

LANCASTER GARDENS

BAWTRY ROAD, HARWORTH, DONCASTER DN11 9HA



3 & 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.



LANCASTER GARDENS

TICKHILL ROAD, HARWORTH

Ellerton
3 bedroom home

Maidstone
3 bedroom home

Moresby
3 bedroom home

Denby
3 bedroom home

Windermere
4 bedroom home

Kingsley
4 bedroom home

Ripon
4 bedroom home

Affordable housing

SH Show Home

MS

V Visitors Parking Space

S/S Substation

BCP Bin Collection Point



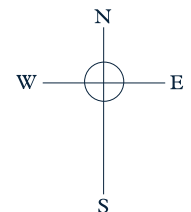
Bat Box



Swift Brick



Hedgehog Highway



barratthomes.co.uk

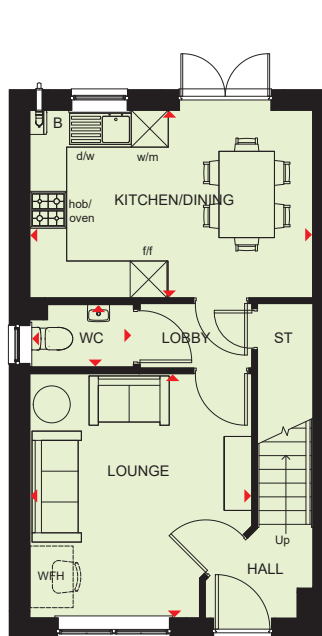

BARRATT
HOMES

Development layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Images and development layouts are for illustrative purposes and should be used for general guidance only. Development layouts including parking arrangements and social/affordable housing may change to reflect changes in planning permission and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Please speak to your solicitor to whom full details of any planning consents including layout plans will be available. The Lancaster Gardens is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

2209/001 Rev: M

ELLERTON

3 BEDROOM HOME

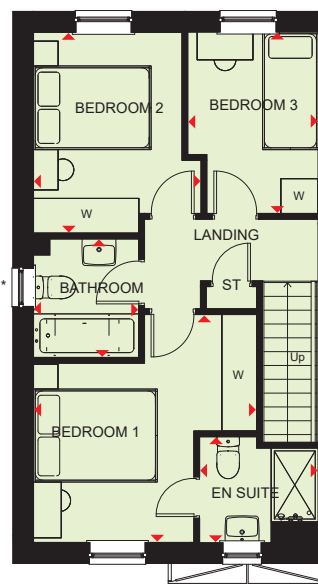


Ground Floor

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

(Approximate dimensions)

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



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)

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

KEY

B Boiler
ST Store
wm Washing machine space

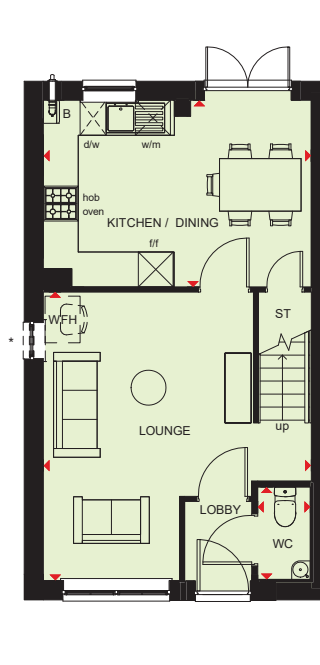
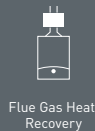
dw Dishwasher space
f/f Fridge/freezer space
WFH Working from home space

w Wardrobe space
◀▶ Dimension location



MAIDSTONE

3 BEDROOM HOME

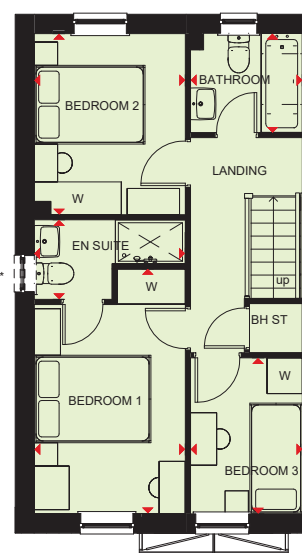


Ground Floor

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

(Approximate dimensions)

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



First Floor

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

(Approximate dimensions)

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

KEY

B	Boiler
ST	Store
BH/ST	Bulkhead Store

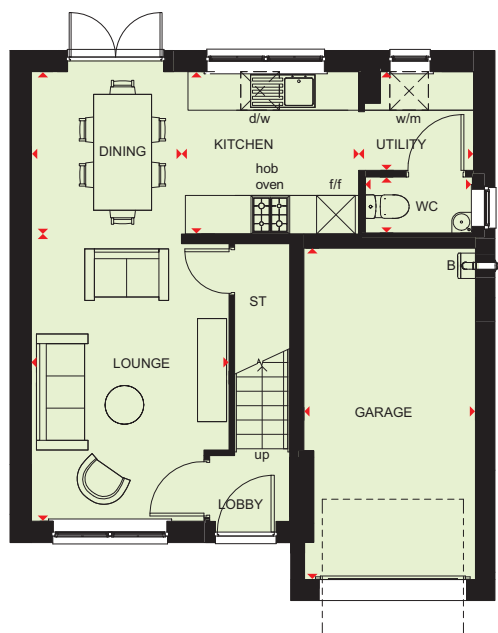
wm	Washing machine space
dw	Dishwasher space
f/f	Fridge/freezer space

WFH	Working from home space
W	Wardrobe space
◀▶	Dimension location



DENBY

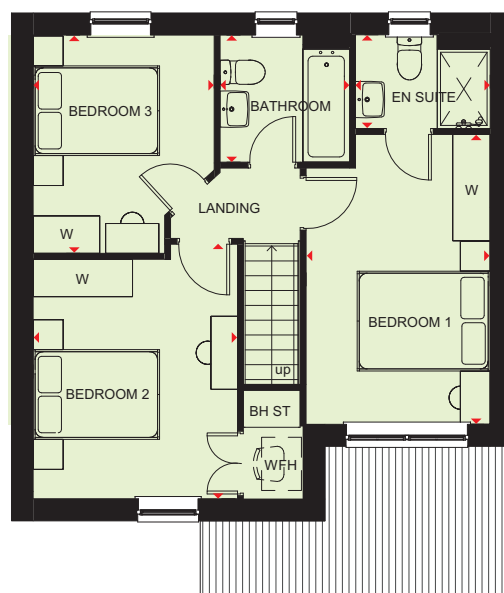
3 BEDROOM HOME



Ground Floor

Lounge	3067 x 4457mm	10'1" x 14'7"
Kitchen	2750 x 2523mm	9'0" x 8'3"
Dining	2330 x 2523mm	7'8" x 8'3"
Utility	1784 x 1533mm	5'10" x 5'0"
WC	1662 x 869mm	5'5" x 2'10"
Garage	2663 x 5142mm	8'9" x 16'10"

[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 3829mm	10'1" x 12'7"
Bedroom 3	2722 x 3284mm	8'11" x 10'9"
Bathroom	1950 x 1913mm	6'5" x 6'3"

[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
w Wardrobe space
◀▶ Dimension location



WINDERMERE

4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



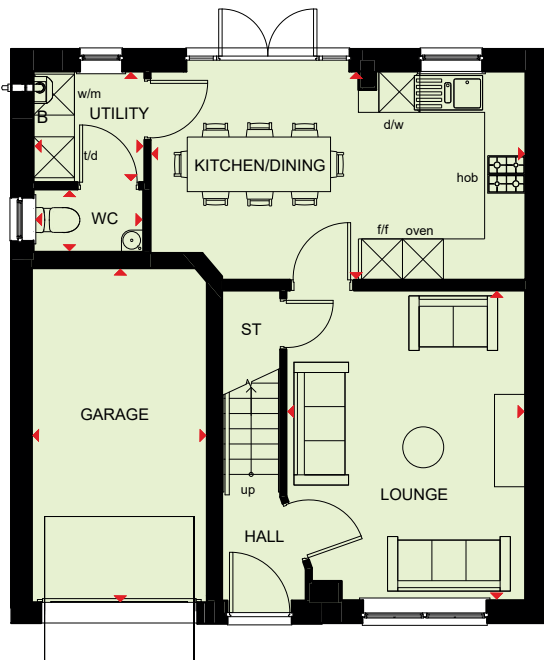
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



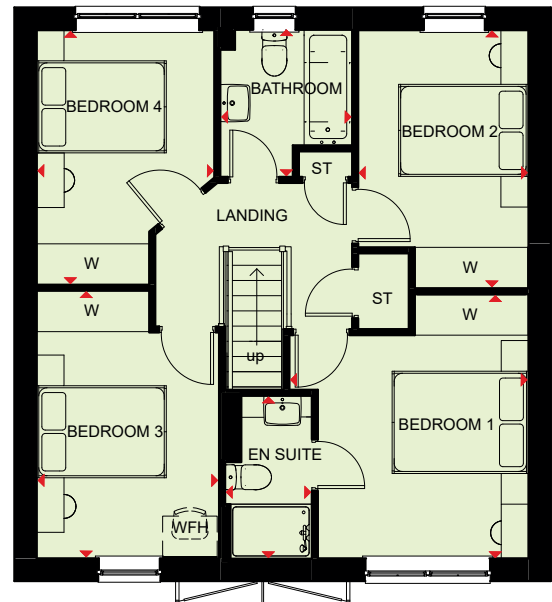
Highly-efficient insulation



Ground Floor

Lounge	3501 x 4543 mm	11'6" x 14'11"
Kitchen/Dining	5497 x 3055 mm	18'0" x 10'0"
Utility	1627 x 1623 mm	5'4" x 5'4"
WC	1593 x 918 mm	5'3" x 3'0"
Garage	2568 x 4900 mm	8'5" x 16'1"

(Approximate dimensions)



First Floor

Bedroom 1	3506 x 3874 mm	11'6" x 12'9"
En suite	1272 x 2390 mm	4'2" x 7'10"
Bedroom 2	2498 x 3786 mm	8'2" x 12'5"
Bedroom 3	2675 x 3926 mm	8'9" x 12'11"
Bedroom 4	2604 x 3734 mm	8'7" x 12'3"
Bathroom	1934 x 2158 mm	6'4" x 7'1"

(Approximate dimensions)

KEY	B	Boiler
	ST	Store
	w/m	Washing machine space

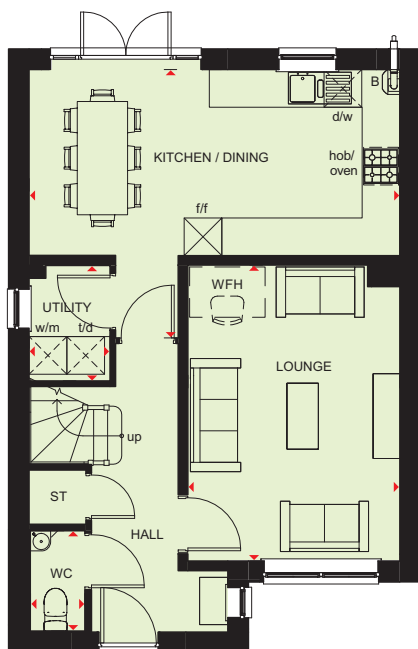
dw	Dishwasher space
f/f	Fridge/freezer space
td	Tumble dryer space

WFH	Working from home space
W	Wardrobe space
◀▶	Dimension location



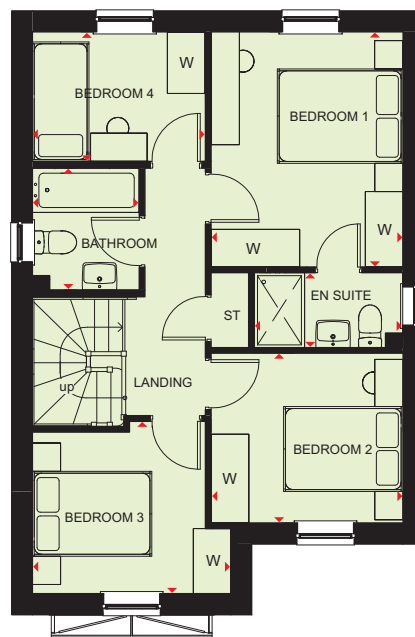
KINGSLEY

4 BEDROOM HOME



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"

KEY

B Boiler
ST Store
wm Washing machine space

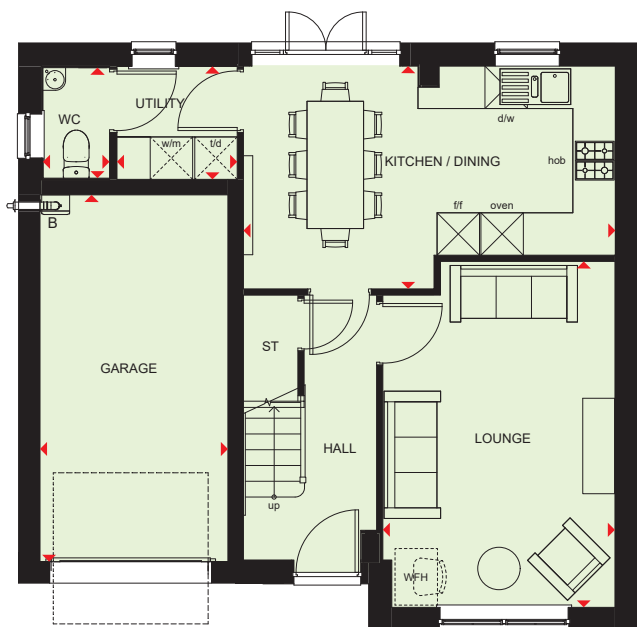
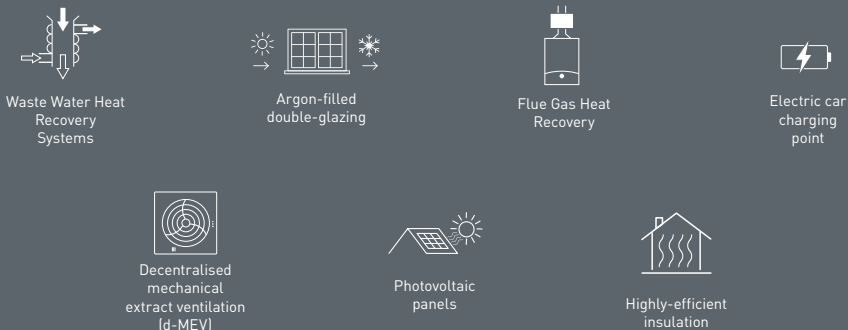
td Tumble dryer space
dw Dishwasher space
f/f Fridge/freezer space

WFH Working from home space
W Wardrobe space
◀▶ Dimension location



RIPON

4 BEDROOM HOME



Ground Floor

Lounge	3282 x 4893 mm	10'9" x 16'1"
Kitchen/Dining	5259 x 3151 mm	17'3" x 10'4"
Utility	1700 x 1597 mm	5'7" x 5'3"
WC	942 x 1563 mm	3'1" x 5'2"
Garage	2657 x 5189 mm	8'9" x 17'0"

[Approximate dimensions]



First Floor

Bedroom 1	4196 x 4063 mm	13'9" x 13'4"
En Suite	2011 x 1761 mm	6'7" x 5'9"
Bedroom 2	3174 x 3499 mm	10'5" x 11'6"
Bedroom 3	2764 x 3769 mm	9'1" x 12'4"
Bedroom 4	2888 x 3123 mm	9'6" x 10'3"
Bathroom	2046 x 1899 mm	6'9" x 6'3"

[Approximate dimensions]

KEY	B Boiler	d/w Dishwasher space	WFH Working from home space
	ST Store	f/f Fridge/freezer space	W Wardrobe space
	w/m Washing machine space	t/d Tumble dryer space	◀▶ 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 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. An NHBC warranty and insurance policy, known as Buildmark, which includes a 2 year builder warranty period, followed by an 8 year insurance cover.



barratthomes.co.uk

0330 057 6000

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.



BARRATT
HOMES

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