

THE MEADOWS

WARREN LANE, WITHAM ST HUGHS, LINCOLNSHIRE, LN6 9US



2, 3, 4 & 5 BEDROOM HOMES



BARRATT
HOMES

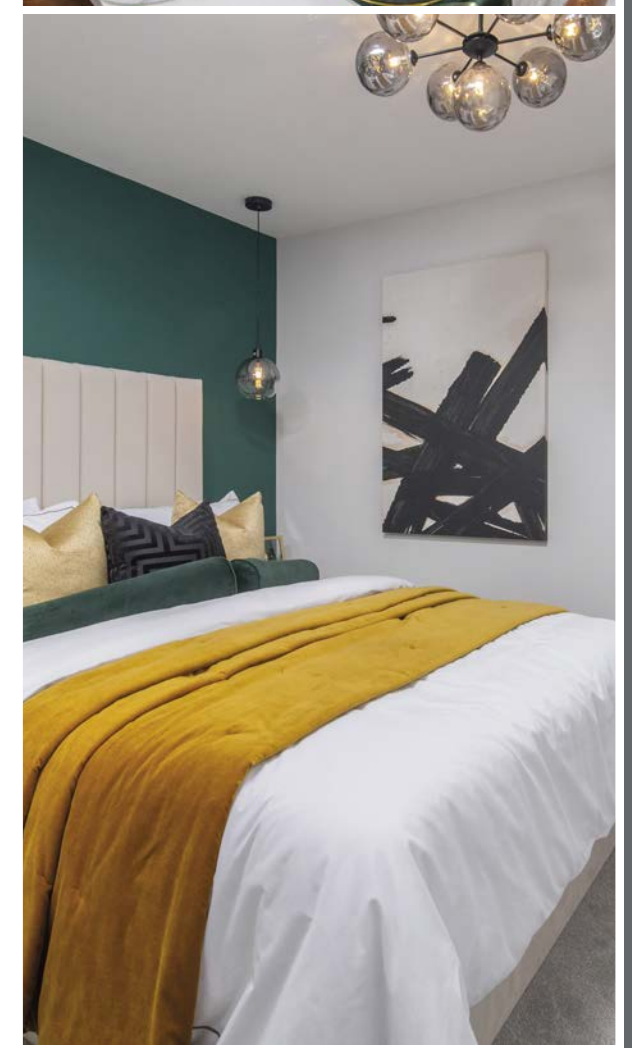


A PRIME LOCATION FOR ALL HOMEBUYERS

**NEW 2, 3, 4 & 5 BEDROOM HOMES FROM BRITAIN'S
LEADING HOUSE BUILDER**

Enjoying a peaceful balance of rural scenery and urban living is a range of thoughtfully designed homes, ideally located half way between Newark and Lincoln; just a 20 minute drive from both.

Your new home will form part of a growing community, offering effortless commuter links, 'Outstanding' schools, rolling countryside and easy access to vibrant, historical towns packed with amenities.





OUT AND ABOUT

THERE'S PLENTY TO SEE AND DO

Day to day

Just a short walk from your new home is a Co-op, a pharmacy, a hairdressers, beauticians, and for a weekend treat there's takeaway shops, or a bistro pub to enjoy. You can also find Morrisons, Aldi, Asda, Lidl and Sainsbury's within 15 minutes for your big weekly shops. Getting out and about couldn't be easier with plenty of picturesque parks and reservoirs to explore, including Whisby Nature Park and Millenium Lakes.

Out with the family

There's plenty of activities within a short drive. If you're a fan of film, the Odeon Cinema can be found in Newark or Lincoln, as well as bowling and crazy golf, offering great fun for the whole family. If you're a fan of shopping, you can find an abundance of High Street stores and small independent shops in both Newark and Lincoln, as well as North Hykeham just 15 minutes away. If you're looking for something a little more adventurous or educational, take a visit to the indoor play area, 'Fun Farm', Newark Air Museum, Newark Castle, Lincoln Castle, or the beautiful Lincoln Cathedral.

Fun with friends

Witham St Hughs offers a highly rated bistro pub and restaurant, but if you're looking to venture a little further, it will come as no surprise that North Hykeham, Newark and Lincoln offer a vibrant nightlife. You can sample the numerous bars, pubs and restaurants available with bus services available from North Hykeham and Lincoln.



LOCAL AREA

DISCOVER THE MEADOWS
















This exciting development will offer residents the chance become part of a brand new community on the edge of rural Nottinghamshire and Lincolnshire. Enjoying the best that the counties' countryside can offer, you'll find yourself in a perfect retreat from all the hustle and bustle, whilst keeping amenities and family days out at your fingertips.

You will find local shops for your everyday necessities, as well as OFSTED rated 'Outstanding' schools. Commuting couldn't be easier, with the A46 just minutes away, placing you just 20 minutes from Newark and Lincoln, and Swinderby Railway Station offering direct trains to Newark, Lincoln and Nottingham.








The Meadows

Witham St Hughs

-  **Kenley**
2 bedroom home
-  **Denford**
2 bedroom home
-  **Brentford**
3 bedroom home
-  **Denby**
3 bedroom home
-  **Maidstone**
3 bedroom home
-  **Moresby**
3 bedroom home
-  **Lutterworth**
3 bedroom home
-  **Kingsville**
3 bedroom home
-  **Haversham**
3 bedroom home
-  **Kennford**
4 bedroom home
-  **Hale**
4 bedroom home
-  **Kestrel**
4 bedroom home
-  **Radleigh**
4 bedroom home
-  **Kingsley**
4 bedroom home
-  **Bittern**
4 bedroom home
-  **Brimstone**
5 bedroom home
-  **Affordable Housing**
-  **Show Homes**
-  **Sales Centre**
-  **View Home**
-  **BCP** Bin Collection Point



- New tree line** 
- Swale** 
- Hedgehog highway**
Selected plots* 
- Swift nesting brick**
Selected plots* 
- Solar Panels**
Featured on every plot - please refer to working drawings for specific PV information 

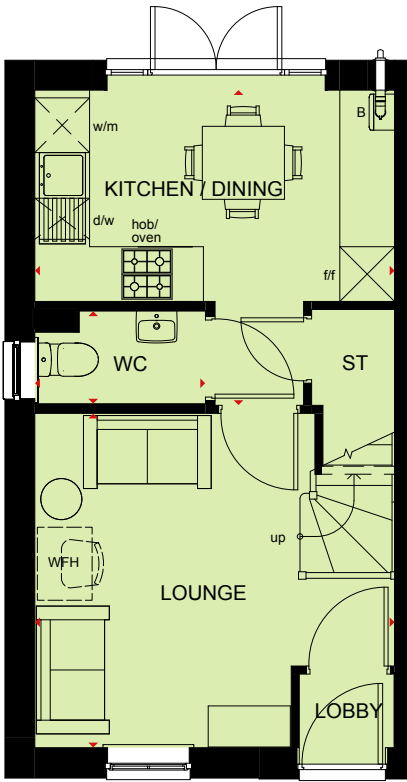
Positioning of our sustainability features are subject to change. Speak to a Sales Adviser for more information.

barratthomes.co.uk
0333 355 8472



KENLEY (END)

2 BEDROOM HOME

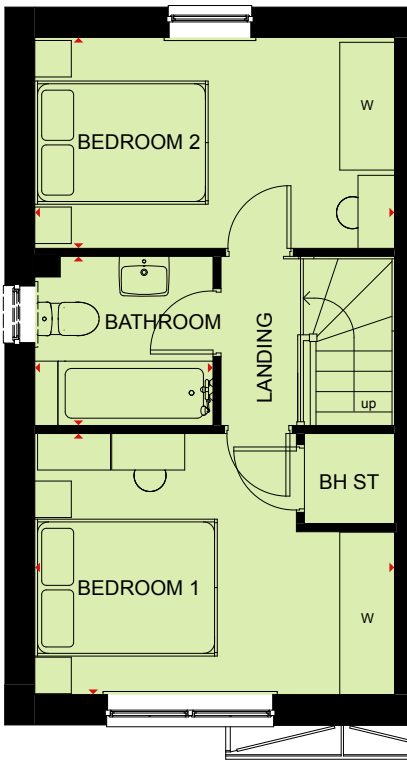


Ground Floor

Lounge	3943 x 3663 mm	12'11" x 12'0"
Kitchen / Dining	3943 x 3454 mm	12'11" x 11'4"
WC	1854 x 1016 mm	6'1" x 3'4"

[Approximate dimensions]

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

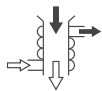


First Floor

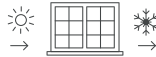
Bedroom 1	3943 x 2860 mm	12'11" x 9'5"
Bedroom 2	3943 x 2311 mm	12'11" x 7'7"
Bathroom	1953 x 1853 mm	6'5" x 6'1"

[Approximate dimensions]

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



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

KEY

B Boiler
ST Store
BH/ST Bulkhead Store

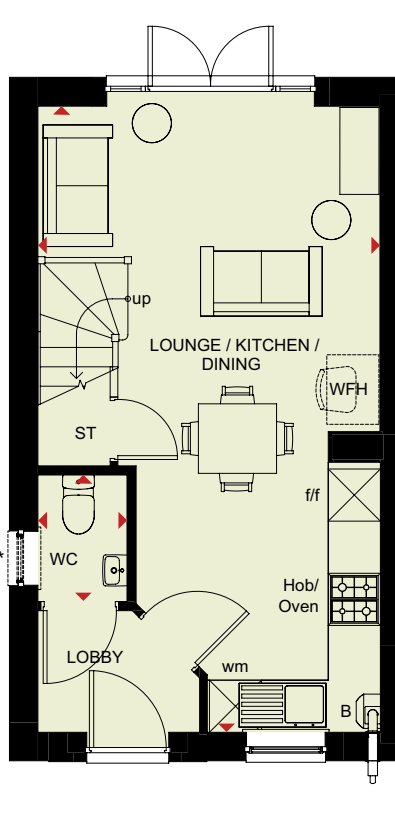
wm Washing machine space
dw Dishwasher space
f/f Fridge/freezer space

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



DENFORD

2 BEDROOM HOME

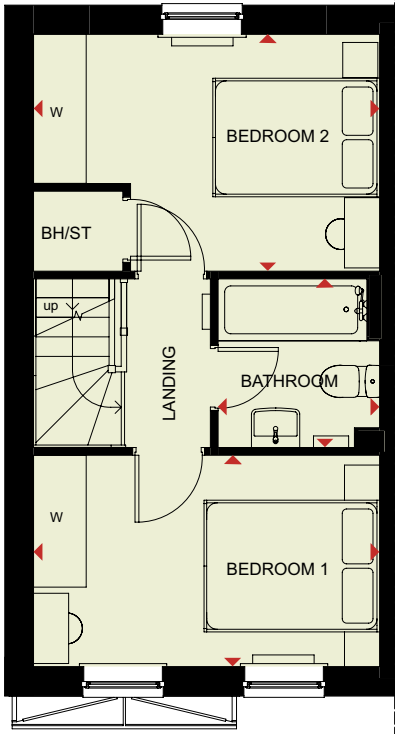


Ground Floor

Lounge / Dining / Kitchen	3938 x 7205 mm	12'11" x 23'8"
WC	1009 x 1456 mm	3'4" x 4'9"

[Approximate dimensions]

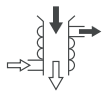
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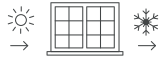
First Floor

Bedroom 1	3943 x 2407 mm	12'11" x 7'11"
Bedroom 2	3943 x 2697 mm	12'11" x 8'10"
Bathroom	1840 x 1920 mm	6'0" x 6'4"

[Approximate dimensions]



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

KEY

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

- wm Washing machine space
- f/f Fridge/freezer space
- WFH Working from home space

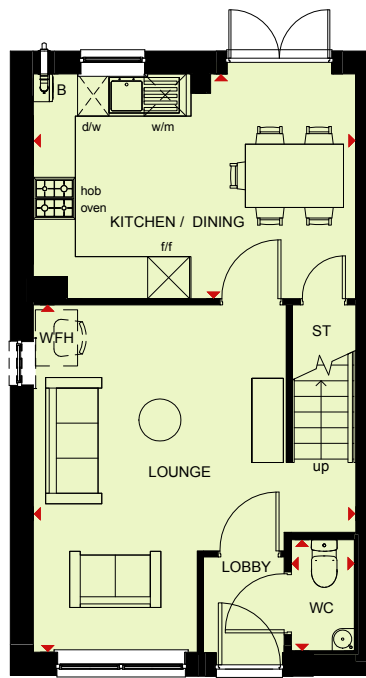
- W Wardrobe space
- ◀▶ Dimension location



BARRATT
HOMES

MAIDSTONE

3 BEDROOM HOME

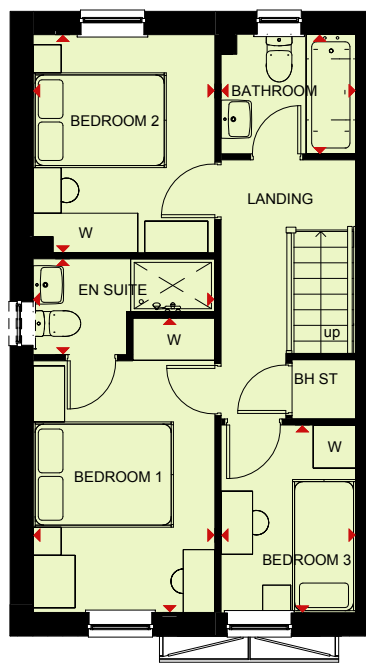


Ground Floor

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]

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

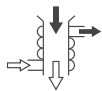


First Floor

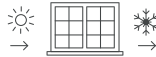
Bedroom 1	2592 x 4199 mm	8'6" x 13'9"
En suite	2592 x 1365 mm	8'6" x 4'6"
Bedroom 2	2592 x 3107 mm	8'6" x 10'2"
Bedroom 3	1918 x 2676 mm	6'3" x 8'9"
Bathroom	1918 x 1702 mm	6'3" x 5'7"

[Approximate dimensions]

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



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

KEY

B Boiler
ST Store
BH/ST Bulkhead Store

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

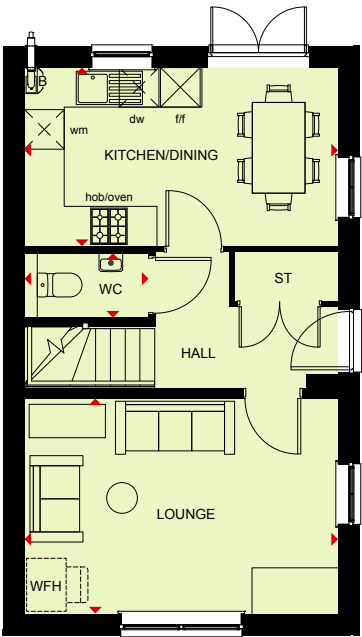
WFH Working from home space
W Wardrobe space
◀▶ Dimension location



BARRATT
HOMES

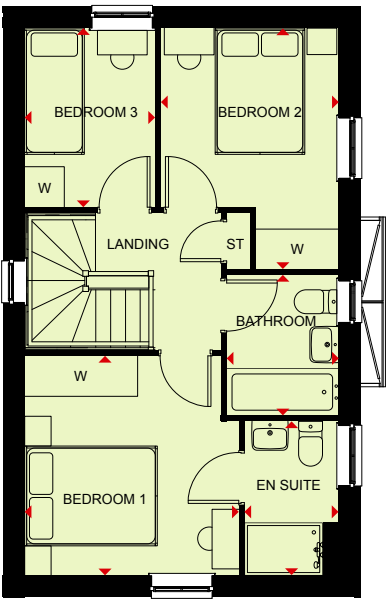
MORESBY

3 BEDROOM HOME



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"



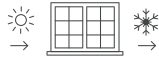
First Floor

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



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

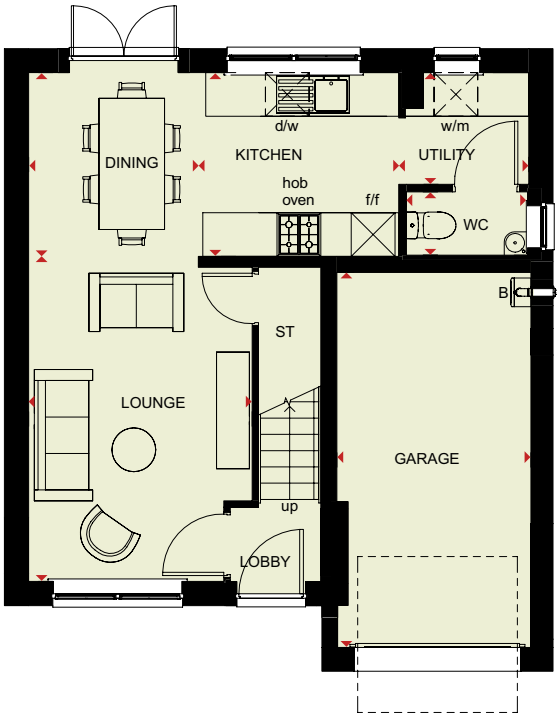
KEY

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



DENBY

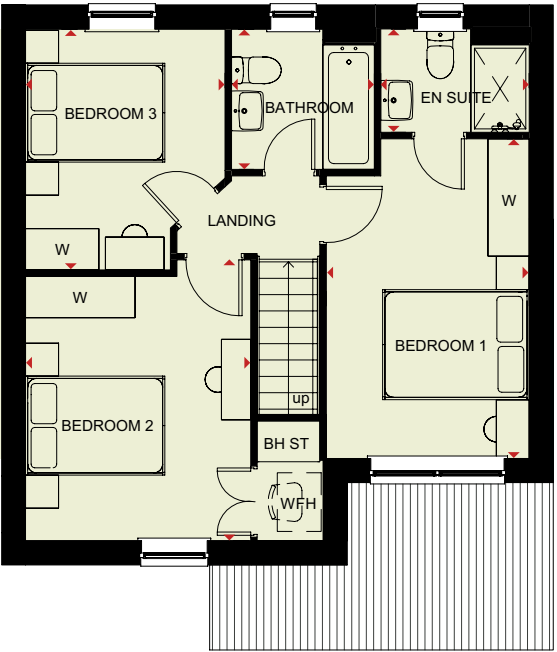
3 BEDROOM HOME



Ground Floor

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

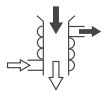
(Approximate dimensions)



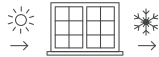
First Floor

Bedroom 1	2770 x 4361 mm	9'1" x 14'4"
En suite	2026 x 1412 mm	6'8" x 4'8"
Bedroom 2	3072 x 3829 mm	10'1" x 12'7"
Bedroom 3	2722 x 3284 mm	8'11" x 10'9"
Bathroom	1950 x 1913 mm	6'5" x 6'3"

(Approximate dimensions)



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

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



BARRATT
HOMES

LUTTERWORTH

3 BEDROOM HOME



Ground Floor

Lounge	3040 x 5380 mm	10'0" x 17'8"
Kitchen / Dining	4278 x 5385 mm	14'0" x 17'8"
WC	994 x 1504 mm	3'3" x 4'11"

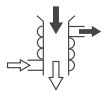
(Approximate dimensions)



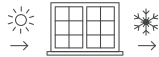
First Floor

Bedroom 1	3107 x 3594 mm	10'2" x 11'9"
En Suite	1648 x 2159 mm	5'5" x 7'1"
Bedroom 2	3406 x 3158 mm	11'2" x 10'4"
Bedroom 3	3542 x 2129 mm	11'7" x 7'0"
Bathroom	2519 x 1954 mm	8'3" x 6'5"

(Approximate dimensions)



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

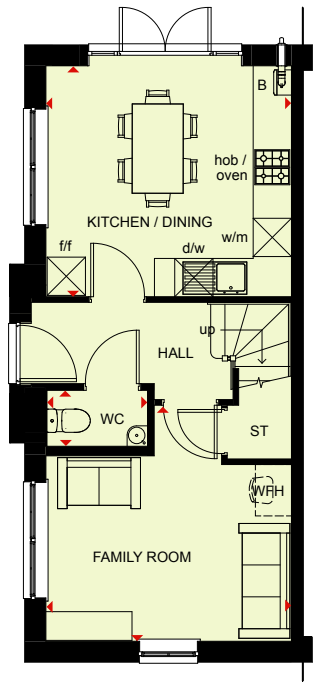
KEY

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



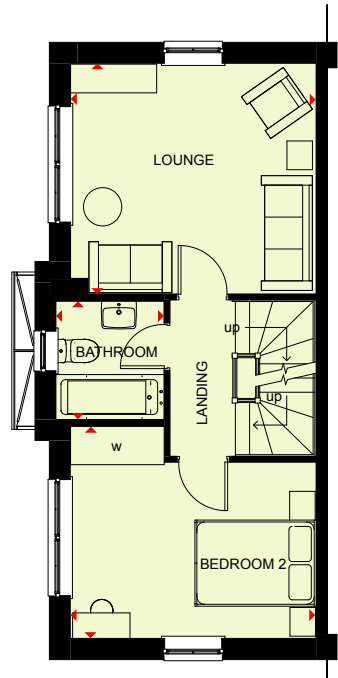
BRENTFORD

3 BEDROOM HOME



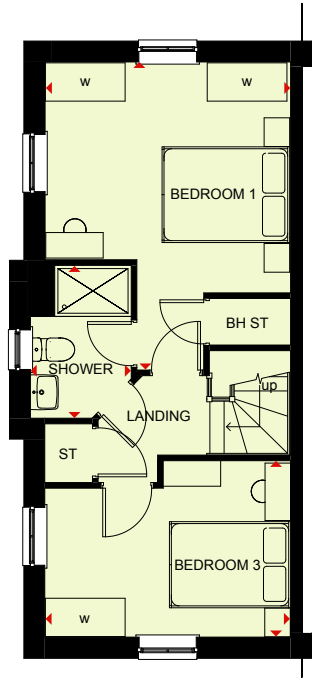
Ground Floor

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"



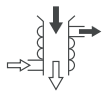
First Floor

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"

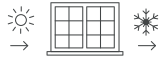


Second Floor

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"



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

KEY

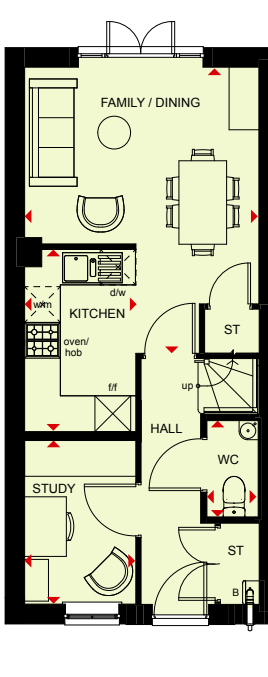
B	Boiler	BH/ST	Bulkhead Store	f/f	Fridge/freezer space	W	Wardrobe space
ST	Store	wm	Washing machine space	td	Tumble dryer space	◀▶	Dimension location
BH	Bulkhead	dw	Dishwasher space	WFH	Working from home space		



BARRATT
HOMES

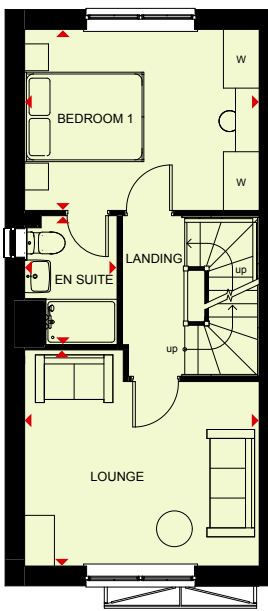
KINGSVILLE

3 BEDROOM HOME



Ground Floor

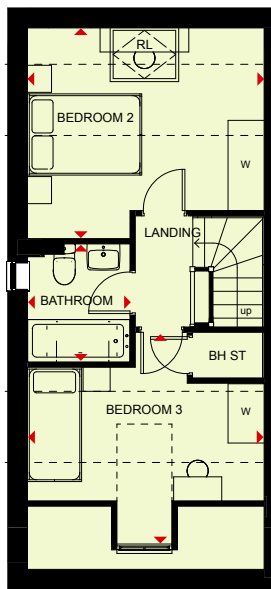
Dining / Family	3931 x 4800 mm	12'11" x 15'9"
Kitchen	1866 x 3060 mm	6'1" x 10'0"
Study	1866 x 2744 mm	6'1" x 9'0"
WC	860 x 1615 mm	2'10" x 5'4"



First Floor

Lounge	3936 x 3625 mm	12'11" x 11'11"
Bedroom 1	3936 x 3037 mm	12'11" x 10'0"
En Suite	1551 x 2163 mm	5'1" x 7'1"

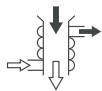
* Window may be omitted on certain plots. Speak to Sales Adviser for details on individual plans.



Second Floor

Bedroom 2	3936 x 3503 mm	12'11" x 11'6"
Bedroom 3	3936 x 3488 mm	12'11" x 11'5"
Bathroom	1705 x 1963 mm	5'7" x 6'5"

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



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

KEY

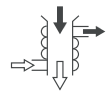
B	Boiler	dw	Dishwasher space	W	Wardrobe space
ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
wm	Washing machine space	BH/ST	Bulkhead Store		



BARRATT
HOMES

HAVERSHAM

3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



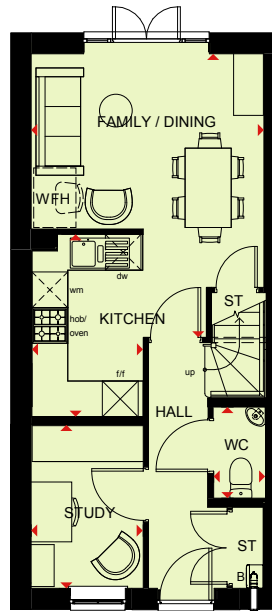
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



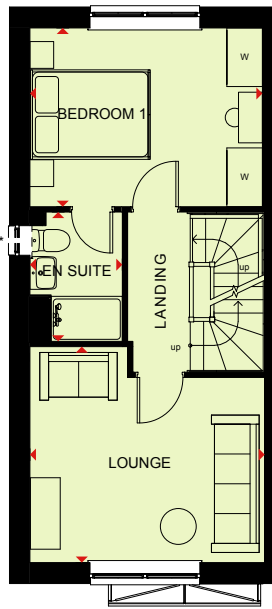
Highly-efficient insulation



Ground Floor

Family / Dining	3902 x 4758 mm	12'10" x 15'7"
Kitchen	1866 x 3060 mm	6'1" x 10'0"
Study	1879 x 2739 mm	6'2" x 9'0"
WC	860 x 1527 mm	2'10" x 5'0"

(Approximate dimensions)

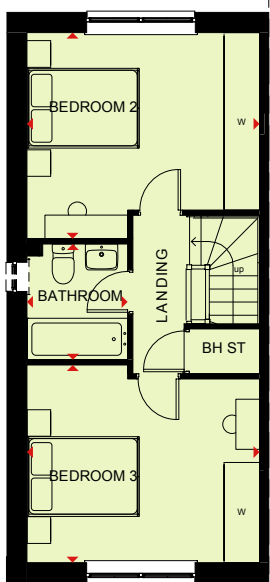


First Floor

Lounge	3940 x 3623 mm	12'11" x 11'11"
Bedroom 1	3902 x 2998 mm	12'10" x 9'10"
En Suite	1551 x 2169 mm	5'1" x 7'1"

(Approximate dimensions)

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Second Floor

Bedroom 2	3940 x 3494 mm	12'11" x 11'6"
Bedroom 3	3940 x 3351 mm	12'11" x 11'0"
Bathroom	1705 x 1963 mm	5'7" x 6'5"

(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
f/f Fridge/freezer space
dw Dishwasher space

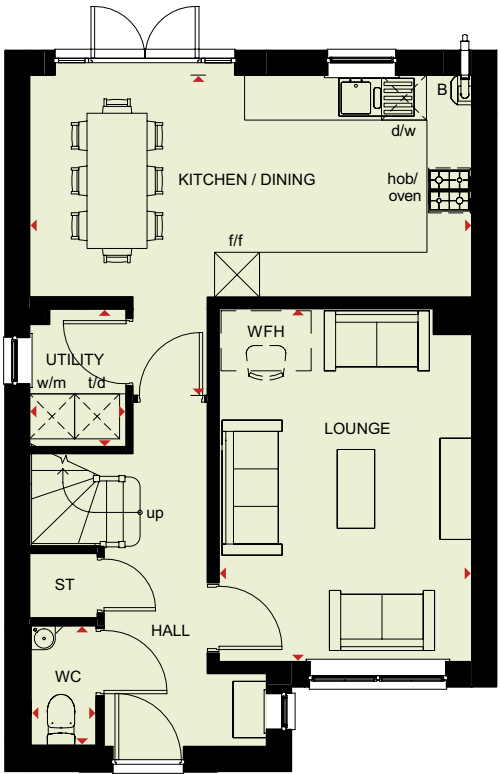
WFH Working from home space
W Wardrobe space
◀▶ Dimension location



BARRATT
HOMES

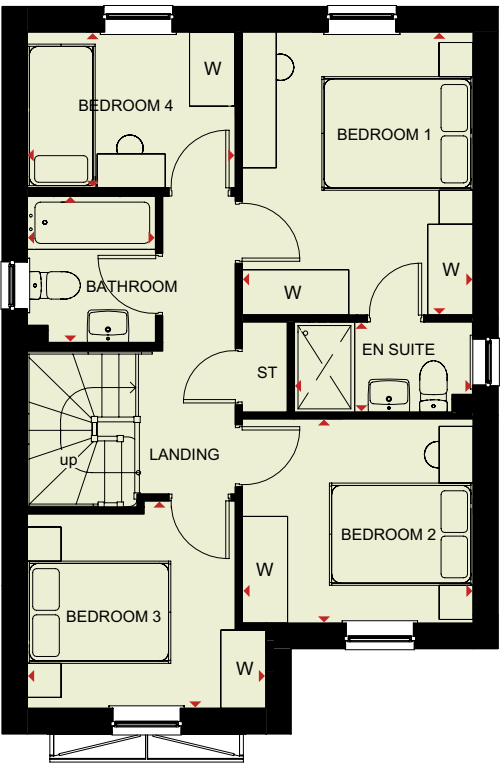
KINGSLEY

4 BEDROOM HOME



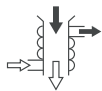
Ground Floor

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"



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

KEY

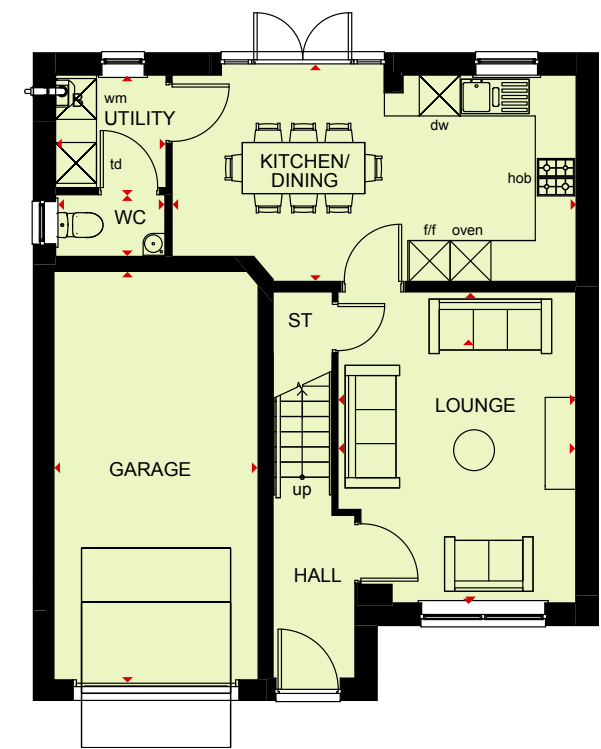
B	Boiler	td	Tumble dryer space	WFH	Working from home space
ST	Store	dw	Dishwasher space	W	Wardrobe space
wm	Washing machine space	f/f	Fridge/freezer space	◀▶	Dimension location



BARRATT
HOMES

KENNIFORD

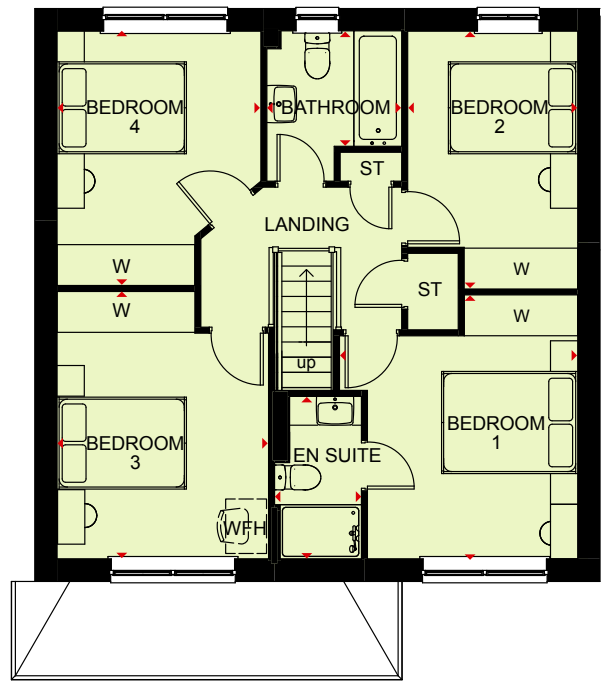
4 BEDROOM HOME



Ground Floor

Lounge	3495 x 4568 mm	11'6" x 15'0"
Kitchen / Dining	5938 x 3030 mm	19'6" x 9'11"
WC	1589 x 889 mm	5'3" x 2'11"
Utility	1623 x 1652 mm	5'4" x 5'5"
Garage	3000 x 6000 mm	9'10" x 19'8"

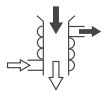
(Approximate dimensions)



First Floor

Bedroom 1	3500 x 3874 mm	11'6" x 12'9"
En Suite	1276 x 2390 mm	4'2" x 7'10"
Bedroom 2	2498 x 3786 mm	8'2" x 12'5"
Bedroom 3	3107 x 3926 mm	10'2" x 12'11"
Bedroom 4	2994 x 3734 mm	9'10" x 12'3"
Bathroom	1980 x 2208 mm	6'6" x 7'3"

(Approximate dimensions)



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

KEY

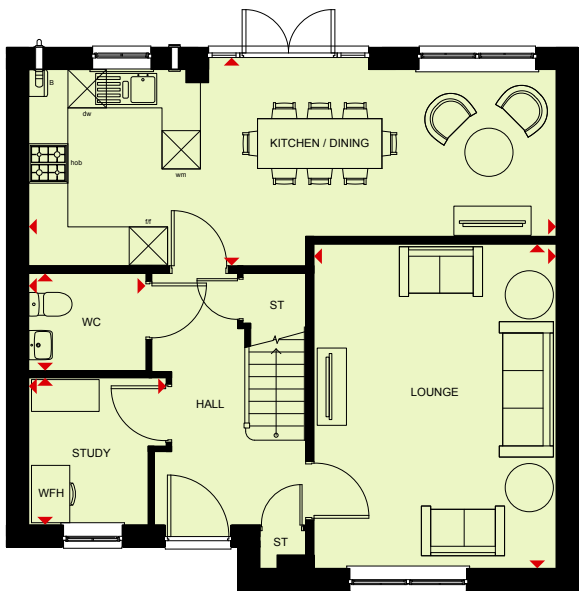
B	Boiler	dw	Dishwasher space	WFH	Working from home space
ST	Store	f/f	Fridge/freezer space	W	Wardrobe space
wm	Washing machine space	td	Tumble dryer space	◀▶	Dimension location



BARRATT
HOMES

KESTREL

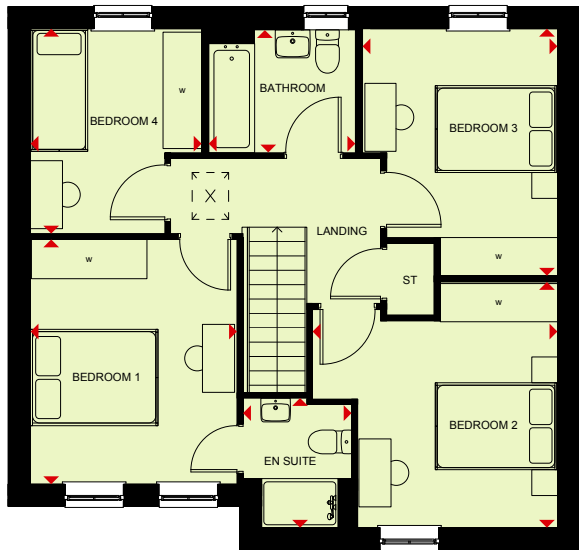
4 BEDROOM HOME



Ground Floor

Kitchen / Dining	8182 x 3037 mm	26'8" x 10'0"
Lounge	3761 x 5025 mm	12'3" x 16'5"
Study	2141 x 2287 mm	7'0" x 7'5"
WC	1813 x 1494 mm	5'9" x 4'9"

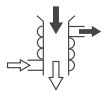
(Approximate dimensions)



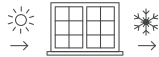
First Floor

Bedroom 1	3226 x 3798 mm	10'6" x 12'5"
Bedroom 2	3800 x 3812 mm	12'5" x 12'5"
Bedroom 3	3027 x 3845 mm	9'9" x 12'6"
Bedroom 4	2682 x 3184 mm	8'8" x 10'4"
En Suite	1669 x 2064 mm	5'5" x 6'8"
Bathroom	2265 x 1906 mm	7'4" x 6'3"

(Approximate dimensions)



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

KEY

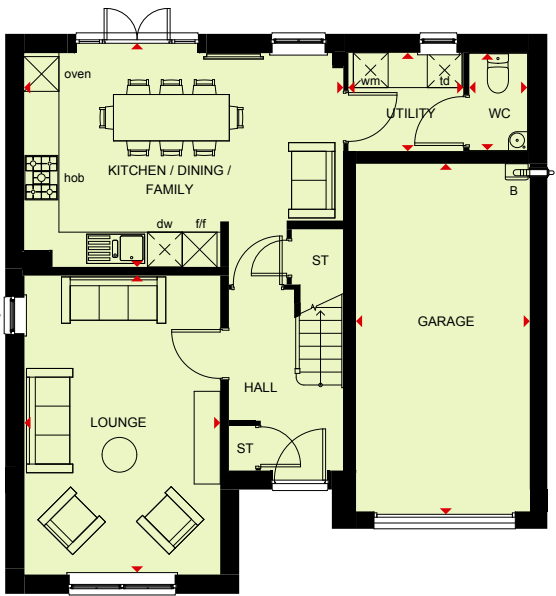
B	Boiler	dw	Dishwasher space	W	Wardrobe space
ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
wm	Washing machine space	WFH	Working from home space		



BARRATT
HOMES

HALE

4 BEDROOM HOME

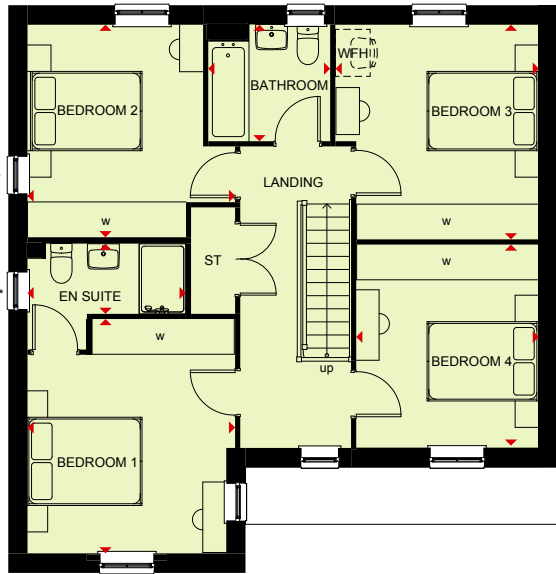


Ground Floor

Lounge	3380 x 5160 mm	11'1" x 16'11"
Kitchen / Dining / Family	5511 x 3995 mm	18'1" x 13'1"
Utility	1982 x 1696 mm	6'6" x 5'7"
WC	997 x 1662 mm	3'3" x 5'5"
Garage	3000 x 6000 mm	9'10" x 19'8"

[Approximate dimensions]

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

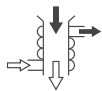


First Floor

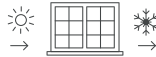
Bedroom 1	3536 x 3990 mm	11'7" x 13'1"
En Suite	2698 x 1804 mm	8'10" x 5'11"
Bedroom 2	3536 x 3617 mm	11'7" x 11'10"
Bathroom	2076 x 1989 mm	6'10" x 6'6"
Bedroom 3	3463 x 3655 mm	11'4" x 12'0"
Bedroom 4	3107 x 3458 mm	10'2" x 11'4"

[Approximate dimensions]

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



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

KEY

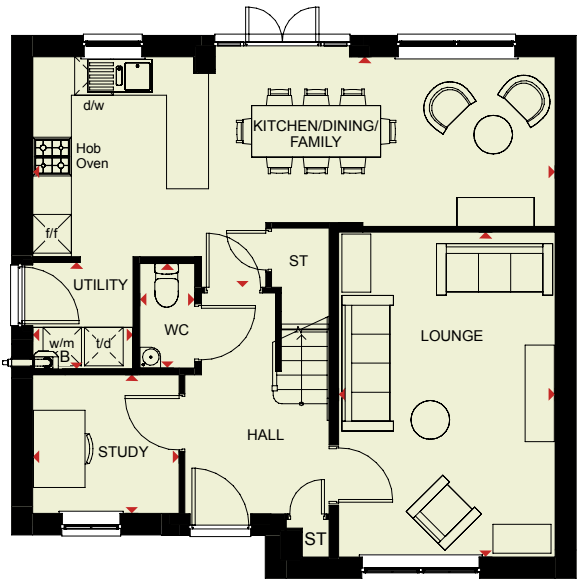
B	Boiler	BH/ST	Bulkhead Store	f/f	Fridge/freezer space	W	Wardrobe space
ST	Store	wm	Washing machine space	td	Tumble dryer space	◀▶	Dimension location
BH	Bulkhead	dw	Dishwasher space	WFH	Working from home space		



BARRATT
HOMES

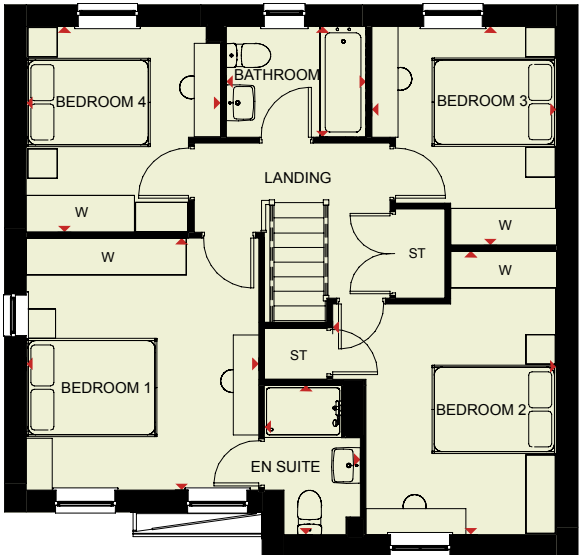
RADLEIGH

4 BEDROOM HOME



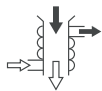
Ground Floor

Lounge	3361 x 5041 mm	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"

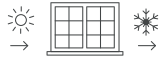


First Floor

Bedroom 1	3557 x 3853 mm	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"



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

KEY

B	Boiler	dw	Dishwasher space	W	Wardrobe space
ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
wm	Washing machine space	td	Tumble dryer space		



BITTERN

4 BEDROOM HOME



Ground Floor

Kitchen / Family / Breakfast	5145 x 3833 mm	16'9" x 12'6"
Lounge	3545 x 5720 mm	11'6" x 18'8"
Dining	2898 x 3611 mm	9'5" x 11'8"
Study	2339 x 2284 mm	7'7" x 7'5"
WC / Utility	1481 x 2408 mm	4'9" x 7'9"

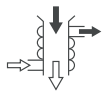
(Approximate dimensions)



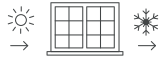
First Floor

Bedroom 1	3585 x 5720 mm	11'8" x 18'8"
Bedroom 2	4809 x 3373 mm	15'8" x 11'1"
Bedroom 3	2932 x 4441 mm	9'6" x 14'6"
Bedroom 4	2137 x 3957 mm	7'0" x 13'0"
En Suite	2240 x 1425 mm	7'3" x 4'7"
Bathroom	1811 x 2997 mm	5'9" x 9'8"

(Approximate dimensions)



Waste Water Heat Recovery Systems



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KEY

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



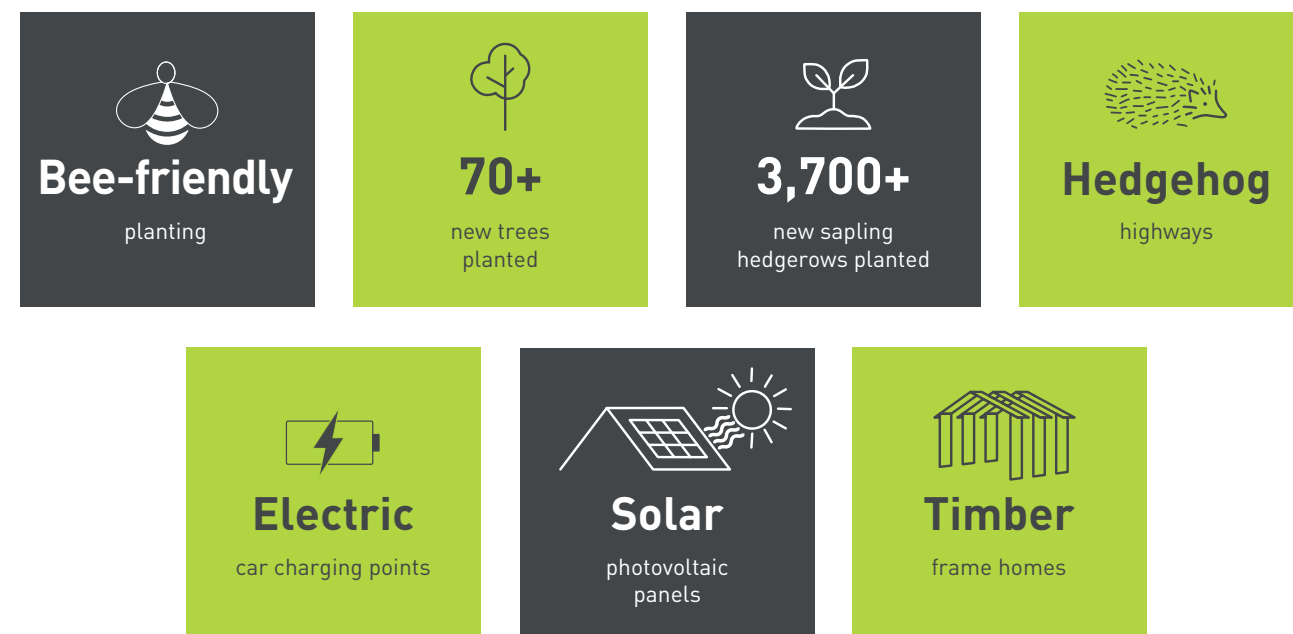
BARRATT
HOMES

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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