

STEWARTS REACH

THE BALK, POCKLINGTON YO42 2NY



2, 3 AND 4 BEDROOM HOMES



BARRATT
— HOMES —



OUTSTANDING DESIGN

BARRATT HOMES ARE BUILT AROUND THE WAY YOU WANT TO LIVE

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

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

AWARD-WINNING CUSTOMER SERVICE AND QUALITY

WITH YOU EVERY STEP OF THE WAY

Barratt Homes has years of experience building thoughtfully designed, high quality homes. We've repeatedly been awarded 5 stars by the Home Builders Federation, year after year. And that's not all. Our homes come with 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.



CREATING A SUSTAINABLE COMMUNITY WHERE FAMILIES AND NATURE CAN THRIVE

At Barratt Homes, we do more than simply craft beautiful homes and desirable developments.

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

We know we must give our customers confidence that their homes are designed and built to meet the challenges of the future. We do this through creating places where people and nature can thrive.



STEWARTS REACH

DEVELOPMENT LAYOUT

- Denford 2 bedroom home
 - Ellerton 3 bedroom
 - Moresby 3 bedroom
 - Denby 3 bedroom
 - Brentford 3 bedroom
 - Kingsville 4 bedroom
 - Kingsley 4 bedroom
 - Alderney 4 bedroom
 - Halton 4 bedroom
 - Radleigh 4 bedroom
 - Ascot 4 bedroom
 - Affordable Housing
- SH Show Home SC Sales Centre

- BCP Bin Collection Point
V Visitor Parking Space
AP Allotment Parking Space
S/S Substation

- Existing Watercourse
- Parkland Area
- 1km Trim Trail with Gym Equipment
- Play Area
- New Tree Line
- Existing Trees
- Allotments

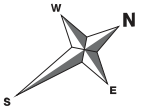
- Air Source Heat Pumps
Air Source Heat Pumps are included in every home

- Electric Vehicle Charging
Electric vehicle charging points are included on every home. Please speak to your Sales Adviser for specific plot locations.

Giving nature a home on this development:

- Bat Box
- Sparrow Terrace
- Swift Nesting Brick
- Bird Box
- Hedgehog House

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



barratthomes.co.uk
0333 355 8472



Images and site layout are intended for illustrative purposes only and should be treated as general guidance only. Site layout including parking arrangements, social/affordable housing, community buildings, play areas and public open spaces may change to reflect changes in the planning permission for the development. Please speak to your solicitor to whom full details of any planning consents including layout plans will be available. Site layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Stewarts Reach is a marketing name only and may not be the designated postal address, which may be determined by The Post Office. Rev: M

DENFORD

2 BEDROOM HOME



Air Source Heat Pump



Argon-filled double-glazing



Under Floor Heating to Ground Floors



Smart Thermostat



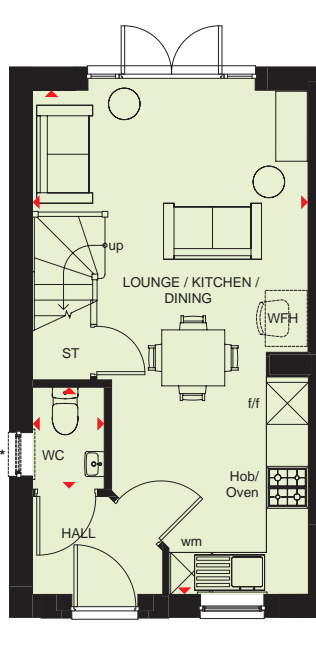
Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



Highly-efficient insulation

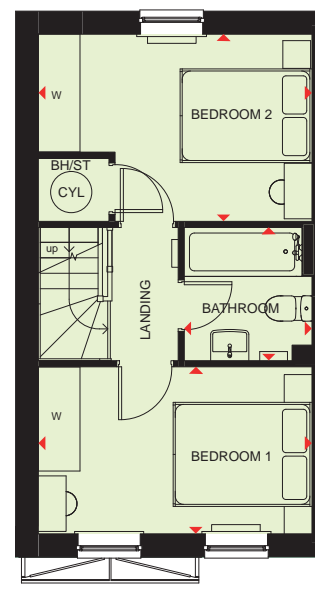


Ground Floor

Kitchen/Dining/Family	3910 x 7164 mm	12'10" x 23'6"
WC	998 x 1451 mm	3'3" x 4'9"

[Approximate dimensions]

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



First Floor

Bedroom 1	3929 x 2398 mm	12'11" x 7'10"
Bedroom 2	3947 x 2688 mm	12'11" x 8'10"
Bathroom	1839 x 1920 mm	6'0" x 6'4"

[Approximate dimensions]

KEY	ST	Store	machine space		w	Wardrobe space
	BH/ST	Bulkhead Store	f/f	Fridge/freezer space	CYL	Cylinder
	wm	Washing	WFH	Working from home space	◀▶	Dimension location



ELLERTON

3 BEDROOM HOME



Air Source Heat Pump



Argon-filled double-glazing



Under Floor Heating to Ground Floors



Smart Thermostat



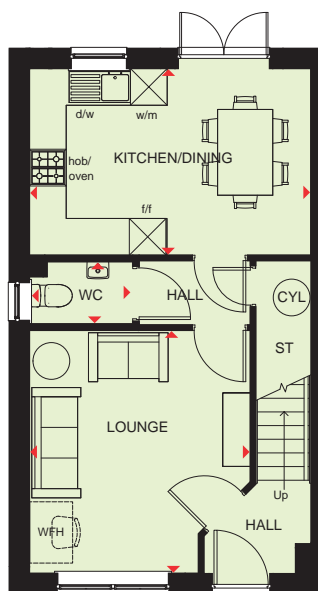
Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



Highly-efficient insulation

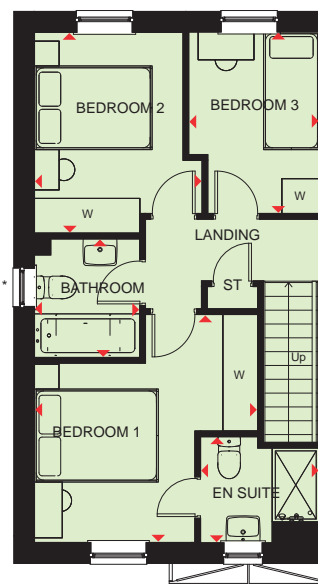


Ground Floor

Lounge	3605 x 3967mm	11'10" x 13'0"
Kitchen	4593 x 3048mm	15'1" x 10'0"
WC	1668 x 1016mm	5'6" x 3'4"

(Approximate dimensions)

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



First Floor

Bedroom 1	3605 x 3683mm	11'10" x 12'1"
En Suite	1918 x 1716mm	6'3" x 5'8"
Bedroom 2	2708 x 3245mm	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)

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

KEY

ST	Store
wm	Washing machine space
dw	Dishwasher space

f/f	Fridge/freezer space
WFH	Working from home space
w	Wardrobe space

CYL	Cylinder
◀▶	Dimension location



MORESBY

3 BEDROOM HOME



Air Source Heat Pump



Argon-filled double-glazing



Under Floor Heating to Ground Floors



Smart Thermostat



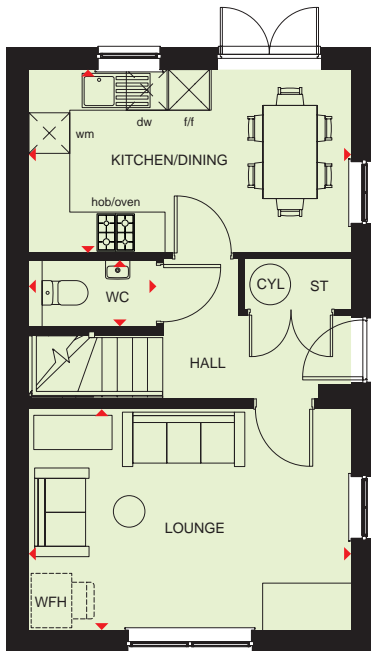
Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)

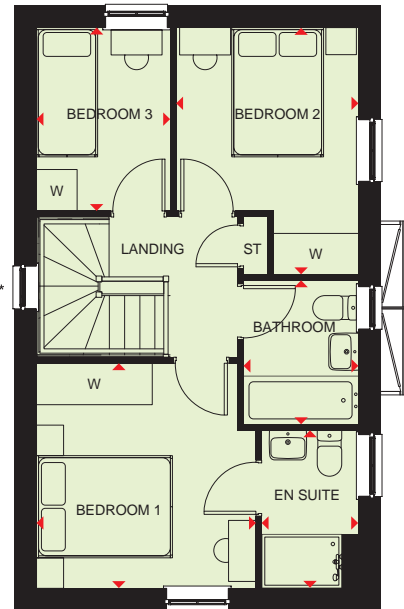


Highly-efficient insulation



Ground Floor

Lounge	4735 x 3245 mm	15'6" x 10'8"
Kitchen/Dining	4735 x 2696 mm	15'6" x 8'10"
WC	1874 x 976 mm	6'2" x 3'2"



First Floor

Bedroom 1	3226 x 3307 mm	10'7" x 10'10"
En Suite	1416 x 2322 mm	4'8" x 7'7"
Bedroom 2	2674 x 3628 mm	8'9" x 11'11"
Bedroom 3	1968 x 2696 mm	6'5" x 8'10"
Bathroom	1688 x 2120 mm	5'6" x 6'11"

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

KEY

ST Store
wm Washing machine space
dw Dishwasher space

f/f Fridge/freezer space
WFH Working from home space
w Wardrobe space

CYL Cylinder
◀▶ Dimension location



DENBY

3 BEDROOM HOME



Air Source Heat Pump



Argon-filled double-glazing



Under Floor Heating to Ground Floors



Smart Thermostat



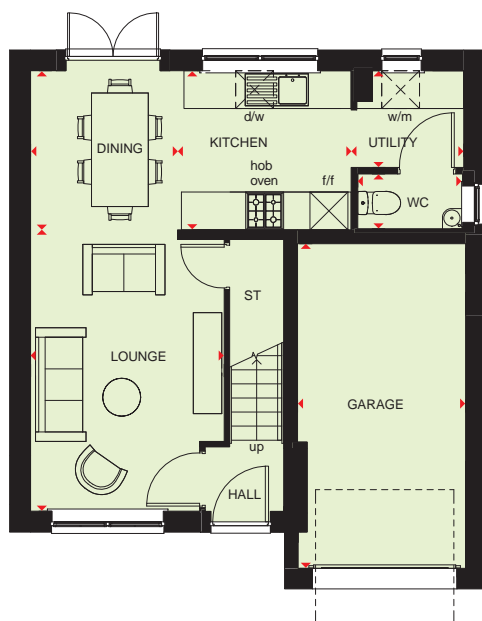
Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



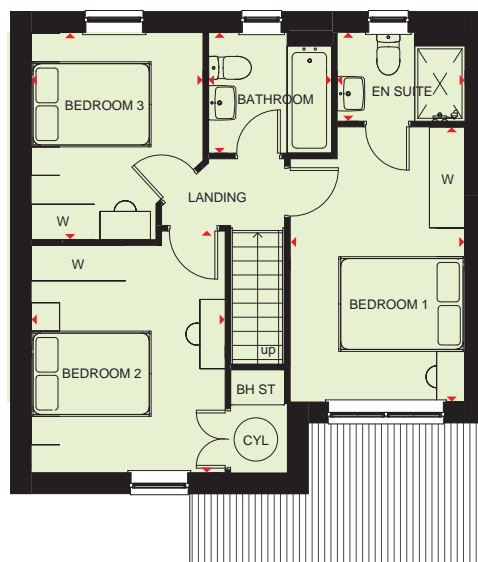
Highly-efficient insulation



Ground Floor

Lounge	3064 x 4416 mm	10'1" x 14'6"
Kitchen	2753 x 2523 mm	9'0" x 8'3"
Dining	2304 x 2523 mm	7'7" x 8'3"
Utility	1789 x 1533 mm	15'10" x 5'0"
WC	1667 x 869 mm	5'6" x 2'10"
Garage	2725 x 5153 mm	8'11" x 16'11"

(Approximate dimensions)



First Floor

Bedroom 1	2740 x 4332 mm	9'0" x 14'3"
En Suite	2026 x 1412 mm	6'8" x 4'8"
Bedroom 2	3064 x 3820 mm	10'1" x 12'6"
Bedroom 3	2693 x 3275 mm	8'10" x 10'9"
Bathroom	1950 x 1913 mm	6'5" x 6'3"

(Approximate dimensions)

KEY ST Store
BH/ST Bulkhead Store
wm Washing machine space

dw Dishwasher space
f/f Fridge/freezer space
w Wardrobe space

CYL Cylinder
◀▶ Dimension location



BRENTFORD

3 BEDROOM HOME



Air Source Heat Pump



Argon-filled double-glazing



Under Floor Heating to Ground Floors



Smart Thermostat



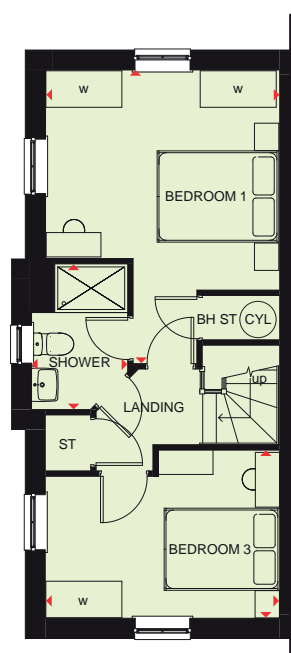
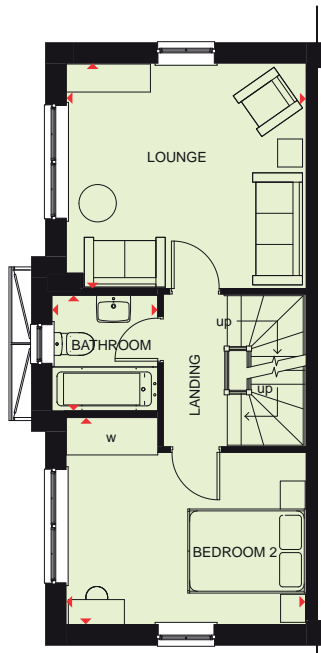
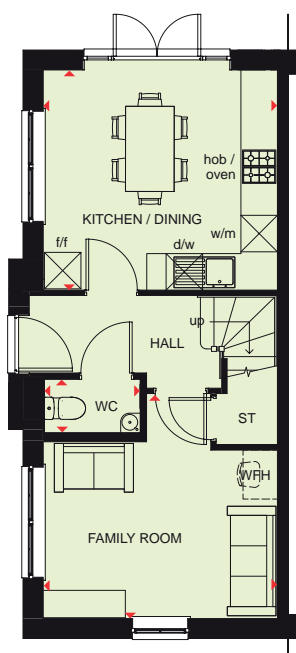
Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



Highly-efficient insulation



Ground Floor

Kitchen/Dining	3850 x 3620 mm	12'8" x 11'11"
Family Room	3850 x 3700 mm	12'8" x 12'2"
WC	1577 x 877 mm	5'2" x 2'11"

First Floor

Lounge	3850 x 3620 mm	12'8" x 11'11"
Bedroom 2	3855 x 3323 mm	12'8" x 10'11"
Bathroom	1698 x 1857 mm	5'7" x 6'1"

Second Floor

Bedroom 1	3850 x 4829 mm	12'8" x 15'10"
Bedroom 3	3855 x 2765 mm	12'8" x 9'1"
Shower	1581 x 2396 mm	5'2" x 7'10"

KEY

ST	Store	wm	Washing machine space	td	Tumble dryer space	CYL	Cylinder
BH	Bulkhead	dw	Dishwasher space	WFH	Working from home space	◀▶	Dimension location
BH/ST	Bulkhead Store	f/f	Fridge/freezer space	w	Wardrobe space		



KINGSVILLE

4 BEDROOM HOME



Air Source Heat Pump



Argon-filled double-glazing



Under Floor Heating to Ground Floors



Smart Thermostat



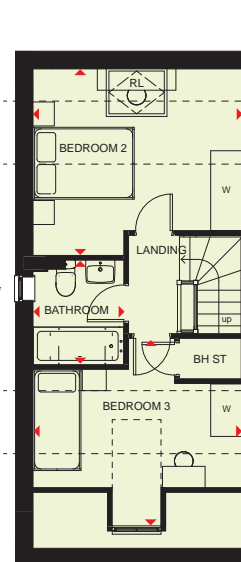
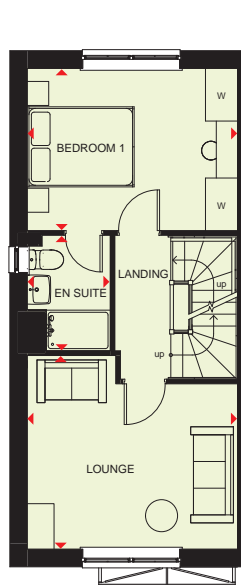
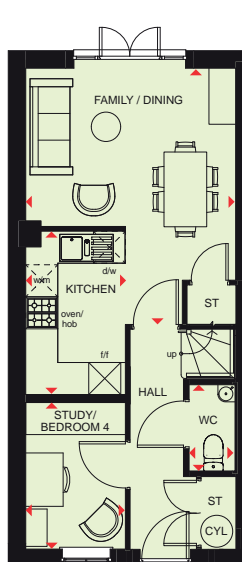
Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



Highly-efficient insulation



Ground Floor

Family/Dining	3903 x 4757 mm	12'10" x 15'7"
Kitchen	1866 x 3060 mm	6'1" x 10'0"
Study/Bedroom 4	1879 x 2739 mm	6'2" x 9'0"
WC	860 x 1527 mm	2'10" x 5'0"

First Floor

Lounge	3940 x 3632 mm	12'11" x 11'11"
Bedroom 1	3903 x 2998 mm	12'10" x 9'10"
En Suite	1551 x 2169 mm	5'1" x 7'1"

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

Second Floor

Bedroom 2	3940 x 3494 mm	12'11" x 11'6"
Bedroom 3	3940 x 3330 mm	12'11" x 10'11"
Bathroom	1705 x 1963 mm	5'7" x 6'5"

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

KEY

ST	Store
w/m	Washing machine space
d/w	Dishwasher space

f/f	Fridge/freezer space
BH/ST	Bulkhead Store
W	Wardrobe space

CYL	Cylinder
◀▶	Dimension location



KINGSLEY

4 BEDROOM HOME



Air Source Heat Pump



Argon-filled double-glazing



Under Floor Heating to Ground Floors



Smart Thermostat



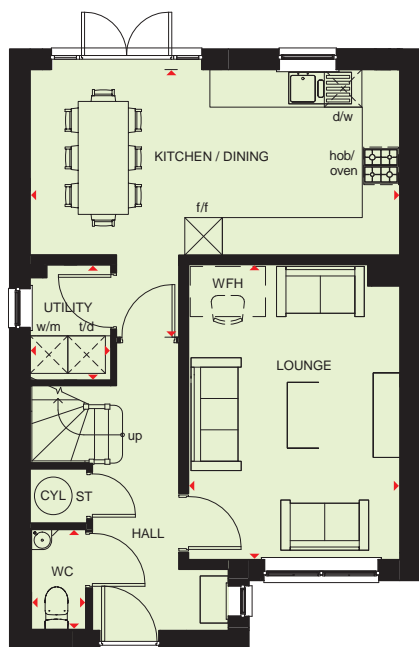
Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)

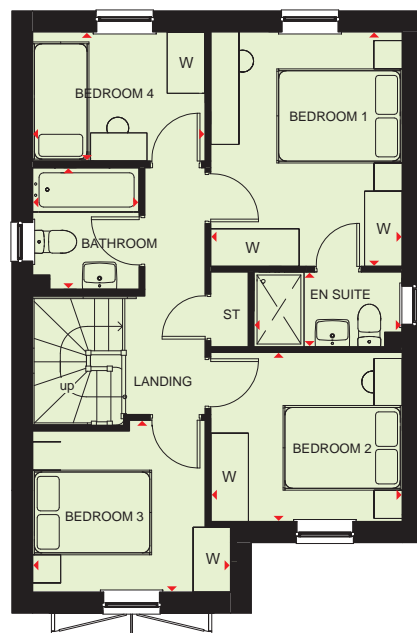


Highly-efficient insulation



Ground Floor

Lounge	3370 x 4705mm	11'1" x 15'5"
Kitchen / Dining	5895 x 4268mm	19'4" x 14'0"
Utility	1287 x 1836mm	4'3" x 6'0"
WC	865 x 1593mm	2'10" x 5'3"



First Floor

Bedroom 1	3054 x 3740mm	10'0" x 12'3"
En Suite	2361 x 1194mm	7'9" x 3'11"
Bedroom 2	3054 x 2700mm	10'0" x 8'10"
Bedroom 3	3160 x 2742mm	10'4" x 9'0"
Bedroom 4	2754 x 2060mm	9'0" x 6'9"
Bathroom	1700 x 1937mm	5'7" x 6'4"

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

KEY

ST Store
wm Washing machine space
td Tumble dryer space

dw Dishwasher space
f/f Fridge/freezer space
WFH Working from home space

W Wardrobe space
CYL Cylinder
◀▶ Dimension location



ALDERNEY

4 BEDROOM HOME



Air Source Heat Pump



Argon-filled double-glazing



Under Floor Heating to Ground Floors



Smart Thermostat



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



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

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



HALTON

4 BEDROOM HOME



Air Source Heat Pump



Argon-filled double-glazing



Under Floor Heating to Ground Floors



Smart Thermostat



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



Highly-efficient insulation



Ground Floor

Kitchen/Dining	3688 x 5501 mm	12'1" x 18'1"
Living	3385 x 4943 mm	11'1" x 16'3"
WC	903 x 1776 mm	3'0" x 5'10"
Utility	1771 x 1776 mm	5'10" x 5'10"

(Approximate dimensions)

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



First Floor

Bathroom	1939 x 2076 mm	6'4" x 6'10"
Bedroom 1	3536 x 3792 mm	11'7" x 12'6"
Bedroom 2	2991 x 3627 mm	9'10" x 11'11"
Bedroom 3	3094 x 3660 mm	10'2" x 12'0"
Bedroom 4	2762 x 3463 mm	9'1" x 11'5"
En Suite	1181 x 2702 mm	3'10" x 8'11"

(Approximate dimensions)

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

KEY

ST	Store	f/f	Fridge/freezer space	W	Wardrobe space
wm	Washing machine space	td	Tumble dryer space	CYL	Cylinder
dw	Dishwasher space	WFH	Working from home space	◀▶	Dimension location



RADLEIGH

4 BEDROOM HOME



Air Source Heat Pump



Argon-filled double-glazing



Under Floor Heating to Ground Floors



Smart Thermostat



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



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

ST Store
wm Washing machine space
dw Dishwasher space

f/f Fridge/freezer space
td Tumble dryer space
w Wardrobe space

CYL Cylinder
◀▶ Dimension location



ASCOT

4 BEDROOM HOME



Air Source Heat Pump



Argon-filled double-glazing



Under Floor Heating to Ground Floors



Smart Thermostat



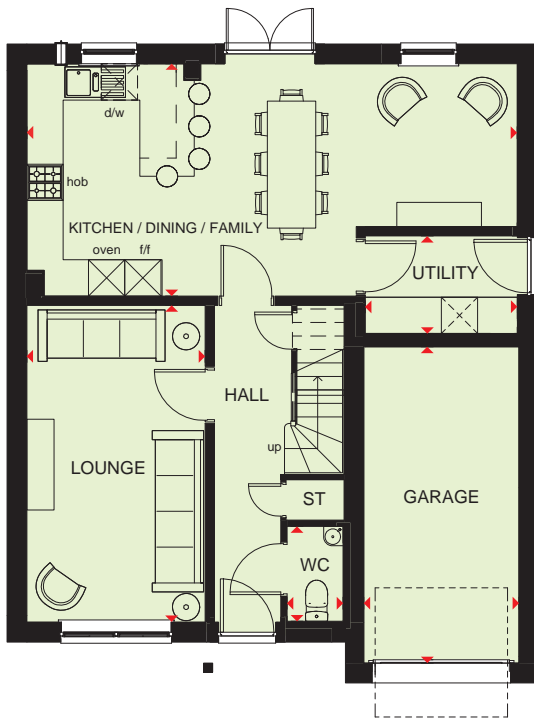
Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



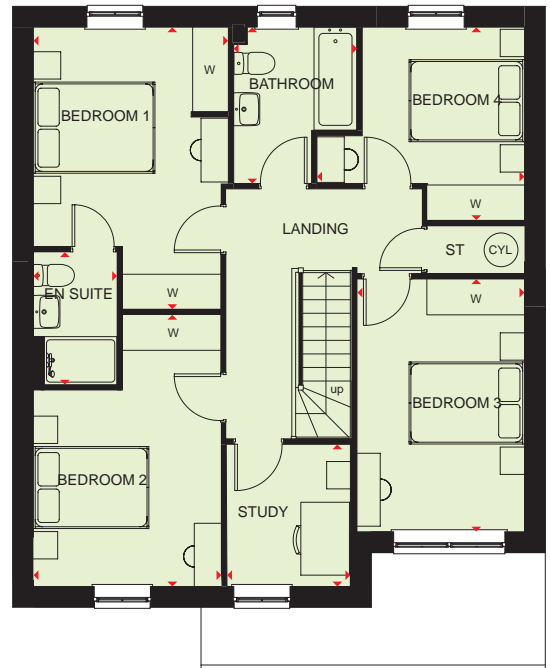
Highly-efficient insulation



Ground Floor

Lounge	2980 x 5225 mm	9'9" x 17'2"
Kitchen/Dining/Family	8069 x 3845 mm	26'6" x 12'7"
Utility	2515 x 1619 mm	8'3" x 5'4"
WC	909 x 1569 mm	3'0" x 5'2"
Garage	2737 x 5273 mm	9'0" x 17'4"

[Approximate dimensions]



First Floor

Bedroom 1	3209 x 4657 mm	10'6" x 15'3"
En Suite	1460 x 2185 mm	4'9" x 7'2"
Bedroom 2	3098 x 4462 mm	10'2" x 14'8"
Bedroom 3	2750 x 4145 mm	9'0" x 13'7"
Bedroom 4	2671 x 3186 mm	8'9" x 10'5"
Study	2032 x 2342 mm	6'8" x 7'8"
Bathroom	2027 x 2574 mm	6'8" x 8'3"

[Approximate dimensions]

KEY

ST	Store
dw	Dishwasher space
f/f	Fridge/freezer space

w	Wardrobe space
CYL	Cylinder
↔	Dimension location



CUSTOMER SERVICE BY BARRATT HOMES

BUILDING OUR CUSTOMER SERVICE TO BE THE BEST

At Barratt we are genuinely committed to delivering the highest standards of customer service. The same exacting standards that have helped us win more quality awards than any other major housebuilder also ensure we look after our customers as well as we possibly can.

We believe that solid foundations are as important to a customer relationship as they are to a building. During the planning and design process we go to great lengths to make sure the homes and developments we build are perfectly in tune with the needs and aspirations of their prospective owners.

Our Directors carry out weekly site inspections before, during and after the build process. As your home is built, it is checked at every stage to ensure it reaches the exacting standards we demand.

Our Customer Service Charter lays out our commitments to you and details the care, support and assistance we'll provide you with throughout your purchase and long after you've moved in.

As a result of the outstanding service we provide to our customers, we have been awarded the exceptional accreditation of "5 Star Builder" by the independent Home Builders Federation. 29,000 homebuyers across the country took part in the survey and this honour recognises the highest levels of positive recommendation by our customers, as well as the superior build quality of our homes.



NEW HOMES QUALITY CODE

Housebuilders and developers who build new homes will be expected to register with the New Homes Quality Board (NHQB). As long as a housebuilder or developer has followed the correct registration process, including completing the necessary training, introducing a complaints procedure, and following other processes and procedures that are needed to meet the requirements of this New Homes Quality Code (the code), they will become a registered developer.

Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions of the New Homes Ombudsman, they may have action taken against them, including being removed from the register of registered developers.

The code sets out the requirements that registered developers must meet. The code may be updated from time to time to reflect changes to industry best practice as well as the decisions of the New Homes Ombudsman Service.

All homes built by registered developers must meet building-safety and other regulations. All registered developers should aim to make sure there are no snags or defects in their properties before the keys are handed over to a customer. If there are any snags or defects, these should be put right within the agreed timescales.

WHAT THE CODE COVERS

For the purposes of this code, 'customer' means a person who is buying or intends to buy a new home which they will live in or give to another person. (If a new home is being bought in joint names, 'the customer' includes all the joint customers.) However, the New Homes Quality Board have also started work to consider other groups of customers and what they should be able to expect from a new home. This includes shared owners and people who are buying a new home to let to other people. Any changes the New Homes Quality Board make to the code to reflect the needs of other groups of customers will be developed through consultation, and they will continually assess and review the effectiveness of the code, and any new laws or regulations that apply. Other areas which are not covered by the code are claims for loss of property value or blight (where a property falls in value or becomes difficult to sell because of major public work in the area), personal injury or claims that are not covered by the scheme rules of the New Homes Ombudsman Service.



barratthomes.co.uk

0333 355 8466

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BDW004718/MAY24



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HOMES