

CALDER GARDENS

CARNBROE ROAD, CARNBROE ML5 4UF



3 & 4 BEDROOM HOMES



AWARD-WINNING CUSTOMER SERVICE AND QUALITY

WITH YOU EVERY STEP OF THE WAY

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

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

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



OUTSTANDING DESIGN

**BARRATT HOMES ARE BUILT AROUND
THE WAY YOU WANT TO LIVE**

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



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



CALDER GARDENS

DEVELOPMENT LAYOUT

Key

	KELLIE	3 BEDROOM TERRACED HOME
	CUPAR	3 BEDROOM SEMI-DETACHED HOME
	THURSO	3 BEDROOM SEMI-DETACHED HOME
	ABERGELDIE	3 BEDROOM END-TERRACED HOME
	MORTON	4 BEDROOM DETACHED HOME
	CORGARFF	4 BEDROOM DETACHED HOME
	CAMPBELL	4 BEDROOM DETACHED HOME
	INVERNESS	4 BEDROOM DETACHED HOME
	BALLOCH	4 BEDROOM DETACHED HOME
	SUB STATION	



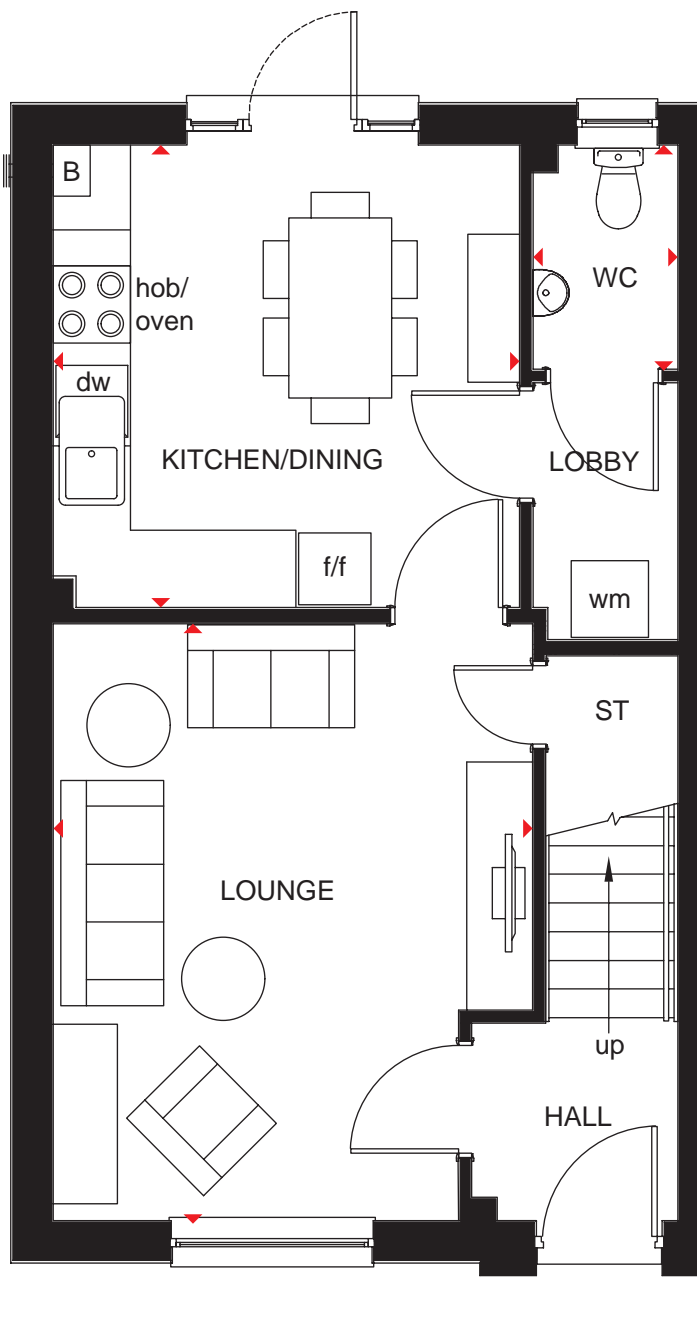
barratthomes.co.uk



CUPAR

3 BEDROOM SEMI-DETACHED/TERRACED HOUSE

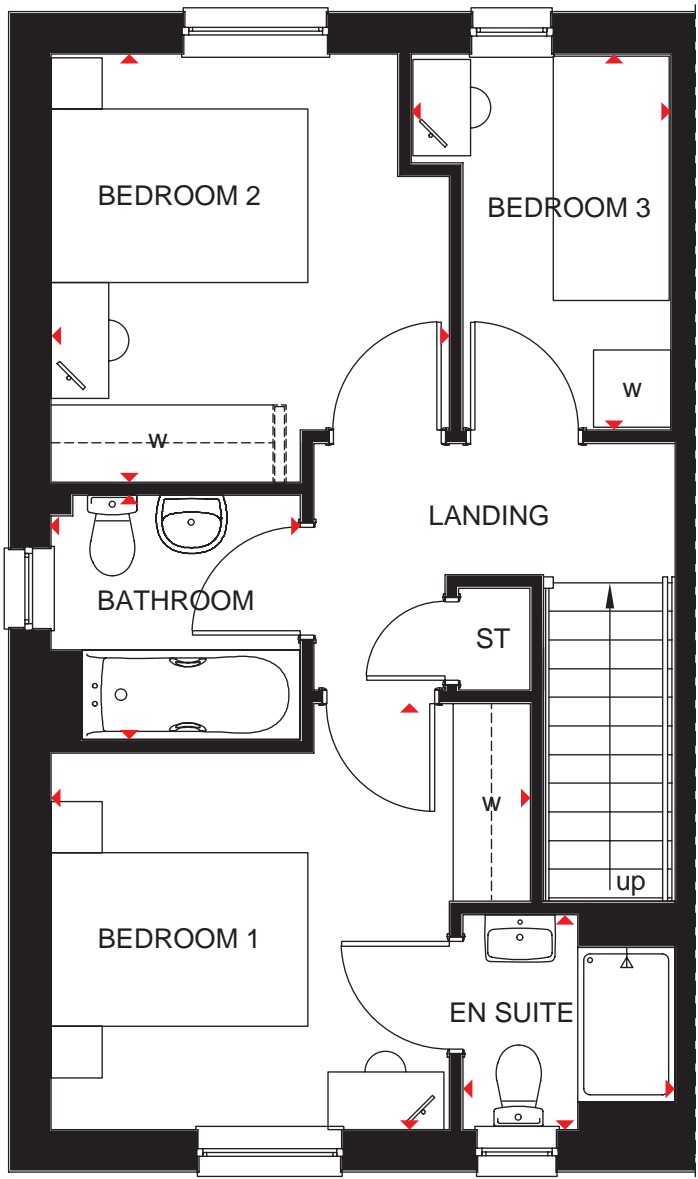
- Open-plan kitchen and dining area, with access to the rear garden, creates the ideal hub for all the family
- Separate lobby with practical utility space and cloakroom
- Front-aspect lounge, providing plenty of space to relax
- Upstairs are two double bedrooms, with an en suite to bedroom 1, a single bedroom and family bathroom



Ground Floor

Lounge	3696 x 4650mm	12'2" x 15'3"
Kitchen/Dining	3595 x 3598mm	11'10" x 11'10"
WC	1125 x 1743mm	3'8" x 5'9"

(Approximate dimensions)



First Floor

Bedroom 1	3728 x 3316mm	12'3" x 10'11"
En Suite	1654 x 1672mm	5'5" x 5'6"
Bedroom 2	3066 x 3329mm	10'1" x 10'11"
Bedroom 3	2016 x 2923mm	6'7" x 9'7"
Bathroom	1946 x 1900mm	6'5" x 6'3"

(Approximate dimensions)

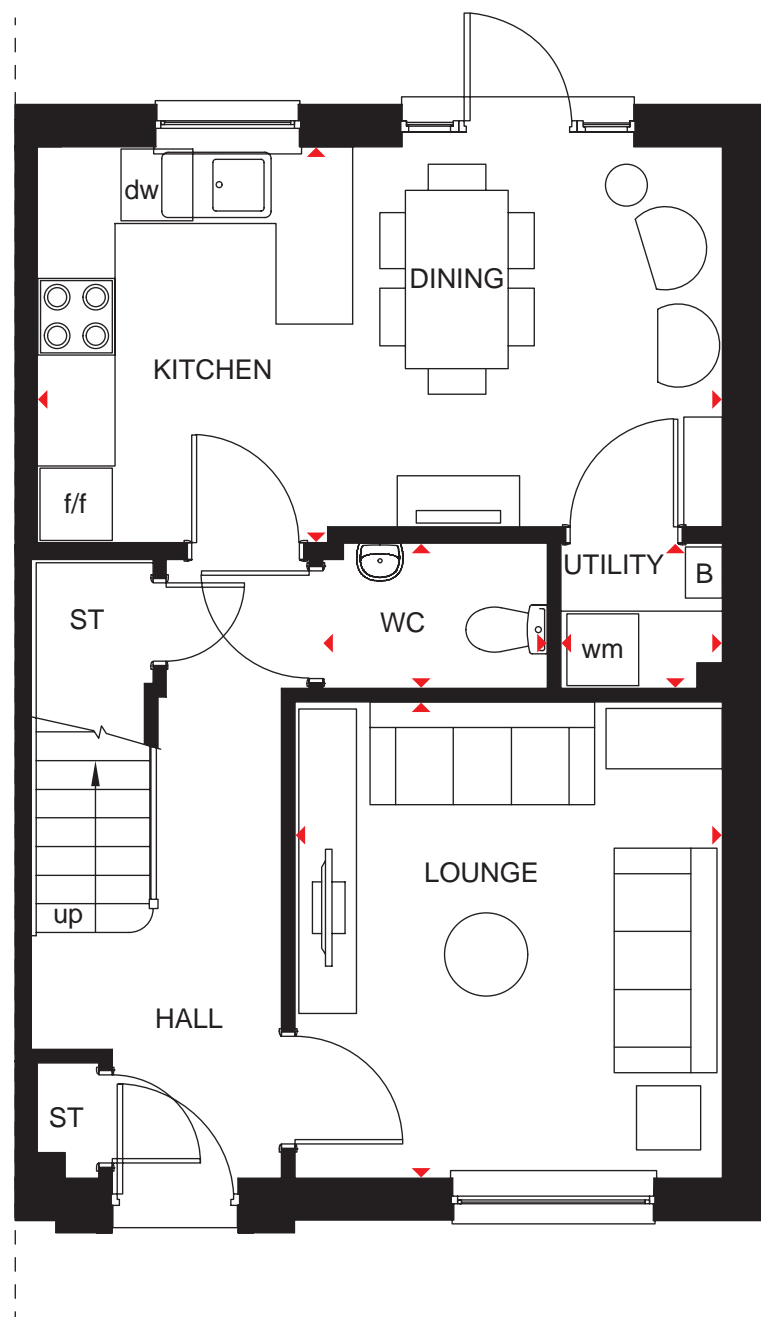
KEY	B Boiler	f/f Fridge/freezer space	◀▶ Dimension location
	ST Store	dw Dishwasher space	
	wm Washing machine space	w Wardrobe space	



THURSO

3 BEDROOM SEMI DETACHED HOME

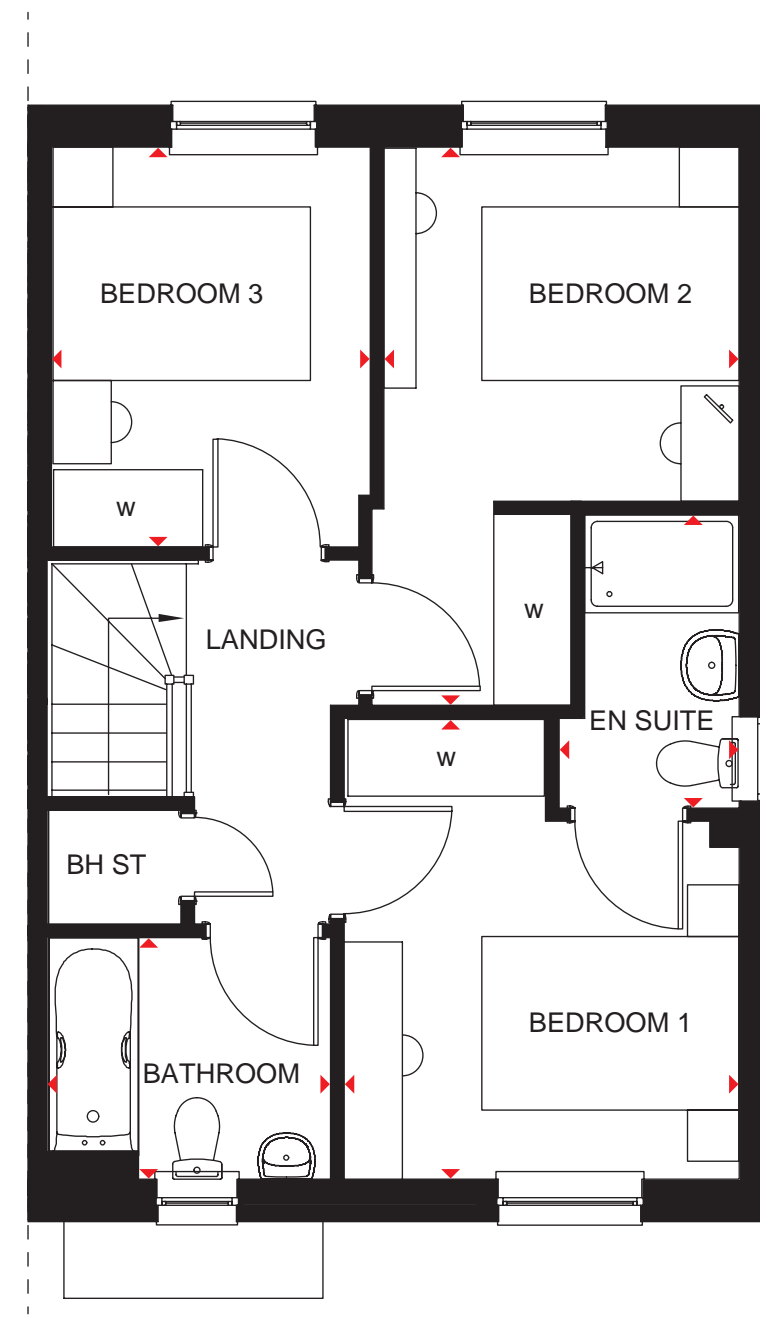
- Superb family home with the open-plan kitchen flowing into the dining area, with access to the rear garden
- Bright, front-aspect lounge, a cloakroom and practical utility and storage space complete the ground floor
- Upstairs are three double bedrooms, the main with en suite, and a family bathroom



Ground Floor

Lounge	3328 x 3707mm	10'11" x 12'2"
Kitchen/Dining	5330 x 3085mm	17'6" x 10'1"
WC	1750 x 1129mm	5'9" x 3'8"
Utility	1257 x 1129mm	4'1" x 3'8"

[Approximate dimensions]



First Floor

Bedroom 1	3068 x 3585mm	10'1" x 11'9"
En Suite	1397 x 2280mm	4'7" x 7'6"
Bedroom 2	2851 x 4340mm	9'4" x 14'3"
Bedroom 3	2464 x 3108mm	8'1" x 10'2"
Bathroom	2157 x 1882mm	7'1" x 6'2"

[Approximate dimensions]

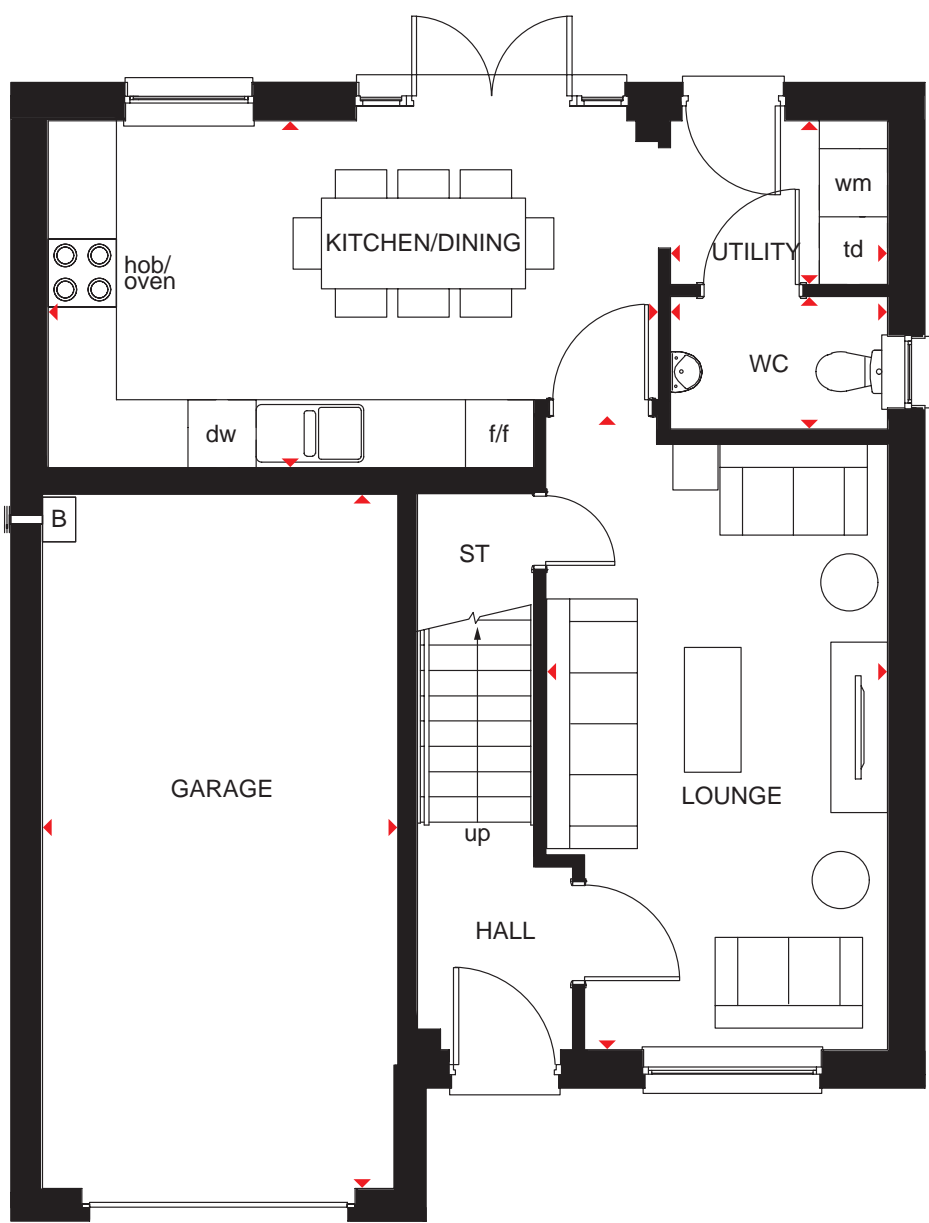
KEY	B Boiler	wm Washing machine space	w Wardrobe space
	ST Store	f/f Fridge/freezer space	◀▶ Dimension location
	BH ST Bulkhead store	dw Dishwasher space	



MORTON

4 BEDROOM DETACHED HOME

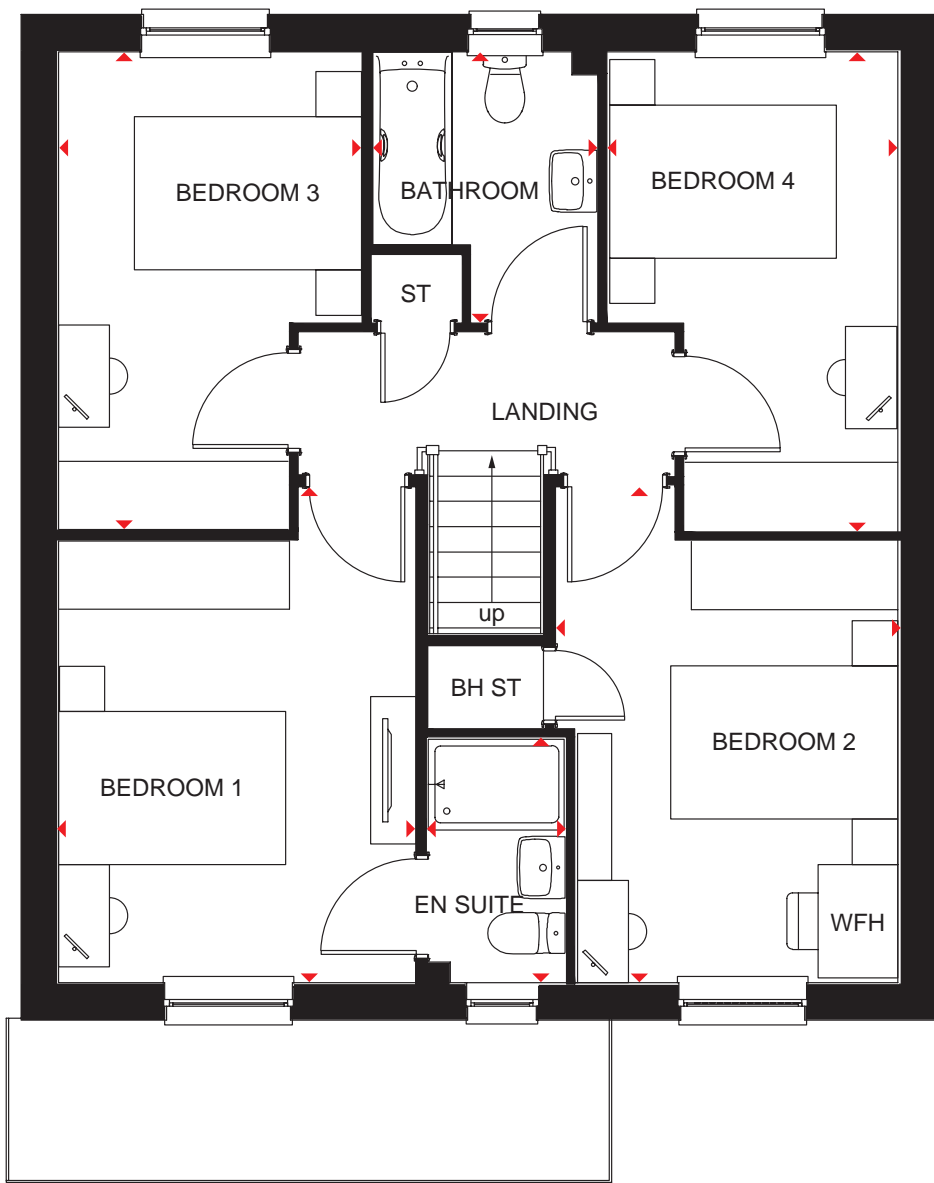
- Ideal family home with generously sized rooms for flexible living
- Stylish open-plan kitchen and dining area with access to the rear garden, and a separate utility room and WC
- Comfortable lounge for everyone to relax in and an integral garage for added security
- Four double bedrooms, the main bedroom with en suite and a family bathroom



Ground Floor

Lounge	3012 x 5591mm	9'11" x 18'4"
Kitchen/ Dining/Family	5375 x 3060mm	17'8" x 10'0"
WC	1913 x 1167mm	6'3" x 3'10"
Utility	1913 x 1459mm	6'3" x 4'9"
Garage	3128 x 6120mm	10'3" x 20'1"

[Approximate dimensions]



First Floor

Bedroom 1	3148 x 4372mm	10'4" x 14'4"
En Suite	1210 x 2153mm	4'0" x 7'1"
Bedroom 2	3015 x 4372mm	9'11" x 14'4"
Bedroom 3	2668 x 4209mm	8'9" x 13'10"
Bedroom 4	2550 x 4218mm	8'4" x 13'10"
Bathroom	1976 x 2379mm	6'6" x 7'10"

[Approximate dimensions]

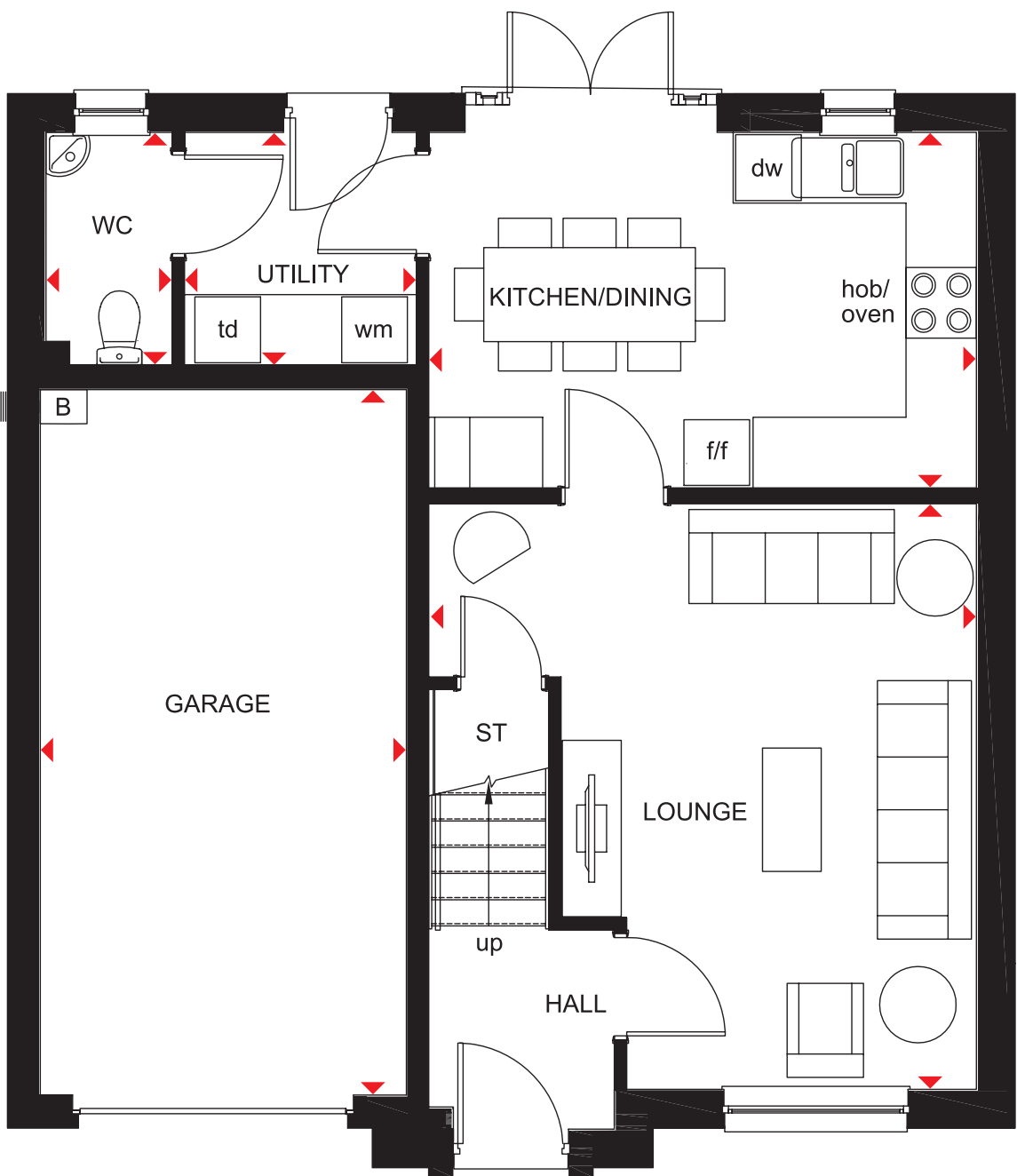
KEY	B	Boiler	wm	Washing machine space	td	Tumble dryer space
	ST	Store	f/f	Fridge/freezer space	WFH	Working from home
	BH ST	Bulkhead store	dw	Dishwasher space	◀▶	Dimension location



CORGARFF

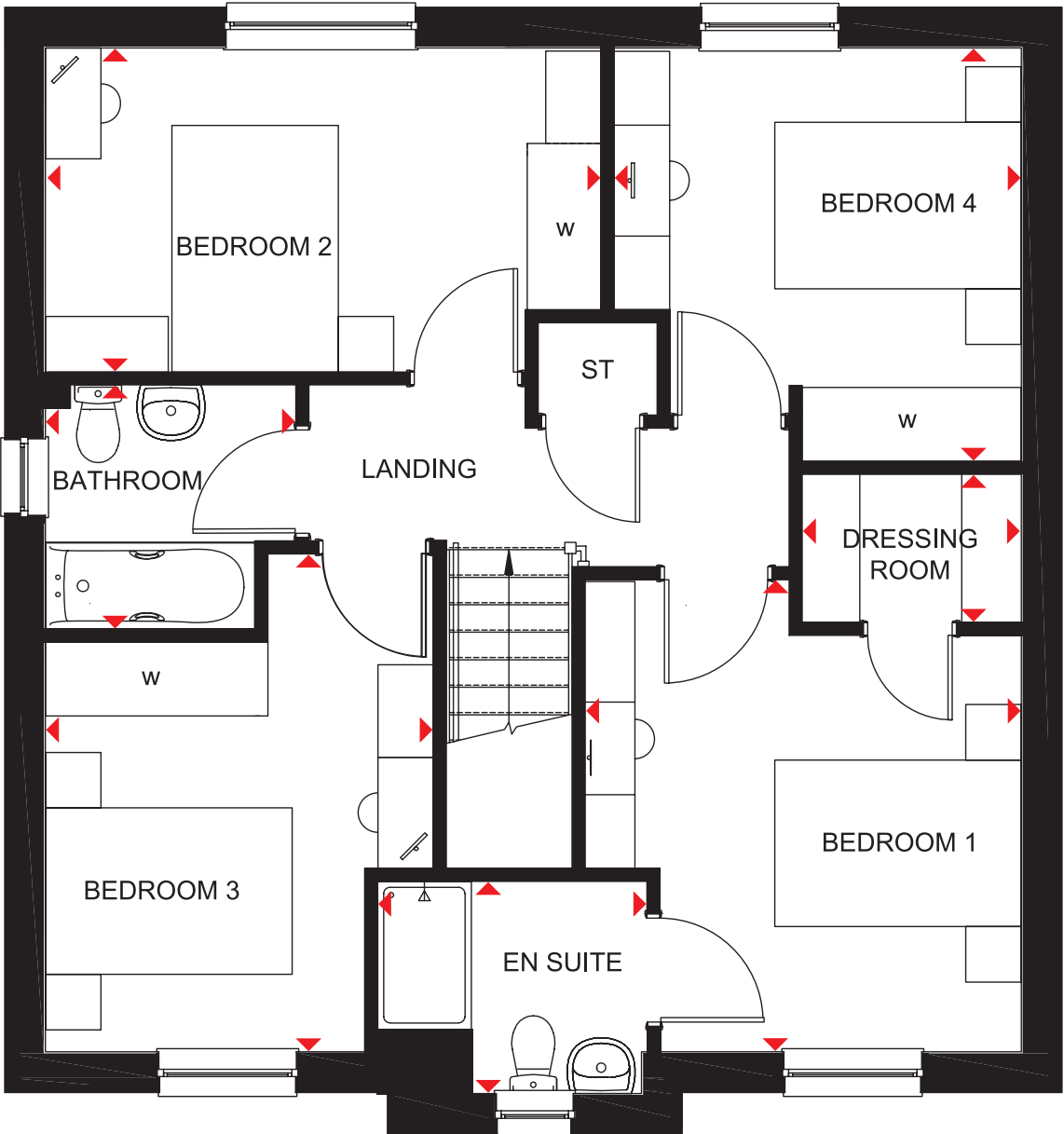
4 BEDROOM DETACHED HOME

- Bright open-plan kitchen and dining area with French doors leading to the rear garden
- Front-aspect lounge with space for all the family to relax in
- Practical utility for added convenience and integral garage for extra security
- Four double bedrooms, the stylish main bedroom with en suite and walk-in wardrobe, and a family bathroom are upstairs



Ground Floor		
Lounge	4658 x 4973mm	15'3" x 16'4"
Kitchen/Dining	4658 x 3024mm	15'3" x 9'11"
Utility	1976 x 1939mm	6'6" x 6'4"
WC	1074 x 1939mm	3'6" x 6'4"
Garage	3129 x 5956mm	10'3" x 19'6"

[Approximate dimensions]



First Floor		
Bedroom 1	3534 x 3829mm	11'7" x 12'7"
Dressing Room	1779 x 1200mm	5'10" x 3'11"
En Suite	2185 x 1716mm	7'2" x 5'8"
Bedroom 2	4509 x 2629mm	14'10" x 8'8"
Bedroom 3	3154 x 4039mm	10'4" x 13'3"
Bedroom 4	3304 x 3354mm	10'10" x 11'0"
Bathroom	2033 x 1980mm	6'8" x 6'6"

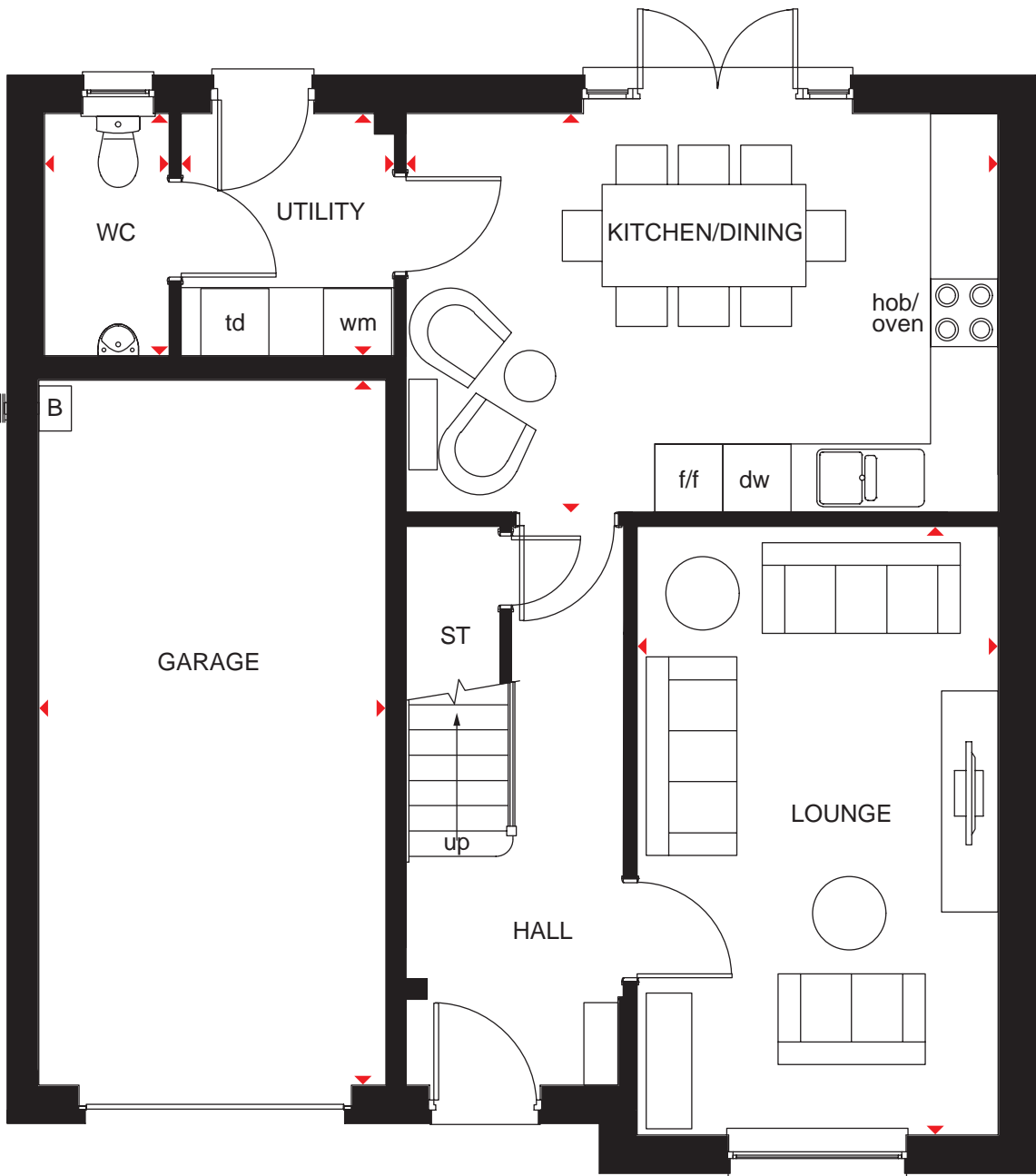
[Approximate dimensions]

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

INVERNESS

4 BEDROOM DETACHED HOME

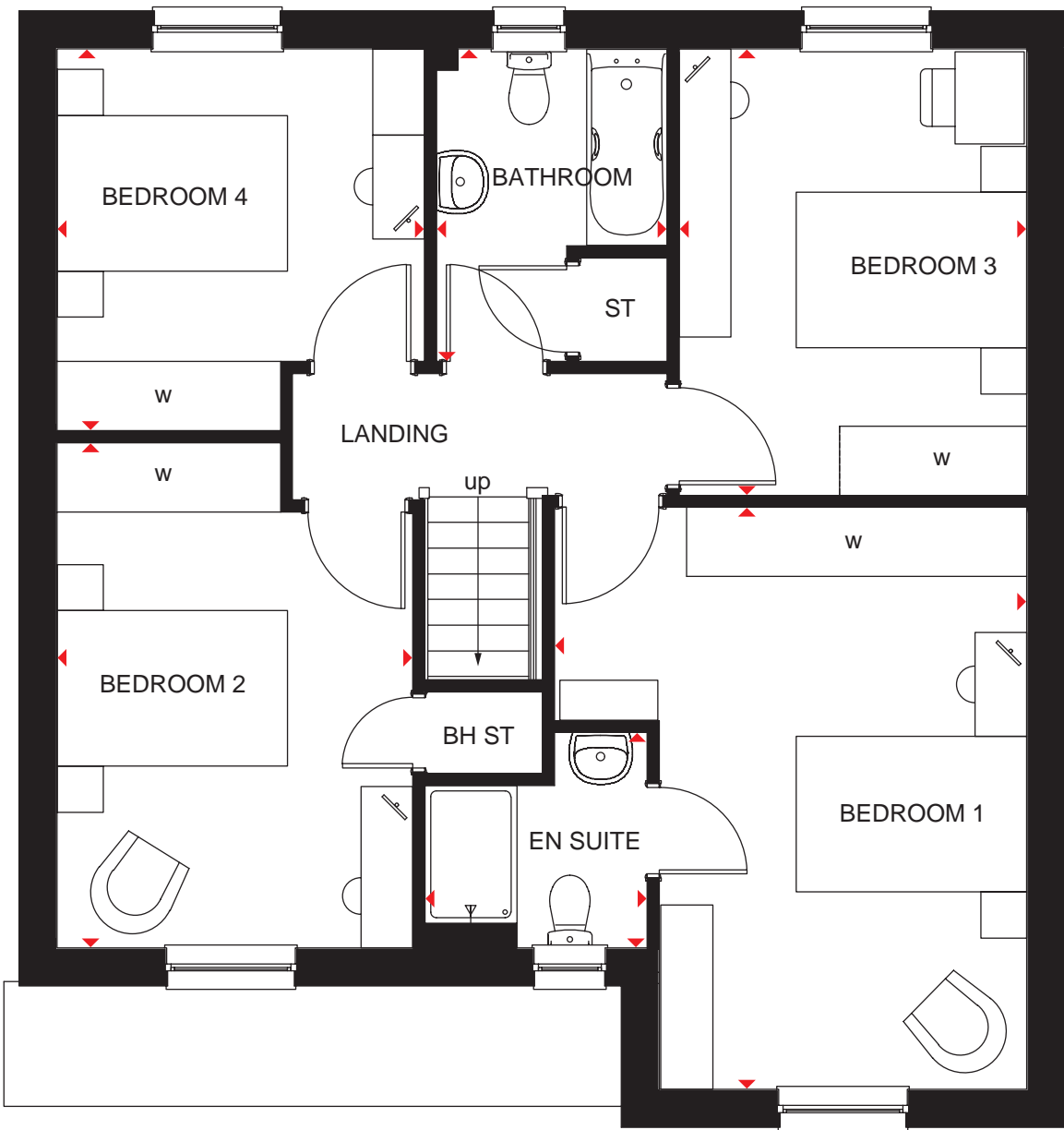
- Stylish four bedroom detached home complete with a single integral garage
- Comfortable and spacious front-facing lounge space
- Large open-plan kitchen with rear doors out to the garden, as well as a useful utility room
- Upstairs is the main bedroom and en suite, three further double bedrooms and the family bathroom



Ground Floor

Lounge	3189 x 5369mm	10'6" x 17'7"
Kitchen/Dining	5225 x 3517mm	17'2" x 11'6"
Utility	1881 x 2137mm	6'2" x 7'0"
WC	1103 x 2137mm	3'7" x 7'0"
Garage	3064 x 6221mm	10'1" x 20'5"

(Approximate dimensions)



First Floor

Bedroom 1	4101 x 5052mm	13'5" x 16'7"
En Suite	1932 x 1868mm	6'4" x 6'2"
Bedroom 2	3088 x 4384mm	10'2" x 14'5"
Bedroom 3	3017 x 3875mm	9'11" x 12'9"
Bedroom 4	3190 x 3315mm	10'6" x 10'11"
Bathroom	2001 x 2715mm	6'7" x 8'11"

(Approximate dimensions)

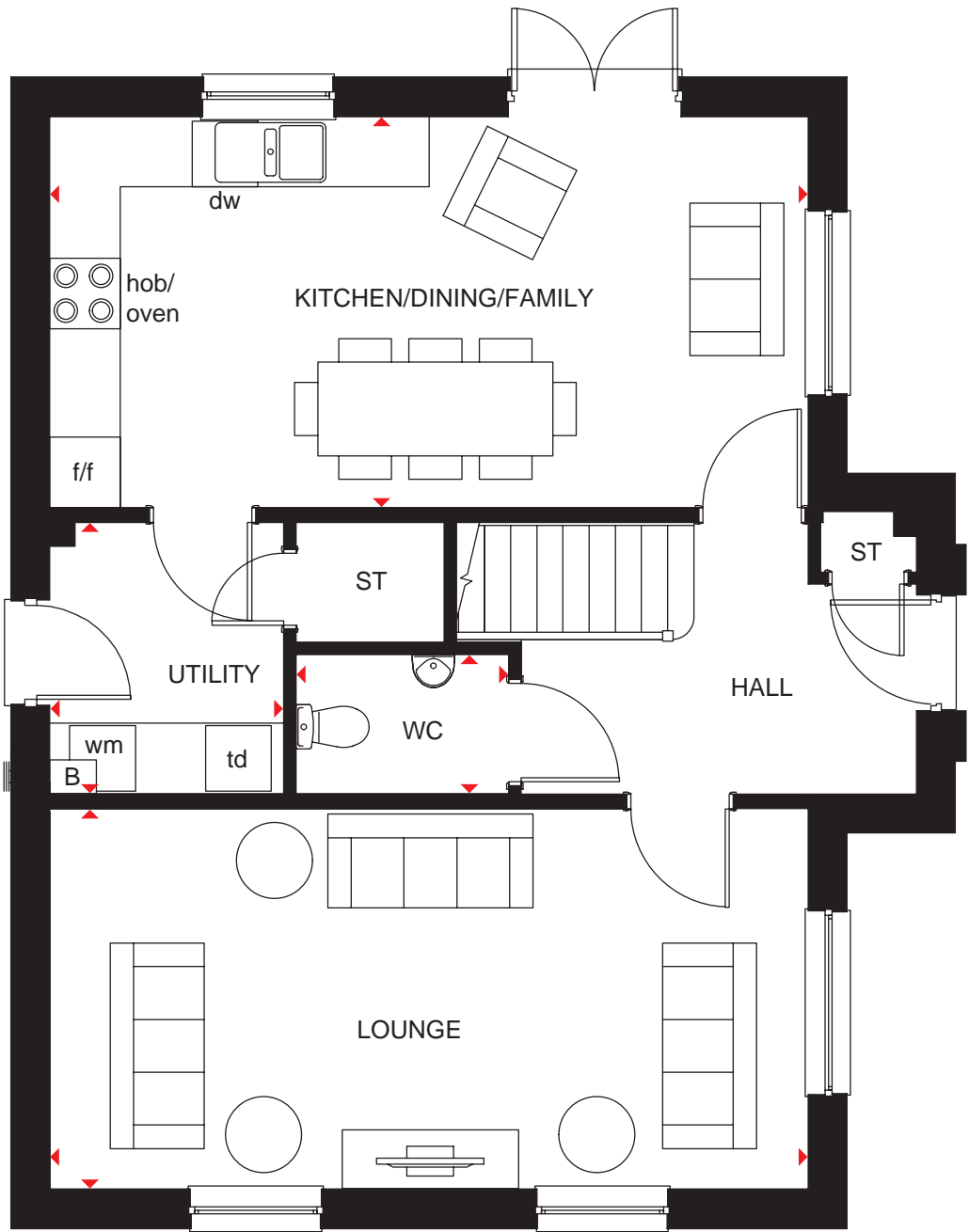
KEY	B	Boiler	wm	Washing machine space	td	Tumble dryer space
	ST	Store	f/f	Fridge/freezer space	w	Wardrobe space
	BH ST	Bulkhead store	dw	Dishwasher space	◀ ▶	Dimension location



CAMPBELL

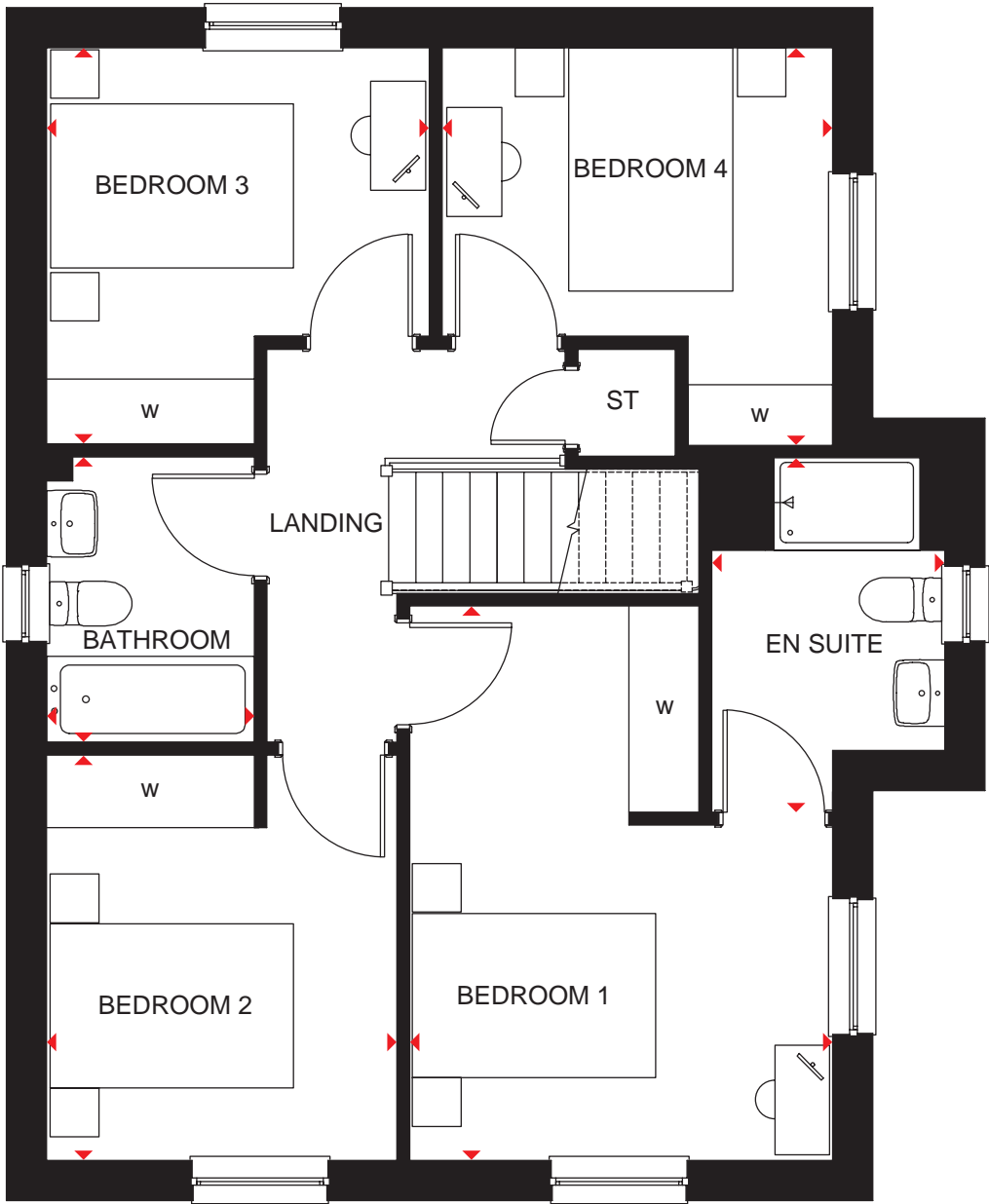
4 BEDROOM DETACHED HOME

- Large open-plan kitchen includes a dual-aspect dining area with access to the garden via French doors, and a separate utility
- There's plenty of room to relax in comfort in the spacious lounge
- Upstairs is a main bedroom with en suite shower room
- Three further double bedrooms and a family bathroom make this a great family home



Ground Floor		
Lounge	6464 x 3238mm	21'2" x 10'7"
Kitchen/ Dining/Family	6464 x 3330mm	21'2" x 10'11"
Utility	2004 x 2311mm	6'7" x 7'7"
WC	1813 x 1186mm	5'11" x 3'11"

(Approximate dimensions)



First Floor		
Bedroom 1	3478 x 4564mm	11'5" x 15'0"
En Suite	1917 x 2915mm	6'3" x 9'7"
Bedroom 2	2881 x 3337mm	9'5" x 10'11"
Bedroom 3	3147 x 3258mm	10'4" x 10'8"
Bedroom 4	3212 x 3273mm	10'6" x 10'9"
Bathroom	1707 x 2350mm	5'7" x 7'9"

(Approximate dimensions)

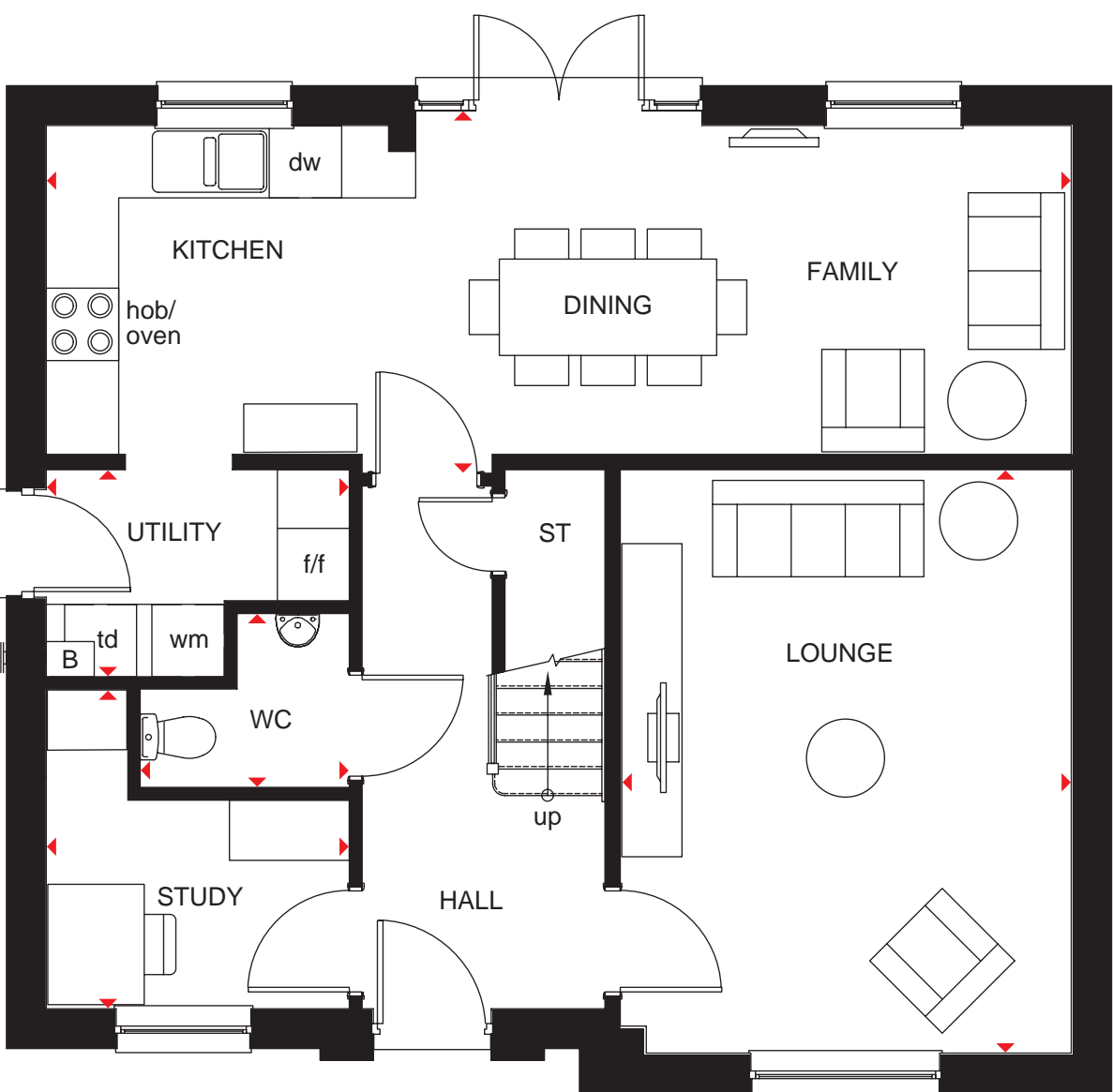
KEY	B	Boiler	f/f	Fridge/freezer space	w	Wardrobe space
	ST	Store	dw	Dishwasher space	◀▶	Dimension location
	wm	Washing machine space	td	Tumble dryer space		



BALLOCH

4 BEDROOM DETACHED HOME

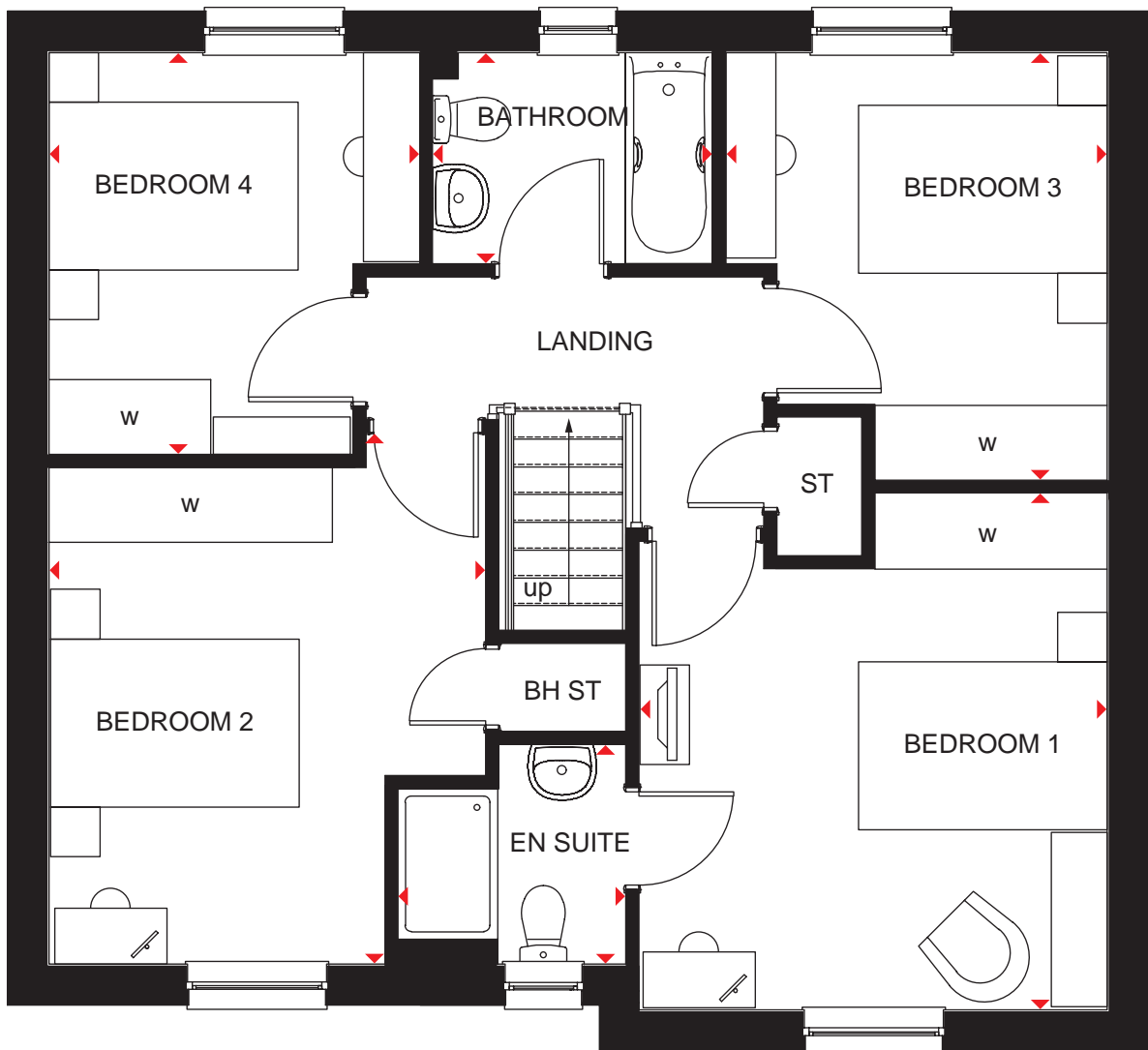
- Beautifully presented family home, fully designed for flexible living
- As you enter the home, you will find the study, WC and large front-aspect lounge off the main hallway
- Open-plan kitchen complete with dining space, family area and utility at the back of the home, with glazed double doors opening out onto the outdoor space
- Upstairs has four corner double bedrooms, complete with one en suite and a main bathroom



Ground Floor

Lounge	3741 x 4843mm	12'3" x 15'11"
Kitchen/ Dining/Family	8502 x 2886mm	27'11" x 9'6"
WC	1734 x 1445mm	5'8" x 4'9"
Utility	2515 x 1717mm	8'3" x 5'8"
Study	2514 x 2651mm	8'3" x 8'8"

(Approximate dimensions)



First Floor

Bedroom 1	3763 x 4156mm	12'4" x 13'8"
En Suite	1830 x 1767mm	6'0" x 5'10"
Bedroom 2	3509 x 4271mm	11'6" x 14'0"
Bedroom 3	3065 x 3436mm	10'1" x 11'3"
Bedroom 4	2978 x 3231mm	9'9" x 10'7"
Bathroom	2250 x 1698mm	7'5" x 5'7"

(Approximate dimensions)

KEY

B	Boiler	wm	Washing machine space	td	Tumble dryer space
ST	Store	f/f	Fridge/freezer space	w	Wardrobe space
BH ST	Bulkhead store	dw	Dishwasher 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. [Development Name] is a marketing name only and may not be the designated postal address, which may be determined by The Post Office. †Train times are from National Rail Enquiries website. 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.

NEW HOMES QUALITY CODE

Housebuilders and developers who build new homes will be expected to register with the New Homes Quality Board (NHQB). As long as a housebuilder or developer has followed the correct registration process, including completing the necessary training, introducing a complaints procedure, and following other processes and procedures that are needed to meet the requirements of this New Homes Quality Code (the code), they will become a registered developer.

Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions of the New Homes Ombudsman, they may have action taken against them, including being removed from the register of registered developers.

The code sets out the requirements that registered developers must meet. The code may be updated from time to time to reflect changes to industry best practice as well as the decisions of the New Homes Ombudsman Service.

All homes built by registered developers must meet building-safety and other regulations. All registered developers should aim to make sure there are no snags or defects in their properties before the keys are handed over to a customer. If there are any snags or defects, these should be put right within the agreed timescales.

WHAT THE CODE COVERS

For the purposes of this code, 'customer' means a person who is buying or intends to buy a new home which they will live in or give to another person. (If a new home is being bought in joint names, 'the customer' includes all the joint customers.) However, the New Homes Quality Board have also started work to consider other groups of customers and what they should be able to expect from a new home. This includes shared owners and people who are buying a new home to let to other people. Any changes the New Homes Quality Board make to the code to reflect the needs of other groups of customers will be developed through consultation, and they will continually assess and review the effectiveness of the code, and any new laws or regulations that apply. Other areas which are not covered by the code are claims for loss of property value or blight (where a property falls in value or becomes difficult to sell because of major public work in the area), personal injury or claims that are not covered by the scheme rules of the New Homes Ombudsman Service.



barratthomes.co.uk
0333 355 8462



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