

PINEWOOD PARK

Liverpool Road, Formby, Merseyside L37 6BR



A RANGE OF TWO, THREE AND FOUR BEDROOM 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.



BUYING A **NEW** HOME IS AN EXCITING JOURNEY

HERE ARE 5 REASONS WHY YOU SHOULD MOVE WITH BARRATT

1. Award winners, time and time again

Barratt customers are delighted with their new homes. In fact, more than 90% of them would recommend us to a friend. Their high praise has ensured that we've* been accredited with a 5 Star rating from the Home Builders Federation more times than any other national major housebuilder.

Our Site Managers have picked up more awards than any other housebuilder, winning NHBC Pride in the Job awards for quality workmanship and demonstrating our dedication and commitment to building homes of the very highest standard.

2. 10 years peace of mind

The NHBC warranty and insurance policy, known as Buildmark, is designed to give you peace of mind. Buildmark provides the following cover:

- Insolvency cover: If we become insolvent and are therefore unable to finish the construction of your home, NHBC may repay your deposit or any reasonable extra amount you have to pay for your home to be finished.
- Builder warranty period: For the first two years we are responsible for rectifying any defects covered by the warranty. The warranty is backed by NHBC's resolution service and guarantee.
- Insurance cover: In the eight years that follow the builder warranty period, NHBC provides insurance cover for damage caused by defects to certain parts of the home and also for contaminated land.

3. More choice, more style

When you've chosen the right home, you can get creative with additional finishes from our Choices^ range. You could have your home exactly the way you want it, when you choose your preferred flooring, furnishings, appliances, fixtures, fittings and much more. Choices is associated with the build stage of your home, so the earlier you reserve and start the process, the more options you can choose from, all fitted and waiting for you when you move in.

*We' and 'only' refer to the Barratt Developments Plc Group Brands.

†First 2 years covered by Builder Warranty and 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.

Choices^ range is subject to build stage and additional cost.

Some of the features shown may not be available with every Barratt home or on every Barratt Homes development. Please speak to a Sales Adviser for details of the features available on the home and development you are interested in.

*Source: GOV.UK. This figure represents the level of energy-efficiency of existing housing stock only (homes built up to 2007 when EPCs were introduced).

**Source: Water UK

^Indicative figures, based on research from Briary Energy, April 2022



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

Our light, open-plan homes 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. Our leading designers also factor real furniture sizes into their designs so your home won't be full of awkward nooks and crannies.

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

No matter how cold it is outside, you'll feel warm in a brand-new Barratt home. We use highly thermally efficient insulation and argon-filled double-glazing as standard, which allows the heat from the sun in whilst minimising heat loss. This means you could enjoy lower energy bills, whatever the weather. In fact, a brand-new home could be cheaper to run and save you thousands each year, compared to an updated Victorian equivalent^.

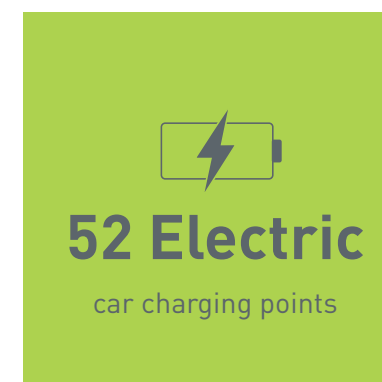
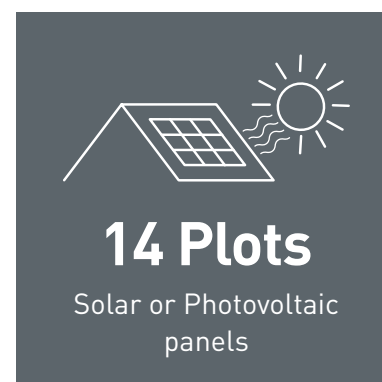
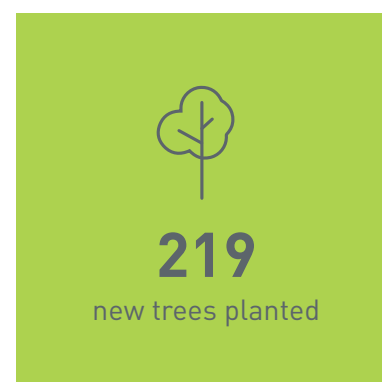
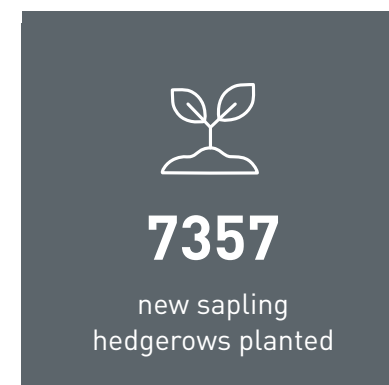
Find out more, talk to one of our Sales Advisers today.

CREATING A SUSTAINABLE COMMUNITY WHERE FAMILIES AND NATURE CAN THRIVE

At Barratt Homes, we do more than simply craft beautiful homes and desirable developments.

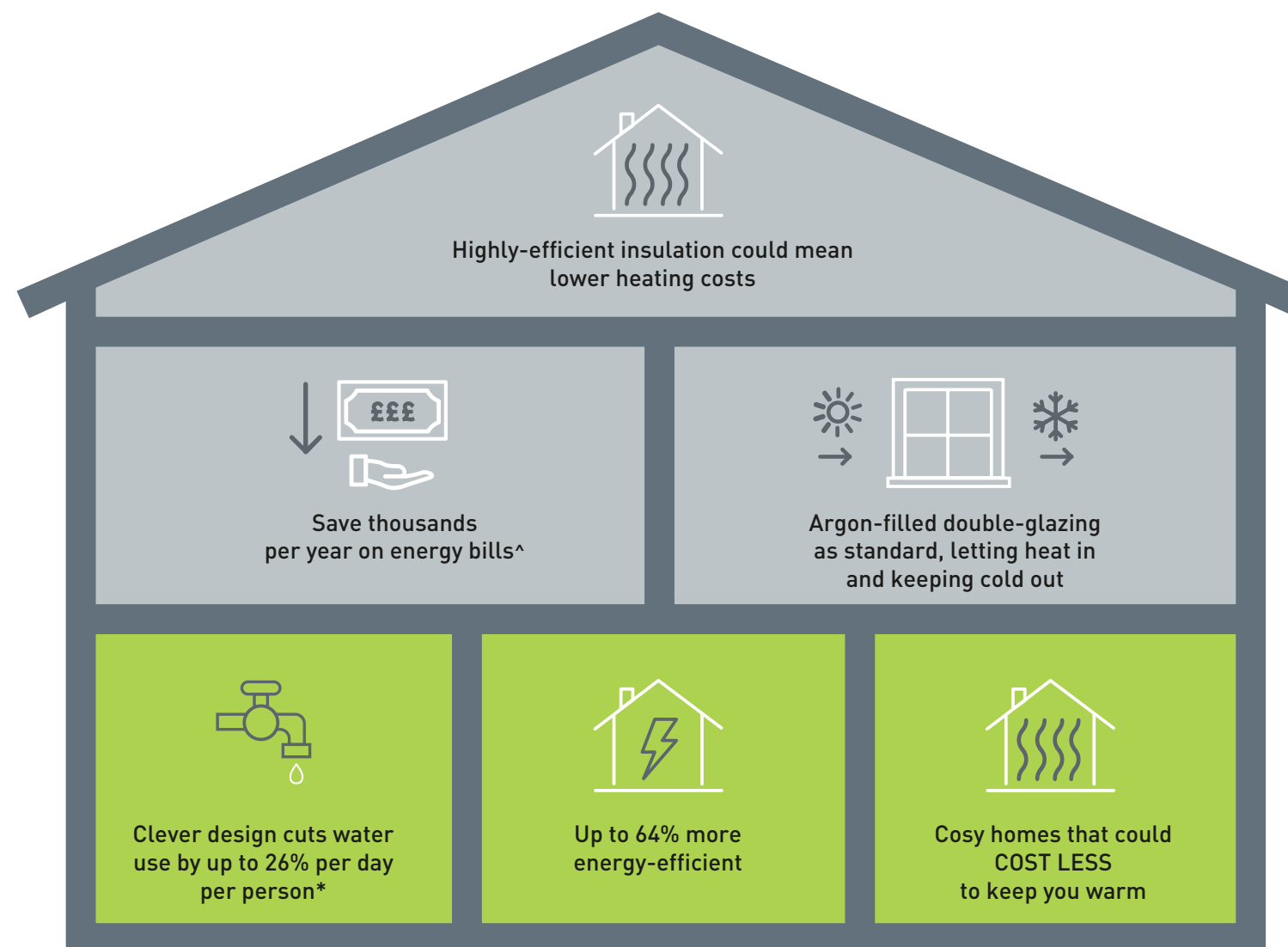
We design and build great places that meet the highest standards, and that promote sustainable, healthy and happy living for our customers.

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 July 2023.

*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.

PINEWOOD PARK, FORMBY

Liverpool Road, Formby, Merseyside L37 6BR

KEY

- Alderney 4 bedroom home
- Tamerton 4 bedroom home
- Tewksbury 4 bedroom home
- Kingsville 3/4 bedroom home
- Brentford 3 bedroom home
- Stambourne 3 bedroom home
- Norbury 3 bedroom home
- Eskdale 3 bedroom home
- Birchmoor 3 bedroom home
- Ashmoor 3 bedroom home
- Oakmoor 3 bedroom home
- Richmond 2 bedroom home
- Roseberry 2 bedroom home
- Affordable homes



House Sparrow
Nesting Terrace



House Martin Nest Box



Blue Tit Box



Starling Box



Robin Box



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

barratthomes.co.uk



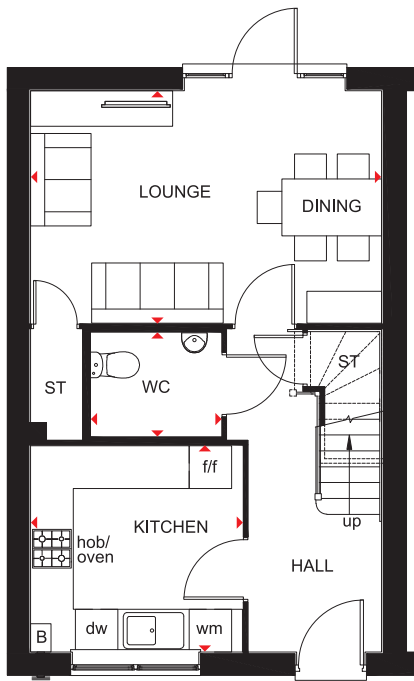
ASHMOOR

THE CLASSIC
COLLECTION

3 BEDROOM HOME



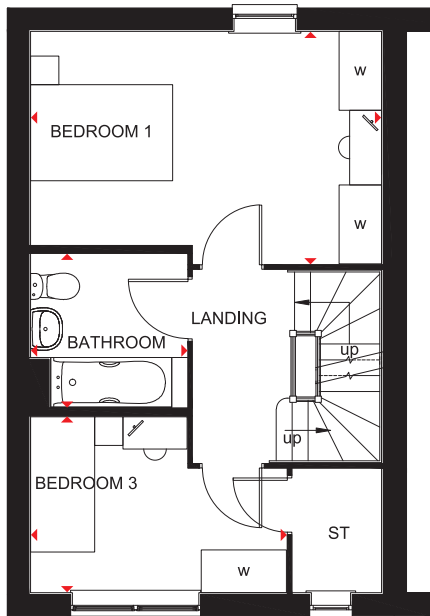
- Flexible three bedroom home, designed over three floors
- Open-plan lounge and dining area with access to the rear garden
- Front-aspect, stylish fitted kitchen
- One double bedroom, single bedroom and a family bathroom make up the first floor
- A further twin bedroom with storage space covers the second floor



Ground Floor

Lounge/Dining	3266 x 4936mm	10'9" x 16'2"
Kitchen	2900 x 2980mm	9'6" x 9'9"
WC	1502 x 1838mm	4'11" x 6'0"

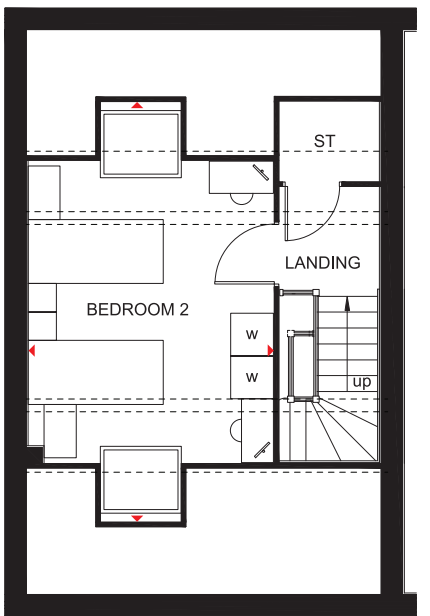
(Approximate dimensions)



First Floor

Bedroom 1	3266 x 4936mm	10'9" x 16'2"
Bedroom 3	2478 x 3610mm	8'2" x 11'10"
Bathroom	2145 x 2205mm	7'0" x 7'3"

(Approximate dimensions)



Second Floor

Bedroom 2	4232* x 3446*mm	13'11"* x 11'4"*
-----------	-----------------	------------------

(Approximate dimensions)

*Overall floor dimension includes lower ceiling areas.

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

barratthomes.co.uk



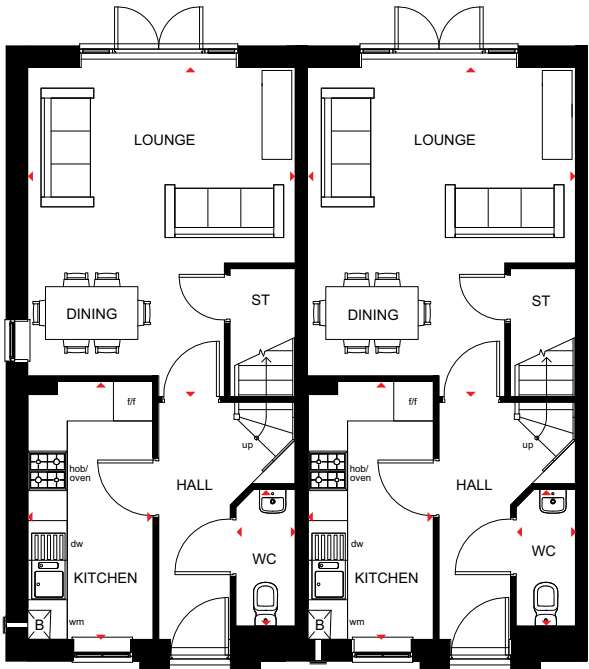
NORBURY

THE CLASSIC
COLLECTION

3 BEDROOM TERRACED HOME



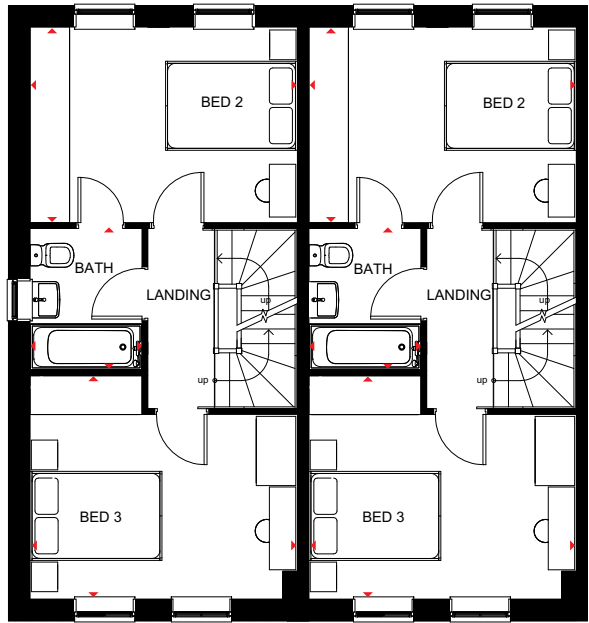
- Spacious 2½ storey, three bedroom home featuring open-plan lounge/dining room with French doors opening onto the rear garden
- Stylish kitchen comes with quality units and appliances in a range of finishes
- First floor has two double bedrooms and dual-access family bathroom
- The impressive master bedroom is located on the second floor and features dressing area and en suite shower room



Ground Floor

Lounge/Dining	4675 x 4056mm	15'4" x 13'4"
Kitchen	3910 x 1900mm	12'10" x 6'3"
WC	2072 x 897mm	6'10" x 2'11"

(Approximate dimensions)



First Floor

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

(Approximate dimensions)



Second Floor

Bedroom 1	5789 x 4056mm	19'0" x 13'4"
Dressing Area	2885 x 2573mm	9'6" x 8'5"
En Suite	2524 x 1395mm	8'3" x 4'7"

(Approximate dimensions)

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

barratthomes.co.uk



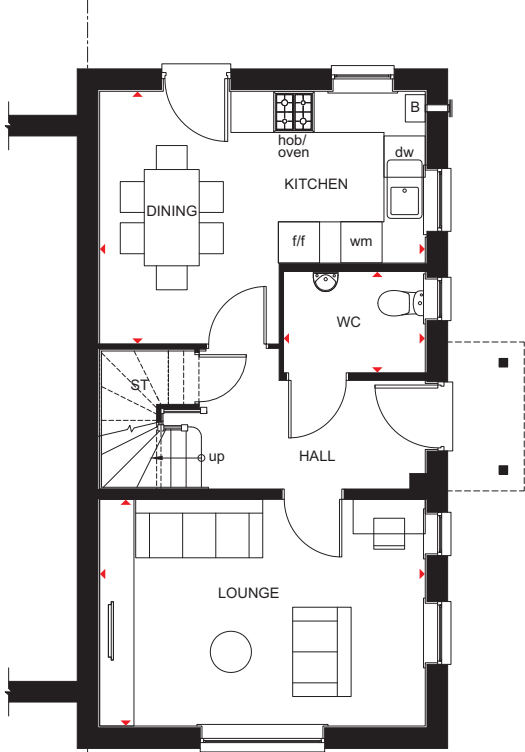
OAKMOOR

THE CLASSIC
COLLECTION

3 BEDROOM HOME



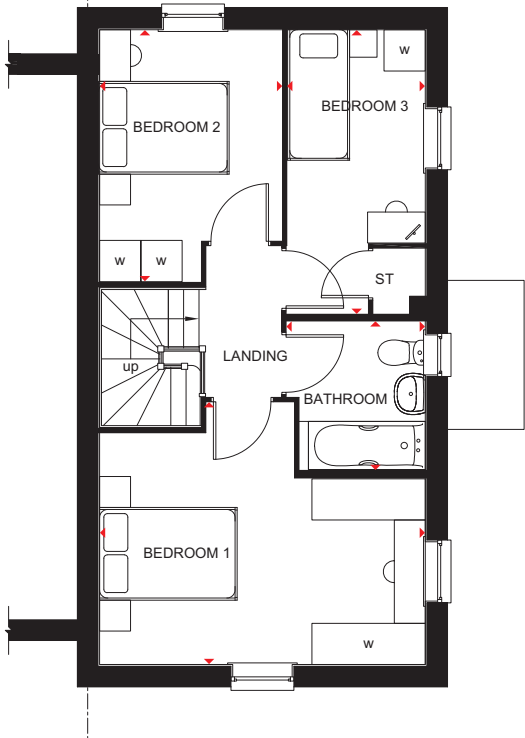
- Open-plan kitchen/dining space ideal for family meal times and entertaining friends
- The cosy lounge provides a relaxing space to unwind after a long day
- Two double bedrooms and one single bedrooms with good storage
- Modern family bathroom suite



Ground Floor

Lounge	3300 x 4738mm	10'10" x 15'7"
Kitchen/Dining	3661 x 4738mm	12'0" x 15'7"
WC	1450 x 2055mm	4'9" x 6'9"

(Approximate dimensions)



First Floor

Bedroom 1	3813 x 4738mm	12'6" x 15'7"
Bedroom 2	3661 x 2651mm	12'0" x 8'8"
Bedroom 3	4143 x 1999mm	13'7" x 6'7"
Bathroom	2150 x 1999mm	7'1" x 6'7"

(Approximate dimensions)

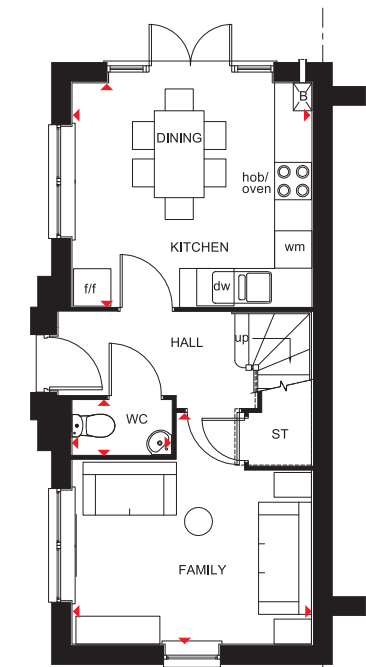
KEY	B	Boiler	f/f	Fridge/freezer space	Dimension location
	ST	Store	dw	Dishwasher space	
	wm	Washing machine space	w	Wardrobe space	

BRENTFORD

3 BEDROOM END-TERRACED HOME



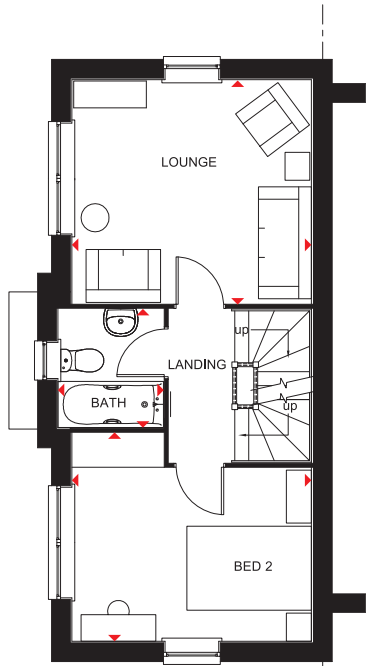
- Bright family home designed over three storeys
- Open-plan kitchen with dining area and French doors to the garden, and a separate family room are on the ground floor
- The first floor has a dual-aspect lounge, one double bedroom and the family bathroom
- Two double bedrooms, the master with dual-access en suite, are on the top floor



Ground Floor

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

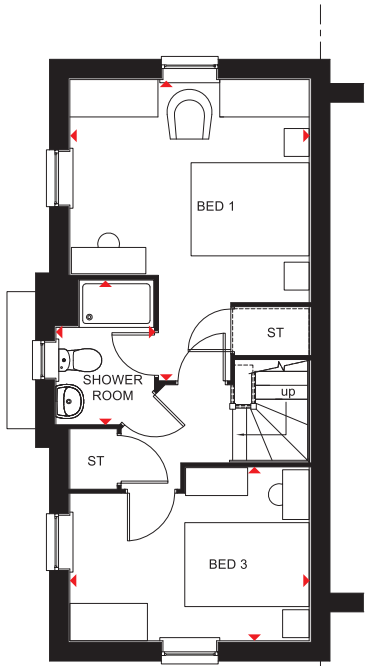
(Approximate dimensions)



First Floor

Lounge	3860 x 3597mm	12'8" x 11'10"
Bedroom 2	3860 x 3311mm	12'8" x 10'10"
Bathroom	1867 x 1701mm	6'2" x 5'7"

(Approximate dimensions)



Second Floor

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

(Approximate dimensions)

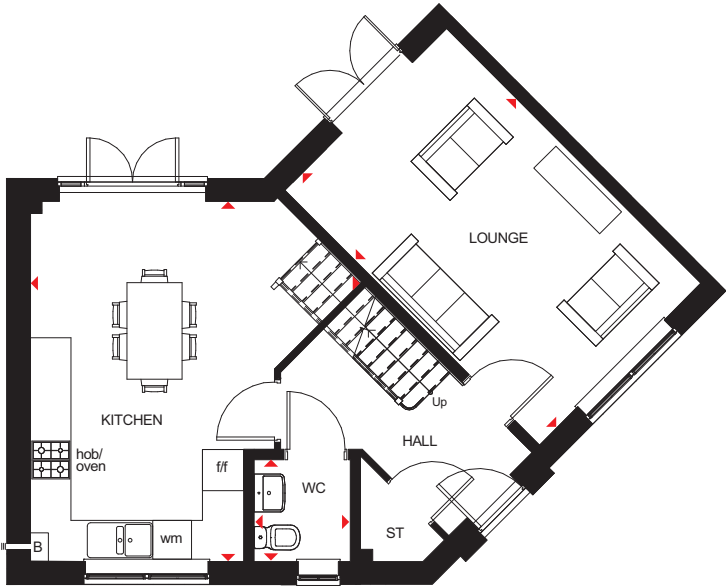
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◄►	Dimension location

ESKDALE

3 BEDROOM DETACHED HOME



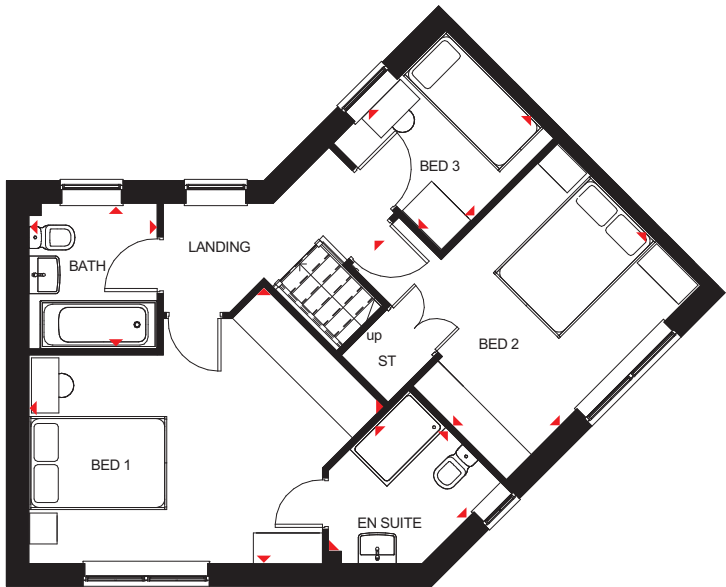
- Natural light floods into this home via oversized windows and two sets of French doors leading to the rear garden
- A large open-plan kitchen and dining area creates a great hub for the family, while the dual-aspect lounge provides room to entertain
- Upstairs are two spacious double bedrooms, the master with en suite, a single bedroom and family bathroom



Ground Floor

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

(Approximate dimensions)



First Floor

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

(Approximate dimensions)

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

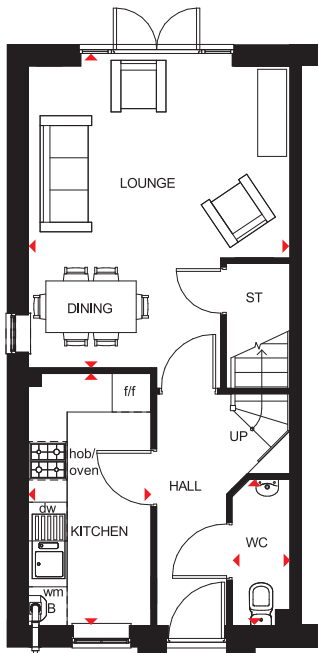
STAMBOURNE

THE CLASSIC
COLLECTION

3 BEDROOM HOME



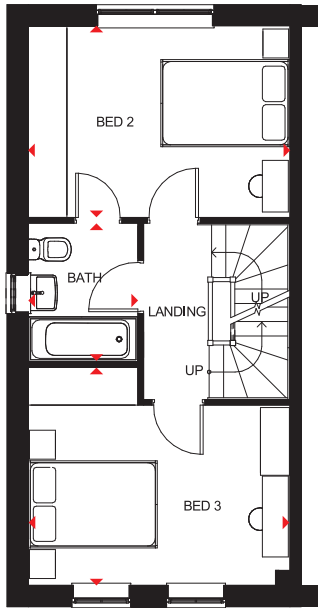
- Designed over three floors this attractive home is bright and airy
- The spacious lounge with dining area opens onto the rear garden, while the fitted kitchen is at the front
- Upstairs are two double bedrooms and a family bathroom on the first floor, while a generous master bedroom with dressing area and en suite spreads across the entire second floor



Ground Floor

Lounge/Dining	4056 x 4996mm	13'4" x 16'5"
Kitchen	1901 x 3908mm	6'3" x 12'10"
WC	897 x 2268mm	2'11" x 7'5"

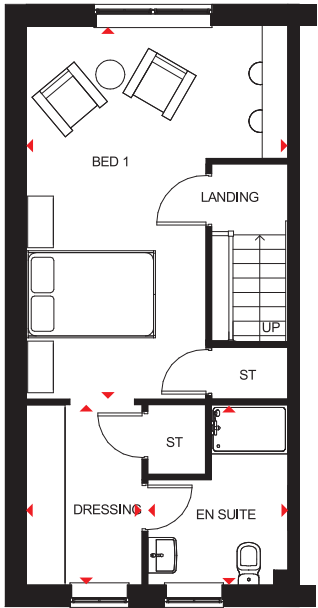
(Approximate dimensions)



First Floor

Bedroom 2	2970 x 4056mm	9'9" x 13'4"
Bedroom 3	3381 x 4056mm	11'1" x 13'4"
Bathroom	1699 x 2146mm	5'7" x 7'0"

(Approximate dimensions)



Second Floor

Bedroom 1	4056 x 5792mm	13'4" x 19'0"
En suite	2174 x 2794mm	7'2" x 9'2"
Dressing area	1795 x 2794mm	5'11" x 9'2"

(Approximate dimensions)

KEY B Boiler
ST Store
wm Washing machine space

f/f Fridge/freezer space
dw Dishwasher space
◀▶ Dimension location

barratthomes.co.uk

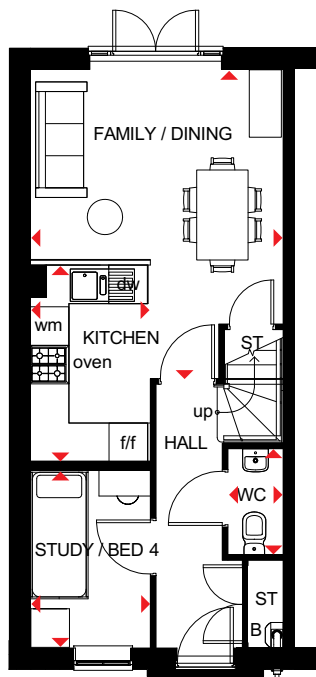


IMPORTANT NOTICE: [Computer Generated] Images are for illustrative purposes only. Individual features such as windows, brick and other materials' colours may vary, as may heating and electrical layouts. Floor plans are intended to give a general indication of the proposed floor layout only. The dimensions are accurate to within +or- 50mm. Dimensions should not be used for carpet sizes, appliance spaces or items of furniture. Please ask our sales adviser for details of the treatments specified for individual plots. [Computer Generated] Images and dimensions are not intended to form part of any contract or warranty. Furniture and landscaping is shown for illustrative purposes only.

4 BEDROOM TERRACED HOME



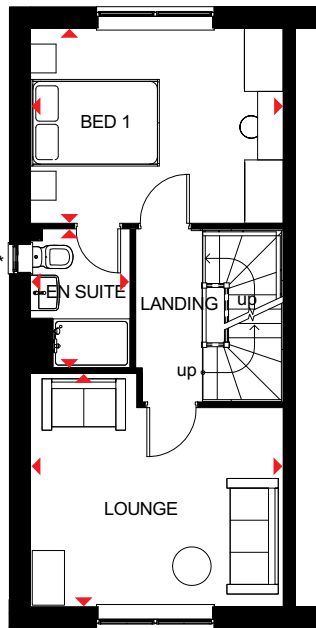
- An ideal family home designed over three floors
- A generous open-plan kitchen with dining and family areas, and a fourth bedroom/study are on the ground floor
- On the first floor oversized windows fill the lounge and master bedroom with light, giving them a bright and airy feeling
- Upstairs there is a further double bedroom, a single bedroom and a family bathroom



Ground Floor

Family/Dining	3936 x 4820mm	12'11" x 15'10"
Kitchen	1866 x 3060mm	6'1" x 10'0"
Study/Bed 4	1866 x 2749mm	6'1" x 9'0"
WC	861 x 1649mm	2'10" x 5'5"

(Approximate dimensions)

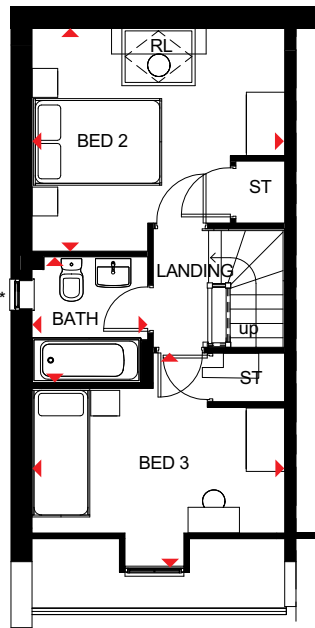


First Floor

Lounge	3936 x 3630mm	12'11" x 11'11"
Bedroom 1	3936 x 3042mm	12'11" x 10'0"
En Suite	1551 x 2163mm	5'1" x 7'1"

(Approximate dimensions)

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



Second Floor

Bedroom 2	3936 x 3508mm	12'11" x 11'6"
Bedroom 3	3936 x 3325mm	12'11" x 10'11"
Bathroom	1799 x 1963mm	5'11" x 6'5"

(Approximate dimensions)

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

KEY

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

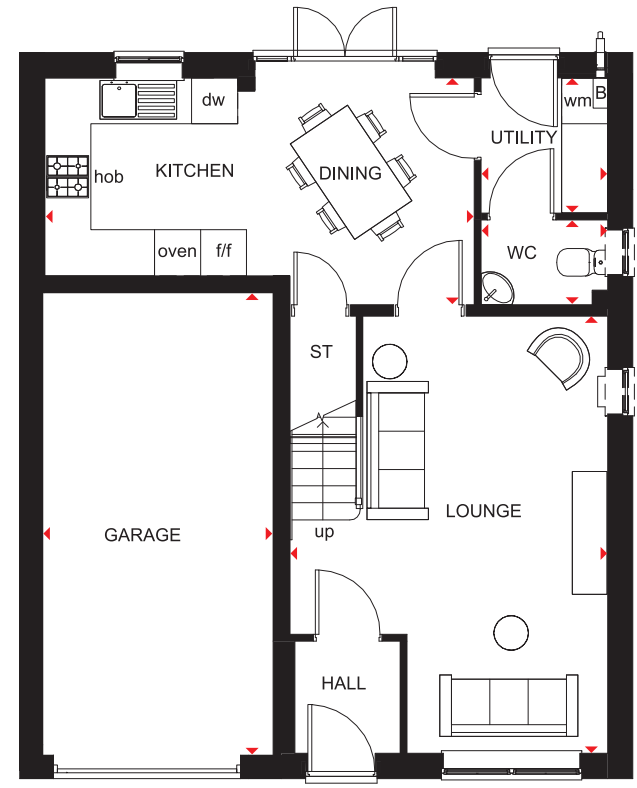
TEWKESBURY

THE CLASSIC
COLLECTION

4 BEDROOM DETACHED HOME



- Spacious and practical family home designed for modern living
- Flexible, open-plan kitchen with dining area and access to the rear garden, and a separate utility room
- Generous lounge provides room for all the family to relax in, while an integral garage adds security and convenience
- First floor comprises two double bedrooms, the master with en suite, two single bedrooms and a family bathroom

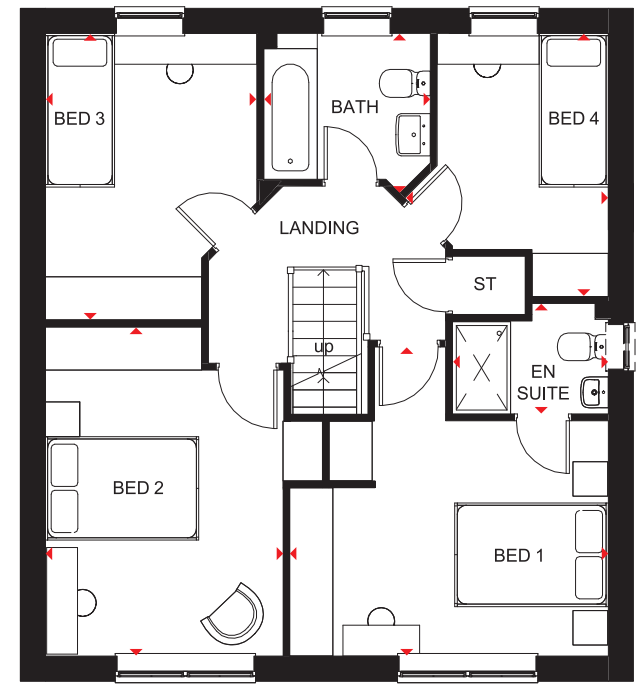


Ground Floor

Kitchen/Dining	5595 x 2955mm	18'4" x 9'8"
Utility	1652 x 1764mm	5'5" x 5'9"
Lounge	5694 x 4139mm	18'8" x 13'7"
WC	1104 x 1652mm	3'7" x 5'5"
Garage	3000 x 6025mm	9'10" x 19'9"

(Approximate dimensions)

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



First Floor

Bedroom 1	4139 x 4027mm	13'7" x 13'3"
En Suite	1438 x 2032mm	4'9" x 6'8"
Bedroom 2	3107 x 4290mm	10'2" x 14'1"
Bedroom 3	2753 x 3733mm	9'0" x 12'3"
Bedroom 4	2654 x 3430mm	8'8" x 11'3"
Bathroom	2084 x 2173mm	6'10" x 7'2"

(Approximate dimensions)

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

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

barratthomes.co.uk



IMPORTANT NOTICE: [Computer Generated] Images are for illustrative purposes only. Individual features such as windows, brick and other materials' colours may vary, as may heating and electrical layouts. Floor plans are intended to give a general indication of the proposed floor layout only. The dimensions are accurate to within +or- 50mm. Dimensions should not be used for carpet sizes, appliance spaces or items of furniture. Please ask our sales adviser for details of the treatments specified for individual plots. [Computer Generated] Images and dimensions are not intended to form part of any contract or warranty. Furniture and landscaping is shown for illustrative purposes only.

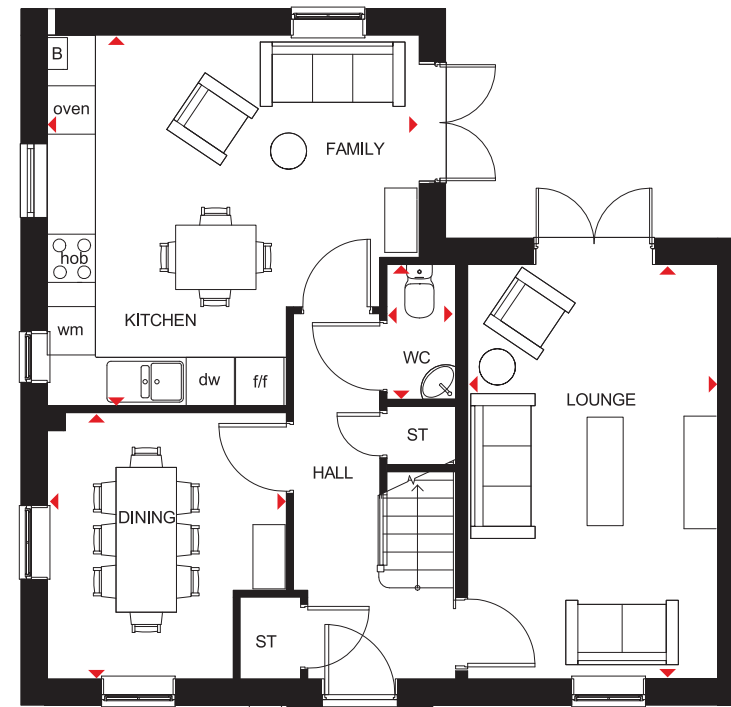
ALDERNEY

THE CLASSIC
COLLECTION

4 BEDROOM DETACHED HOME



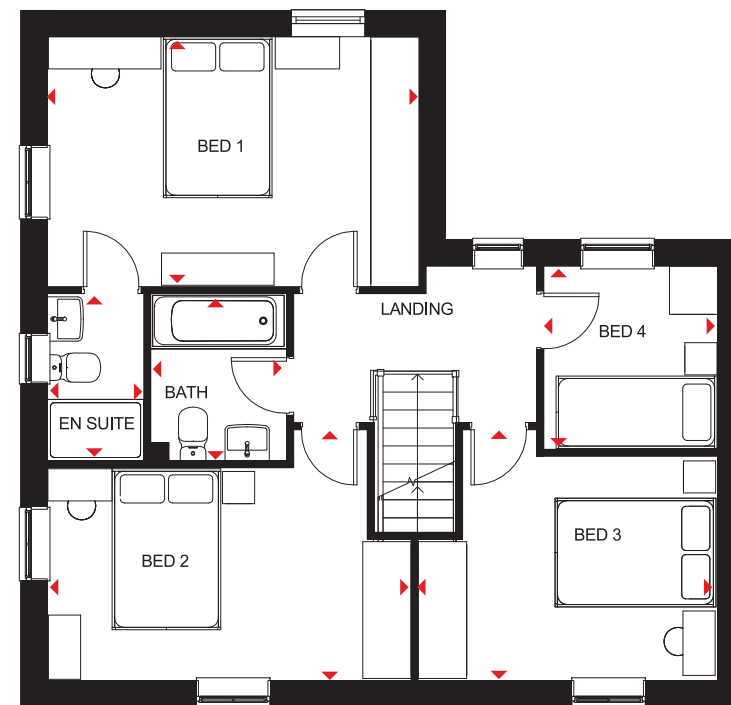
- A large fitted kitchen with family and breakfast areas provides this spacious home with the ideal hub for all the family
- French doors leading to the rear garden from both the kitchen and the separate lounge give it a bright and airy feeling, and there is a separate dining room with dual-aspect windows
- Upstairs are three double bedrooms, the main bedroom with en suite, a single bedroom and a family bathroom



Ground Floor

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

(Approximate dimensions)



First Floor

Bedroom 1	4623 x 3104mm	15'2" x 10'2"
En Suite	2075 x 1191mm	6'10" x 3'11"
Bedroom 2	4523 x 3115mm	14'10" x 10'3"
Bedroom 3	3724 x 3115mm	12'3" x 10'3"
Bedroom 4	2275 x 2163mm	7'6" x 7'1"
Bathroom	2075 x 1697mm	6'10" x 5'7"

(Approximate dimensions)

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

barratthomes.co.uk



IMPORTANT NOTICE: [Computer Generated] Images are for illustrative purposes only. Individual features such as windows, brick and other materials' colours may vary, as may heating and electrical layouts. Floor plans are intended to give a general indication of the proposed floor layout only. The dimensions are accurate to within +or- 50mm. Dimensions should not be used for carpet sizes, appliance spaces or items of furniture. Please ask our sales adviser for details of the treatments specified for individual plots. [Computer Generated] Images and dimensions are not intended to form part of any contract or warranty. Furniture and landscaping is shown for illustrative purposes only.

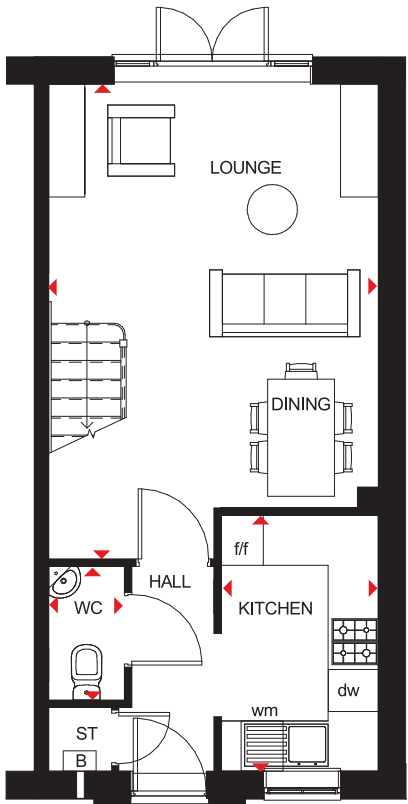
RICHMOND

THE CLASSIC
COLLECTION

2 BEDROOM HOME



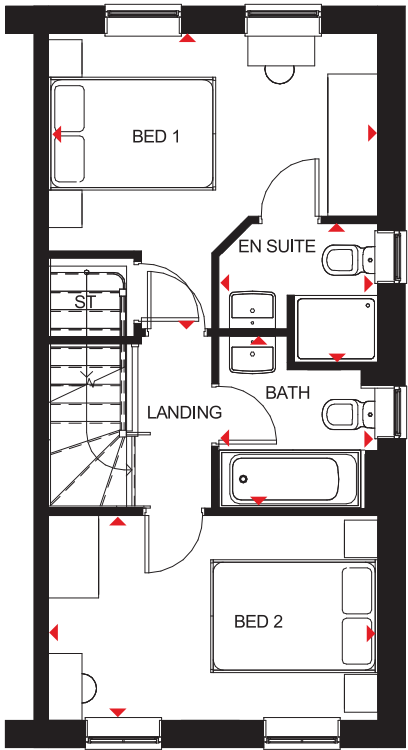
- Natural light floods through oversized windows in this two bedroom home
- A spacious open-plan lounge and dining area and a fully fitted kitchen create a great place for modern living
- On the first floor are two double bedrooms, the master with en suite, and a family bathroom



Ground Floor

Lounge/Dining	5681 x 3943mm	18'8" x 12'11"
Kitchen	3063 x 1880mm	10'1" x 6'2"
WC	1600 x 904mm	5'3" x 3'0"

(Approximate dimensions)



First Floor

Bedroom 1	3534 x 3943mm	11'7" x 12'11"
En Suite	1660 x 1901mm	5'5" x 6'3"
Bedroom 2	3943 x 2452mm	12'11" x 8'1"
Bathroom	2059 x 1901mm	6'9" x 6'3"

(Approximate dimensions)

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

KEY ST Store
B Boiler
wm Washing machine space

f/f Fridge/freezer space
dw Dishwasher space
◀▶ Dimension location

barratthomes.co.uk



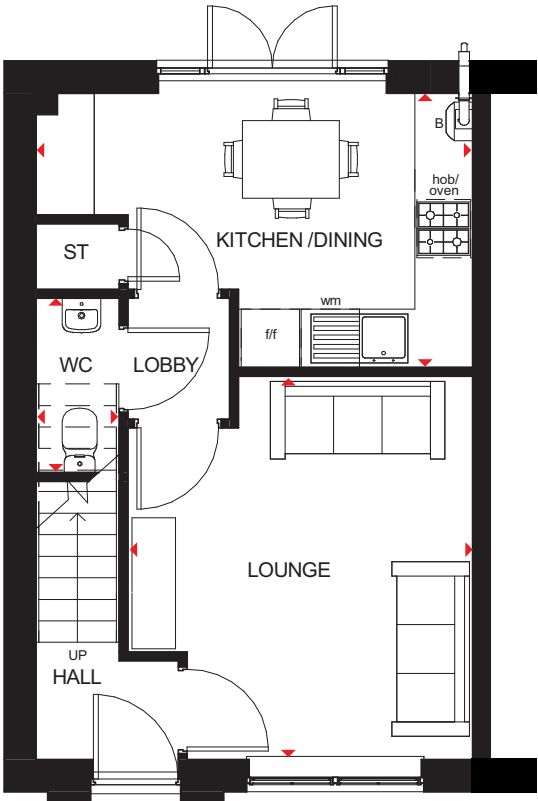
ROSEBERRY

THE CLASSIC
COLLECTION

2 BEDROOM HOME



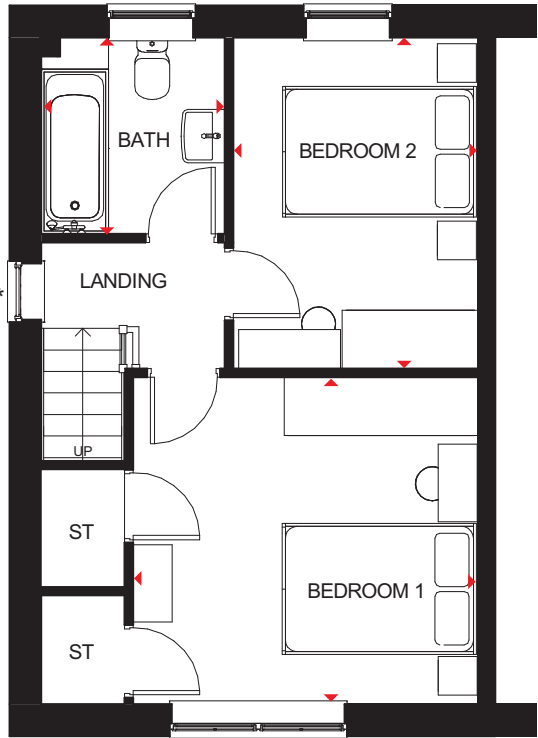
- Light fills this home through oversized windows, giving it a bright and airy feeling
- Downstairs has a fitted kitchen with dining area and French doors that lead onto the rear garden, a separate lounge, storage and a cloakroom
- Upstairs are two double-sized bedrooms and a bathroom. The larger bedroom has plenty of built-in storage space



Ground Floor

Lounge	3557 x 3958mm	11'8" x 13'0"
Kitchen/Dining	4505 x 2828mm	14'9" x 9'3"
WC	860 x 1800mm	2'10" x 5'11"

(Approximate dimensions)



First Floor

Bedroom 1	3557 x 3373mm	11'8" x 11'1"
Bedroom 2	2524 x 3413mm	8'3" x 11'2"
Bathroom	1893 x 2023mm	6'3" x 6'8"

(Approximate dimensions)

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

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

www.barratthomes.co.uk

Contact the development on 0333 3558 474

