

BARRATT HOMES IN WALLYFORD

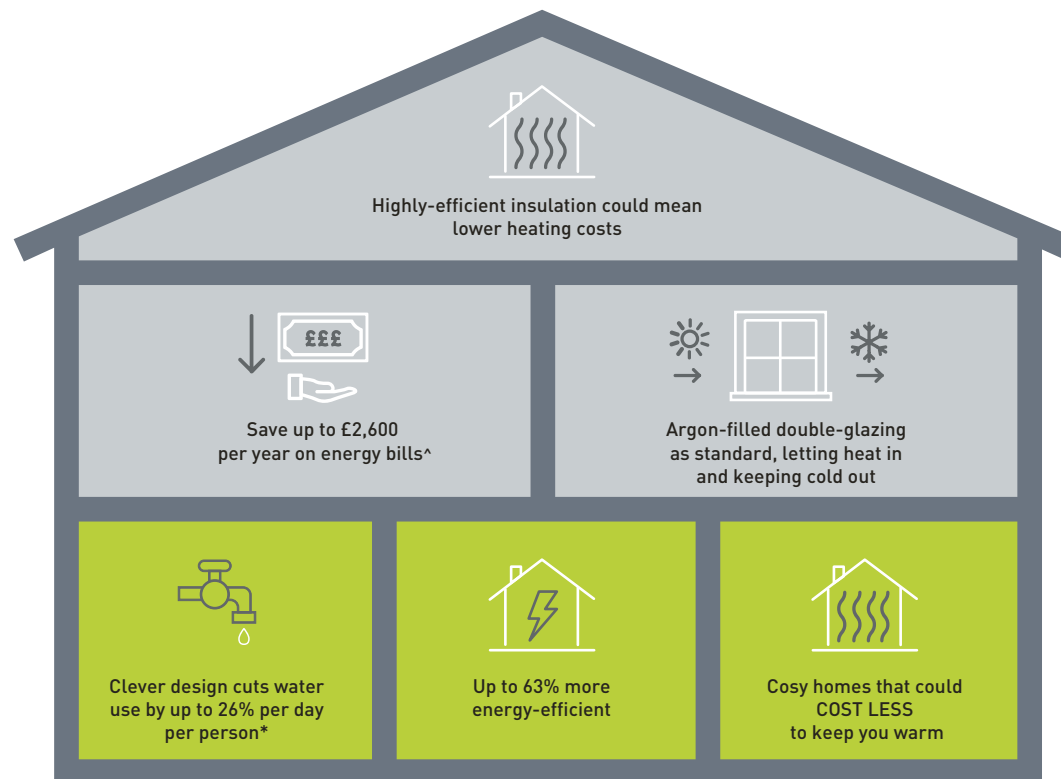
SELLING AT ST CLEMENTS VIEW AND ST CLEMENTS BRAE



3 AND 4 BEDROOM HOMES

WE'RE HELPING TO MAKE YOUR HOME MORE ENERGY-EFFICIENT

We create low-carbon and efficient homes that are designed and built for better living and meet the challenges of the future.



[^]Indicative figures, based on HBF "Watt a Save" report published Feb 2023.

^{*}Source: [Water UK](#)

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BARRATT @ ST CLEMENTS WELLS

DEVELOPMENT LAYOUT

	Wemyss	3 bedroom semi-detached/terraced
	Bonnyton	3 bedroom terraced
	Coull	3 bedroom semi-detached/terraced
	Traquair	3 bedroom semi-detached/terraced
	Abergeldie	3 bedroom semi-detached/terraced
	Ravenscraig	3 bedroom semi-detached/detached
	Craigend	3 bedroom semi-detached/detached
	Glenburchat	4 bedroom detached
	Invercauld	4 bedroom detached
	Fenton	4 bedroom detached
	Dunbar	4 bedroom detached
	Craigston	4 bedroom detached
	Balmoral	4 bedroom detached

PHASE ONE

PHASE TWO



Plot 245: Sales Centre & Show Home

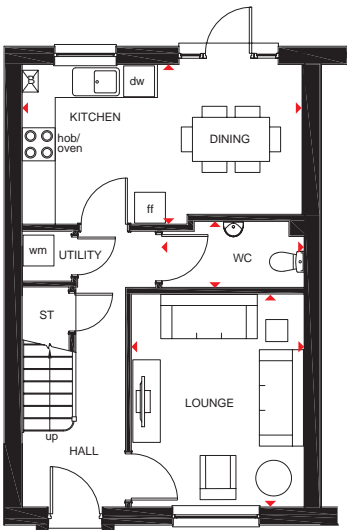
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3 BEDROOM SEMI-DETACHED HOME

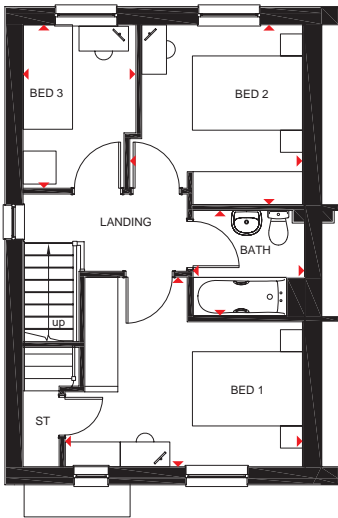


- Family home with all the essential space for modern living
- Open-plan kitchen with dining area and access to the rear garden, separate utility cupboard and plenty of storage
- Front-aspect lounge provides room to relax in comfort
- Two double bedrooms, a single bedroom and family bathroom are upstairs



Ground Floor		
Lounge	3136 x 3864mm	10'3" x 12'8"
Kitchen/Dining	5077 x 2899mm	16'8" x 9'6"
WC	2584 x 1198mm	8'6" x 3'11"
Utility	900 x 907mm	2'11" x 3'0"

(Approximate dimensions)



First Floor		
Bedroom 1	4318 x 3444mm	14'2" x 11'4"
Bedroom 2	3139 x 3271mm	10'4" x 10'9"
Bedroom 3	2052 x 2971mm	6'9" x 9'9"
Bathroom	2027 x 1917mm	6'8" x 6'3"










(Approximate dimensions)

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

ST CLEMENTS VIEW

DEVELOPMENT LAYOUT

Key

	Bonnyton	3 bedroom mid-terraced home
	Coull	3 bedroom terraced/semi-detached
	Cupar	3 bedroom end-terraced home
	Traquair	3 bedroom semi-detached home
	Thurso	3 bedroom semi-detached home
	Abergeldie	3 bedroom end-terraced home
	Craigend	3 bedroom semi-detached home
	Fenton	4 bedroom detached home
	Mey	4 bedroom detached home
	Stenton	4 bedroom detached home
	Dunbar	4 bedroom detached home
	Dean	4 bedroom detached home
	Craigston	4 bedroom detached home
	Balmoral	4 bedroom detached home
	Balloch	4 bedroom detached home
	Crombie	4 bedroom detached home
	Cullen	4 bedroom detached home



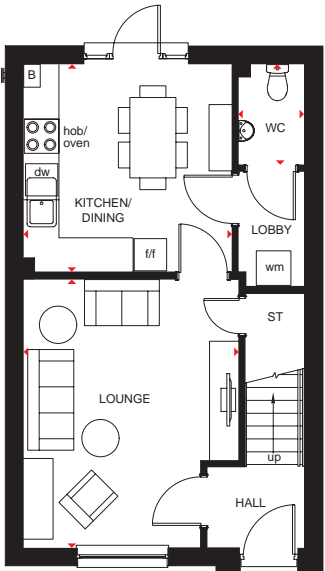
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3 BEDROOM END-/MID-TERRACED HOME



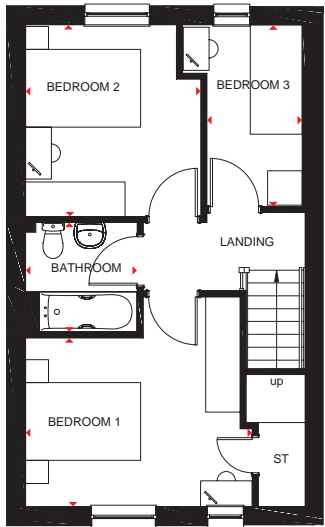
- Open-plan kitchen and dining area, with access to the rear garden, creates the ideal hub for all the family
- Separate lobby with practical utility space and cloakroom
- Front-aspect lounge, providing plenty of space to relax
- Upstairs are two double bedrooms, a single bedroom and family bathroom



Ground Floor

Lounge	3720 x 4650mm	12'2" x 15'3"
Kitchen/ Dining	3576 x 3588mm	11'9" x 11'9"
WC	1143 x 1743mm	3'9" x 5'9"

[Approximate dimensions]



First Floor

Bedroom 1	3944 x 3643mm	12'11" x 11'11"
Bedroom 2	3001 x 3329mm	9'10" x 10'11"
Bedroom 3	2081 x 3155mm	6'10" x 10'4"
Bathroom	1946 x 1900mm	6'5" x 6'3"

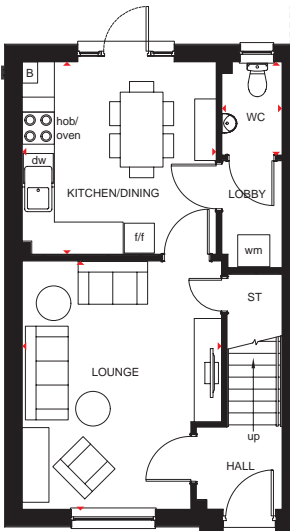
[Approximate dimensions]

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

3 BEDROOM SEMI-DETACHED/TERRACED HOUSE



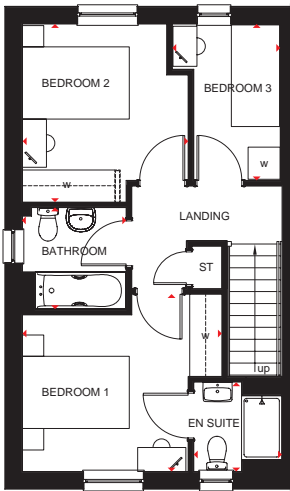
- Open-plan kitchen and dining area, with access to the rear garden, creates the ideal hub for all the family
- Separate lobby with practical utility space and cloakroom
- Front-aspect lounge, providing plenty of space to relax
- Upstairs are two double bedrooms, with an en suite to the main bedroom, a single bedroom and family bathroom



Ground Floor

Lounge	3696 x 4650mm	12'2" x 15'3"
Kitchen/Dining	3595 x 3598mm	11'10" x 11'10"
WC	1125 x 1743mm	3'8" x 5'9"

[Approximate dimensions]



First Floor

Bedroom 1	3728 x 3316mm	12'3" x 10'11"
En Suite	1654 x 1672mm	5'5" x 5'6"
Bedroom 2	3066 x 3329mm	10'1" x 10'11"
Bedroom 3	2016 x 2923mm	6'7" x 9'7"
Bathroom	1946 x 1900mm	6'5" x 6'3"

[Approximate dimensions]

KEY	B	Boiler	f/t	Fridge/freezer space	◀▶	Dimension location
	ST	Store	dw	Dishwasher space		
	wm	Washing machine space	w	Wardrobe space		

ST CLEMENTS BRAE

DEVELOPMENT LAYOUT

Key

	Cupar	3 bedroom end-terraced/semi-detached home
	Coull	3 bedroom mid-terraced home
	Thurso	3 bedroom semi-detached home
	Abergeldie	3 bedroom end-terraced/semi-detached home
	Craigend	3 bedroom semi-detached home
	Fenton	4 bedroom detached home
	Dean	4 bedroom detached home
	Campbell	4 bedroom detached home
	Balloch	4 bedroom detached home
	Crombie	4 bedroom detached home
	Buchanan	4 bedroom detached home

* Features enhanced elevations.
Please speak to Sales Adviser for full details.



ST CLEMENTS VIEW DEVELOPMENT

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ST CLEMENTS BRAE - PHASE 2

DEVELOPMENT LAYOUT



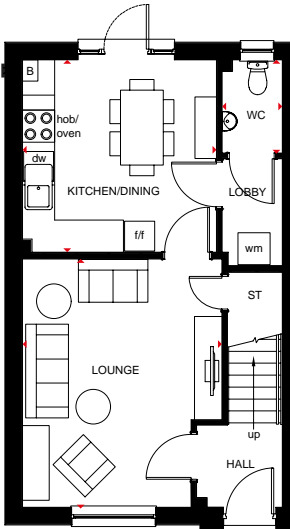
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3 BEDROOM SEMI-DETACHED/TERRACED HOUSE



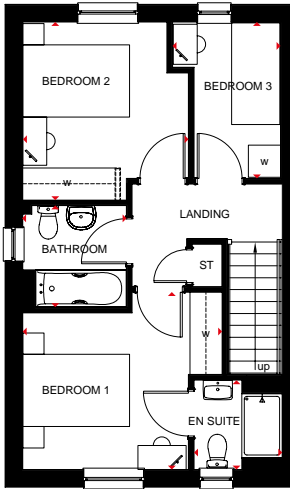
- Open-plan kitchen and dining area, with access to the rear garden, creates the ideal hub for all the family
- Separate lobby with practical utility space and cloakroom
- Front-aspect lounge, providing plenty of space to relax
- Upstairs are two double bedrooms, with an en suite to the main bedroom, a single bedroom and family bathroom



Ground Floor

Lounge	3696 x 4650mm	12'2" x 15'3"
Kitchen/Dining	3595 x 3598mm	11'10" x 11'10"
WC	1125 x 1743mm	3'8" x 5'9"

[Approximate dimensions]



First Floor

Bedroom 1	3728 x 3316mm	12'3" x 10'11"
En Suite	1654 x 1672mm	5'5" x 5'6"
Bedroom 2	3066 x 3329mm	10'1" x 10'11"
Bedroom 3	2016 x 2923mm	6'7" x 9'7"
Bathroom	1946 x 1900mm	6'5" x 6'3"

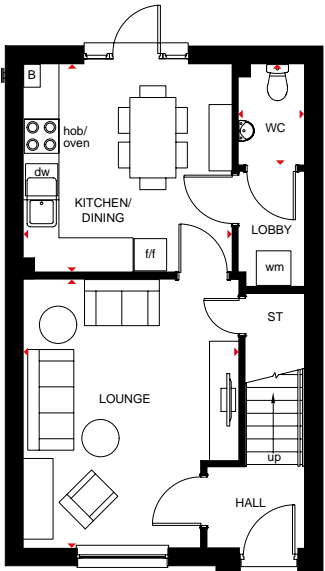
[Approximate dimensions]

KEY	B	Boiler	f/f	Fridge/freezer space	◀▶	Dimension location
	ST	Store	dw	Dishwasher space		
	wm	Washing machine space	w	Wardrobe space		

3 BEDROOM MID-TERRACED HOME



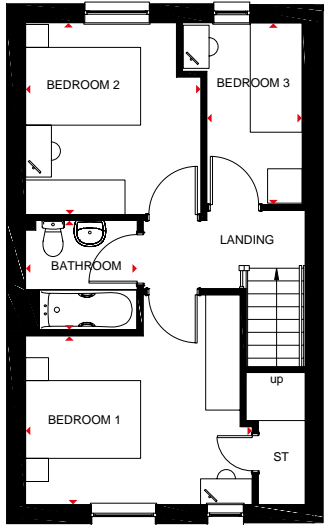
- Open-plan kitchen and dining area, with access to the rear garden, creates the ideal hub for all the family
- Separate lobby with practical utility space and cloakroom
- Front-aspect lounge, providing plenty of space to relax
- Upstairs are two double bedrooms, a single bedroom and family bathroom



Ground Floor

Lounge	3720 x 4650mm	12'2" x 15'3"
Kitchen/ Dining	3576 x 3588mm	11'9" x 11'9"
WC	1143 x 1743mm	3'9" x 5'9"

[Approximate dimensions]



First Floor

Bedroom 1	3944 x 3643mm	12'11" x 11'11"
Bedroom 2	3001 x 3329mm	9'10" x 10'11"
Bedroom 3	2081 x 3155mm	6'10" x 10'4"
Bathroom	1946 x 1900mm	6'5" x 6'3"

[Approximate dimensions]

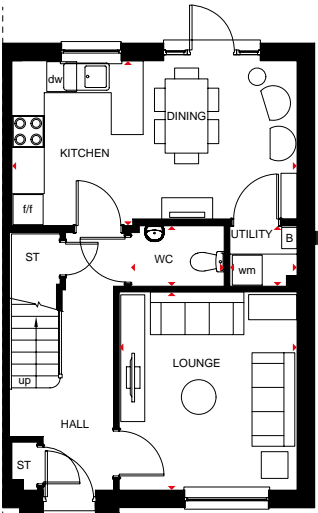
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

THURSO

3 BEDROOM SEMI-DETACHED HOME



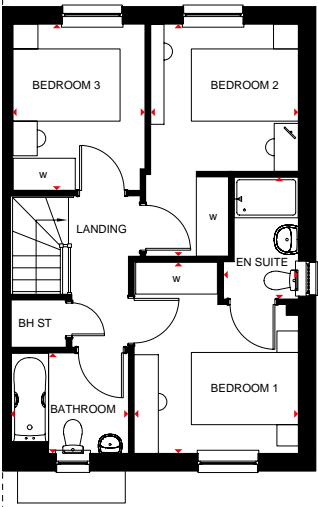
- Superb family home with the open-plan kitchen flowing into the dining area, with access to the rear garden
- Bright, front-aspect lounge, a cloakroom and practical utility and storage space complete the ground floor
- Upstairs are three double bedrooms, the main with en suite, and a family bathroom



Ground Floor

Lounge	3328 x 3707mm	10'11" x 12'2"
Kitchen/Dining	5330 x 3085mm	17'6" x 10'1"
WC	1750 x 1129mm	5'9" x 3'8"
Utility	1257 x 1129mm	4'1" x 3'8"

[Approximate dimensions]



First Floor

Bedroom 1	3068 x 3585mm	10'1" x 11'9"
En Suite	1397 x 2280mm	4'7" x 7'6"
Bedroom 2	2851 x 4340mm	9'4" x 14'3"
Bedroom 3	2464 x 3108mm	8'1" x 10'2"
Bathroom	2157 x 1882mm	7'1" x 6'2"

[Approximate dimensions]

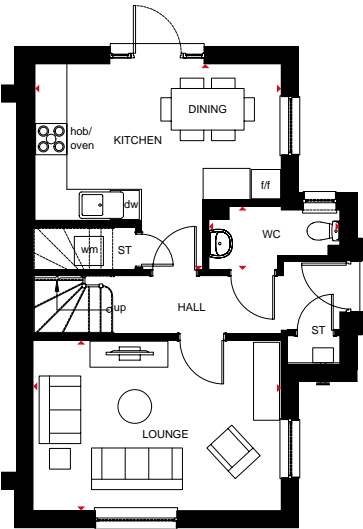
KEY	B	Boiler	wm	Washing machine space	w	Wardrobe space
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	BH ST	Bulkhead store	dw	Dishwasher space		

ABERGELDIE

3 BEDROOM END-TERRACE/SEMI-DETACHED HOME



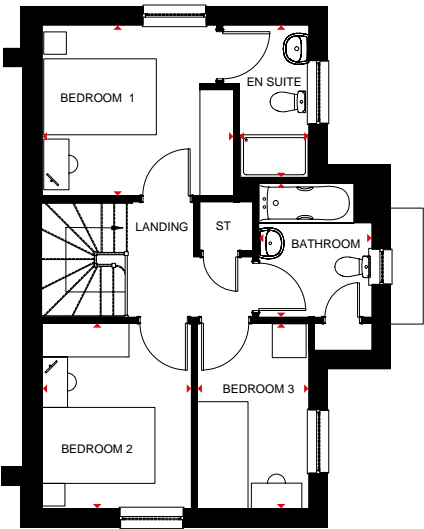
- Open-plan kitchen with dining area and access to the garden creates an ideal hub for living and entertaining
- Separate dual-aspect lounge provides a bright space for all the family to relax in comfort
- Upstairs is a main bedroom with en suite shower room, a further double bedroom, a single bedroom and a family bathroom



Ground Floor

Lounge	4772 x 3273mm	15'8" x 10'9"
Kitchen/Dining	4732 x 3969mm	15'6" x 13'0"
WC	2515 x 1227mm	8'3" x 4'0"

[Approximate dimensions]



First Floor

Bedroom 1	3401 x 3036mm	11'2" x 10'0"
En Suite	1529 x 2708mm	5'0" x 8'11"
Bedroom 2	2651 x 3296mm	8'8" x 10'10"
Bedroom 3	1979 x 3297mm	6'6" x 10'10"
Bathroom	2014 x 2967mm	6'7" x 9'9"

[Approximate dimensions]

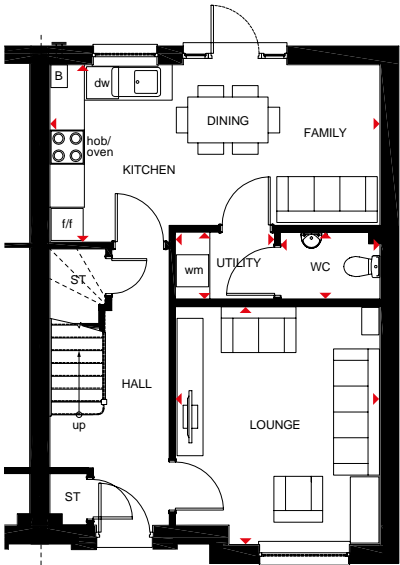
KEY	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location
	f/f	Fridge/freezer space		

CRAIGEND

3 BEDROOM SEMI-DETACHED HOME



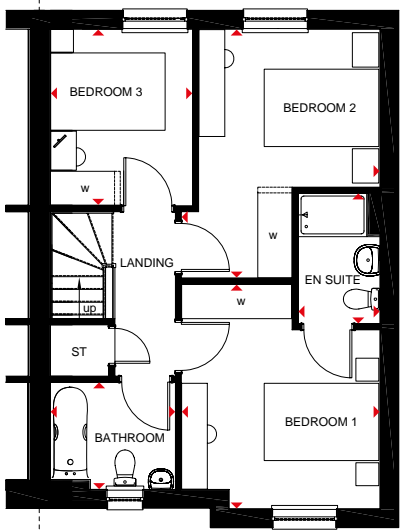
- Spacious open-plan kitchen with dining and family areas, and access to the rear garden and utility
- Bright, front-aspect lounge provides room for everyone to relax
- Plenty of storage space and a cloakroom complete the ground floor making this a practical family home
- Upstairs are three double bedrooms, the main with en suite, and a family bathroom



Ground Floor

Lounge	3565 x 4141mm	11'8" x 13'7"
Kitchen/ Family/Dining	5752 x 3082mm	18'10" x 10'1"
WC	1732 x 1161mm	5'8" x 3'10"
Utility	1728 x 1161mm	5'8" x 3'10"

[Approximate dimensions]



First Floor

Bedroom 1	3465 x 3923mm	11'4" x 12'10"
En Suite	1427 x 2280mm	4'8" x 7'6"
Bedroom 2	3465 x 4340mm	11'4" x 14'3"
Bedroom 3	2482 x 3114mm	8'2" x 10'3"
Bathroom	2182 x 1876mm	7'2" x 6'2"

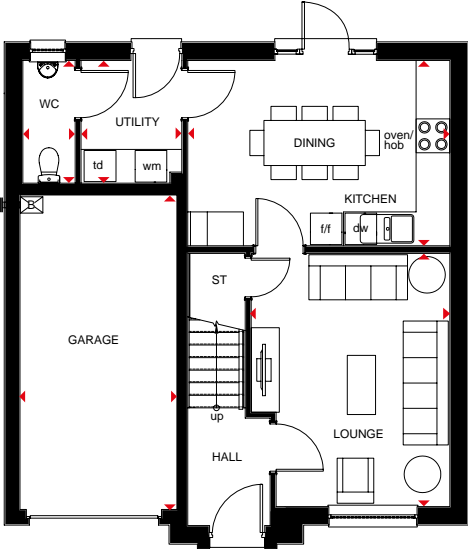
[Approximate dimensions]

KEY	B Boiler	t/f Fridge/freezer space	◀▶ Dimension location
	ST Store	dw Dishwasher space	
	wm Washing machine space	w Wardrobe space	

4 BEDROOM DETACHED HOME



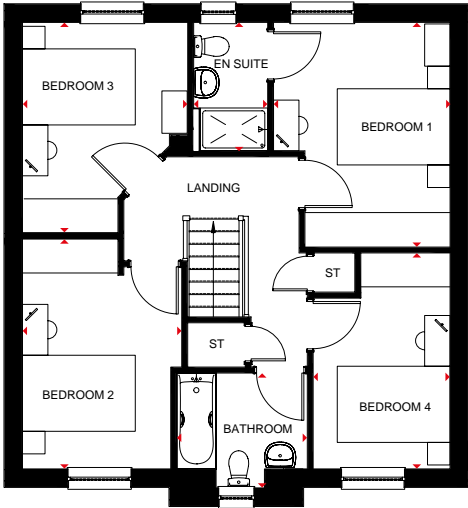
- Large, front-aspect lounge with room for relaxing and entertaining
- Open-plan fitted kitchen with dining area and access to the rear garden, plus a separate utility room and WC
- Integral garage for added convenience and security
- First floor comprises four double bedrooms, the main bedroom with en suite, and a family bathroom



Ground Floor

Lounge	3527 x 4483mm	11'7" x 14'8"
Kitchen/Dining	4652 x 3280mm	15'3" x 10'9"
Utility	1789 x 2141mm	5'10" x 7'0"
WC	929 x 2141mm	3'1" x 7'0"
Garage	2789 x 5520mm	9'2" x 18'1"

(Approximate dimensions)



First Floor

Bedroom 1	3129 x 3984mm	10'3" x 13'1"
En Suite	1313 x 2279mm	4'4" x 7'6"
Bedroom 2	2823 x 4074mm	9'3" x 13'4"
Bedroom 3	2929 x 3729mm	9'7" x 12'3"
Bedroom 4	2426 x 3829mm	8'0" x 12'7"
Bathroom	2316 x 2038mm	7'7" x 6'8"

(Approximate dimensions)

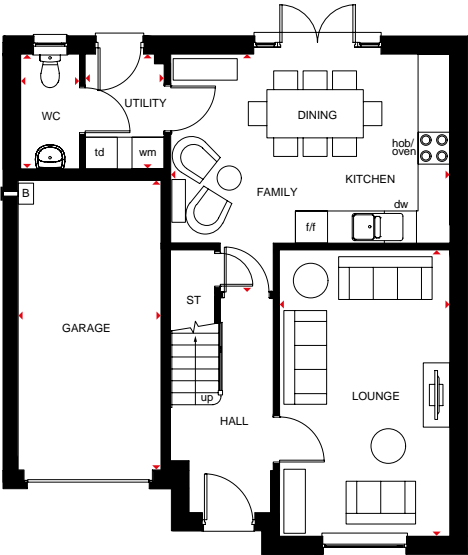
KEY	B Boiler	f/f Fridge/freezer space	◀▶ Dimension location
	ST Store	dw Dishwasher space	
	wm Washing machine space	td Tumble dryer space	

DEAN

4 BEDROOM DETACHED HOME



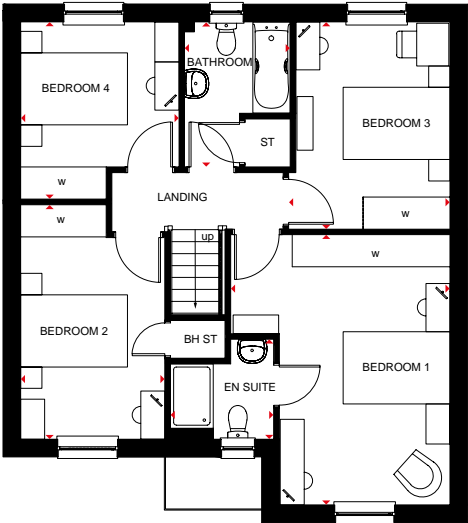
- Spacious kitchen with dining and family areas, separate utility, WC, and access to the garden via French doors
- Front-aspect lounge and an integral garage for added security complete the ground floor
- Upstairs are four double bedrooms, the main bedroom with en suite, and a family bathroom, making this a perfect family home



Ground Floor

Lounge	3203 x 5351mm	10'6" x 17'7"
Kitchen/Dining/Family	5226 x 4450mm	17'2" x 14'7"
Utility	1480 x 2146mm	4'10" x 7'0"
WC	1100 x 2146mm	3'7" x 7'0"
Garage	2673 x 5411mm	8'9" x 17'9"

[Approximate dimensions]



First Floor

Bedroom 1	4103 x 5052mm	13'6" x 16'7"
En Suite	1932 x 1868mm	6'4" x 6'2"
Bedroom 2	2697 x 4384mm	8'10" x 14'5"
Bedroom 3	3018 x 3875mm	9'11" x 12'9"
Bedroom 4	2961 x 3315mm	9'9" x 10'11"
Bathroom	1975 x 2715mm	6'6" x 8'11"

[Approximate dimensions]

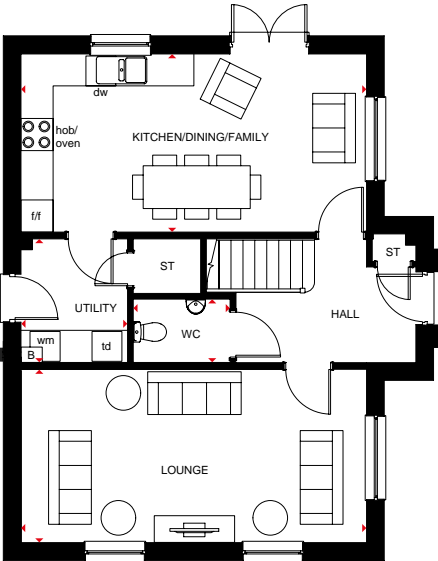
KEY	B Boiler	wm Washing machine space	td Tumble dryer space
	ST Store	f/f Fridge/freezer space	w Wardrobe space
	BH ST Bulkhead store	dw Dishwasher space	◀▶ Dimension location

CAMPBELL

4 BEDROOM DETACHED HOME



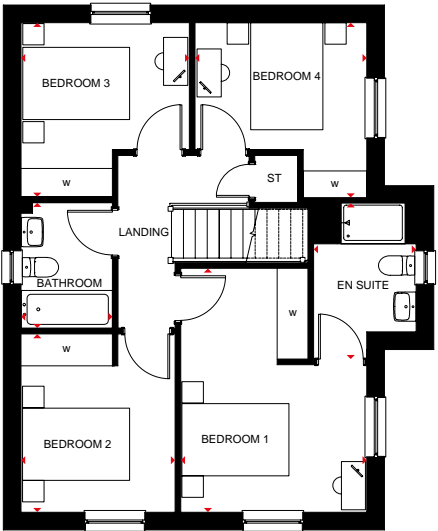
- Large open-plan kitchen includes a dual-aspect dining area with access to the garden via French doors, and a separate utility
- There's plenty of room to relax in comfort in the spacious lounge
- Upstairs is a main bedroom with en suite shower room
- Three further double bedrooms and a family bathroom make this a great family home



Ground Floor

Lounge	6464 x 3238mm	21'2" x 10'7"
Kitchen/ Dining/Family	6464 x 3330mm	21'2" x 10'11"
Utility	2004 x 2311mm	6'7" x 7'7"
WC	1813 x 1186mm	5'11" x 3'11"

[Approximate dimensions]



First Floor

Bedroom 1	3478 x 4564mm	11'5" x 15'0"
En Suite	1917 x 2915mm	6'3" x 9'7"
Bedroom 2	2881 x 3337mm	9'5" x 10'11"
Bedroom 3	3147 x 3258mm	10'4" x 10'8"
Bedroom 4	3212 x 3273mm	10'6" x 10'9"
Bathroom	1707 x 2350mm	5'7" x 7'9"

[Approximate dimensions]

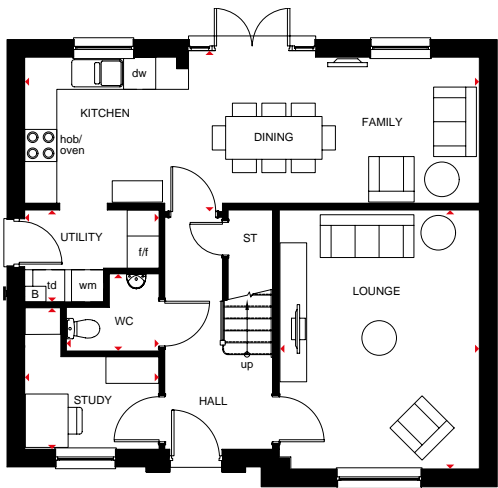
KEY	B	Boiler	f/f	Fridge/freezer space	w	Wardrobe space
	ST	Store	dw	Dishwasher space	♦♦	Dimension location
	wm	Washing machine space	td	Tumble dryer space		

BALLOCH

4 BEDROOM DETACHED HOME



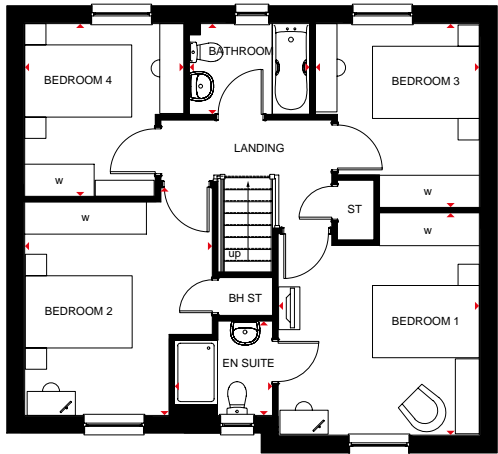
- Beautifully presented family home, fully designed for flexible living
- As you enter the home, you will find the study, WC and large front-aspect lounge off the main hallway
- Open-plan kitchen complete with dining space, family area and utility at the back of the home, with glazed double doors opening out onto the outdoor space
- Upstairs has four corner double bedrooms, complete with one en suite and a main bathroom



Ground Floor

Lounge	3741 x 4843mm	12'3" x 15'11"
Kitchen/ Dining/Family	8502 x 2886mm	27'11" x 9'6"
WC	1734 x 1445mm	5'8" x 4'9"
Utility	2515 x 1717mm	8'3" x 5'8"
Study	2514 x 2651mm	8'3" x 8'8"

[Approximate dimensions]



First Floor

Bedroom 1	3763 x 4156mm	12'4" x 13'8"
En Suite	1830 x 1767mm	6'0" x 5'10"
Bedroom 2	3509 x 4271mm	11'6" x 14'0"
Bedroom 3	3065 x 3436mm	10'1" x 11'3"
Bedroom 4	2978 x 3231mm	9'9" x 10'7"
Bathroom	2250 x 1698mm	7'5" x 5'7"

[Approximate dimensions]

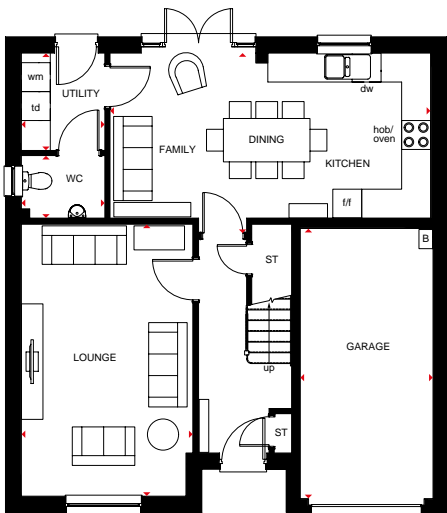
KEY	B Boiler	wm Washing machine space	td Tumble dryer space
	ST Store	f/f Fridge/freezer space	w Wardrobe space
	BH ST Bulkhead store	dw Dishwasher space	◀▶ Dimension location

CROMBIE

4 BEDROOM DETACHED HOME



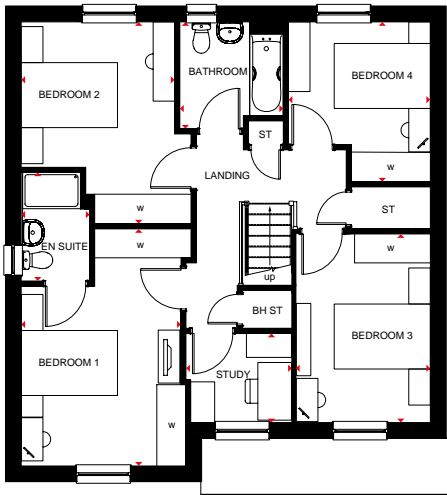
- Impressive four bedroom detached home, ideal for new or growing families
- A comfortable front-facing living room offset from the hallway
- Light and airy all-in-one kitchen and dining area opens out onto the rear garden, with a separate utility and WC
- Upstairs offers one main bedroom and en suite, three double bedrooms, a family bathroom and study



Ground Floor

Lounge	3564 x 5653mm	11'8" x 18'7"
Kitchen/Dining/ Family	6658 x 3430mm	21'10" x 11'3"
Utility	1737 x 2025mm	5'8" x 6'8"
WC	1737 x 1300mm	5'8" x 4'3"
Garage	2758 x 5612mm	9'1" x 18'5"

[Approximate dimensions]



First Floor

Bedroom 1	3417 x 4924mm	11'3" x 16'2"
En Suite	1422 x 2260mm	4'8" x 7'5"
Bedroom 2	3527 x 4197mm	11'7" x 13'9"
Bedroom 3	2786 x 3919mm	9'2" x 12'10"
Bedroom 4	2952 x 3323mm	9'8" x 10'11"
Study	2192 x 1853mm	7'2" x 6'1"
Bathroom	2150 x 2224mm	7'1" x 7'4"

[Approximate dimensions]

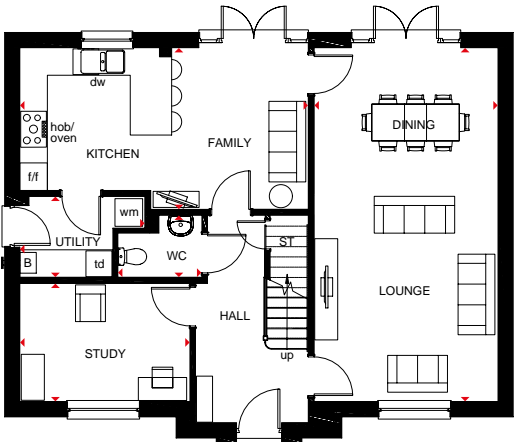
KEY	B Boiler	wm Washing machine space	td Tumble dryer space
	ST Store	f/f Fridge/freezer space	w Wardrobe space
	BH ST Bulkhead store	dw Dishwasher space	♦♦ Dimension location

BUCHANAN

4 BEDROOM DETACHED HOME



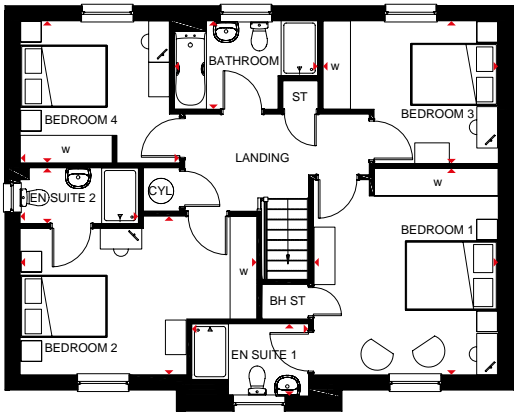
- Oversized windows maximise natural light in this attractive four bedroom detached home
- Spacious, dual-aspect lounge and open-plan kitchen with dining area, both opening onto the rear garden, provide a great home for the family with plenty of space to entertain
- First floor features four double bedrooms, both the main bedroom and bedroom 2 with en suite, and family bathroom



Ground Floor

Lounge/Dining	3997 x 7692mm	13'1" x 25'3"
Kitchen/ Family Room	6268 x 3514mm	20'7" x 11'6"
Study	3698 x 2572mm	12'2" x 8'5"
WC	1831 x 1350mm	6'0" x 4'5"
Utility	2718 x 1760mm	8'11" x 5'9"

[Approximate dimensions]



First Floor

Bedroom 1	4020 x 4487mm	13'2" x 14'9"
En Suite 1	2540 x 1571mm	8'4" x 5'2"
Bedroom 2	5143 x 3450mm	16'10" x 11'4"
En Suite 2	2572 x 1210mm	8'5" x 4'0"
Bedroom 3	3813 x 3100mm	12'6" x 10'2"
Bedroom 4	3473 x 3087mm	11'5" x 10'2"
Bathroom	3123 x 1921mm	10'3" x 6'4"

[Approximate dimensions]

KEY	B Boiler	CYL Cylinder	dw Dishwasher space	◀ ▶ Dimension location
	ST Store	wm Washing machine space	td Tumble dryer space	
	BH ST Bulkhead store	f/f Fridge/freezer space	w Wardrobe space	

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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