

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

- Air Source Heat Pumps
Air Source Heat Pumps are included in every home
- Photovoltaic Panels
Photovoltaic panels are included on every home. Please speak to your Sales Adviser for specific plot locations.
- 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
- Bird Box
- Sparrow Terrace
- Hedgehog House
- Swift Nesting Brick

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



barratthomes.co.uk
0333 355 8472



DENFORD

2 BEDROOM HOME



Air Source Heat Pump



Argon-filled double-glazing



Under Floor Heating to Ground Floors



Smart Thermostat



Electric car charging point



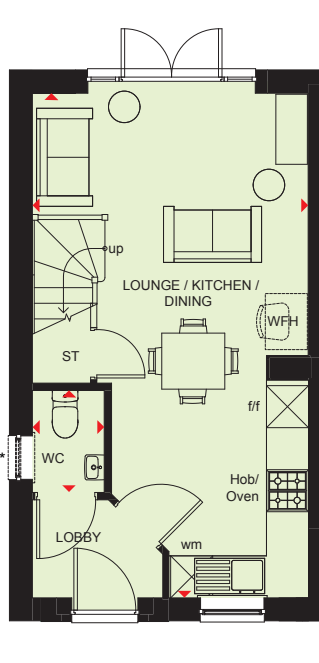
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation

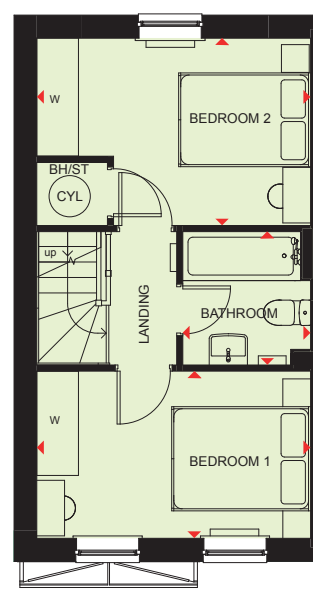


Ground Floor

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



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ELLERTON

3 BEDROOM HOME



Air Source Heat Pump



Argon-filled double-glazing



Under Floor Heating to Ground Floors



Smart Thermostat



Electric car charging point



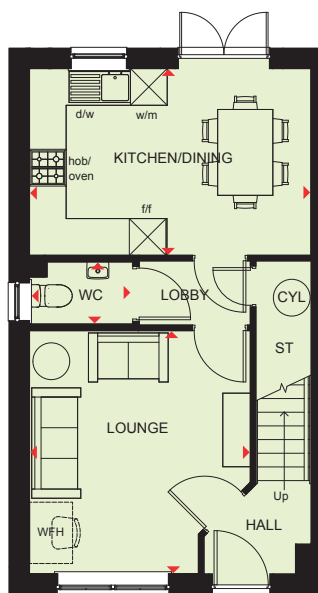
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation

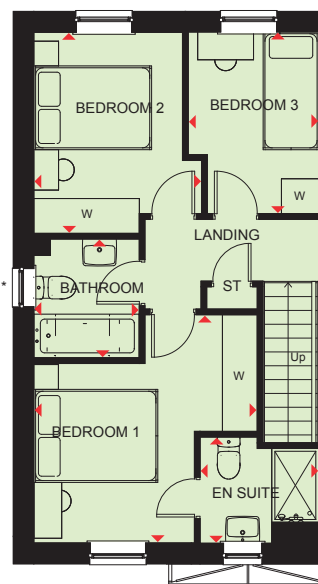


Ground Floor

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



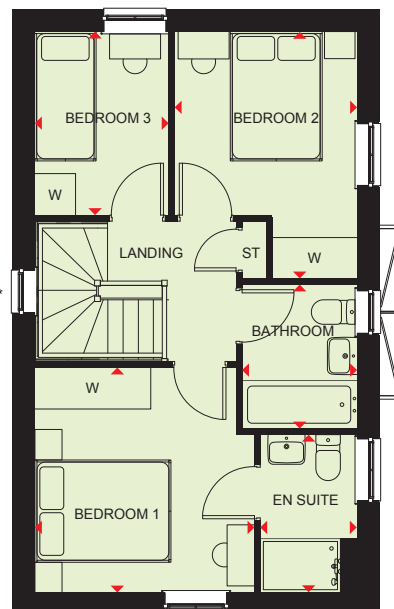
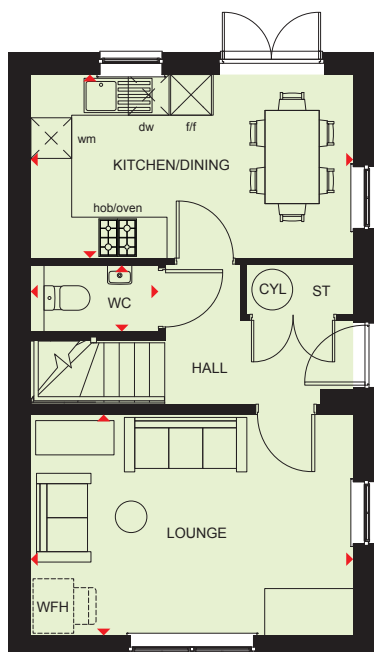
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



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



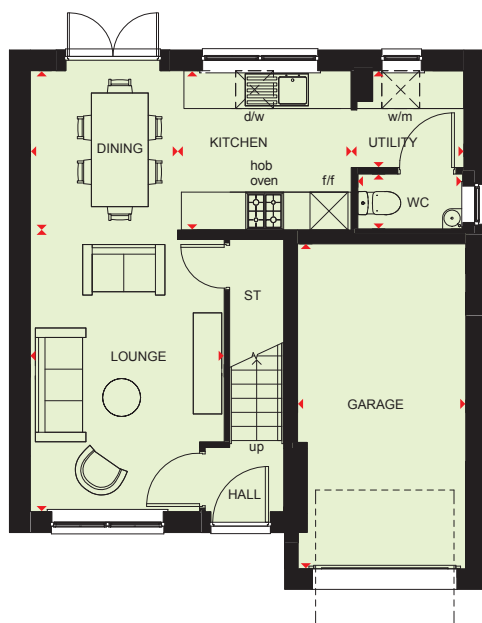
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



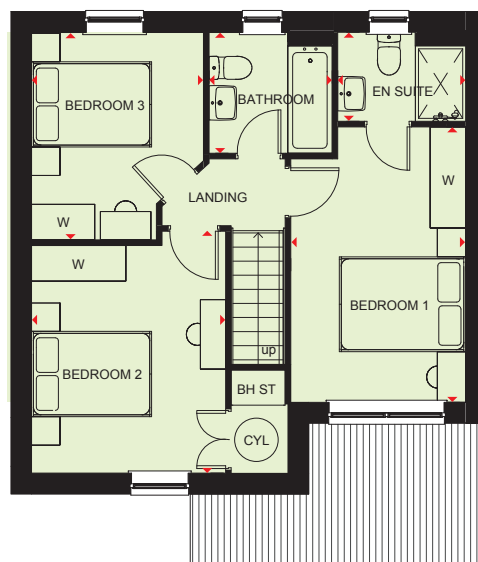
Highly-efficient insulation



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



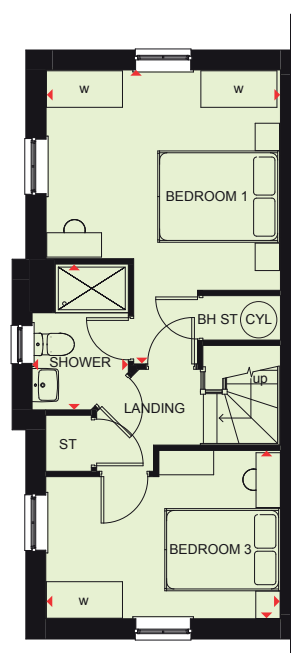
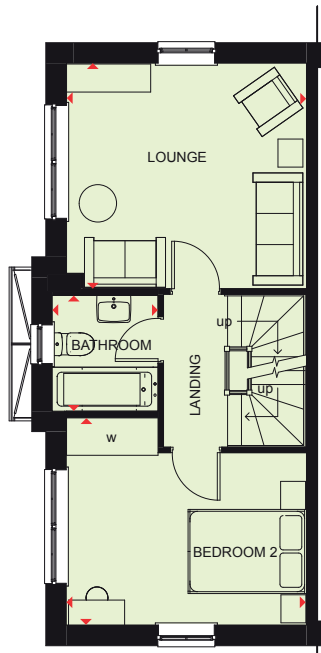
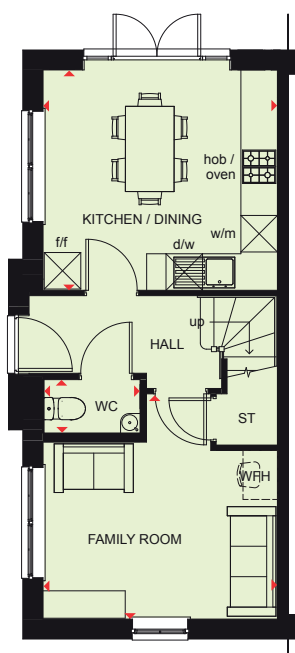
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



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



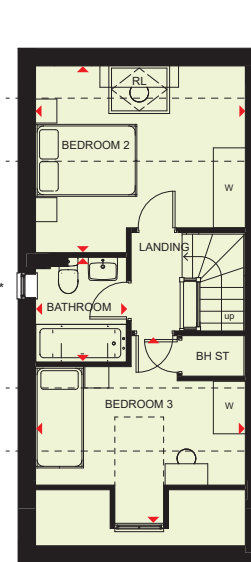
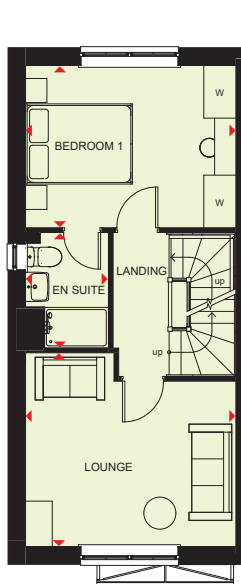
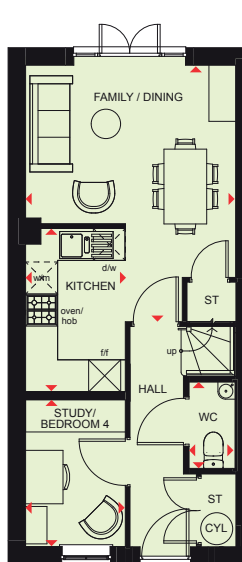
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



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



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KINGSLEY

4 BEDROOM HOME



Air Source Heat Pump



Argon-filled double-glazing



Under Floor Heating to Ground Floors



Smart Thermostat



Electric car charging point



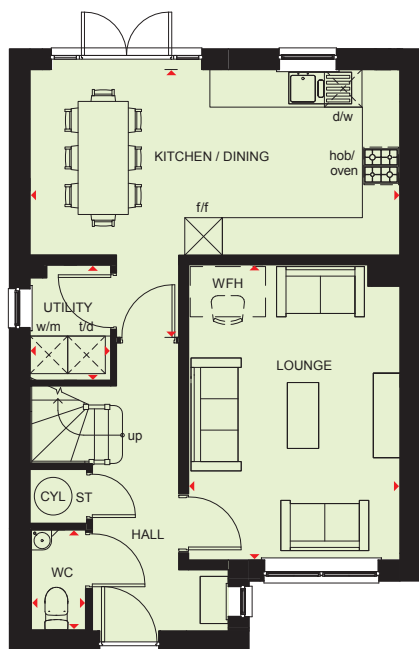
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels

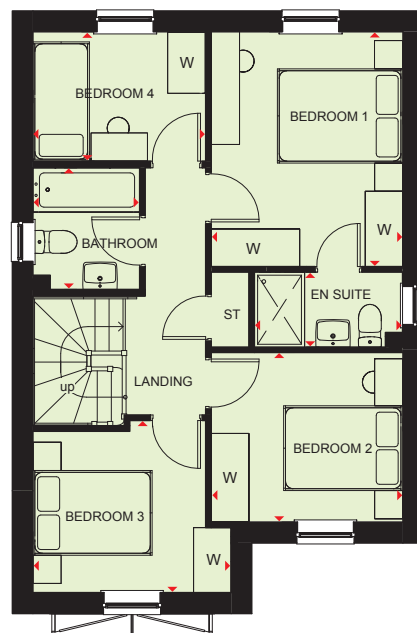


Highly-efficient insulation



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" |

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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



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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)



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

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



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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)



Photovoltaic panels



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 |



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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)



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

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



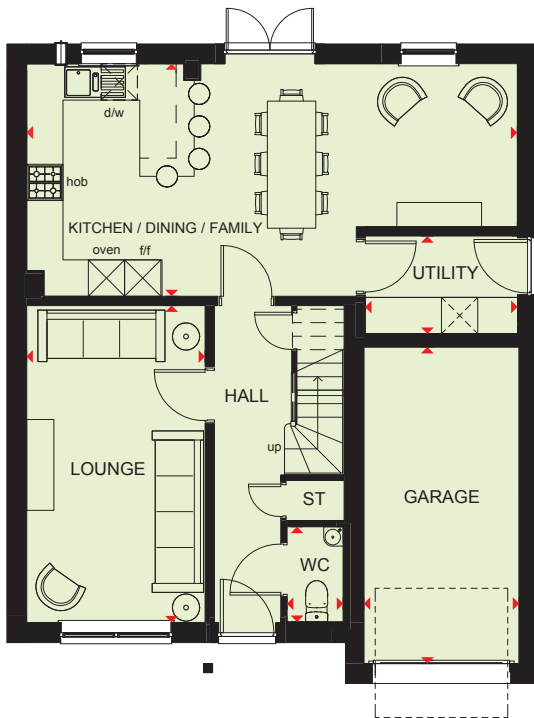
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



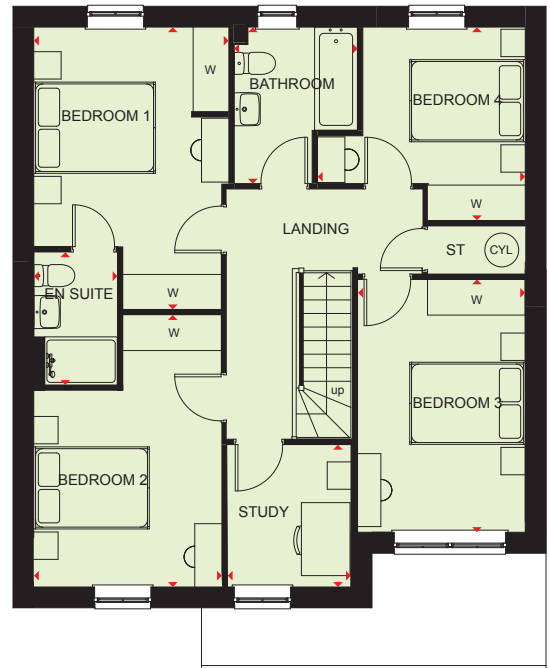
Highly-efficient insulation



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 |



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. The images and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. 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.

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

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.

BDW004718/MAY24



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