





- **Morpeth**
3 bedroom home
- **Warwick**
4 bedroom home
- **Stratford**
5 bedroom home
- **Faversham**
4 bedroom home
- **Taunton Special**
5 bedroom home
- BCP **Bin Collection Point**
- V **Visitor Parking**



Giving nature a home on this development:



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



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. Brooklands is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

BROOKLANDS



GIVING NATURE A HOME

BUILDING SUSTAINABLE COMMUNITIES



Throughout the planning process before starting build, we consider where we can introduce nature and where we can strengthen in. At Barratt Homes we have a vision that goes beyond bricks and mortar. We aim to create inspiring communities of tomorrow that fulfil our customers' every need whilst respecting today's environment.

Our homes are thoughtfully designed and built to the highest quality, whilst the design and layout of our developments create a true sense of place. But our homes are not only great places to live; they are good for the environment and good for future generations too.



Acres

of public open
space



Wildflower

meadows and
green space



Play

areas for the
community



Acres

biodiversity
areas

Features on selected plots only. *We', 'our', 'us' refers to the Barratt Developments PLC Group brands including Barratt Homes, David Wilson Homes and Barratt London. Please speak to a Sales Adviser for details of the features available on the home and development you are interested in. Visit our website for more information. Information correct at time of publishing.



BARRATT
HOMES

WE'RE HELPING TO MAKE YOUR HOME MORE ENERGY EFFICIENT



Argon-filled double-glazing as standard, to let heat in and keep cold out



Clever design cuts water use by up to **27%** per day per person



Up to **65%** more energy-efficient



Up to **£979** cheaper per year to run



Highly-efficient insulation, so it could cost less to heat



Advanced systems and smart technologies in all our homes

*Indicative figures, based on Government and Ofgem data in the [HBF "Watt a Save" report](#) published January 2025 which provides annual average usage figures for existing homes vs new-build homes in the UK.



BARRATT
HOMES

MORPETH

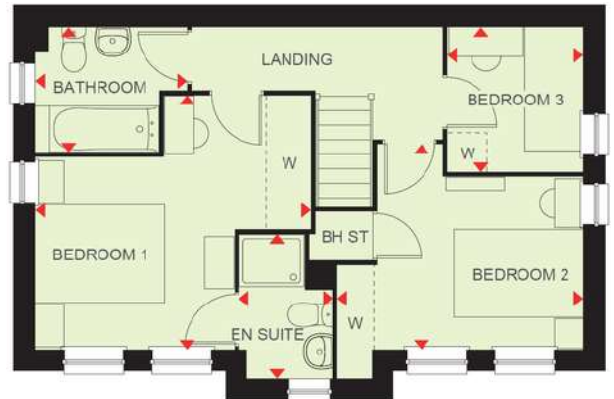
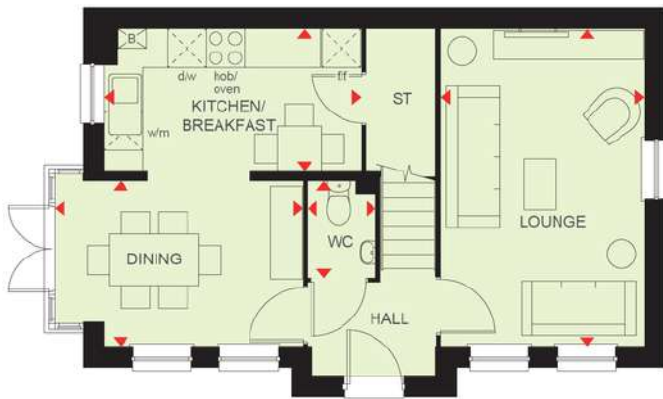
3 BEDROOM HOME

- A delightful three bedroom family home boasting free-flowing kitchen and dining area with glazed bay opening onto the garden
- The ground floor also features dual-aspect lounge
- First floor offers bedroom 1 with en suite shower room, a further double bedroom, one single bedroom and family bathroom



Save £2,590 annually on bills^

B



Ground Floor

Lounge	3174 x 4965 mm	10'5" x 16'3"
Kitchen	4025 x 2226 mm	13'2" x 7'4"
Dining Area	3876 x 2589 mm	12'9" x 8'6"
WC	1054 x 1508 mm	3'5" x 4'11"

(Approximate dimensions)

First Floor

Bedroom 1	4256 x 3913 mm	14'0" x 12'10"
En Suite	1427 x 2217 mm	4'8" x 7'3"
Bedroom 2	3788 x 3148 mm	12'5" x 10'4"
Bedroom 3	2092 x 2230 mm	6'10" x 7'4"
Bathroom	2335 x 1927 mm	7'8" x 6'4"

(Approximate dimensions)

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



FAVERSHAM

4 BEDROOM HOME

- A delightful four bed, three-storey home

The ground floor features a free-flowing kitchen and a dining/family room with French doors opening onto the rear garden

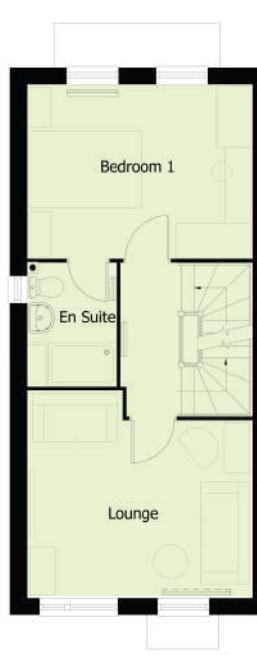
- The first floor consists of a lounge and main bedroom with en suite
- The second floor features two further double bedrooms and family bathroom



Ground Floor

Study/ Bed 4	1880 x 2825mm	6'2" x 9'3"
Family/ Dining Room	3928 x 2979mm	12'10" x 9'9"
Kitchen	1880 x 3086mm	6'2" x 10'1"
WC	863 x 1674mm	2'9" x 5'5"

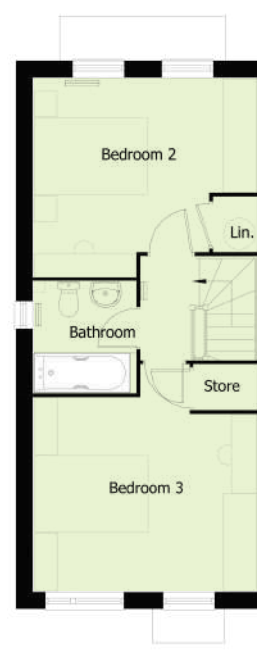
(Approximate dimensions)
Please see working drawings for plot specific details.



First Floor

Lounge	3928 x 3645mm	12'10" x 11'11"
En Suite	1563 x 2188mm	5'1" x 7'2"
Bedroom 1	3928 x 3057mm	12'10" x 10'0"

(Approximate dimensions)



Second Floor

Bedroom 2	3928 x 3495mm	12'10" x 11'5"
Bedroom 3	3928 x 3408mm	12'10" x 11'2"
Bathroom	1813 x 1987mm	5'11" x 6'6"

(Approximate dimensions)

KEY

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

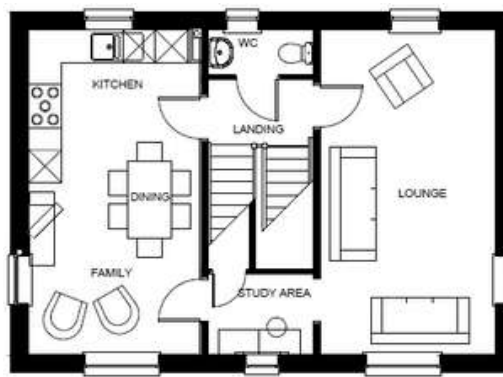


We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. The images and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs, dimensions and energy efficiency features depicted are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.

TAUNTON

5 BEDROOM HOME

- A delightful four bed, three-storey home
- The ground floor features a free-flowing kitchen and a dining/family room with French doors opening onto the rear garden
- The first floor consists of a lounge and main bedroom with en suite
- The second floor features two further double bedrooms and family bathroom



Ground Floor

Study/ Bed 5	2940 x 2710 mm	9'6" x 8'9"
Bedroom 4	3150 x 3090mm	10'3" x 10'1"
Utility	2566 x 1504 mm	8'4" x 4'9"
WC	853 x 1525 mm	2'8" x 5'0"

(Approximate dimensions)

First Floor

Lounge	3200 x 5950mm	10'5" x 19'5"
Kitchen/ Dining	3150 x 5950 mm	10'3" x 19'5"
Study Area	1916 x 1472 mm	6'3" x 4'8"

(Approximate dimensions)

Second Floor

Bedroom 1	3210 x 4430mm	10'5" x 14'5"
En Suite	2510 x 1433mm	8'2" x 4'7"
Bedroom 2	3298 x 3735 mm	10'8" x 12'3"
Bedroom 3	3298 x 2120 mm	10'8" x 7'0"

(Approximate dimensions)

Please see working drawings for plot specific details.

KEY

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



We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. The images and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs, dimensions and energy efficiency features depicted are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.

PART EXCHANGE

With us as your guaranteed buyer, you could be in your new sooner than you think!

1

GET IN TOUCH

Discover your ideal new home at your chosen development

2

ORGANISE A MEETING WITH A FINANCIAL ADVISER

We'll book you an appointment to speak to a Financial Expert to understand how much you can borrow

3

CHOOSE YOUR NEW HOME

We will hold your dream home off the market pending the valuations on your current property

4

WE'LL MAKE AN OFFER ON YOUR CURRENT HOME

We'll arrange two independent valuations of your current property and then agree a selling price with you at fair value for your home - based on a presumed sale within 8 - 10 weeks

5

WE BUY YOUR OLD HOUSE AND YOU RESERVE YOUR NEW HOME

Once you accept our formal offer, we'll start the legal process to buy your home

We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. Part Exchange is only available on selected plots and developments in England, Wales or Scotland and is subject to our standard terms and conditions. Part Exchange will only be available where the existing property being traded in is no more than 70% of the selling price of the plot you are considering purchasing. Terms and conditions apply, see website for details. er is subject to use of a Barratt Homes nominated estate agent to market and sell your existing home. Barratt Homes will pay the nominated estate agent's fees provided you go on to buy a new Barratt home.



BARRATT
HOMES

MOVEMAKER

Take the hassle out of selling your existing home. We could get you moving to a brand new Barratt home in just 5 simple steps.

1

FIND YOUR HOME

Discover your ideal new home at your chosen development and complete a Movemaker application.

2

VALUE YOUR EXISTING PROPERTY

We will instruct two estate agents who will arrange independent valuations of your current property.

3

AGREE THE SELLING PRICE

Once a price is agreed the Movemaker agreement can then be completed and the estate agent will begin to market your property.

4

FIND A BUYER

The estate agent will help to complete the sale smoothly and efficiently. Remember, we will cover their fees then manage the sale for you.

5

MOVING DAY

Now you can move into your dream Barratt home, saving money and hassle.

Offer available on selected plots only, terms and conditions apply. Speak to one of our sales advisers now or visit our website. Following withdrawal or termination of any offer, we reserve the right to extend, reintroduce or amend any such offer as we see fit at any time. Purchasers must sign a Movemaker Agreement with us. Offer is subject to use of a Barratt Homes nominated estate agent to market and sell your existing home. Barratt Homes will pay the nominated estate agent's fees provided you go on to buy a new Barratt home.



BARRATT
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 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.





BARRATT
— HOMES —