



FINAL
HOMES



WOBBURN DOWNS






- **Amber** 2 bedroom home
- **Wilbye** 3 bedroom home
- **Maidstone** 3 bedroom home
- **Moresby** 3 bedroom home
- **Lutterworth** 3 bedroom home
- **Ruskin** 4 bedroom home
- **Chester** 4 bedroom home
- **Radleigh** 4 bedroom home
- **Hesketh** 4 bedroom home
- **Milfield** 4 bedroom home
- **Alnmouth** 4 bedroom home
- **Ascot** 4 bedroom home
- **Lamberton** 5 bedroom home
- **Marlowe** 5 bedroom home
- **Affordable Housing**



- BS** Bins Store
- CS** Cycle Store
- V** Visitor Parking Space
- BCP** Bin Collection Point
- S/S** Substation

Giving nature a home
on this development:

-  **Hedgehog Highway**
selected plots*
-  **Swift Nesting Box**
selected plots*
-  **Bee Brick**
selected plots*



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

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.



17.7 acres

of public open
space



100+

bat and bird
boxes installed



570+

new trees
planted



3.8 acres

biodiversity
areas



0.7 km

of hedgehog
highways



2 Play

areas for the
community

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.



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HOMES



WOBBURN DOWNS

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.



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MAIDSTONE

3 BEDROOM HOME



Waste Water Heat Recovery Systems



Flue Gas Heat Recovery



Photovoltaic panels



Decentralised mechanical extract ventilation (d-MEV)



Highly-efficient insulation



A/B EPC rating



Argon-filled double-glazing



Ground Floor

Lounge	4598 x 4930 mm	15'1" x 16'2"
Kitchen/Dining	4593 x 3202 mm	15'1" x 10'6"
WC	901 x 1586 mm	2'11" x 5'2"



First Floor

Bedroom 1	2592 x 4199 mm	8'6" x 13'9"
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"
En Suite	2592 x 1365 mm	8'6" x 4'6"

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



WILBYE

3 BEDROOM HOME



Waste Water Heat Recovery Systems



Flue Gas Heat Recovery



Photovoltaic panels



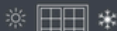
Electric car charging point



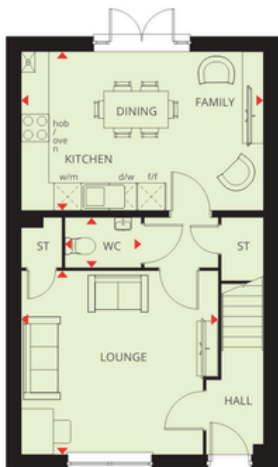
Highly-efficient insulation



A/B EPC rating

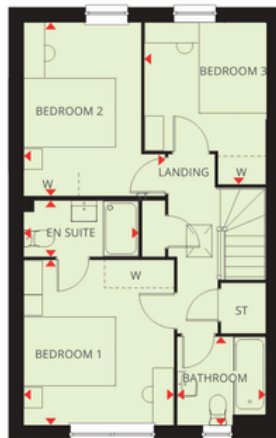


Argon-filled double-glazing



Ground Floor

Lounge	4274 x 3995 mm	14'0" x 13'1"
Kitchen / Dining	5272 x 3463 mm	17'4" x 11'4"
WC	1647 x 1098 mm	5'5" x 3'7"



First Floor

Bedroom 1	3267 x 3620 mm	10'8" x 11'10"
En Suite	2500 x 1193 mm	8'2" x 3'10"
Bedroom 2	3068 x 3777 mm	10'0" x 12'4"
Bedroom 3	2635 x 3525 mm	8'7" x 11'6"
Bathroom	1918 x 1925 mm	6'3" x 6'3"

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



ALNMOUTH

4 BEDROOM HOME



Waste Water Heat Recovery Systems



Flue Gas Heat Recovery



Photovoltaic panels



Decentralised mechanical extract ventilation (d-MEV)



Highly-efficient insulation



A/B EPC rating



Argon-filled double-glazing



Ground Floor

Kitchen/Family	5045 x 4150 mm	16'6" x 13'7"
Dining	2922 x 3991 mm	9'7" x 13'1"
Lounge	6442 x 3552 mm	21'1" x 11'7"
Study	2010 x 2922 mm	9'7" x 6'7"
Utility	1613 x 1562 mm	5'3" x 5'1"
WC	852 x 1668 mm	2'9" x 5'5"



First Floor

Bedroom 1	4951 x 3614 mm	15'0" x 11'10"
En Suite	1851 x 1895 mm	6'0" x 6'2"
Bedroom 2	3704 x 4012 mm	12'1" x 13'1"
Bedroom 3	3873 x 2923 mm	12'8" x 9'7"
Bedroom 4	2026 x 2923 mm	6'7" x 9'7"
Bathroom	2034 x 2454 mm	6'8" x 11'3"

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



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.

DEPOSIT BOOST WE COULD HELP YOU MOVE SOONER THAN YOU THINK

If you have a 10% deposit, we could boost it by a further 5%



- 85% Mortgage
£306,000
- 10% Customer's Deposit
£36,000
- 5% Barratt Homes Deposit Boost
£18,000

Example home value
£360,000

LET'S GIVE YOUR PLANS A BOOST



Available to first-time buyers and existing homeowners



We could boost your deposit by 5%



So you would need a smaller mortgage

*Full terms apply. Please speak to our sales team for further details



BARRATT
HOMES

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. It 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
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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.



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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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