

PENNING FOLD

WELLHOUSE LANE, PENISTONE, BARNSELEY, SOUTH YORKSHIRE, S36 8ER



1, 2, 3 & 4 BEDROOM HOMES



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 the NHBC warranty and insurance policy, known as Buildmark, is designed to give you peace of mind. Buildmark provides the following cover:

- **Insolvency cover:** If we become insolvent and are therefore unable to finish the construction of your home, NHBC may repay your deposit or any reasonable extra amount you have to pay for your home to be finished.
- **Builder warranty period:** For the first two years we are responsible for rectifying any defects covered by the warranty. The warranty is backed by NHBC's resolution service and guarantee.
- **Insurance cover:** In the eight years that follow the builder warranty period, NHBC provides insurance cover for damage caused by defects to certain parts of the home and also for contaminated land.

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 65 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.



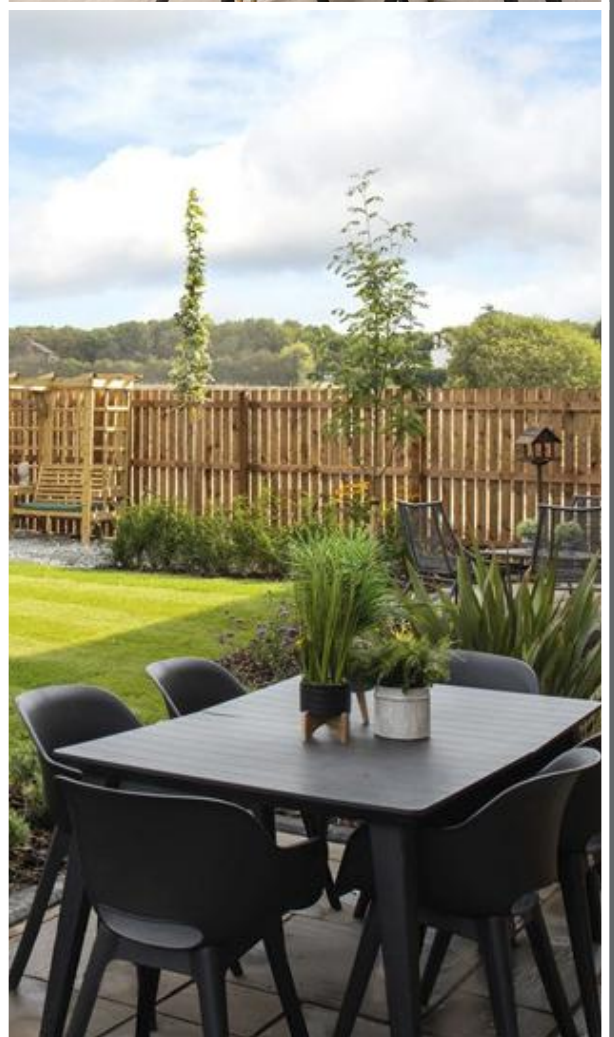
STUNNING HOMES IN A GREAT LOCATION

WELCOME TO PENNING FOLD, A DELIGHTFUL DEVELOPMENT OF 1, 2, 3 AND 4 BEDROOM HOMES

Penning Fold is a stunning collection of brand-new 1, 2, 3 and 4 bedroom homes located in the popular market town of Penistone on the outskirts of Barnsley.

Located in the Pennine Heart of South Yorkshire, this development combines excellent city connections with a countryside lifestyle. You'll never be short of picturesque views and walks, with the Trans Pennine Trail and Scout Dike Reservoir on your doorstep.

Penistone town centre is within walking distance from your new home, offering a range of fantastic local amenities and providing excellent commuter links to Barnsley, Sheffield and the wider region. Families will also benefit from Ofsted rated "Good" schools nearby.



PENNING FOLD

WELLHOUSE LANE, PENISTONE, SOUTH YORKSHIRE

- Masham**
2 bedroom bungalow
- Denford**
2 bedroom home
- Brentford**
3 bedroom home
- Woodcote**
3 bedroom home
- Maidstone**
3 bedroom home
- Kingsville**
3 bedroom home
- Ellerton**
3 bedroom home
- Moresby**
3 bedroom home
- Denby**
3 bedroom home
- Windermere**
4 bedroom home
- Kingsley**
4 bedroom home
- Alderney**
4 bedroom home
- Affordable Housing**
- SH

Show Home
- MS

Marketing Suite
- BCP

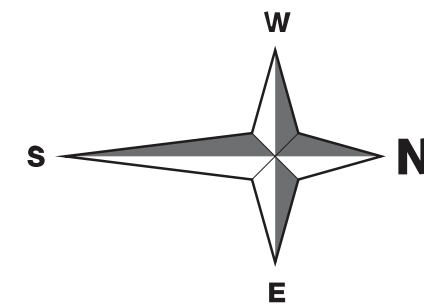
Bin Collection Point

- Green Space
Including
Play Equipment
- New tree line
- Mature Trees

Giving nature a home on this development:

- Hedgehog
Highway
Selected plots*
- Bird Box
Selected plots*
- Swift Nesting Brick
Selected plots*
- Bat Box
Enclosed Bat Box
Selected plots*

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

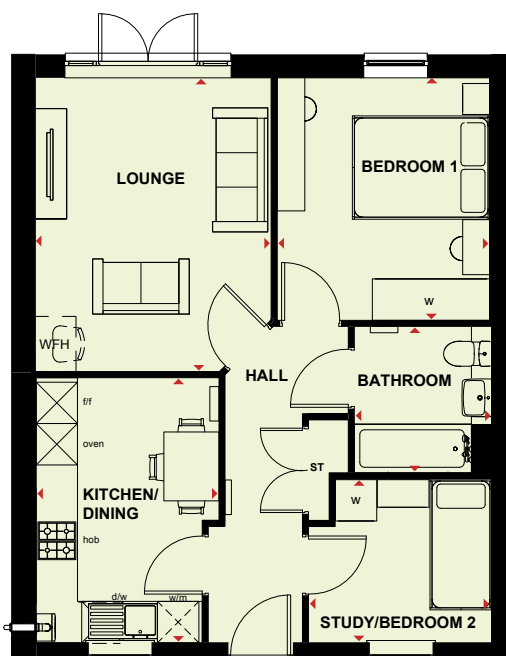
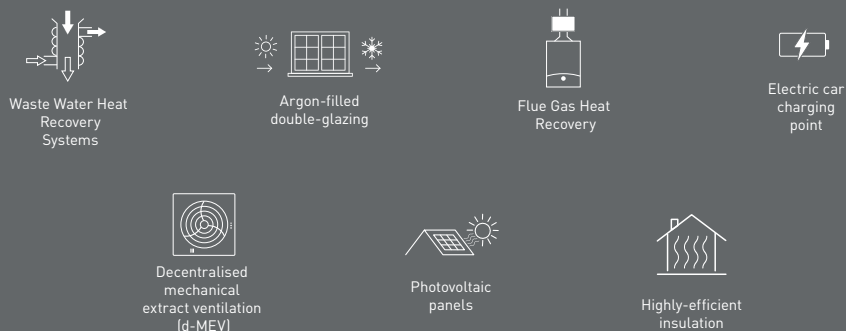


barratthomes.co.uk



MASHAM

2 BEDROOM HOME



Ground Floor

Kitchen/Dining	2674 x 3874 mm	8'9" x 12'8 1/2"
Living	3392 x 4242 mm	11'2" x 13'11"
Bedroom 1	3119 x 3503 mm	10'3" x 11'6"
Study/Bedroom 2	2373 x 2658 mm	7'9" x 8'8 1/2"
Bathroom	2001 x 2125 mm	6'7" x 6'11 1/2"

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



DENFORD

2 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery System



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



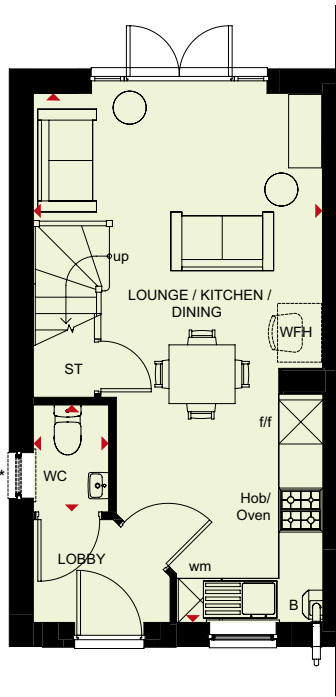
Solar or Photovoltaic panels



Highly-efficient insulation



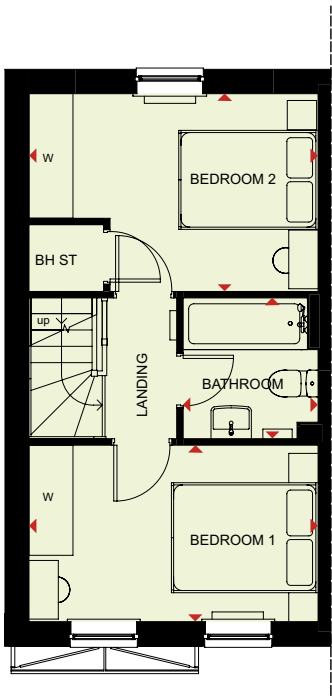
*Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans.



Ground Floor

Lounge/Dinning/ Kitchen	3938 x 7205 mm	12'11" x 23'8"
WC	1009 x 1456 mm	3'4" x 4'9"

[Approximate dimensions]



First Floor

Bedroom 1	3943 x 2407 mm	12'11" x 7'11"
Bedroom 2	3943 x 2697 mm	12'11" x 8'10"
Bathroom	1840 x 1920 mm	6'0" x 6'4"

[Approximate dimensions]

KEY

B	Boiler
ST	Store
BH ST	Bulkhead Store

wm	Washing machine space
f/f	Fridge/freezer space
WFH	Working from home space

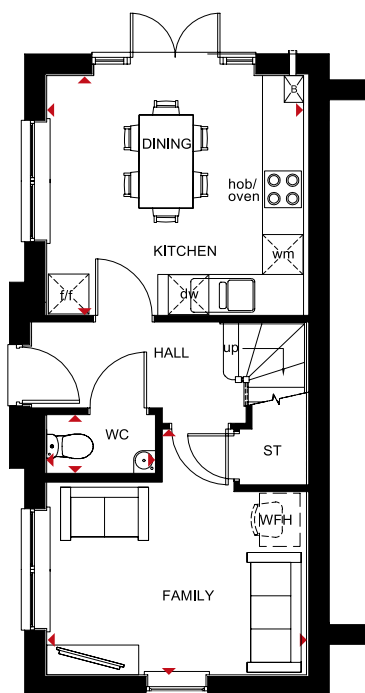
w	Wardrobe space
◀▶	Dimension location



BRENTFORD

3 BEDROOM HOME

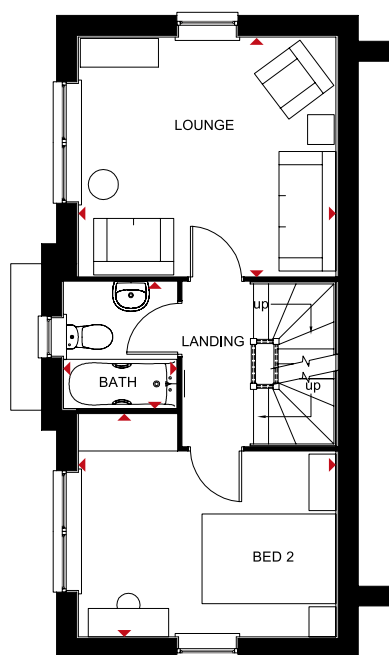
- Bright family home designed over three storeys
- Open-plan kitchen with dining area and French doors to the garden, and a separate family room are on the ground floor
- The first floor has a dual-aspect lounge, one double bedroom and the family bedroom
- Two double bedrooms, the master with dual-access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



Ground Floor

Kitchen/Dining	3860 x 3597 mm	12'8" x 11'10"
Family Room	3860 x 3702 mm	12'8" x 12'2"
WC	1601 x 874 mm	5'3" x 2'10"

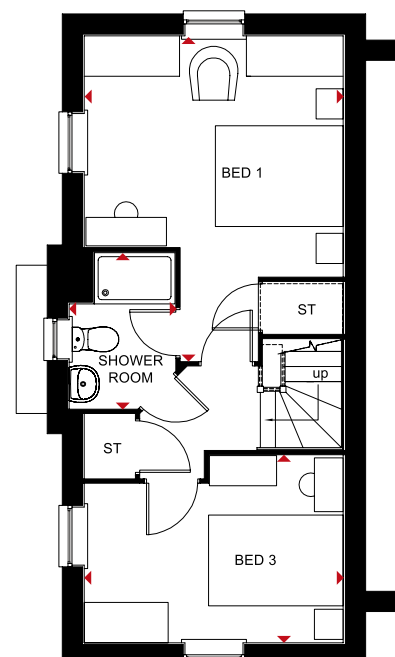
[Approximate dimensions]



First Floor

Lounge	3860 x 3597 mm	12'8" x 11'10"
Bedroom 2	3860 x 3311 mm	12'8" x 10'10"
Bathroom	1867 x 1701 mm	6'2" x 5'7"

[Approximate dimensions]



Second Floor

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

[Approximate dimensions]

KEY

B Boiler
ST Store
wm Washing machine space

f/f Fridge/freezer space
dw Dishwasher space
WFH Work from home space

◀ ▶ Dimension location



BARRATT
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.

WOODCOTE

4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Smart Thermostat



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



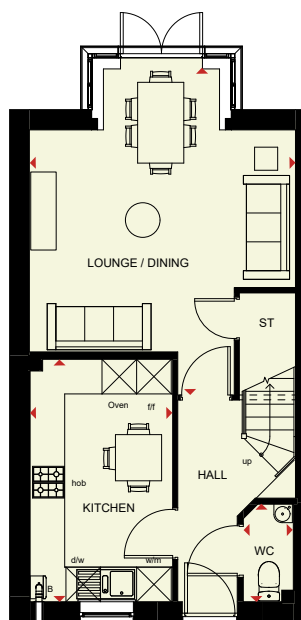
Photovoltaic panels



Highly-efficient insulation

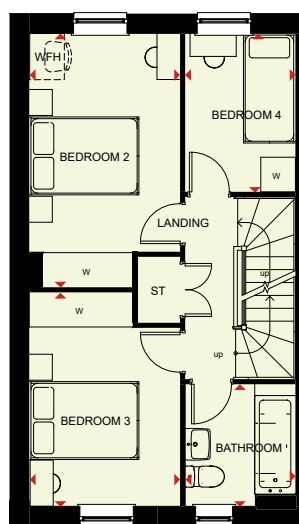


*Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans.



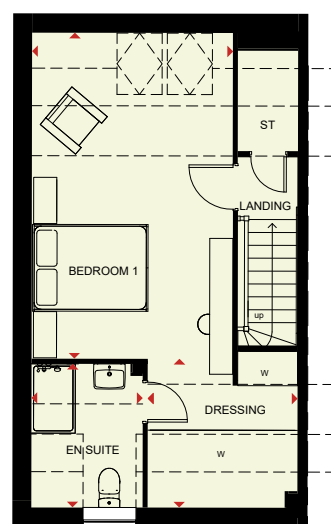
Ground Floor

Lounge/Dining	4603 x 5645 mm	15'1" x 18'6"
Kitchen	2481 x 4211 mm	8'2" x 13'10"
WC	860 x 1692 mm	2'10" x 5'7"



First Floor

Bedroom 2	2608 x 4409 mm	8'7" x 14'6"
Bedroom 3	2608 x 3717 mm	8'7" x 12'2"
Bedroom 4	1912 x 2779 mm	6'3" x 9'1"
Bathroom	1912 x 2112 mm	6'3" x 6'11"



Second Floor

Bedroom 1	3482 x 5645 mm	11'5" x 18'6"
Dressing	2594 x 2574 mm	8'6" x 8'5"
En suite	1926 x 2486 mm	6'4" x 8'2"

KEY

B Boiler

ST Store

wm Washing machine space

dw Dishwasher space

f/f Fridge/freezer space

WFH Working from home space

BH Bulkhead

W Wardrobe space

◀▶ Dimension location



MAIDSTONE

3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Smart Thermostat



Electric car charging point



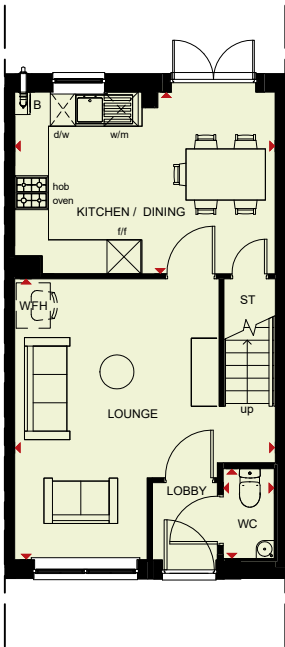
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



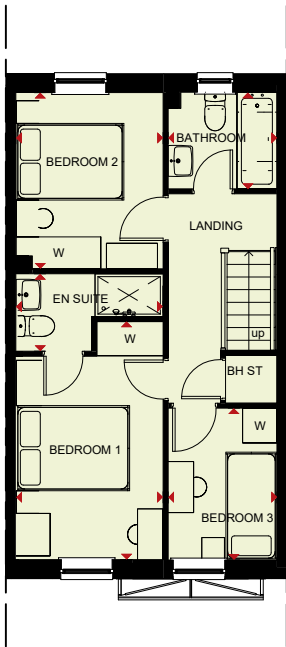
Highly-efficient insulation



Ground Floor

Lounge	4600 x 4950 mm	15'1" x 16'3"
Kitchen/Dining	4595 x 3202 mm	15'1" x 10'6"
WC	901 x 1586 mm	2'11" x 5'2"

(Approximate dimensions)



First Floor

Bedroom 1	2595 x 4199 mm	8'6" x 13'9"
En suite	2595 x 1365 mm	8'6" x 4'6"
Bedroom 2	2595 x 3107 mm	8'6" x 10'2"
Bedroom 3	1918 x 2676 mm	6'3" x 8'9"
Bathroom	1918 x 1702 mm	6'3" x 5'7"

(Approximate dimensions)

KEY	B	Boiler
	ST	Store
	BH ST	Bulkhead Store

wm	Washing machine space
dw	Dishwasher space
f/f	Fridge/freezer space

WFH	Working from home space
W	Wardrobe space
◀▶	Dimension location



KINGSVILLE

3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Smart Thermostat



Electric car charging point



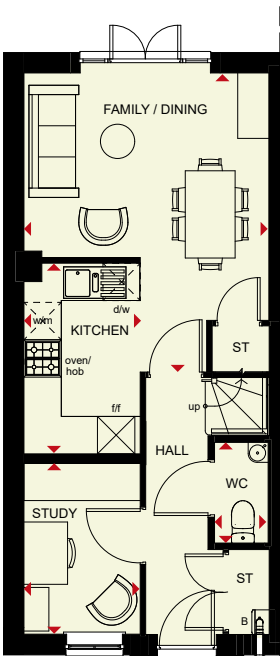
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels

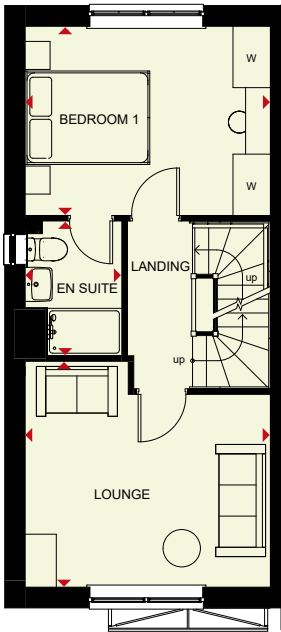


Highly-efficient insulation



Ground Floor

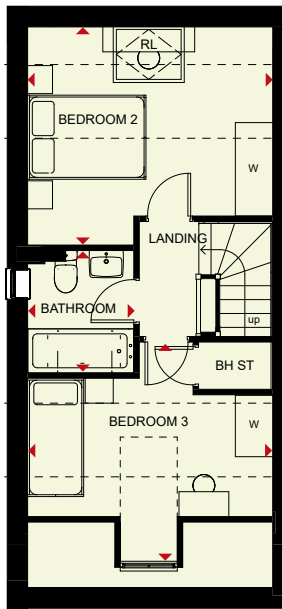
Dining/Family	3931 x 4800 mm	12'11" x 15'9"
Kitchen	1866 x 3060 mm	6'1" x 10'0"
Study	1866 x 2744 mm	6'1" x 9'0"
WC	860 x 1615 mm	2'10" x 5'4"



First Floor

Lounge	3936 x 3625 mm	12'11" x 11'11"
Bedroom 1	3936 x 3037 mm	12'11" x 10'0"
En suite	1551 x 2163 mm	5'1" x 7'1"

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



Second Floor

Bedroom 2	3936 x 3503 mm	12'11" x 11'6"
Bedroom 3	3936 x 3488 mm	12'11" x 11'5"
Bathroom	1705 x 1963 mm	5'7" x 6'5"

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

KEY

B Boiler
ST Store
w/m Washing machine space

d/w Dishwasher space
f/f Fridge/freezer space
BH ST Bulkhead Store

W Wardrobe space
◀▶ Dimension location



ELLERTON

3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Smart Thermostat



Electric car charging point



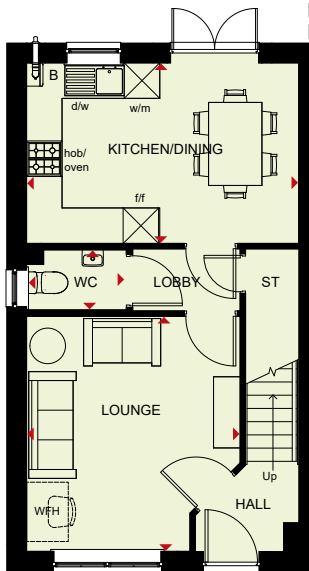
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation

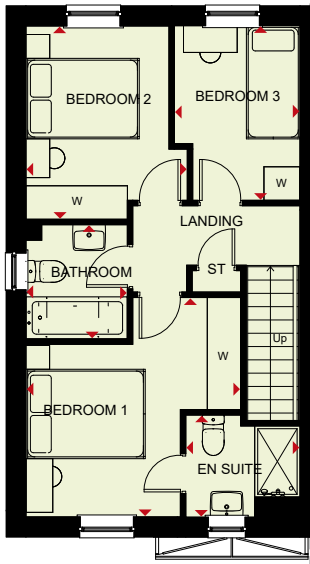


Ground Floor

Lounge	3605 x 3967 mm	11'10" x 13'0"
Kitchen	4593 x 3048 mm	15'1" x 10'0"
WC	1668 x 1016 mm	5'6" x 3'4"

(Approximate dimensions)

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



First Floor

Bedroom 1	3605 x 3683 mm	11'10" x 12'1"
En suite	1918 x 1716 mm	6'3" x 5'8"
Bedroom 2	2708 x 3245 mm	8'11" x 10'8"
Bedroom 3	2109 x 2932 mm	6'11" x 9'7"
Bathroom	1703 x 1917 mm	5'7" x 6'3"

(Approximate dimensions)

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

KEY

B Boiler
ST Store
wm Washing machine space

dw Dishwasher space
f/f Fridge/freezer space
WFH Working from home space

w Wardrobe space
◀▶ Dimension location



MORESBY

3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Smart Thermostat



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



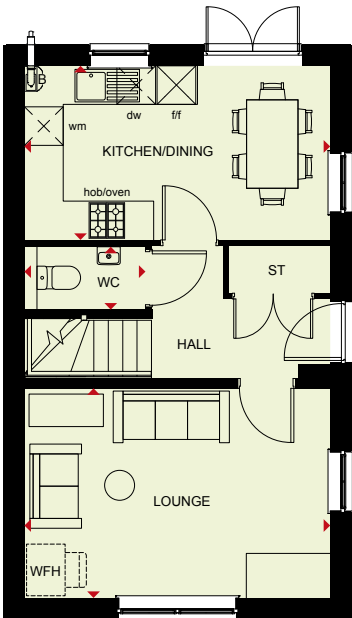
Photovoltaic panels



Highly-efficient insulation

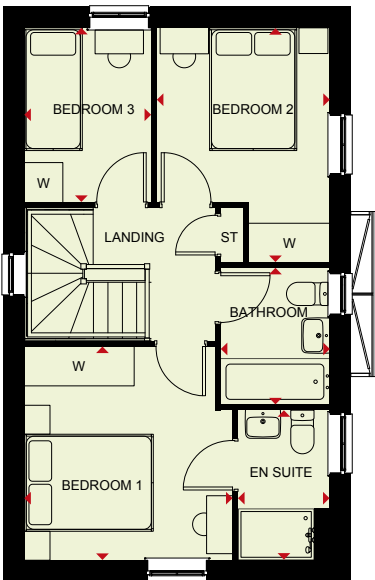


*Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans.



Ground Floor

Lounge	4735 x 3245 mm	15'6" x 10'8"
Kitchen/Dining	4735 x 2696 mm	15'6" x 8'10"
WC	1874 x 976 mm	6'2" x 3'2"



First Floor

Bedroom 1	3226 x 3307 mm	10'7" x 10'10"
En suite	1416 x 2322 mm	4'8" x 7'7"
Bedroom 2	2674 x 3628 mm	8'9" x 11'11"
Bedroom 3	1968 x 2696 mm	6'5" x 8'10"
Bathroom	1688 x 2120 mm	5'6" x 6'11"

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

KEY

B Boiler

ST Store

wm Washing machine space

dw Dishwasher space

f/f Fridge/freezer space

WFH Working from home space

w Wardrobe space

◀▶ Dimension location

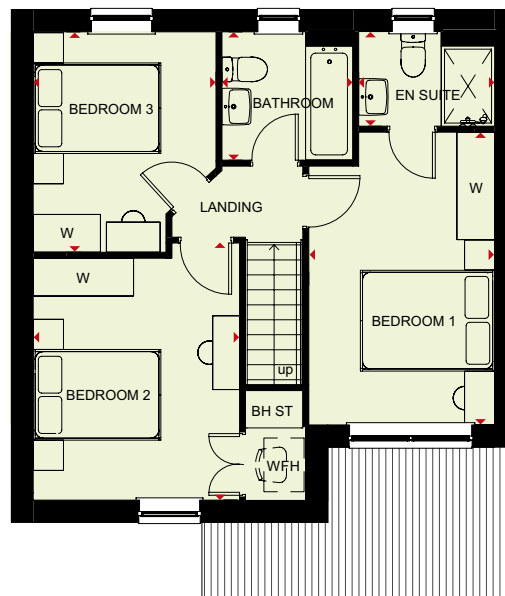
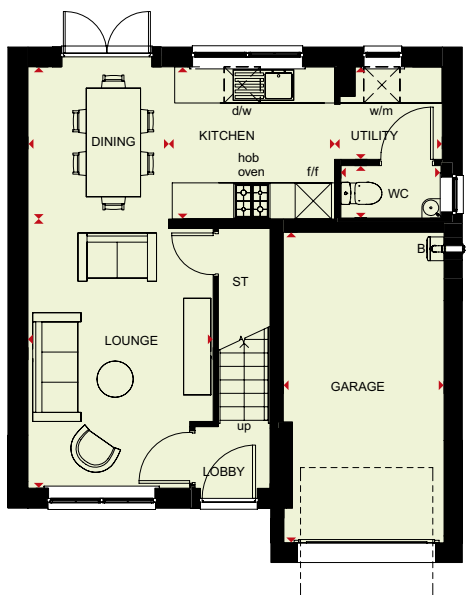
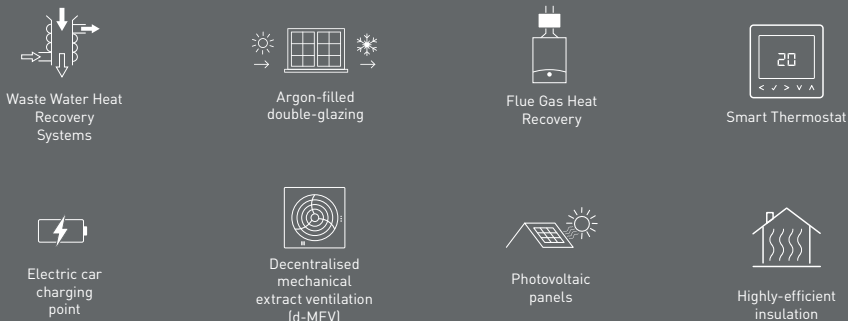


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BDW003975/DEC23

DENBY

3 BEDROOM HOME



Ground Floor

Lounge	3067 x 4457 mm	10'1" x 14'7"
Kitchen	2750 x 2523 mm	9'0" x 8'3"
Dining	2330 x 2523 mm	7'8" x 8'3"
Utility	1784 x 1533 mm	5'10" x 5'0"
WC	1662 x 869 mm	5'5" x 2'10"
Garage	2663 x 5142 mm	8'9" x 16'10"

(Approximate dimensions)

First Floor

Bedroom 1	2770 x 4361 mm	9'1" x 14'4"
En suite	2026 x 1412 mm	6'8" x 4'8"
Bedroom 2	3072 x 3829 mm	10'1" x 12'7"
Bedroom 3	2722 x 3284 mm	8'11" x 10'9"
Bathroom	1950 x 1913 mm	6'5" x 6'3"

(Approximate dimensions)

KEY

B Boiler

ST Store

BH ST Bulkhead Store

wm Washing machine space

dw Dishwasher space

f/f Fridge/freezer space

WFH Working from home space

w Wardrobe space

◀▶ Dimension location



WINDERMERE

4 BEDROOM HOME



Waste Water Heat
Recovery
Systems



Argon-filled
double-glazing



Flue Gas Heat
Recovery



Smart Thermostat



Electric car
charging
point



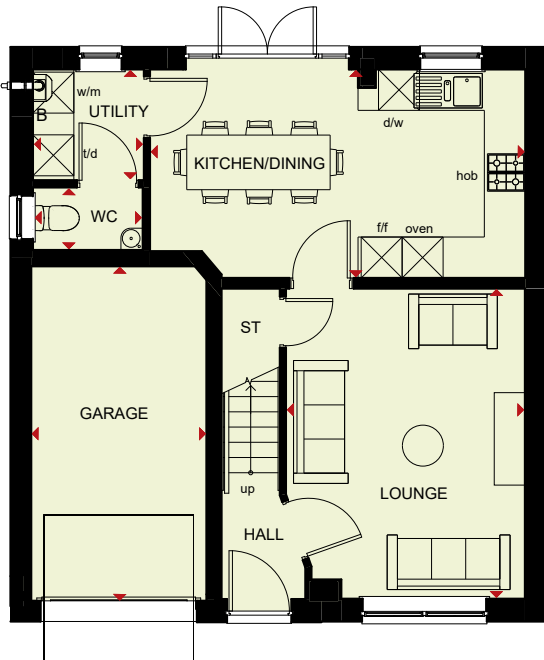
Decentralised
mechanical
extract ventilation
(d-MEV)



Photovoltaic
panels



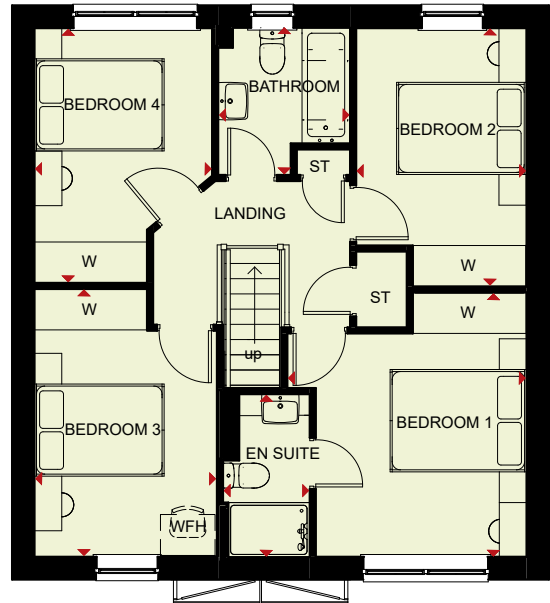
Highly-efficient
insulation



Ground Floor

Lounge	3501 x 4543 mm	11'6" x 14'11"
Kitchen/Dining	5497 x 3055 mm	18'0" x 10'0"
Utility	1627 x 1623 mm	5'4" x 5'4"
WC	1593 x 918 mm	5'3" x 3'0"
Garage	2568 x 4900 mm	8'5" x 16'1"

[Approximate dimensions]



First Floor

Bedroom 1	3506 x 3874 mm	11'6" x 12'9"
En suite	1272 x 2390 mm	4'2" x 7'10"
Bedroom 2	2498 x 3786 mm	8'2" x 12'5"
Bedroom 3	2675 x 3926 mm	8'9" x 12'11"
Bedroom 4	2604 x 3734 mm	8'7" x 12'3"
Bathroom	1934 x 2158 mm	6'4" x 7'1"

[Approximate dimensions]

KEY

B Boiler
ST Store
wm Washing machine space

dw Dishwasher space
f/f Fridge/freezer space
td Tumble dryer space

WFH Working from home space
W Wardrobe space
◀▶ Dimension location



KINGSLEY

4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Smart Thermostat



Electric car charging point



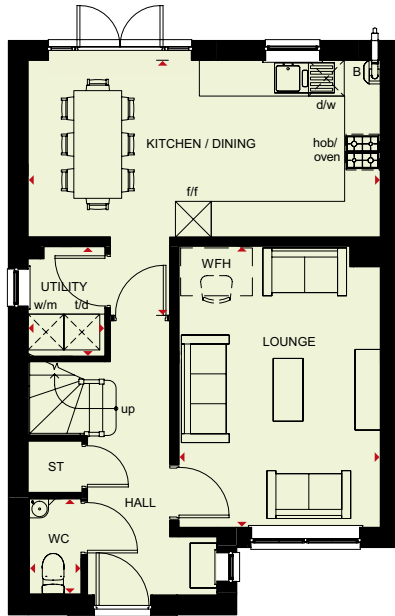
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels

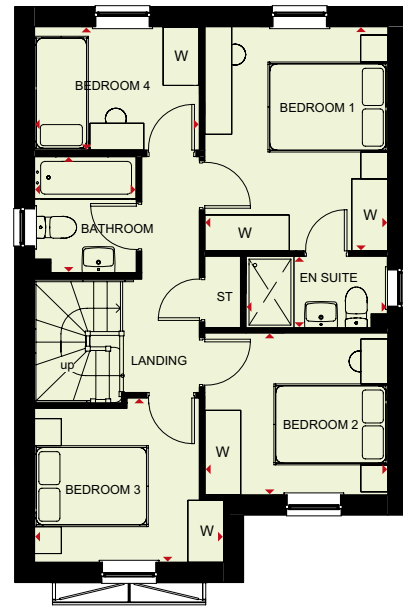


Highly-efficient insulation



Ground Floor

Lounge	3370 x 4705 mm	11'1" x 15'5"
Kitchen/Dining	5895 x 4268 mm	19'4" x 14'0"
Utility	1287 x 1836 mm	4'3" x 6'0"
WC	865 x 1593 mm	2'10" x 5'3"



First Floor

Bedroom 1	3054 x 3740 mm	10'0" x 12'3"
En suite	2361 x 1194 mm	7'9" x 3'11"
Bedroom 2	3054 x 2700 mm	10'0" x 8'10"
Bedroom 3	3160 x 2742 mm	10'4" x 9'0"
Bedroom 4	2754 x 2060 mm	9'0" x 6'9"
Bathroom	1700 x 1937 mm	5'7" x 6'4"

KEY

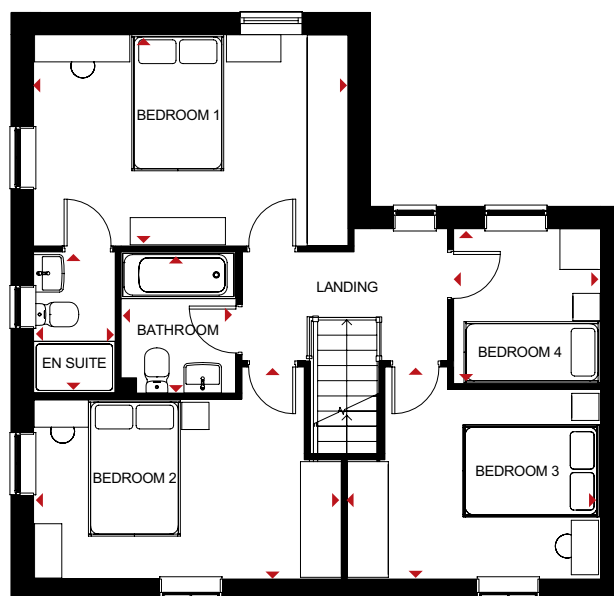
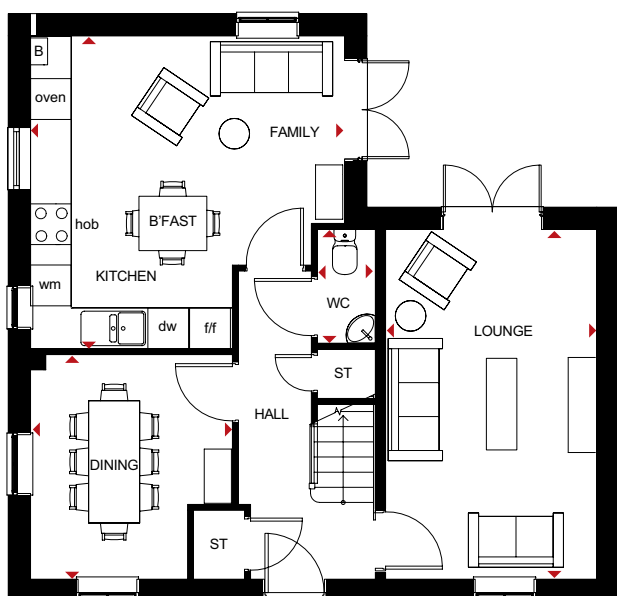
B	Boiler	td	Tumble dryer space	WFH	Working from home space
ST	Store	dw	Dishwasher space	W	Wardrobe space
wm	Washing machine space	f/f	Fridge/freezer space	◀▶	Dimension location



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 master 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
ST	Store
wm	Washing machine space

f/f	Fridge/freezer space
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.

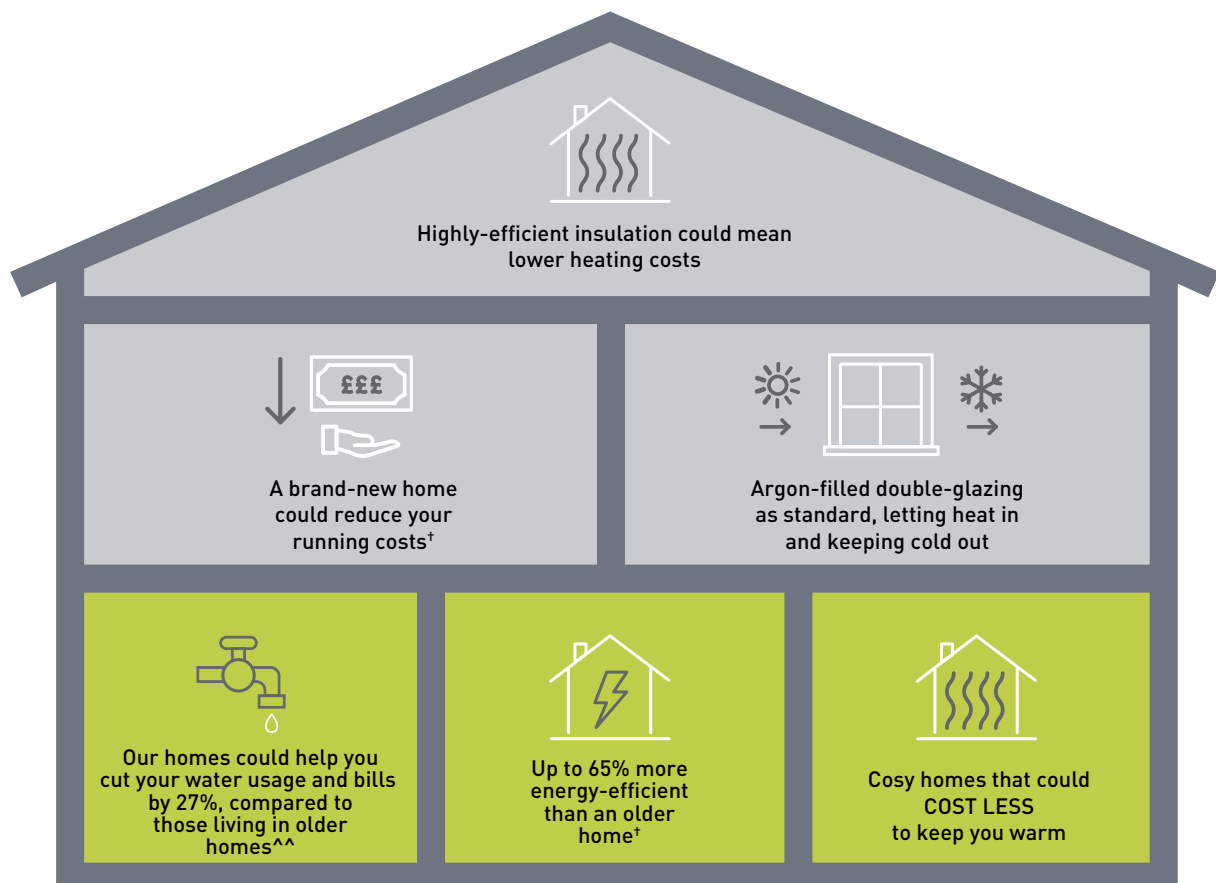
We design and build great places that meet the highest standards, and that promote sustainable, healthy and happy living for our customers.

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.



'We', 'our', 'us' refers to the Barratt Developments PLC Group brands including Barratt Homes, David Wilson Homes and Barratt London. Some of the features shown may not be available with every Barratt home or on every Barratt development. Please speak to a Sales Adviser for details of the features available on the home and development you are interested in. To find out more about the energy-efficiency and sustainability of our homes visit our website. All images used are for illustrative purposes only. Information correct at time of publishing. [†]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.

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.



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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barratthomes.co.uk

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