



BARRATT
— HOMES —



OUTSTANDING DESIGN

BARRATT HOMES ARE BUILT AROUND
THE WAY YOU WANT TO LIVE

Careful consideration and attention to detail goes into every home we build, and our homes are flexible and adaptable to suit every lifestyle. Open plan living spaces are integral to our design, helping you make the most of space and natural light, and allowing every room to be enjoyed to its maximum potential.

We also know how vital outdoor space is in creating places people love to live in. Whether it's gardens or landscaped areas, we make sure there's plenty surrounding the homes we build, for the whole neighbourhood to enjoy.

AWARD-WINNING CUSTOMER SERVICE AND QUALITY

WITH YOU EVERY STEP OF THE WAY

Barratt Homes has years of experience building thoughtfully designed, high quality homes. We've repeatedly been awarded 5 stars^ by the Home Builders Federation, year after year. And that's not all. Our homes come with an NHBC Buildmark Warranty which gives you a 10 year structural warranty and a 2 year fixtures and fittings warranty* as standard. This is just one of the added benefits of buying a new home.

We do all we can to make moving easy, putting people in touch with dedicated experts throughout the journey, which is why for more than 50 years, we have earned ourselves an enviable reputation for excellence.

At Barratt we build every type of home for every type of home buyer, in great locations the length and breadth of the country. Whether you're putting your first foot on the property ladder, moving up to a larger home or even downsizing, Barratt can help you find the home that suits you perfectly.





STUNNING HOMES IN A GREAT LOCATION

**WELCOME TO LANGAURD VIEW,
A PICTURESQUE NEW DEVELOPMENT
OF 2, 3 & 4 BEDROOM HOMES**

Settle down at Languard View, one of Essex's hidden gems on the outskirts of a thriving coastal town. Home to a variety of everyday amenities in a sought-after location, Dovercourt provides a tranquil retreat with access to all essentials in the town centre. Whilst set in a prime location for exploring the county's gorgeous coastline and riverside scenery, it is also popular for commuters.

Set in a semi-rural property hotspot, the popular town ensures residents have convenient access to a high street known for its independent retailers, with traditional hardware stores, salons and cosy coffee shops. Supermarkets are located close to home including Asda and Tesco's, whilst a wide range of pubs, restaurants and takeaways are also on your doorstep.

Families making a fresh start can also rest assured that there are high-quality education facilities close to home, such as Chase Lane Primary School and Harwich and Dovercourt High School both rated 'Good' by Ofsted. Our exciting community will feature public open space with equipped play areas.

Living at Languard View, you can enjoy the finest aspects of the town and countryside living. Peaceful evenings and weekends await, whilst the thrill of the hustle and bustle of a flourishing town is still only moments away.





LANGUARD VIEW

DOVERCOURT

- Cavendish
2 bedroom home
- Hoy
3 bedroom home
- Redgrave
3 bedroom home
- Redgrave V1
3 bedroom home
- Lutterworth
3 bedroom home
- Bewdley
3 bedroom home
- Kingsville
3 bedroom home
- Kingsley
4 bedroom home
- Alderney
4 bedroom Home
- Radleigh
4 bedroom Home
- Affordable Housing
- Show Homes
- Sales Centre
- Bin Collection Point
- Visitor parking place
- Street Light



- Informal Sports Pitch
- Parkland Space
- Paths
- Mature Tree Lines
- New Tree Lines
- Play Area

Giving nature a home on this development:

Hedgehog Highway
Selected plots*

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



barratthomes.co.uk

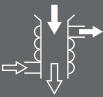
BARRATT
HOMES

Images and development layouts are for illustrative purposes, should be used for general guidance only and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Development layouts including house types and tenures, the location of affordable housing, parking arrangements, play areas, landscaping and public open spaces are subject to change including any changes required due to a change in planning permission. Languard View is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

H8641-L-201-01 Rev: T04

CAVENDISH

2 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Decentralised mechanical extract ventilation (d-MEV)



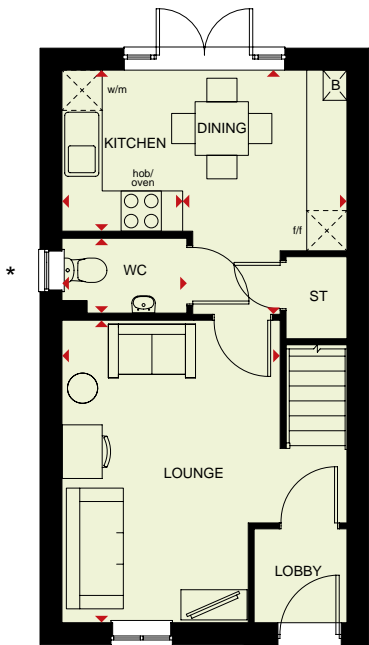
Photovoltaic panels



Highly-efficient insulation



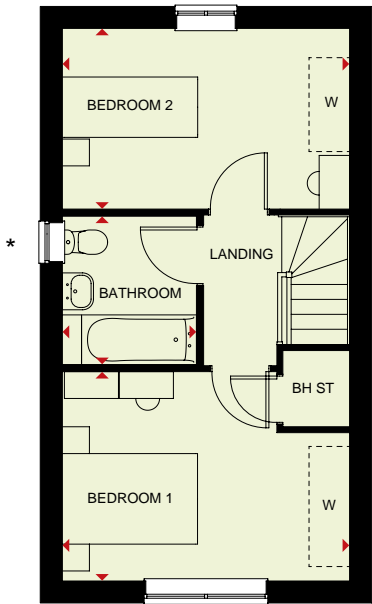
*Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans.



Ground Floor

Lounge	4300 x 4548 mm	14'11" x 14'9"
WC	1141 x 1899 mm	3'7" x 6'2"
Kitchen/Dining	4300 x 2732 mm	14'11" x 8'9"

(Approximate dimensions)



First Floor

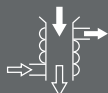
Bedroom 1	4300 x 3159 mm	14'11" x 10'3"
Bedroom 2	4300 x 2732 mm	14'11" x 8'9"
Bathroom	2237 x 2022 mm	7'3" x 6'6"

(Approximate dimensions)


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




3 BEDROOM HOME




Waste Water Heat Recovery Systems




Argon-filled double-glazing



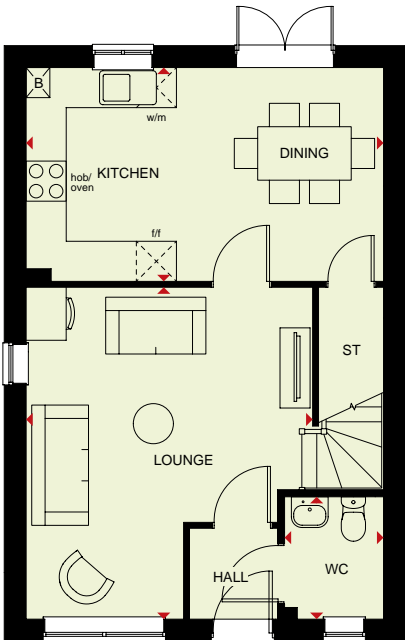
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



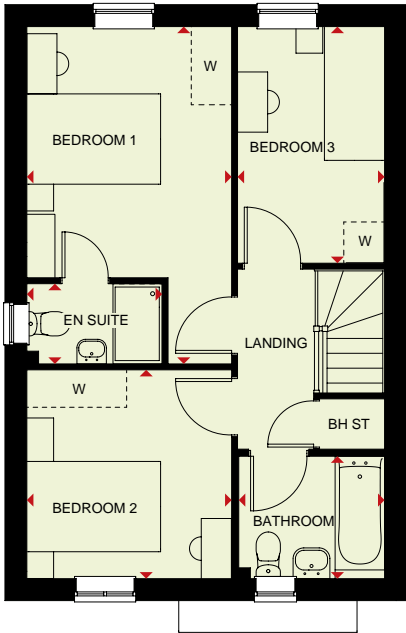
Highly-efficient insulation



Ground Floor

Lounge	4326 x 5004 mm	14'2" x 16'4"
WC	1519 x 1869 mm	4'2" x 6'1"
Kitchen/Dining	5399 x 3237 mm	17'7" x 10'6"

[Approximate dimensions]



First Floor

Bedroom 1	3100 x 5082 mm	10'2" x 16'6"
Bedroom 2	3100 x 3161 mm	10'2" x 10'3"
Bedroom 3	2237 x 3576 mm	6'7" x 11'7"
En suite	2061 x 1225 mm	6'7" x 4'0"
Bathroom	2236 x 1876 mm	7'3" x 6'1"

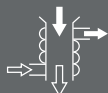
[Approximate dimensions]

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



REDGRAVE

3 BEDROOM HOME

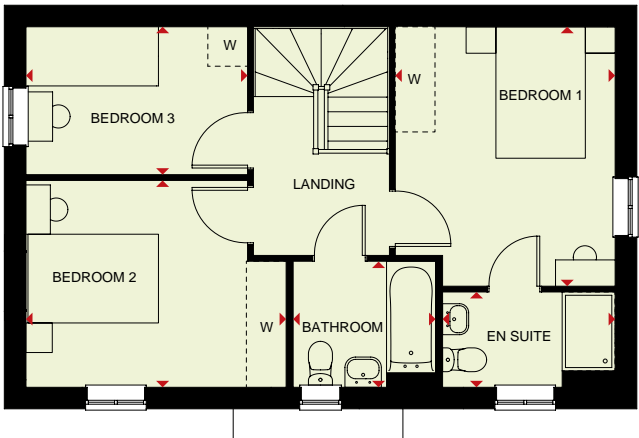
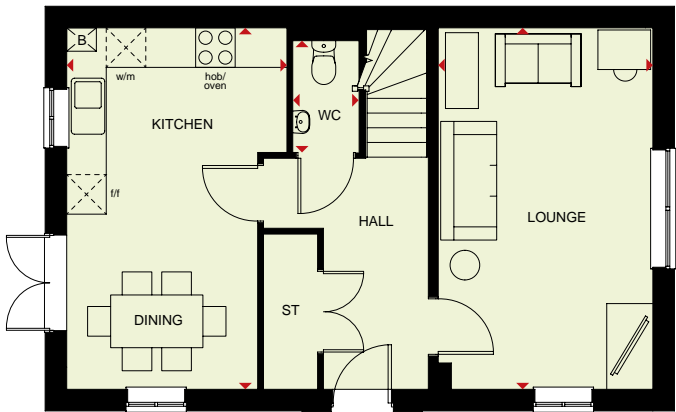

Waste Water Heat
Recovery
Systems


Argon-filled
double-glazing


Decentralised
mechanical
extract ventilation
(d-MEV)


Photovoltaic
panels


Highly-efficient
insulation



Ground Floor

Lounge	5535 x 3307 mm	18'1" x 10'8"
WC	1928 x 970 mm	6'3" x 3'1"
Kitchen/Dining	5535 x 3380 mm	18'1" x 11'0"

(Approximate dimensions)

First Floor

Bedroom 1	3384 x 3357 mm	11'1" x 11'0"
Bedroom 2	3184 x 3965 mm	10'4" x 13'0"
Bedroom 3	2288 x 3383 mm	7'5" x 11'0"
En suite	1487 x 2643 mm	4'8" x 8'6"
Bathroom	1937 x 2175 mm	6'3" x 7'1"

(Approximate dimensions)

KEY

B Boiler

ST Store

f/f Fridge/freezer space

wm Washing machine space

dw Dishwasher space

WFH Working from home space

W Wardrobe space

◀▶ Dimension location

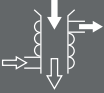


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BDW004764/JUNE24

REDGRAVE V1


3 BEDROOM HOME




Waste Water Heat Recovery Systems




Argon-filled double-glazing



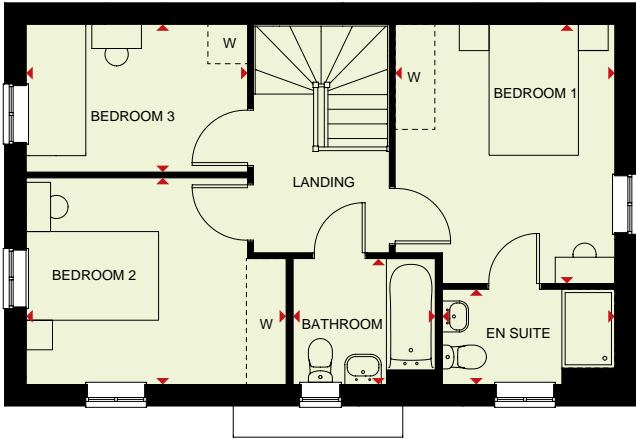
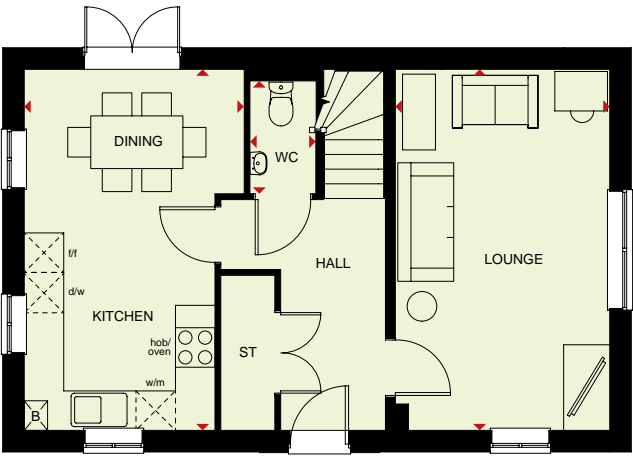
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation



Ground Floor

Lounge	5535 x 3307 mm	18'1" x 10'8"
WC	1928 x 970 mm	6'3" x 3'1"
Kitchen/Dining	5535 x 3380 mm	18'1" x 11'0"

(Approximate dimensions)

First Floor

Bedroom 1	3984 x 3357 mm	11'1" x 11'0"
Bedroom 2	3184 x 3965 mm	10'4" x 13'0"
Bedroom 3	2288 x 3383 mm	7'5" x 11'0"
En suite	1487 x 2643 mm	4'8" x 8'6"
Bathroom	1937 x 2175 mm	6'3" x 7'1"

(Approximate dimensions)

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



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LUTTERWORTH

3 BEDROOM HOME


Waste Water Heat
Recovery
Systems


Argon-filled
double-glazing


Decentralised
mechanical
extract ventilation
(d-MEV)


Solar
or Photovoltaic
panels


Highly-efficient
insulation



Ground Floor

Lounge	3040 x 5380 mm	10'0" x 17'8"
Kitchen/Dining	4278 x 5385 mm	14'0" x 17'8"
WC	994 x 1504 mm	3'3" x 4'11"

[Approximate dimensions]



First Floor

Bedroom 1	3107 x 3594 mm	10'2" x 11'9"
En suite	1648 x 2159 mm	5'5" x 7'1"
Bedroom 2	3406 x 3158 mm	11'2" x 10'4"
Bedroom 3	3542 x 2129 mm	11'7" x 7'0"
Bathroom	2519 x 1954 mm	8'3" x 6'5"

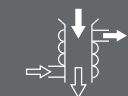
[Approximate dimensions]

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



BEWDLEY

3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



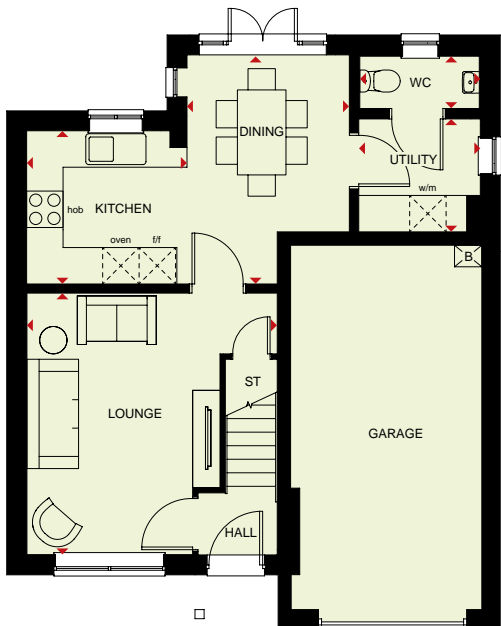
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



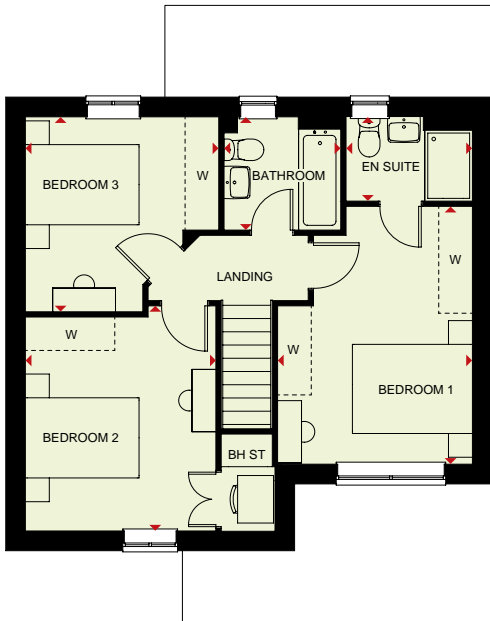
Highly-efficient insulation



Ground Floor

Lounge	4128 x 4312 mm	13'5" x 14'1"
WC	2002 x 900 mm	6'5" x 2'9"
Utility	2002 x 1865 mm	6'5" x 6'1"
Kitchen/Dining	5320 x 3773 mm	17'4" x 12'3"

[Approximate dimensions]



First Floor

Bedroom 1	3257 x 4348 mm	10'6" x 14'2"
Bedroom 2	3185 x 3797 mm	10'4" x 12'4"
Bedroom 3	3233 x 3289 mm	10'6" x 10'7"
En suite	2113 x 1425 mm	6'9" x 4'6"
Bathroom	1951 x 1913 mm	6'4" x 6'2"

[Approximate dimensions]

KEY

B Boiler

ST Store

f/f Fridge/freezer space

wm Washing machine space

dw Dishwasher space

WFH Working from home space

W Wardrobe space

◀▶ Dimension location




KINGSVILLE

3 BEDROOM HOME


Waste Water Heat
Recovery
Systems


Argon-filled
double-glazing

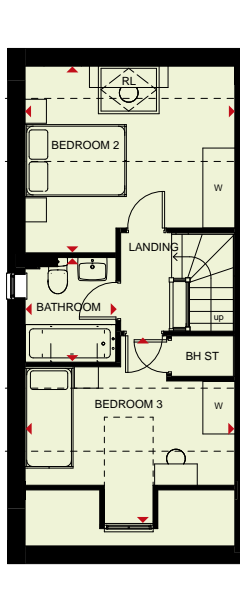
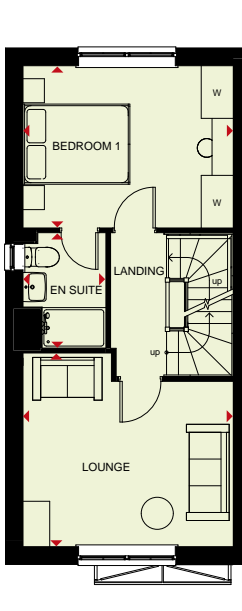
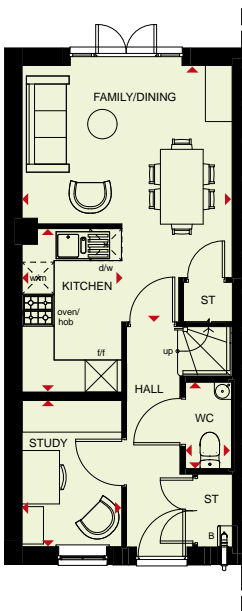

Decentralised
mechanical
extract ventilation
(d-MEV)


Solar
or Photovoltaic
panels


Highly-efficient
insulation



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



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"

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"

KEY

B	Boiler	d/w	Dishwasher space	W	Wardrobe space
ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
w/m	Washing machine space	BH/ST	Bulkhead Store		



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BDW004867/JUN24


KINGSLEY

4 BEDROOM HOME

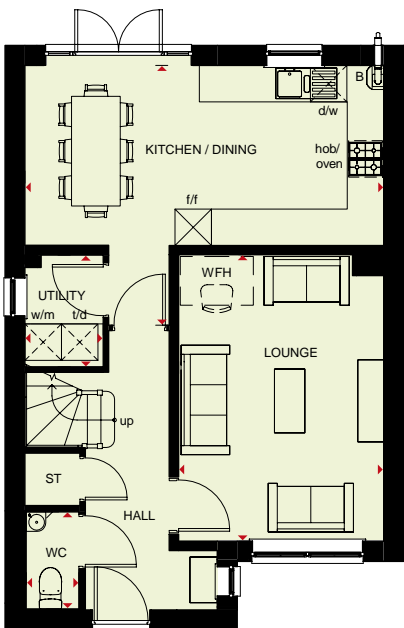

Waste Water Heat
Recovery
Systems


Argon-filled
double-glazing


Decentralised
mechanical
extract ventilation
(d-MEV)

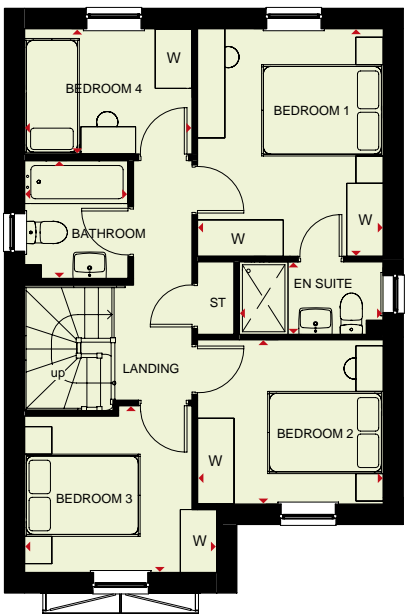

Solar
or Photovoltaic
panels


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 8'12"
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



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ALDERNEY

4 BEDROOM HOME

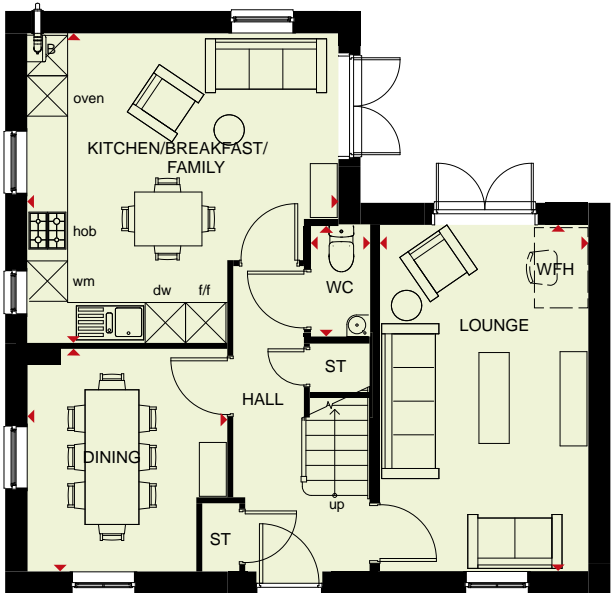

Waste Water Heat
Recovery
Systems


Argon-filled
double-glazing


Decentralised
mechanical
extract ventilation
(d-MEV)


Solar
or Photovoltaic
panels


Highly-efficient
insulation



Ground Floor

Lounge	3095 x 5143 mm	10'2" x 16'10"
Kitchen/Breakfast/Family	4623 x 4598 mm	15'2" x 15'1"
Dining	2967 x 3307 mm	9'9" x 10'10"
WC	854 x 1641 mm	2'10" x 5'5"

[Approximate dimensions]



First Floor

Bedroom 1	4618 x 3104 mm	15'2" x 10'2"
En suite	1191 x 2075 mm	3'11" x 6'10"
Bedroom 2	4510 x 3110 mm	14'10" x 10'2"
Bedroom 3	3737 x 3110 mm	12'3" x 10'2"
Bedroom 4	2148 x 2270 mm	7'1" x 7'5"
Bathroom	1702 x 2075 mm	5'7" x 6'10"

[Approximate dimensions]

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



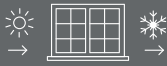
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RADLEIGH

4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Decentralised mechanical extract ventilation (d-MEV)



Solar or Photovoltaic panels

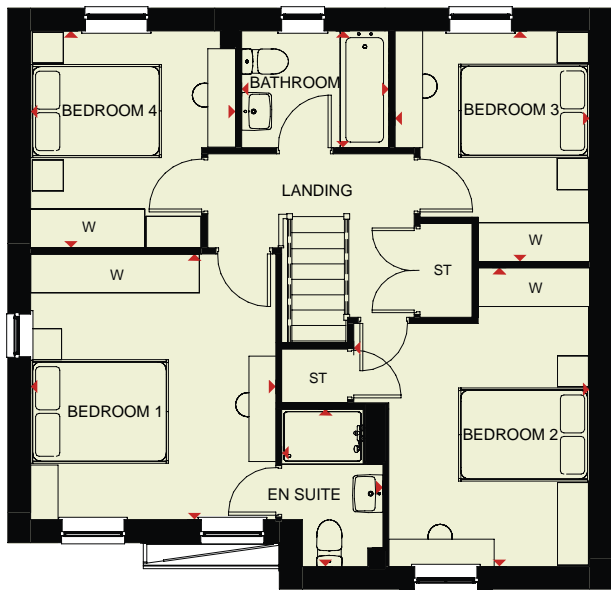


Highly-efficient insulation



Ground Floor

Lounge	3361 x 5041mm	11'0" x 16'6"
Kitchen/Dining/Family	8110 x 3578 mm	26'7" x 11'9"
Study	2273 x 2153 mm	7'5" x 7'1"
Utility	1558 x 1655 mm	5'1" x 5'5"
WC	850 x 1621 mm	2'9" x 5'4"



First Floor

Bedroom 1	3557 x 3853mm	11'8" x 12'8"
En suite	1465 x 2287 mm	4'10" x 7'6"
Bedroom 2	3423 x 4335 mm	11'3" x 14'3"
Bedroom 3	2824 x 3345 mm	9'3" x 11'0"
Bedroom 4	2973 x 3147 mm	9'9" x 10'4"
Bathroom	2137 x 1694 mm	7'0" x 5'7"

KEY

B Boiler

ST Store

wm Washing machine space

dw Dishwasher space

f/f Fridge/freezer space

td Tumble dryer space

w Wardrobe space

◀▶ Dimension location



GIVING NATURE A HOME

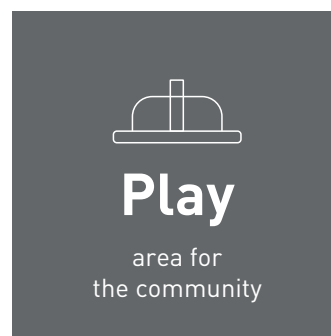
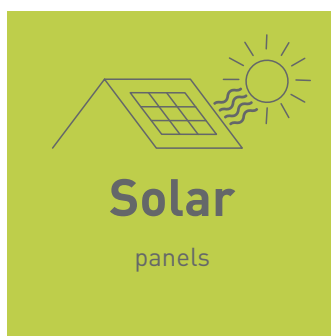
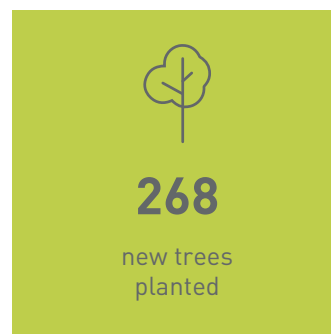
BUILDING SUSTAINABLE COMMUNITIES

Throughout the planning process before starting build, we consider where we can introduce nature and where we can strengthen it.

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.



barratthomes.co.uk



BARRATT
HOMES



BARRATT HOMES HISTORY

LIVING THE MODERN LIFE, IN A MODERN TOWN

Barratt is Britain's best-known housebuilder. We've been in business since 1958 and have built over 300,000 new homes, together with a reputation for quality, innovation and great value for money.

Our commitment to continuous product development coupled with the highest standards of design, construction, finish and customer service, has earned Barratt every major housebuilding industry award in recent years.

We're building for everyone. With more than 400 developments from North East Scotland to the Isle of Wight, we offer the widest choice of locations and prices in Britain today. Homes for all kinds of buyers, from studio apartments to 7 bedroom top-of-the-range homes.

Whichever you choose, we set out to provide the highest standards. Wherever we build, we aim to make a positive contribution. Our developments are in desirable locations where people want to live and are carefully planned to provide stylish and safe living environments.

And we're committed to customer service. Whether you're a first-time buyer or moving on, we can help you every step of the way, from reservation to completion and beyond. We've worked hard to earn our reputation and we continue to do so, year in year out, to further improve the service we provide. As a result you can buy Barratt with confidence.



Images may include optional upgrades at additional cost. All information in this document is correct to the best of our knowledge at the time of going to print. Bruneval Gardens is a marketing name only and may not be the designated postal address, which may be determined by The Post Office. We are the only major national housebuilder to be awarded this key industry award every year since 2010. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. Based on HBF star rating scheme from 2010 to 2022 derived from the NHBC national new homes survey at eight weeks (<https://www.hbf.co.uk/policy/policy-and-wider-work-program/customer-satisfaction-survey/latest-results/>), over 90% of Barratt Developments PLC group customer would recommend our brands to a friend. *First 2 years covered by Builder Warranty & NHBC Guarantee or similar. Years 3-10 covered by NHBC insurance or similar. Full exclusions and limitations can be found on the NHBC website. Available on virtually all of our developments. **"exclusive", "we" and "us" refers to the Barratt Developments PLC Group brands.



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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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.

BDW005165/SEP24



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