

# PENNING FOLD

WELLHOUSE LANE, PENISTONE, BARNSLEY, 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.





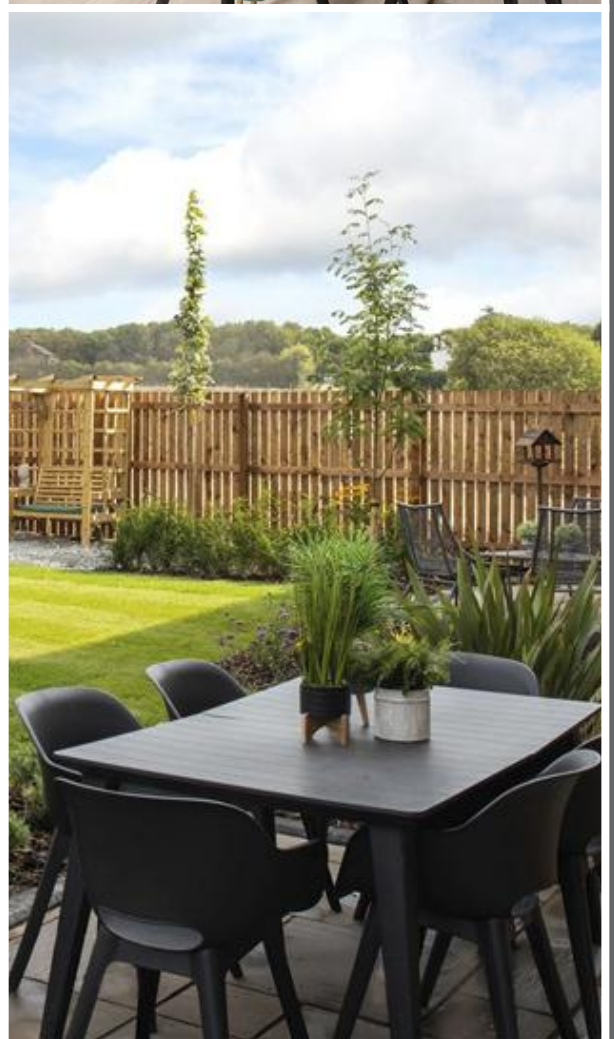
# STUNNING HOMES IN A GREAT LOCATION

## **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

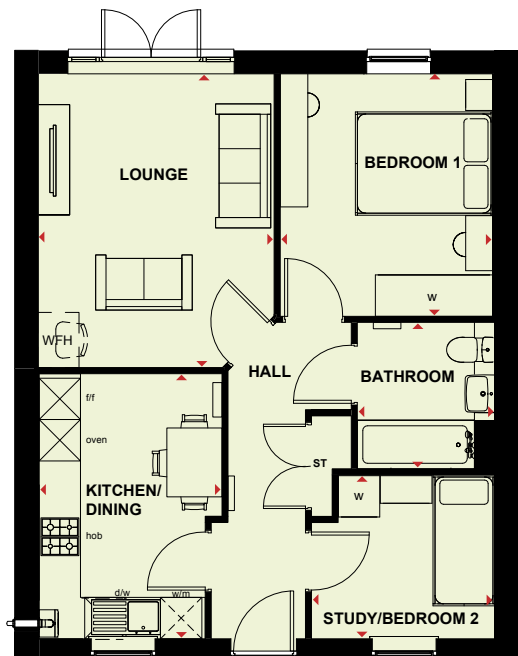
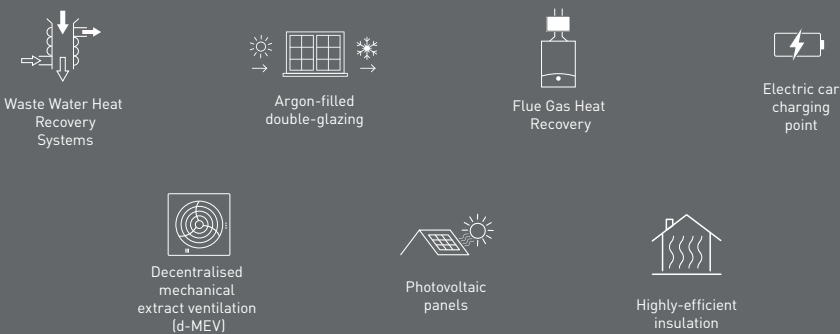


barratthomes.co.uk



# 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)



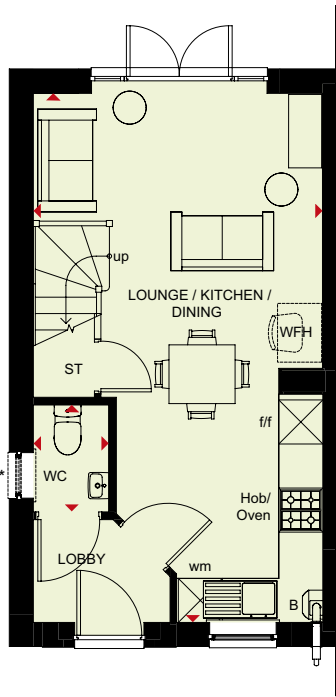
Solar or Photovoltaic panels



Highly-efficient insulation



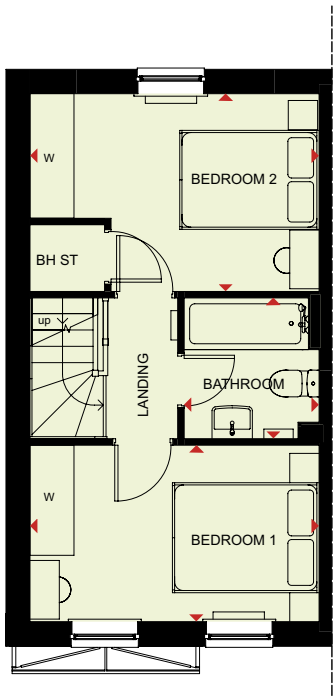
\*Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans.



### 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 |

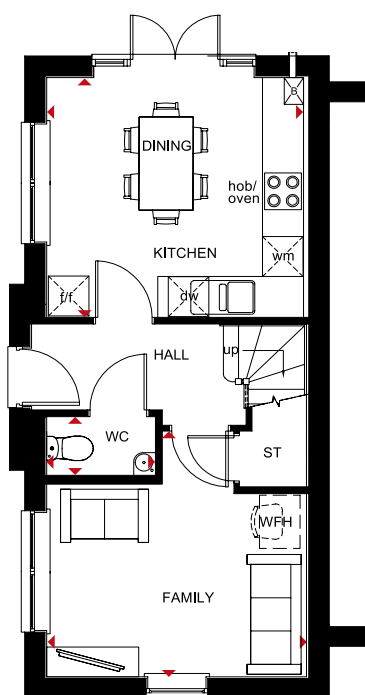
|    |                    |
|----|--------------------|
| w  | Wardrobe space     |
| ◀▶ | Dimension location |



# BRENTFORD

## 3 BEDROOM HOME

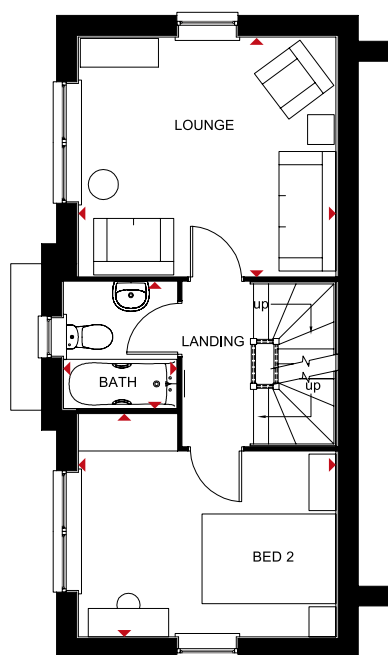
- Bright family home designed over three storeys
- Open-plan kitchen with dining area and French doors to the garden, and a separate family room are on the ground floor
- The first floor has a dual-aspect lounge, one double bedroom and the family bedroom
- Two double bedrooms, the master with dual-access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

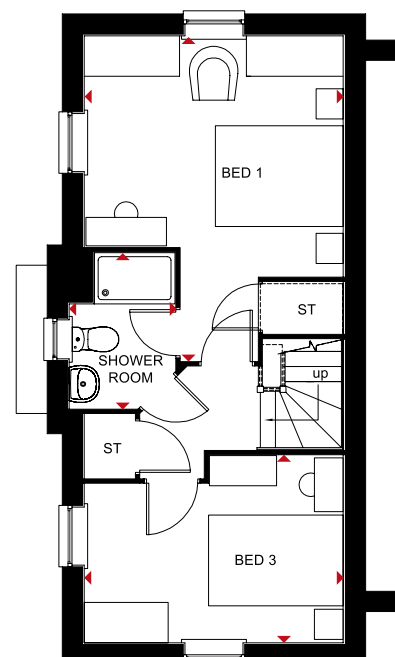
[Approximate dimensions]



### 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)



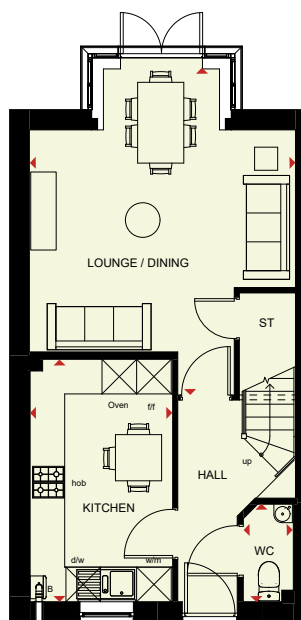
Photovoltaic panels



Highly-efficient insulation

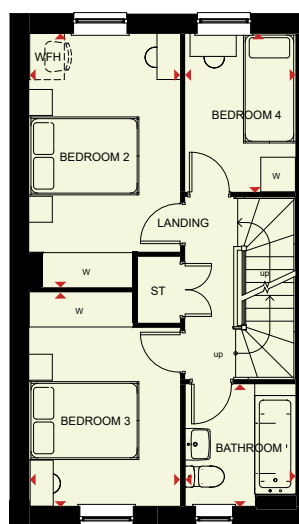


\*Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans.



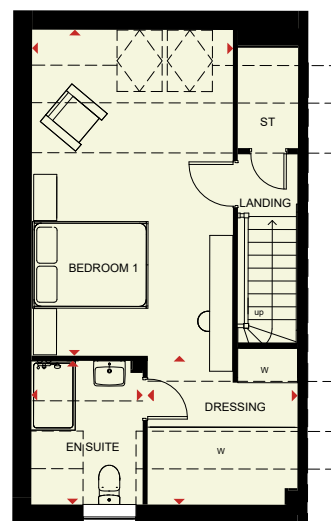
### Ground Floor

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



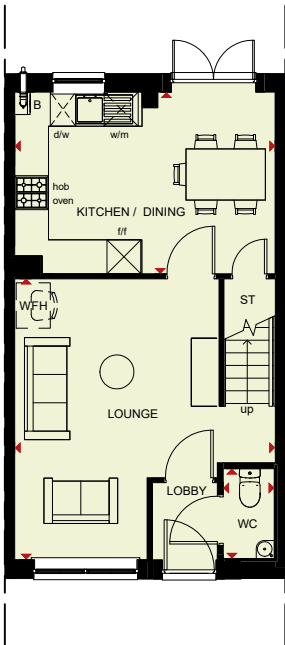
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



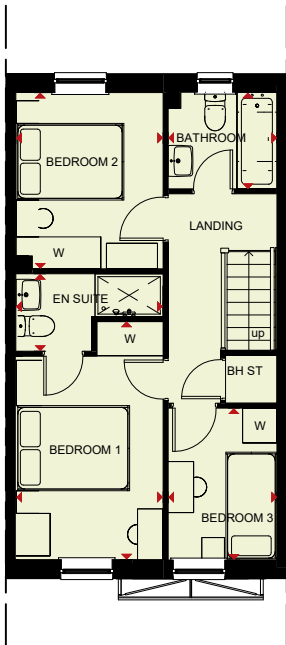
Highly-efficient insulation



### 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)

|            |              |                |
|------------|--------------|----------------|
| <b>KEY</b> | <b>B</b>     | Boiler         |
|            | <b>ST</b>    | Store          |
|            | <b>BH ST</b> | Bulkhead Store |

|            |                       |
|------------|-----------------------|
| <b>wm</b>  | Washing machine space |
| <b>dw</b>  | Dishwasher space      |
| <b>f/f</b> | Fridge/freezer space  |

|            |                         |
|------------|-------------------------|
| <b>WFH</b> | Working from home space |
| <b>W</b>   | Wardrobe space          |
| <b>◀▶</b>  | 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



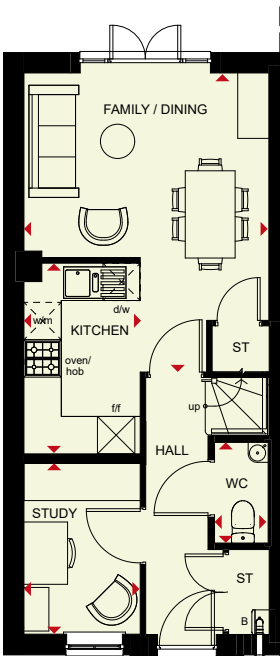
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels

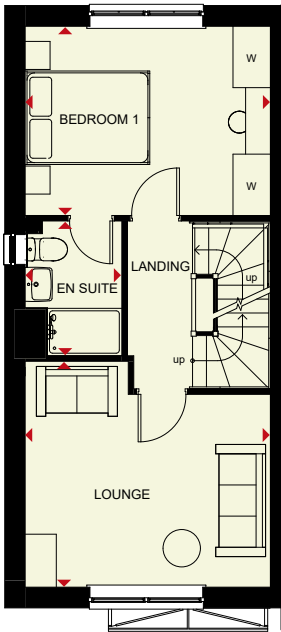


Highly-efficient insulation



Ground Floor

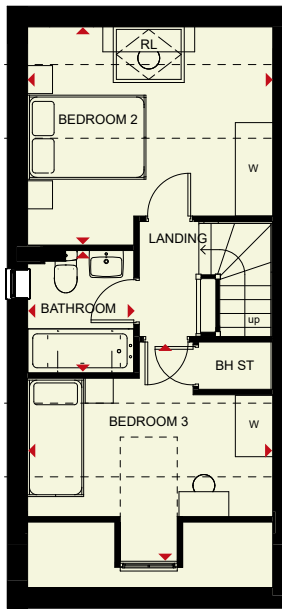
|               |                |                |
|---------------|----------------|----------------|
| Dining/Family | 3931 x 4800 mm | 12'11" x 15'9" |
| Kitchen       | 1866 x 3060 mm | 6'1" x 10'0"   |
| Study         | 1866 x 2744 mm | 6'1" x 9'0"    |
| WC            | 860 x 1615 mm  | 2'10"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



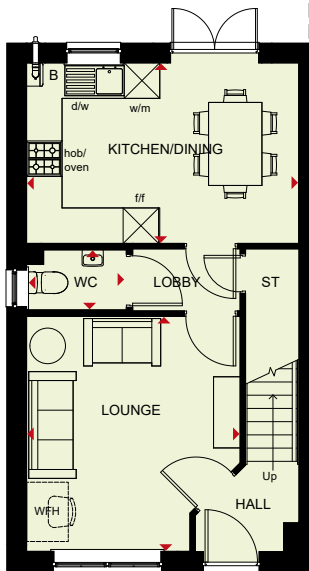
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation

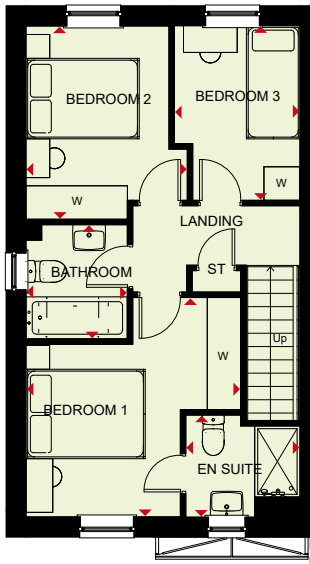


### Ground Floor

|         |                |                |
|---------|----------------|----------------|
| 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)



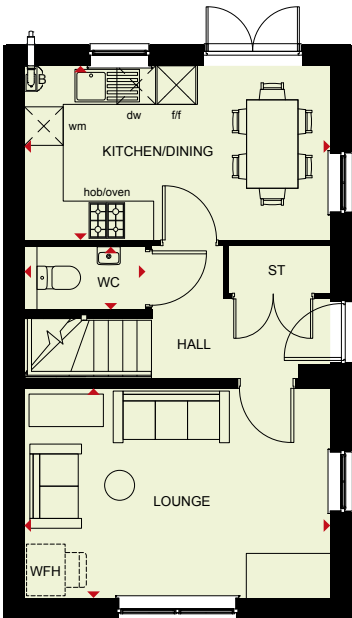
Photovoltaic panels



Highly-efficient insulation

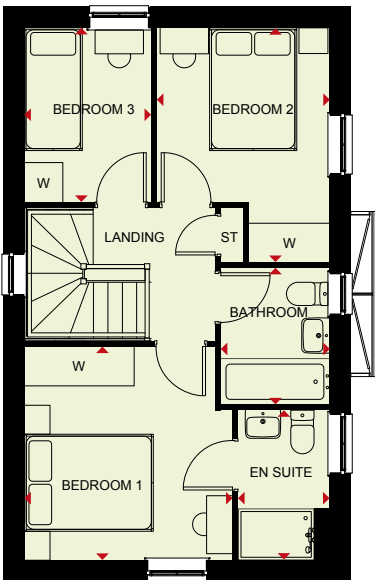


\*Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans.



### 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

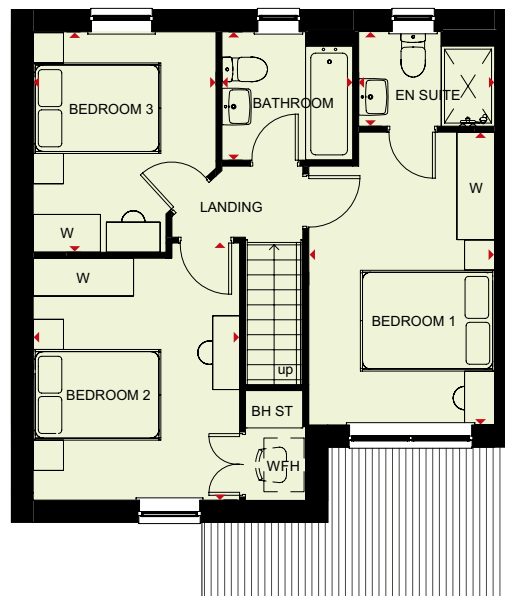
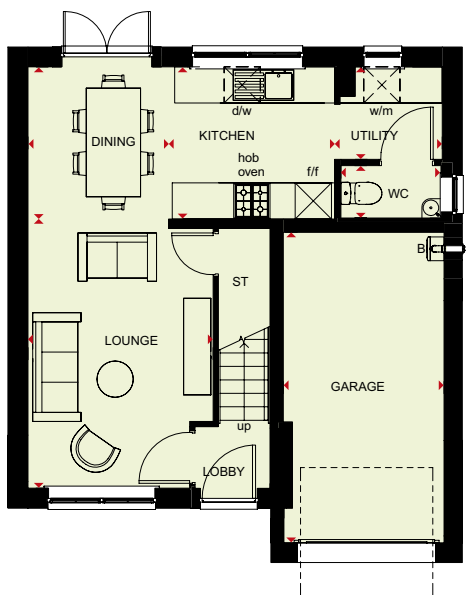
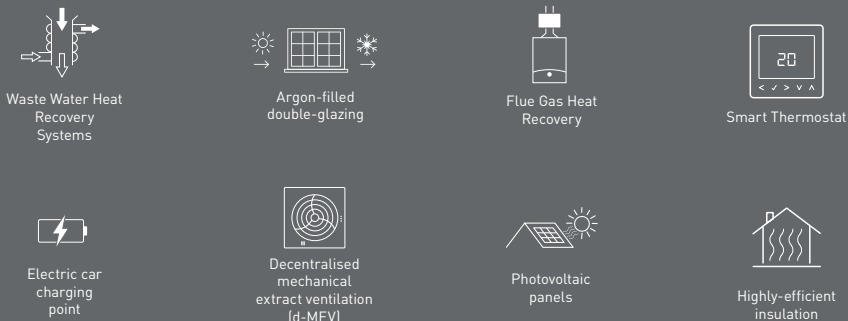
w Wardrobe space

◀▶ Dimension location



# 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



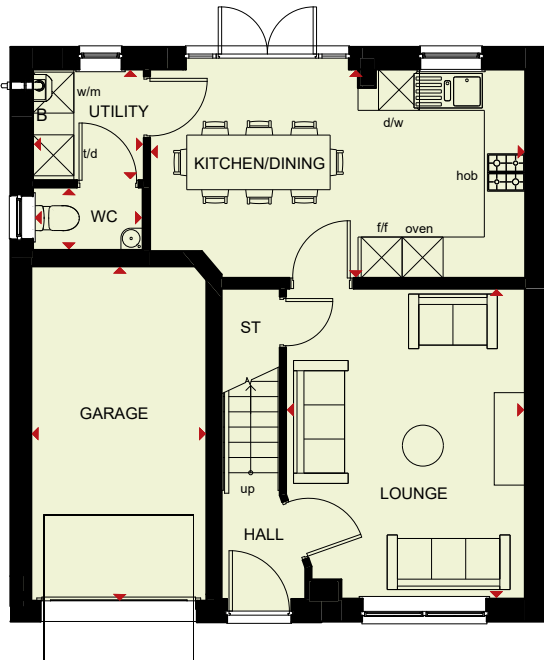
Decentralised  
mechanical  
extract ventilation  
(d-MEV)



Photovoltaic  
panels



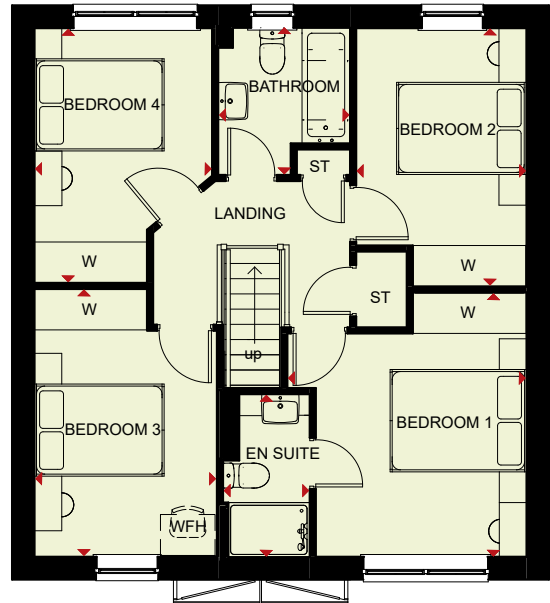
Highly-efficient  
insulation



### 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



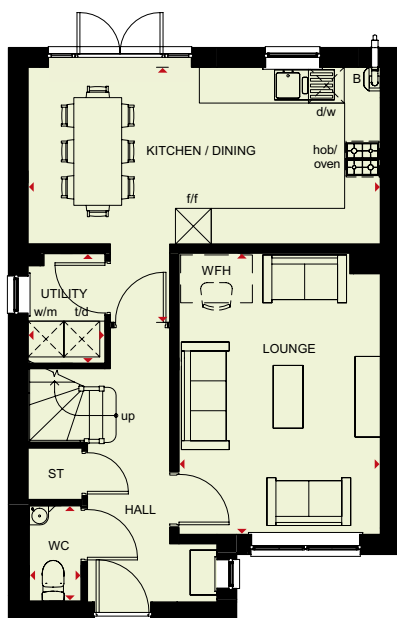
Decentralised  
mechanical  
extract ventilation  
(d-MEV)



Photovoltaic  
panels

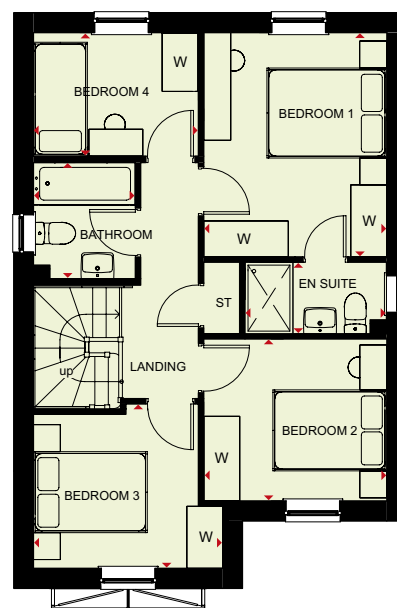


Highly-efficient  
insulation



### 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      |

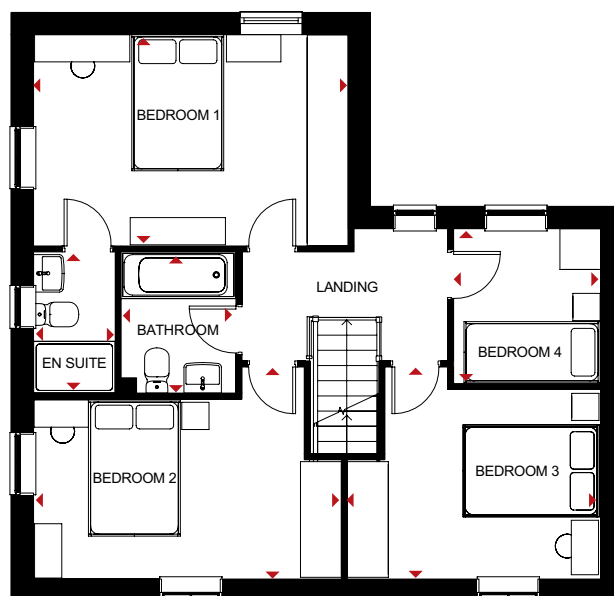
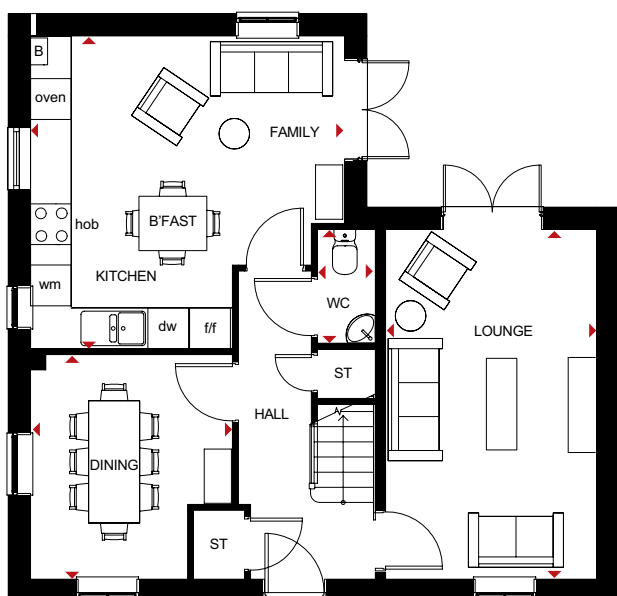




# ALDERNEY

## 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.

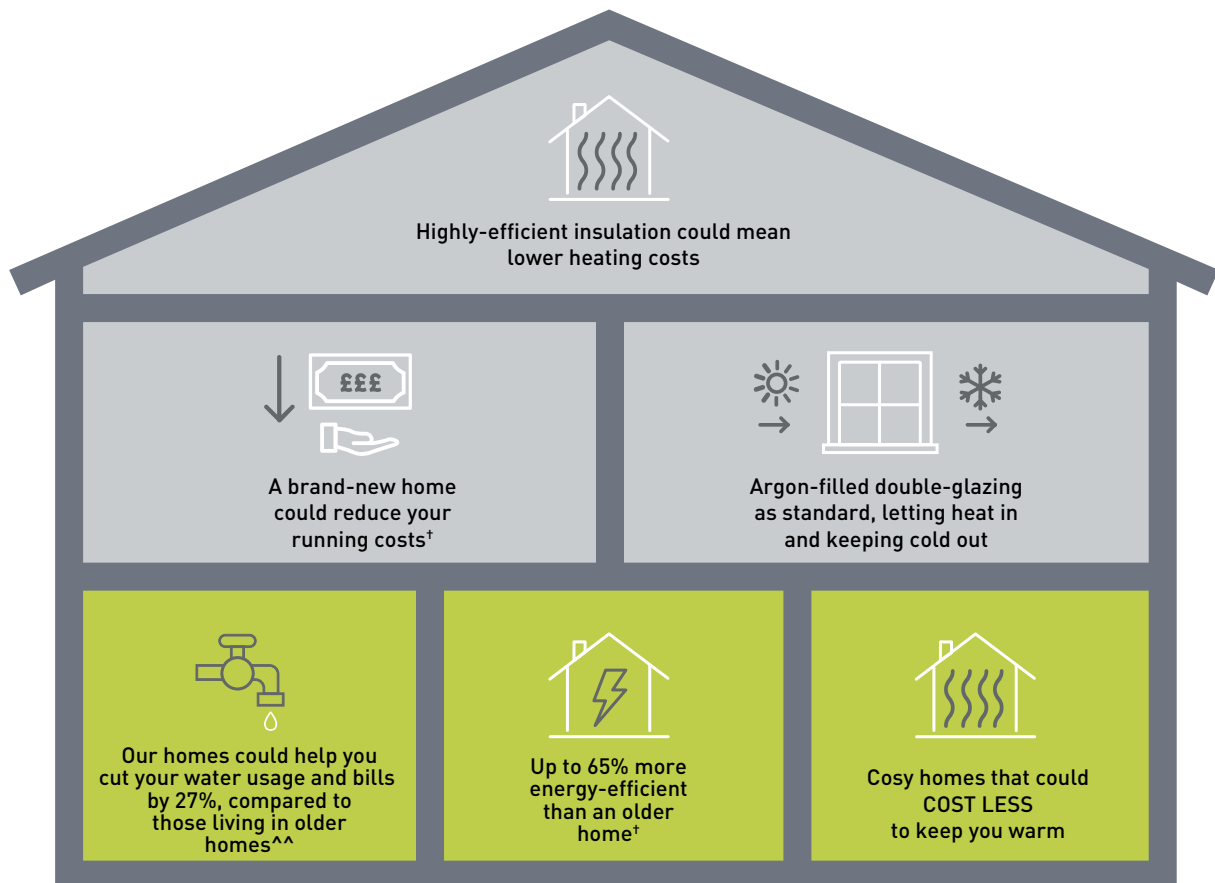
We design and build great places that meet the highest standards, and that promote sustainable, healthy and happy living for our customers.

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.



**barratthomes.co.uk**

**0333 355 8468**

Calls to 03 numbers are charged at the same rate as dialling an 01 or 02 number. If your fixed line or mobile service has inclusive minutes to 01/02 numbers, then calls to 03 are counted as part of this inclusive call volume. Non-BT customers and mobile phone users should contact their service providers for information about the cost of calls.



**BARRATT**  
HOMES