

HOLLY VIEW

COED Y GARN, CWMBRAN, TORFAEN NP44 3FQ



A DEVELOPMENT OF 3 & 4 BEDROOM HOMES



BARRATT
HOMES

HOLLY VIEW, CWMBRAN

DEVELOPMENT LAYOUT

KEY

- **MAIDSTONE**
3 bedroom home
- **ELLERTON**
3 bedroom home
- **MORESBY**
3 bedroom home
- **COLLATON**
3 bedroom home
- **BUCHANAN**
3 bedroom home
- **KINGSLEY**
4 bedroom home
- **THORNTON**
4 bedroom home
- **ALDERNEY**
4 bedroom home
- **AFFORDABLE HOUSING**
- ★ **Sales Office & Show Home**
- V **Visitors Parking Space**
- BCP **Bin Collection Point**



SUSTAINABILITY FEATURES



Species rich grassland



Mature tree line

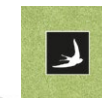


Path



Grassland

THIS DEVELOPMENT ALSO FEATURES:



Swift boxes



Bat boxes




Hedgehog highway

barratthomes.co.uk



BARRATT
HOMES

MAIDSTONE


3 BEDROOM HOME




Waste Water Heat Recovery Systems




Flue Gas Heat Recovery




Smart Thermostat



Decentralised mechanical extract ventilation (d-MEV)



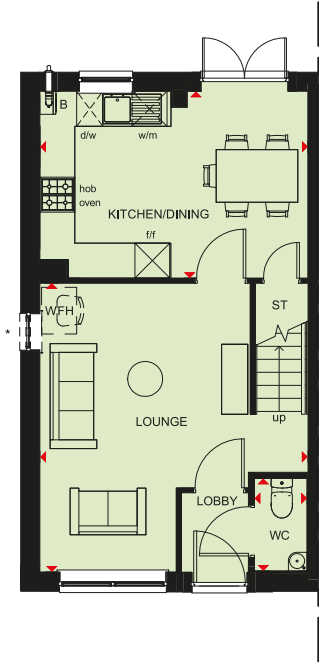
Photovoltaic panels



Highly-efficient insulation

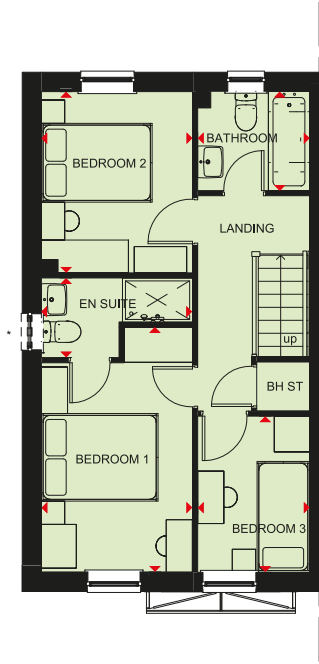


*Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans.



Ground Floor		
Lounge	4598 x 4950 mm	15'1" x 16'3"
Kitchen/Dining	4593 x 3202 mm	15'1" x 10'6"
WC	901 x 1586 mm	2'11" x 5'2"

(Approximate dimensions)



First Floor		
Bedroom 1	2592 x 4199 mm	8'6" x 13'9"
En Suite	2592 x 1365 mm	8'6" x 4'6"
Bedroom 2	2592 x 3107 mm	8'6" x 10'2"
Bedroom 3	1918 x 2676 mm	6'3" x 8'9"
Bathroom	1918 x 1702 mm	6'3" x 5'7"

(Approximate dimensions)

- KEY**
- B Boiler
 - ST Store
 - BH/ST Bulkhead Store


- wm Washing machine space
- dw Dishwasher space
- f/f Fridge/freezer space

- WFH Working from home space
- ◀▶ Dimension location




ELLERTON


3 BEDROOM HOME




Waste Water Heat Recovery Systems




Flue Gas Heat Recovery




Smart Thermostat



Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation



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

[Approximate dimensions]

First Floor		
Bedroom 1	3605 x 3683 mm	11'10" x 12'1"
En Suite	1918 x 1716 mm	6'3" x 5'8"
Bedroom 2	2708 x 3245 mm	8'11" x 10'8"
Bedroom 3	2109 x 2932 mm	6'11" x 9'7"
Bathroom	1703 x 1917 mm	5'7" x 6'3"

[Approximate dimensions]

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



MORESBY

3 BEDROOM HOME



Waste Water Heat Recovery Systems



Flue Gas Heat Recovery



Smart Thermostat



Decentralised mechanical extract ventilation (d-MEV)



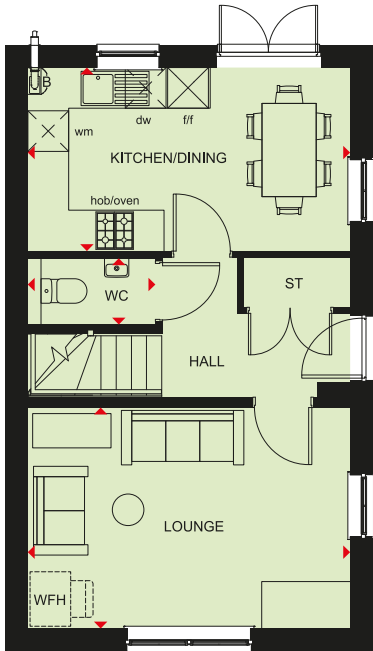
Photovoltaic panels



Highly-efficient insulation

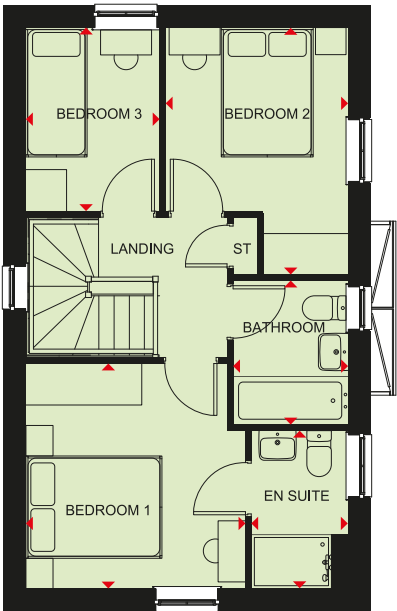


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Ground Floor

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"

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




COLLATON


3 BEDROOM DETACHED HOME




Waste Water Heat Recovery Systems




Flue Gas Heat Recovery




Smart Thermostat



Decentralised mechanical extract ventilation (d-MEV)



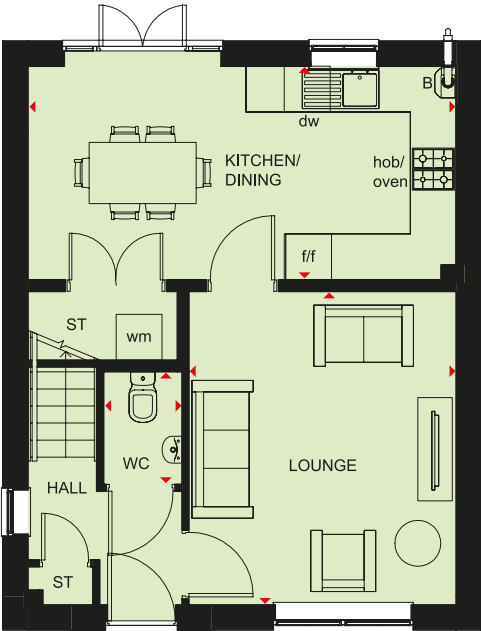
Photovoltaic panels



Highly-efficient insulation

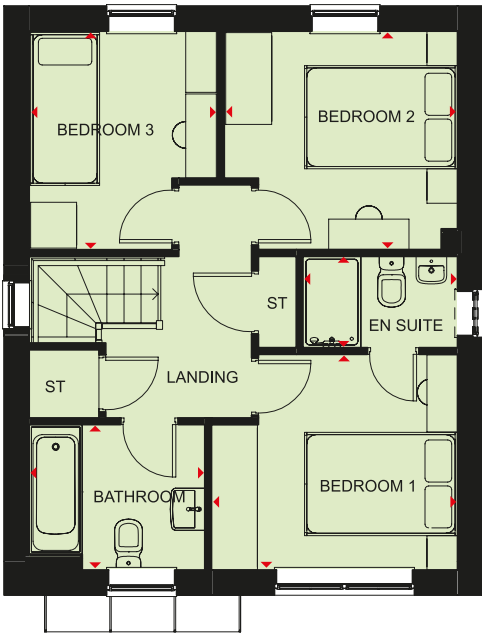


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Ground Floor		
Lounge	3496 x 4100 mm	11'6" x 13'5"
Kitchen/Dining	5600 x 2795 mm	18'4" x 9'2"
WC	1028 x 1475 mm	3'4" x 4'10"

(Approximate dimensions)



First Floor		
Bedroom 1	3216 x 2820 mm	10'7" x 9'3"
En Suite	2020 x 1193 mm	6'8" x 3'11"
Bedroom 2	3050 x 2857 mm	10'0" x 9'4"
Bedroom 3	2463 x 2857 mm	8'1" x 9'4"
Bathroom	2297 x 1901 mm	7'6" x 6'3"

(Approximate dimensions)

- KEY**
- B

Boiler

ST

Store

wm

Washing machine space
- f/f

Fridge/freezer space

dw

Dishwasher space

◀▶

Dimension location



BUCHANAN

3 BEDROOM HOME



Waste Water Heat Recovery Systems



Flue Gas Heat Recovery



Smart Thermostat



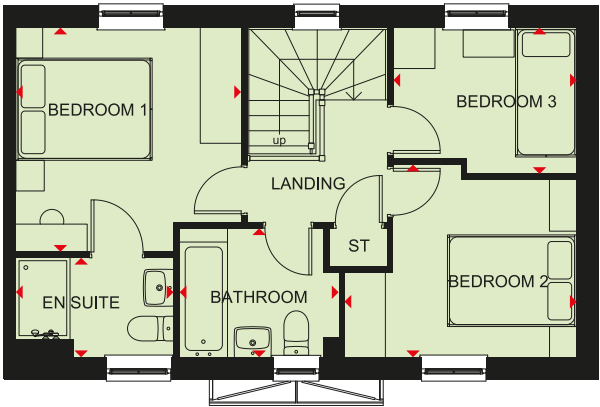
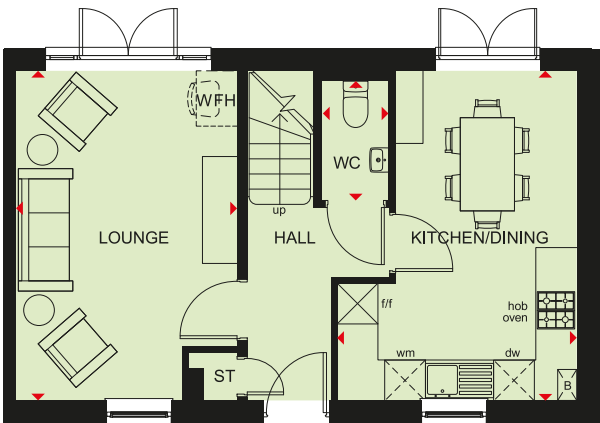
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation



Ground Floor

Lounge	3248 x 4843 mm	10'8" x 15'11"
Kitchen/Dining	3521 x 4848 mm	11'7" x 15'11"
WC	964 x 1754 mm	3'2" x 5'9"

[Approximate dimensions]

First Floor

Bedroom 1	3310 x 3293 mm	10'10" x 10'10"
En Suite	2319 x 1462 mm	7'7" x 4'10"
Bedroom 2	3413 x 2831 mm	11'2" x 9'3"
Bedroom 3	2696 x 2150 mm	8'10" x 7'1"
Bathroom	2335 x 1900 mm	7'8" x 6'3"

[Approximate dimensions]

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



KINGSLEY

4 BEDROOM HOME



Waste Water Heat Recovery Systems



Flue Gas Heat Recovery



Smart Thermostat



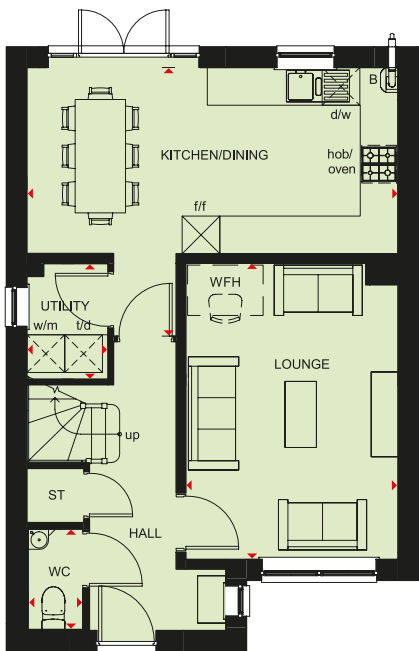
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels

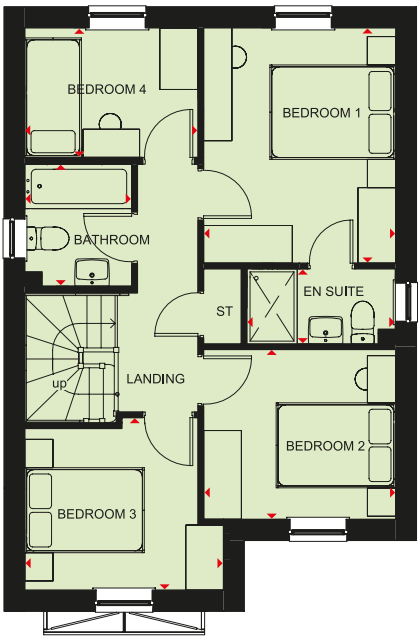


Highly-efficient insulation



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 9'0"
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
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	f/f	Fridge/freezer space

WFH	Working from home space
◀▶	Dimension location



THORNTON

4 BEDROOM DETACHED HOME



Waste Water Heat Recovery Systems



Flue Gas Heat Recovery



Smart Thermostat



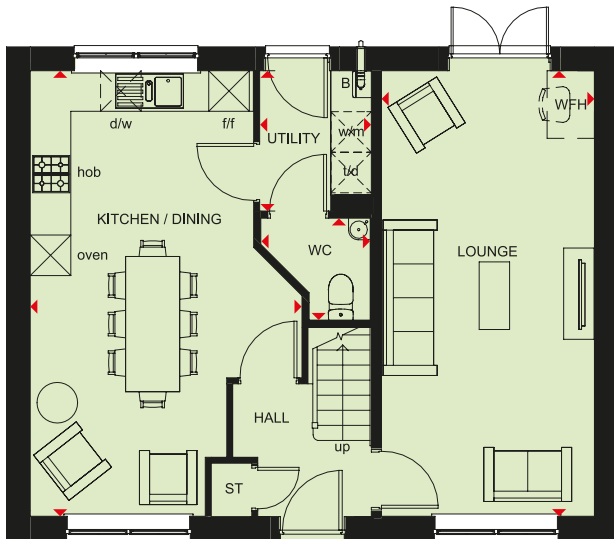
Decentralised mechanical extract ventilation (d-MEV)



Solar or Photovoltaic panels



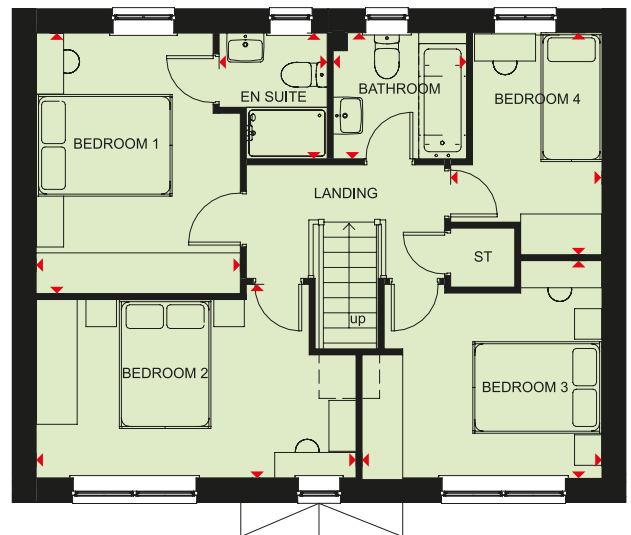
Highly-efficient insulation



Ground Floor

Lounge	3150 x 6600 mm	10'4" x 21'8"
Kitchen/Dining	4020 x 6590 mm	13'2" x 21'7"
Utility	1650 x 2060 mm	5'5" x 6'9"
WC	1618 x 1508 mm	5'4" x 4'11"

(Approximate dimensions)



First Floor

Bedroom 1	3013 x 3850 mm	9'11" x 12'8"
En Suite	1594 x 1855 mm	5'3" x 6'1"
Bedroom 2	2886 x 4720 mm	9'6" x 15'6"
Bedroom 3	3237 x 3542 mm	10'7" x 11'7"
Bedroom 4	2236 x 3275 mm	7'4" x 10'9"
Bathroom	1863 x 1961 mm	6'1" x 6'5"

(Approximate dimensions)

KEY

B	Boiler
ST	Store
wm	Washing machine space

f/f	Fridge freezer space
dw	Dishwasher space
td	Tumble dryer space

◀ ▶ Dimension location



ALDERNEY

4 BEDROOM HOME



Waste Water Heat Recovery Systems



Flue Gas Heat Recovery



Smart Thermostat



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

B	Boiler	dw	Dishwasher space
ST	Store	f/f	Fridge/freezer space
wm	Washing machine space	WFH	Working from home space

◀ ▶ Dimension location



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.



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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BARRATT
HOMES