

WAYLAND FIELDS

THETFORD ROAD, WATTON, THETFORD, NORFOLK IP25 6HN



3 & 4 BEDROOM HOMES



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.



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.





STUNNING HOMES IN A GREAT LOCATION

WELCOME TO WAYLAND FIELDS, A PICTURESQUE NEW DEVELOPMENT OF 3 & 4 BEDROOM HOMES

Laying down some roots at Wayland Fields means you will reside close to a thriving market town with a wonderful heritage. Essential amenities are on the doorstep in Watton and the picturesque Norfolk countryside provides the perfect retreat.

Commuter access is also in abundance with excellent connections to Norwich, Thetford and Cambridge via the A11, A1075 and B1108.





OUT AND ABOUT

THERE'S PLENTY TO SEE AND DO CLOSE TO A THRIVING MARKET TOWN

Watton displays a unique character and already has a wealth of facilities at the ready including shops, healthcare amenities, a Post Office, supermarkets, a weekly market selling fresh produce and well-regarded schools.

Our fresh injection of beautifully designed properties into the area could mean a new home for you in this sought-after location. In calling this flourishing town home, you can enjoy the many benefits of a well-established community.



LOCAL AREA

SCENIC RURAL NORFOLK AT ITS FINEST

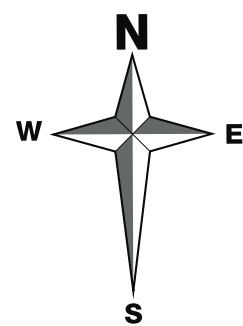
A tight-knit community awaits at Wayland Fields and there are plenty of opportunities to explore the beautifully rural surroundings as the development overlooks glorious woodland, with Thetford Forest and The Broads also in close proximity.

The magnificence of the East Anglian coast is also well within reach, and could fast become a home away from home.



WAYLAND FIELDS

SITE PLAN



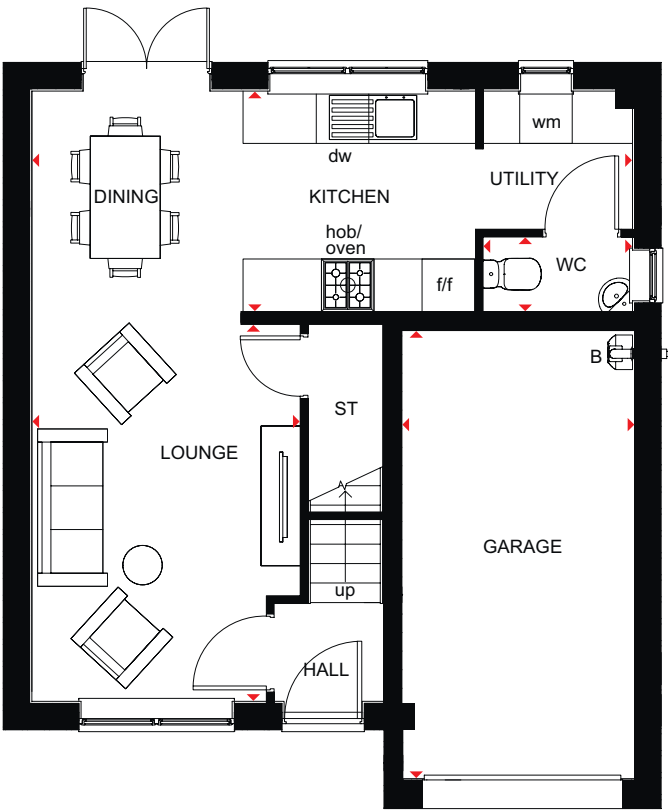
- Alcott
3 bedroom home
Plots 15, 19, 26, 31, 36, 51, 54, 55, 107, 122 & 166
- Hoy
3 bedroom home
Plots 3, 16, 17, 27, 28, 29, 30, 45, 46, 58, 59, 70, 71, 88, 89, 99, 100, 123, 124, 144, 145, 148, 149, 163, 164, 173 & 174
- Weir
3 bedroom home
Plots 104, 105, 121, 125, 127 & 128
- Redgrave
3 bedroom home
Plots 4, 35, 43, 56, 65, 81, 126, 150 & 178
- Holmes
4 bedroom home
Plots 48, 49, 52, 53, 57, 74, 106, 108, 167 & 168
- Simmons
4 bedroom home
Plots 2, 7, 8, 11, 21, 24, 25, 61, 63, 77, 91, 95, 103, 110, 147, 165 & 176
- Adlington
4 bedroom home
Plots 1, 14, 18, 33, 44, 47, 50, 60, 73, 75, 80, 90, 92, 97, 102, 109, 112, 116, 118, 146, 169, 170, 172 & 175
- Radcliffe
4 bedroom Home
Plot 5, 6, 9, 10, 12, 13, 20, 22, 23, 32, 34, 62, 64, 72, 76, 78, 79, 93, 94, 96, 98, 101, 111, 113, 114, 115, 117, 171, 177, 179 & 180
- Affordable Housing
- Visitors' parking place
- Bin Collection Point
- Substation
- Street Light

ALCOTT

3 BEDROOM HOME



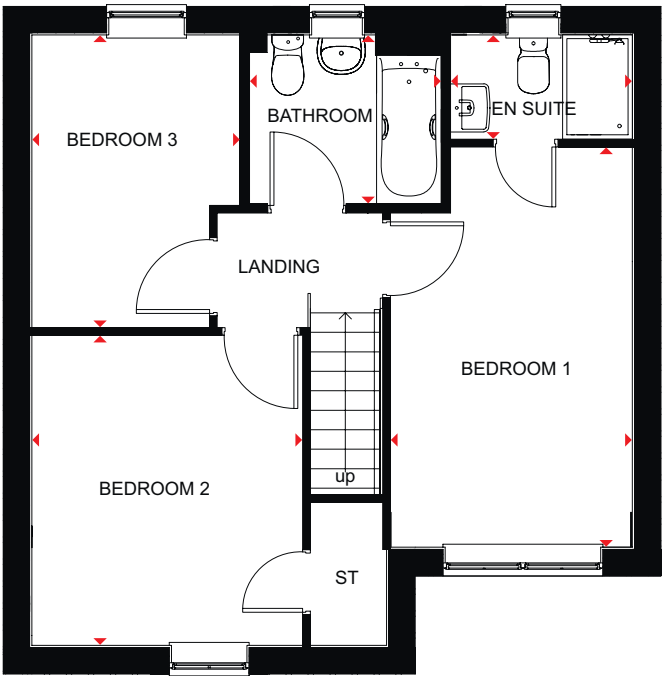
- A three bedroom home with an open-plan kitchen, dining area and lounge with a full-height glazed bay leading to the rear garden
- There is a utility room also located on the ground floor
- On the first floor there are three bedrooms and a family bathroom - bedroom 1 with en suite shower room
- This home comes with an integral garage



Ground Floor

Lounge	4305 x 3065 mm	14'1" x 10'1"
Kitchen/ Dining/Utility	2513 x 6864 mm	8'2" x 22'5"
WC	1700 x 924 mm	5'6" x 3'0"
Garage	2652 x 5142 mm	8'7" x 16'9"

(Approximate dimensions)



First Floor

Bedroom 1	2765 x 4573 mm	9'1" x 15'0"
En suite	2076 x 1188 mm	6'8" x 3'9"
Bedroom 2	3093 x 3543 mm	10'1" x 11'6"
Bedroom 3	2380 x 3343 mm	7'8" x 10'10"
Bathroom	2194 x 1944 mm	7'2" x 6'4"

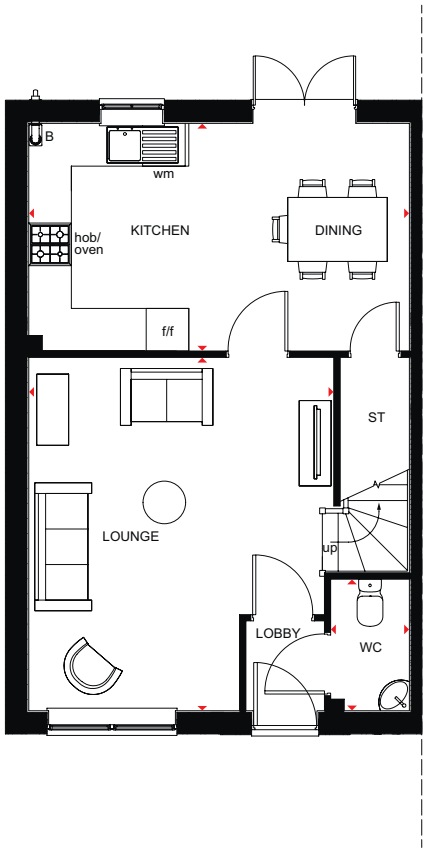
(Approximate dimensions)

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

3 BEDROOM HOME



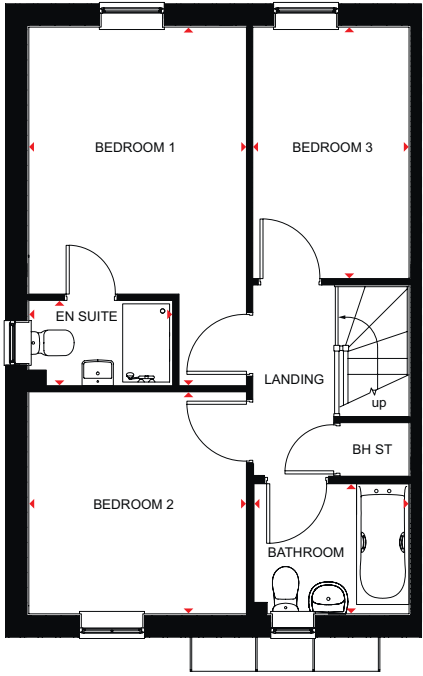
- An ideal family home designed with plenty of space for modern living
- The ground floor comprises a good-sized lounge and an open-plan kitchen/dining room
- The first floor has three bedrooms – bedroom 1 with an en suite – and a family bathroom



Ground Floor

Lounge	4962 x 4288 mm	16'3" x 14'1"
Kitchen/Dining	5340 x 3195 mm	17'5" x 10'5"
WC	1100 x 1844 mm	3'6" x 6'0"

(Approximate dimensions)



First Floor

Bedroom 1	3057 x 5038 mm	10'0" x 16'5"
En suite	1200 x 2018 mm	3'9" x 6'6"
Bedroom 2	3057 x 3118 mm	10'0" x 10'2"
Bedroom 3	2194 x 3533 mm	7'2" x 11'6"
Bathroom	2176 x 1816 mm	7'2" x 5'10"

(Approximate dimensions)

- KEY**

B Boiler

ST Store

BH ST Bulkhead store
- wm Washing machine space

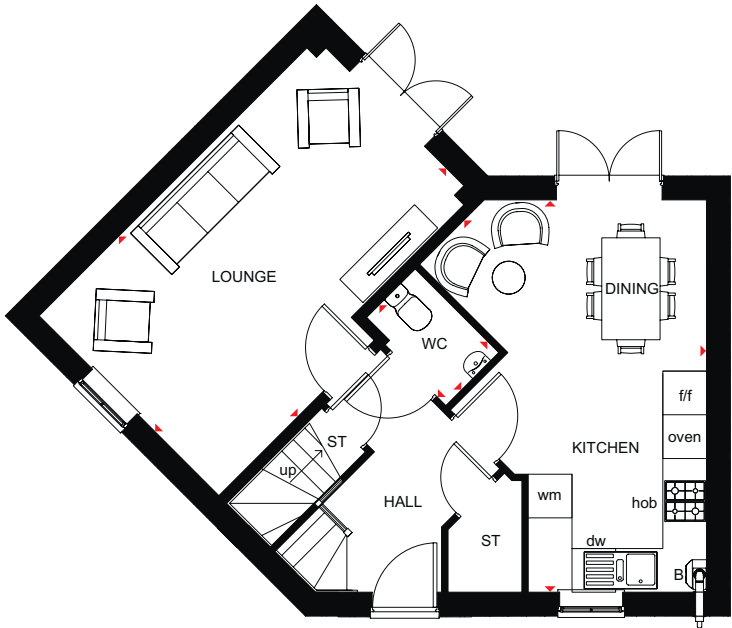
f/f Fridge/freezer space

◀▶ Dimension location

3 BEDROOM HOME



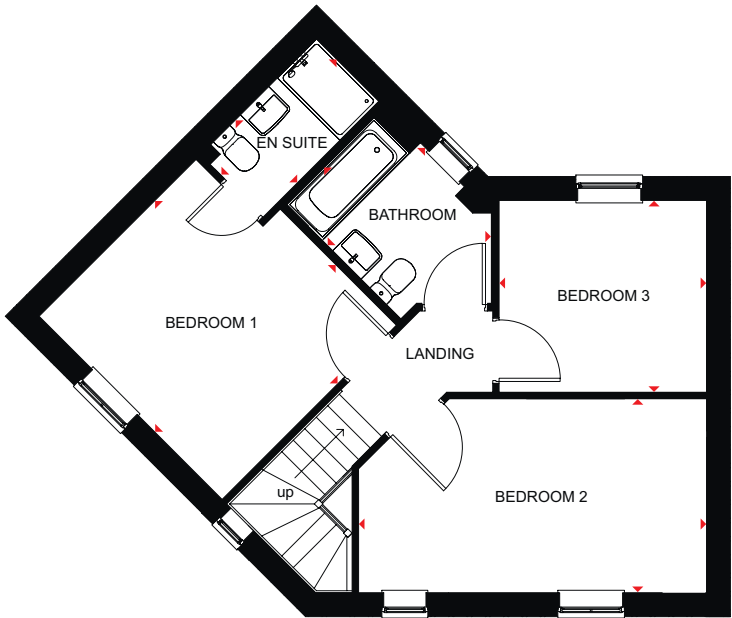
- This home makes a clever use of a corner plot and offers space and flexibility to enjoy both family living and entertaining
- French doors open onto the rear garden from both the dual-aspect lounge and the open-plan kitchen with dining area
- Upstairs, a galleried landing leads to two bedrooms and a family bathroom, bedroom 1 with an en suite



Ground Floor

Kitchen/Dining	5374 x 3481 mm	17'6" x 11'4"
Lounge	5374 x 3091 mm	17'6" x 10'1"
WC	1618 x 1028 mm	5'3" x 3'4"

(Approximate dimensions)



First Floor

Bedroom 1	3375 x 3549 mm	11'1" x 11'6"
En suite	2245 x 1206 mm	7'4" x 3'10"
Bedroom 2	4771 x 2657 mm	15'7" x 8'7"
Bedroom 3	2842 x 2629 mm	9'3" x 8'6"
Bathroom	1794 x 1849 mm	5'9" x 6'1"

(Approximate dimensions)

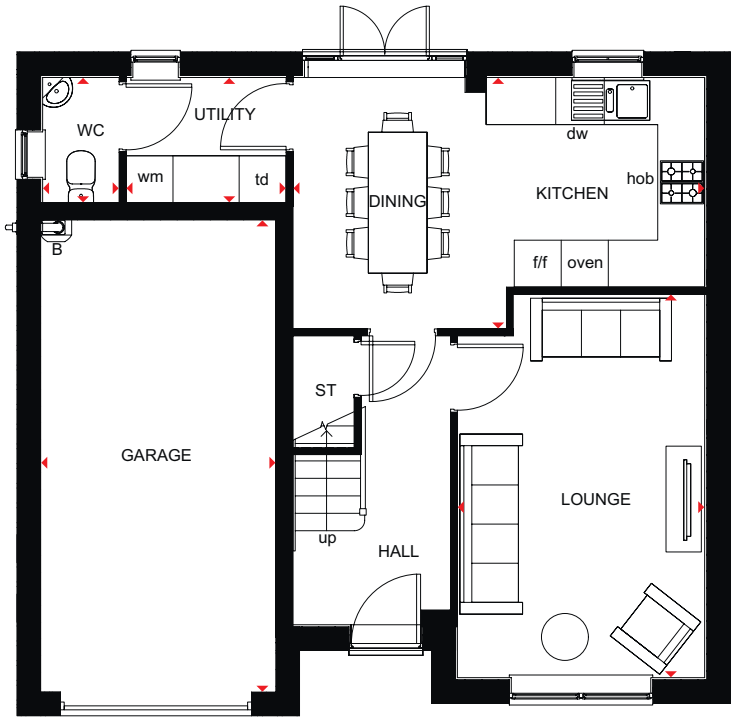
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	▶▶	Dimension location

HOLMES

4 BEDROOM HOME



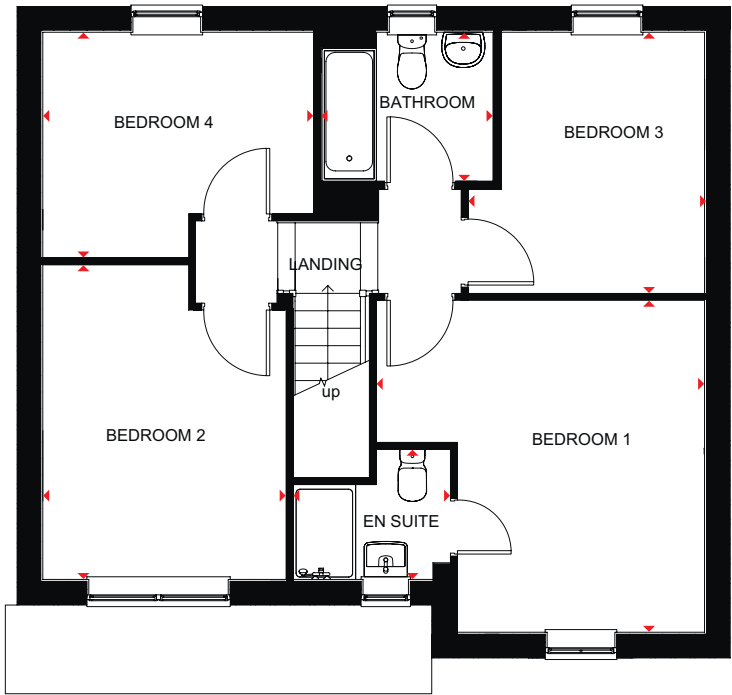
- An airy open-plan kitchen creates the perfect hub for family living with a flexible dining area and French doors leading to the garden
- The spacious feel flows through to the front-aspect lounge
- An integral garage and separate utility room make this a practical home
- Upstairs are four bedrooms, of which Bedroom 1 with an en suite, and a family bathroom



Ground Floor

Lounge	3150 x 4891 mm	10'3" x 16'0"
Kitchen/Dining	5248 x 5248 mm	17'2" x 10'5"
Utility	2045 x 1597 mm	6'7" x 5'2"
WC	1597 x 970 mm	6'7" x 3'2"
Garage	3000 x 6019 mm	9'8" x 19'7"

(Approximate dimensions)



First Floor

Bedroom 1	4185 x 4233 mm	13'7" x 13'9"
En suite	2015 x 1661 mm	6'6" x 5'4"
Bedroom 2	3100 x 4010 mm	10'2" x 13'2"
Bedroom 3	3013 x 3328 mm	9'9" x 10'9"
Bedroom 4	2876 x 3454 mm	9'4" x 11'3"
Bathroom	2182 x 1976 mm	7'2" x 6'5"

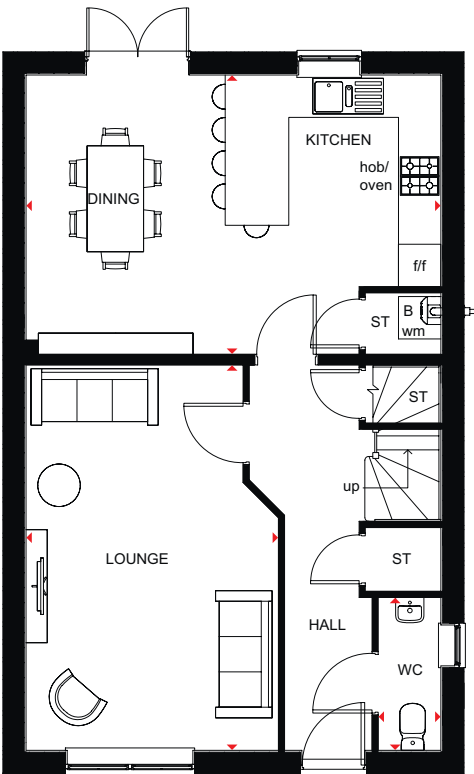
(Approximate dimensions)

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

4 BEDROOM HOME



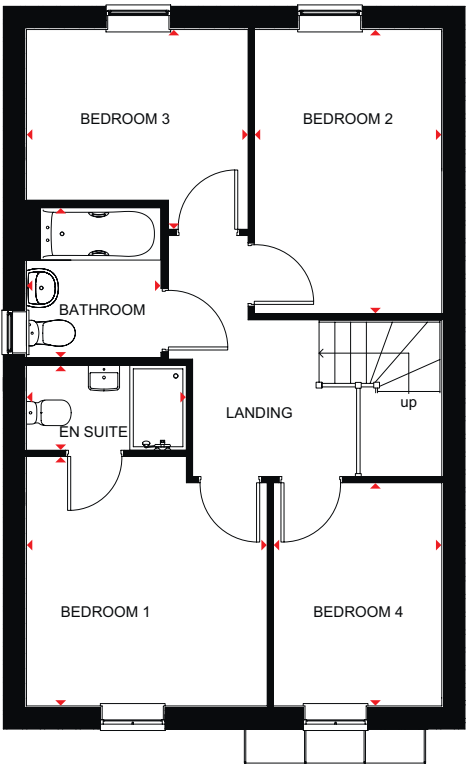
- An ideal family home filled with light through oversized windows
- The large kitchen and dining area is a great hub for both the family and to entertain, with French doors opening on to the rear garden
- The spacious lounge is the perfect place for relaxing
- Upstairs are four bedrooms, Bedroom 1 with an en suite, and a family bathroom



Ground Floor

Kitchen/Dining	3960 x 5860 mm	12'10" x 19'2"
Lounge	3565 x 5463 mm	11'7" x 17'9"
WC	890 x 2158 mm	2'9" x 7'1"

(Approximate dimensions)



First Floor

Bedroom 1	3520 x 3396 mm	11'5" x 11'1"
En suite	1200 x 2255 mm	3'9" x 7'4"
Bedroom 2	2644 x 4010 mm	8'7" x 13'2"
Bedroom 3	3126 x 2817 mm	10'3" x 9'2"
Bedroom 4	2375 x 3150 mm	7'8" x 10'3"
Bathroom	2122 x 1894 mm	6'10" x 6'2"

(Approximate dimensions)

- KEY**

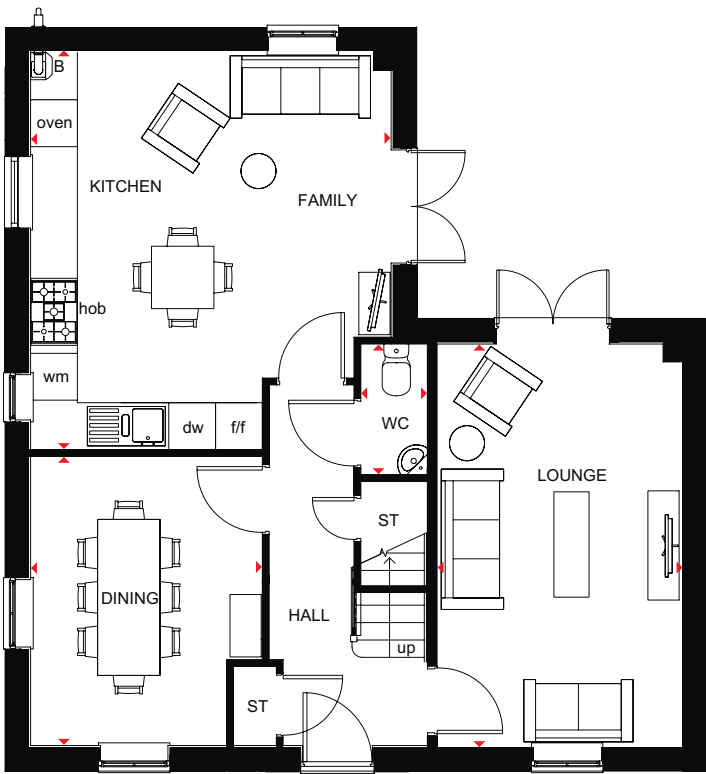
 - B Boiler
 - ST Store
 - wm Washing machine space
- f/f Fridge/freezer space
 - dw Dishwasher space
 - ◀▶ Dimension location

ADLINGTON

4 BEDROOM HOME



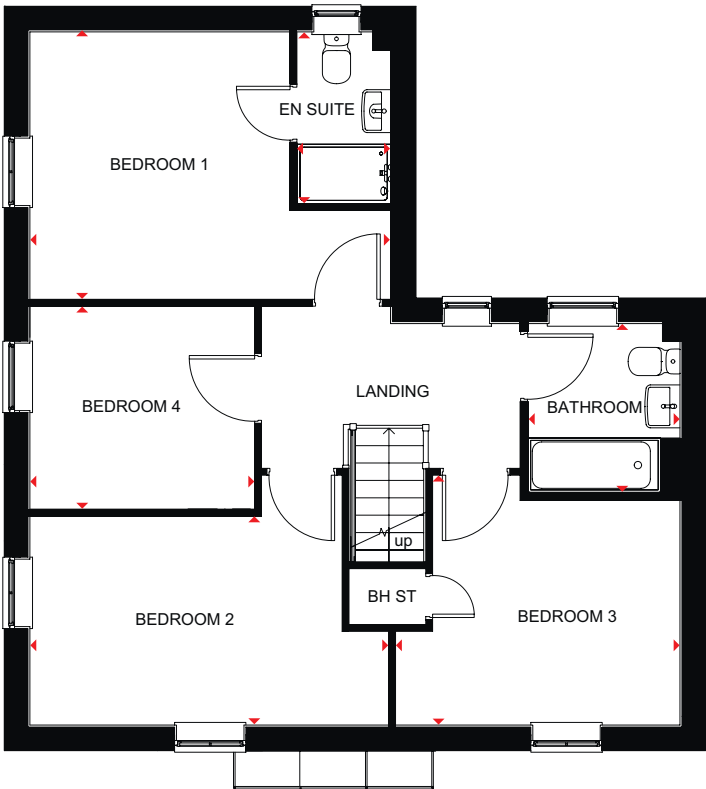
- This spacious home is an ideal hub for family living with a large fitted kitchen with an open-plan breakfast area
- French doors leading to the rear garden from both the kitchen and the separate lounge give a bright and airy feeling, and there is a separate dual-aspect dining room
- Upstairs are four bedrooms, and a family bathroom, bedroom 1 with an en suite



Ground Floor

Lounge	3100 x 5139 mm	10'2" x 16'9"
Kitchen/Family	4613 x 5090 mm	15'1" x 16'7"
Dining	3700 x 2972 mm	12'1" x 9'8"
WC	878 x 1688 mm	2'9" x 5'5"

(Approximate dimensions)



First Floor

Bedroom 1	3424 x 4613 mm	11'2" x 15'1"
En suite	1194 x 2171 mm	3'9" x 7'1"
Bedroom 2	4595 x 2675 mm	15'1" x 8'8"
Bedroom 3	3642 x 2874 mm	11'9" x 9'4"
Bedroom 4	2600 x 2876 mm	8'5" x 9'4"
Bathroom	2157 x 1940 mm	7'1" x 6'4"

(Approximate dimensions)

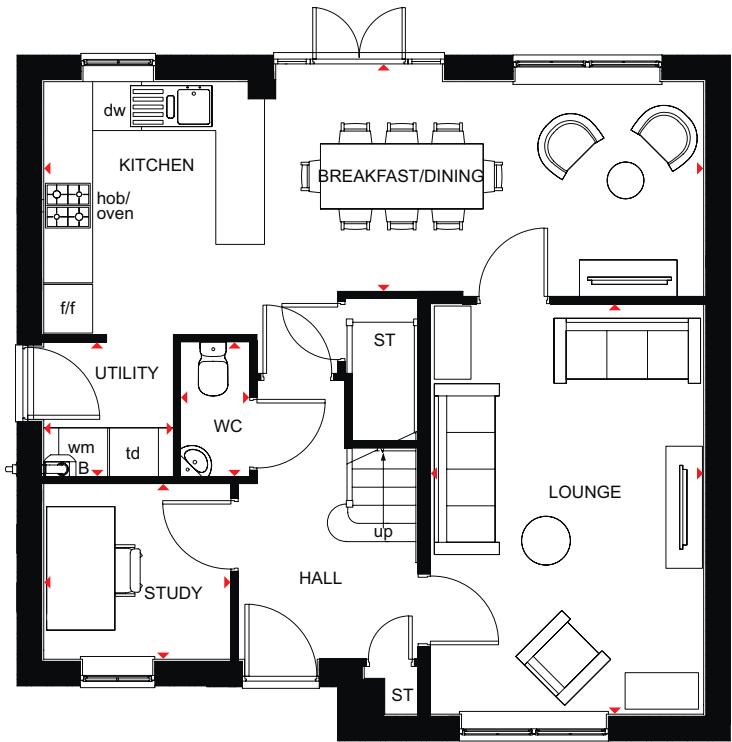
KEY	B	Boiler	wm	Washing machine space	◀▶	Dimension location
	ST	Store	f/f	Fridge/freezer space		
	BH ST	Bulkhead store	dw	Dishwasher space		

RADCLIFFE

4 BEDROOM HOME



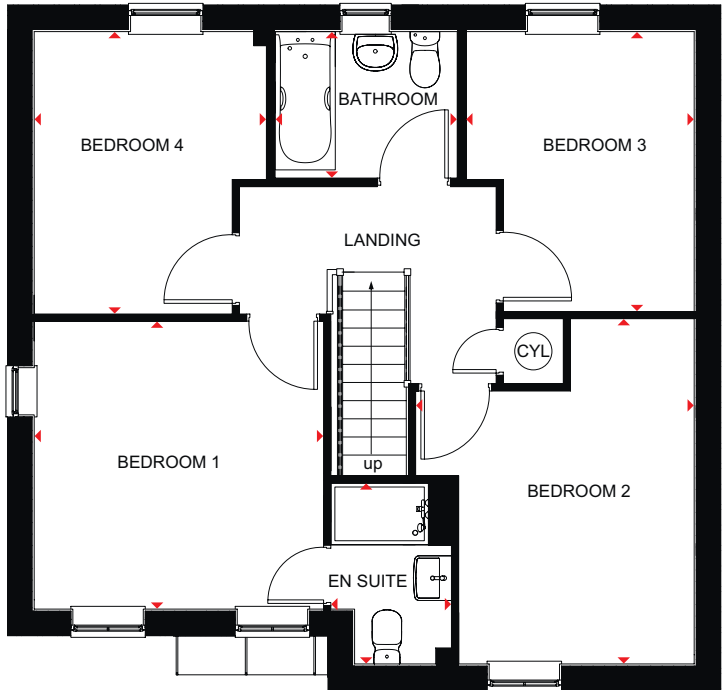
- A bright and airy family home
- The large open-plan kitchen has dining and family areas with French doors leading to the garden. There is also a separate utility area
- A spacious lounge and separate study are also on the ground floor
- Upstairs are four bedrooms and a family bathroom, bedroom 1 with an en suite shower room



Ground Floor

Kitchen/ Breakfast/ Dining	8100 x 3103 mm	26'6" x 10'2"
Study	2267 x 2152 mm	7'4" x 7'1"
Utility	1655 x 1553 mm	5'4" x 5'1"
Lounge	3351 x 5040 mm	10'10" x 16'5"
WC	1655 x 850 mm	5'4" x 2'8"

(Approximate dimensions)



First Floor

Bedroom 1	3551 x 3533 mm	11'7" x 11'6"
En suite	1483 x 2220 mm	4'9" x 7'3"
Bedroom 2	3416 x 4238 mm	11'2" x 13'9"
Bedroom 3	2800 x 3435 mm	9'2" x 11'3"
Bedroom 4	2848 x 3465 mm	9'3" x 11'4"
Bathroom	2238 x 1794 mm	7'3" x 5'9"

(Approximate dimensions)

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



5 GREAT REASONS TO BUY WITH BARRATT

1. 5 Stars for Customer Satisfaction

No other major national housebuilder** has been awarded a Home Builders Federation 5 Star Housebuilder accolade every year since 2010. All thanks to positive recommendations by our customers.

2. Building homes for over 5 decades

We've been established for over 5 decades and in that time have built over 300,000 new homes. Our commitment to quality and innovation is shown in the highest standards of design, construction, finish and the customer service we provide.

3. Award winners, time and time again

Our steadfast commitment to quality has ensured that for the tenth year in a row our site managers have picked up more awards than any other housebuilder, winning NHBC Pride in the Job awards for their workmanship and demonstrating our dedication and commitment to building homes of the very highest standard.

4. Creating places where you'll love to live both inside and out

Our light, open-plan properties are really adaptable – every room can suit a variety of lifestyles. Whether you want space for the kids to play or more room to entertain friends, our fantastic range of homes can give you that flexibility.

We also know our customers love green open spaces and we go to great lengths to maintain and enhance the local environment on our developments. In fact, we plant an average of 20 shrubs or trees for each home we build, creating a beautiful and sustainable environment to live in.

5. Our energy efficient homes could save you money

Every home we build is sustainable and energy efficient – minimising their impact on the environment, whilst reducing your energy costs too. Our homes could save you money by being 45% to 55% more energy efficient than a same sized older home – even after it's been modernised. As a result, you could save a staggering £1,312*** per year on your energy bill.

Find out more, talk to one of our Sales Advisers today.



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. Wayland Fields 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 house builder to be awarded this [key industry] award 11 years running. *Based on HBF star rating scheme from 2010 to 2019 derived from the NHBC national new homes survey at eight weeks (<https://www.hbf.co.uk/policy/policy-and-widerwork-program/customer-satisfaction-survey/#tabdownloads>) over 90% of Barratt Developments PLC group customers would recommend our brands to a friend. Barratt Development brands include Barratt London, Barratt Homes and David Wilson Homes. **Refers to the Barratt Developments PLC Group brands. ***Costs based upon the comparison of a new build four-bed detached house built to 2010 regulations vs. Victorian property (upgraded with modern-day improvements). An upgraded Victorian home means one which has the following improvements over original build specification: 200mm loft insulation, double glazing to half of all windows, a 72% efficient (non-condensing) gas boiler and insulated hot water cylinder. Source: Zero Carbon Hub and NHBC Foundation 2012. BDW004639/MAY24

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.



Nothing in this code affects any other rights the customer has by law and does not replace any legislation that applies to the new home. Customers do not have to make a complaint to the New Homes Ombudsman Service if they are not satisfied with a matter that is covered by the code. They may decide to take other action, such as through the civil courts or other ombudsman or regulator. 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. These 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 and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.

barratthomes.co.uk
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