

# NOTTON WOOD VIEW, ROYSTON

LEE LANE, ROYSTON, BARNSELY, SOUTH YORKSHIRE S71 4RT



A STYLISH NEW DEVELOPMENT OF 3 AND 4 BEDROOM HOMES



**BARRATT**  
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 been awarded 5 stars<sup>^</sup> by the Home Builders Federation year after year. And that's not all. Our homes come with an NHBC Buildmark Warranty which gives you a 10 year structural warranty and a 2 year fixtures and fittings warranty\* as standard. This is just one of the added benefits of buying a new home.

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

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



## OUTSTANDING DESIGN

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

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

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





## STUNNING HOMES IN A GREAT LOCATION

**WELCOME TO NOTTON WOOD VIEW, ROYSTON, A STYLISH NEW DEVELOPMENT OF 3 AND 4 BEDROOM HOMES**

A community of 3 and 4 bedroom homes on the edge of the suburban village of Royston built by an award-winning housebuilder.

Your new home will be surrounded by beautiful countryside and benefit from great local amenities and transport links. Being close to Leeds and the historic town of Barnsley, you'll have easy access to plenty of amenities and activities for you and your family.



# NOTTON WOOD VIEW

## DEVELOPMENT LAYOUT

-  Palmerston  
3 bedroom home
-  Ellerton  
3 bedroom home
-  Maidstone  
3 bedroom home
-  Lockton  
3 bedroom home
-  Collaton  
3 bedroom home
-  Ennerdale  
3 bedroom home
-  Eskdale  
3 bedroom home
-  Windermere  
4 bedroom home
-  Kingsley  
4 bedroom home
-  Ripon  
4 bedroom home
-  Woodcote  
4 bedroom home
-  Alderney  
4 bedroom home
-  Affordable housing
-  Show Home
-  Marketing Suite
-  S/S Sub station
-  BCP Bin collection point

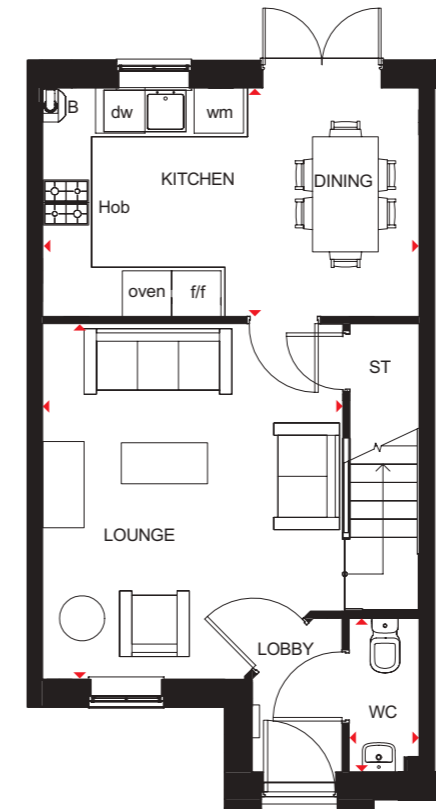


# PALMERSTON

## 3 BEDROOM SEMI-DETACHED HOME



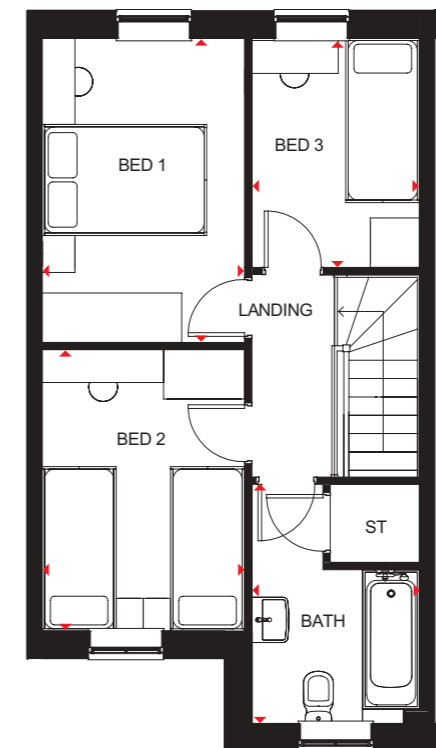
- Natural light streams through oversized windows in this attractive home
- A spacious open-plan kitchen and dining area, with French doors leading to the rear garden, creates the ideal hub for all the family
- A roomy front-aspect lounge is perfect for relaxing in
- Upstairs are two double bedrooms, 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 856mm	6'5" x 2'10"

[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]

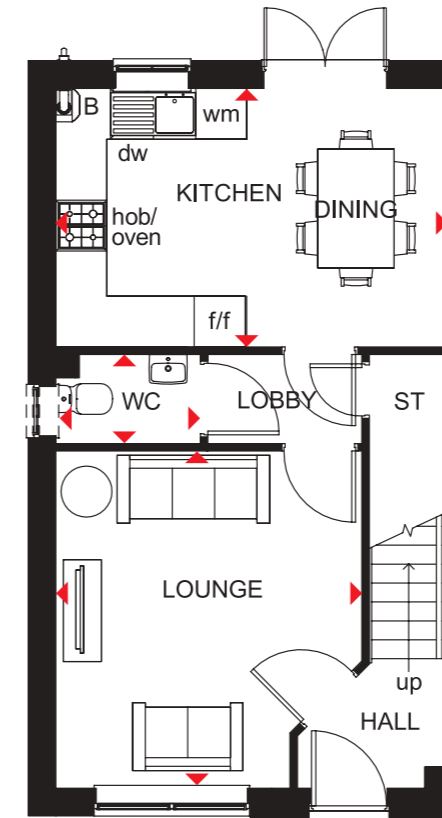
<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

# ELLERTON

## 3 BEDROOM TERRACED HOME



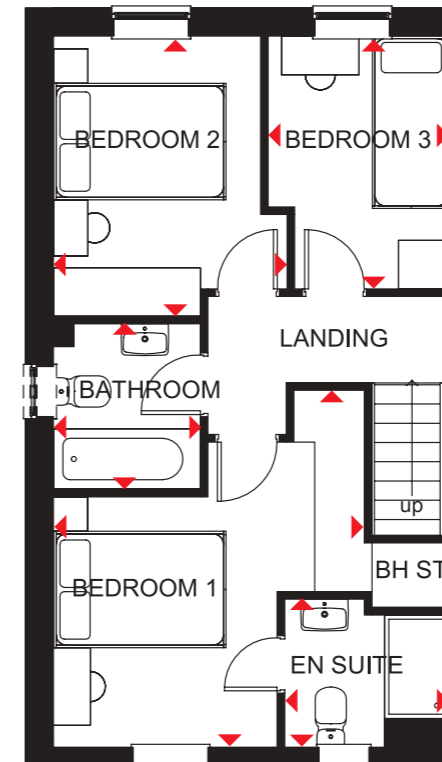
- Bright, practical home, ideal for modern family living
- Large, open-plan kitchen with ample dining space has French doors leading to the rear garden
- Good-sized lounge for all the family to relax in
- Upstairs the main bedroom has an en suite shower room, and there is a further double bedroom, a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

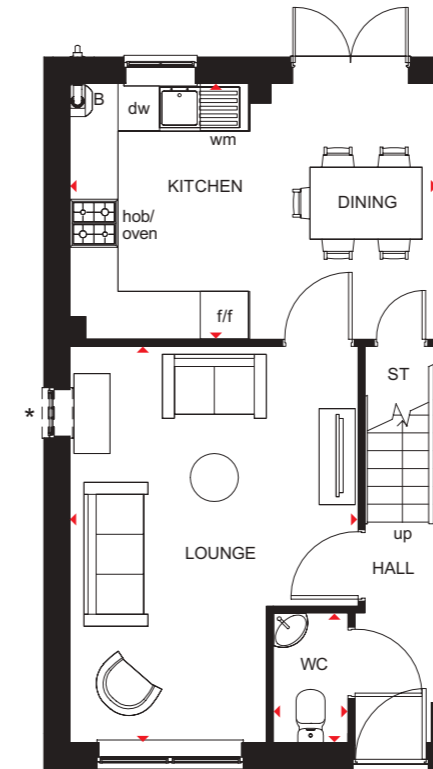
<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

# MAIDSTONE

## 3 BEDROOM SEMI-DETACHED HOME



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

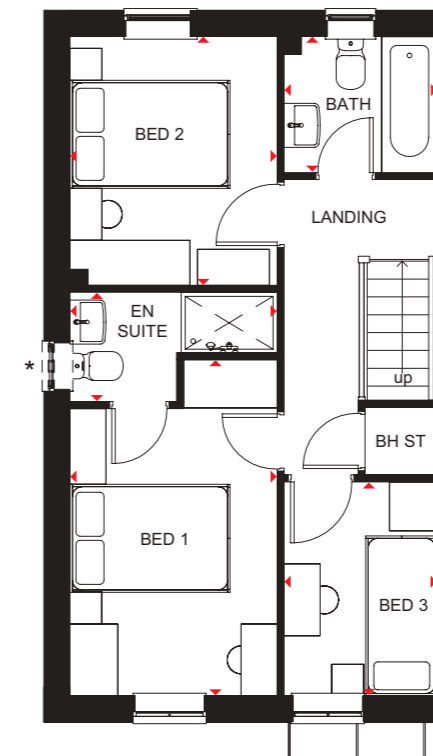


### Ground Floor

Lounge	4955 x 3604mm	16'3" x 11'10"
Kitchen/Dining	3202 x 4598mm	10'6" x 15'1"
WC	932 x 1620mm	3'1" x 5'4"

(Approximate dimensions)

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



### 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.

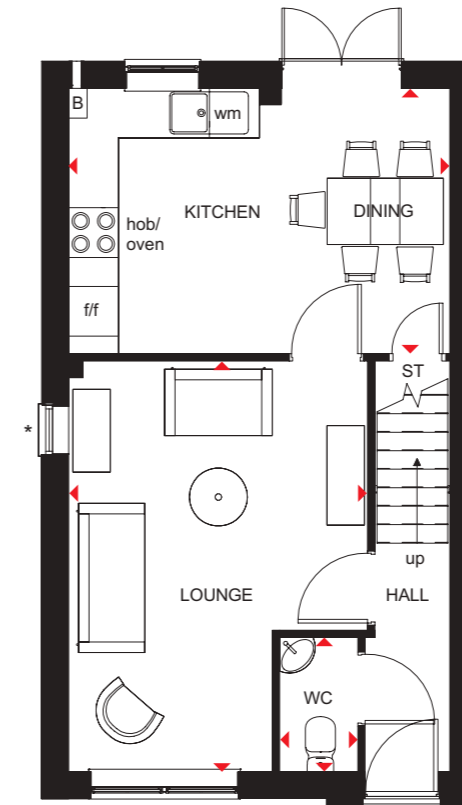
<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

# MAIDSTONE

## 3 BEDROOM HOME



- A 3 bedroom home offering open-plan kitchen and dining area with French doors opening onto the rear garden
- First floor features two double bedrooms with en suite to main bedroom
- Single bedroom and family bathroom also located on first floor

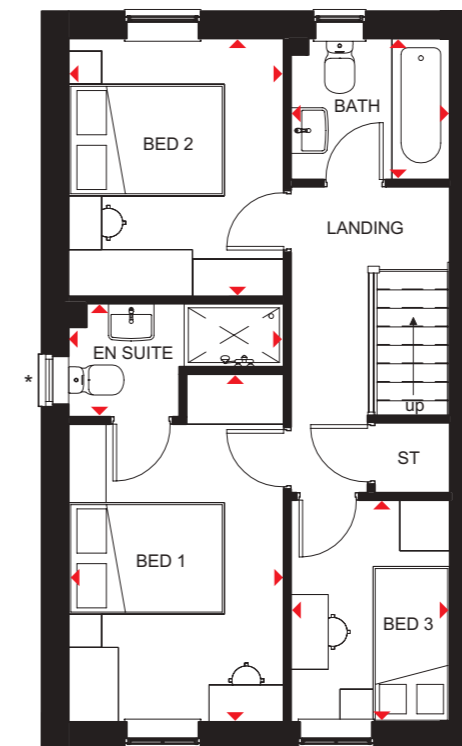


### Ground Floor

Lounge	4955 x 3604mm	16'3" x 11'10"
Kitchen/Dining	3202 x 4598mm	10'6" x 15'1"
WC	944 x 1620mm	3'1" x 5'4"

[Approximate dimensions]

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



### 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	2676 x 1918mm	8'9" x 6'4"
Bathroom	1702 x 1918mm	5'7" x 6'4"

[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

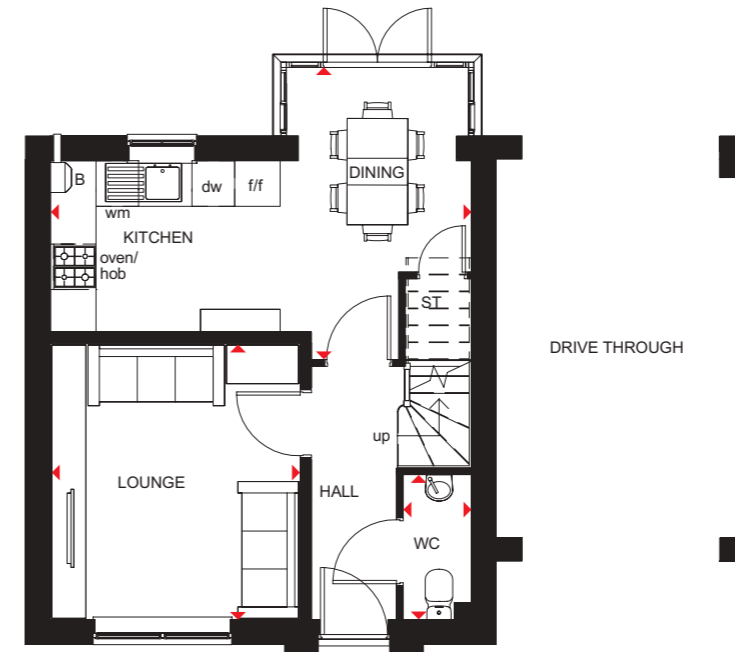
f/f Fridge/freezer space  
◀▶ Dimension location

# LOCKTON

## 3 BEDROOM HOME



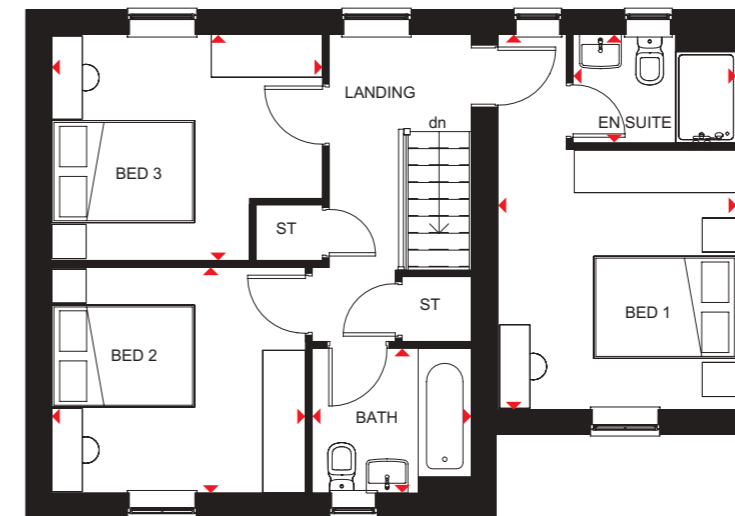
- Good-sized family home designed for modern living
- Flexible, open-plan kitchen/dining area with a bright, full-height glazed bay leading onto the rear garden
- Front-aspect lounge provides the perfect place to relax in
- Three double bedrooms, the main bedroom with en suite, and a family bathroom are on the first floor



### Ground Floor

Lounge	3291 x 3638mm	10'10" x 11'11"
Kitchen/Dining Room	5545 x 3848mm	18'2" x 12'7"
WC	897 x 1910mm	2'11" x 6'3"

(Approximate dimensions)



### First Floor

Bedroom 1	3145 x 4945mm	10'4" x 16'3"
En Suite	2154 x 1426mm	7'1" x 4'8"
Bedroom 2	3360 x 2979mm	11'0" x 9'9"
Bedroom 3	3585 x 2979mm	11'9" x 9'9"
Bathroom	2097 x 1910mm	6'11" x 6'3"

(Approximate dimensions)

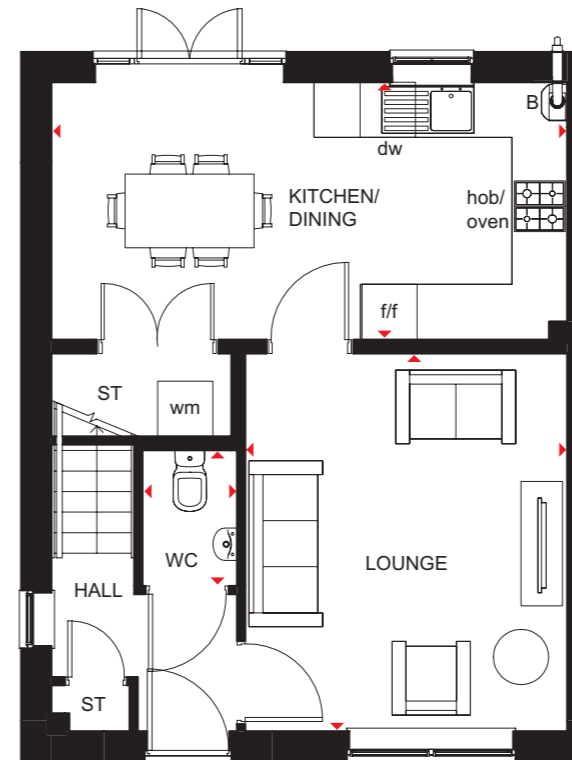
<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

# COLLATON

## 3 BEDROOM DETACHED HOME



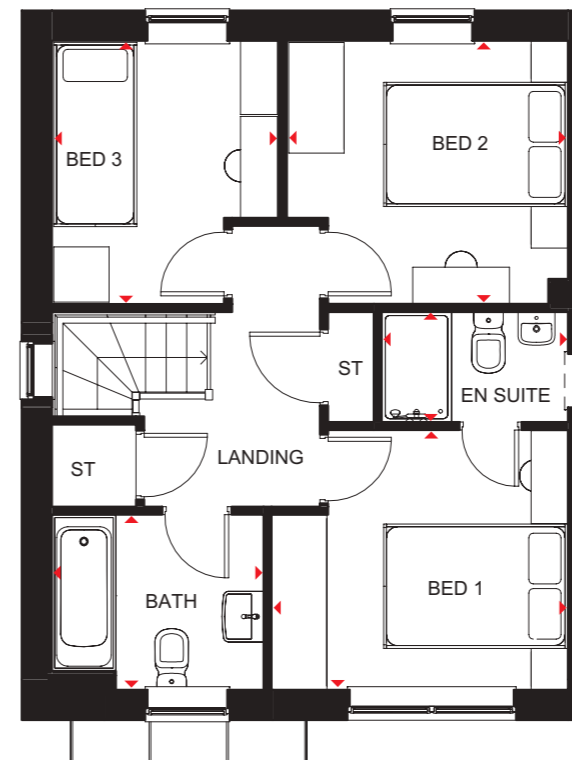
- Spacious detached home designed for modern living
- Large, open-plan kitchen, with discreet utility space, gets plenty of light via French doors in the dining area that open onto the rear garden
- A front-aspect lounge provides comfortable space to relax in
- Upstairs are two double bedrooms, the main bedroom with en suite, a single bedroom, family bathroom and plenty of storage space



### Ground Floor

Lounge	3496 x 4100mm	11'6" x 13'5"
Kitchen/Dining	5600 x 2795mm	18'4" x 9'2"
WC	1028 x 1475mm	3'4" x 4'10"

(Approximate dimensions)



### First Floor

Bedroom 1	3216 x 2820mm	10'7" x 9'3"
En Suite	2020 x 1193mm	6'8" x 3'11"
Bedroom 2	3050 x 2857mm	10'0" x 9'4"
Bedroom 3	2463 x 2857mm	8'1" x 9'4"
Bathroom	2297 x 1901mm	7'6" x 6'3"

(Approximate dimensions)

\*Optional window

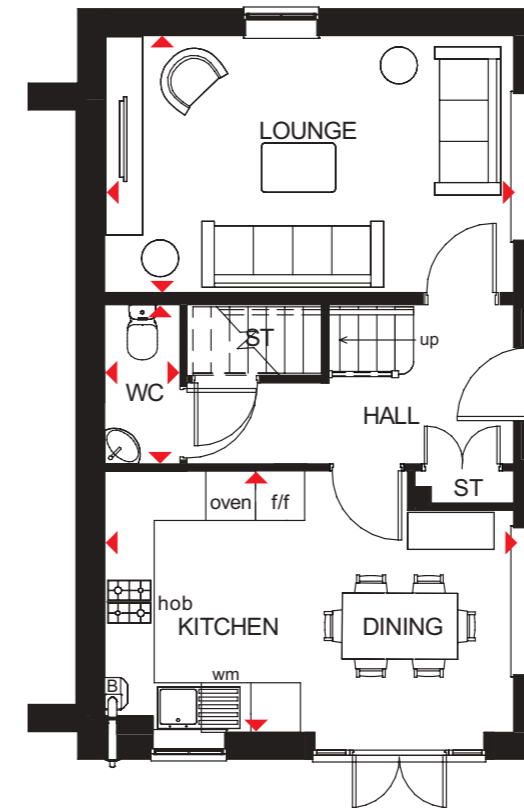
<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

# ENNERDALE

## 3 BEDROOM HOME



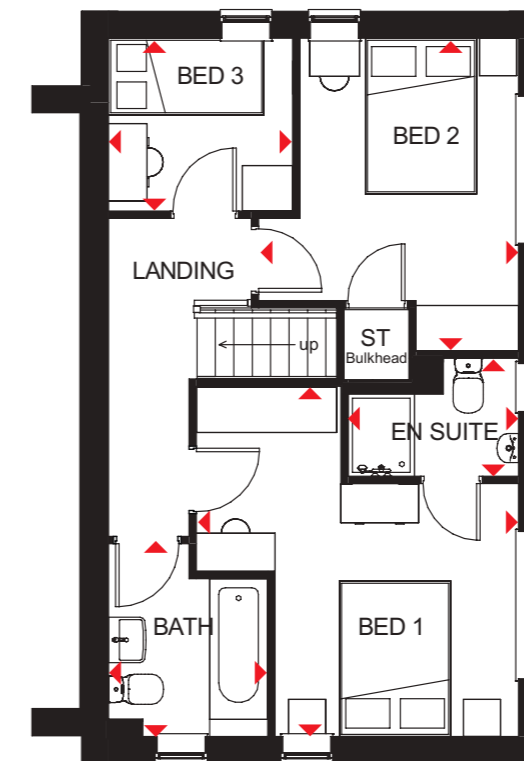
- Light floods into this attractive three bedroom home through oversized windows
- A dual-aspect lounge and bright, fully fitted kitchen with dining area opening onto the garden provide space that's ideal for modern living
- Upstairs are two spacious, dual-aspect double bedrooms, the main bedroom with en suite, a single bedroom and family bathroom



### Ground Floor

Lounge	4960 x 3112mm	16'3" x 10'3"
Kitchen/Dining	4960 x 3170mm	16'3" x 10'5"
WC	1929 x 911mm	6'4" x 3'0"

[Approximate dimensions]



### First Floor

Bedroom 1	4239 x 3898mm	13'11" x 12'9"
En Suite	2061 x 1427mm	6'11" x 4'8"
Bedroom 2	3783 x 3145mm	12'5" x 10'4"
Bedroom 3	2227 x 2089mm	7'4" x 6'10"
Bathroom	2334 x 1924mm	7'8" x 6'4"

[Approximate dimensions]

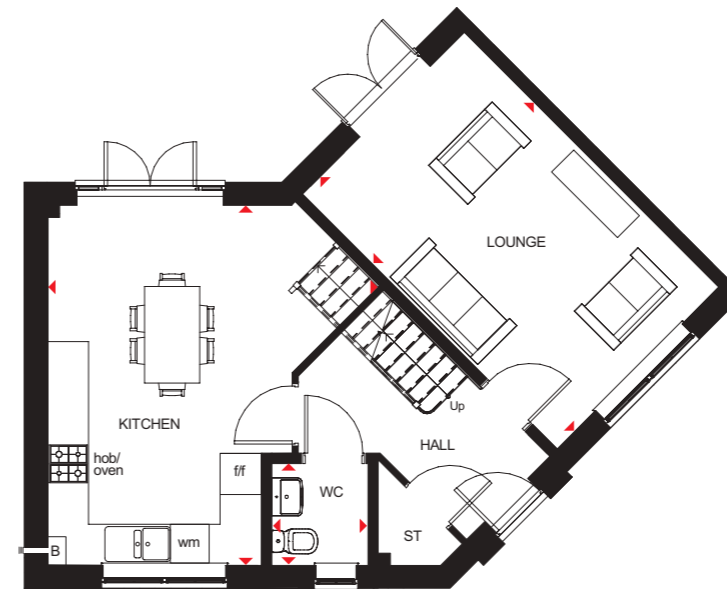
<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space
	ST	Store	↔	Dimension location
	wm	Washing machine space		

# ESKDALE

## 3 BEDROOM DETACHED HOME



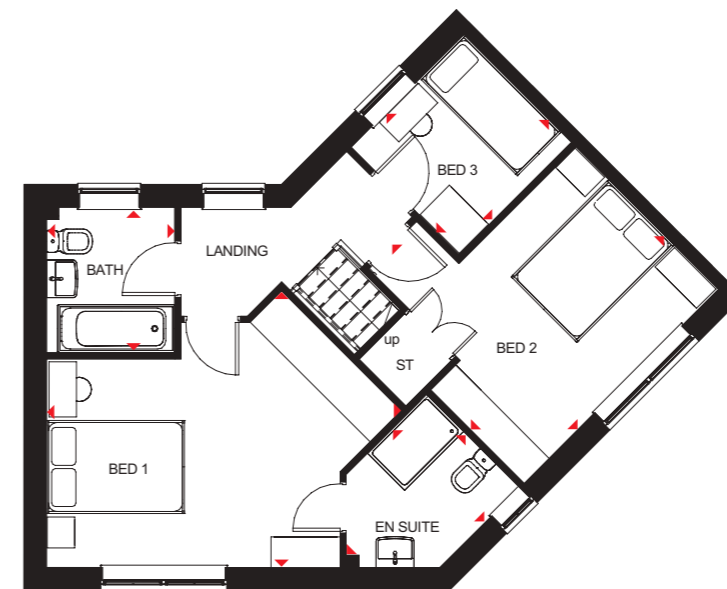
- Natural light floods into this home via oversized windows and two sets of French doors leading to the rear garden
- A large open-plan kitchen and dining area creates a great hub for the family, while the dual-aspect lounge provides room to entertain
- Upstairs are two spacious double bedrooms, the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

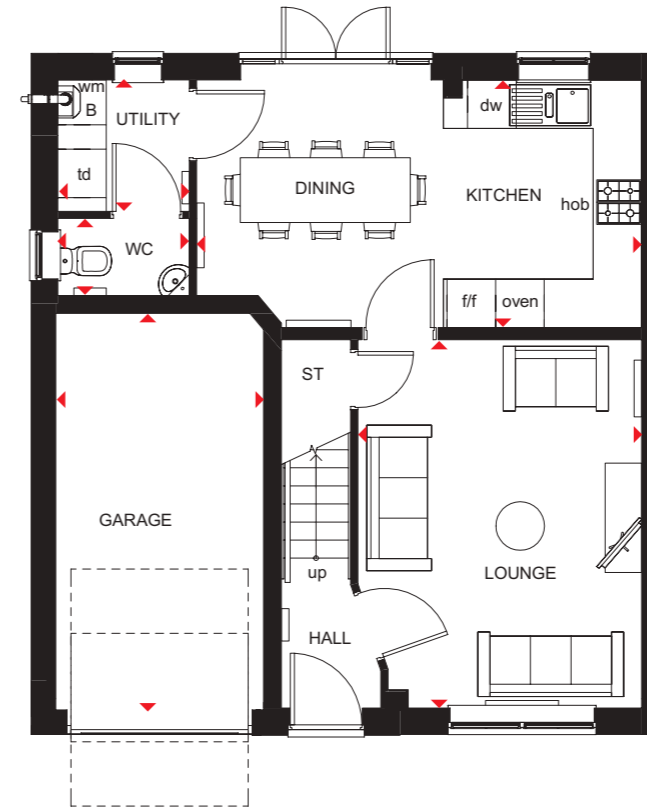
<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space
	ST	Store	◄►	Dimension location
	wm	Washing machine space		

# WINDERMERE

## 4 BEDROOM DETACHED HOME



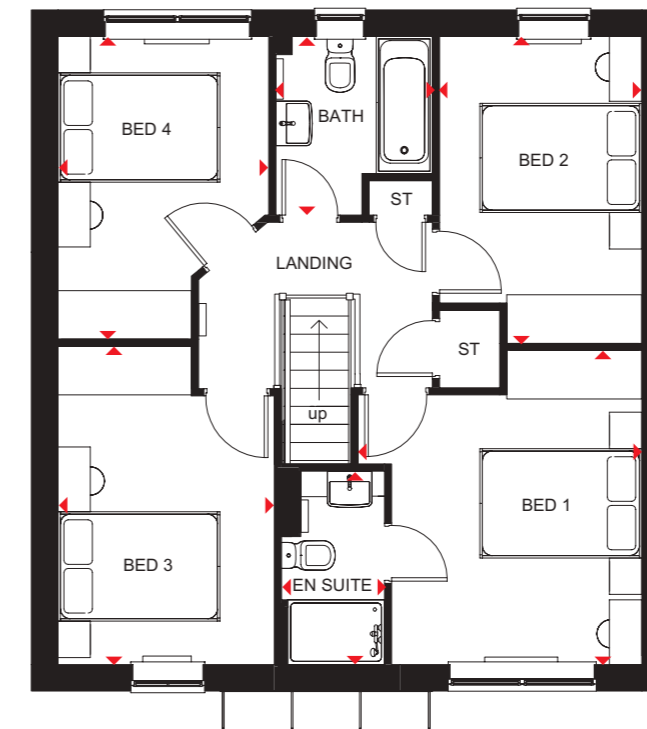
- Light flows into this bright, airy family home through oversized windows, giving a feeling of spaciousness
- The large open-plan kitchen is ideal for modern living with a dining area that has French doors leading to the garden, and a separate utility room
- A spacious lounge is the perfect place for 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)

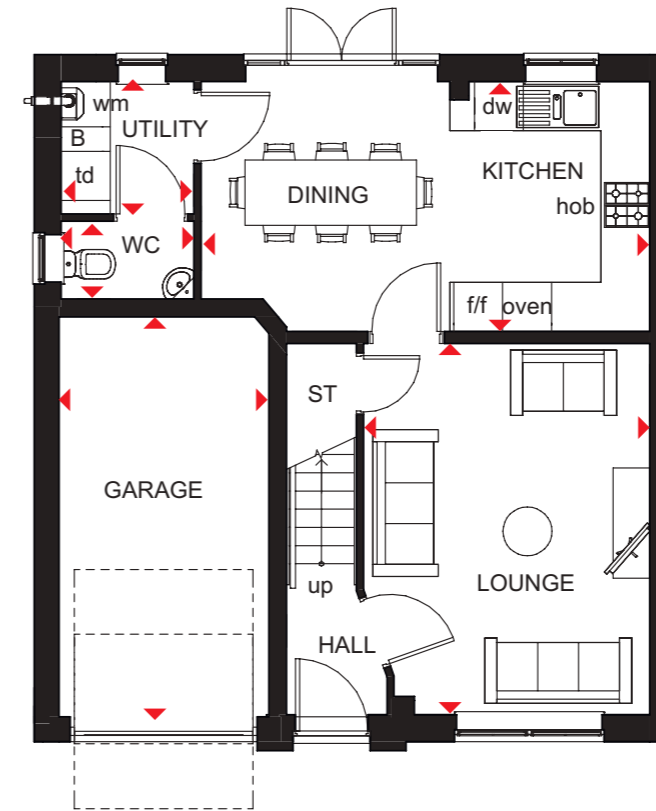
<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space	◀▶	Dimension location
	ST	Store	dw	Dishwasher space		
	wm	Washing machine space	td	Tumble dryer space		

# WINDERMERE

## 4 BEDROOM DETACHED HOME



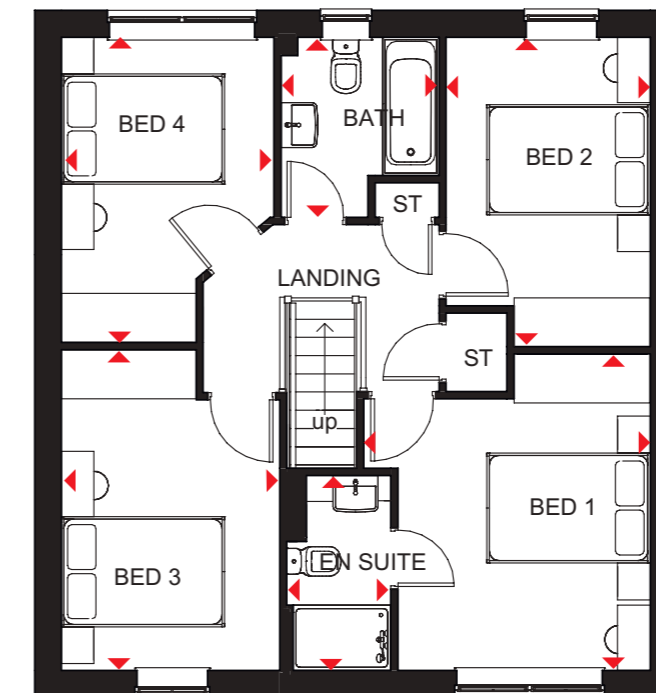
- Light flows into this bright, airy family home through oversized windows, giving a feeling of spaciousness
- The large open-plan kitchen is ideal for modern living with a dining area that has French doors leading to the garden, and a separate utility room
- A spacious lounge is the perfect place for 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)

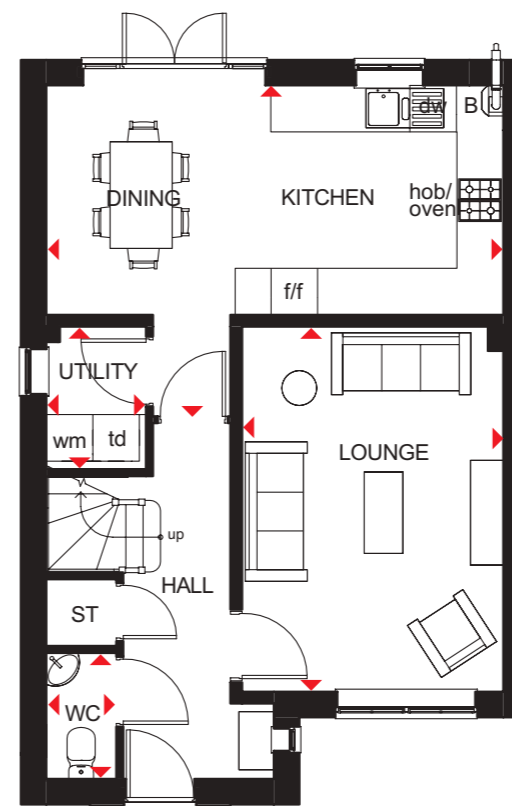
<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space	◀▶	Dimension location
	ST	Store	dw	Dishwasher space		
	wm	Washing machine space	td	Tumble dryer space		

# KINGSLEY

## 4 BEDROOM DETACHED HOME



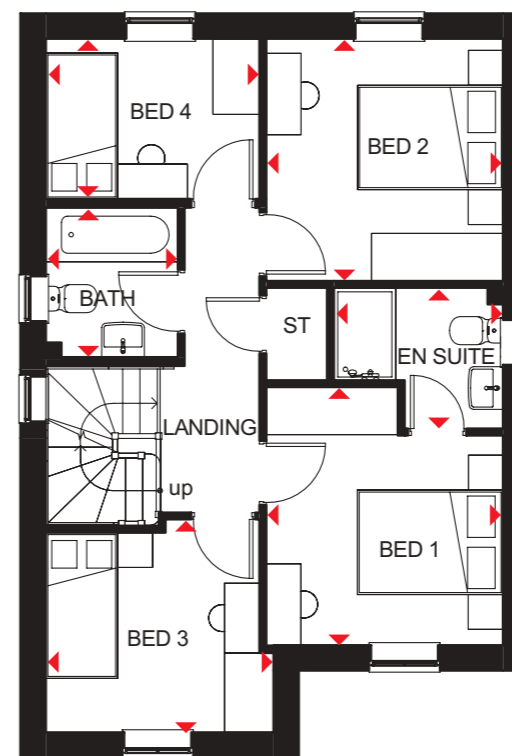
- Bright, airy family home with oversized windows to maximise light
- The large open-plan kitchen has a dining area with French doors leading to the garden; there is also a separate utility room
- The spacious lounge is a great place for the family to relax in
- Upstairs are two double bedrooms, the main bedroom with en suite, two single bedrooms 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	2935 x 2747mm	9'8" x 9'0"
Bedroom 4	2754 x 2065mm	9'0" x 6'9"
Bathroom	1700 x 1937mm	5'7" x 6'4"

(Approximate dimensions)

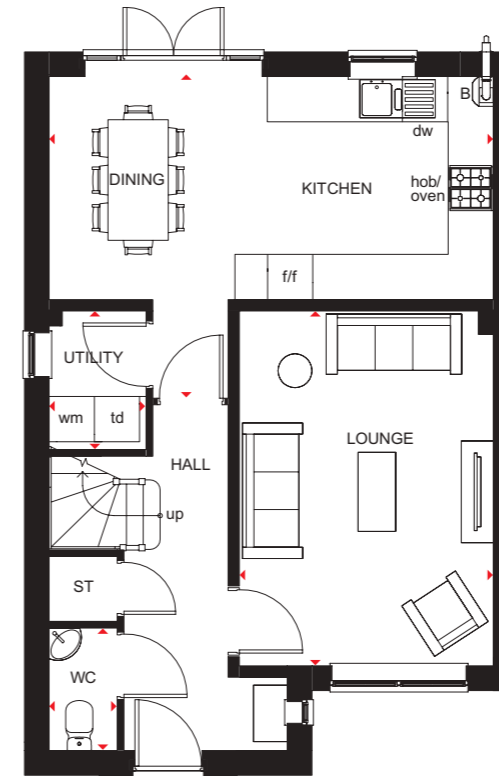
<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space	◀▶	Dimension location
	ST	Store	dw	Dishwasher space		
	wm	Washing machine space	td	Tumble dryer space		

# KINGSLEY

## 4 BEDROOM DETACHED HOME



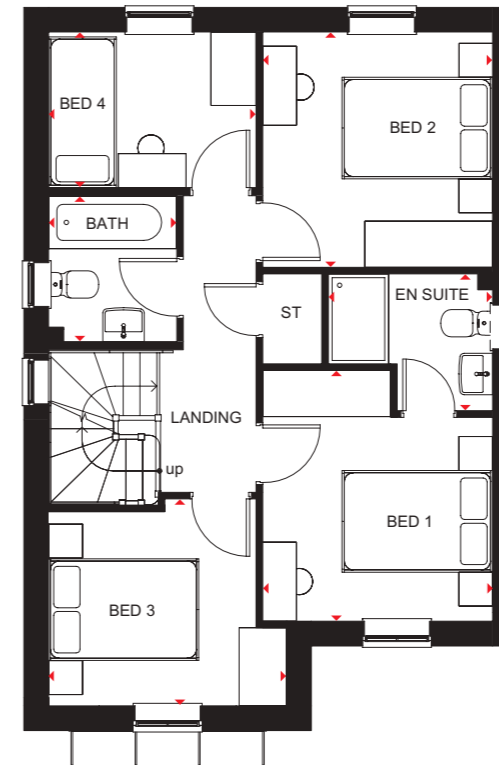
- Bright, airy family home with oversized windows to maximise light
- The large open-plan kitchen has a dining area with French doors leading to the garden. There is also a separate utility room
- The spacious lounge is just the place for the family to relax in
- Upstairs are three double bedrooms, the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

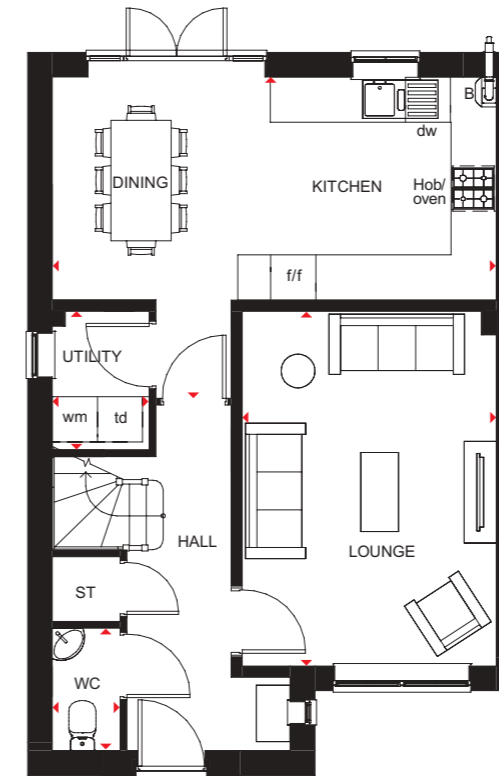
KEY					
B	Boiler	f/f	Fridge/freezer space	◀▶	Dimension location
ST	Store	dw	Dishwasher space		
wm	Washing machine space	td	Tumble dryer space		

# KINGSLEY

## 4 BEDROOM DETACHED HOME



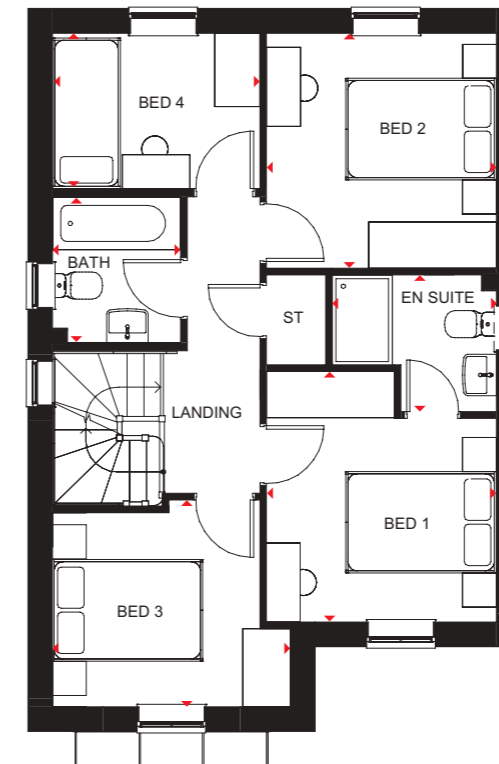
- Bright, airy family home with oversized windows to maximise light
- The large open-plan kitchen has a dining area with French doors leading to the garden. There is also a separate utility room
- The spacious lounge is just the place for the family to relax in
- Upstairs are three double bedrooms, the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

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

# RIPON

## 4 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, the 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)

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

# RIPON

## 4 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 there are four double bedrooms, including the main with en suite, an 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)

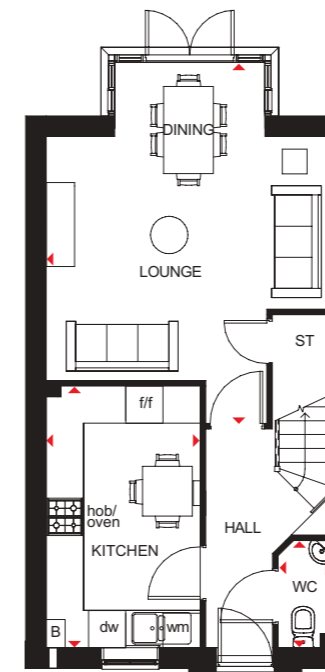
<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space	◀▶	Dimension location
	ST	Store	dw	Dishwasher space		
	wm	Washing machine space	td	Tumble dryer space		

# WOODCOTE

## 4 BEDROOM SEMI-DETACHED HOME



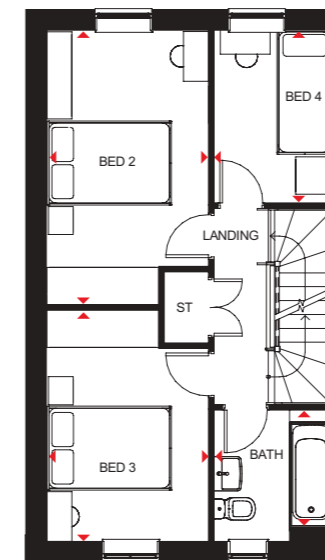
- Spacious home designed over three floors
- A glazed bay in the lounge and dining area opens onto the rear garden and a fitted kitchen includes room for a breakfast area
- On the first floor are two double bedrooms, a single bedroom and bathroom
- An exceptionally spacious main bedroom, with en suite and dressing area, takes up the entire second floor



### Ground Floor

Lounge/Dining	5845 x 4608mm	19'2" x 15'1"
Kitchen	4211 x 2481mm	13'10" x 8'2"
WC	1726 x 878mm	5'8" x 2'11"

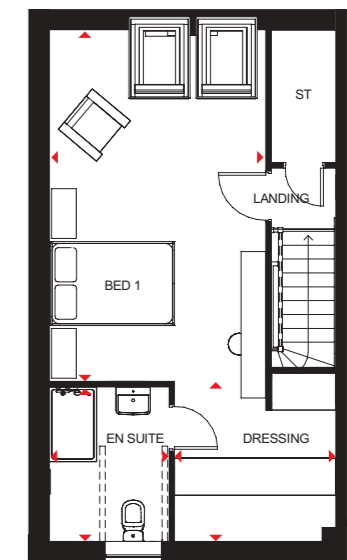
(Approximate dimensions)



### First Floor

Bedroom 2	4414 x 2608mm	14'6" x 8'7"
Bedroom 3	3722 x 2608mm	12'3" x 8'7"
Bedroom 4	2779 x 1912mm	9'1" x 6'3"
Bathroom	2112 x 1912mm	6'11" x 6'3"

(Approximate dimensions)



### Second Floor

Bedroom 1	5650 x 3482mm	18'6" x 11'5"
En Suite	1926 x 2486mm	6'4" x 8'2"
Dressing Area	2574 x 2594mm	8'5" x 8'6"

(Approximate dimensions)

**KEY**

B	Boiler
ST	Store
wm	Washing machine space

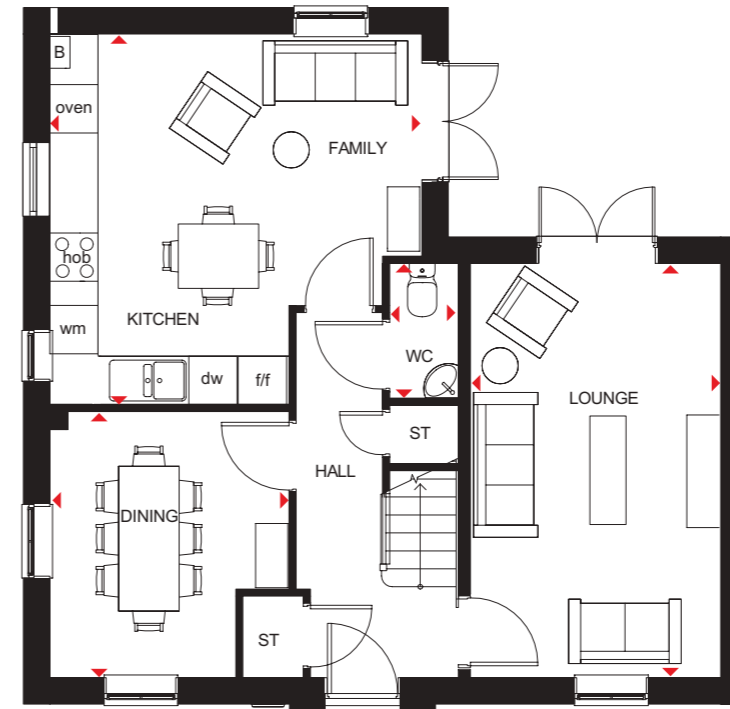
f/f	Fridge/freezer space
dw	Dishwasher space
◄►	Dimension location

# ALDERNEY

## 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]

<b>KEY</b>	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. Notton Wood 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](http://barratthomes.co.uk)

**0333 355 8468**



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