

FOLLIOTT'S MANOR

SEVERN ROAD, STOURPORT ON SEVERN,
WORCESTERSHIRE, DY13 9HB



A STUNNING DEVELOPMENT OF 2, 3 & 4 BEDROOM HOMES

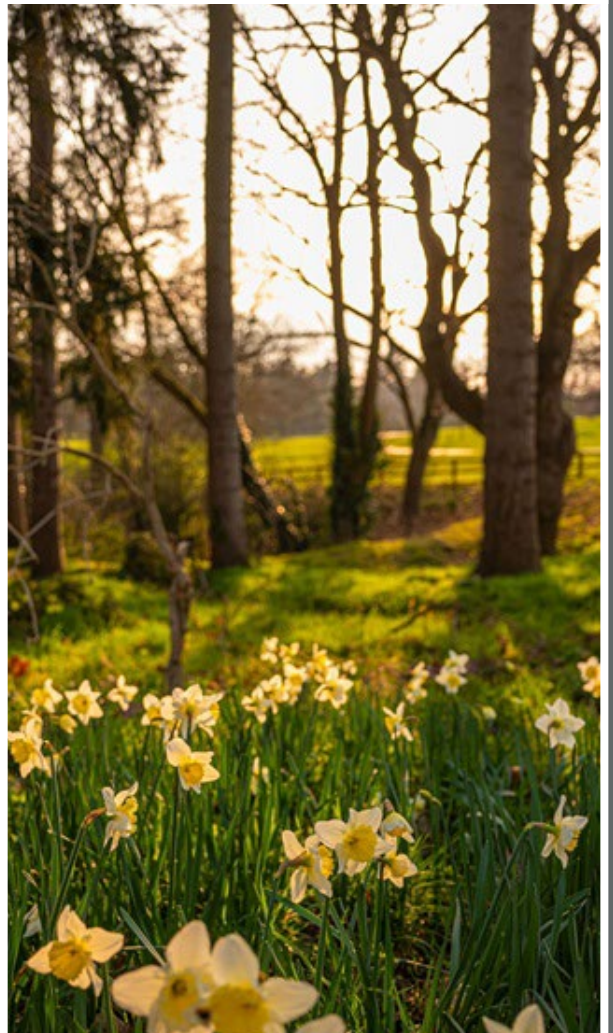


BARRATT
— HOMES —

STUNNING HOMES IN A GREAT LOCATION

Located just south of the centre of Stourport, Folliott's Manor is home to a beautifully designed collection of 2, 3 & 4 bedroom homes within the heart of this popular Georgian canal town.

Providing the best of both worlds, access to the A449 ensures Kidderminster and Worcester are within comfortable reach and only minutes away, Stourport town centre has a wide range of amenities from the day-to-day essentials, to well-renowned entertainment facilities.



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.

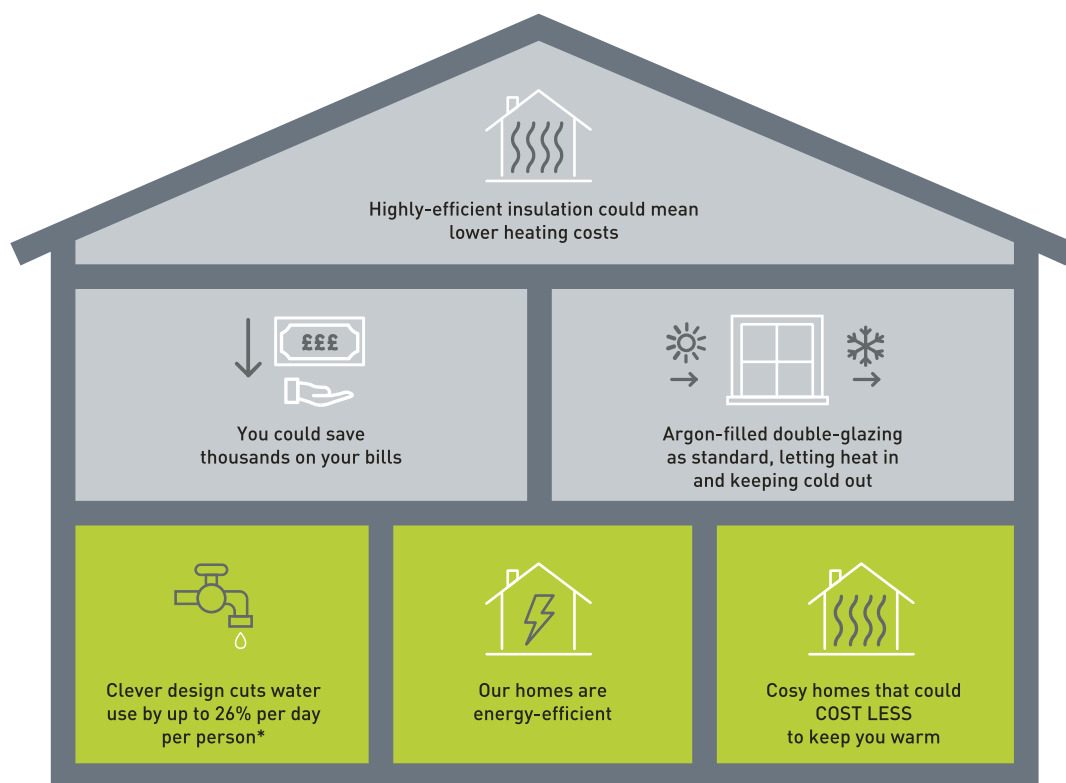
We know we must give our customers confidence that their homes are designed and built to meet the challenges of the future.

We do this through creating places where people and nature can thrive.



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 January 2024.

*Source: [Water UK](#)

'We', 'our', 'us' refers to the Barratt Developments PLC Group brands including Barratt Homes, David Wilson Homes and Barratt London. Some of the features shown may not be available with every Barratt home or on every Barratt development.

Please speak to a Sales Adviser for details of the features available on the home and development you are interested in. To find out more about the energy-efficiency and sustainability of our homes visit our website.

All images used are for illustrative purposes only. Information correct at time of publishing.

FOLLIOTT'S MANOR

DEVELOPMENT LAYOUT

KEY

- Roseberry 2 bedroom home
- Denford 2 bedroom home
- Kenley 2 bedroom home
- Lutterworth 3 bedroom home
- Ellerton 3 bedroom home
- Moresby 3 bedroom home
- Collaton 3 bedroom home
- Ennerdale 3 bedroom home
- Maidstone 3 bedroom home
- Kingsville 3 bedroom home
- Kingsville 4 bedroom home
- Alderney 4 bedroom home
- Kingsley 4 bedroom home
- Affordable homes
- CS Cycle store
- BS Bin store
- SS Substation

- Grassland
- Species rich grassland
- Wildflower meadow
- Planted area
- Wildlife protected area
- Mature tree line
- Path
- Hedgehog highway
- Hibernacula
- Bird box
- Bat box
- Otter Holt Location
- Badger Sett Location
- Inactive Badger Sett Location
- Kingfisher Tube

GIVING NATURE A HOME ON THIS DEVELOPMENT



ROSEBERRY

2 BEDROOM HOME

Waste Water Heat
Recovery
Systems

Argon-filled
double-glazing

Flue Gas Heat
Recovery

Electric car
charging
point

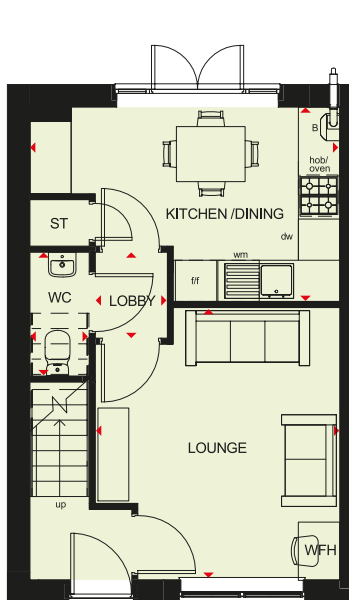
Decentralised
mechanical
extract ventilation
(d-MEV)

Photovoltaic
panels

Highly-efficient
insulation



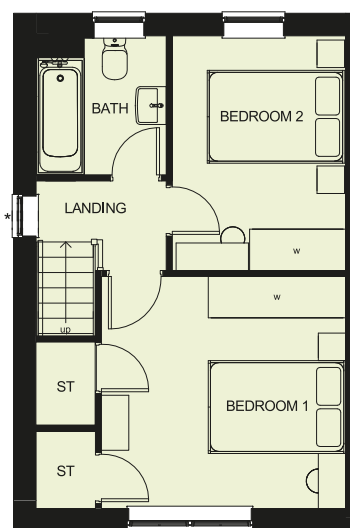
Selected plots across our development will feature solar PV panels, please speak to our sales adviser for more information.



Ground Floor

Lounge	3502 x 3953 mm	11'6" x 13'0"
Kitchen /Dining	4500 x 2823 mm	14'9" x 9'3"
WC	871 x 1766 mm	2'10" x 5'10"
Lobby	999 x 1233 mm	3'3" x 4'1"

[Approximate dimensions]



First Floor

Bedroom 1	3507 x 3372 mm	11'5" x 11'1"
Bedroom 2	2524 x 3413 mm	8'3" x 11'2"
Bathroom	1893 x 2023 mm	6'3" x 6'8"

[Approximate dimensions]

* Window omitted to selected plots.

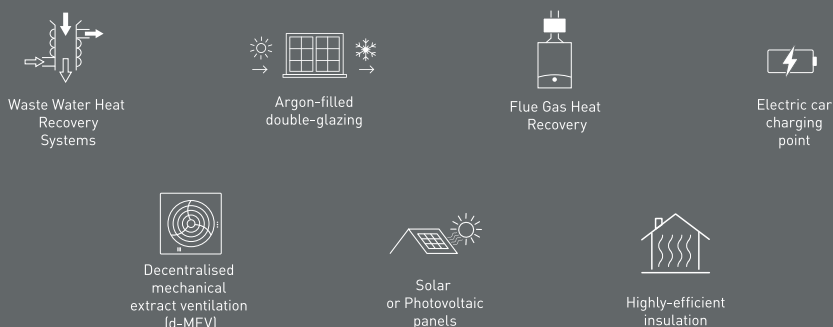
KEY

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

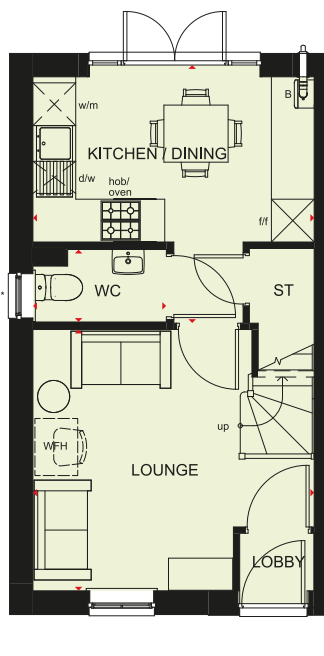


KENLEY

2 BEDROOM HOME



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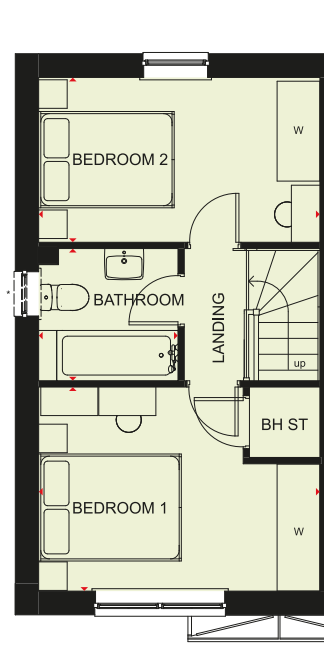


Ground Floor

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.

KEY

B Boiler

ST Store

BH/ST Bulkhead Store

w/m Washing machine space

d/w Dishwasher space

f/f Fridge/freezer space

WFH Working from home space

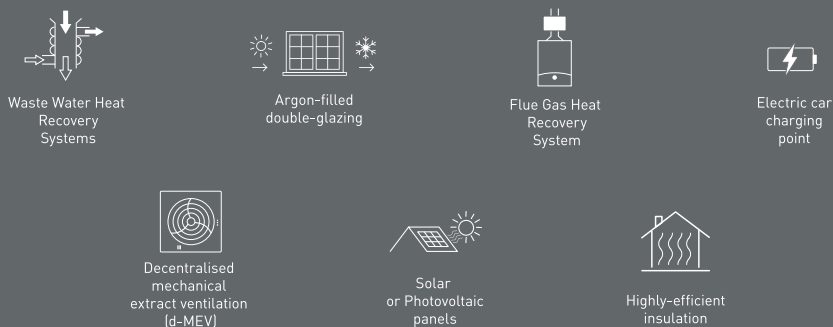
W Wardrobe space

◀▶ Dimension location

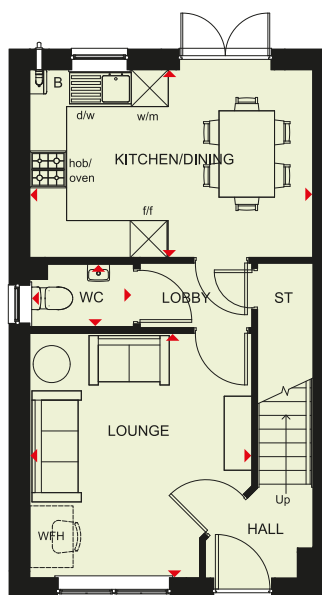


ELLERTON

3 BEDROOM HOME



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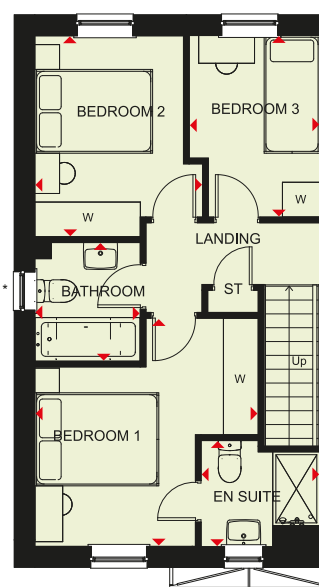


Ground Floor

Lounge	3605 x 3967mm	11'10" x 13'0"
Kitchen/Dining	4593 x 3048mm	15'1" x 10'0"
WC	1668 x 1016mm	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 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 be omitted on certain plots. Speak to a Sales Advisor for details on individual plans.

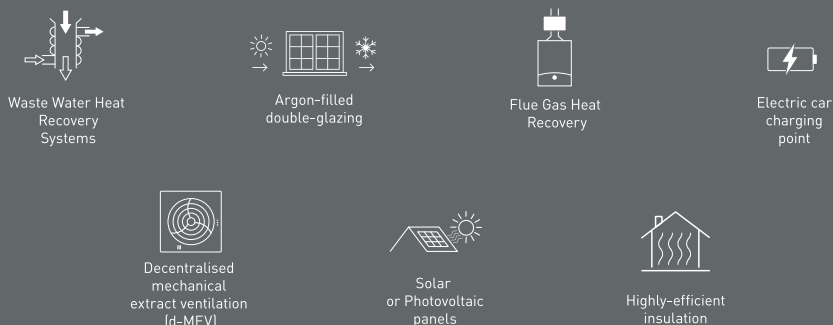
KEY

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		

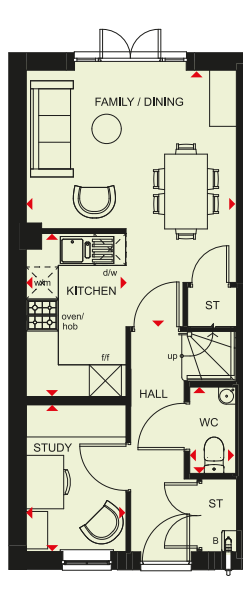


KINGSVILLE

3 BEDROOM HOME

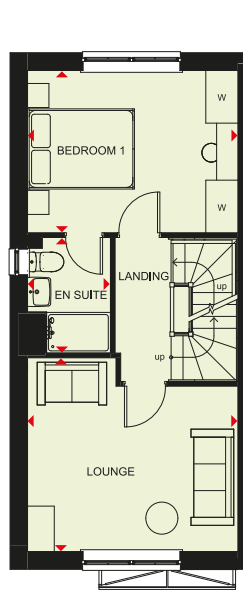


Selected plots across our development will feature solar PV panels, please speak to our sales adviser for more information.



Ground Floor

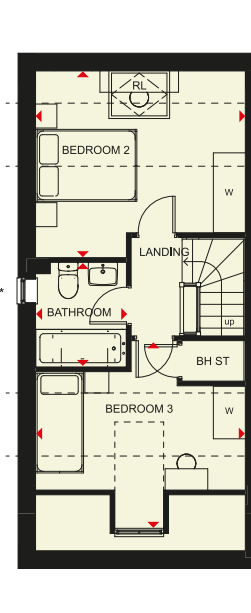
Kitchen	1866 x 3060 mm	6'1" x 10'0"
Family/Dining	3931 x 4800 mm	12'11" x 15'9"
Study	1866 x 2744 mm	6'1" x 9'0"
WC	860 x 1615 mm	2'10" x 5'4"



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.

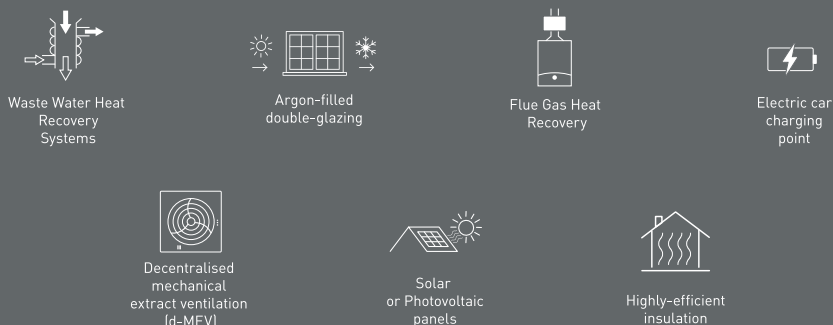
KEY

B	Boiler	d/w	Dishwasher space	W	Wardrobe space
ST	Store	f/f	Fridge/freezer space	RL	Roof Light
w/m	Washing machine space	BH/ST	Bulkhead Store	◀▶	Dimension location

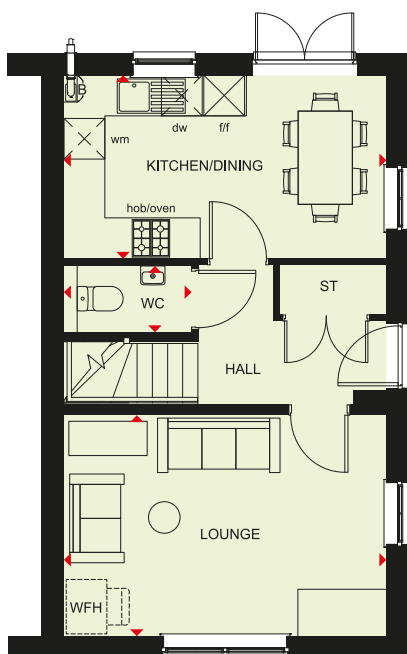


MORESBY

3 BEDROOM HOME

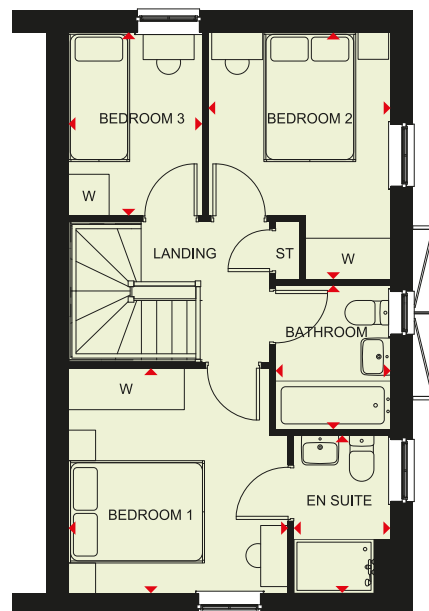


Selected plots across our development will feature solar PV panels, please speak to our sales adviser for more information.



Ground Floor

Lounge	4737 x 3245 mm	15'7" x 10'8"
Kitchen/Dining	4737 x 2696 mm	15'7" x 8'10"
WC	1877 x 976 mm	6'2" x 3'2"



First Floor

Bedroom 1	3229 x 3307 mm	10'7" x 10'10"
En Suite	1416 x 2322 mm	4'8" x 7'7"
Bedroom 2	2677 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	w	Wardrobe space
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	wm	Washing machine space	WFH	Working from home space		



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.





BUILD YOUR FUTURE IN AN ENERGY-EFFICIENT BARRATT HOME

Designed for modern living

Our cleverly laid out rooms give you flexible, multi-purpose spaces which flow between indoors and out, so you can lead the life you want.

Energy-efficient and low cost to run

Our homes are built to be efficient and could save you thousands each year on your energy bills. With efficient heating systems, highly thermally efficient insulation throughout and argon-filled double glazing.

Peace of mind

Our homes come with an NHBC warranty* and insurance policy, known as Buildmark, which includes a 2 year builder warranty period, followed by an 8 year insurance cover - so you can settle in to your new home without the worry of unexpected costs.

Award-winning quality year after year

You'll find quality in all our homes and everything we do, that's why year after year we win awards - voted for by the industry and our customers.

We're here to help

Our expert Sales Advisers are on hand throughout your homebuying journey, giving you the best possible service and support every step of the way.



Scan for more information

*2-year builder warranty from legal completion directly from Barratt Homes, backed by NHBC's resolution service. Then 8 years of structural defects insurance cover with NHBC. Although all of our homes come with an NHBC warranty, it is not always an NHBC Buildmark Warranty. Please speak to a Sales Adviser on your chosen development to confirm which NHBC warranty will apply to your selected plot. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. Based on HBF brands to a friend.

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 8475

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BARRATT
HOMES