



# PRIORS HALL PARK





# PRIORS HALL PARK



Alverton	2 bedroom home
Wincham	2 bedroom home
Kenley	2 bedroom home
Denford	2 bedroom home
Denby	3 bedroom home
Maidstone	3 bedroom home
Lutterworth	3 bedroom home
Ellerton	3 bedroom home
Moresby	3 bedroom home
Norbury	3 bedroom home
Kingsville	4 bedroom home
Kingsley	4 bedroom home
Woodcote	4 bedroom home
Radleigh	4 bedroom home
Hesketh	4 bedroom home
Hythie	4 bedroom home
Winsdor	4 bedroom home
Shared Ownership	



Trees



Parkland Space



Balancing Pond



Wildflower Meadow



Gravel Path Links to POS

Giving nature a home on this development:



Bee Brick  
Selected plots\*



Swift Box / Sparrow Terrace  
Selected plots\*



Bat Brick  
Bat Tube



Hedgehog Highway  
Selected plots\*

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

SM Show Home SC Sales Centre

BCP Bin Collection Point

V Visitor Parking Space

S/S Substation





# PRIORS HALL PARK

## PRIORS HALL PARK

- Zone 1
- Zone 2
- Zone 3



### Amenities on site

- 1 Corby Business Academy
- 2 Priors Hall ALC Primary School
- 3 Holland Square District Centre
- 4 Corby Enterprise Centre
- 5 Café
- 6 Amphitheatre
- 7 Wildlife Site
- 8 Town Gardens Play Area
- 9 Woodland Valley Play Area
- 10 Quarry View Play Area
- 11 Parkletics Gym
- 12 Little Weldon Villa Heritage Site
- 13 Priors Hall Care Home
- 14 Priors Hall Community Centre

### Planned Amenities

- PS Primary School
- LC Local Centre
- AL Allotments
- AM Amphitheatre
- HS Heritage Site
- SP Sports Pitches
- CC Community Centre
- DS Doctors Surgery
- PA Play Area



\* Please note this is an illustrative masterplan and will be subject to change over the course of the development



# OUR HOMES ARE BUILT BY AN **AWARD WINNER**

NHBC PRIDE IN THE JOB ACCOLADE FOR THOMAS CARTER

- Independently judged, they are the best accolade a Site Manager can win
- Our\* Site Managers have won more Pride in the Job Awards than any other housebuilder for 21 years in a row
- We deliver award-winning quality year after year, so you can buy with confidence





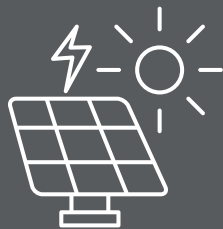
# GIVING NATURE A HOME

## 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.



Solar or  
photovoltaic  
panels



**24**

bat and bird  
boxes installed



**58+**

new trees  
planted



**2128**

saplings and  
hedgerows  
planted



**Metres**

of hedgehog  
highways



**Play**

areas for the  
community

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

# 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

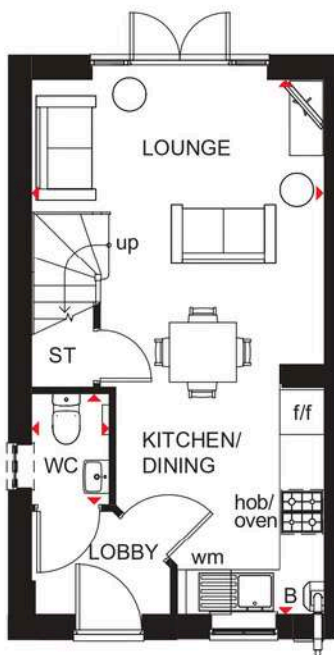


# PRIORS HALL PARK

## DENFORD

### 2 BEDROOM HOME

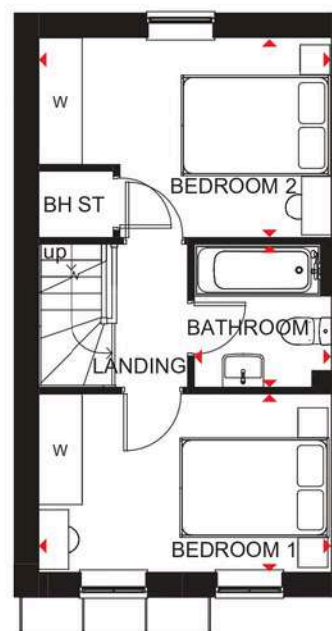
- Free-flowing living space creates a flexible terraced home, ideal for first-time buyers and downsizers
- French doors lead to the rear garden giving the open-plan lounge, dining area and fitted kitchen a bright and airy feeling
- Upstairs are two double bedrooms and the bathroom



#### Ground Floor

Kitchen/ Dining/Lounge	3943 x 7210mm	12'11" x 23'8"
WC	1040 x 1490mm	3'5" x 4'11"

[Approximate dimensions]



#### First Floor

Bedroom 1	3943 x 2412mm	12'11" x 7'11"
Bedroom 2	3943 x 2702mm	12'11" x 8'10"
Bathroom	1840 x 1920mm	6'0" x 6'4"

[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		

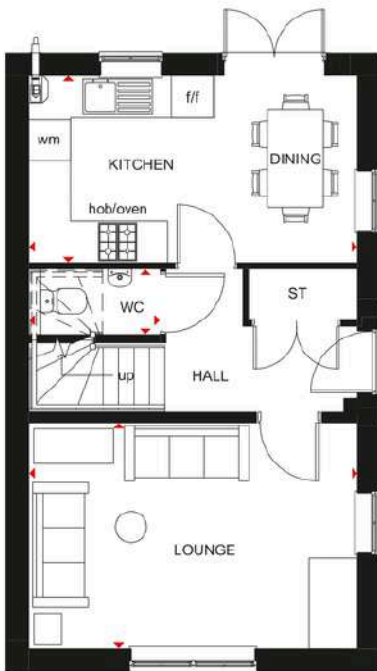


# PRIORS HALL PARK

## MORESBY

### 3 BEDROOM HOME

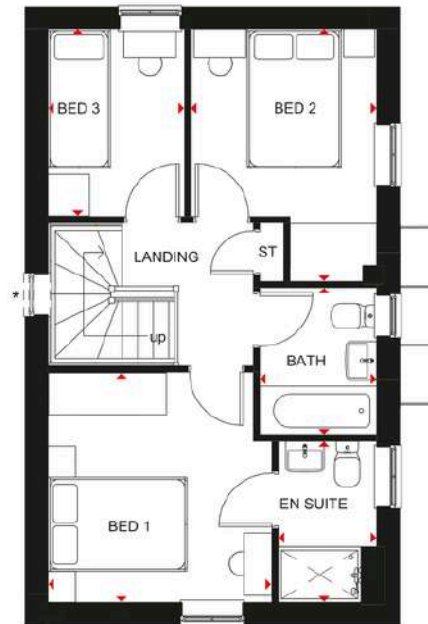
- A bright family home full of light and plenty of space
- The ground floor comprises a dual-aspect lounge and an open-plan kitchen with dining area opening onto the garden
- The first floor accommodates two double bedrooms, the main with en suite, a single bedroom and family bathroom



#### Ground Floor

Lounge	4735 x 3250mm	15'6" x 10'8"
Kitchen/Dining	4735 x 2933mm	15'6" x 9'7"
WC	1891 x 945mm	6'2" x 3'1"

[Approximate dimensions]



#### First Floor

Bedroom 1	3226 x 3312mm	10'7" x 10'10"
En Suite	2322 x 1421mm	7'7" x 4'8"
Bedroom 2	2679 x 3628mm	8'9" x 11'11"
Bedroom 3	2696 x 1968mm	8'10" x 6'5"
Bathroom	2120 x 1688mm	6'11" x 5'6"

[Approximate dimensions]

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

<b>KEY</b>	<b>B</b>	Boiler	<b>f/f</b>	Fridge/freezer space
	<b>ST</b>	Store	<b>◀▶</b>	Dimension location
	<b>wm</b>	Washing machine space		



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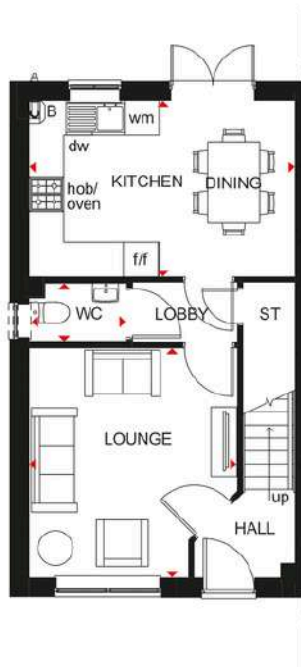


# PRIORS HALL PARK

## ELLERTON

### 3 BEDROOM 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



#### Ground Floor

Lounge	3605 x 3972mm	11'10" x 13'0"
Kitchen/Dining	4598 x 3048mm	15'1" x 10'0"
WC	1703 x 1050mm	5'7" x 3'5"

(Approximate dimensions)



#### First Floor

Bedroom 1	3605 x 4138mm	11'10" x 13'7"
En Suite	1918 x 1716mm	6'4" x 5'8"
Bedroom 2	2708 x 3250mm	8'11" x 10'8"
Bedroom 3	2109 x 2932mm	6'11" x 9'7"
Bathroom	1703 x 1917mm	5'7" x 6'3"

(Approximate dimensions)

<b>KEY</b>	B	Boiler	wm	Washing machine space	w	Wardrobe space
	ST	Store	t/f	Fridge/freezer space	◀▶	Dimension location
	BH ST	Bulkhead store	dw	Dishwasher space		



# PRIORS HALL PARK

## MAIDSTONE

### 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 family bathroom

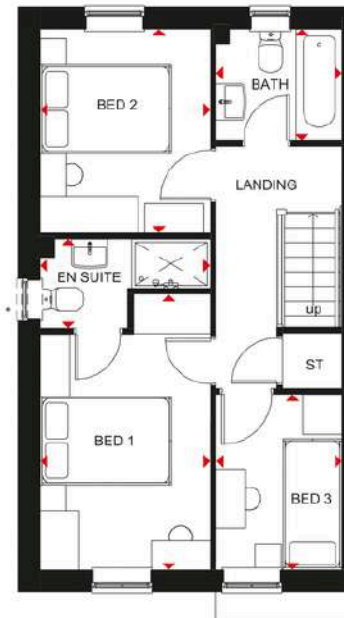


#### Ground Floor

Lounge	4955 x 3604mm	16'3" x 11'10"
Kitchen/Dining	3202 x 4598mm	10'6" x 15'1"
WC	932 x 1620mm	3'1" x 5'4"

[Approximate dimensions]

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



#### First Floor

Bedroom 1	4204 x 2592mm	13'10" x 8'6"
En Suite	1365 x 2592mm	4'6" x 8'6"
Bedroom 2	3112 x 2592mm	10'3" x 8'6"
Bedroom 3	1918 x 2676mm	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

<b>KEY</b>	B	Boiler
	ST	Store
	wm	Washing machine space

f/f	Fridge/freezer space
↔	Dimension location



**BARRATT**  
HOMES

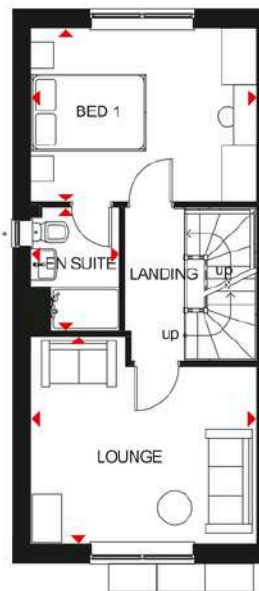
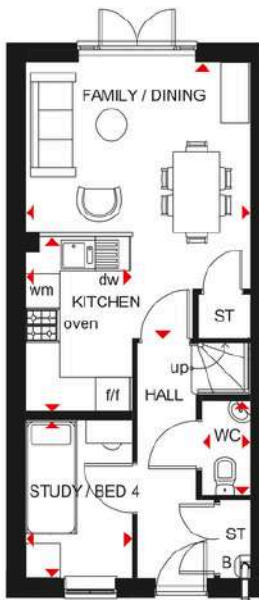


# PRIORS HALL PARK

## KINGSVILLE

### 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	3936 x 4820mm	12'11" x 15'10"
Kitchen	1866 x 3060mm	6'1" x 10'0"
Study/Bedroom 4	1866 x 2749mm	6'1" x 9'0"
WC	861 x 1649mm	2'10" x 5'5"

[Approximate dimensions]

#### First Floor

Lounge	3936 x 3630mm	12'11" x 11'11"
Bedroom 1	3936 x 3042mm	12'11" x 10'0"
En Suite	1551 x 2163mm	5'1" x 7'1"

[Approximate dimensions]

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

#### Second Floor

Bedroom 2	3936 x 3508mm	12'11" x 11'6"
Bedroom 3	3936 x 3325mm	12'11" x 10'11"
Bathroom	1761 x 1963mm	5'9" x 6'5"

[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.

<b>KEY</b>	<b>B</b> Boiler	<b>wm</b> Washing machine space	<b>RL</b> Roof light
	<b>ST</b> Store	<b>f/f</b> Fridge/freezer space	<b>◀▶</b> Dimension location
	<b>BH ST</b> Bulkhead Store	<b>dw</b> Dishwasher space	

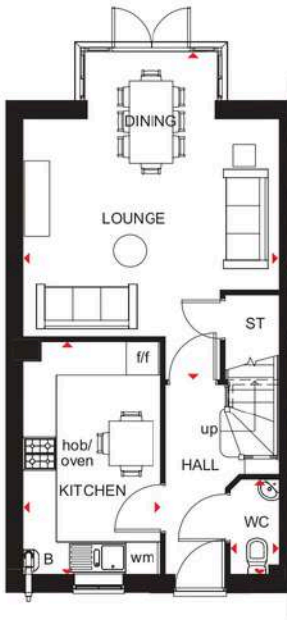


# PRIORS HALL PARK

## HYTHIE

### 4 BEDROOM HOME

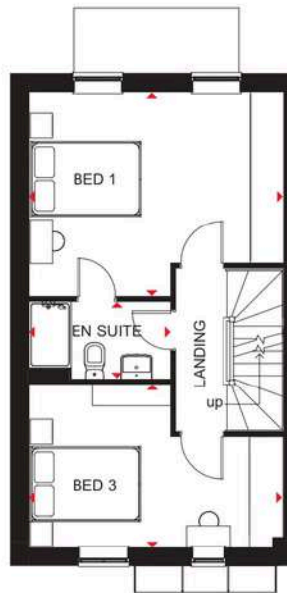
- A spacious family home designed over three floors
- The open-plan lounge and dining room lead to the rear garden through a walk-in glazed bay that maximises light, making the room feel bright and airy; the fitted kitchen is also on the ground floor
- Two double bedrooms, the generous main with en suite, are on the first floor while upstairs on the second floor are two further double bedrooms and a family bathroom



#### Ground Floor

Lounge/Dining	4608 x 5923mm	15'1" x 19'5"
Kitchen	2480 x 4210mm	8'2" x 13'10"
WC	878 x 1723mm	2'11" x 5'8"

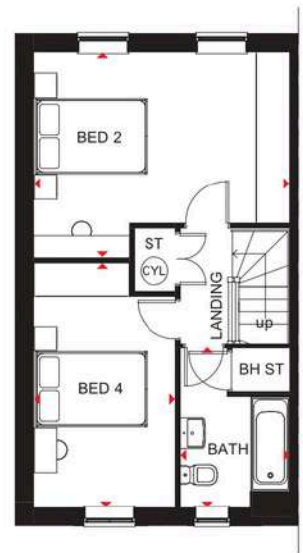
[Approximate dimensions]



#### First Floor

Bedroom 1	4608 x 3687mm	15'1" x 12'1"
En Suite	2559 x 1400mm	8'5" x 4'7"
Bedroom 3	4608 x 2960mm	15'1" x 9'9"

[Approximate dimensions]



#### Second Floor

Bedroom 2	4608 x 3714mm	15'1" x 12'2"
Bedroom 4	2558 x 4421mm	8'5" x 14'6"
Bathroom	1962 x 2879mm	6'5" x 9'5"

[Approximate dimensions]

<b>KEY</b>	B	Boiler	wm	Washing machine space	◀▶	Dimension location
	ST	Store	f/f	Fridge/freezer space		
	CYL	Cylinder	BHST	Bulkhead Store		



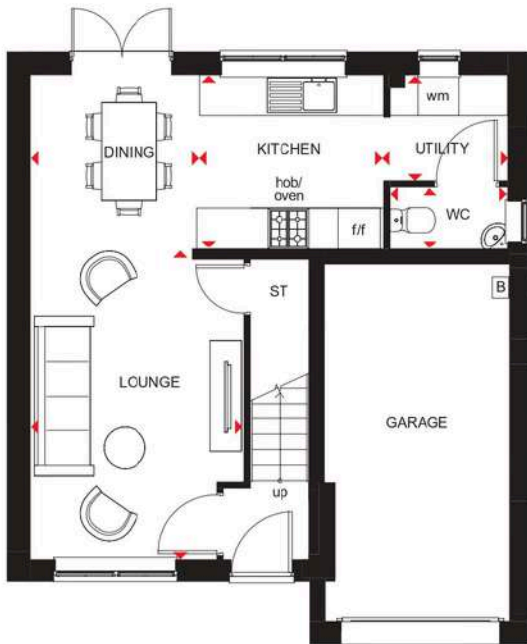


# PRIORS HALL PARK

## DENBY

### 3 BEDROOM HOME

- Free-flowing living space creates a flexible family home
- Large windows and French doors to the rear garden give the open-plan lounge, dining area, kitchen and utility a bright and airy feeling
- Integral garage adds convenience and security
- Upstairs are three double bedrooms – the main bedroom with en suite – and the family bathroom



#### Ground Floor

Lounge	3072 x 4462mm	10'1" x 14'8"
Kitchen	2688 x 2523mm	8'10" x 8'3"
Dining	2397 x 2523mm	7'10" x 8'3"
Utility	1789 x 1533mm	5'10" x 5'0"
WC	1701 x 903mm	5'7" x 3'0"

[Approximate dimensions]



#### First Floor

Bedroom 1	2770 x 4361mm	9'1" x 14'4"
En Suite	2026 x 1412mm	6'8" x 4'8"
Bedroom 2	3072 x 3834mm	10'1" x 12'7"
Bedroom 3	2722 x 3289mm	8'11" x 10'9"
Bathroom	1950 x 1913mm	6'5" x 6'3"

[Approximate dimensions]

<b>KEY</b>	B	Boiler	wm	Washing machine space	◀▶	Dimension location
	ST	Store	f/f	Fridge/freezer space		
	BH ST	Bulkhead store	w	Wardrobe space		

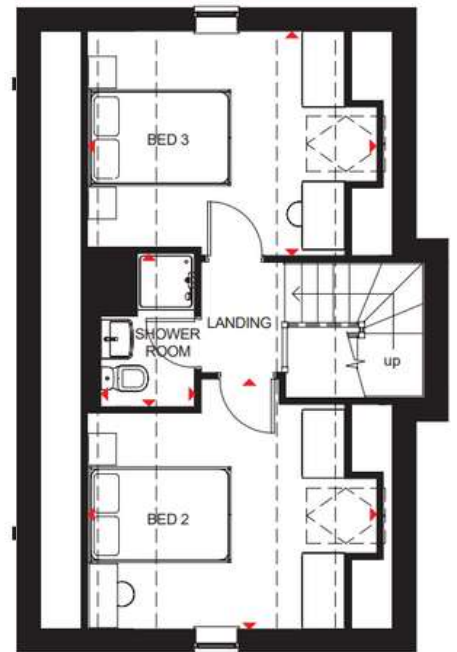
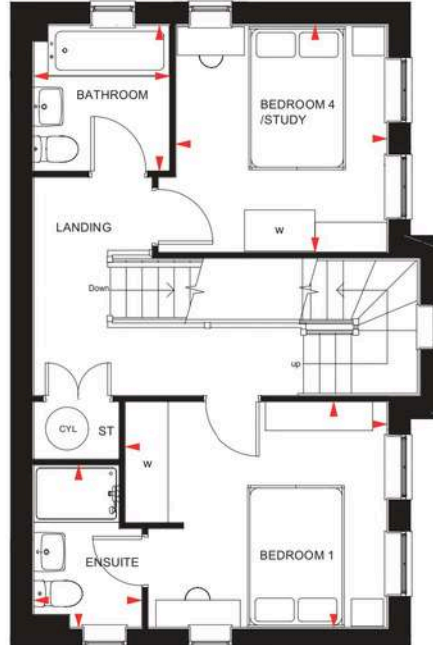
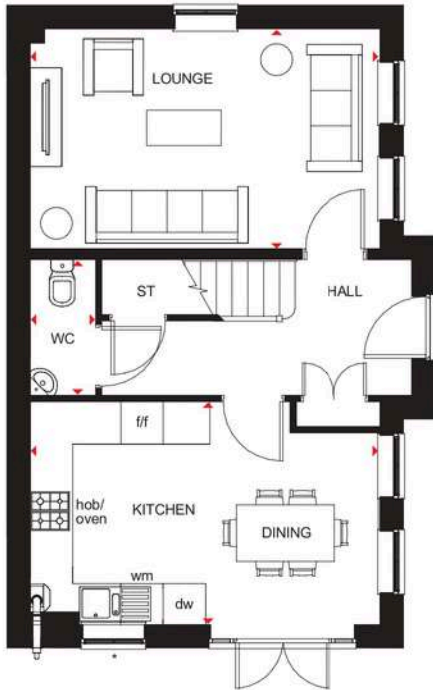


# PRIORS HALL PARK

## HESKETH

### 4 BEDROOM HOME

- A spacious family home designed over three floors
- Bright, open plan kitchen with dining area leads to the garden, whilst a spacious lounge provides room to relax
- On the first floor, the main bedroom with en suite and further double bedroom
- On the second floor you will find two double bedrooms and dual access shower room



#### Ground Floor

Lounge	4963 x 3113 mm	16'2" x 10'2"
Kitchen	4963 x 3175 mm	16'2" x 10'4"
WC	891 x 1889 mm	2'9" x 6'1"

[Approximate dimensions]

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

#### First Floor

Bedroom 4/ Study	2972 x 3175 mm	9'7" x 10'4"
Bedroom 1	3864 x 3175 mm	12'6" x 10'4"
En Suite	1511 x 2287 mm	4'9" x 7'5"
Bathroom	1903 x 2038 mm	6'2" x 6'6"

[Approximate dimensions]

#### Second Floor

Bedroom 2	3345 x 3175 mm	10'9" x 10'4"
Bedroom 3	3345 x 3175 mm	10'9" x 10'4"
Shower Room	1423 x 2186 mm	5'6" x 7'1"

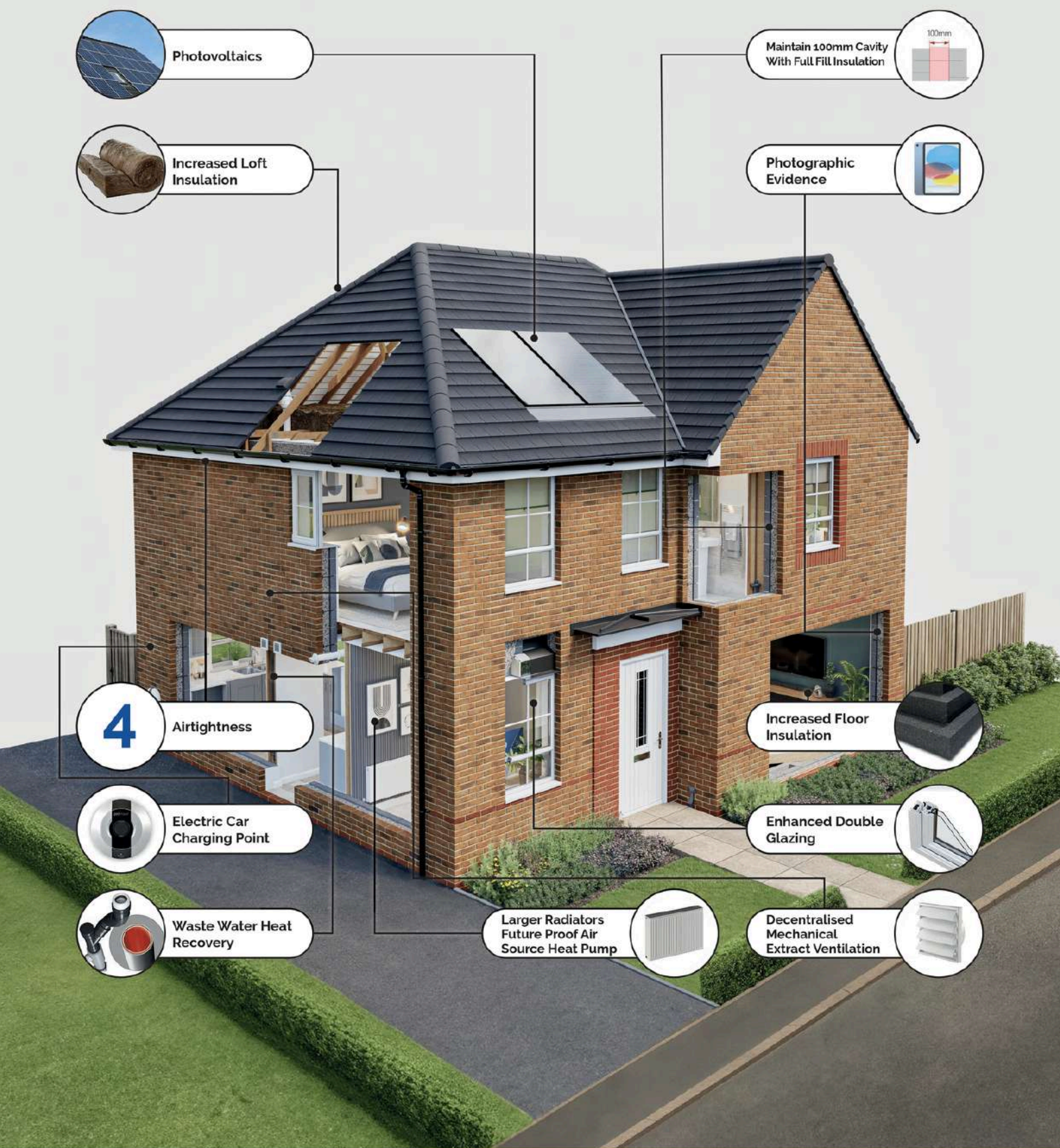
[Approximate dimensions]

<b>KEY</b>	ST	Store	wm	Washing machine space	dw	Dishwasher space	RL	Roof light
	CYL	Cylinder	f/f	Fridge/freezer space	w	Wardrobe space	..	Dimension location





# A BRAND-NEW HOME COULD REDUCE YOUR RUNNING COSTS<sup>†</sup>



Scan here to find out more.

  
**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



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HOMES

We 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 in is no more than 70% of the selling price of the plot you are considering purchasing. Terms and conditions apply, see website for details. It 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.



# 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.







**BARRATT**  
— HOMES —