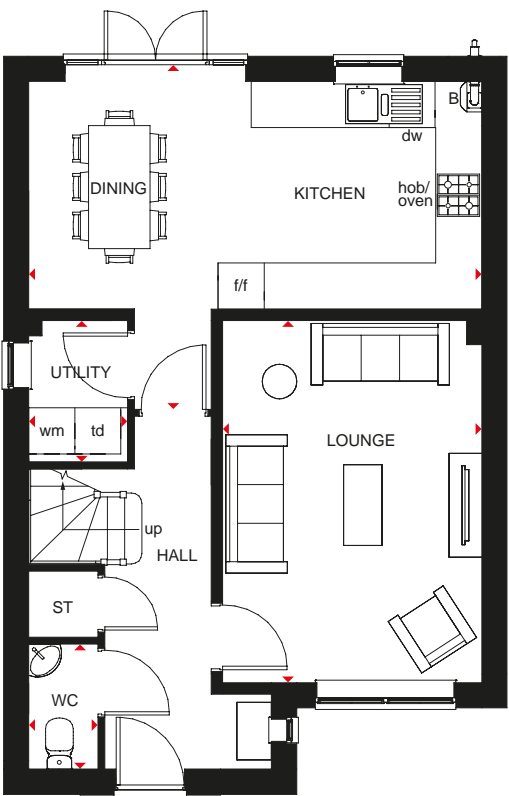
(Approximate dimensions)

| | | | | | | |
|-----|-----|----------|-----|-----------------------|----|--------------------|
| 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 | | |
| | | | | | | |

4 BEDROOM DETACHED HOME



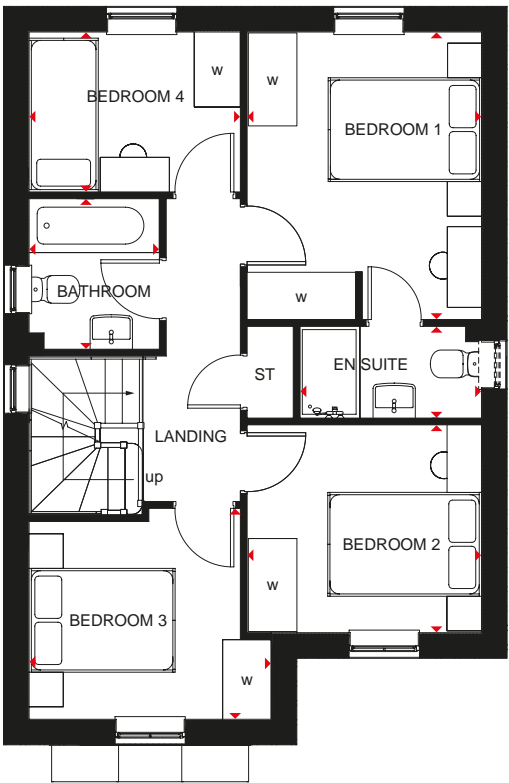
- Bright, airy family home with oversized windows to maximise light
- The large open-plan kitchen has a dining area with French doors leading to the garden. There is also a separate utility room
- The spacious lounge is just the place for the family to relax in
- Upstairs are three double bedrooms, the main bedroom with en suite, one single bedroom and a family bathroom



Ground Floor

| | | |
|----------------|---------------|---------------|
| Lounge | 3370 x 4710mm | 11'1" x 15'5" |
| Kitchen/Dining | 5895 x 4268mm | 19'4" x 14'0" |
| WC | 904 x 1627mm | 3'0" x 5'4" |
| Utility | 1287 x 1841mm | 4'3" x 6'0" |

(Approximate dimensions)



First Floor

| | | |
|-----------|---------------|---------------|
| Bedroom 1 | 3053 x 3743mm | 10'0" x 12'3" |
| En Suite | 2366 x 1193mm | 7'9" x 3'11" |
| Bedroom 2 | 3053 x 2708mm | 10'0" x 8'11" |
| Bedroom 3 | 3160 x 2746mm | 10'4" x 9'0" |
| Bedroom 4 | 2753 x 2064mm | 9'0" x 6'9" |
| Bathroom | 1700 x 1937mm | 5'7" x 6'4" |

(Approximate dimensions)

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

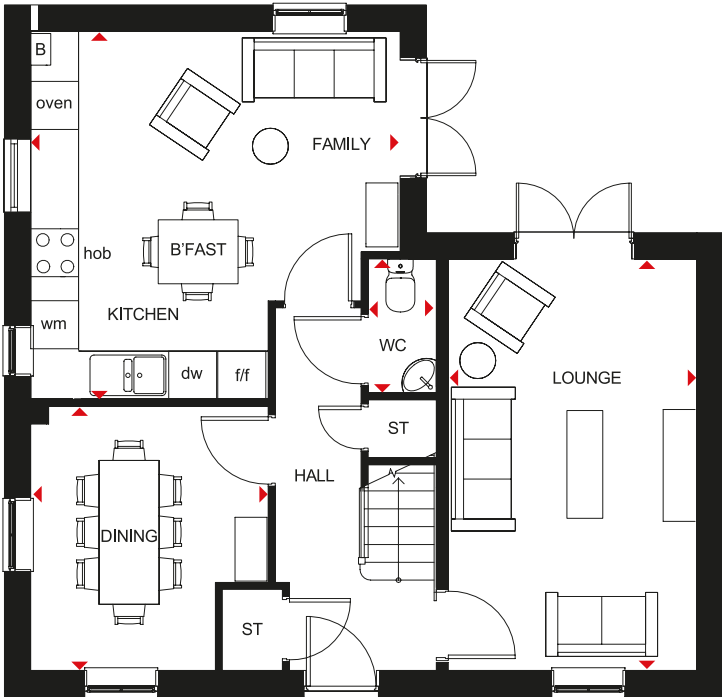
| | | | | | | |
|------------|----|-----------------------|-----|----------------------|----|--------------------|
| KEY | B | Boiler | f/f | Fridge/freezer space | w | Wardrobe space |
| | ST | Store | dw | Dishwasher space | ◀▶ | Dimension location |
| | wm | Washing machine space | td | Tumble dryer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

ALDERNEY

4 BEDROOM DETACHED HOME



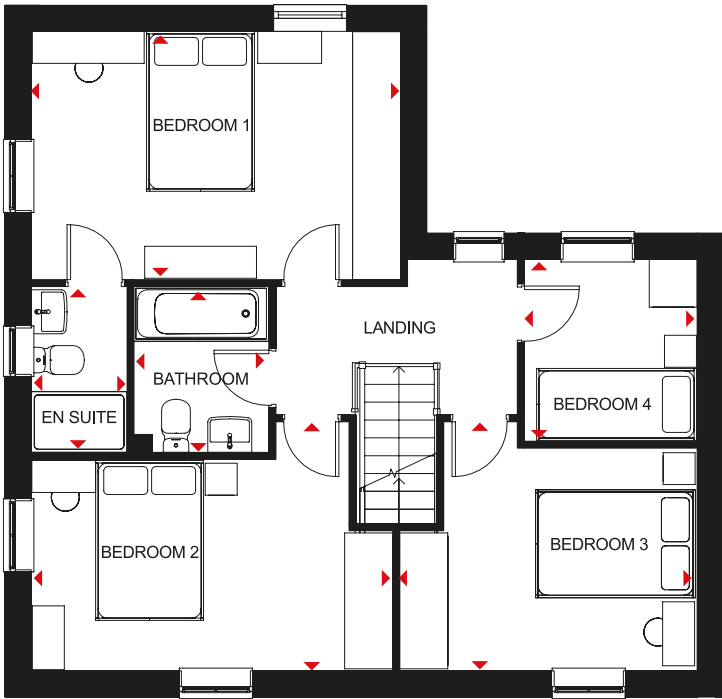
- A large fitted kitchen with family and breakfast areas provides this spacious home with the ideal hub for all the family
- French doors leading to the rear garden from both the kitchen and the separate lounge give it a bright and airy feeling, and there is a separate dual-aspect dining room
- Upstairs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



Ground Floor

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

(Approximate dimensions)



First Floor

| | | |
|-----------|---------------|----------------|
| Bedroom 1 | 4623 x 3104mm | 15'2" x 10'2" |
| En Suite | 2075 x 1191mm | 6'10" x 3'11" |
| Bedroom 2 | 4523 x 3115mm | 14'10" x 10'3" |
| Bedroom 3 | 3724 x 3115mm | 12'3" x 10'3" |
| Bedroom 4 | 2275 x 2163mm | 7'6" x 7'1" |
| Bathroom | 2075 x 1702mm | 6'10" x 5'7" |

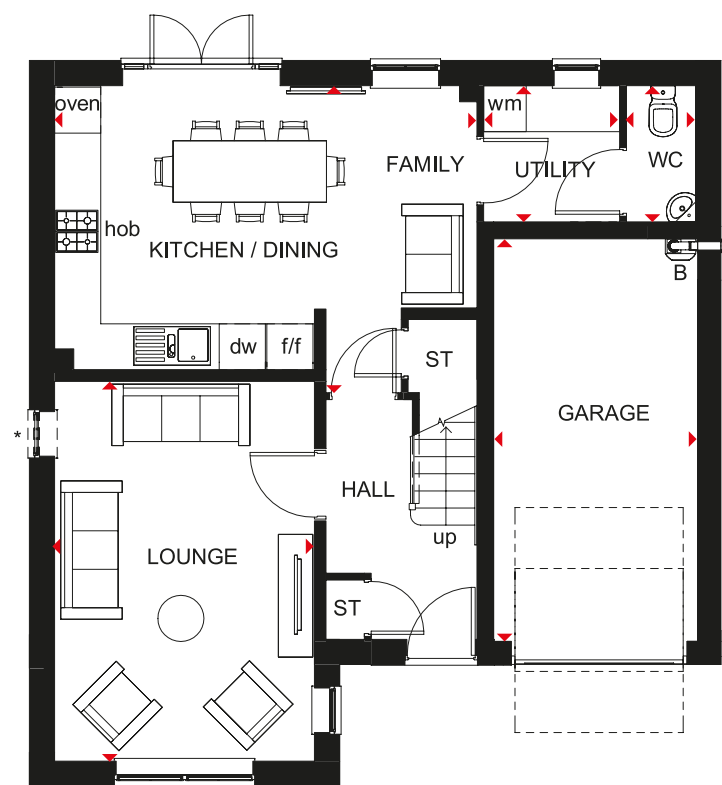
(Approximate dimensions)

| | | | | |
|------------|----|-----------------------|-----|----------------------|
| KEY | B | Boiler | f/f | Fridge/freezer space |
| | ST | Store | dw | Dishwasher space |
| | wm | Washing machine space | ◀▶ | Dimension location |

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; 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 master with en suite, and a family bathroom

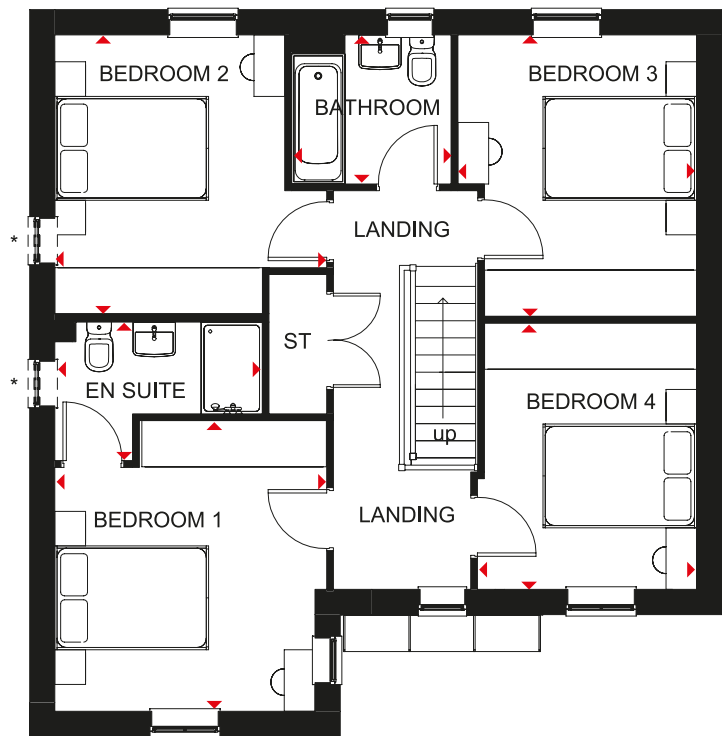


Ground Floor

| | | |
|-----------------------|---------------|---------------|
| Lounge | 3385 x 4943mm | 11'1" x 16'3" |
| Kitchen/Dining/Family | 5501 x 4000mm | 18'1" x 13'1" |
| WC | 903 x 1776mm | 3'0" x 5'10" |
| Utility | 1771 x 1776mm | 5'10" x 5'10" |
| Garage | 5240 x 2655mm | 17'2" x 8'9" |

(Approximate dimensions)

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



First Floor

| | | |
|-----------|---------------|----------------|
| Bedroom 1 | 3536 x 3780mm | 11'7" x 12'5" |
| En Suite | 2698 x 1801mm | 8'10" x 5'11" |
| Bedroom 2 | 3627 x 3536mm | 11'11" x 11'7" |
| Bedroom 3 | 3108 x 3660mm | 10'2" x 12'0" |
| Bedroom 4 | 2853 x 3463mm | 9'4" x 11'4" |
| Bathroom | 2076 x 1939mm | 6'10" x 6'4" |

(Approximate dimensions)

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

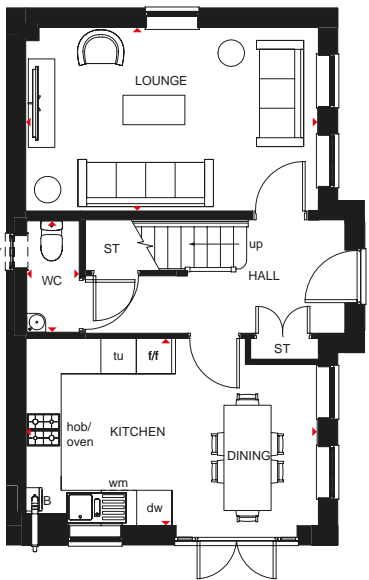
| | | | | |
|-----|----|-----------------------|-----|----------------------|
| KEY | B | Boiler | f/f | Fridge/freezer space |
| | ST | Store | dw | Dishwasher space |
| | wm | Washing machine space | ◄► | Dimension location |
| | | | | |

HESKETH DETACHED

4 BEDROOM DETACHED HOME



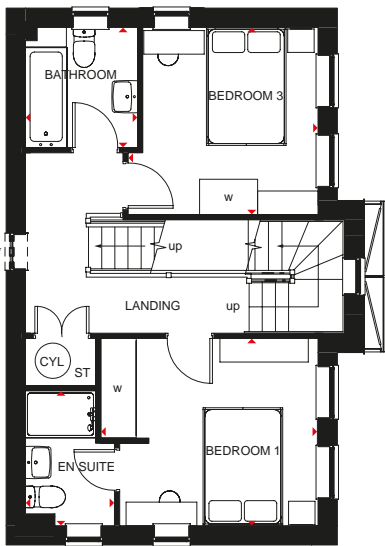
- Good-sized detached home designed over three floors
- Bright, open-plan fitted kitchen with dining area leads to the garden, while a spacious lounge provides room to relax
- Upstairs are two double bedrooms, the main bedroom with en suite, and the family bathroom
- Two further double bedrooms and a shower room are on the second floor



Ground Floor

| | | |
|----------------|---------------|---------------|
| Lounge | 4963 x 3113mm | 16'3" x 10'3" |
| Kitchen/Dining | 4963 x 3175mm | 16'3" x 10'5" |
| WC | 925 x 1923mm | 3'0" x 6'4" |

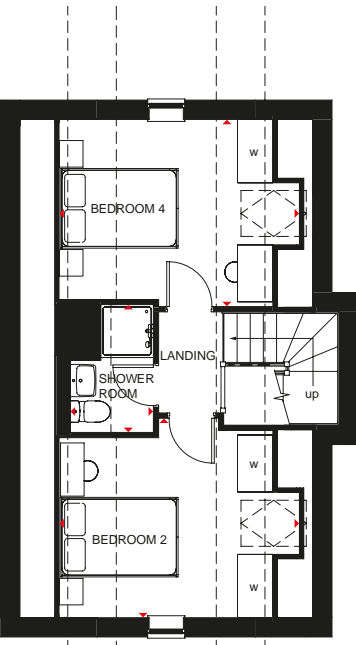
(Approximate dimensions)
* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots



First Floor

| | | |
|-----------|---------------|---------------|
| Bedroom 1 | 3684 x 3175mm | 12'1" x 10'5" |
| En Suite | 1511 x 2287mm | 4'11" x 7'6" |
| Bedroom 3 | 3220 x 3175mm | 10'7" x 10'5" |
| Bathroom | 1903 x 2038mm | 6'3" x 6'8" |

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



Second Floor

| | | |
|-------------|---------------|---------------|
| Bedroom 2 | 4076 x 3532mm | 13'4" x 11'7" |
| Bedroom 4 | 4076 x 3175mm | 13'4" x 10'5" |
| Shower room | 1323 x 2168mm | 4'4" x 7'1" |

(Approximate dimensions)
* Lowered ceiling heights

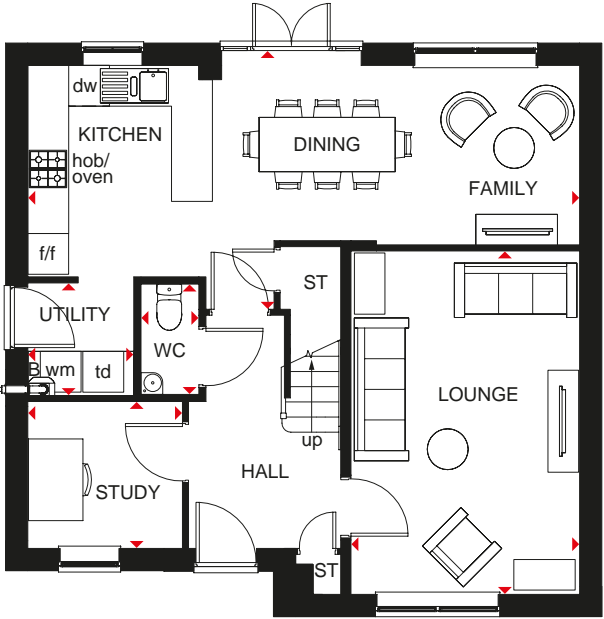
| | | | | | | |
|------------|-----|----------|-----|-----------------------|----|--------------------|
| KEY | B | Boiler | wm | Washing machine space | w | Wardrobe space |
| | ST | Store | f/f | Fridge/freezer space | tu | Tall unit |
| | CYL | Cylinder | dw | Dishwasher space | ◀▶ | Dimension location |

RADLEIGH

4 BEDROOM DETACHED HOME



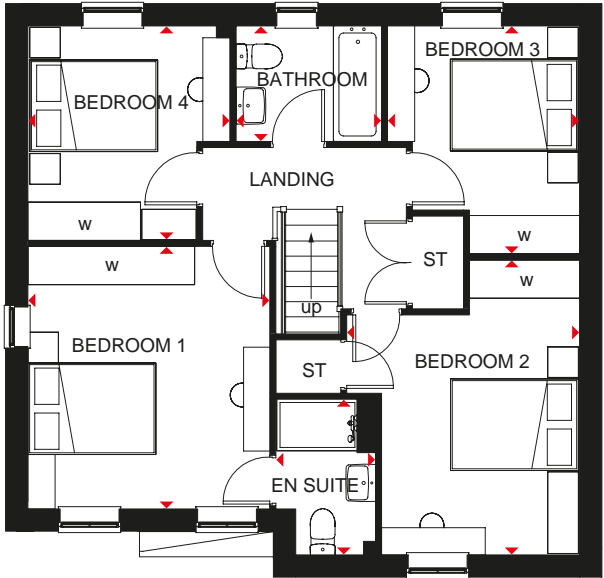
- A bright and airy family home
- The large open-plan kitchen has dining and family areas and French doors leading to the garden. There is also a separate utility room
- A spacious lounge and separate study are also on the ground floor
- Upstairs are four double bedrooms, the main bedroom with en suite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



Ground Floor

| | | |
|---------------------------|---------------|---------------|
| Lounge | 3361 x 5046mm | 11'0" x 16'7" |
| Kitchen/ Dining/Family | 8110 x 3583mm | 26'7" x 11'9" |
| Utility | 1558 x 1655mm | 5'1" x 5'5" |
| Study | 2273 x 2158mm | 7'5" x 7'1" |
| WC | 850 x 1621mm | 2'9" x 5'4" |

(Approximate dimensions)



First Floor

| | | |
|-----------|---------------|---------------|
| Bedroom 1 | 3557 x 3858mm | 11'9" x 12'8" |
| En Suite | 1465 x 2287mm | 4'9" x 7'6" |
| Bedroom 2 | 3423 x 4335mm | 11'3" x 14'3" |
| Bedroom 3 | 2824 x 3350mm | 9'3" x 11'0" |
| Bedroom 4 | 2973 x 3152mm | 9'9" x 10'4" |
| Bathroom | 2137 x 1699mm | 7'0" x 5'7" |

(Approximate dimensions)

| | | | | | | |
|-----|----|-----------------------|-----|----------------------|----|--------------------|
| KEY | B | Boiler | f/f | Fridge/freezer space | w | Wardrobe space |
| | ST | Store | dw | Dishwasher 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.



5 GREAT REASONS TO BUY WITH BARRATT

1. 5 Stars for Customer Satisfaction

No other major national housebuilder^{**} has been awarded a Home Builders Federation 5 Star Housebuilder accolade every year since 2010[^]. All thanks to positive recommendations by our customers.

2. Building homes for over 5 decades

We've been established for over 5 decades and in that time have built over 300,000 new homes. Our commitment to quality and innovation is shown in the highest standards of design, construction, finish and the customer service we provide.

3. Award winners, time and time again

Our steadfast commitment to quality has ensured that for the eighteenth year in a row our site managers have picked up more awards than any other housebuilder, winning NHBC Pride in the Job awards for their workmanship and demonstrating our dedication and commitment to building homes of the very highest standard.

4. Creating places where you'll love to live both inside and out

Our light, open-plan properties are really adaptable – every room can suit a variety of lifestyles. Whether you want space for the kids to play or more room to entertain friends, our fantastic range of homes can give you that flexibility.

We also know our customers love green open spaces and we go to great lengths to maintain and enhance the local environment on our developments. In fact, we plant an average of 20 shrubs or trees for each home we build, creating a beautiful and sustainable environment to live in.

5. Our energy-efficient homes could save you money

Every home we build is sustainable and energy-efficient – minimising their impact on the environment, whilst reducing your energy costs too. Our homes could save you money by being up to 69% more energy efficient than a same-sized older home – even after it's been modernised. As a result, you could save a staggering £1,418^{***} per year on your energy bill.

Find out more, talk to one of our Sales Advisers today.



Images may include optional upgrades at additional cost. All information in this document is correct to the best of our knowledge at the time of going to print. Abbey View is a marketing name only and may not be the designated postal address, which may be determined by The Post Office. [^]We are the only major national housebuilder to be awarded this key industry award 13 years in a row. ^{**}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. ^{***}See our website or speak to one of our Sales Advisers for details. First 2 years covered by Builder Warranty or similar. Years 3-10 covered by NHBC Insurance or similar. Available on virtually all of our developments. Your statutory rights are unaffected. ^{***}Refers to the Barratt Developments PLC Group brands. ^{***}Indicative figures, based on research from Briary Energy, April 2022.

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.



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