

BARRATT HOMES
AT
MARTELLO
LAKES



BARRATT
— HOMES —



OUTSTANDING DESIGN

BARRATT HOMES ARE BUILT AROUND
THE WAY YOU WANT TO LIVE

Careful consideration and attention to detail goes into every home we build, and our homes are flexible and adaptable to suit every lifestyle. Open plan living spaces are integral to our design, helping you make the most of space and natural light, and allowing every room to be enjoyed to its maximum potential.

We also know how vital outdoor space is in creating places people love to live in. Whether it's gardens or landscaped areas, we make sure there's plenty surrounding the homes we build, for the whole neighbourhood to enjoy.

AWARD-WINNING CUSTOMER SERVICE AND QUALITY

WITH YOU EVERY STEP OF THE WAY

Barratt Homes has years of experience building thoughtfully designed, high quality homes. We've repeatedly been awarded 5 stars^ by the Home Builders Federation, year after year. And that's not all. Our homes come with an NHBC Buildmark Warranty which gives you a 10 year structural warranty and a 2 year fixtures and fittings warranty* as standard. This is just one of the added benefits of buying a new home.

We do all we can to make moving easy, putting people in touch with dedicated experts throughout the journey, which is why for more than 50 years, we have earned ourselves an enviable reputation for excellence.

At Barratt we build every type of home for every type of home buyer, in great locations the length and breadth of the country. Whether you're putting your first foot on the property ladder, moving up to a larger home or even downsizing, Barratt can help you find the home that suits you perfectly.



BARRATT HOMES AT MARTELLO LAKES

- Loughton
1 bedroom apartments
- Hornsea
2 bedroom apartments
- Coleford
2 bedroom apartments
- Hythe
2 bedroom apartments
- Falkirk
2 bedroom apartments
- Alverton
2 bedroom home
- Eskdale
3 bedroom home
- Maidstone
3 bedroom home
- Stambourne
3 bedroom home
- Norbury
3 bedroom home
- Brentford
3 bedroom home
- Buchanan
3 bedroom home
- Hesketh
4 bedroom home
- Alderney
4 bedroom home
- Chester
4 bedroom home
- Affordable Housing
- Shared Ownership
- Pine
- Banyan
- Ellery
- Hazel
- BS Bins Store
- CS Cycle Store
- V Visitor Parking



- Paths
- Lake
- Trees
- Parkland Space
- New Tree Lines

Giving nature a home on this development:

- Hibernacula
- Bug Hotel
- Bat Box Selected plots*
- Swift Nesting Brick Selected plots*

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

barratthomes.co.uk



ALVERTON

2 BEDROOM HOME

Waste Water Heat Recovery Systems

Argon-filled double-glazing

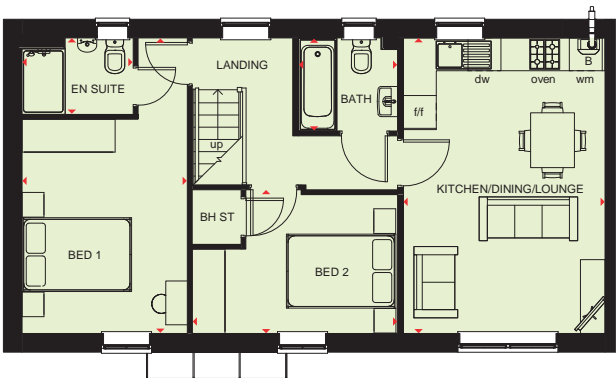
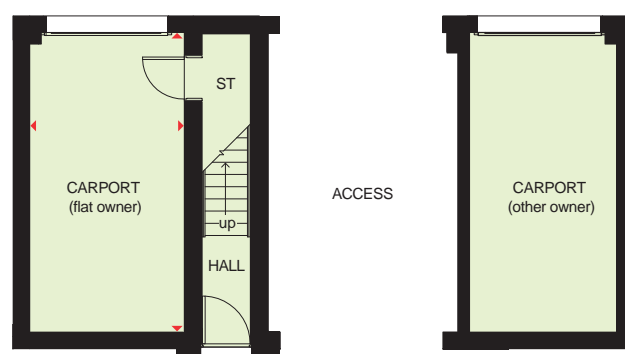
Electric car charging point

Decentralised mechanical extract ventilation (d-MEV)

Highly-efficient insulation



* Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans.



Ground Floor

Garage	5475 x 2819 mm	18'0" x 9'3"
--------	----------------	--------------

[Approximate dimensions]

First Floor

Lounge/Dining/Kitchen	3680 x 5399 mm	12'1" x 17'9"
Bedroom 1	3018 x 5399 mm	9'11" x 17'9"
En suite	2030 x 1398 mm	6'8" x 4'7"
Bedroom 2	3751 x 2627 mm	12'4" x 8'7"
Bathroom	1806 x 1701 mm	5'11" x 5'7"

[Approximate dimensions]

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



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.

BDW004501/APR24

BUCHANAN

3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Electric car charging point



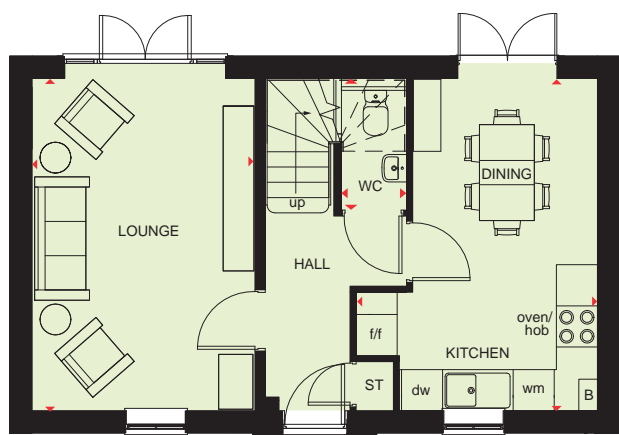
Decentralised mechanical extract ventilation (d-MEV)



Highly-efficient insulation



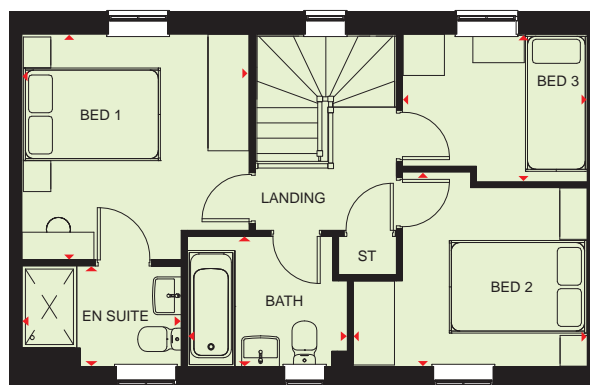
* Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans.



Ground Floor

Lounge	4848 x 3250 mm	15'11" x 10'8"
Kitchen/Family	3521 x 4848 mm	11'7" x 15'11"
WC	1921 x 943 mm	6'4" x 3'1"

[Approximate dimensions]



First Floor

Bedroom 1	3312 x 3292 mm	10'11" x 10'10"
En Suite	2322 x 1468 mm	7'7" x 4'10"
Bedroom 2	3413 x 2836 mm	11'2" x 9'4"
Bedroom 3	2696 x 2150 mm	8'10" x 7'1"
Bathroom	2335 x 1900 mm	7'8" x 6'3"

[Approximate dimensions]

KEY

B Boiler
ST Store

wm Washing machine space
f/f Fridge/freezer space

dw Dishwasher space
◀▶ Dimension location



BRENTFORD

3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



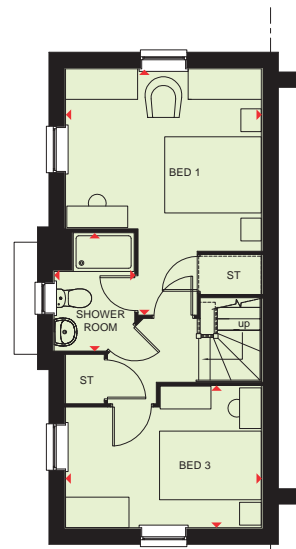
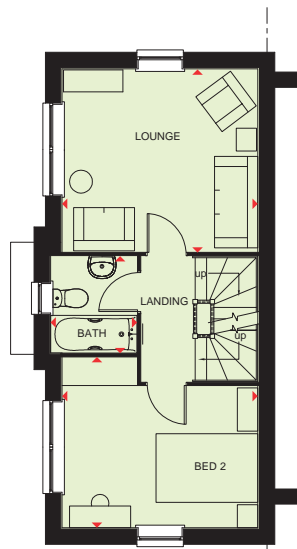
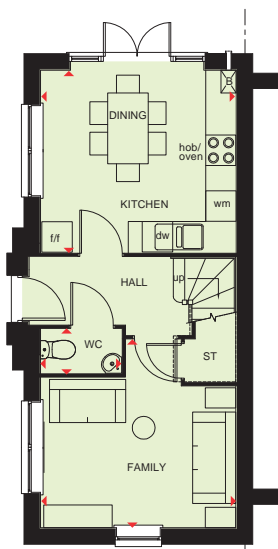
Photovoltaic panels



Highly-efficient insulation



* Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans.



Ground Floor

Kitchen/Dining	3860 x 3597 mm	12'8" x 11'10"
Family Room	3860 x 3702 mm	12'8" x 12'2"
WC	1601 x 874 mm	5'3" x 2'10"

[Approximate dimensions]

First Floor

Lounge	3860 x 3597 mm	12'8" x 11'10"
Bedroom 2	3860 x 3313 mm	12'8" x 10'10"
Bathroom	1867 x 1701 mm	6'2" x 5'7"

[Approximate dimensions]

Second Floor

Bedroom 1	4832 x 3860 mm	15'10" x 12'8"
Bedroom 3	3860 x 2800 mm	12'8" x 9'2"
Shower Room	2315 x 1576 mm	7'7" x 5'2"

[Approximate dimensions]

KEY

B Boiler
ST Store

wm Washing machine space
f/f Fridge/freezer space

dw Dishwasher space
◀▶ Dimension location



ESKDALE

3 BEDROOM HOME

Waste Water Heat
Recovery Systems

Argon-filled
double-glazing

Electric car
charging point

Decentralised
mechanical extract
ventilation (d-MEV)

Highly-efficient
insulation



* Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans.



Ground Floor

Lounge	5230 x 3319 mm	17'2" x 10'11"
Kitchen/Dining	5230 x 4822 mm	17'2" x 15'10"
WC	1418 x 1480 mm	4'8" x 4'10"

[Approximate dimensions]

First Floor

Bedroom 1	5151 x 4019 mm	16'11" x 13'2"
En Suite	2478 x 1920 mm	8'2" x 6'4"
Bedroom 2	3952 x 3797 mm	13'0" x 12'5"
Bedroom 3	2310 x 2213 mm	7'7" x 7'3"
Bathroom	1863 x 2113 mm	6'1" x 6'11"

[Approximate dimensions]

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

KEY

B Boiler
ST Store

wm Washing machine space
f/f Fridge/freezer space

◀ ▶ Dimension location



MAIDSTONE

3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



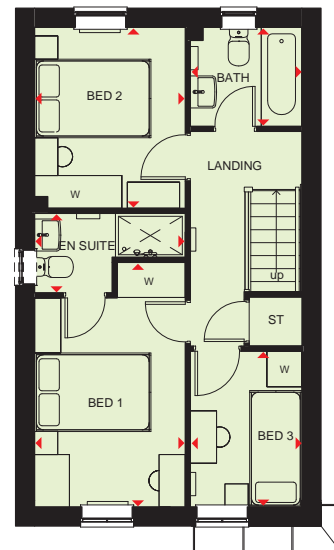
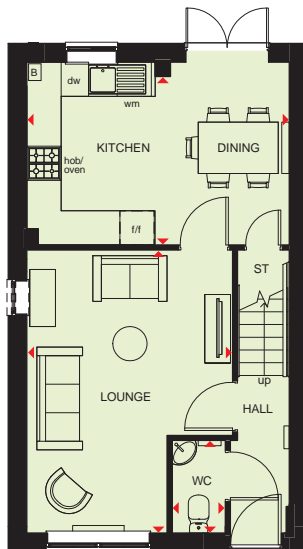
Photovoltaic panels



Highly-efficient insulation



* Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans.



Ground Floor

Lounge	4955 x 3604 mm	16'3" x 11'10"
Kitchen/Dining	3202 x 4598 mm	10'6" x 15'1"
WC	932 x 1620 mm	3'1" x 5'4"

(Approximate dimensions)

First Floor

Bedroom 1	4204 x 2592 mm	13'10" x 8'6"
En Suite	1365 x 2592 mm	4'6" x 8'6"
Bedroom 2	3112 x 2592 mm	10'3" x 8'6"
Bedroom 3	1918 x 2676 mm	6'4" x 8'9"
Bathroom	1918 x 1702 mm	6'4" x 5'7"

(Approximate dimensions)

KEY

B Boiler
ST Store

wm Washing machine space
f/f Fridge/freezer space

dw Dishwasher space
◀▶ Dimension location



NORBURY

3 BEDROOM HOME

Waste Water Heat Recovery Systems

Argon-filled double-glazing

Electric car charging point

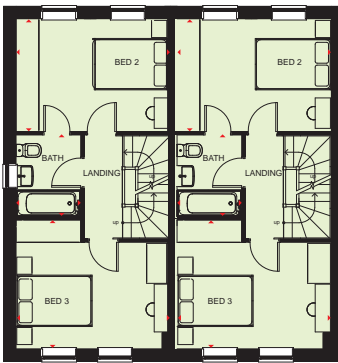
Decentralised mechanical extract ventilation (d-MEV)

Photovoltaic panels

Highly-efficient insulation



* Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans.



Ground Floor		
Lounge/Dining	4056 x 4991 mm	13'4" x 16'4"
Kitchen	3910 x 1900 mm	12'10" x 6'3"
WC	897 x 2272 mm	2'11" x 7'5"

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

First Floor		
Bedroom 2	2965 x 4056 mm	9'9" x 13'4"
Bedroom 3	3386 x 4056 mm	11'1" x 13'4"
Bathroom	2146 x 1698 mm	7'0" x 5'7"

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

Second Floor		
Bedroom 1/ Dressing Area	4056 x 8673 mm	13'4" x 28'5"
En Suite	1858 x 2799 mm	6'1" x 9'2"

(Approximate dimensions)

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



STAMBOURNE

3 BEDROOM HOME

Waste Water Heat Recovery Systems

Argon-filled double-glazing

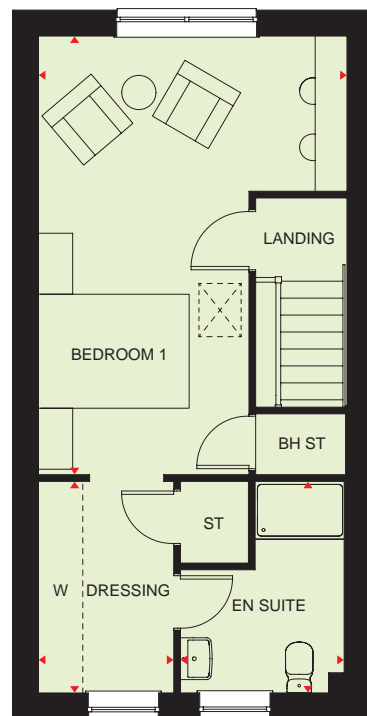
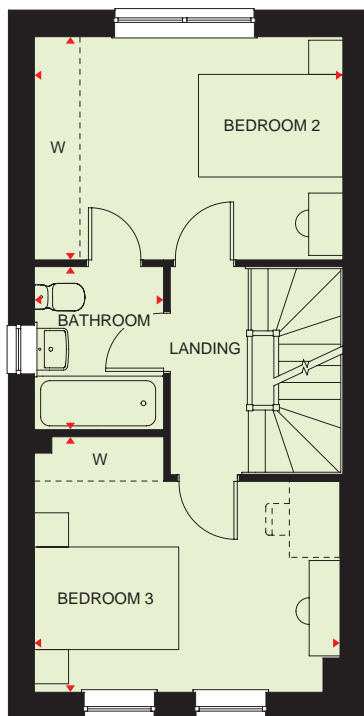
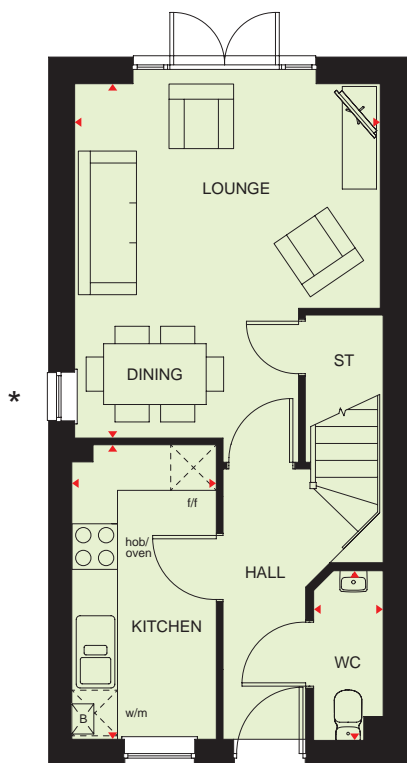
Electric car charging point

Decentralised mechanical extract ventilation (d-MEV)

Highly-efficient insulation



* Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans.



Ground Floor

Lounge/Dining	4059 x 4991 mm	13'4" x 16'4"
Kitchen	1901 x 3908 mm	6'3" x 12'10"
WC	860 x 2234 mm	2'10" x 7'4"

(Approximate dimensions)

*Selected plots only

First Floor

Bedroom 2	4059 x 2964 mm	13'4" x 9'9"
Bedroom 3	4059 x 3376 mm	13'4" x 11'1"
Bathroom	1701 x 2147 mm	5'7" x 7'1"

(Approximate dimensions)

*Selected plots only

Second Floor

Bedroom 1	4059 x 5875 mm	13'4" x 19'3"
Dressing	1797 x 2789 mm	5'11" x 9'2"
En Suite	2169 x 2794 mm	7'1" x 9'2"

(Approximate dimensions)

KEY

B Boiler
ST Store
wm Washing machine space

f/f Fridge/freezer space
BH/ST Bulkhead Store
W Wardrobe space

◀ ▶ Dimension location



ALDERNEY

4 BEDROOM HOME

Waste Water Heat Recovery Systems

Argon-filled double-glazing

Electric car charging point

Decentralised mechanical extract ventilation (d-MEV)

Photovoltaic panels

Highly-efficient insulation



* Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans.



Ground Floor		
Lounge	5148 x 3110 mm	16'11" x 10'2"
Kitchen/Family	4623 x 4603 mm	15'2" x 15'1"
Dining	3307 x 2972 mm	10'10" x 9'9"
WC	1675 x 853 mm	5'6" x 2'10"

[Approximate dimensions]



First Floor		
Bedroom 1	4623 x 3104 mm	15'2" x 10'2"
En Suite	2075 x 1191 mm	6'10" x 3'11"
Bedroom 2	4523 x 3115 mm	14'10" x 10'3"
Bedroom 3	3724 x 3115 mm	12'3" x 10'3"
Bedroom 4	2275 x 2163 mm	7'6" x 7'1"
Bathroom	2075 x 1702 mm	6'10" x 5'7"

[Approximate dimensions]

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



CHESTER

4 BEDROOM HOME

Waste Water Heat Recovery Systems

Argon-filled double-glazing

Electric car charging point

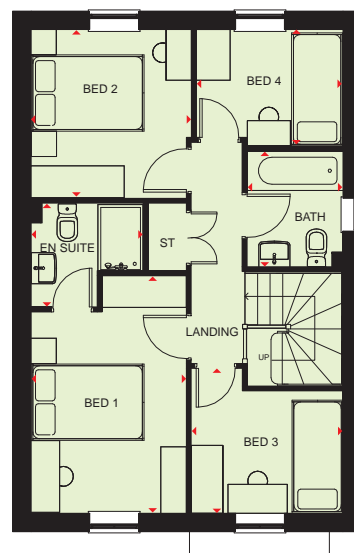
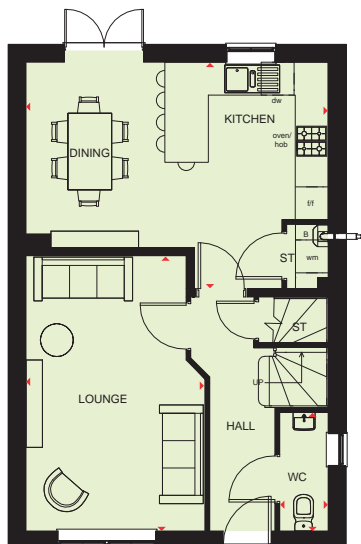
Decentralised mechanical extract ventilation (d-MEV)

Photovoltaic panels

Highly-efficient insulation



* Window may not be available on certain plots. Speak to Sales Adviser for details on individual plots.



Ground Floor

Lounge	3269 x 5026 mm	10'9" x 16'6"
Family	5520 x 4135 mm	18'1" x 13'7"
WC	886 x 2164 mm	2'11" x 7'1"

(Approximate dimensions)

First Floor

Bedroom 1	2746 x 4205 mm	9'0" x 13'10"
En Suite	1983 x 1835 mm	6'6" x 6'0"
Bedroom 2	2826 x 2986 mm	9'3" x 9'10"
Bedroom 3	2686 x 2537 mm	8'10" x 8'4"
Bedroom 4	2606 x 2060 mm	8'7" x 6'9"
Bathroom	1698 x 2048 mm	5'7" x 6'9"

(Approximate dimensions)

KEY

B Boiler
ST Store

wm Washing machine space
dw Dishwasher space

f/f Fridge/freezer space
◀▶ Dimension location



HESKETH

4 BEDROOM HOME

Waste Water Heat Recovery Systems

Argon-filled double-glazing

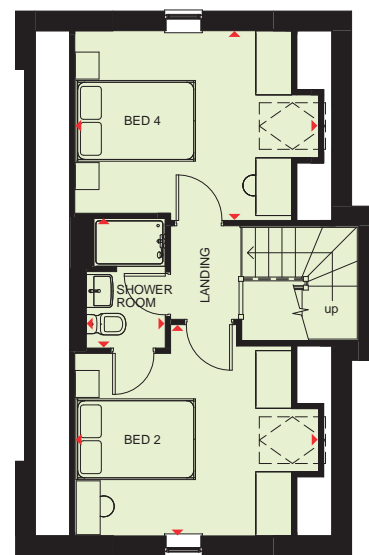
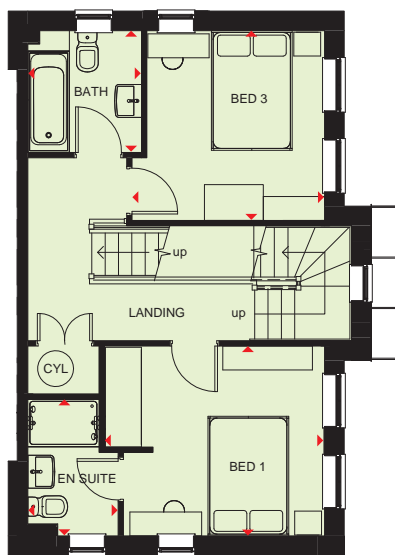
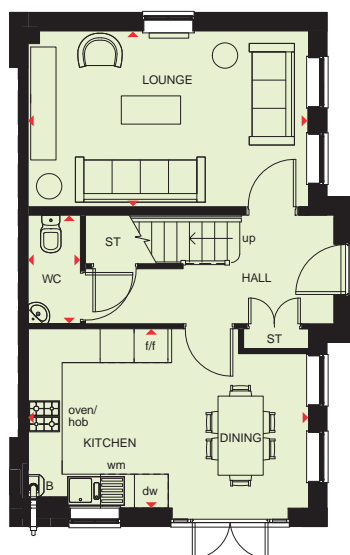
Electric car charging point

Decentralised mechanical extract ventilation (d-MEV)

Highly-efficient insulation



* Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans.



Ground Floor

Lounge	4963 x 3113 mm	16'3" x 10'3"
Kitchen/Dining	4963 x 3175 mm	16'3" x 10'5"
WC	1923 x 925 mm	6'4" x 3'0"

(Approximate dimensions)

First Floor

Bedroom 1	3684 x 3175 mm	12'1" x 10'5"
En suite	2287 x 1511 mm	7'6" x 4'11"
Bedroom 3	3220 x 3175 mm	10'7" x 10'5"
Bathroom	2038 x 1903 mm	6'8" x 6'3"

(Approximate dimensions)

Second Floor

Bedroom 2	4076 x 3532 mm*	13'4" x 11'7"*
Bedroom 4	4076 x 3175 mm*	13'4" x 10'5"*
Shower Room	2168 x 1323 mm	7'1" x 4'4"

(Approximate dimensions)

* Overall floor dimension includes lower ceiling areas.

KEY

B Boiler
ST Store

wm Washing machine space
f/f Fridge/freezer space

dw Dishwasher space
CYL Cylinder

◀ ▶ Dimension location

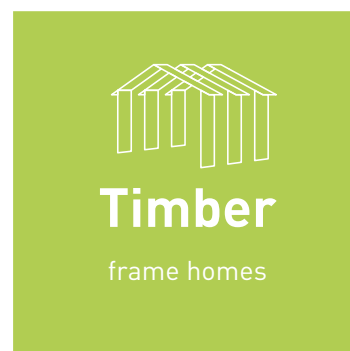


We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. The images and the dimensions given are illustrative for this 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.

BDW004501/APR24

CREATING A SUSTAINABLE COMMUNITY WHERE FAMILIES AND NATURE CAN THRIVE

At Barrat Homes, we do more than simply craft beautiful homes and desirable developments. We design sustainable and energy-efficient places to live that enhance and support the environment, whilst helping you live in harmony with nature.





BARRATT HOMES HISTORY

LIVING THE MODERN LIFE, IN A MODERN TOWN

Barratt is Britain's best-known housebuilder. We've been in business since 1958 and have built over 300,000 new homes, together with a reputation for quality, innovation and great value for money.

Our commitment to continuous product development coupled with the highest standards of design, construction, finish and customer service, has earned Barratt every major housebuilding industry award in recent years.

We're building for everyone. With more than 400 developments from North East Scotland to the Isle of Wight, we offer the widest choice of locations and prices in Britain today. Homes for all kinds of buyers, from studio apartments to 7 bedroom top-of-the-range homes.

Whichever you choose, we set out to provide the highest standards. Wherever we build, we aim to make a positive contribution. Our developments are in desirable locations where people want to live and are carefully planned to provide stylish and safe living environments.

And we're committed to customer service. Whether you're a first-time buyer or moving on, we can help you every step of the way, from reservation to completion and beyond. We've worked hard to earn our reputation and we continue to do so, year in year out, to further improve the service we provide. As a result you can buy Barratt with confidence.



Images may include optional upgrades at additional cost. All information in this document is correct to the best of our knowledge at the time of going to print. Bruneval Gardens is a marketing name only and may not be the designated postal address, which may be determined by The Post Office. We are the only major national housebuilder to be awarded this key industry award every year since 2010. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. Based on HBF star rating scheme from 2010 to 2022 derived from the NHBC national new homes survey at eight weeks (<https://www.hbf.co.uk/policy/policy-and-wider-work-program/customer-satisfaction-survey/latest-results/>), over 90% of Barratt Developments PLC group customer would recommend our brands to a friend. *First 2 years covered by Builder Warranty & NHBC Guarantee or similar. Years 3-10 covered by NHBC insurance or similar. Full exclusions and limitations can be found on the NHBC website. Available on virtually all of our developments. **"exclusive", "we" and "us" refers to the Barratt Developments PLC Group brands.



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
0330 057 6000

Calls to 03 numbers are charged at the same rate as dialling an 01 or 02 number. If your fixed line or mobile service has inclusive minutes to 01/02 numbers, then calls to 03 are counted as part of this inclusive call volume. Non-BT customers and mobile phone users should contact their service providers for information about the cost of calls.

BDW005387/NOV24



BARRATT
— HOMES —