

BEESTON QUARTER

TECHNOLOGY DRIVE, BEESTON, NOTTINGHAM NG9 1LA



2 BEDROOM APARTMENTS AND 2, 3, 4 AND 6 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

NEW HOMES IN BEESTON FROM BRITAIN'S LEADING HOUSEBUILDER

Beeston Quarter will be a development of 2 bedroom apartments and 2, 3, 4 and 6 bedroom homes situated in an ideal location just a few miles outside of Nottingham. With plenty of great local amenities and green open space to enjoy, this development will be ideal for both first-time buyers and families alike.

Beeston Quarter offers excellent road links to the A52, A453 and the M1. Residents will also benefit from fantastic public transport links with Beeston train station just 5 minute walk from the development, plus regular tram and bus connections. The development will become part of a thriving community with a number of Ofsted-rated 'Good' schools and The University of Nottingham nearby. Enjoy plenty of social occasions in the many cafés, bars and restaurants, or take a trip into nearby Nottingham.





LOCAL AREA

DISCOVER BEESTON

Offering a great semi-rural lifestyle, Beeston Quarter is in the ideal location for both urban dwellers and outdoor adventurers. Enjoy the best of both worlds with plenty of local countryside to explore, while also being within easy reach of all the amenities of Beeston town centre and the city of Nottingham.

OUT AND ABOUT

THERE'S PLENTY TO SEE AND DO

ON YOUR DOORSTEP

No matter what kind of shopper you are, Beeston can offer the perfect place for some retail therapy. For your big weekly shops, supermarkets are on your doorstep, while the town provides shoppers with everything from small independent shops, to high street stores. If you're someone who likes to "shop 'til you drop", Beeston station is just a few minutes' walk from your new home with direct trains into Nottingham for the INTU shopping centre and big-brand outlets.

OUT WITH THE FAMILY

You and your family can enjoy plenty of great days out just a short drive from your new home. If the sun is out, why not grab your walking boots, take a picnic and explore your local countryside, including Attenborough Nature Reserve and Beeston Marina. For a fun and educational experience, Nottingham is home to plenty of museums such as the Galleries of Justice and the City of Caves. Take a tour around the castle, visit the famous Wollaton Hall or experience some adventure at the National Watersports Centre. If you enjoy sports, there are plenty of local teams to cheer on including cricket, football and ice hockey clubs.

FUN WITH FRIENDS

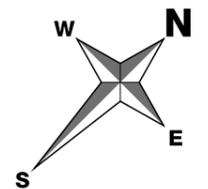
Enjoy socialising with friends in the many cafés and restaurants that are just a stone's throw away from your new home. At the end of a long week, there's no better way to unwind than in the bars that Beeston town centre has to offer. If you fancy going further afield, take a short trip into Nottingham where you can sample the city's nightlife.



BEESTON QUARTER

DEVELOPMENT LAYOUT

-  Ambersham 2 bedroom apartment
-  Maldon 2 bedroom apartment
-  Denford 2 bedroom home
-  Kenley 2 bedroom home
-  Ellerton 3 bedroom home
-  Maidstone 3 bedroom home
-  Moresby 3 bedroom home
-  Denby 3 bedroom home
-  Derwent 3 bedroom home
-  Haversham 3 bedroom home
-  Lutterworth 3 bedroom home
-  Brentford 3 bedroom home
-  Kingsville 4 bedroom home
-  Windermere 4 bedroom home
-  Kingsley 4 bedroom home
-  Ripon 4 bedroom home
-  Hesketh 4 bedroom home
-  Almouth 4 bedroom home
-  Fircroft 6 bedroom home
-  Show Home  Swift Brick
-  Sales Centre
-  Visitor Parking Space
-  Bin Collection Point
-  Substation  Bin Store



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0333 355 8472



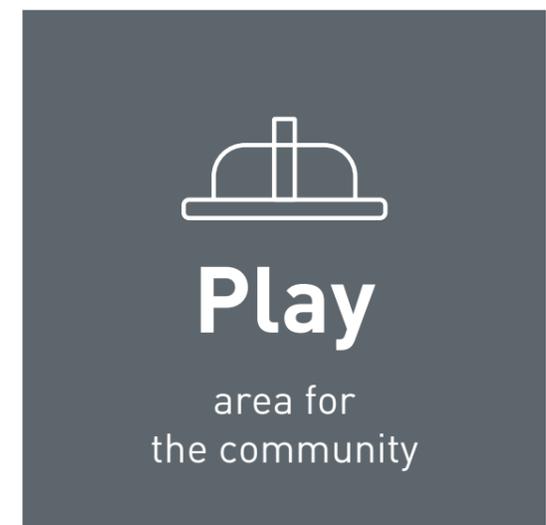
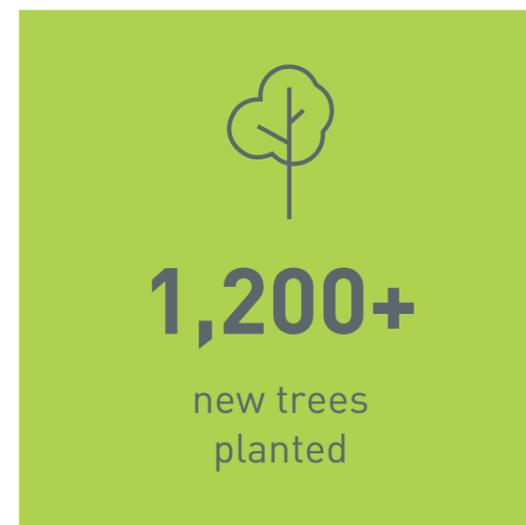
IMPORTANT INFORMATION: Images and site layout are intended for illustrative purposes only and should be treated as general guidance only. Site layout including parking arrangements, social/affordable housing, community buildings, play areas and public open spaces may change to reflect changes in the planning permission for the development. Please speak to your solicitor to whom full details of any planning consents including layout plans will be available. Site layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Beeston Quarter is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

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.



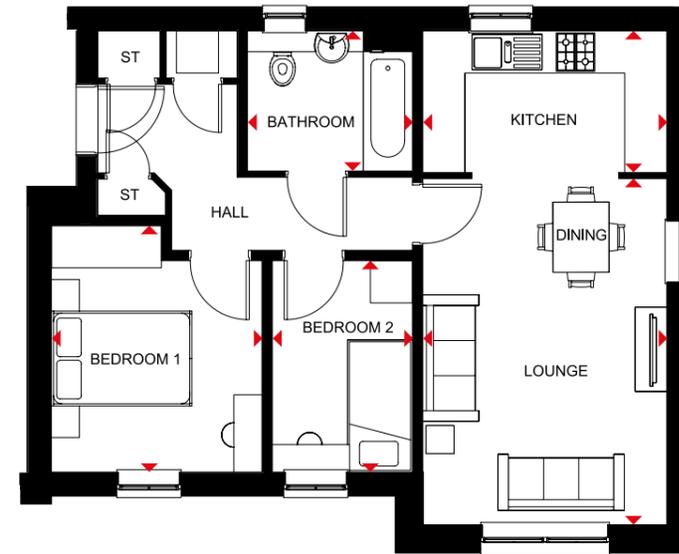
AMBERSHAM

2 BEDROOM APARTMENT



- Two bedroom apartment designed for practical modern living, making it ideal for first-time buyers and downsizers
- Open-plan kitchen flows into the dining and lounge area, great for entertaining
- The Ambersham has a double bedroom and a bright, airy single bedroom
- Completing this home is a fully fitted bathroom and allocated parking

AMBERSHAM - PLOTS 273 AND 295 GROUND FLOOR

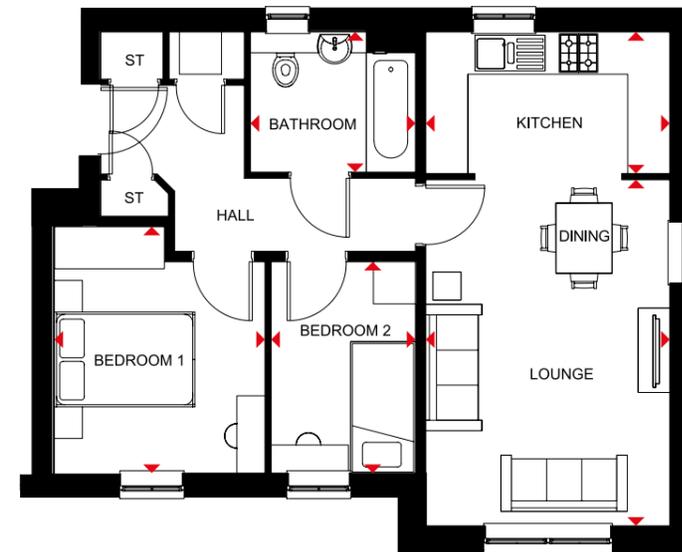


Ambersham - Plots 273 & 295 (Ground Floor)

Lounge/Dining	3475 x 4927mm	11'4" x 16'1"
Kitchen	3475 x 2015mm	11'4" x 6'7"
Bedroom 1	3000 x 3508mm	9'10" x 11'6"
Bedroom 2	1995 x 3009mm	6'6" x 9'10"
Bathroom	2350 x 1995mm	7'8" x 6'6"

(Approximate dimensions)

AMBERSHAM - PLOTS 275 AND 297 FIRST FLOOR
PLOTS 277 AND 299 SECOND FLOOR



**Ambersham -
Plots 275 & 297 (First Floor),
277 & 299 (Second Floor)**

Lounge/Dining	3475 x 4927mm	11'4" x 16'1"
Kitchen	3475 x 2015mm	11'4" x 6'7"
Bedroom 1	2997 x 3508mm	9'9" x 11'6"
Bedroom 2	2055 x 3009mm	6'8" x 9'10"
Bathroom	2350 x 1995mm	7'8" x 6'6"

(Approximate dimensions)

KEY ST Store
◄► Dimension location

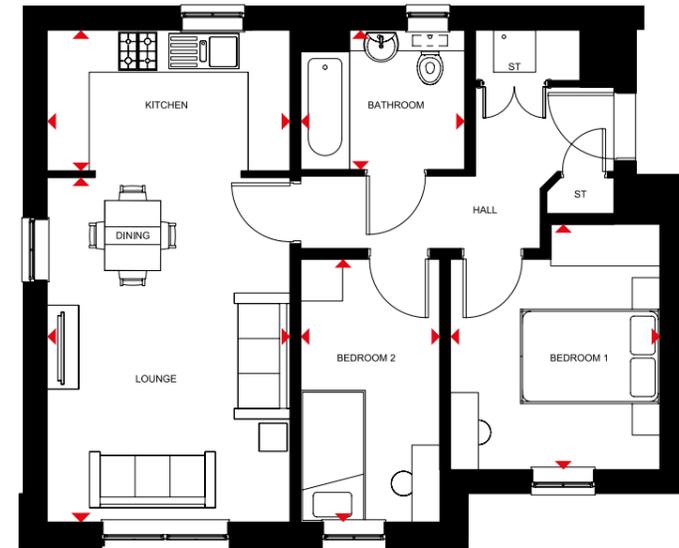
AMBERSHAM

2 BEDROOM APARTMENT



- Two bedroom apartment designed for practical modern living, making it ideal for first-time buyers and downsizers
- Open-plan kitchen flows into the dining and lounge area, great for entertaining
- The Ambersham has a double bedroom and a bright, airy single bedroom
- Completing this home is a fully fitted bathroom and allocated parking

Ambersham
278 & 286 - Ground Floor

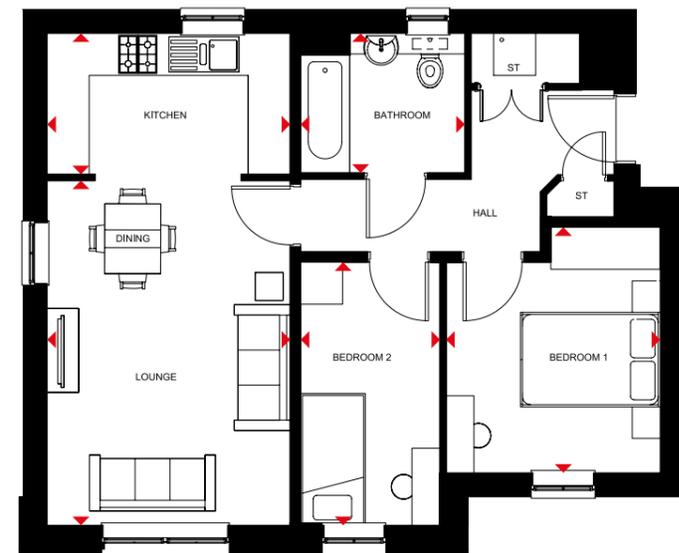


Ambersham - Plots 278 & 286 (Ground Floor)

Lounge/Dining	3475 x 4927mm	11'4" x 16'1"
Kitchen	3475 x 2015mm	11'4" x 6'7"
Bedroom 1	3000 x 3508mm	9'10" x 11'6"
Bedroom 2	1995 x 3759mm	6'6" x 12'3"
Bathroom	2350 x 1995mm	7'8" x 6'6"

(Approximate dimensions)

Ambersham
280 & 288 - First Floor
282 & 290 - Second Floor
284 & 292 - Third Floor



**Ambersham - Plots 280 & 288 (First Floor)
Plots 282 & 290 (Second Floor)
Plots 284 & 292 (Third Floor)**

Lounge/Dining	3475 x 4927mm	11'4" x 16'1"
Kitchen	3475 x 2015mm	11'4" x 6'7"
Bedroom 1	3063 x 3508mm	10'0" x 11'6"
Bedroom 2	1992 x 3759mm	6'6" x 12'3"
Bathroom	2350 x 1995mm	7'8" x 6'6"

(Approximate dimensions)

KEY ST Store
◄► Dimension location

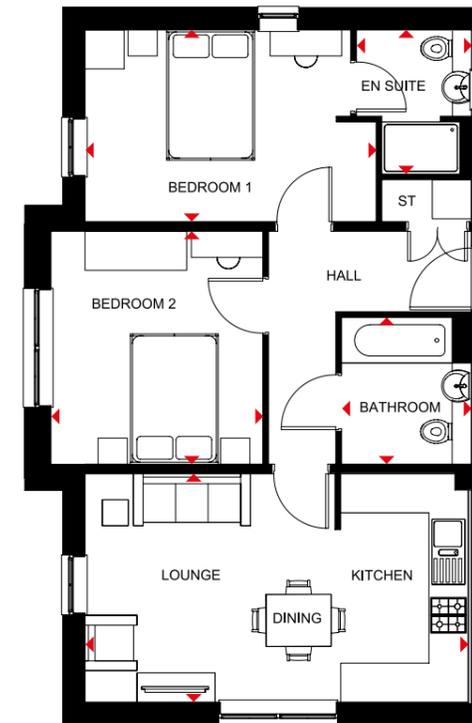
MALDON

2 BEDROOM APARTMENT



- Two bedroom apartment designed for practical modern living, making it ideal for first-time buyers and downsizers
- Open-plan kitchen flows into the dining and lounge area, great for entertaining
- The Maldon has two double bedrooms, the main bedroom with en suite, and a fully fitted bathroom
- Completing this home is allocated parking

MALDON - PLOTS 272 AND 294 GROUND FLOOR

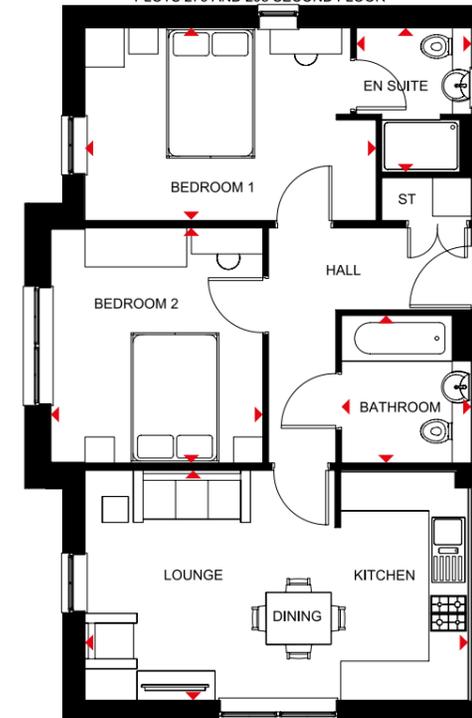


Maldon - Plots 272 & 294 (Ground Floor)

Kitchen/ Lounge/Dining	5888 x 3510mm	19'3" x 11'6"
Bedroom 1	4475 x 2947mm	14'8" x 9'8"
En Suite	1770 x 2214mm	5'9" x 7'3"
Bedroom 2	3258 x 3578mm	10'8" x 11'8"
Bathroom	1995 x 2254mm	6'6" x 7'4"

[Approximate dimensions]

MALDON - PLOTS 274 AND 296 FIRST FLOOR
PLOTS 276 AND 298 SECOND FLOOR



**Maldon -
Plots 274 & 296 (First Floor),
276 & 298 (Second Floor)**

Kitchen/ Lounge/Dining	5888 x 3531mm	19'3" x 11'7"
Bedroom 1	4475 x 2959mm	14'8" x 9'8"
En Suite	1770 x 2214mm	5'9" x 7'3"
Bedroom 2	3258 x 3612mm	10'8" x 11'10"
Bathroom	1995 x 2266mm	6'6" x 7'5"

[Approximate dimensions]

KEY ST Store
◄► Dimension location

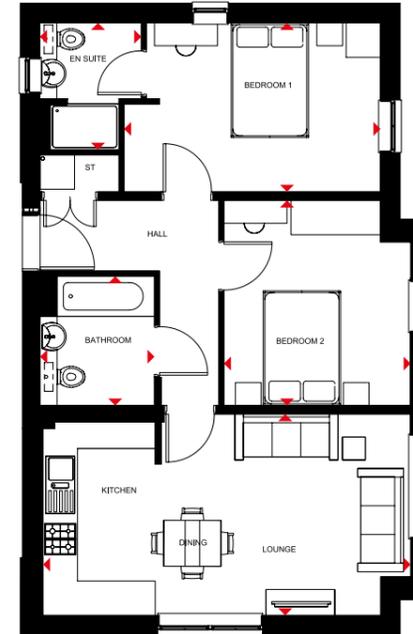
MALDON

2 BEDROOM APARTMENT



- Two bedroom apartment designed for practical modern living, making it ideal for first-time buyers and downsizers
- Open-plan kitchen flows into the dining and lounge area, great for entertaining
- The Maldon has two double bedrooms, the main bedroom with en suite, and a fully fitted bathroom
- Completing this home is allocated parking

Maldon
279 & 287 - Ground Floor

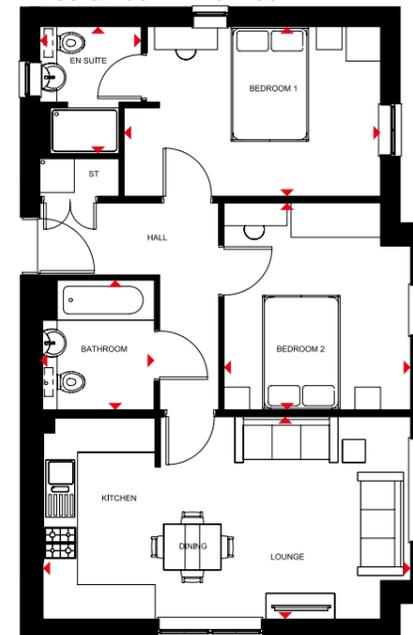


Maldon - Plots 279 & 287 (Ground Floor)

Kitchen/Lounge/Dining	6412 x 3510mm	21'0" x 11'6"
Bedroom 1	4475 x 2947mm	14'8" x 9'8"
En suite	1770 x 2214mm	5'9" x 7'3"
Bedroom 2	3258 x 3578mm	10'8" x 11'8"
Bathroom	1995 x 2254mm	6'6" x 7'4"

(Approximate dimensions)

Maldon
281 & 289 - First Floor
283 & 291 - Second Floor
285 & 293 - Third Floor



**Maldon - Plots 281 & 289 (First Floor)
Plots 283 & 291 (Second Floor)
Plots 285 & 293 (Third Floor)**

Kitchen/Lounge/Dining	6412 x 3532mm	21'0" x 11'7"
Bedroom 1	4475 x 2960mm	14'8" x 9'8"
En suite	1770 x 2214mm	5'9" x 7'3"
Bedroom 2	3258 x 3611mm	10'8" x 11'10"
Bathroom	1995 x 2266mm	6'6" x 7'5"

(Approximate dimensions)

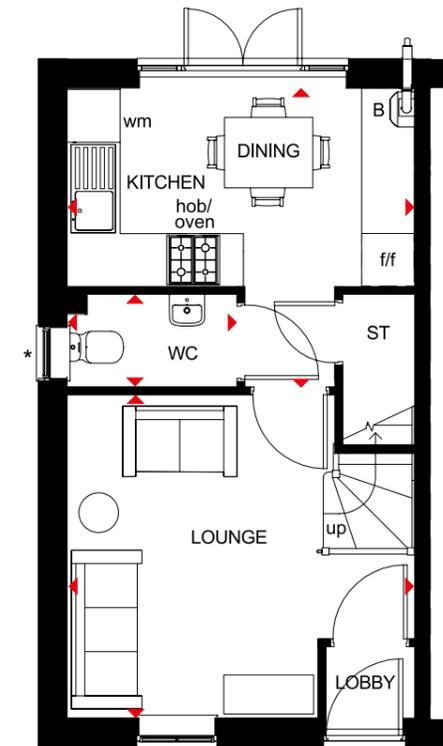
KEY ST Store
◄► Dimension location

KENLEY

2 BEDROOM HOME



- Natural light floods through oversized windows in this two bedroom home
- French doors in the open-plan kitchen and dining area lead to the garden
- A front-aspect lounge and convenient storage space create a great place for modern living
- On the first floor are two double bedrooms and a family bathroom

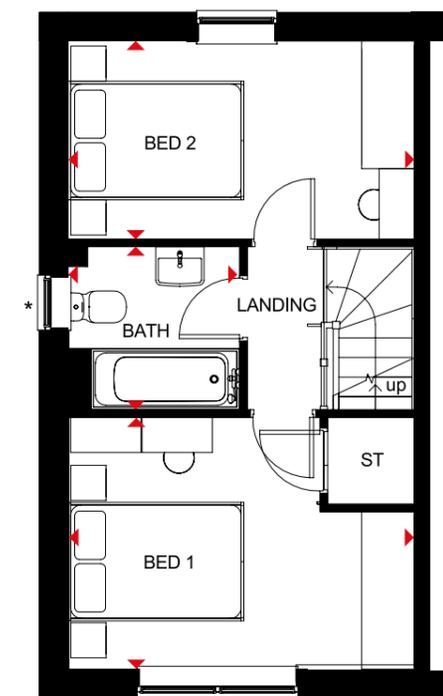


Ground Floor

Lounge	3943 x 3668mm	12'11" x 12'0"
Kitchen/Dining	3943 x 3454mm	12'11" x 11'4"
WC	1888 x 1050mm	6'2" x 3'5"

[Approximate dimensions]

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



First Floor

Bedroom 1	3943 x 2865mm	12'11" x 9'5"
Bedroom 2	3943 x 2316mm	12'11" x 7'7"
Bathroom	1953 x 1853mm	6'5" x 6'1"

[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

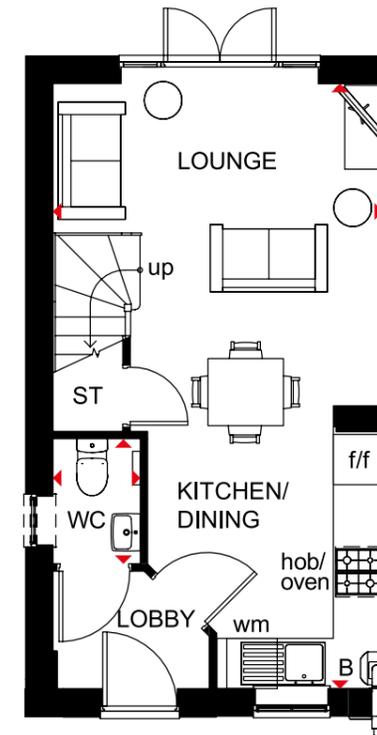
f/f Fridge/freezer space
◀▶ Dimension location

DENFORD

2 BEDROOM TERRACED HOME



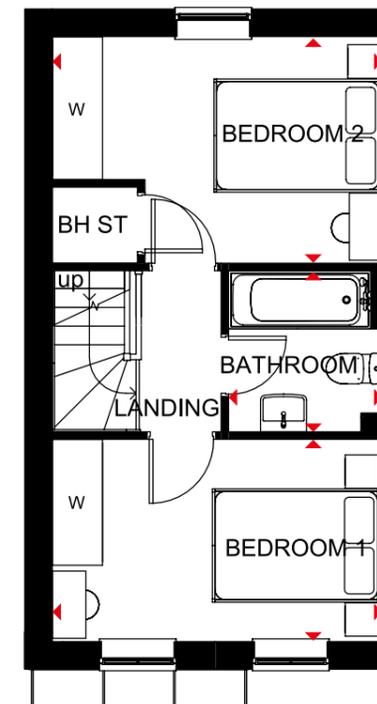
- Free-flowing living space creates a flexible terraced home, ideal for first-time buyers and downsizers
- French doors lead to the rear garden giving the open-plan lounge, dining area and fitted kitchen a bright and airy feeling
- Upstairs are two double bedrooms and the bathroom



Ground Floor

Kitchen/ Dining/Lounge	3943 x 7210mm	12'11" x 23'8"
WC	1040 x 1490mm	3'5" x 4'11"

(Approximate dimensions)



First Floor

Bedroom 1	3943 x 2412mm	12'11" x 7'11"
Bedroom 2	3943 x 2702mm	12'11" x 8'10"
Bathroom	1840 x 1920mm	6'0" x 6'4"

(Approximate dimensions)

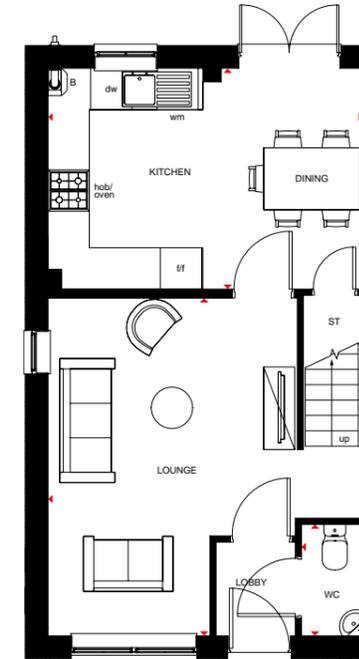
KEY	B	Boiler	wm	Washing machine space	W	Wardrobe space
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	BH ST	Bulkhead store	dw	Dishwasher space		

MAIDSTONE

3 BEDROOM HOME



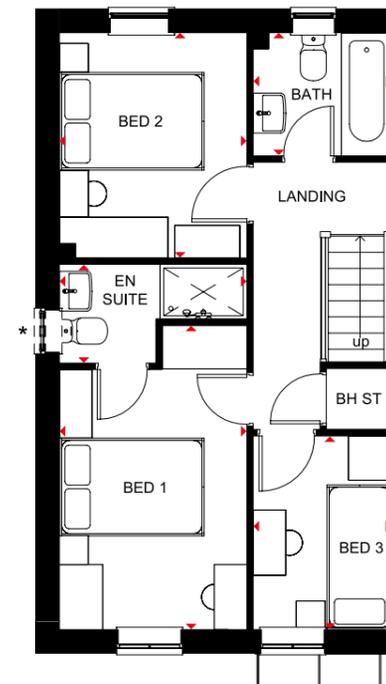
- An ideal family home designed with plenty of space for modern living
- The ground floor comprises a good-sized lounge and open-plan kitchen with dining area and French doors leading to the garden
- The first floor has two double bedrooms — the generous main bedroom with en suite — a single bedroom and family bathroom



Ground Floor

Lounge	4613 x 4905mm	15'1" x 16'1"
Kitchen/Dining	4575 x 3202mm	15'0" x 10'6"
WC	935 x 1620mm	3'0" x 5'3"

[Approximate dimensions]



First Floor

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

[Approximate dimensions]

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

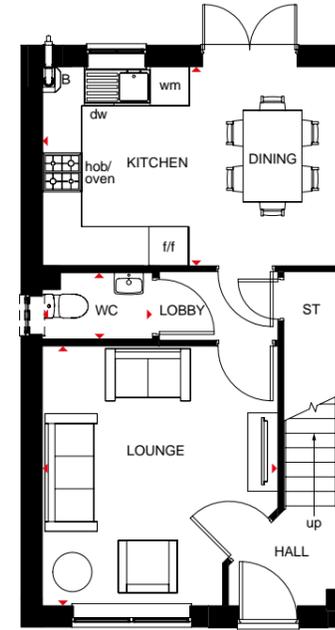
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

ELLERTON

3 BEDROOM SEMI-DETACHED HOME



- Bright, practical home, ideal for modern family living
- Large, open-plan kitchen with ample dining space has French doors leading to the rear garden
- Good-sized lounge for all the family to relax in
- Upstairs, the main bedroom has an en suite shower room, and there is a further double bedroom, a single bedroom and a family bathroom



Ground Floor

Lounge	3605 x 3972mm	11'10" x 13'0"
Kitchen/Dining	4598 x 3048mm	15'1" x 10'0"
WC	1703 x 1050mm	5'7" x 3'5"

[Approximate dimensions]



First Floor

Bedroom 1	3605 x 4138mm	11'10" x 13'7"
En Suite	1918 x 1716mm	6'4" x 5'8"
Bedroom 2	2708 x 3250mm	8'11" x 10'8"
Bedroom 3	2109 x 2932mm	6'11" x 9'7"
Bathroom	1703 x 1917mm	5'7" x 6'3"

[Approximate dimensions]

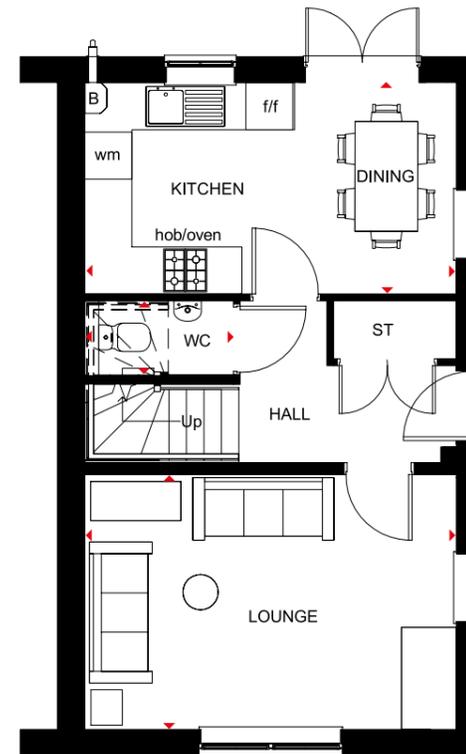
KEY	B	Boiler	wm	Washing machine space	w	Wardrobe space
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	BH ST	Bulkhead store	dw	Dishwasher space		

MORESBY

3 BEDROOM SEMI-DETACHED HOME



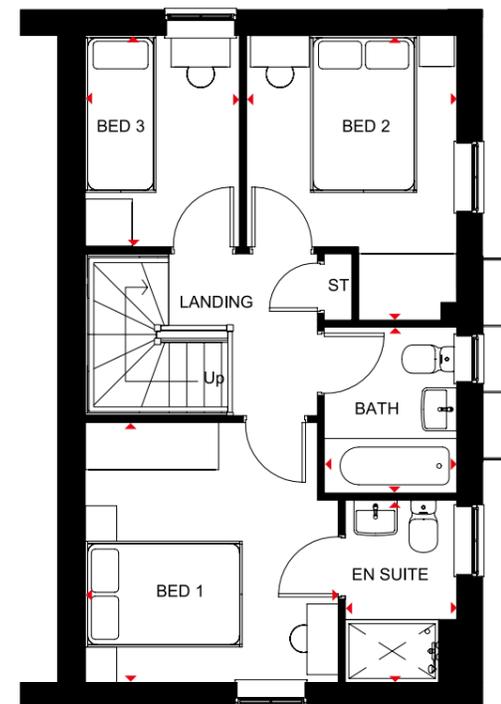
- A bright family home full of light and plenty of space
- The ground floor comprises a dual-aspect lounge and an open-plan kitchen with dining area opening onto the garden
- The first floor accommodates two double bedrooms, the main bedroom with en suite, a single bedroom and family bathroom



Ground Floor

Lounge	4737 x 3250mm	15'6" x 10'8"
Kitchen/Dining	4737 x 2696mm	15'6" x 8'10"
WC	1891 x 945mm	6'2" x 3'1"

[Approximate dimensions]



First Floor

Bedroom 1	3229 x 3312mm	10'7" x 10'10"
En Suite	2322 x 1421mm	7'7" x 4'8"
Bedroom 2	2682 x 3628mm	8'10" x 11'11"
Bedroom 3	2696 x 1968mm	8'10" x 6'5"
Bathroom	2120 x 1688mm	6'11" x 5'6"

[Approximate dimensions]

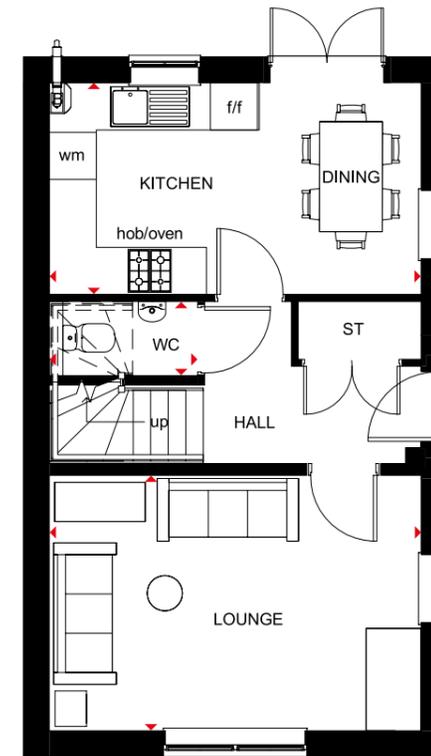
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	◀▶	Dimension location
	wm	Washing machine space		

MORESBY

3 BEDROOM DETACHED HOME



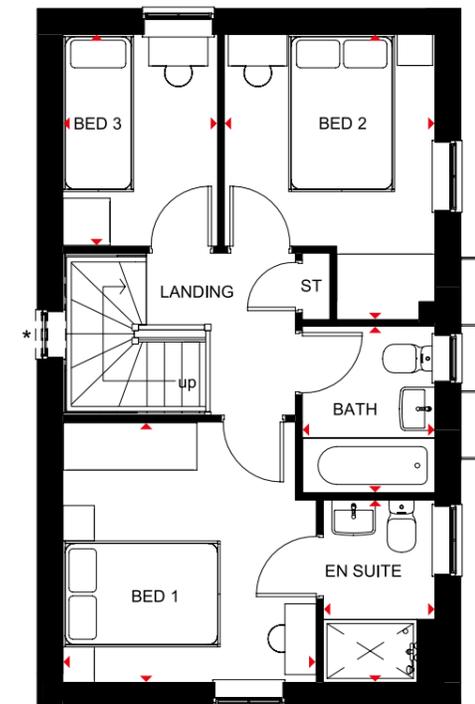
- A bright family home full of light and plenty of space
- The ground floor comprises a dual-aspect lounge and an open-plan kitchen with dining area opening onto the garden
- The first floor accommodates two double bedrooms, the main bedroom with en suite, a single bedroom and family bathroom



Ground Floor

Lounge	4735 x 3250mm	15'6" x 10'8"
Kitchen/Dining	4735 x 2933mm	15'6" x 9'7"
WC	1891 x 945mm	6'2" x 3'1"

[Approximate dimensions]



First Floor

Bedroom 1	3226 x 3312mm	10'7" x 10'10"
En Suite	2322 x 1421mm	7'7" x 4'8"
Bedroom 2	2679 x 3628mm	8'9" x 11'11"
Bedroom 3	2696 x 1968mm	8'10" x 6'5"
Bathroom	2120 x 1688mm	6'11" x 5'6"

[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		

LUTTERWORTH

3 BEDROOM DETACHED HOME



- Great use of a corner plot to create a spacious home
- Bright and flexible areas to enjoy modern-day living
- French doors open onto the rear garden from both the dual-aspect lounge and the open-plan kitchen with dining area
- Galleried landing leads to two double bedrooms – the main bedroom with en suite – a single bedroom and the family bathroom



Ground Floor

Lounge	5385 x 3045mm	17'8" x 10'0"
Kitchen/Dining	4274 x 5385mm	14'0" x 17'8"
WC	1028 x 1441mm	3'4" x 4'9"

(Approximate dimensions)



First Floor

Bedroom 1	3107 x 3599mm	10'2" x 11'10"
En Suite	1648 x 2159mm	5'5" x 7'1"
Bedroom 2	3404 x 3163mm	11'2" x 10'5"
Bedroom 3	3540 x 2134mm	11'7" x 7'0"
Bathroom	2519 x 1958mm	8'3" x 6'5"

(Approximate dimensions)

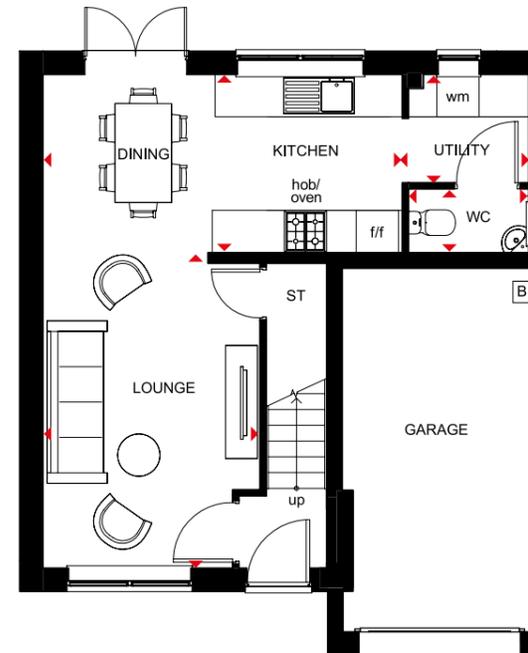
KEY	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location
	f/f	Fridge/freezer space		

DENBY

3 BEDROOM DETACHED HOME



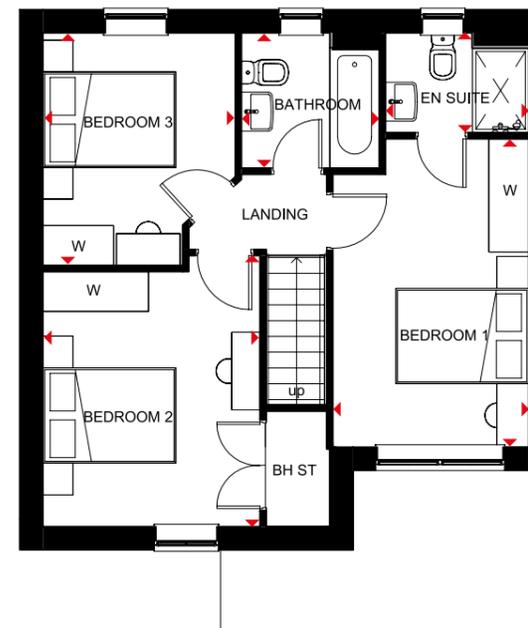
- Free-flowing living space creates a flexible family home
- Large windows and French doors to the rear garden give the open-plan lounge, dining area, kitchen and utility a bright and airy feeling
- Integral garage adds convenience and security
- Upstairs are three double bedrooms – the main bedroom with en suite – and the family bathroom



Ground Floor

Lounge	3072 x 4462mm	10'1" x 14'8"
Kitchen/Dining	5085 x 2523mm	16'8" x 8'3"
Utility	1789 x 1533mm	5'10" x 5'0"
WC	1701 x 903mm	5'7" x 3'0"

[Approximate dimensions]



First Floor

Bedroom 1	2770 x 4361mm	9'1" x 14'4"
En Suite	2026 x 1412mm	6'8" x 4'8"
Bedroom 2	3072 x 3834mm	10'1" x 12'7"
Bedroom 3	2722 x 3289mm	8'11" x 10'9"
Bathroom	1950 x 1913mm	6'5" x 6'3"

[Approximate dimensions]

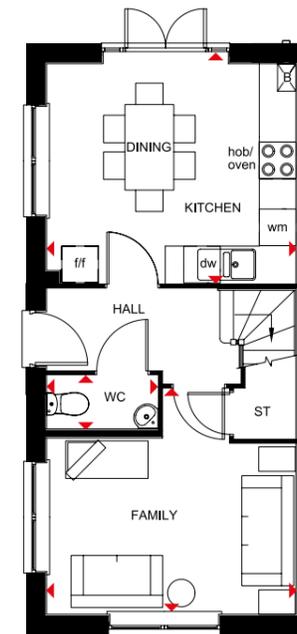
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	w	Wardrobe
	wm	Washing machine space		

BRENTFORD

3 BEDROOM HOME



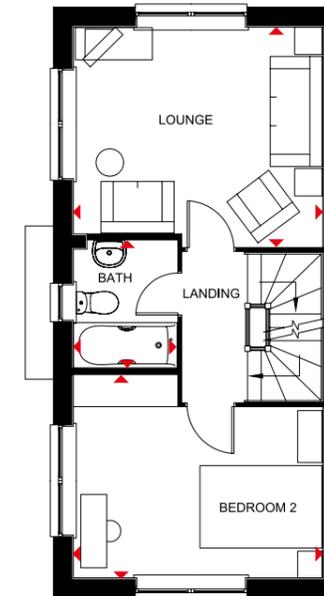
- Bright family home designed over three storeys
- Open-plan kitchen with dining area and French doors to the garden, and a separate family room are on the ground floor
- The first floor has a dual-aspect lounge, one double bedroom and the family bathroom
- Two double bedrooms, the main bedroom with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



Ground Floor

Kitchen/Dining	3860 x 3597mm	12'7" x 11'9"
Family	3860 x 3702mm	12'7" x 12'1"
WC	1601 x 874mm	5'3" x 2'10"

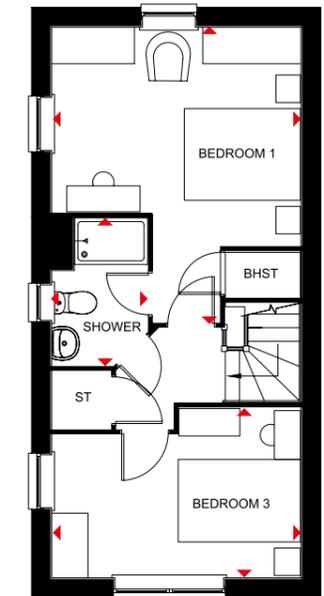
[Approximate dimensions]



First Floor

Lounge	3860 x 3597mm	12'7" x 11'9"
Bedroom 2	3860 x 3311mm	12'7" x 10'10"
Bathroom	1867 x 1701mm	6'1" x 5'6"

[Approximate dimensions]



Second Floor

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

[Approximate dimensions]

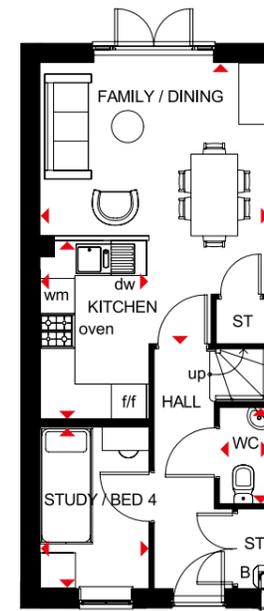
KEY	B	Boiler	wm	Washing machine space
	ST	Store	f/f	Fridge/freezer space
	BHST	Bulkhead store	dw	Dishwasher space

KINGSVILLE

4 BEDROOM SEMI-DETACHED HOME



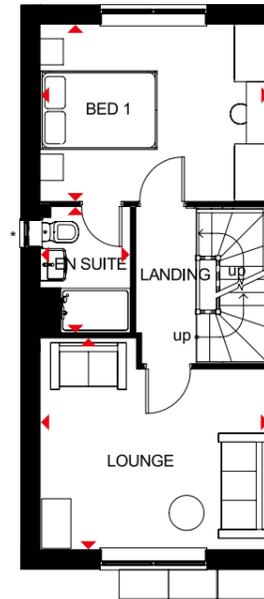
- An ideal family home designed over three floors
- A generous open-plan kitchen with dining and family areas, and a fourth bedroom/study are on the ground floor
- On the first floor oversized windows fill the lounge and main bedroom with light, giving them a bright and airy feeling, and the bedroom has an en suite
- The second floor offers 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]

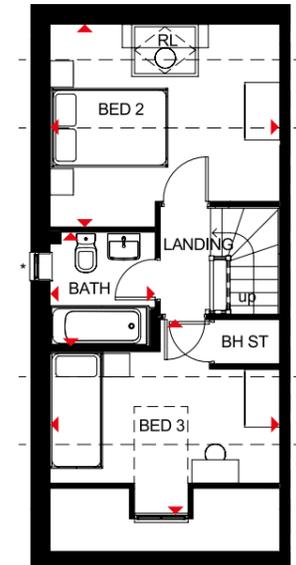


First Floor

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	1761 x 1963mm	5'9" x 6'5"

[Approximate dimensions]

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

† Overall floor dimension includes lower ceiling areas.

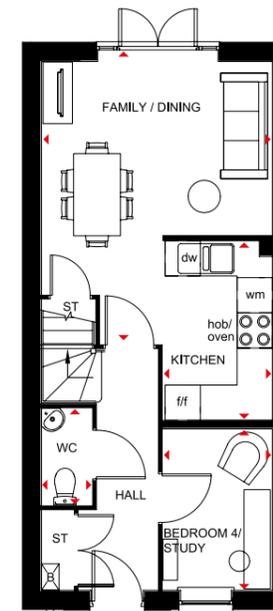
KEY	B	Boiler	wm	Washing machine space	RL	Roof light
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	BH ST	Bulkhead Store	dw	Dishwasher space		

HAVERSHAM

4 BEDROOM SEMI-DETACHED HOME



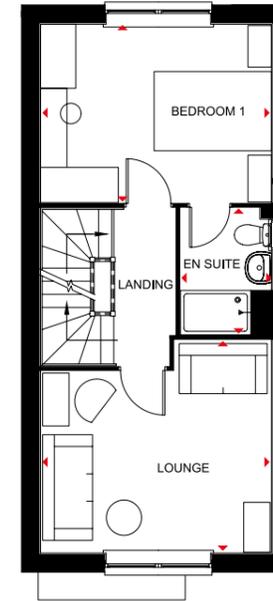
- An attractive family home designed over three floors with oversized windows providing a bright and airy feeling
- The ground floor has a fitted kitchen with family and dining areas and French doors leading to the garden, and a single bedroom or study
- The spacious lounge is upstairs on the first floor, along with the main bedroom with en suite
- The second floor has two double bedrooms and a bathroom



Ground Floor

Kitchen	1865 x 3060mm	6'1" x 10'0"
Family/Dining	3936 x 4818mm	12'10" x 15'9"
Bedroom 4/Study	1865 x 2751mm	6'1" x 9'0"
WC	861 x 1649mm	2'9" x 5'4"

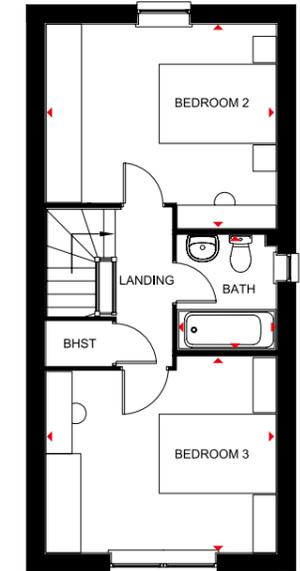
[Approximate dimensions]



First Floor

Lounge	3630 x 3936mm	11'10" x 12'10"
Bedroom 1	3042 x 3936mm	9'11" x 12'10"
En suite	1551 x 2163mm	5'1" x 7'1"

[Approximate dimensions]



Second Floor

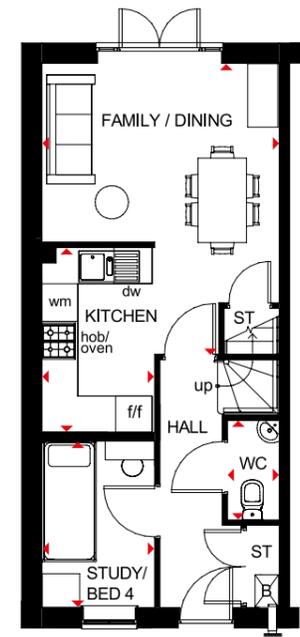
Bedroom 2	3936 x 3488mm	12'10" x 11'5"
Bedroom 3	3936 x 3947mm	12'10" x 12'11"
Bathroom	1801 x 1963mm	5'10" x 6'5"

[Approximate dimensions]

KEY			
B	Boiler	wm	Washing machine space
ST	Store	f/f	Fridge/freezer space
BHST	Bulkhead store	dw	Dishwasher space

HAVERSHAM

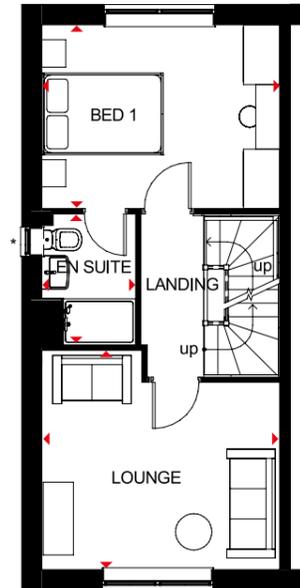
4 BEDROOM SEMI-DETACHED HOME



Ground Floor

Family/Dining	4818 x 3935mm	15'10" x 12'11"
Kitchen	1865 x 3060mm	6'1" x 10'0"
WC	861 x 1649mm	2'10" x 5'5"
Study/ Bedroom 4	1865 x 2751mm	6'1" x 9'0"

[Approximate dimensions]

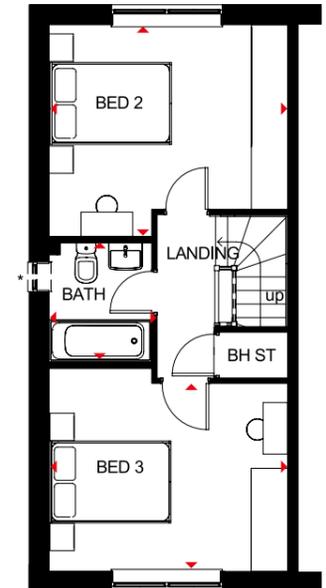


First Floor

Lounge	3935 x 3630mm	12'11" x 11'11"
Bedroom 1	3935 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 plans.



Second Floor

Bedroom 2	3935 x 3488mm	12'11" x 11'5"
Bedroom 3	3935 x 3345mm	12'11" x 11'0"
Bathroom	1695 x 1963mm	5'7" x 6'5"

[Approximate dimensions]

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

- An attractive family home designed over three floors with oversized windows providing a bright and airy feeling
- The ground floor has a fitted kitchen with family and dining areas and French doors leading to the garden, and a single bedroom or study
- The spacious lounge is upstairs on the first floor, along with the main bedroom with en suite
- The second floor has two double bedrooms and a bathroom

KEY B Boiler
ST Store
BH ST Bulkhead store

wm Washing machine space
f/f Fridge/freezer space
dw Dishwasher space

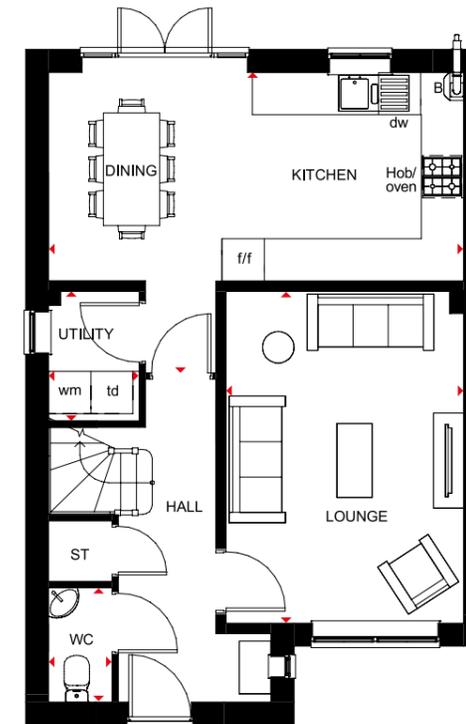
◀▶ Dimension location

KINGSLEY

4 BEDROOM DETACHED HOME



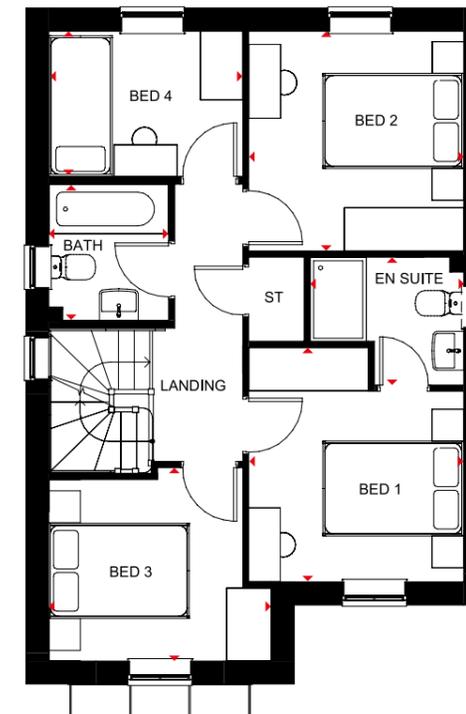
- Bright, airy family home with oversized windows to maximise light
- The large open-plan kitchen has a dining area with French doors leading to the garden. There is also a separate utility room
- The spacious lounge is just the place for the family to relax in
- Upstairs are three double bedrooms, the main bedroom with en suite, one single bedroom and a family bathroom



Ground Floor

Lounge	3370 x 4710mm	11'1" x 15'5"
Kitchen/Dining	5895 x 4268mm	19'4" x 14'0"
WC	904 x 1627mm	3'0" x 5'4"
Utility	1287 x 1841mm	4'3" x 6'0"

[Approximate dimensions]



First Floor

Bedroom 1	3054 x 3328mm	10'0" x 10'11"
En suite	2181 x 1816mm	7'2" x 5'11"
Bedroom 2	3054 x 3123mm	10'0" x 10'3"
Bedroom 3	3160 x 2747mm	10'4" x 9'0"
Bedroom 4	2754 x 2065mm	9'0" x 6'9"
Bathroom	1700 x 1937mm	5'7" x 6'4"

[Approximate dimensions]

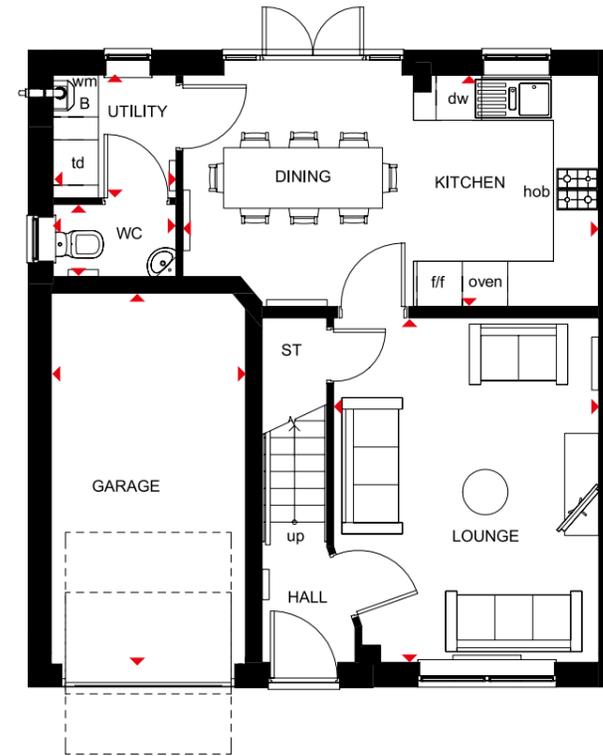
KEY	B	Boiler	f/f	Fridge/freezer space	◀▶	Dimension location
	ST	Store	dw	Dishwasher space		
	wm	Washing machine space	td	Tumble dryer space		

WINDERMERE

4 BEDROOM DETACHED HOME



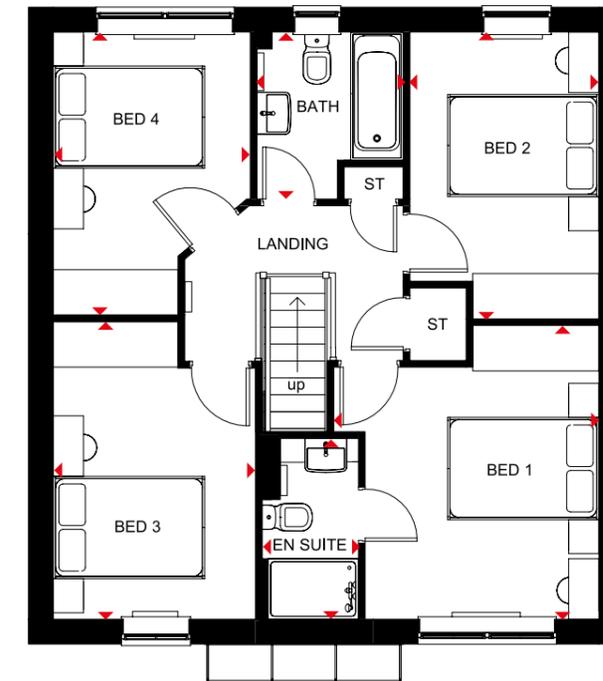
- Light flows into this bright, airy family home through oversized windows, giving a feeling of spaciousness
- The large open-plan kitchen is ideal for modern living with a dining area that has French doors leading to the garden, and a separate utility room
- A spacious lounge is the perfect place for all the family to relax in
- Upstairs are four double bedrooms, the main bedroom with en suite, and a family bathroom



Ground Floor

Lounge	3506 x 4548mm	11'6" x 14'11"
Kitchen/Dining	5497 x 3060mm	18'0" x 10'0"
Utility	1627 x 1623mm	5'4" x 5'4"
WC	1627 x 952mm	5'4" x 3'1"
Garage	2568 x 4900mm	8'5" x 16'1"

[Approximate dimensions]



First Floor

Bedroom 1	3506 x 3881mm	11'6" x 12'9"
En Suite	1272 x 2390mm	4'2" x 7'10"
Bedroom 2	2498 x 3791mm	8'2" x 12'5"
Bedroom 3	2675 x 3931mm	8'9" x 12'11"
Bedroom 4	2604 x 3739mm	8'7" x 12'3"
Bathroom	1934 x 2208mm	6'4" x 7'3"

[Approximate dimensions]

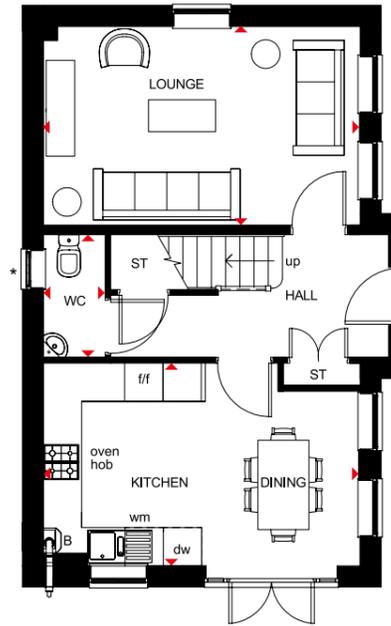
KEY	B	Boiler	f/f	Fridge/freezer space	◀▶	Dimension location
	ST	Store	dw	Dishwasher space		
	wm	Washing machine space	td	Tumble dryer space		

HESKETH

4 BEDROOM DETACHED HOME



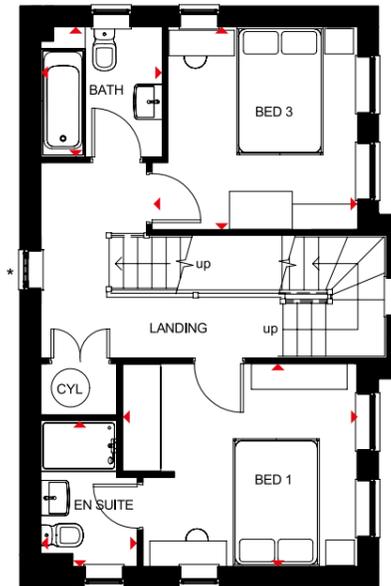
- A spacious family home designed over three floors
- Bright, open-plan fitted kitchen with dining area leads to the garden, while a spacious lounge provides room to relax
- Upstairs are two double bedrooms, the main bedroom with en suite, and the family bathroom
- Two further double bedrooms and a shower room are on the second floor



Ground Floor

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

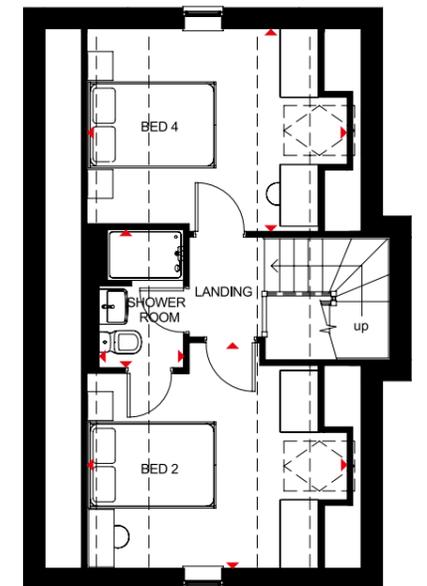
[Approximate dimensions]
* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.



First Floor

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

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



Second Floor

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

[Approximate dimensions]
* Overall floor dimension includes lower ceiling areas.

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

RIPON

FOUR BEDROOM DETACHED HOME



- Bright and spacious four bedroom family home with oversized windows allowing light to flow through
- As well as a generous lounge, the open-plan kitchen with dining area provides room for all the family to enjoy. There is also a separate utility
- Upstairs are four double bedrooms, main bedroom with en suite, and a family bathroom



Ground Floor

Lounge	4898 x 3287mm	16'1" x 10'9"
Kitchen/Dining	5259 x 3151mm	17'3" x 10'4"
Utility	1700 x 1602mm	5'7" x 5'3"
WC	976 x 1602mm	3'2" x 5'3"
Garage	5189 x 2657mm	17'0" x 8'9"

[Approximate dimensions]



First Floor

Bedroom 1	4196 x 4068mm	13'9" x 13'4"
En Suite	2011 x 1661mm	6'7" x 5'5"
Bedroom 2	3174 x 3504mm	10'5" x 11'6"
Bedroom 3	2764 x 3774mm	9'1" x 12'5"
Bedroom 4	2888 x 3123mm	9'6" x 10'3"
Bathroom	2046 x 1899mm	6'9" x 6'3"

[Approximate dimensions]

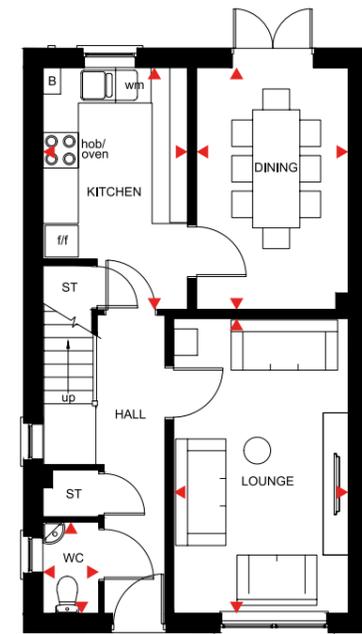
KEY	B	Boiler	f/f	Fridge/freezer space	◀▶	Dimension location
	ST	Store	dw	Dishwasher space		
	wm	Washing machine space	td	Tumble dryer space		

FIRCROFT

6 BEDROOM SEMI-DETACHED HOME



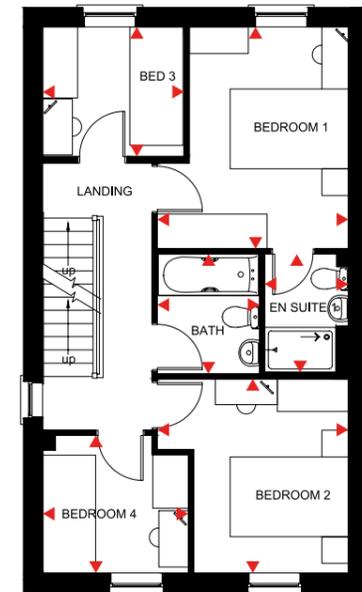
- A spacious family home offering a large lounge, a contemporary kitchen and separate dining room with French doors leading out to the garden
- The first floor features two double bedrooms, with en suite to the main bedroom, two single bedrooms and a family bathroom
- The second floor features two further bedrooms both with en suite shower rooms and a study/store room



Ground Floor

Kitchen	2450 x 4098mm	8'0" x 13'5"
Dining Room	2570 x 4098mm	8'5" x 13'5"
WC	948 x 1547mm	3'1" x 5'1"
Lounge	2957 x 4987mm	9'8" x 16'4"

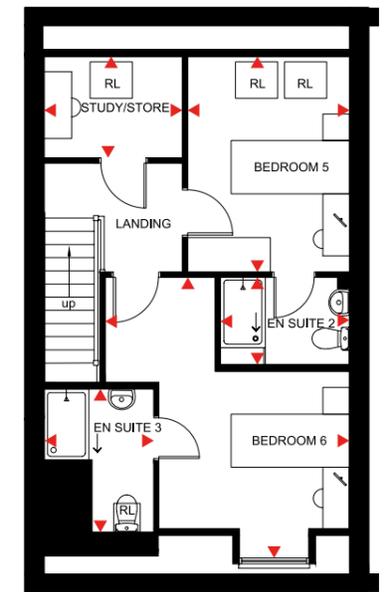
[Approximate dimensions]



First Floor

Bedroom 1	3230 x 3752mm	10'7" x 12'4"
En suite 1	1415 x 2003mm	4'8" x 6'7"
Bedroom 2	3230 x 3282mm	10'7" x 10'9"
Bedroom 3	2391 x 2191mm	7'10" x 7'2"
Bedroom 4	2464 x 2324mm	8'1" x 7'8"
Bathroom	1727 x 2025mm	5'8" x 6'8"

[Approximate dimensions]



Second Floor

Bedroom 5	2739 x 3651mm	9'0" x 12'0"
En suite 2	2184 x 1475mm	7'2" x 4'10"
Bedroom 6	4137 x 4746mm	13'7" x 15'7"
En suite 3	1857 x 2424mm	6'1" x 7'11"
Study/Store	2342 x 1716mm	7'8" x 5'8"

[Approximate dimensions]

*Overall floor dimension includes lower ceiling areas.

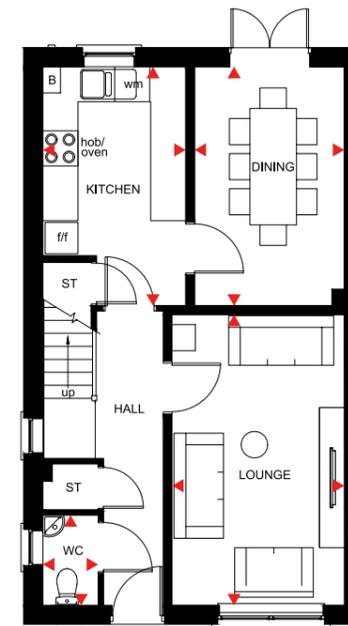
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	◀▶	Dimension location
	wm	Washing machine space	RL	Rooflight

FIRCROFT

6 BEDROOM DETACHED HOME



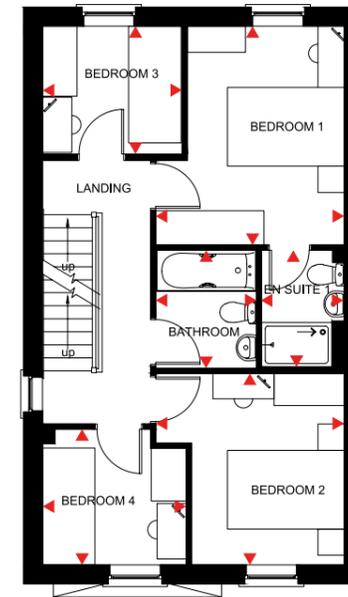
- A spacious family home offering a large lounge, a contemporary kitchen and separate dining room with French doors leading out to the garden
- The first floor features two double bedrooms, with en suite to the main bedroom, two single bedrooms and a family bathroom
- The second floor features two further bedrooms both with en suite shower rooms and a study/store room



Ground Floor

Kitchen	2450 x 4098mm	8'0" x 13'5"
Dining Room	2570 x 4098mm	8'5" x 13'5"
WC	948 x 1547mm	3'1" x 5'1"
Lounge	2957 x 4987mm	9'8" x 16'4"

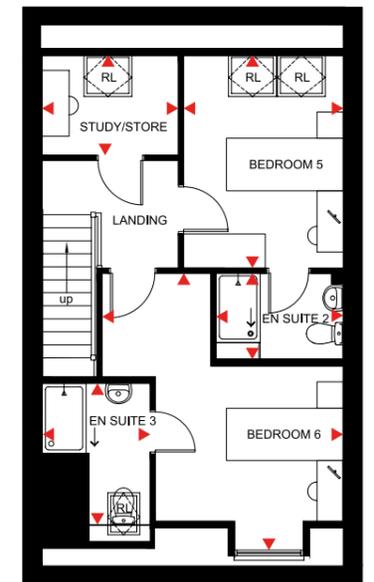
[Approximate dimensions]



First Floor

Bedroom 1	3230 x 3752mm	10'7" x 12'4"
En suite 1	1415 x 2003mm	4'8" x 6'7"
Bedroom 2	3230 x 3282mm	10'7" x 10'9"
Bedroom 3	2391 x 2191mm	7'10" x 7'2"
Bedroom 4	2464 x 2324mm	8'1" x 7'8"
Bathroom	1727 x 2025mm	5'8" x 6'8"

[Approximate dimensions]



Second Floor

Bedroom 5	2739 x 3651mm*	9'0" x 12'0"*
En suite 2	2184 x 1475mm	7'2" x 4'10"
Bedroom 6	4137 x 4746mm*	13'7" x 15'7"*
En suite 3	1857 x 2424mm*	6'1" x 7'11"*
Study/Store	2342 x 1716mm*	7'8" x 5'8"*

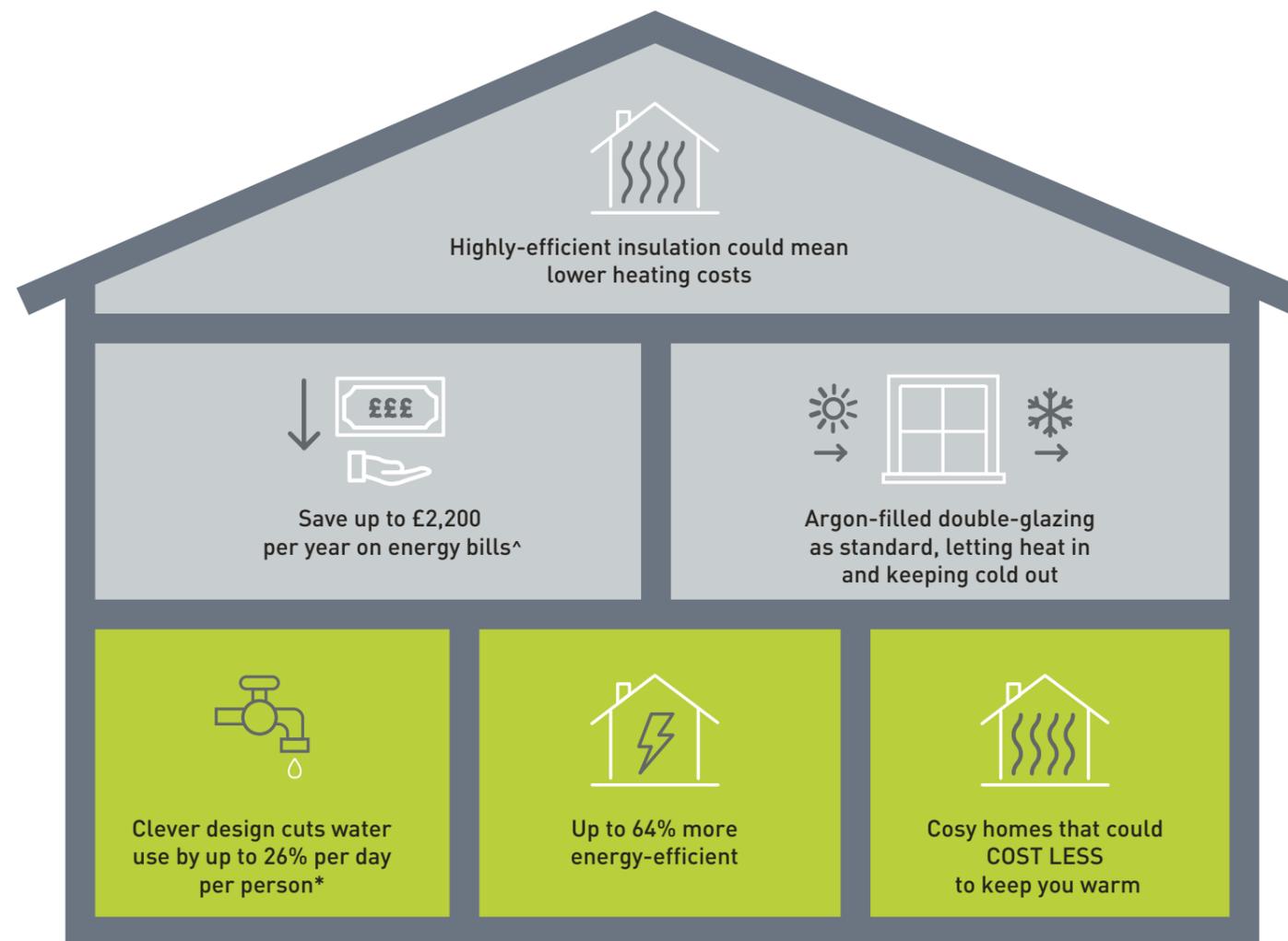
[Approximate dimensions]

*Overall floor dimension includes lower ceiling areas

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

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.

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. Beeston Quarter 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 12 years in a row. **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 2021 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. Barratt Development brands include Barratt London, Barratt Homes and David Wilson Homes. *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. **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.

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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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.