



# WINTRINGHAM

ST NEOTS



# WINTRINGHAM

## ST NEOTS



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. AWoburn Downs is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

# WINTRINGHAM

## ST NEOTS

David Wilson Homes	••••• Footpath	Wintringham Primary Academy	St Neots Railway Station
Barratt Homes	===== Railway Tracks		
Other Developers	Over 9km of cycle routes		
Future District Centre		Pond	



# 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.

# WE'RE HELPING TO MAKE YOUR HOME MORE ENERGY EFFICIENT



Argon-filled double-glazing as standard, to let heat in and keep cold out



Clever design cuts water use by up to **27%** per day per person



Up to **65%** more energy-efficient



Up to **£979** cheaper per year to run



Highly-efficient insulation, so it could cost less to heat



**Advanced systems** and **smart technologies** in all our homes

\*Indicative figures, based on Government and Ofgem data in the [HBF "Watt a Save" report](#) published January 2025 which provides annual average usage figures for existing homes vs new-build homes in the UK.



**BARRATT**  
HOMES

# ALVERTON

## 2 BEDROOM HOME



Decentralised mechanical extract ventilation (d-MEV)



Waste Water Heat Recovery Systems



Flue Gas Heat Recovery



Photovoltaic panels



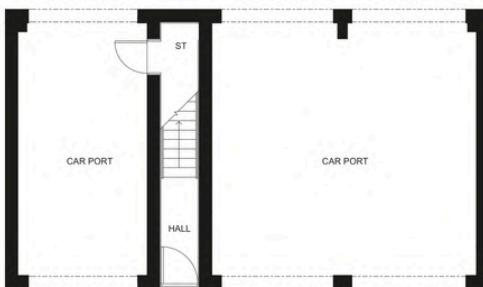
Highly-efficient insulation



A/B EPC rating



Argon-filled double-glazing



### First Floor

Kitchen	3680 x 1642 mm	12'0" x 5'3"
Lounge / Dining	3680 x 3758 mm	12'0" x 12'3"
Bedroom 1	2030 x 1398 mm	9'9" x 12'8"
En suite	2030 x 1398 mm	6'2" x 4'5"
Bedroom 2	3746 x 2538 mm	12'2" x 8'3"
Bathroom	1806 x 1700 mm	5'9" x 5'5"

(Approximate dimensions)

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



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# ALVERTON

## 2 BEDROOM HOME



Decentralised  
mechanical  
extract ventilation  
(d-MEV)



Waste Water Heat  
Recovery Systems



Flue Gas Heat  
Recovery



Photovoltaic  
panels



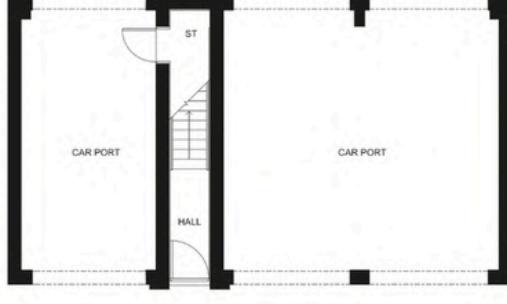
Highly-efficient  
insulation



A/B EPC  
rating



Argon-filled  
double-glazing



### First Floor

Kitchen	3680 x 1642 mm	12'0" x 5'3"
Lounge / Dining	3680 x 3758 mm	12'0" x 12'3"
Bedroom 1	2030 x 1398 mm	9'9" x 12'8"
En suite	2030 x 1398 mm	6'2" x 4'5"
Bedroom 2	3746 x 2538 mm	12'2" x 8'3"
Bathroom	1806 x 1700 mm	5'9" x 5'5"

[Approximate dimensions]

#### KEY

B Boiler

f/f Fridge/freezer space

ST Store

dw Dishwasher space

wm Washing machine space

Dimension location



# KENLEY

## 2 BEDROOM HOME



Decentralized  
mechanical  
extract ventilation  
(d-MEV)



Waste Water Heat  
Recovery Systems



Flue Gas Heat  
Recovery



Photovoltaic  
panels



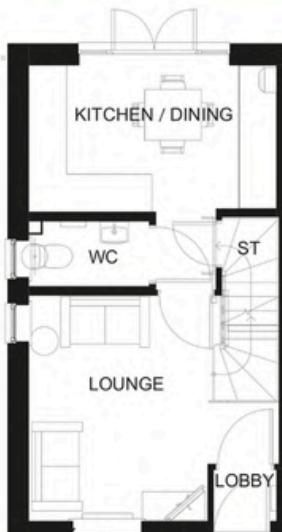
Highly-efficient  
insulation



A/B EPC  
rating



Argon-filled  
double-glazing



### Ground Floor

Lounge	3958 x 3560 mm	12'9" x 11'6"
Kitchen/Diner	3948 x 2346 mm	12'9" x 7'6"
WC	1906 x 1025 mm	6'2" x 3'3"



### First Floor

Bedroom 1	3958 x 2860 mm	12'9" x 9'3"
Bedroom 2	3958 x 2311 mm	12'9" x 7'5"
Bathroom	1953 x 1853 mm	6'4" x 6'0"

KEY ST Store  
BH ST Bulkhead Store



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HOMES

# MAIDSTONE

## 3 BEDROOM HOME



Decentralised  
mechanical  
extract ventilation  
(d-MEV)



Waste Water Heat  
Recovery Systems



Flue Gas Heat  
Recovery



Photovoltaic  
panels



Highly-efficient  
insulation



A/B EPC  
rating



Argon-filled  
double-glazing



### Ground Floor

Kitchen/dining	4575 x 3202 mm	15'0" x 10'5"
Lounge	3619 x 4905 mm	11'8" x 16'0"
W.C	2173 x 1440 mm	7'1" x 4'7"

(Approximate dimensions)



### First Floor

Bedroom 1	2607 x 3587 mm	8'5" x 12'6"
En suite	2607 x 1365 mm	8'5" x 4'4"
Bedroom 3	1898 x 2671 mm	6'2" x 8'7"
Bathroom	1918 x 1702 mm	6'2" x 5'5"
Bedroom 2	2587 x 3107 mm	8'4" x 10'1"

(Approximate dimensions)

**KEY**

ST	Store
wm	Washing machine space
ff	Dishwasher space
ff	Fridge/freezer space
w	Wardrobe space
●	Dimension location



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**BARRATT**  
HOMES

# ELLERTON

## 3 BEDROOM HOME



Decentralised  
mechanical  
extract ventilation  
(d-MEV)



Waste Water Heat  
Recovery Systems



Flue Gas Heat  
Recovery



Photovoltaic  
panels



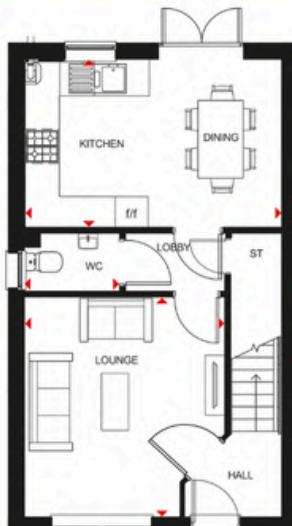
Highly-efficient  
insulation



A/B EPC  
rating



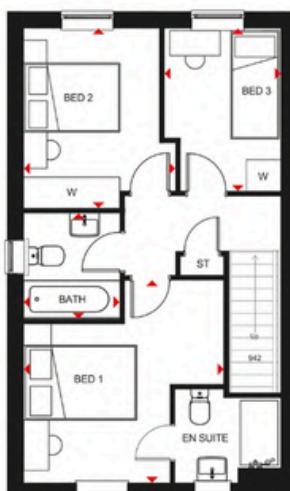
Argon-filled  
double-glazing



### Ground Floor

Kitchen/dining	4598 x 3048 mm	15'1" x 9'12"
Lounge	3605 x 3972 mm	11'9" x 13'0"
W.C	1703 x 1050 mm	5'7" x 3'5"

(Approximate dimensions)



### First Floor

Bedroom 1	2898 x 3610 mm	11'10" x 9'6"
En Suite	1918 x 1716 mm	6'3" x 5'7"
Bedroom 2	2396 x 3245 mm	7'10" x 10'7"
Bedroom 3	2129 x 2927 mm	6'11" x 9'7"
Bathroom	1703 x 1917 mm	5'7" x 6'3"

(Approximate dimensions)

KEY    ST    Store  
      FF    Fridge/freezer space  
      W    Wardrobe space



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HOMES

# MORESBY

## 3 BEDROOM HOME



Decentralised  
mechanical  
extract ventilation  
(d-MEV)



Waste Water Heat  
Recovery Systems



Flue Gas Heat  
Recovery



Photovoltaic  
panels



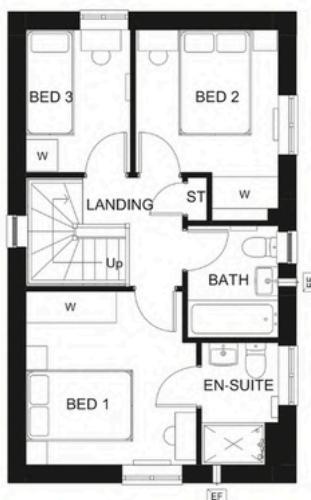
Highly-efficient  
insulation



A/B EPC  
rating



Argon-filled  
double-glazing



### Ground Floor

Lounge	4725 x 3242 mm	15'5" x 10'6"
Kitchen/Diner	4725 x 2696 mm	15'5" x 8'8"
WC	1892 x 973 mm	6'2" x 3'1"

### First Floor

Bedroom 1	3196 x 3291 mm	10'4" x 10'7"
En Suite	1441 x 2322 mm	4'7" x 7'6"
Bedroom 2	2676 x 3618 mm	8'7" x 11'8"
Bedroom 3	1961 x 2705 mm	6'4" x 8'8"

KEY  
 B Boiler  
 ST Store  
 w Wardrobe space



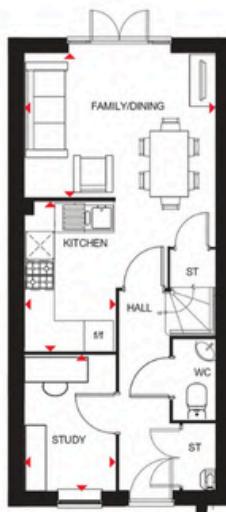
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# KINGSVILLE

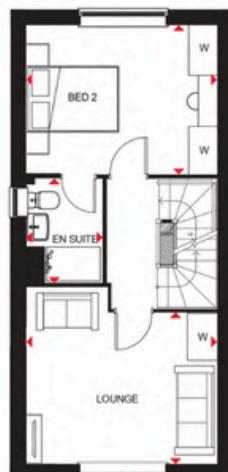
## 3 BEDROOM HOME



### Ground Floor

Kitchen	1866 x 3060 mm	6'2" x 10'0"
Family/dining	2813 x 3954 mm	9'2" x 12'9"
Study	1866 x 2748 mm	6'1" x 9'0"
W.C	877 x 1527 mm	2'8" x 5'0"

(Approximate dimensions)



### First Floor

Lounge	3938 x 3074 mm	12'9" x 10'1"
Bedroom 1	3908 x 3028 mm	12'8" x 9'9"
En suite	1546 x 2142 mm	5'0" x 7'0"

(Approximate dimensions)



### Second Floor

Bedroom 2	3933 x 3472 mm	12'0" x 11'3"
Bathroom	1779 x 1943 mm	5'8" x 6'4"
Bedroom 3	3956 x 2222 mm	12'9" x 7'2"

(Approximate dimensions)

### KEY

B	Boiler	wm	Washing machine space
ST	Store	ff	Fridge/freezer space
BH ST	Bulkhead Store	dw	Dishwasher space

### RL

Roof light
Dimension location



# BRENTFORD

## 3 BEDROOM HOME



Decentralised  
mechanical  
extract ventilation  
(d-MEV)



Waste Water Heat  
Recovery Systems



Flue Gas Heat  
Recovery



Photovoltaic  
panels



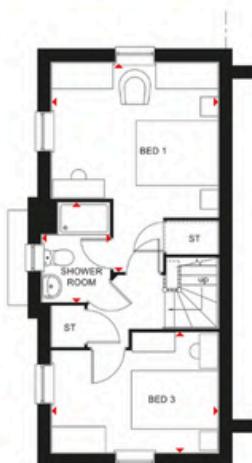
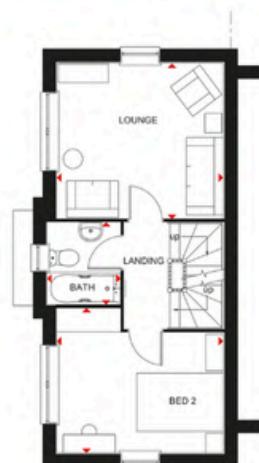
Highly-efficient  
insulation



A/B EPC  
rating



Argon-filled  
double-glazing



### Ground Floor

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

(Approximate dimensions)

### First Floor

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

(Approximate dimensions)

### Second Floor

Bedroom 1	4832 x 3860mm	15'10" x 12'8"
Bedroom 3	3860 x 2600mm	12'8" x 9'2"
Shower Room	2315 x 1576mm	7'7" x 5'2"

(Approximate dimensions)

### KEY

B	Boiler
ST	Store
wm	Washing machine space

f/f	Fridge/freezer space
dw	Dishwasher space
●	Dimension location



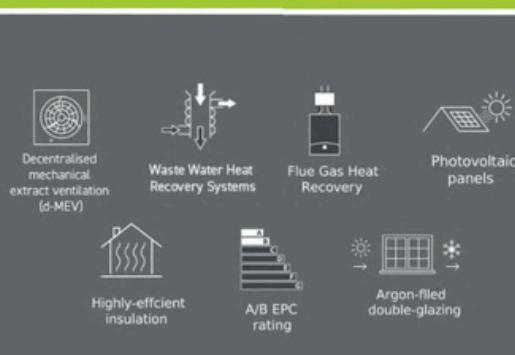
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**BARRATT  
HOMES**

# MILLFIELD

## 4 BEDROOM HOME



### Ground Floor

Lounge	3525 x 5032 mm	11'5" x 16'5"
Kitchen/Family/ Dining	5850 x 3729 mm	19'1" x 12'2"
WC	899 x 1760 mm	2'9" x 5'7"

### First Floor

Bedroom 1	4660 x 3444 mm	15'2" x 11'2"
En Suite	2261 x 1760 mm	7'4" x 5'7"
Bedroom 2	3377 x 4950 mm	11'0" x 16'2"
Bedroom 3	2896 x 3237 mm	9'5" x 10'6"
Bedroom 4	2866 x 3237 mm	9'4" x 10'6"
Bathroom	1710 x 2809 mm	5'6" x 9'2"

KEY      B      Boiler  
ST      Store



# RADLEIGH

## 4 BEDROOM HOME



Decentralised mechanical extract ventilation (d-MEV)



Waste Water Heat Recovery Systems



Flue Gas Heat Recovery



Photovoltaic panels



Highly-efficient insulation



A/B EPC rating



Argon-filled double-glazing



### Ground Floor

Lounge	3361 x 5046mm	11'0" x 16'7"
Kitchen/ Dining/Family	8110 x 3583mm	26'7" x 11'9"
Utility	1558 x 1655mm	5'1" x 5'5"
Study	2273 x 2158mm	7'5" x 7'1"
WC	884 x 1655mm	2'11" x 5'5"

(Approximate dimensions)



### First Floor

Bedroom 1	3570 x 3858mm	11'9" x 12'8"
En Suite	1452 x 2289mm	4'9" x 7'6"
Bedroom 2	3423 x 4335mm	11'3" x 14'3"
Bedroom 3	2824 x 3350mm	9'3" x 11'0"
Bedroom 4	2973 x 3152mm	9'9" x 10'4"
Bathroom	2137 x 1699mm	7'0" x 5'7"

(Approximate dimensions)

### KEY

B Boiler

ST Store

wm Washing machine space

1/1 Fridge/freezer space

● Dimension location



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# DEPOSIT BOOST WE COULD HELP YOU MOVE SOONER THAN YOU THINK



## LET'S GIVE YOUR PLANS A BOOST



Available to first-time buyers and existing homeowners



We could boost your deposit by 5%



So you would need a smaller mortgage

\*Full terms apply. Please speak to our sales team for further details



**BARRATT**  
HOMES

# PART EXCHANGE

With us as your guaranteed buyer, you could be in your new sooner than you think!

**1**

## GET IN TOUCH

Discover your ideal new home at your chosen development

**2**

## ORGANISE A MEETING WITH A FINANCIAL ADVISER

We'll book you an appointment to speak to a Financial Expert to understand how much you can borrow

**3**

## CHOOSE YOUR NEW HOME

We will hold your dream home off the market pending the valuations on your current property

**4**

## WE'LL MAKE AN OFFER ON YOUR CURRENT HOME

We'll arrange two independent valuations of your current property and then agree a selling price with you at fair value for your home - based on a presumed sale within 8 - 10 weeks

**5**

## WE BUY YOUR OLD HOUSE AND YOU RESERVE YOUR NEW HOME

Once you accept our formal offer, we'll start the legal process to buy your home

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. Part Exchange is only available on selected plots and developments in England, Wales or Scotland and is subject to our standard terms and conditions. Part Exchange will only be available where the existing property being traded is more than 70% of the selling price of the plot you are considering purchasing. Terms and conditions apply, see website for details. er 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

# 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



## 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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