



WHITTLESEY

LAKESIDE



BARRATT
HOMES



Supermarket Site - Application To Be Submitted By Others



- | | | | | | | |
|--|------------|----------------|--|---------------------------------|--|-----------------------|
| | Kenley | 2 bedroom home | | Show Homes | | Sales Centre |
| | Ellerton | 3 bedroom home | | Sales Arena and Show Homes Area | | Visitor Parking Space |
| | Maidstone | 3 bedroom home | | Bin Collection Point | | Substation |
| | Moresby | 3 bedroom home | | Bird nest box | | New tree line |
| | Bewdley | 3 bedroom home | | Robin box | | Mature tree line |
| | Kingsville | 4 bedroom home | | Play area | | Balancing pond |
| | Chester | 4 bedroom home | | Hibernacula | | Gravel path |
| | Hemsworth | 4 bedroom home | | Bat box | | Gildenburgh Water |
| | Radleigh | 4 bedroom home | | Enclosed Bat box | | |
| | Alderney | 4 bedroom home | | | | |

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

Development layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Images and development layouts are for illustrative purposes and should be used for general guidance only. Development layouts including parking arrangements and social/affordable housing may change to reflect changes in planning permission and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Please speak to your solicitor to whom full details of any planning consents including layout plans will be available. Whittlesey is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.



Whittlesey Lakeside is a new homes development located on the edge of the popular market town of Whittlesey. Discover a range of 2, 3 and 4 bedroom homes nearby to countryside and Gildenburgh Water.

Minutes from your new home you can enjoy the independent eateries and pubs, a range of shops as well as a library and leisure centre. Plus, a brand new supermarket on your doorstep.

Buy with confidence with an award-winning house builder. What's more, 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.[^]

[^]2-year builder warranty from legal completion directly from Barratt Homes, backed by NHBC's resolution service. Then 8 years of structural defects insurance cover with NHBC.



BARRATT
HOMES

WHITTLESEY
LAKESIDE

GIVING NATURE A HOME

BUILDING SUSTAINABLE COMMUNITIES



Throughout the planning process before starting build, we consider where we can introduce nature and where we can strengthen in. At Barratt Homes we have a vision that goes beyond bricks and mortar. We aim to create inspiring communities of tomorrow that fulfil our customers' every need whilst respecting today's environment.

Our homes are thoughtfully designed and built to the highest quality, whilst the design and layout of our developments create a true sense of place. But our homes are not only great places to live; they are good for the environment and good for future generations too.



Features on selected plots only. *We, 'our', 'us' refers to the Barratt Developments PLC Group brands including Barratt Homes, David Wilson Homes and Barratt London. Please speak to a Sales Adviser for details of the features available on the home and development you are interested in. Visit our website for more information. Information correct at time of publishing.



BARRATT
HOMES

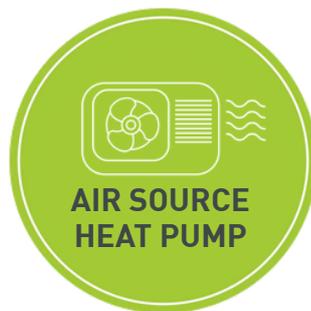
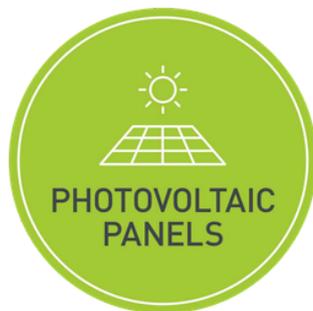
WHITTLESEY
LAKESIDE 

ENERGY-EFFICIENT HOMES

THE FEATURES AND BENEFITS



Save thousands per year on your energy bills with a brand-new energy efficient home. Every new home we build has been designed with the future in mind. We use innovative design and smart technologies to make your new home more economical, comfortable and enjoyable to live. **Selected homes at Whittlesey Lakeside will benefit from these energy saving features.**



Features on selected plots only. The changes apply to individual homes, rather than across an entire development, so please liaise with the Sales Adviser on the development you are interested in about the specific inclusions of individual homes. We, 'our', 'us' refers to the Barratt Developments PLC Group brands including Barratt Homes, David Wilson Homes and Barratt London. Please speak to a Sales Adviser for details of the features available on the home and development you are interested in. 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. Information correct at time of publishing.



BARRATT
HOMES

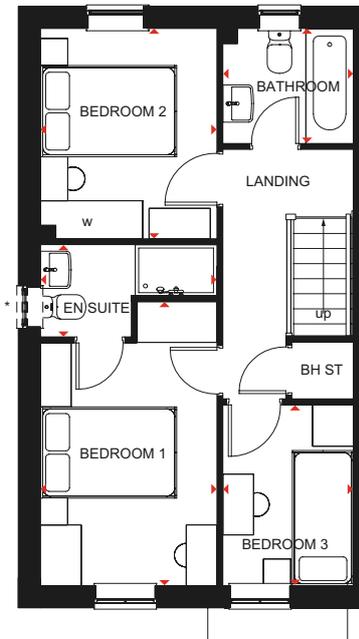
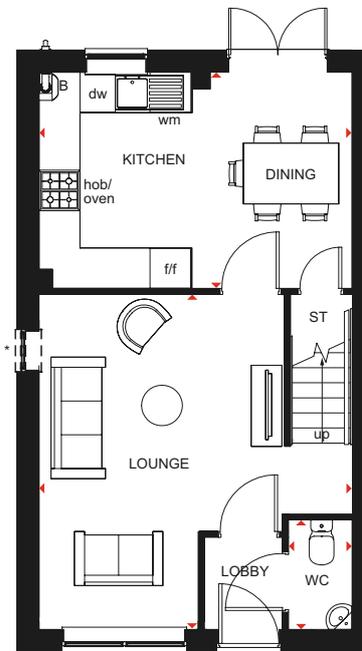
WHITTLESEY
LAKESIDE 

Please note that the air source heat pump has specific space requirements that should be taken into consideration.



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 with en suite, a single bedroom, and a family bathroom



Ground Floor

| | | |
|----------------|----------------|---------------|
| Lounge | 4955 x 3604 mm | 16'3" x 11'9" |
| Kitchen/Dining | 3202 x 4598 mm | 10'6" x 15'1" |
| WC | 932 x 1620 mm | 3'0" x 5'3" |

[Approximate dimensions]

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

First Floor

| | | |
|-----------|---------------|--------------|
| Bedroom 1 | 2607 x 4198mm | 8'7" x 13'9" |
| En Suite | 2607 x 1365mm | 8'7" x 4'6" |
| Bedroom 2 | 2607 x 3107mm | 8'7" x 10'2" |
| Bedroom 3 | 1918 x 2670mm | 6'4" x 8'9" |
| Bathroom | 1918 x 1702mm | 6'4" x 5'7" |

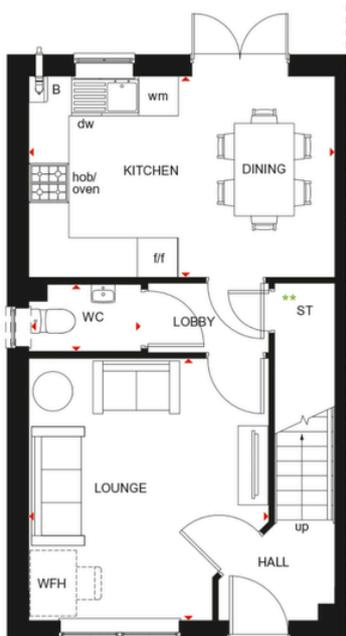
[Approximate dimensions]

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

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

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

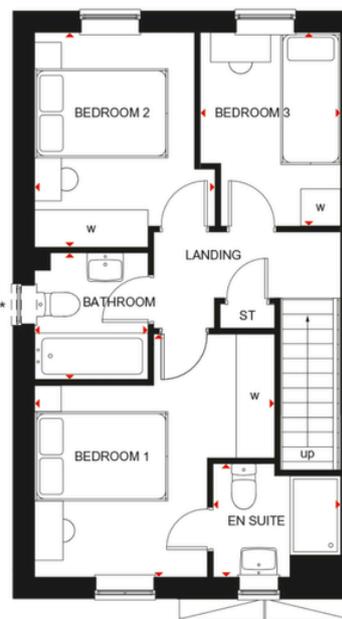


** Hot water cylinder to selected plots for air source heat pump technology

Ground Floor

| | | |
|----------------|---------------|-----------------|
| Lounge | 3605 x 3921mm | 11'10" x 12'10" |
| Kitchen/Dining | 4598 x 3048mm | 15'1" x 10'0" |
| WC | 1663 x 1016mm | 5'5" x 3'4" |

(Approximate dimensions)



First Floor

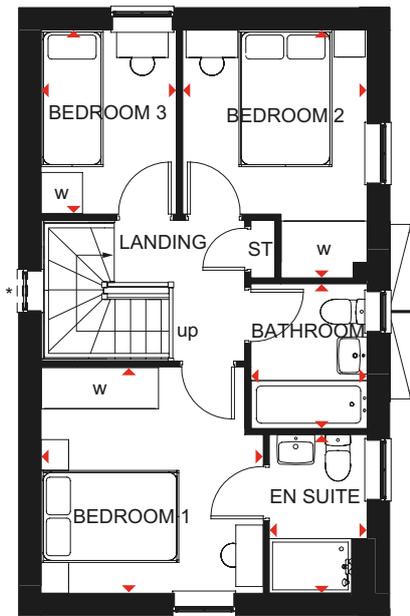
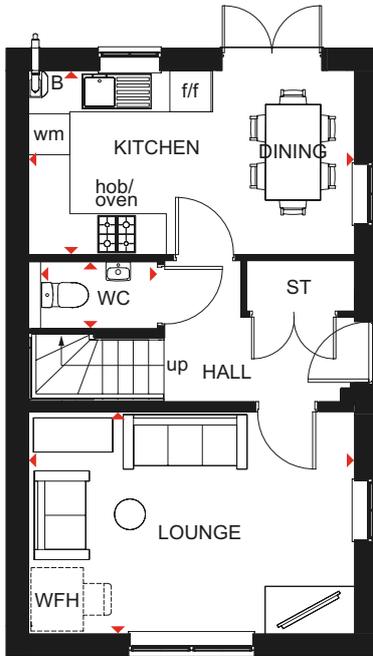
| | | |
|-----------|---------------|----------------|
| Bedroom 1 | 3622 x 3682mm | 11'11" x 12'1" |
| En Suite | 1918 x 1716mm | 6'4" x 5'8" |
| Bedroom 2 | 2708 x 3244mm | 8'11" x 10'8" |
| Bedroom 3 | 2129 x 2926mm | 7'0" x 9'7" |
| Bathroom | 1703 x 1917mm | 5'7" x 6'3" |

(Approximate dimensions)

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

3 BEDROOM DETACHED HOME

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



Ground Floor

| | | |
|----------------|---------------|---------------|
| Lounge | 4724 x 3241mm | 15'6" x 10'8" |
| Kitchen/Dining | 4735 x 2696mm | 15'6" x 8'10" |
| WC | 1682 x 976mm | 5'6" x 3'2" |

(Approximate dimensions)

First Floor

| | | |
|-----------|---------------|----------------|
| Bedroom 1 | 3195 x 3290mm | 10'6" x 10'10" |
| En Suite | 1441 x 2322mm | 4'9" x 7'7" |
| Bedroom 2 | 2679 x 3617mm | 8'9" x 11'10" |
| Bedroom 3 | 1960 x 2704mm | 6'5" x 8'10" |
| Bathroom | 1700 x 2120mm | 5'7" x 6'11" |

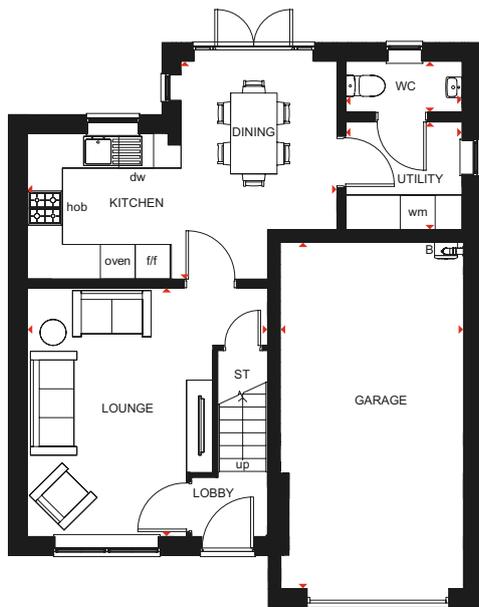
(Approximate dimensions)

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

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

3 BEDROOM DETACHED HOME

- Comfortable detached home with integral garage
- Open-plan kitchen with spacious dining area and French doors to the rear garden
- Separate utility room
- Front-aspect lounge with room for all the family to relax
- Upstairs is a main bedroom with en suite, two further double bedrooms and a family bathroom



Ground Floor

| | | |
|----------------|---------------|----------------|
| Lounge | 4122 x 4306mm | 13'6" x 14'2" |
| Kitchen/Dining | 5332 x 3773mm | 17'6" x 12'5" |
| Utility | 2002 x 1865mm | 6'7" x 6'1" |
| WC | 2002 x 900mm | 6'7" x 2'11" |
| Garage | 3211 x 6075mm | 10'6" x 19'11" |

[Approximate dimensions]

First Floor

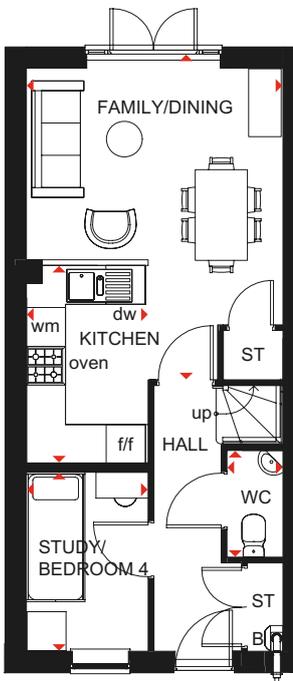
| | | |
|-----------|---------------|---------------|
| Bedroom 1 | 3251 x 4337mm | 10'8" x 14'3" |
| En Suite | 2113 x 1425mm | 6'11" x 4'8" |
| Bedroom 2 | 3179 x 3791mm | 10'5" x 12'5" |
| Bedroom 3 | 3222 x 3283mm | 10'7" x 10'9" |
| Bathroom | 1951 x 1913mm | 6'5" x 6'3" |

[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 | | |

4 BEDROOM HOME

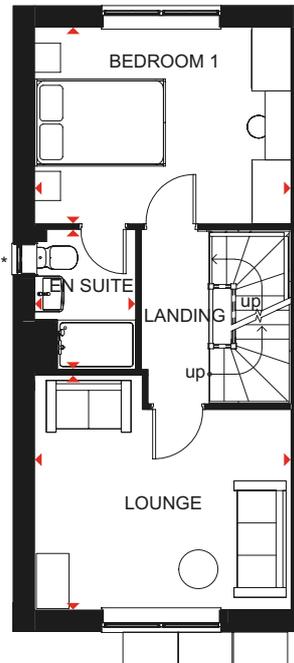
- An ideal family home designed over three floors
- A generous open-plan kitchen with dining and family areas, and a fourth bedroom/study are on the ground floor
- On the first floor, oversized windows fill the lounge and main bedroom with light, giving them a bright and airy feeling, and the bedroom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



Ground Floor

| | | |
|-----------------|---------------|---------------|
| Family/Dining | 3913 x 4984mm | 12'9" x 16'4" |
| Kitchen | 1868 x 3060mm | 6'2" x 10'1" |
| Study/Bedroom 4 | 1866 x 2748mm | 6'1" x 9'1" |
| WC | 860 x 1527mm | 2'8" x 5'0" |

[Approximate dimensions]

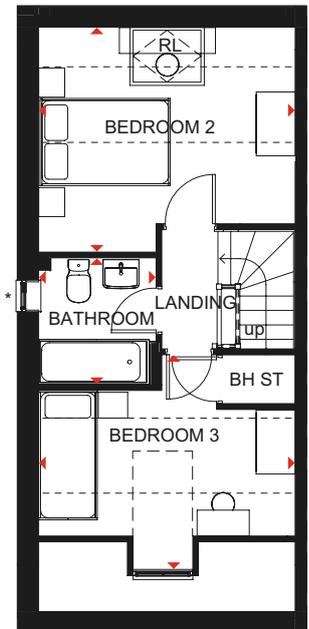


First Floor

| | | |
|-----------|---------------|----------------|
| Lounge | 3951 x 3625mm | 12'10" x 11'9" |
| Bedroom 1 | 3913 x 3047mm | 12'8" x 9'10" |
| En Suite | 1562 x 2144mm | 5'1" x 7'0" |

[Approximate dimensions]

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



Second Floor

| | | |
|-----------|-----------------|-------------------|
| Bedroom 2 | 3951 x 3503mm** | 12'10" x 11'5"*** |
| Bedroom 3 | 3951 x 3425mm** | 12'10" x 11'2"*** |
| Bathroom | 1774 x 1963mm | 5'8" x 6'4" |

[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 | RL | Roof light |
| | ST | Store | f/f | Fridge/freezer space | ◀▶ | Dimension location |
| | BH ST | Bulkhead Store | dw | Dishwasher space | | |

4 BEDROOM DETACHED HOME

- An airy open-plan kitchen creates the perfect hub for all the family with its flexible dining area and French doors leading to the garden
- The spacious feeling flows through to the front-aspect lounge
- An integral garage and separate utility make this a practical home
- Upstairs are three double bedrooms, the main bedroom with en suite, a single bedroom and a family bathroom



Ground Floor

| | | |
|----------------|---------------|----------------|
| Lounge | 4837 x 3274mm | 15'10" x 10'8" |
| Kitchen/Dining | 3272 x 5267mm | 10'9" x 17'3" |
| Utility | 1600 x 2028mm | 5'3" x 6'8" |
| WC | 1600 x 931mm | 5'3" x 3'0" |
| Garage | 5986 x 3042mm | 19'7" x 9'11" |

[Approximate dimensions]

First Floor

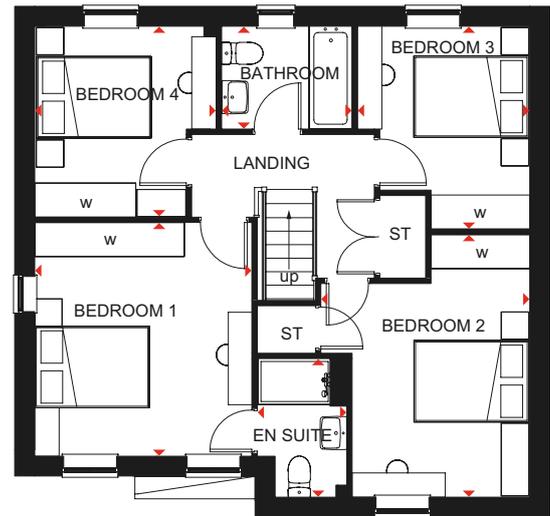
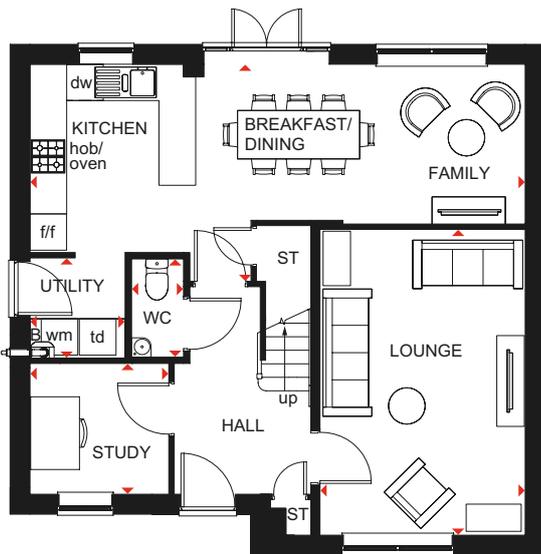
| | | |
|-----------|---------------|----------------|
| Bedroom 1 | 4000 x 4234mm | 13'1" x 13'10" |
| En Suite | 1656 x 2035mm | 5'5" x 6'8" |
| Bedroom 2 | 3769 x 3087mm | 12'4" x 10'2" |
| Bedroom 3 | 3560 x 3163mm | 11'8" x 10'4" |
| Bedroom 4 | 3115 x 3120mm | 10'2" x 10'2" |
| Bathroom | 1895 x 2151mm | 6'3" x 7'0" |

[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 | |

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 | 3368 x 5033mm | 11'1" x 16'6" |
| Kitchen/ Dining/Family | 8100 x 3583mm | 26'7" x 11'9" |
| Utility | 1550 x 1631mm | 5'1" x 5'4" |
| Study | 2273 x 2112mm | 7'5" x 6'11" |
| WC | 889 x 1640mm | 2'11" x 5'5" |

(Approximate dimensions)

First Floor

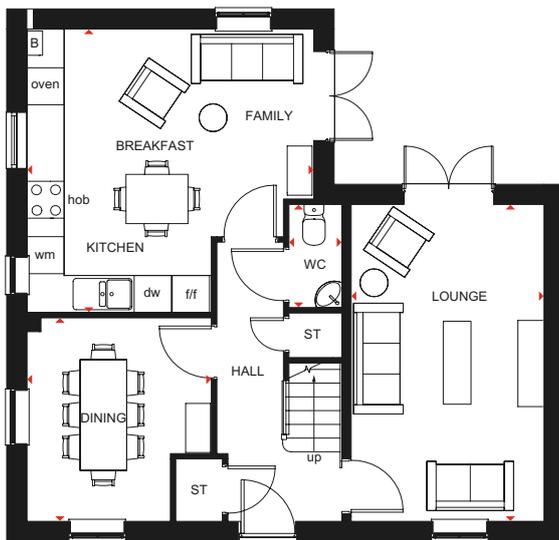
| | | |
|-----------|---------------|---------------|
| Bedroom 1 | 3561 x 3852mm | 11'8" x 12'8" |
| En Suite | 1470 x 2319mm | 4'10" x 7'7" |
| Bedroom 2 | 3407 x 4329mm | 11'2" x 14'2" |
| Bedroom 3 | 2824 x 3350mm | 9'3" x 11'0" |
| Bedroom 4 | 2967 x 3152mm | 9'9" x 10'4" |
| Bathroom | 2137 x 1708mm | 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 | |

4 BEDROOM DETACHED HOME

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



Ground Floor

| | | |
|----------------|---------------|----------------|
| Lounge | 5138 x 3112mm | 16'10" x 10'2" |
| Kitchen/Family | 4602 x 4613mm | 15'1" x 15'1" |
| Dining | 3258 x 2971mm | 16'10" x 10'2" |
| WC | 1661 x 853mm | 5'5" x 2'10" |

(Approximate dimensions)

First Floor

| | | |
|-----------|---------------|---------------|
| Bedroom 1 | 3098 x 4613mm | 10'1" x 15'1" |
| En Suite | 2075 x 1190mm | 6'9" x 3'3" |
| Bedroom 2 | 3110 x 4518mm | 10'2" x 14'9" |
| Bedroom 3 | 3110 x 3152mm | 10'2" x 10'4" |
| Bedroom 4 | 2270 x 2147mm | 7'5" x 7'0" |
| Bathroom | 2075 x 1702mm | 6'9" x 3'6" |

(Approximate dimensions)

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



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.

MOVEMAKER

Take the hassle out of selling your existing home. We could get you moving to a brand new Barratt home in just 5 simple steps.

1

FIND YOUR HOME

Discover your ideal new home at your chosen development and complete a Movemaker application.

2

VALUE YOUR EXISTING PROPERTY

We will instruct two estate agents who will arrange independent valuations of your current property.

3

AGREE THE SELLING PRICE

Once a price is agreed the Movemaker agreement can then be completed and the estate agent will begin to market your property.

4

FIND A BUYER

The estate agent will help to complete the sale smoothly and efficiently. Remember, we will cover their fees then manage the sale for you.

5

MOVING DAY

Now you can move into your dream Barratt home, saving money and hassle.

Offer available on selected plots only, terms and conditions apply. Speak to one of our sales advisers now or visit our website. Following withdrawal or termination of any offer, we reserve the right to extend, reintroduce or amend any such offer as we see fit at any time. Purchasers must sign a Movemaker Agreement with us. Offer is subject to use of a Barratt Homes nominated estate agent to market and sell your existing home. Barratt Homes will pay the nominated estate agent's fees provided you go on to buy a new Barratt home.



BARRATT
HOMES

WHITTLESEY
LAKESIDE





SPECIFICATION OF FINISHES

AMBASSADOR

EMBASSY

| GENERAL INTERNAL FINISHES | | |
|---|---|---|
| WALLS (FINISH) Almond White Emulsion finish throughout | ● | ● |
| CEILINGS (FINISH) Almond White finish throughout (including integral garages) | ● | ● |
| WOODWORK White satin finish throughout except stair handrail which is finished in oak | ● | ● |
| DOORS | | |
| FRONT Door with Toughened pre glazed glass (refer to Sales Adviser for door colour) | ● | ● |
| REAR White door with Toughened pre glazed obscure glass | ● | ● |
| INTERNAL White satin finish panel doors | ● | ● |
| STAIRS | | |
| STAIRCASE Chamfered balusters painted satinwood white with oak newel caps and handrails | ● | ● |
| IRONMONGERY | | |
| EXTERNAL / REAR / SIDE / FRENCH Chrome ironmongery | ● | ● |
| INTERNAL Chrome ironmongery | ● | ● |
| KITCHEN | | |
| UNITS Standard Range of kitchen units fitted with space for appliances (see kitchen layouts with your Sales Adviser. Upgrades to kitchen are available) | ● | ● |
| BATHROOM | | |
| WALL TILING 'Standard Range' - Splashbacks to basin and two rows of tiling to walls around bath (height depending upon tile selection). Tiled cills in wet areas. | ● | ● |
| BATH / BATH PANEL / PEDESTAL / BASIN / WC / SEAT White sanitary ware | ● | ● |
| VANITY UNITS If applicable, please refer to Sales Adviser for your specific house type working drawings | | ● |
| SHOWERS WITHIN CUBICLES Surface mounted shower - (Subject to boiler type will be either thermostatic or electric, refer to your Sales Adviser) | ● | ● |
| EN-SUITE / EN-SUITE BATHROOM | | |
| EN SUITE TILING 'Standard Range' - Splashback only. Shower recess to be fully tiled where appropriate | ● | ● |
| BATH / BATH PANEL / PEDESTAL / BASIN / WC / SEAT White sanitary ware | ● | ● |
| SHOWERS IN EN-SUITES Surface mounted shower - (Subject to boiler type will be either thermostatic or electric, refer to your Sales Adviser) | | ● |
| CLOAKROOM | | |
| WALL TILING 'Standard Range' - 1 course splashback | ● | ● |
| SANITARY WARE White Sanitary Ware | ● | ● |
| HEATING | | |
| GAS BOILER Please refer to Sales Adviser for information on whether System or Combination | ● | ● |

| ELECTRICAL | | |
|---|---|---|
| GENERAL All switches and sockets to be in white | ● | ● |
| TV MEDIA PANEL Barratt Bespoke Media Panel in location indicated on working drawings | ● | ● |
| TV SOCKET In location indicated on working drawing | | ● |
| TELEPHONE POINT Refer to Sales Adviser | ● | ● |
| SHAVER POINT Master en-suite only or bathroom if no en-suite | ● | ● |
| EXTERNAL LIGHTING External light to front entrance as standard | ● | ● |
| SMOKE/HEAT DETECTORS Mains operated smoke detectors in locations indicated on drawings. Heat detectors in locations indicated on drawings | ● | ● |
| LANDSCAPING | | |
| FRONT / REAR Turf where applicable (Refer to plot specific landscape drawings) | ● | ● |
| BOUNDARY FENCING / WALLS | | |
| FENCING 1.8m x 1.8m closeboard throughout | ● | ● |
| GATES Timber gate with barrel bolt where applicable - Refer to Sales Adviser | ● | ● |
| EXTERNAL | | |
| OUTSIDE TAP External water supply tap | | ● |
| EXTERNAL ELEVATIONS | | |
| WINDOWS White PVC unless indicated otherwise - Refer to Sales Adviser | ● | ● |
| GARAGE DOOR Black where applicable unless indicated otherwise - Refer to Sales Adviser | ● | ● |

| PLEASE NOTE | | |
|---|--|--|
| Rear Garden Slopes - will be a maximum of 1 in 12 and your garden may have retaining structures in situ to achieve this | | |
| Front and back gardens will have manholes/inspection chambers in situ - location will be determined as your property is under construction | | |
| Top soil is laid to a min of 150mm - using topsoil located on the development | | |
| Your drive/parking spaces/front garden may not be delineated, your boundary line will be shown on your conveyance plan | | |
| Your property may have a bird or bat box built in or fixed on to the brickwork to comply with our planning obligations and our partnership with the RSPB | | |
| Where sheds are provided to comply with planning obligations these are for the storage of cycles and garden equipment only | | |
| You may experience surface water in your rear garden at times of high rainfall - which is normal and should not cause you concern | | |
| You will notice 2 coaxial cables suitable for receiving satellite signals hanging from your eaves - these are connected to your media plate and should be utilised by your satellite dish installer | | |
| Your property is wired for broadband - at times, particularly at the start of a development, you may not have connectivity due to BT needing to connect the development | | |
| In the circumstance where our suppliers are not able to provide the exact specification you have ordered we will contact you as soon as possible to agree a substitute of equivalent quality.* | | |

For any further information please discuss these with your Sales Adviser.

SPECIFICATION OF FINISHES TERMS & CONDITIONS

This is the standard specification for each of the homes available, as indicated. Standard specifications are correct at time of going to print, but are subject to change without notice.

Please speak to the Sales Adviser if you would like to take advantage of the Barratt Extras, which allow you to customise your new home before you move in, dependent on stage of build. If you choose to upgrade any items within our Barratt Extras range, a minimum deposit payment of 25% of the order value must be paid at the time of placing your order. Any balance is payable by Legal Completion. In the event of the reservation being cancelled by the customer or customer not proceeding to Legal Completion, 50% of the deposit received is non-refundable in circumstances where no fitting or installation has commenced. Where fitting and/or installation has commenced, 100% of the deposit received is non-refundable.

We make every effort to supply and fit standard specification and Extras in accordance with the exact specification you have ordered. Sometimes due to circumstances beyond our control the suppliers may not be able to provide these at the prescribed time for installation in your new home. In those circumstances we will contact you as soon as possible to discuss and agree substitute of standard specification or Extras of equivalent quality. Should you wish to re-select a substitute product from a higher or lower quality tier then we will charge or refund the difference accordingly.



BARRATT
— HOMES —