

ST GEORGE'S GATE

ST GEORGE'S WAY, SHIDE, NEWPORT, ISLE OF WIGHT PO30 2QH



A DEVELOPMENT OF 2 AND 3 BEDROOM HOMES



OUTSTANDING DESIGN

BARRATT HOMES ARE BUILT AROUND THE WAY YOU WANT TO LIVE

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

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

AWARD-WINNING CUSTOMER SERVICE AND QUALITY

WITH YOU EVERY STEP OF THE WAY

Barratt Homes has years of experience building thoughtfully designed, high quality homes. We've repeatedly been awarded 5 stars by the Home Builders Federation, year after year. And that's not all. Our homes come with an NHBC Buildmark Warranty which gives you a 10 year structural warranty and a 2 year fixtures and fittings warranty. See our website or speak to one of our Sales Advisers for details. First 2 years covered by Builder Warranty or similar. Years 3-10 covered by NHBC Insurance or similar. Available on virtually all of our developments. Your statutory rights are unaffected 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.



WELCOME TO BARRATT HOMES

DEVELOPMENT AMENITIES

ST GEORGE'S GATE

ST GEORGE'S WAY, SHIDE, NEWPORT PO30 2QH



SCHOOLS

| | |
|---------------------------|-----------|
| Barton Primary School | 0.3 miles |
| Island Day Nursery | 0.5 miles |
| St George's School | 0.9 miles |
| Nine Acres Primary School | 1.0 mile |
| Medina College | 1.6 miles |
| Isle of Wight College | 1.8 miles |

HEALTHCARE

| | |
|------------------------|-----------|
| Medina Healthcare | 1.0 mile |
| Lloyds Pharmacy | 1.0 mile |
| Boots Pharmacy | 1.2 miles |
| St James Dental Clinic | 1.1 miles |

SHOPPING

| | |
|-----------------------|-----------|
| ASDA Supermarket | 0.2 miles |
| Marks and Spencer | 0.7 miles |
| Morrisons Supermarket | 0.8 miles |
| The Island Bakers | 0.8 miles |
| Post Office | 0.9 miles |
| Lidl | 1.0 mile |

LEISURE

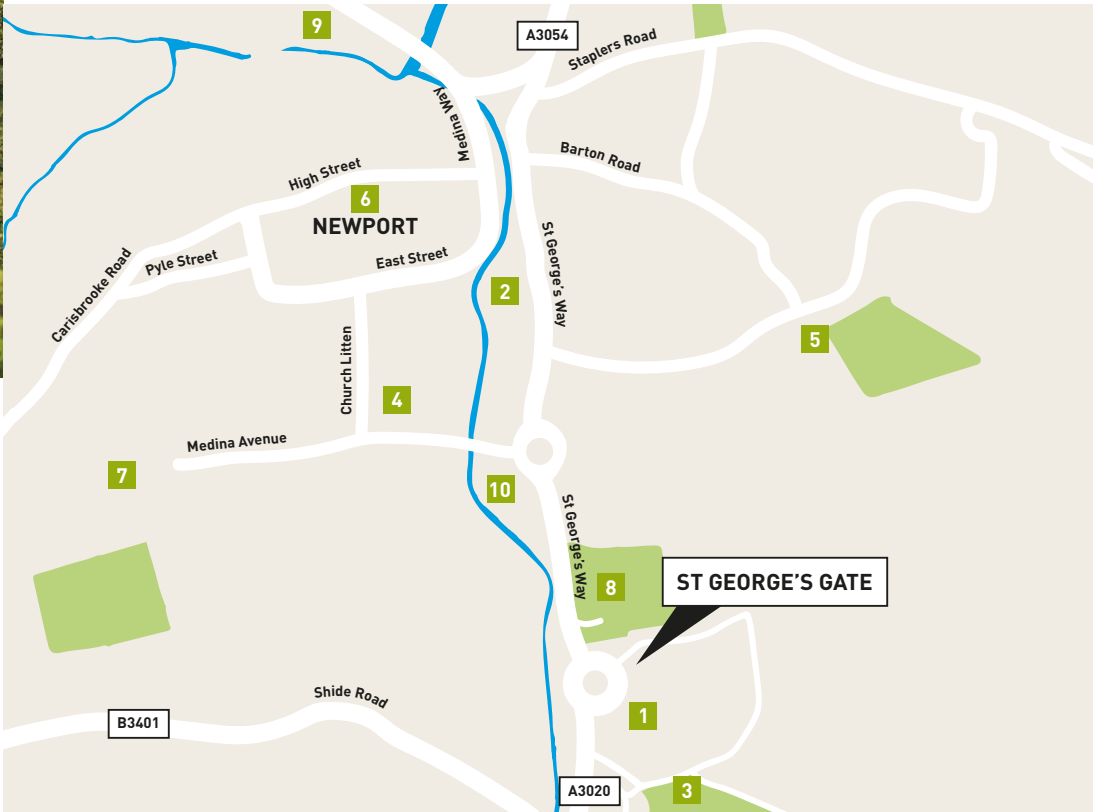
| | |
|-----------------------|-----------|
| Shide Nature Reserve | 0.4 miles |
| Newport Golf Club | 0.4 miles |
| Cineworld Cinema | 0.7 miles |
| Medina Leisure Centre | 1.6 miles |
| Monkey Haven | 2.4 miles |
| Tapnell Farm Park | 9.3 miles |

TRAVEL

| | |
|---------------------|------------|
| East Cowes Ferry | 5.8 miles |
| Ryde Train Station | 7.8 miles |
| Southampton Airport | 33.8 miles |

FROM ST GEORGE'S GATE

| | |
|---------------------|------------|
| Newport Town Centre | 1.2 miles |
| East Cowes | 5.9 miles |
| Portsmouth | 14.8 miles |
| Southampton | 17.9 miles |



- 1 ASDA Supermarket
- 2 Cineworld Cinema
- 3 Shide Nature Reserve
- 4 Marks and Spencer
- 5 Barton Primary School
- 6 St Thomas' Square
- 7 Nine Acres Primary School
- 8 St George's Park
- 9 Lidl
- 10 Pan Mill Meadows

- Vibrant restaurants and cafes in nearby Newport town centre
- Excellent transport links with regular ferry routes to the mainland
- Scenic walks on the doorstep with neighbouring Shide Quarry Nature Reserve
- Local schools within walking distance

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.

THE BENEFITS OF A SUSTAINABLE, ENERGY-EFFICIENT NEW HOME



Highly-efficient insulation, so it could cost less to heat



Argon-filled double-glazing as standard, to let heat in and keep cold out



Up to **£2,200** per year cheaper to run

ENERGY-EFFICIENCY BUILT IN



Clever design cuts water use by up to **26%** per day per person



Up to **64%** more energy-efficient



EPC A or B energy-efficiency rating, shared by just 3.1% of existing homes

*Source: Indicative figures based on HBF 'Watt a Save' report published July 2023

**Source: Water UK

ST GEORGE'S GATE

DEVELOPMENT LAYOUT

Amber

2 bedroom home

Denford

2 bedroom home

Belmont

2 bedroom home

Palmerston

3 bedroom home

Moresby

3 bedroom home

Collaton

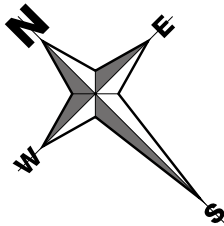
3 bedroom home

Available

Reserved

Exchanged

Completed

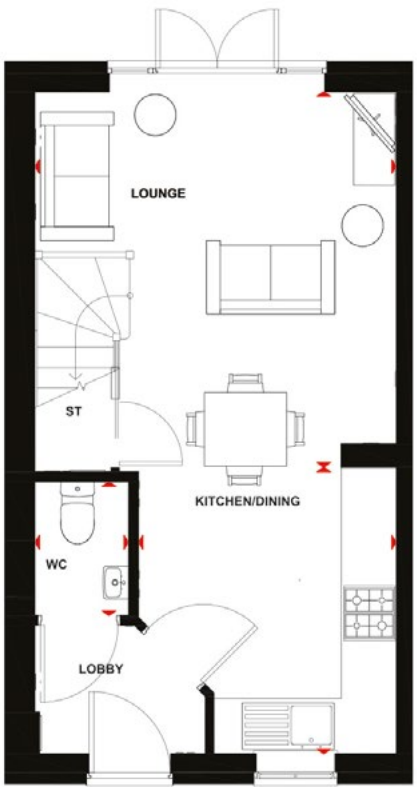


DENFORD

2 BEDROOM HOME



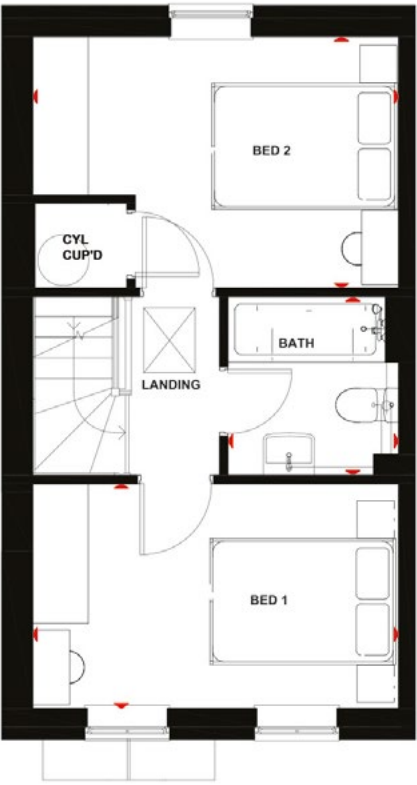
- Free-flowing living space creates a flexible terraced home, ideal for first-timers and downsizers
- French doors lead to the rear garden giving the open-plan lounge, dining area and fitted kitchen a bright and airy feeling
- Upstairs are two double bedrooms and the bathroom



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 | BH ST Bulkhead store | W | Wardrobe space |
| | wm Washing machine space | ◀▶ | Dimension location |
| | f/f Fridge/freezer space | | |

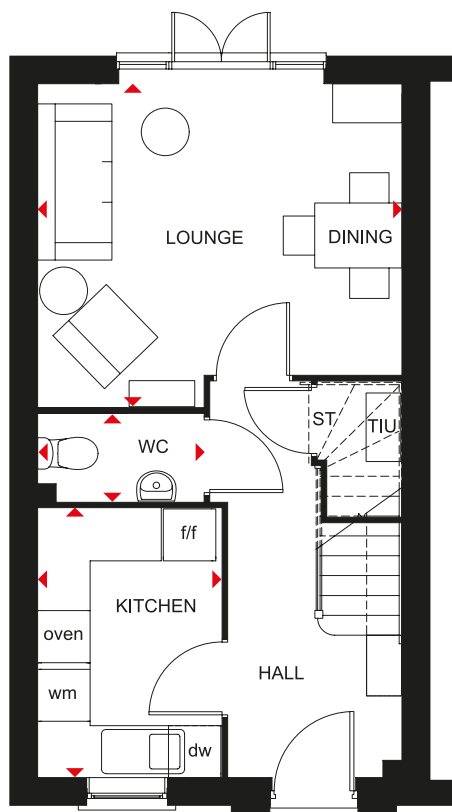
BELMONT

THE CLASSIC
COLLECTION

2 BEDROOM HOME



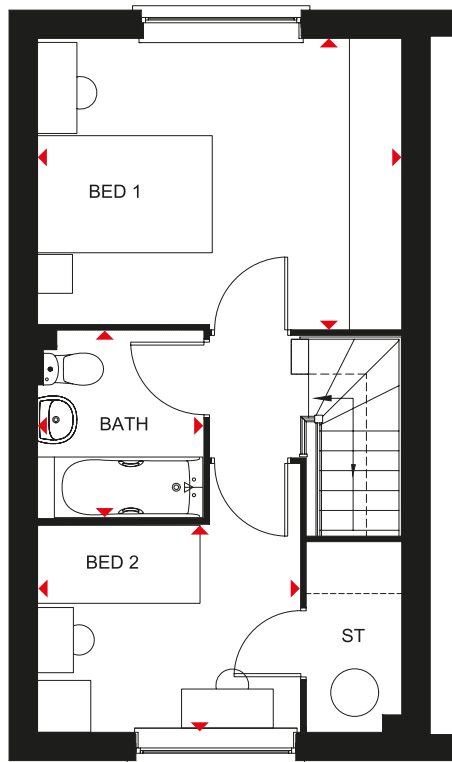
- A flexible 2 bedroom home offering open-plan lounge and dining room with French doors opening onto the rear garden
- Ground floor also has a stylish, separate kitchen
- First floor features one double bedroom, one single bedroom and a family bathroom



Ground Floor

| | | |
|---------------|---------------|---------------|
| Lounge/Dining | 4160 x 3740mm | 13'8" x 12'3" |
| Kitchen | 2110 x 3110mm | 6'11" x 10'3" |
| WC | 1893 x 1001mm | 6'3" x 3'3" |

(Approximate dimensions)



First Floor

| | | |
|-----------|---------------|---------------|
| Bedroom 1 | 3360 x 4170mm | 11'0" x 13'8" |
| Bedroom 2 | 2390 x 3010mm | 7'10" x 9'11" |
| Bathroom | 2150 x 1900mm | 7'0" x 6'2" |

(Approximate dimensions)

| | | | | |
|------------|-----|-----------------------------|-----|----------------------|
| KEY | TIU | Bio Mass Heat Exchange Unit | f/f | Fridge/freezer space |
| | ST | Store | dw | Dishwasher space |
| | wm | Washing machine space | ◀▶ | Dimension location |

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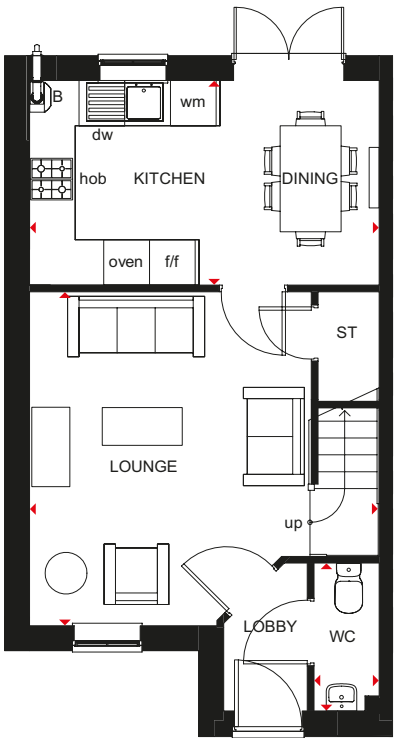


PALMERSTON

3 BEDROOM TERRACED HOME



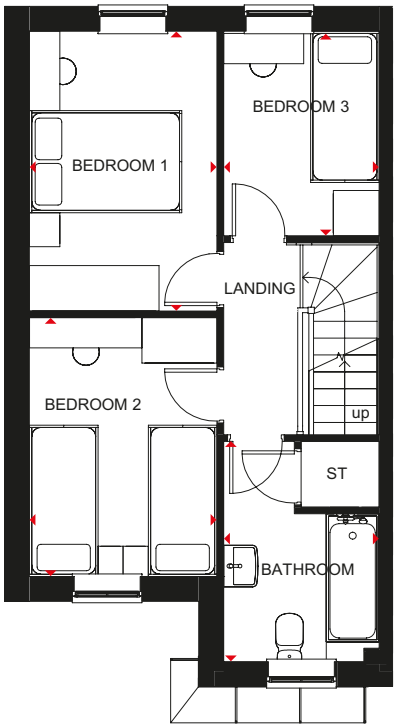
- Natural light streams through oversized windows in this attractive home
- A spacious open-plan kitchen and dining area, with French doors leading to the rear garden, creates the ideal hub for all the family
- A roomy front-aspect lounge is perfect for relaxing in
- Upstairs are two double bedrooms, a single bedroom and family bathroom



Ground Floor

| | | |
|----------------|---------------|---------------|
| Lounge | 3700 x 4416mm | 12'2" x 14'6" |
| Kitchen/Dining | 4590 x 2706mm | 15'1" x 8'11" |
| WC | 1956 x 884mm | 6'5" x 2'11" |

(Approximate dimensions)



First Floor

| | | |
|-----------|---------------|--------------|
| Bedroom 1 | 3700 x 2462mm | 12'2" x 8'1" |
| Bedroom 2 | 3422 x 2462mm | 11'3" x 8'1" |
| Bedroom 3 | 2706 x 2041mm | 8'11" x 6'8" |
| Bathroom | 2913 x 2041mm | 9'7" x 6'8" |

(Approximate dimensions)

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

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. St George's Gate 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 in a row. **We refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson. Based on HBF star rating scheme from 2010 to 2020 derived from the NHBC national new homes survey at eight weeks 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. All distances/journey times are approximate and are from Google Maps. ***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. BDW003348/JUL23

THE CONSUMER CODE

The Consumer Code for Home Builders (“the Code”), which came into effect in April 2010, applies to all home builders registered with the UK’s main new Home Warranty Bodies: NHBC, Premier Guarantee and LABC Warranty.

The Code gives protection and rights to purchasers of new homes. It requires all new home buyers to be treated fairly and ensure they are fully informed about their purchase before and after they sign the contract.

The aim of the Code is for all new home buyers to:

- be treated fairly
- know what levels of service to expect
- be given reliable information about their purchase and their consumer rights before and after they move in
- know how to access speedy, low-cost dispute resolution arrangements to deal with complaints about breaches of the Code.

The Code reinforces best practice among home builders to encourage a consistently high level of information and customer service. It builds on successful efforts already made by the industry to improve consumer satisfaction in recent years

The Code covers every stage of the home-buying purchase – pre-contract, exchange of contract and during occupation.

As a 5 Star Housebuilder, we are committed to the Consumer Code for Home Builders. For more information on the Consumer Code for Home Builders, please visit <http://www.consumercode.co.uk/>



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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.

