



**BARRATT**  
— 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.



# SPITFIRE GREEN

- **Westwood** 2 bedroom apartment
- **Tewksbury** 2 bedroom apartment
- **Kenley** 2 bedroom home
- **Alverton** 2 bedroom home
- **Norbury** 3 bedroom home
- **Ellerton** 3 bedroom home
- **Maidstone** 3 bedroom home
- **Moresby** 3 bedroom home
- **Hesketh** 4 bedroom home
- **Chester** 4 bedroom home
- **Radleigh** 4 bedroom home
- **Alderney** 4 bedroom home

● **Affordable Housing**

● **DMV Discounted Market Value:**

Tewksbury apartments 2 bedroom  
plots 22-33

Miles  
plots 54, 55, 56 & 57

Gloster  
plots 58, 59, 68 & 69

Curtiss  
plots 78, 79, 80 & 81

Avro  
plots 72 & 73

C/S **Cycle Store** B/S **Bins Store**

BCP **Bin Collection Point**

G/G **Gas Governor**

S/S **Substation**



**Trees**



**Swale**



**Gravel paths**



**Mature trees**



**New tree lines**



**Balancing pond**



**Wildflower meadow**



**Species rich grassland**



**Play Area**

**Giving nature a home on this development :**



**Bat Box**



**Log Pile**



**Swift Box**



**Bug Hotel**



**Bee Bank**



**Hedgehog Highway**



**Kestrel Box**



# WESTWOOD COLEFORD

## 2 BEDROOM APARTMENT

Waste Water Heat  
Recovery  
Systems

Argon-filled  
double-glazing

Highly-efficient  
insulation

Electric car  
charging  
point

Decentralised  
mechanical  
extract ventilation  
(d-MEV)



### Ground Floor

Lounge/Kitchen/Dining	6990mm x 4435mm	22' 11" x 14' 7"
Bedroom 1	4005mm x 2760mm	13' 2" x 9' 1"
Bedroom 2	3151mm x 2593mm	10' 4" x 8' 6"
Bathroom	2145mm x 1998mm	7' 0" x 6' 7"

(Approximate dimensions)

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





# WESTWOOD COLEFORD

## 2 BEDROOM APARTMENT

Waste Water Heat Recovery Systems

Argon-filled double-glazing

Highly-efficient insulation

Electric car charging point

Decentralised mechanical extract ventilation (d-MEV)



### Ground, First and Second Floors

Lounge/Kitchen/Dining	6990mm x 4435mm	22' 11" x 14' 7"
Bedroom 1	4005mm x 2760mm	13' 2" x 9' 1"
Bedroom 2	3151mm x 2593mm	10' 4" x 8' 6"
Bathroom	2145mm x 1998mm	7' 0" x 6' 7"

(Approximate dimensions)

**KEY**

B	Boiler	f/f	Fridge/freezer space
ST	Store	◀▶	Dimension location
w	Wardrobe space		



# WESTWOOD HORNSEA

## 2 BEDROOM APARTMENT



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Highly-efficient insulation



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



### Ground, First and Second Floors

Lounge/Kitchen/Dining	6311mm x 4535mm	20' 8" x 14' 11"
Bedroom 1	4243mm x 2818mm	13' 11" x 9' 3"
Bedroom 2	3034mm x 2550mm	9' 11" x 8' 4"
Bathroom	2145mm x 1998mm	7' 0" x 6' 7"

[Approximate dimensions]

### KEY

B	Boiler	f/f	Fridge/freezer space
ST	Store	◀▶	Dimension location
w	Wardrobe space		



# WESTWOOD LOUGHTON

## 2 BEDROOM APARTMENT

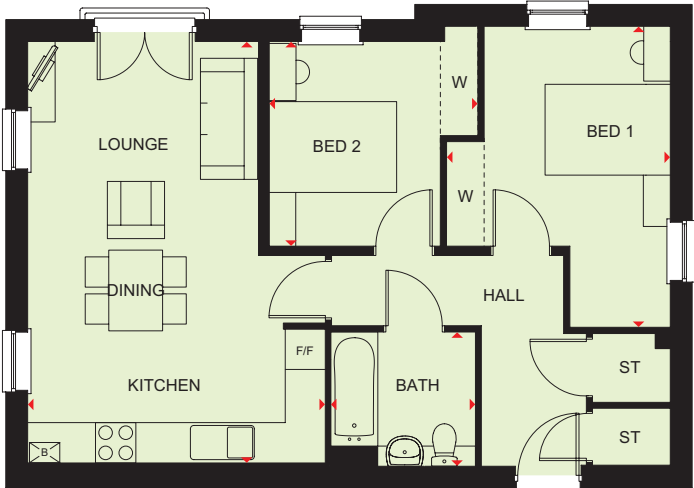
Waste Water Heat Recovery Systems

Argon-filled double-glazing

Highly-efficient insulation

Electric car charging point

Decentralised mechanical extract ventilation (d-MEV)



### Ground, First and Second Floors

Lounge/Kitchen/Dining	6311mm x 4435mm	20' 8" x 14' 11"
Bedroom 1	4468mm x 2774mm	14' 8" x 9' 1"
Bedroom 2	3035mm x 2250mm	9' 11" x 8' 4"
Bathroom	2145mm x 1998mm	7' 0" x 6' 7"

(Approximate dimensions)

\* Plot-specific windows only. \*\*Door to select plots.

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





# KENLEY

## 2 BEDROOM HOME



Electric car  
charging  
point



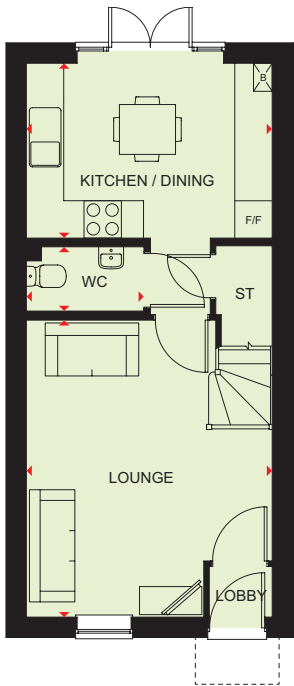
Waste Water Heat  
Recovery  
Systems



Argon-filled  
double-glazing



Highly-efficient  
insulation

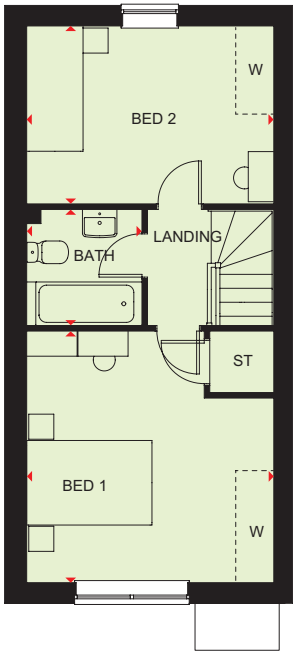


### Ground Floor

Lounge	3958 x 4761 mm	13'0" x 15'7"
Kitchen/Dining	3910 x 2789 mm	12'10" x 9'2"
WC	1893 x 1115 mm	6'3" x 3'8"

[Approximate dimensions]

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



### First Floor

Bedroom 1	3957 x 4010 mm	13'0" x 13'2"
Bedroom 2	3958 x 2838 mm	13'0" x 9'4"
Bathroom	1860 x 1853 mm	6'1" 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  
ST Store  
f/f Fridge/freezer space

w Wardrobe space  
◀▶ Dimension location



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# ALVERTON

## 2 BEDROOM HOME



Electric car  
charging  
point



Waste Water Heat  
Recovery  
Systems



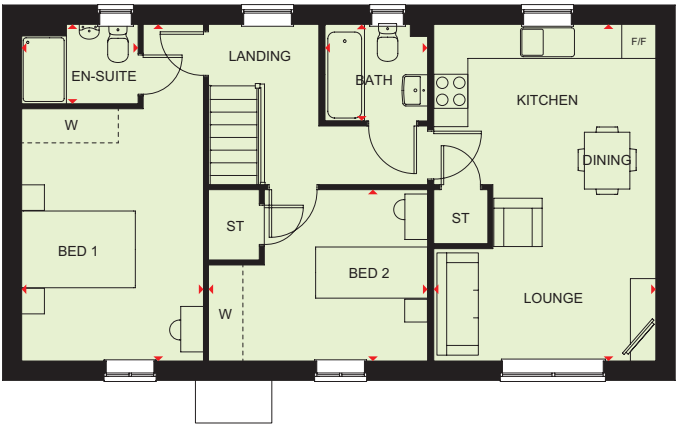
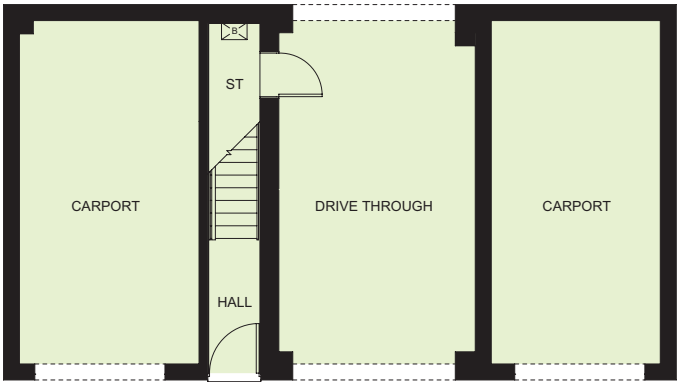
Argon-filled  
double-glazing



Flue Gas Heat  
Recovery



Highly-efficient  
insulation



### First Floor

Lounge	3916 x 3111 mm	12'10" x 10'2"
Kitchen/Dining	3916 x 2829 mm	12'10" x 9'3"
Bedroom 1	3192 x 4446 mm	10'6" x 14'7"
Bedroom 2	3842 x 3023 mm	12'7" x 9'11"
Bathroom	1846 x 1709 mm	6'1" x 5'7"
En suite	2057 x 1406 mm	6'9" x 4'7"

(Approximate dimensions)

### KEY

B Boiler  
ST Store  
f/f Fridge/freezer space

w Wardrobe space  
◀▶ Dimension location



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# ALVERTON

## 2 BEDROOM HOME



Electric car  
charging  
point



Waste Water Heat  
Recovery  
Systems



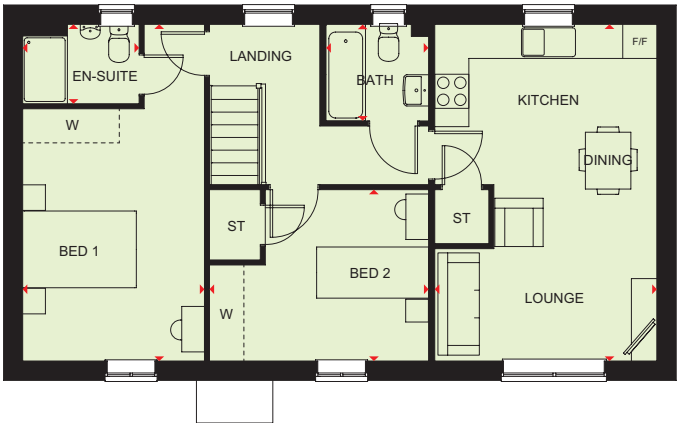
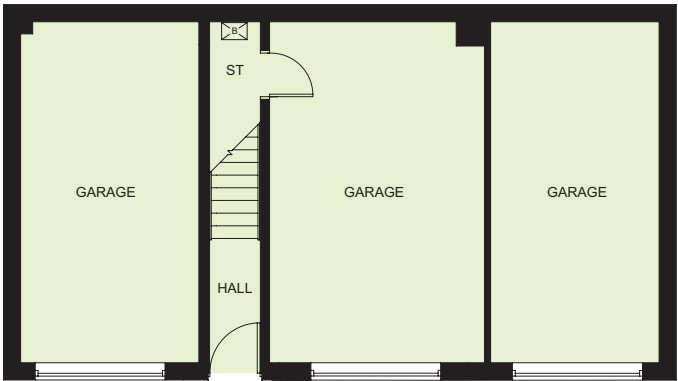
Argon-filled  
double-glazing



Flue Gas Heat  
Recovery



Highly-efficient  
insulation



### First Floor

Lounge	3916 x 3111 mm	12'10" x 10'2"
Kitchen/Dining	3916 x 2829 mm	12'10" x 9'3"
Bedroom 1	3192 x 4446 mm	10'6" x 14'7"
Bedroom 2	3842 x 3023 mm	12'7" x 9'11"
Bathroom	1846 x 1709 mm	6'1" x 5'7"
En suite	2057 x 1406 mm	6'9" x 4'7"

(Approximate dimensions)

### KEY

B Boiler  
ST Store  
f/f Fridge/freezer space

w Wardrobe space  
◀▶ Dimension location



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# NORBURY

## 3 BEDROOM HOME



Electric car  
charging  
point



Waste Water Heat  
Recovery  
Systems



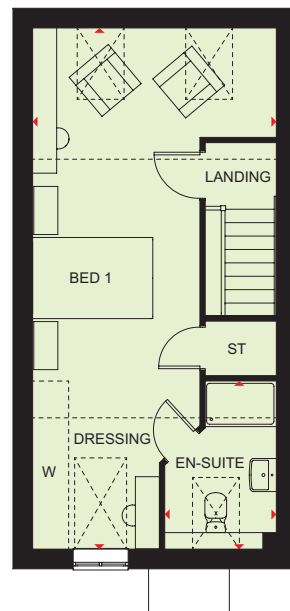
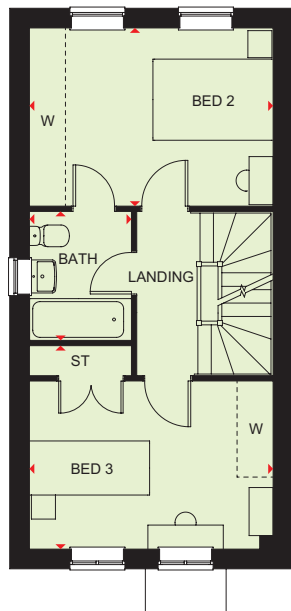
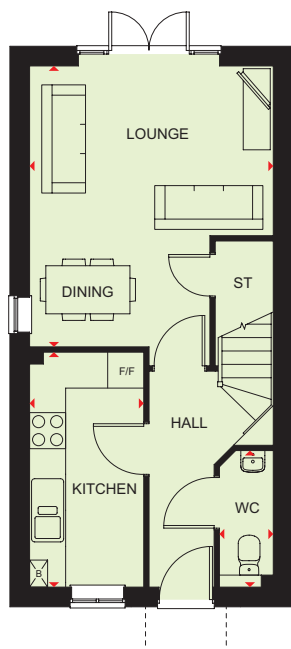
Argon-filled  
double-glazing



Photovoltaic  
panels



Highly-efficient  
insulation



### Ground Floor

Lounge	4033mm x 4607mm	13' 3" x 15' 1"
Kitchen/Dining	1900mm x 3901mm	6' 3" x 12' 10"
WC	857mm x 2247mm	2' 10" x 7' 4"

[Approximate dimensions]

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

### First Floor

Bed 2	4070mm x 2946mm	13' 4" x 9' 8"
Bed 3	4033mm x 2785mm	13' 3" x 9' 2"
Bathroom	1700mm x 2120mm	5' 7" x 6' 11"

[Approximate dimensions]

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

### Second Floor

Bed 1	2736mm x 8663mm	9' 0" x 28' 5"
En-suite	1870mm x 2793mm	6' 2" x 9' 2"

[Approximate dimensions]

### KEY

B	Boiler	w	Wardrobe space
ST	Store	◀▶	Dimension location
f/f	Fridge/freezer space		



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# ELLERTON

## 3 BEDROOM HOME



Electric car  
charging  
point



Waste Water Heat  
Recovery  
Systems



Argon-filled  
double-glazing



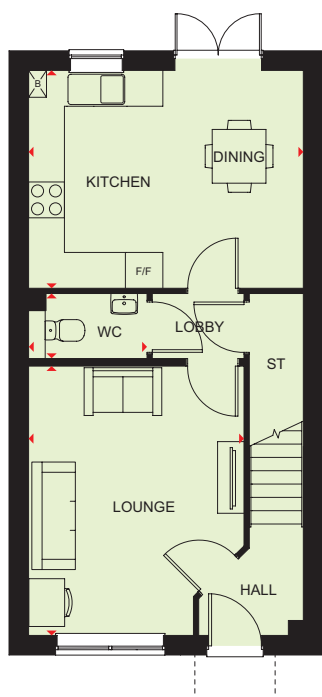
Flue Gas Heat  
Recovery



Photovoltaic  
panels

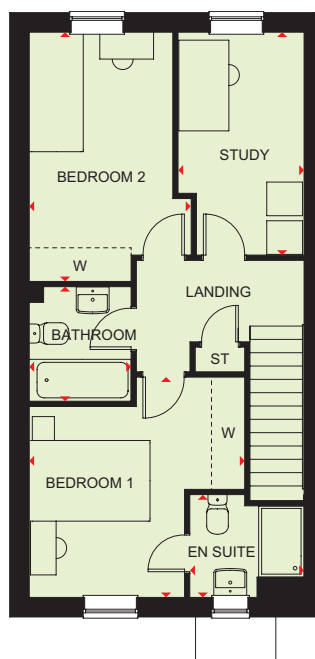


Highly-efficient  
insulation



### Ground Floor

Lounge	3609 x 4495 mm	11'10" x 14'9"
Kitchen/Dining	4575 x 3642 mm	15'0" x 11'11"
WC	1961 x 1087 mm	6'5" x 3'7"



### First Floor

Bedroom 1	3609 x 3682 mm	11'10" x 12'1"
Bedroom 2	2396 x 4166 mm	7'10" x 13'8"
Study	2129 x 3725 mm	7'0" x 12'3"
Bathroom	1700 x 1917 mm	5'7" x 6'3"
En suite	1928 x 1715 mm	6'4" x 5'8"

### KEY

B Boiler  
ST Store  
f/f Fridge/freezer space

w Wardrobe space  
◀▶ Dimension location



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# MAIDSTONE

## 3 BEDROOM HOME



Electric car  
charging  
point



Waste Water Heat  
Recovery  
Systems



Argon-filled  
double-glazing



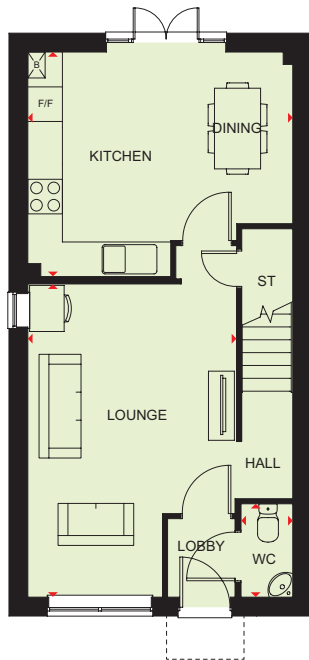
Flue Gas Heat  
Recovery



Photovoltaic  
panels



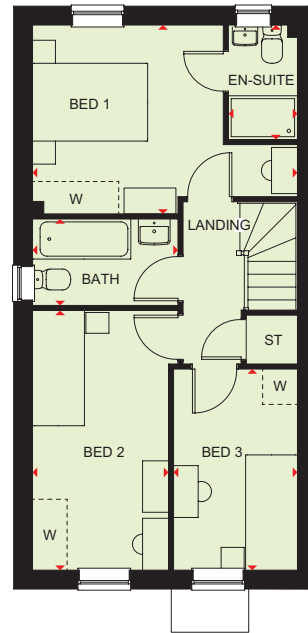
Highly-efficient  
insulation



### Ground Floor

Lounge	3619 x 5430 mm	11'10" x 17'10"
Kitchen/Dining	4575 x 3891 mm	15'0" x 12'9"
WC	901 x 1586 mm	2'11" x 5'2"

[Approximate dimensions]



### First Floor

Bedroom 1	3305 x 3273 mm	10'10" x 10'9"
Bedroom 2	2355 x 4501 mm	7'9" x 14'9"
Bedroom 3	2170 x 3484 mm	7'1" x 11'5"
Bathroom	2514 x 1500 mm	8'3" x 4'11"
En-suite	1219 x 1982 mm	4'0" x 6'6"

[Approximate dimensions]

### KEY

B Boiler  
ST Store  
f/f Fridge/freezer space

w Wardrobe space  
◀▶ Dimension location



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# MORESBY

## 3 BEDROOM HOME



Electric car  
charging  
point



Waste Water Heat  
Recovery  
Systems



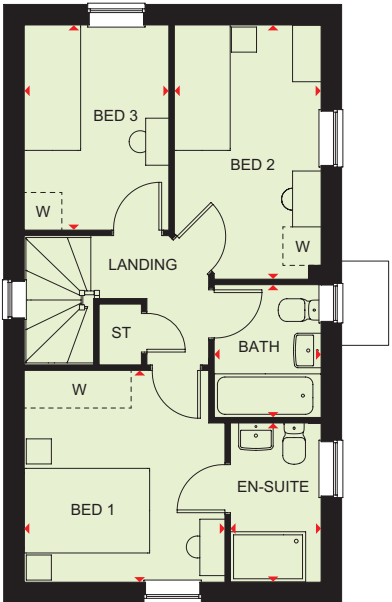
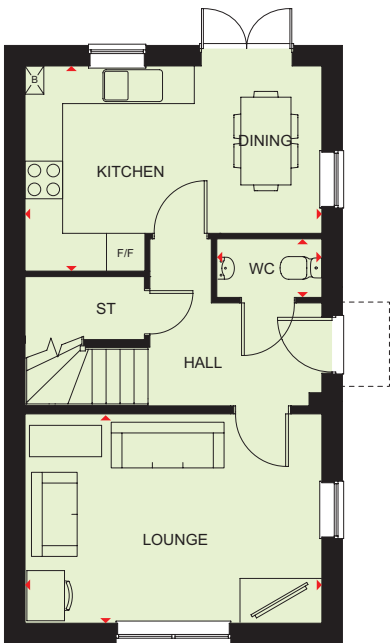
Argon-filled  
double-glazing



Photovoltaic  
panels



Highly-efficient  
insulation



### Ground Floor

Lounge	4725 x 3324 mm	15'6" x 10'11"
Kitchen/Dining	4725 x 3255 mm	15'6" x 10'8"
WC	1671 x 934 mm	5'6" x 3'1"

(Approximate dimensions)

### First Floor

Bedroom 1	3196 x 3364 mm	10'6" x 11'0"
Bedroom 2	2335 x 4049 mm	7'8" x 13'3"
Bedroom 3	2302 x 3264 mm	7'7" x 10'9"
Bathroom	1700 x 2120 mm	5'7" x 6'11"
En-suite	1441 x 2532 mm	4'9" x 8'4"

(Approximate dimensions)

### KEY

B Boiler  
ST Store  
f/f Fridge/freezer space

w Wardrobe space  
◀▶ Dimension location



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# HESKETH

## 4 BEDROOM HOME



Electric car  
charging  
point



Waste Water Heat  
Recovery  
Systems



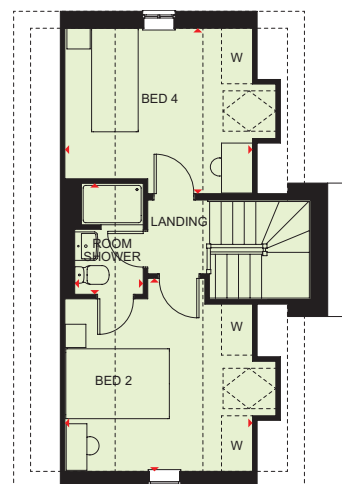
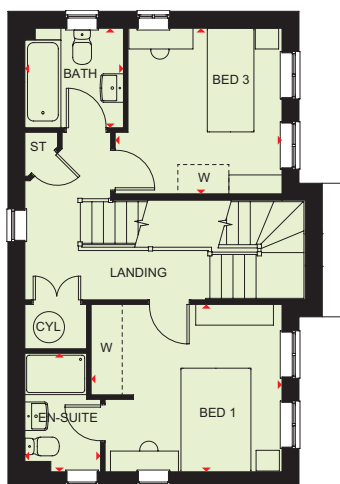
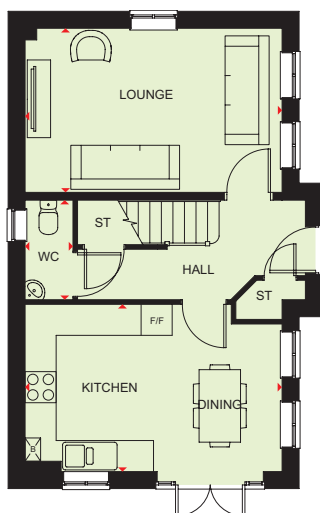
Argon-filled  
double-glazing



Photovoltaic  
panels



Highly-efficient  
insulation



### Ground Floor

Lounge	4953 x 3172 mm	16'3" x 10'5"
Kitchen/Dining	4953 x 3216 mm	16'3" x 10'7"
WC	920 x 1918 mm	3'0" x 6'4"

### First Floor

Bedroom 1	3665 x 3221 mm	12'0" x 10'7"
Bedroom 3	2967 x 3181 mm	9'9" x 10'5"
Bathroom	1897 x 1906 mm	6'3" x 6'3"
En suite	1455 x 2278 mm	4'9" x 7'6"

### Second Floor

Bedroom 2	3626 x 3319 mm	11'11" x 10'0"
Bedroom 4	3626 x 3181 mm	11'11" x 10'0"
Shower Room	1513 x 2143 mm	5'0" x 7'0"

### KEY

B	Boiler	f/f	Fridge/freezer space
ST	Store	w	Wardrobe space
CYL	Cylinder	◀▶	Dimension location



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# CHESTER

## 4 BEDROOM HOME



Electric car  
charging  
point



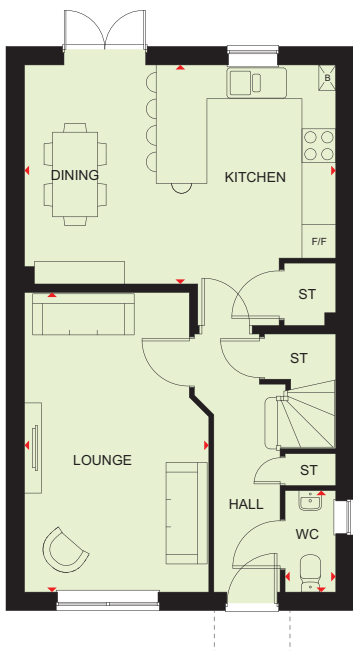
Waste Water Heat  
Recovery  
Systems



Argon-filled  
double-glazing

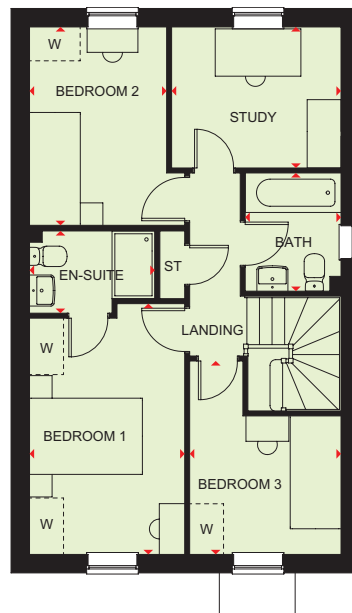


Highly-efficient  
insulation



### Ground Floor

Lounge	3264 x 5312 mm	10'9" x 17'5"
Kitchen/Dining	5510 x 3870 mm	18'1" x 12'8"
WC	894 x 1786 mm	2'11" x 5'10"



### First Floor

Bedroom 1	2741 x 4449 mm	9'0" x 14'7"
Bedroom 2	2425 x 3501 mm	7'11" x 11'6"
Bedroom 3	2681 x 2474 mm	8'10" x 8'1"
Study	2997 x 2485 mm	9'10" x 8'2"
Bathroom	1700 x 2081 mm	5'7" x 6'10"
En suite	2216 x 1469 mm	7'3" x 4'10"

### KEY

B Boiler  
ST Store  
f/f Fridge/freezer space

w Wardrobe space  
◀▶ Dimension location



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# RADLEIGH

## 4 BEDROOM HOME



Electric car  
charging  
point



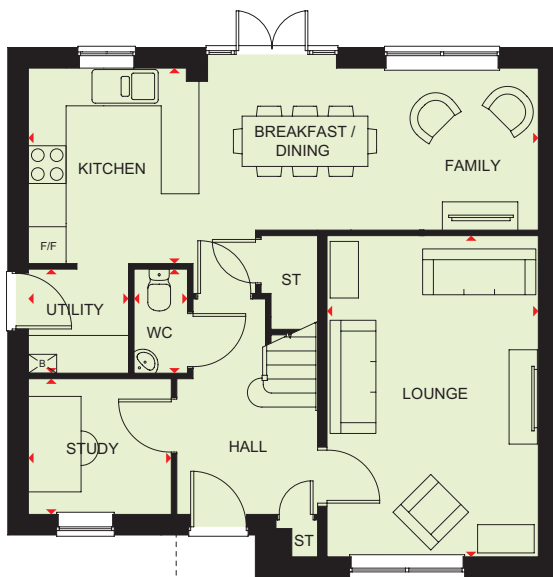
Waste Water Heat  
Recovery  
Systems



Argon-filled  
double-glazing



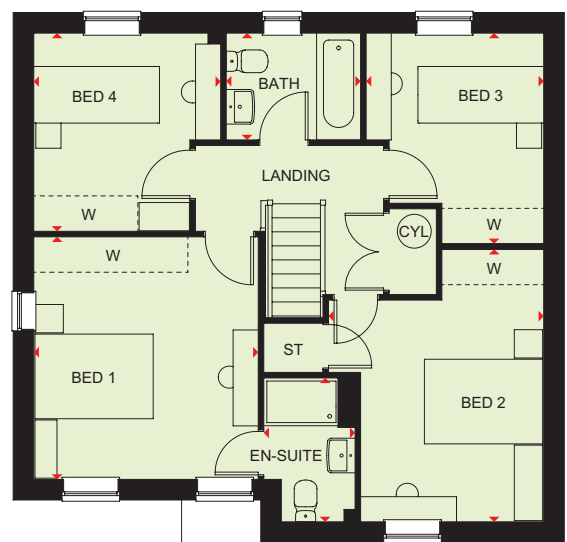
Highly-efficient  
insulation



### Ground Floor

Lounge	3368mm x 5033mm	11' 1" x 16' 6"
Kitchen/Dining	8100mm x 3110mm	26' 7" x 10' 2"
Study	2270mm x 2113mm	7' 5" x 6' 11"
WC	855mm x 1606mm	2' 10" x 5' 3"
Utility	2298mm x 2143mm	7' 5" x 7' 0"

(Approximate dimensions)



### First Floor

Bed 1	3562mm x 3853mm	11' 8" x 12' 8"
Bed 2	2892mm x 3507mm	9' 6" x 11' 6"
Bed 3	2819mm x 2716mm	9' 3" x 8' 11"
Bed 4	2968mm x 3148mm	9' 9" x 10' 4"
Bathroom	2137mm x 1709mm	7' 0" x 5' 7"
En suite	1470mm x 2317mm	4' 10" x 7' 7"

(Approximate dimensions)

### KEY

B Boiler  
ST Store  
CYL Cylinder

f/f Fridge/freezer space  
w Wardrobe space  
◀▶ Dimension location



We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. The images and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs, dimensions and energy efficiency features depicted are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract. CGIs do not showcase Part L features, please refer to working drawings for plot specific information. Individual plots may vary.

# ALDERNEY

## 4 BEDROOM HOME



Electric car  
charging  
point



Waste Water Heat  
Recovery  
Systems



Argon-filled  
double-glazing



Highly-efficient  
insulation



### Ground Floor

Lounge	3435 x 5400 mm	11'3" x 17'9"
Kitchen	2645 x 4602 mm	8'8" x 15'1"
Family	1968 x 2762 mm	6'5" x 9'1"
Dining room	2626 x 3258 mm	8'7" x 10'8"
WC	868 x 1653 mm	2'10" x 5'5"

(Approximate dimensions)



### First Floor

Bedroom 1	4613 x 3099 mm	15'2" x 10'2"
Bedroom 2	4195 x 2814 mm	13'9" x 9'3"
Bedroom 3	4042 x 2273 mm	13'3" x 7'5"
Bedroom 4	2471 x 3040 mm	8'1" x 10'0"
Bathroom	1700 x 1899 mm	5'7" x 6'3"
En suite	1785 x 1200 mm	5'10" x 3'11"

(Approximate dimensions)

### KEY

B Boiler  
ST Store  
f/f Fridge/freezer space

w Wardrobe space  
◀▶ Dimension location



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# 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.





# 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.



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# 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.



Nothing in this code affects any other rights the customer has by law and does not replace any legislation that applies to the new home. Customers do not have to make a complaint to the New Homes Ombudsman Service if they are not satisfied with a matter that is covered by the code. They may decide to take other action, such as through the civil courts or other ombudsman or regulator. We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. These and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract. 5525205/MAR25