

HARCLAY PARK

STUMP CROSS, CHAPEL HILL, BOROUGHBRIDGE, NORTH YORKSHIRE YO51 9HT



1, 2, 3 & 4 BEDROOM HOMES



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 warranty and insurance policy, known as Buildmark, which includes a 2 year builder warranty period, followed by an 8 year insurance cover. 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.



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.



HARCLAY PARK

CHAPEL HILL, BOROUGHBRIDGE, NORTH YORKSHIRE, YO51 9HT

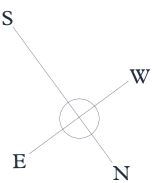
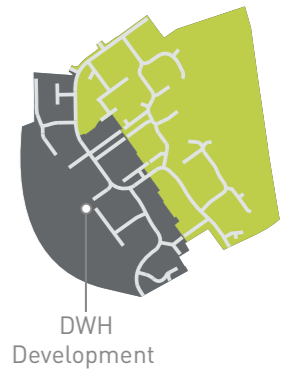
- Amber**
1 Bedroom Home
- Kenley**
2 Bedroom Home
- Ellerton**
3 Bedroom Home
- Maidstone**
3 Bedroom Home
- Moresby**
3 Bedroom Home
- Denby**
3 Bedroom Home
- Kingsley**
4 Bedroom Home
- Hesketh**
4 Bedroom Home
- Kingsville**
4 Bedroom Home
- Windermere**
4 Bedroom Home
- Woodcote**
4 Bedroom Home
- Halton**
4 Bedroom Home
- Radleigh**
4 Bedroom Home
- Affordable Housing**
- SH **Show Home**
- MS **Marketing Suite**
- V **Visitor Parking Space**
- S/S **Substation**
- BCP **Bin Collection Point**

- Existing Trees**
- Path**
- New Tree Lines**
- Grassland**
- SUDS Basin**

Giving nature a home on this development:

- Bat **Bat Box**
Selected plots*
- Swift **Swift Box**
Selected plots*
- Hedgehog **Hedgehog House**
- Log **Log / Habitat Piles**

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



barratthomes.co.uk

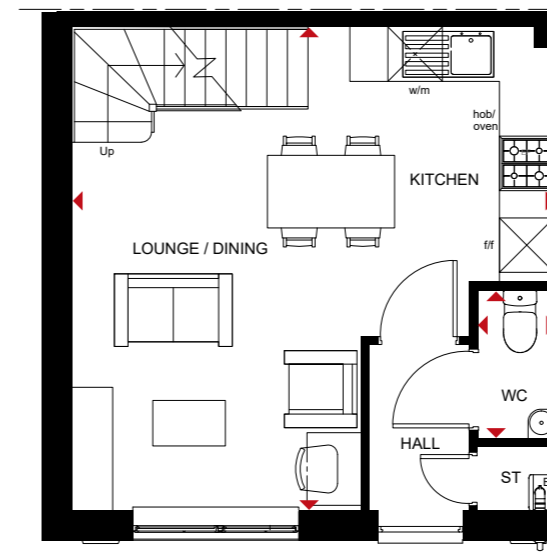


AMBER

1 BEDROOM HOME



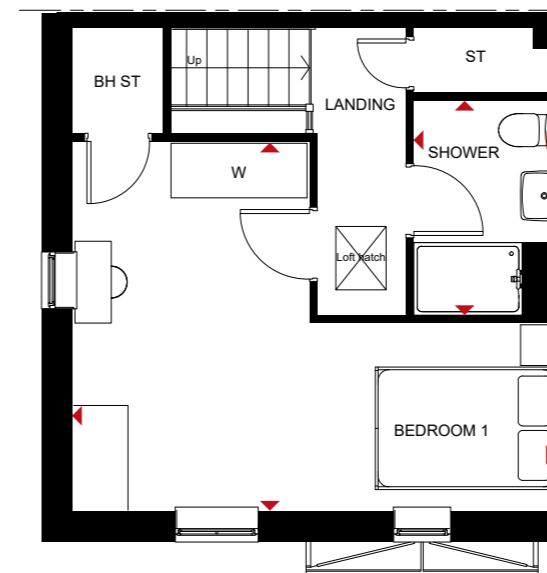
- This home is a perfect start for first-time buyers
- A good-sized open-plan lounge, dining area and fitted kitchen make up the ground floor along with a separate WC
- Upstairs is a spacious double bedroom, a shower room and plenty of storage space



Ground Floor

Kitchen/Living	5325 x 5312 mm	17'6" x 17'5"
WC	1624 x 866 mm	5'4" x 2'9"

(Approximate dimensions)



First Floor

Bedroom 1	4064 x 5325 mm	13'4" x 17'6"
Shower room	2359 x 1613 mm	7'8" x 5'3"

(Approximate dimensions)

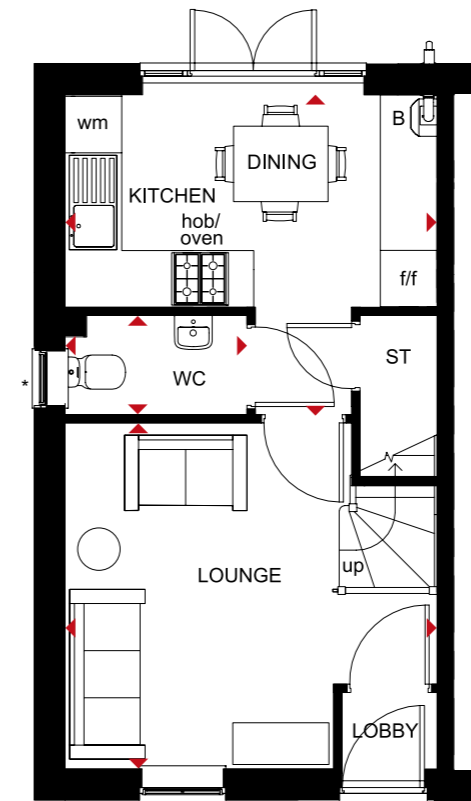
KEY	ST	Store	f/f	Fridge/freezer space
	BH ST	Bulkhead store		
	wm	Washing machine space		

KENLEY

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

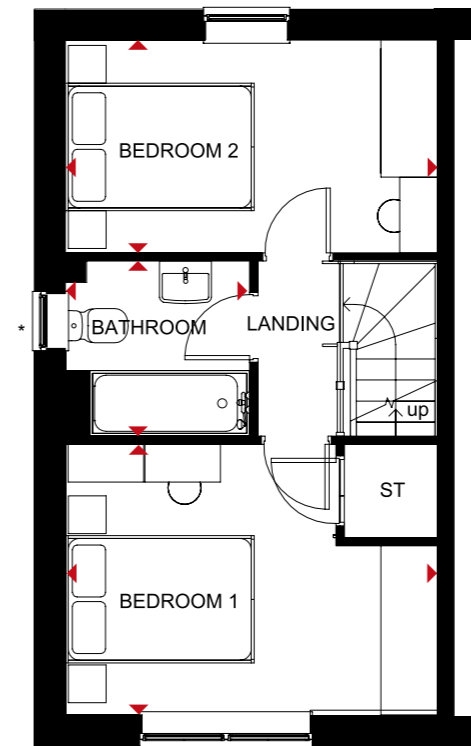


Ground Floor

Lounge	3943 x 3668mm	12'11" x 12'0"
Kitchen/Dining	3943 x 3454mm	12'11" x 11'4"
WC	1888 x 1050mm	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.

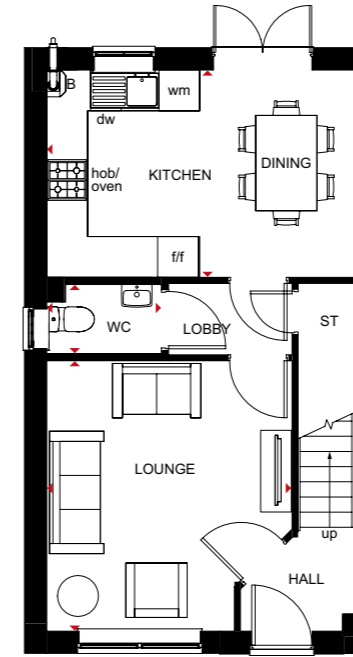
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	◀▶	Dimension location
	wm	Washing machine space		

ELLERTON

3 BEDROOM SEMI-DETACHED HOME



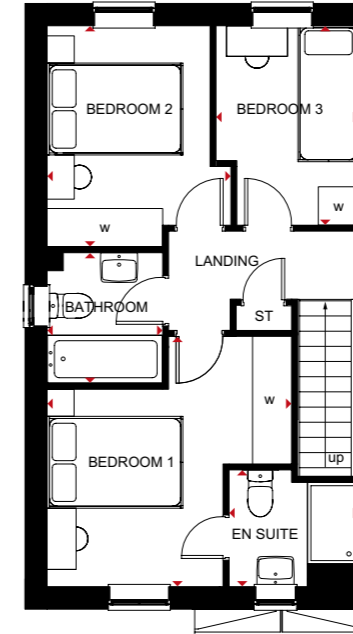
- Bright, practical home, ideal for modern family living
- Large, open-plan kitchen with ample dining space has French doors leading to the rear garden
- Good-sized lounge for all the family to relax in
- Upstairs, the main bedroom has an en suite shower room, and there is a further double bedroom, a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



Ground Floor

Lounge	3605 x 3972mm	11'10" x 13'0"
Kitchen/Dining	4598 x 3048mm	15'1" x 10'0"
WC	1703 x 1050mm	5'7" x 3'5"

[Approximate dimensions]



First Floor

Bedroom 1	3605 x 3688mm	11'10" x 12'1"
En Suite	1918 x 1716mm	6'4" x 5'8"
Bedroom 2	2708 x 3250mm	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]

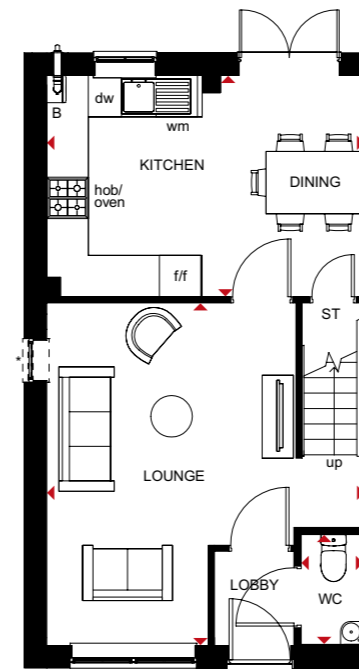
KEY	B Boiler	wm Washing machine space	w Wardrobe space
	ST Store	f/f Fridge/freezer space	◀▶ Dimension location
	BH ST Bulkhead store	dw Dishwasher space	

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 family bathroom

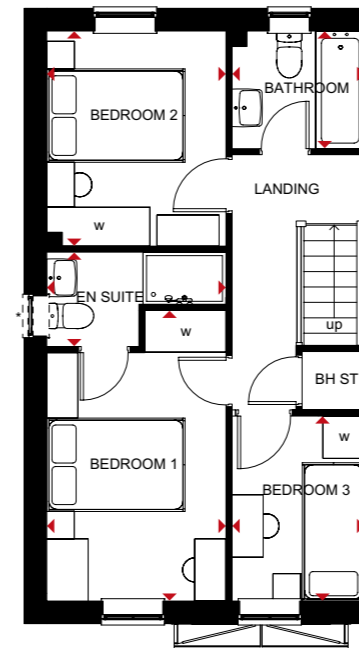


Ground Floor

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.

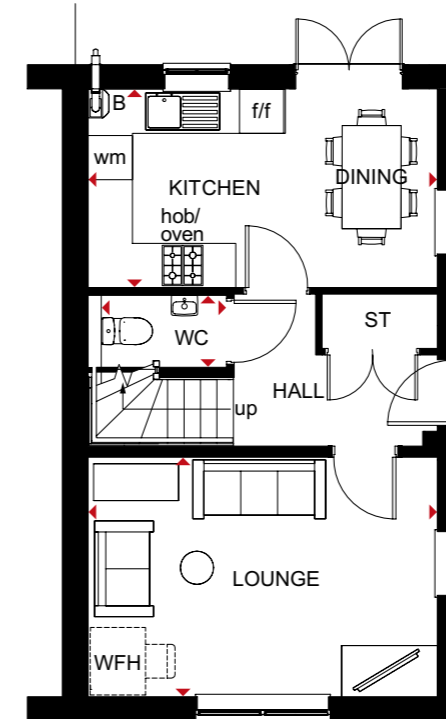
KEY	B	Boiler	wm	Washing machine space	w	Wardrobe space
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	BH ST	Bulkhead store	dw	Dishwasher space		

MORESBY

3 BEDROOM END-TERRACED HOME



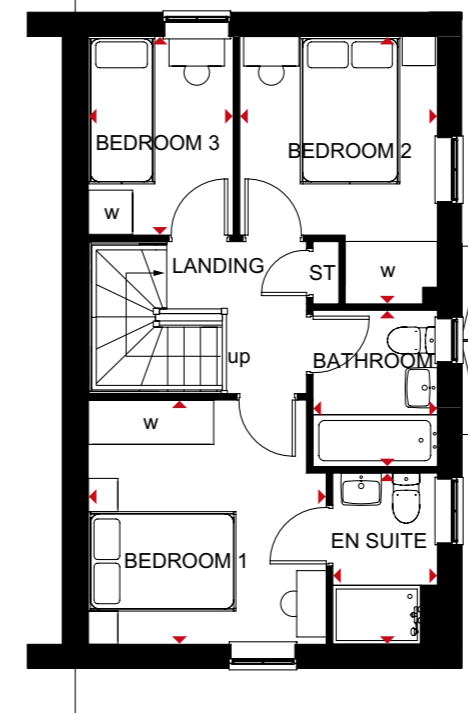
- A bright family home full of light and plenty of space
- The ground floor comprises of a dual-aspect lounge and an open-plan kitchen with dining area opening onto the garden
- The first floor features two double bedrooms, the main bedroom with en suite, a single bedroom and family bathroom



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]

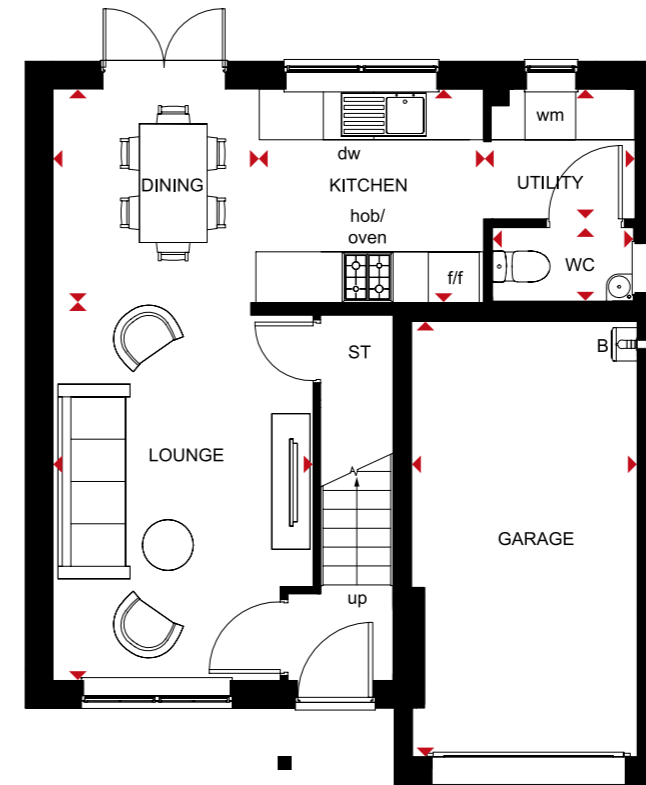
KEY	B	Boiler	f/f	Fridge/freezer space	◀▶ Dimension location
	ST	Store	w	Wardrobe space	
	wm	Washing machine space	WFH	Working from home space	

DENBY

3 BEDROOM DETACHED HOME



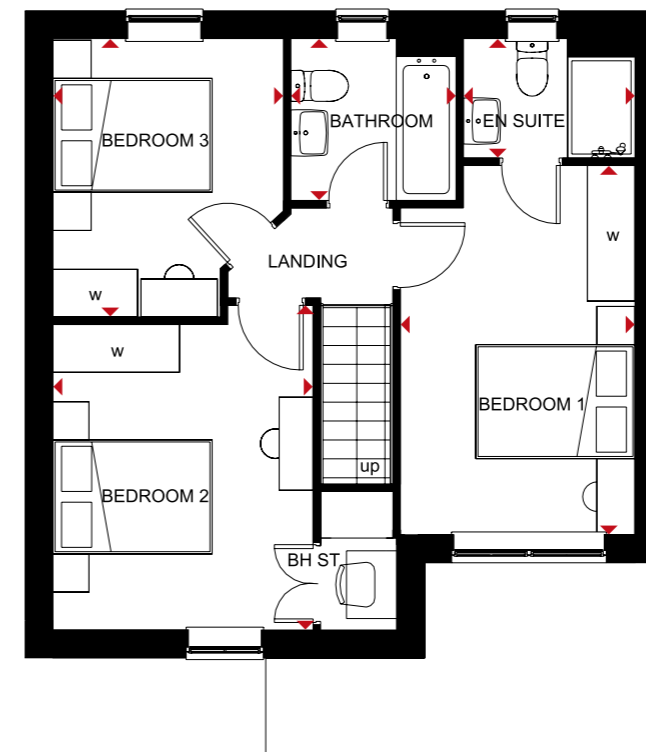
- Free-flowing living space creates a flexible family home
- Large windows and French doors to the rear garden give the open-plan lounge, dining area, kitchen and utility a bright and airy feeling
- Integral garage adds convenience and security
- Upstairs are three double bedrooms – the main bedroom with en suite – and the family bathroom



Ground Floor

Lounge	3072 x 4462mm	10'1" x 14'8"
Kitchen	2688 x 2523mm	8'10" x 8'3"
Dining	2397 x 2523mm	7'10" x 8'3"
Utility	1789 x 1533mm	5'10" x 5'0"
WC	1701 x 903mm	5'7" x 3'0"
Garage	2663 x 5142mm	8'9" x 16'10"

[Approximate dimensions]



First Floor

Bedroom 1	2770 x 4361mm	9'1" x 14'4"
En Suite	2026 x 1412mm	6'8" x 4'8"
Bedroom 2	3072 x 3834mm	10'1" x 12'7"
Bedroom 3	2722 x 3289mm	8'11" x 10'9"
Bathroom	1950 x 1913mm	6'5" x 6'3"

[Approximate dimensions]

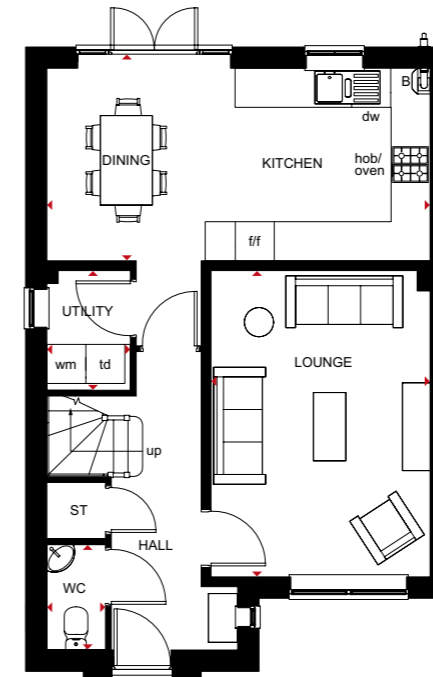
KEY					
B	Boiler	wm	Washing machine space	w	Wardrobe space
ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
BH ST	Bulkhead store	dw	Dishwasher space		

KINGSLEY

4 BEDROOM DETACHED HOME



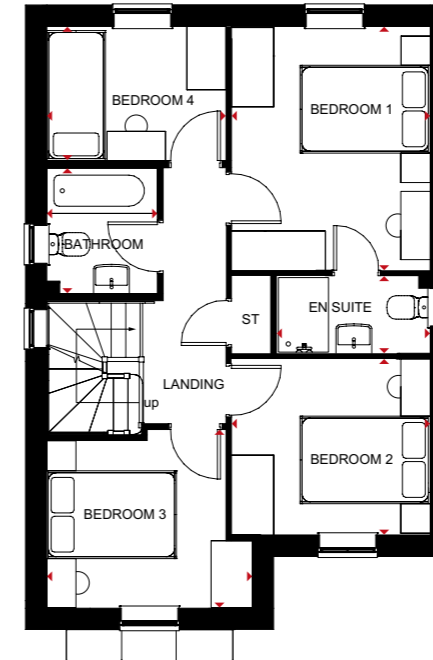
- Bright, airy family home with oversized windows to maximise light
- The large open-plan kitchen has a dining area with French doors leading to the garden and there is also a separate utility room
- The spacious lounge is a great place for the family to relax in
- Upstairs are three double bedrooms,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



Ground Floor

Lounge	4694 x 3370mm	5'4" x 11'0"
Kitchen/Dining	2970 x 5885mm	9'8" x 19'3"
Utility	1839 x 1282mm	6'0" x 4'2"
WC	1589 x 864mm	5'2" x 2'10"

[Approximate dimensions]



First Floor

Bedroom 1	3755 x 3048mm	12'3" x 10'0"
En Suite	1194 x 2360mm	3'11" x 7'8"
Bedroom 2	2684 x 3046mm	8'9" x 9'11"
Bedroom 3	2743 x 3150mm	8'11" x 10'4"
Bedroom 4	2080 x 2749mm	6'9" x 9'0"
Bathroom	1957 x 1695mm	6'5" x 5'6"

[Approximate dimensions]

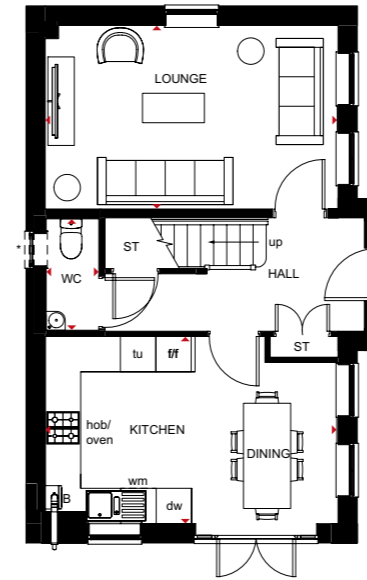
KEY	B	Boiler	f/f	Fridge/freezer space	◀▶ Dimension location
	ST	Store	dw	Dishwasher space	
	wm	Washing machine space	td	Tumble dryer space	

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

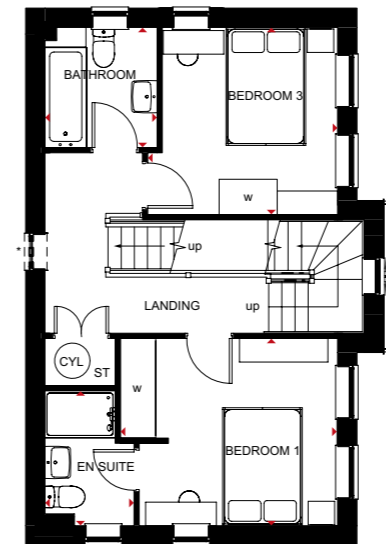


Ground Floor

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

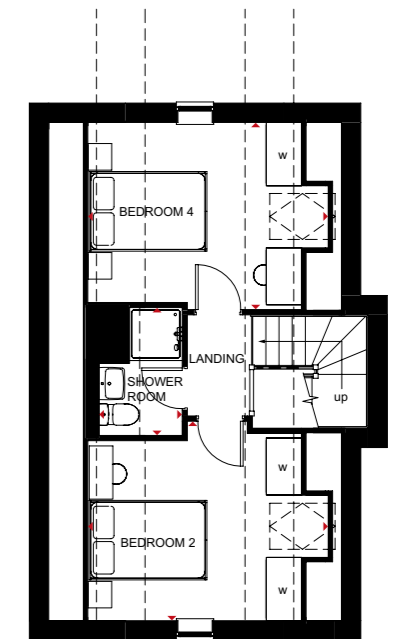


First Floor

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

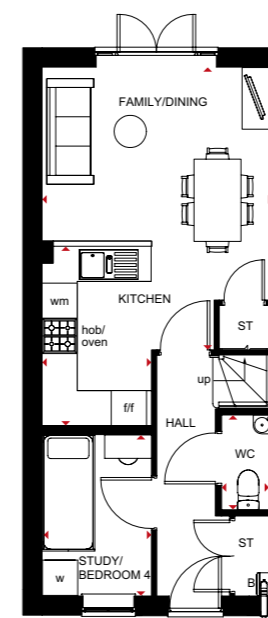
KEY	B	Boiler	wm	Washing machine space	w	Wardrobe space
	ST	Store	f/f	Fridge/freezer space	tu	Tall unit
	CYL	Cylinder	dw	Dishwasher space	◀▶	Dimension location

KINGSVILLE

4 BEDROOM TERRACED HOME



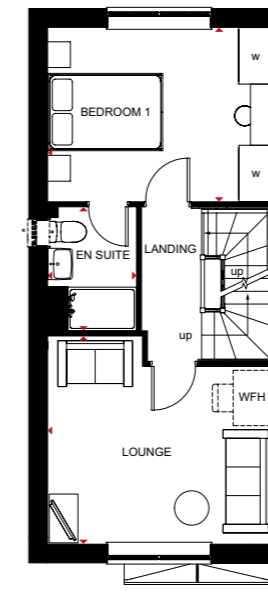
- An ideal family home designed over three floors
- A generous open-plan kitchen with dining and family areas, and a fourth bedroom/study are on the ground floor
- On the first floor oversized windows fill the lounge and main bedroom with light, giving them a bright and airy feeling, and the bedroom 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]

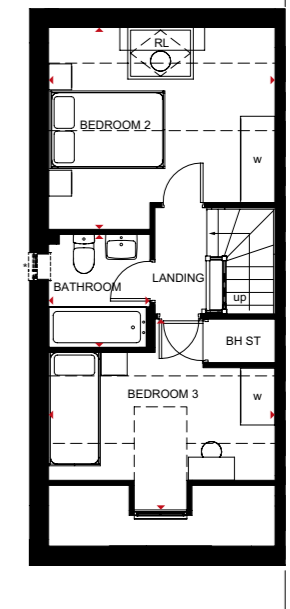


First Floor

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.

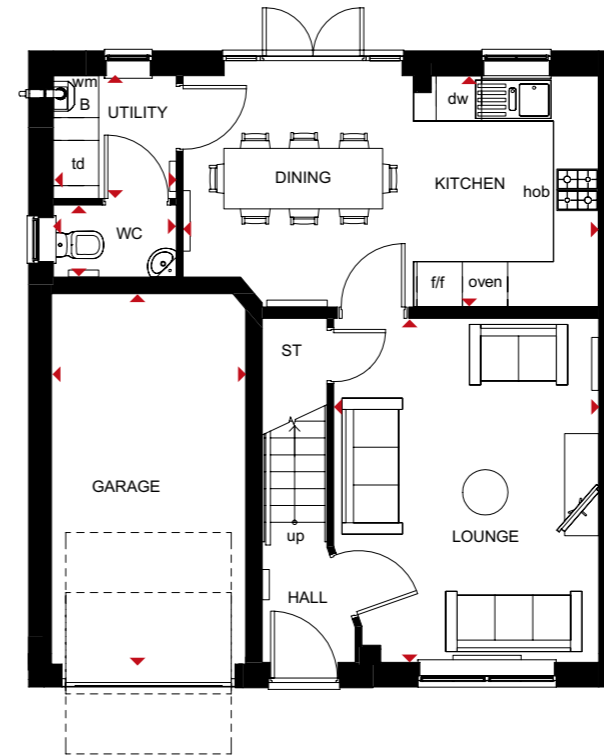
KEY	B Boiler	wm Washing machine space	WFH Working from home space
	ST Store	f/f Fridge/freezer space	RL Roof light
	BH ST Bulkhead store	w Wardrobe space	◀▶ Dimension location

WINDERMERE

4 BEDROOM DETACHED HOME



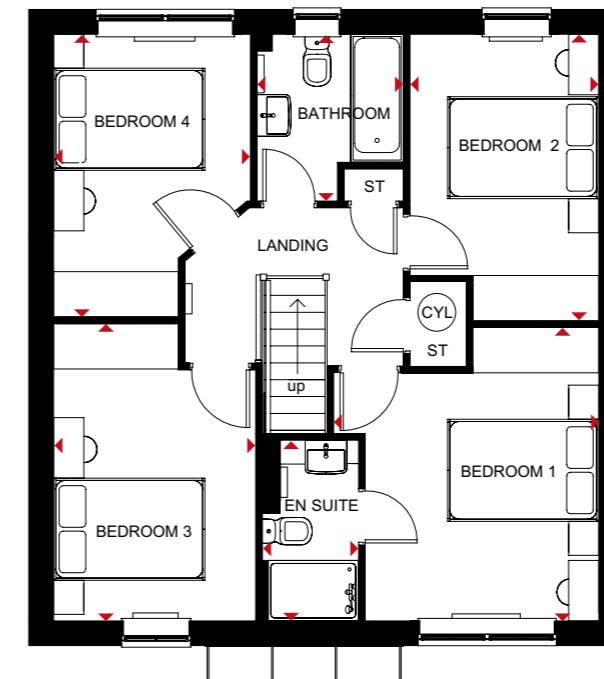
- Light flows into this bright, airy family home through oversized windows, giving a feeling of spaciousness
- The large open-plan kitchen is ideal for modern living with a dining area that has French doors leading to the garden, and a separate utility room
- A spacious lounge is the perfect place for 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]

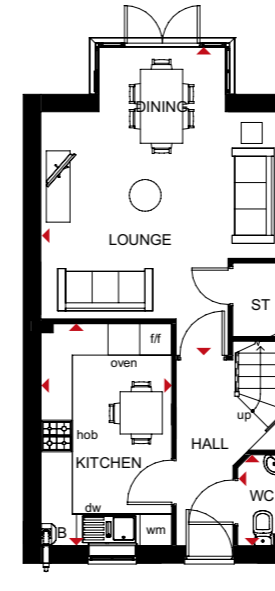
KEY	B	Boiler	wm	Washing machine space	td	Tumble dryer space
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	CYL	Cylinder	dw	Dishwasher space		

WOODCOTE

4 BEDROOM HOME



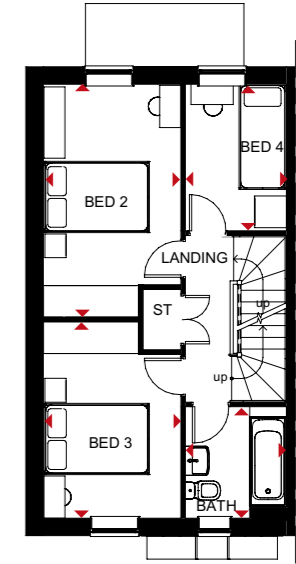
- Spacious home, perfectly designed over three floors for modern living
- A glazed bay in the lounge and dining area opens onto the rear garden and a fitted kitchen includes room for a breakfast area
- Two double bedrooms, a single bedroom and bathroom are on the first floor
- Exceptionally spacious main bedroom with en suite and dressing area takes up the entire second floor



Ground Floor

Lounge/Dining	5845 x 4608mm	19'2" x 15'1"
Kitchen	4211 x 2481mm	13'10" x 8'2"
WC	1726 x 878mm	5'8" x 2'11"

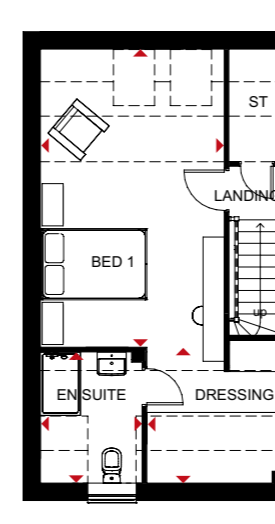
(Approximate dimensions)



First Floor

Bedroom 2	4414 x 2608mm	14'6" x 8'7"
Bedroom 3	3722 x 2608mm	12'3" x 8'7"
Bedroom 4	2779 x 1912mm	9'1" x 6'3"
Bathroom	2112 x 1912mm	6'11" x 6'3"

(Approximate dimensions)



Second Floor

Bedroom 1	5650 x 3482mm	18'6" x 11'5"
En Suite	1926 x 2486mm	6'4" x 8'2"
Dressing Area	2594 x 2574mm	8'6" x 8'5"

(Approximate dimensions)

*Overall floor dimension includes lower ceiling areas.

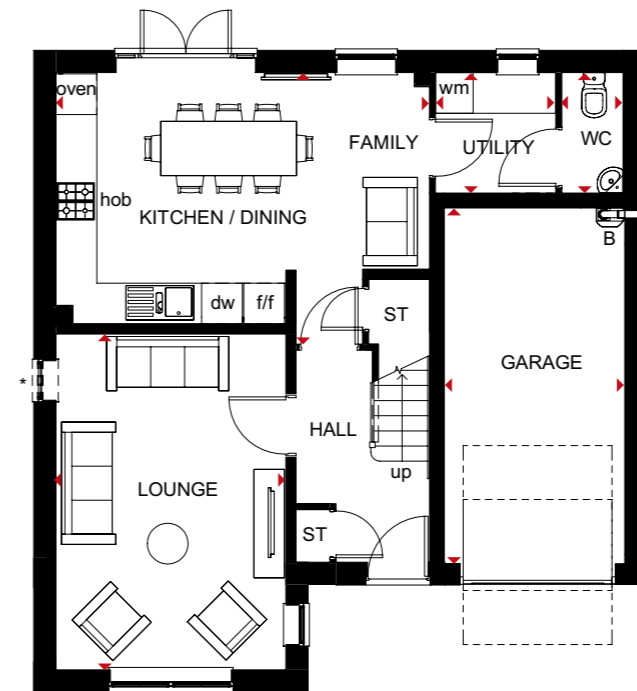
KEY	B	Boiler	wm	Washing machine space	◀▶	Dimension location
	ST	Store	f/f	Fridge/freezer space		
	CYL	Cylinder	dw	Dishwasher space		

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; 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.

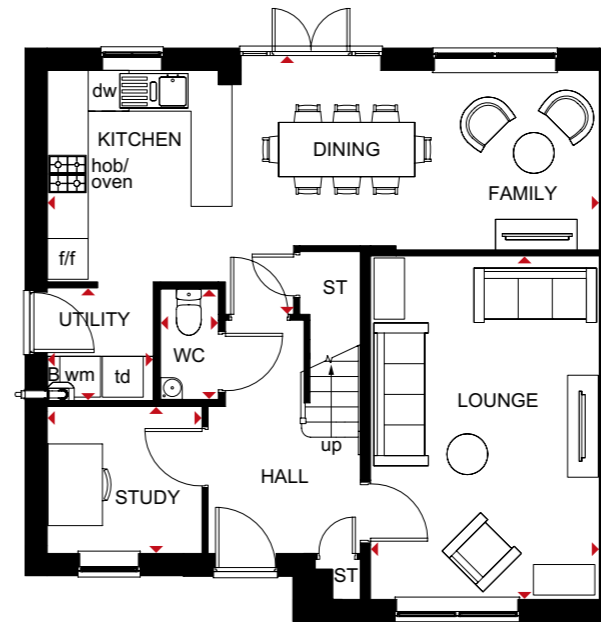
KEY	B	Boiler	wm	Washing machine space	dw	Dishwasher space
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location

RADLEIGH

4 BEDROOM DETACHED HOME



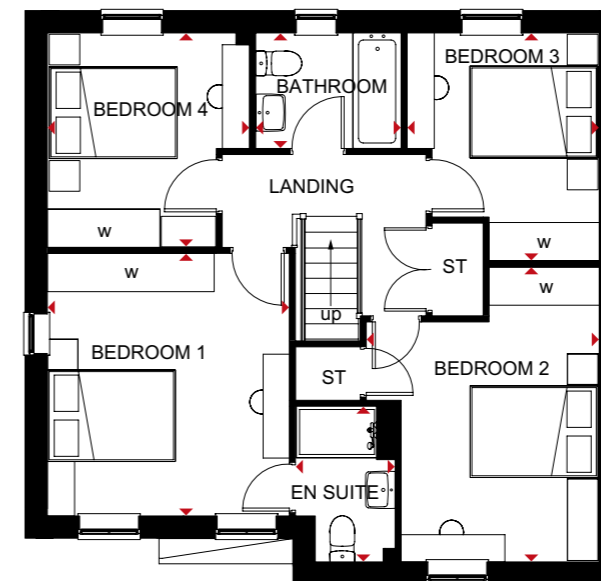
- A bright and airy family home
- The large open-plan kitchen has dining and family areas and French doors leading to the garden. There is also a separate utility room
- A spacious lounge and separate study are also on the ground floor
- Upstairs are four double bedrooms, the main bedroom with en suite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

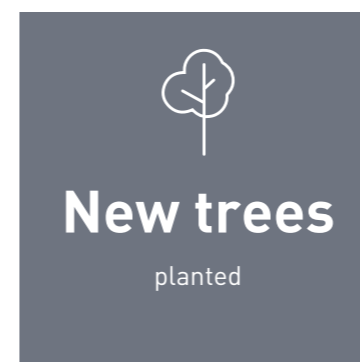
KEY	B	Boiler	f/f	Fridge/freezer space	w	Wardrobe space
	ST	Store	dw	Dishwasher space	◀▶	Dimension location
	wm	Washing machine space	td	Tumble dryer space		

CREATING A SUSTAINABLE COMMUNITY WHERE FAMILIES AND NATURE CAN THRIVE

At Barratt Homes, we do more than simply craft beautiful homes and desirable developments.

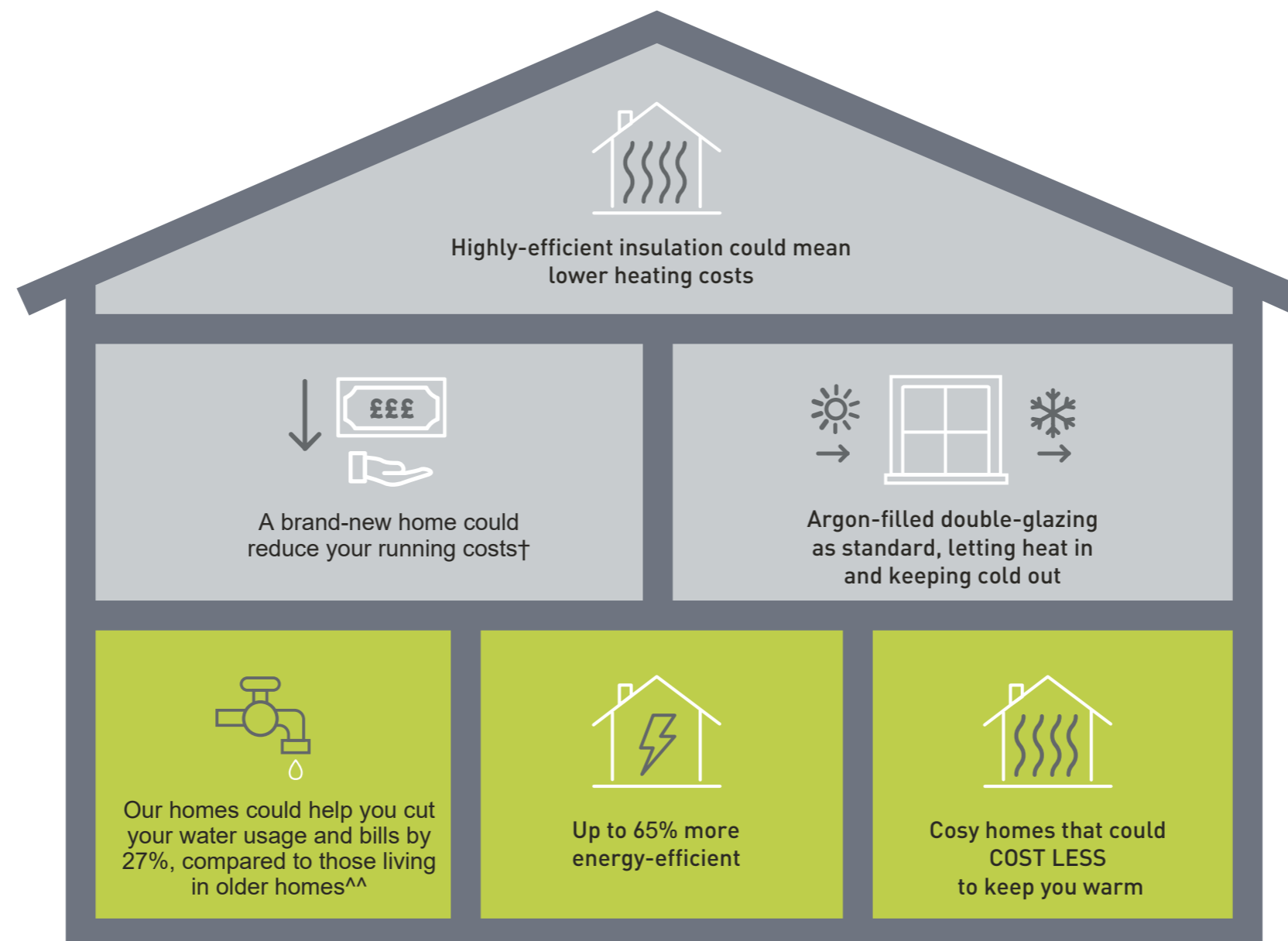
We design and build great places that meet the highest standards, and that promote sustainable, healthy and happy living for our customers.

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.



†Based on Government and Ofgem data in the HBF "Watt a Save" reports which provide annual average usage figures for existing homes vs new-build homes in the UK.

^^Indicative figures, based on HBF data published October 2024. Based on the average new build household using 96,000 litres of water per year, compared to 130,000 litres used by occupants of existing properties

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 8466

