

LINMERE

HOUGHTON REGIS





WELCOME TO LINMERE

Linmere is an exciting and vibrant community with a collection of 1, 2, 3 and 4 bedroom homes within tree-lined neighbourhoods. Homes here will be surrounded by 90 acres of open green space while being just a short drive from the local town centre at Houghton Regis, so you'll benefit from the best of both town and country living.

The carefully designed homes, state-of-the-art schools, exciting community facilities, acres of open spaces for recreation and wellness, and focused retail offerings will help grow a real sense of belonging for all residents. Located adjacent to the M1, Linmere will provide quick access north to Milton Keynes and south to Watford and Luton. Leagrave station is just a 10-minute drive from the development, and from there you can catch fast and direct trains to central London with journey times of less than an hour.

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.



108

bat and bird
boxes installed



New

community
allotments



Biodiversity

areas



Electric

car charging points



143

new trees
planted



Hedgehog

highways



Play

area for
the community



90 acres

of public
open space



IDEALLY LOCATED FOR YOUR FAMILY

- Homes will never be more than a 5 minute walk away from nature
- 90 acres of open parkland space for all to enjoy
- The Farmstead at Linmere will be the heart of the development, incorporating a café, community hall, dog groomers and adventure playground
- Primary and secondary schools within the development
- Plenty of outdoor space with new parks, footpaths and sports facilities
- Enjoy growing your own fruit or vegetables with allotments available to buy
- Close to Dunstable Downs
- Lidl supermarket within the development



FEATURES WITHIN YOUR BARRATT HOME



Argon-filled Double-glazing

Lets the heat in and keeps the cold out.



Photovoltaic Panels

Photovoltaics means converting light into electricity and will be installed on the roof depending on the orientation of the specific property.



Decentralised Mechanical Extract Ventilation (d-MEV)

Quiet, small fans that run continuously will extract the stale air out of the room.



Waste Water Heat Recovery Systems

The outgoing waste warm water is used to pre-heat the fresh cold mains water coming into the home, reducing the energy required to heat water up.



Highly-efficient Insulation

The enhanced thermal performance within the external walls and loft space, keeps the warmth in and the cold out, helping with the energy-efficiency of the home.



Fibre Connectivity



Flue Gas Heat Recovery

Boiler efficiency is increased and can save up to 50% of the gas used to heat hot water annually.



Airtightness

Focuses on the elimination of all unintended gaps in the external structure of the building, an essential part of creating an energy-efficient living environment.



Water Savings

The latest water and energy saving technologies used in our kitchen and bathroom fittings could help reduce consumption per day per person compared to the national average.



Electric Car Charging Point

An electric vehicle charging point installed at your home means you can charge your car at your convenience.



Larger Radiators

With the added conservation of power and energy use, lower temperatures will be used for heating radiators which results in them being wider than average.



Increased Floor Insulation



SCAN
FOR MORE INFORMATION



BARRATT
HOMES

FIFTEEN MINUTES FROM YOUR NEW HOME



Houghton Regis Town Centre
6 minute drive



Dunstable Downs
15 minute drive



Leagrave Train Station
10 minute drive or 15 minute cycle



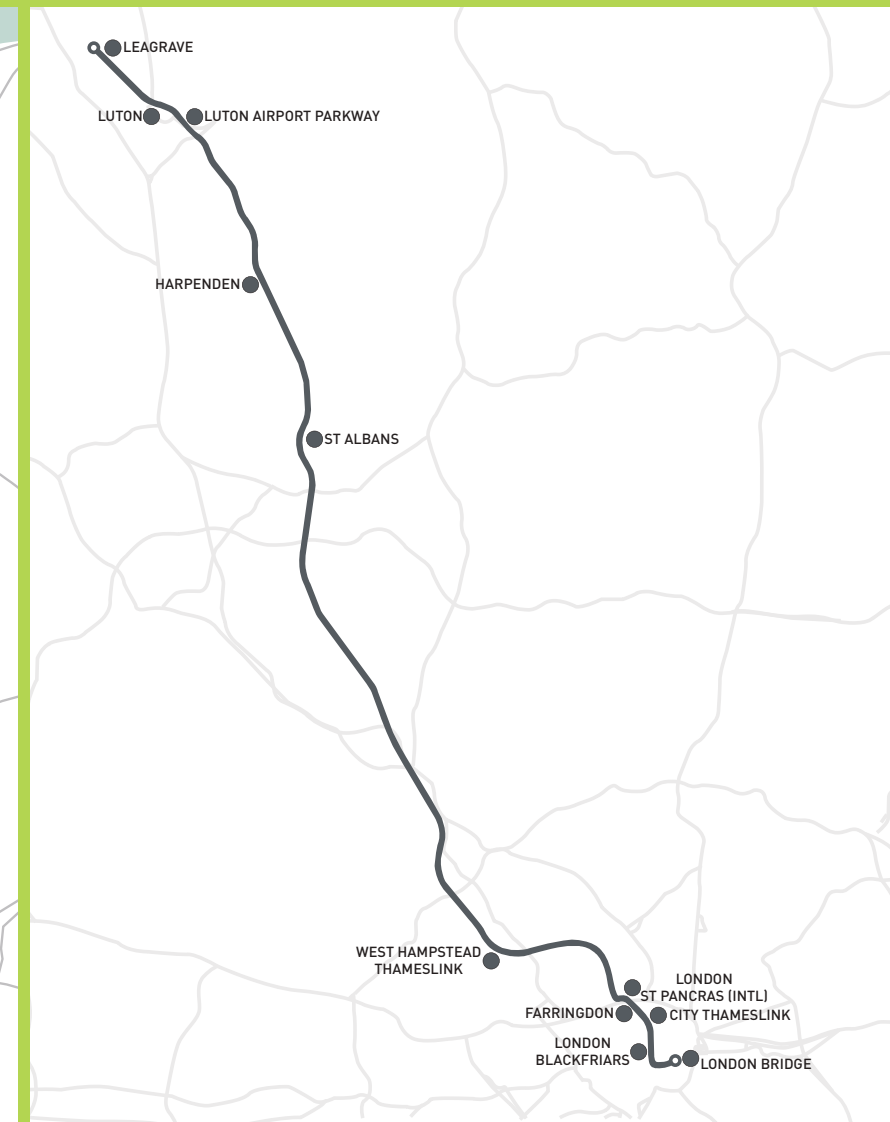
Luton and Dunstable Hospital
10 minute drive



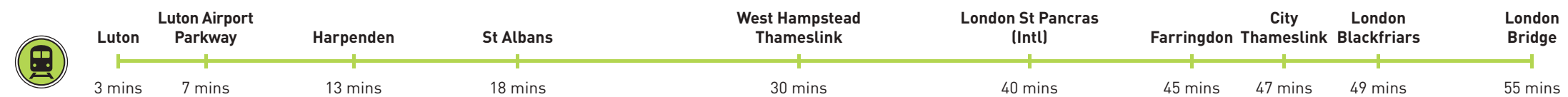
Luton Airport
10 minute drive

LINMERE

HOUGHTON REGIS



By Train (from Leagrave Train Station)



Travel times are approximate - taken from [thameslinkrailway.com](https://www.thameslinkrailway.com)



OUTSTANDING DESIGN

Barratt homes are built around the way you want to live. Careful consideration and attention to detail go into every home we build. Our homes are flexible and adaptable to suit every lifestyle – open-plan living spaces are integral to their 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, which is why we have made sure there is plenty – whether it's through gardens or landscaped areas – surrounding these homes.



LINMERE

HOUGHTON REGIS








Over 13,000 new trees planted throughout Linmere

Linmere features 90 acres of parkland space (the size of 78 football pitches)


The ethos of Linmere is to create a place where wellbeing is prioritised and outdoor living is a way of life

Living at Linmere, residents will be able to enjoy a wide range amenities on their doorstep:

Open now

-  Sprint Track
-  The Farmstead
-  Playgrounds
-  Primary School
-  Allotments
-  Supermarket
-  National Cycle Route

Coming soon

-  Secondary School
-  Neighbourhood Centre
-  Leisure Centre
-  Pub
-  Hotel

Sustainable drainage system (SUDs) ponds.

Rain water is channelled to these ponds instead of down drains, which means water is held safely after heavy downpours to help protect against flooding and also creates a habitat for wildlife

With one third of Linmere dedicated to green open space, surrounding wetlands and wooden areas, residents will never be more than a five-minute walk away from nature

2 1/2 acres dedicated to sports pitches



Find out why Linmere is a great place to live



barratthomes.co.uk

BARRATT
HOMES

LINMERE

HOUGHTON REGIS

Site Plan Phase 3 Plots 91 - 188

- Loughton 1 bedroom apartment
- Kenley 2 bedroom home
- Hornsea 2 bedroom apartment
- Alverton Plus 2 bedroom coach house
- Coleford 2 bedroom apartment
- Maidstone 3 bedroom home
- Moresby 3 bedroom home
- Norbury 3 bedroom home
- Brentford 3 bedroom home
- Chester 4 bedroom home
- Haversham 4 bedroom home
- Haversham Special 5 bedroom home
- Affordable Housing
- V Visitor Parking
- BCP Bin Collection Point
- S/S Proposed Substation
- CS Cycle Store

Giving nature a home
on this development:

- House Martin Terrace
- Swift Brick Sparrow Terrace
- Bird Box
- Bat Box
- Hedgehog Highway
- Bug Hotel

- Paths
 - New Tree Lines
 - Electric Vehicle Charging
- Electric vehicle charging points are included on every home. Please speak to your Sales Advisor for specific plot locations.
- Positioning of our sustainability features are subject to change. Speak to a Sales Advisor for more information.

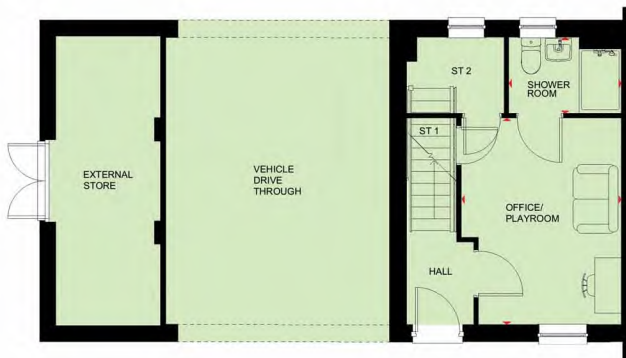
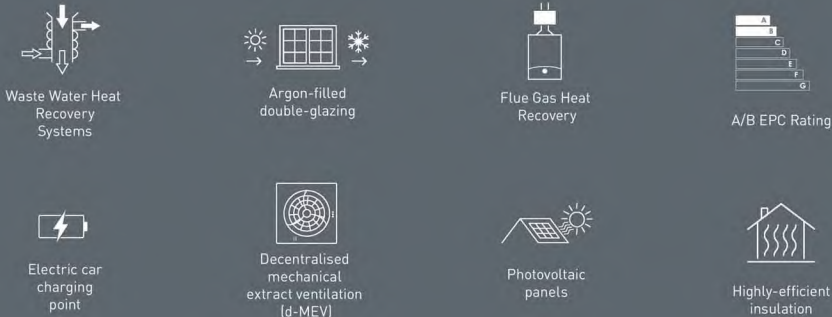


barratthomes.co.uk



ALVERTON PLUS

2 BEDROOM HOME



Ground Floor

Office/Playroom	3900 x 3030 mm	12'10" x 9'11"
Shower room	1440 x 2130 mm	4'9" x 7'0"

First Floor

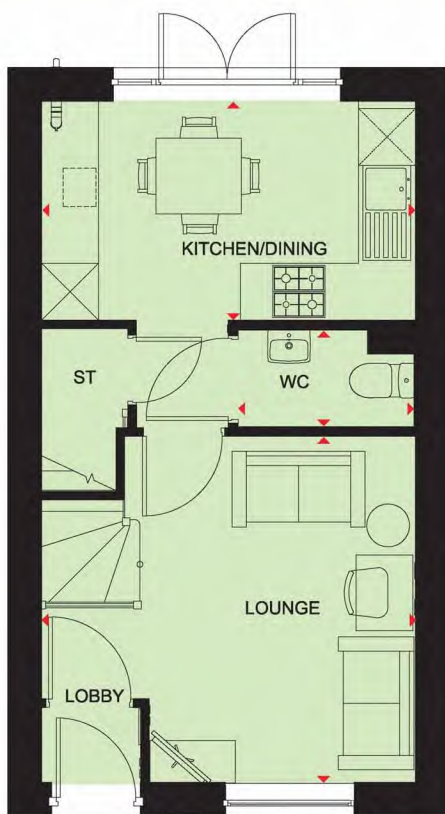
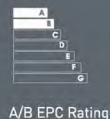
Kitchen/Dining/Lounge	5430 x 3690 mm	17'10" x 12'1"
Bedroom 1	5430 x 3030 mm	17'10" x 9'11"
Bedroom 2	2640 x 3750 mm	8'8" x 12'4"
Bathroom	1710 x 1810 mm	5'7" x 5'11"
En Suite	950 x 2030 mm	3'1" x 6'8"

KEY	ST	Store	wm	Washing machine space	W	Wardrobe space
	BH ST	Bulkhead Store	f/f	Fridge/freezer space	↔	Dimension location



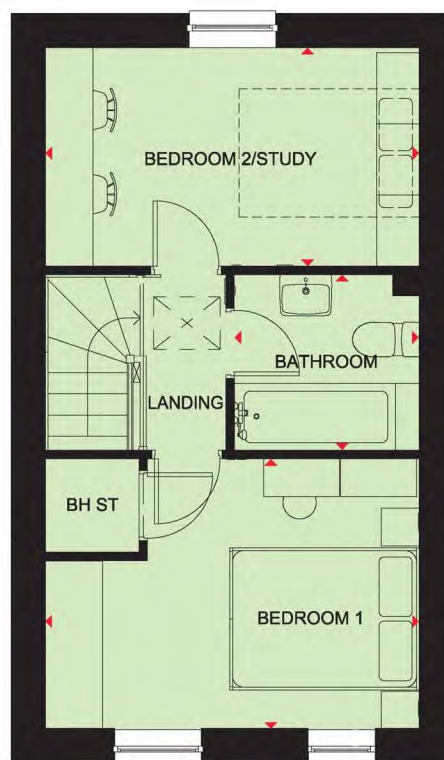
KENLEY

2 BEDROOM HOME



Ground Floor

Kitchen/Dining	2320 x 3940 mm	7'7" x 12'11"
Lounge	3670 x 3940 mm	12'0" x 12'11"
WC	1020 x 1850 mm	3'4" x 6'1"



First Floor

Bedroom 1	2870 x 3640 mm	9'5" x 11'11"
Bedroom 2/Study	2320 x 3940 mm	7'7" x 12'11"
Bathroom	1850 x 1950 mm	6'1" x 6'5"

KEY

ST Store


BH/ST Bulkhead Store

◀▶ Dimension location




MAIDSTONE


3 BEDROOM HOME




Waste Water Heat Recovery Systems




Argon-filled double-glazing




Flue Gas Heat Recovery




A/B EPC Rating




Electric car charging point



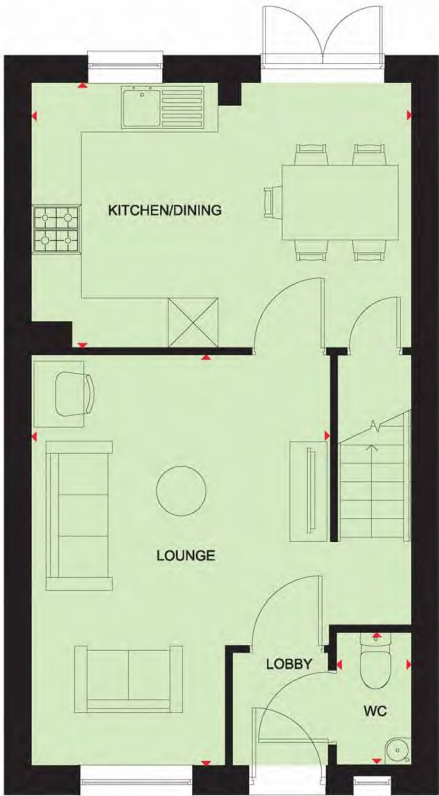
Decentralised mechanical extract ventilation (d-MEV)



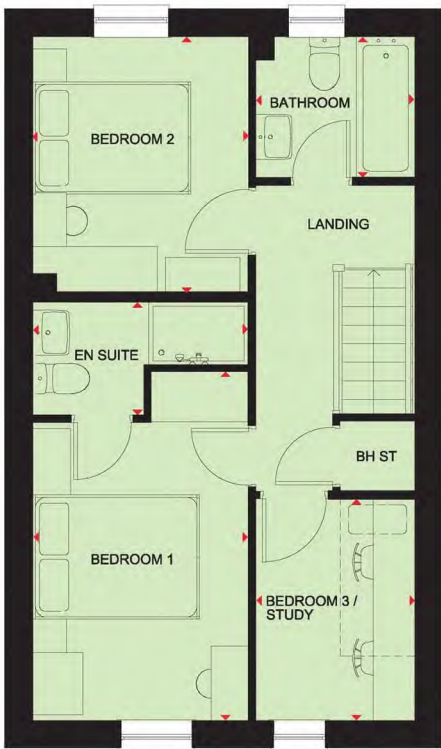
Photovoltaic panels



Highly-efficient insulation



Ground Floor		
Kitchen/Dining	3200 x 4590 mm	10'6" x 15'1"
Lounge	4950 x 4600 mm	16'3" x 15'1"
WC	1600 x 900 mm	5'3" x 2'11"




First Floor		
Bedroom 1	3590 x 2590 mm	11'9" x 8'6"
Bedroom 2	3090 x 2590 mm	10'2" x 8'6"
Bedroom 3	2680 x 1920 mm	8'9" x 6'3"
Bathroom	1700 x 1920 mm	5'7" x 6'3"
En Suite	1360 x 2590 mm	4'6" x 8'6"

KEY BH ST Bulkhead Store
↔ Dimension location




MORESBY


3 BEDROOM HOME




Waste Water Heat Recovery Systems




Argon-filled double-glazing




Flue Gas Heat Recovery




A/B EPC Rating




Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



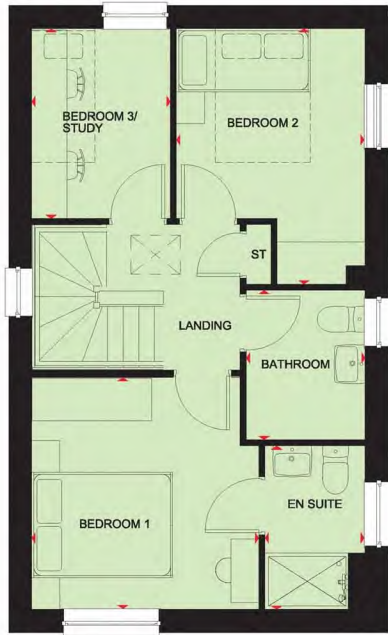
Photovoltaic panels



Highly-efficient insulation



Ground Floor		
Kitchen/Dining	2700 x 4730 mm	8'10" x 15'6"
Lounge	3250 x 4740 mm	10'8" x 15'6"
Study	980 x 1680 mm	3'2" x 5'6"




First Floor		
Bedroom 1	3310 x 3230 mm	10'10" x 10'7"
Bedroom 2	3630 x 2680 mm	11'11" x 8'9"
Bedroom 3/Study	2700 x 1970 mm	8'10" x 6'5"
Bathroom	2120 x 1690 mm	6'11" x 5'6"
En Suite	2320 x 1420 mm	7'7" x 4'8"

KEY **ST** Store
  Dimension location




NORBURY


3 BEDROOM HOME




Waste Water Heat Recovery Systems*




Argon-filled double-glazing




Flue Gas Heat Recovery




A/B EPC Rating




Electric car charging point



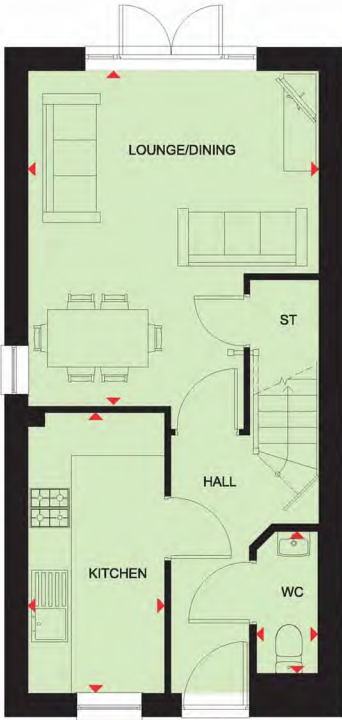
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels*



Highly-efficient insulation



Ground Floor		
Kitchen	3910 x 1900 mm	12'10" x 6'3"
Lounge/Dining	4660 x 4060 mm	15'3" x 13'4"
WC	1980 x 860 mm	6'6" x 2'10"



First Floor		
Bedroom 2	2960 x 4060 mm	9'9" x 13'4"
Bedroom 3	2800 x 4060 mm	9'2" x 13'4"
Bathroom	2130 x 1700 mm	7'0" x 5'7"



Second Floor		
Bedroom 1	8670 x 2780 mm	28'5" x 9'2"
En Suite	2800 x 1830 mm	9'2" x 6'0"

KEY

- ST Store
- BH/ST Bulkhead Store
- ◀▶ Dimension location



We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. The images and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs, dimensions and energy efficiency features depicted are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.

BRENTFORD

3 BEDROOM HOME

Waste Water Heat Recovery Systems

Argon-filled double-glazing

Flue Gas Heat Recovery

A/B EPC Rating

Electric car charging point

Decentralised mechanical extract ventilation [d-MEV]

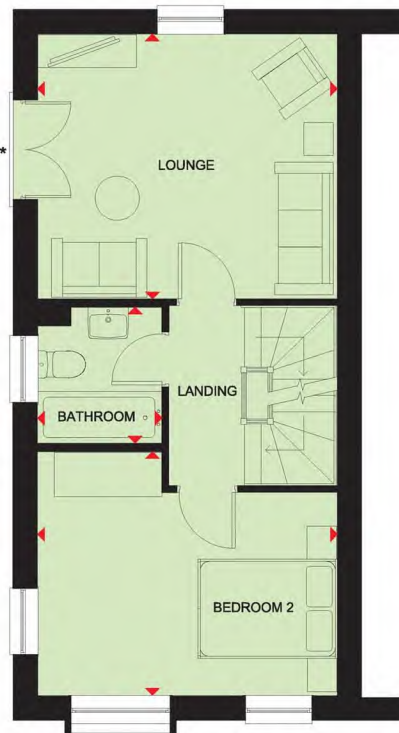
Photovoltaic panels

Highly-efficient insulation



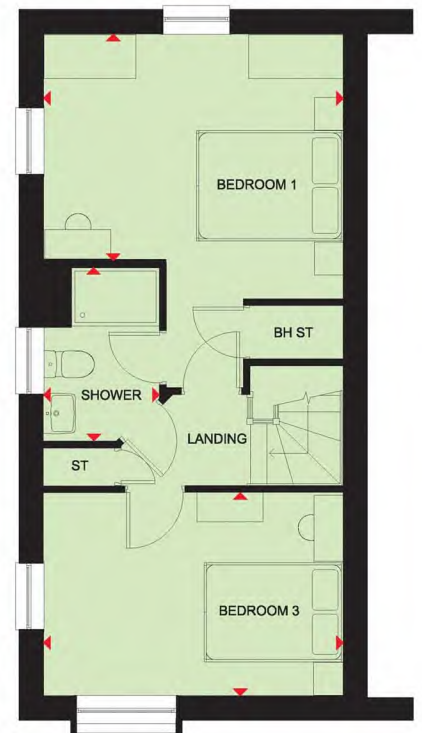
Ground Floor

Kitchen/Dining	3610 x 4090 mm	11'10" x 13'5"
Family Room	2910 x 4090 mm	9'6" x 13'5"
WC	880 x 1600 mm	2'11" x 5'3"



First Floor

Lounge	3610 x 4090 mm	11'10" x 13'5"
Bedroom 2	3330 x 4090 mm	10'11" x 13'5"
Bathroom	1860 x 1700 mm	6'1" x 5'7"



Second Floor

Bedroom 1	3090 x 4090 mm	10'2" x 13'5"
Bedroom 3	2770 x 4090 mm	9'1" x 13'5"
Shower	2370 x 1580 mm	7'9" x 5'2"

*Doors to specific plots. Please ask Sales Adviser for further information

KEY ST Store
BH/ST Bulkhead Store
◀▶ Dimension location




We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. The images and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs, dimensions and energy efficiency features depicted are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.


BDW005096/SEP24

CHESTER


4 BEDROOM HOME




Waste Water Heat Recovery Systems




Argon-filled double-glazing




Flue Gas Heat Recovery




A/B EPC Rating




Electric car charging point



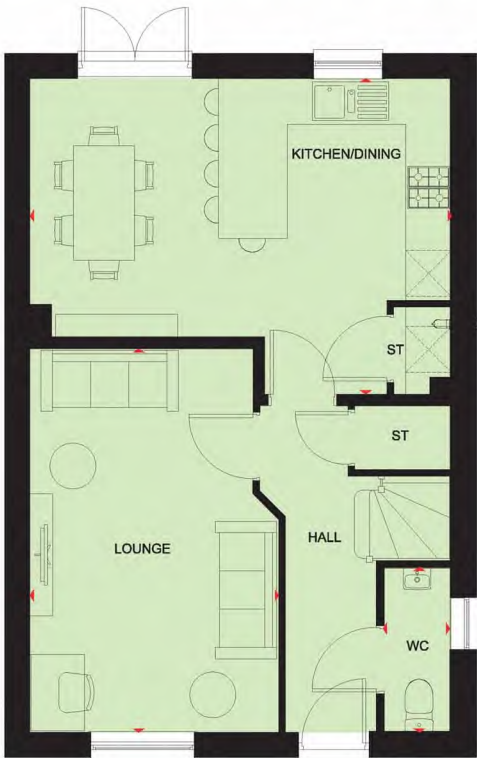
Decentralised mechanical extract ventilation (d-MEV)



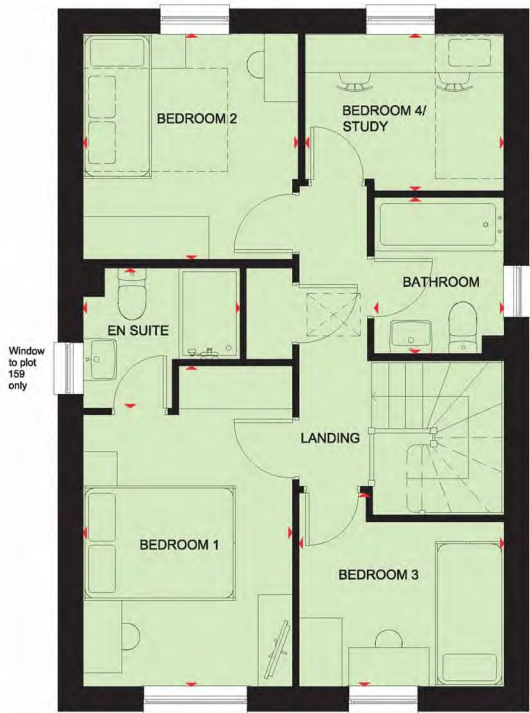
Photovoltaic panels



Highly-efficient insulation



Ground Floor		
Kitchen/Dining	4130 x 5520 mm	13'7" x 18'1"
Living Room	5020 x 3260 mm	16'6" x 10'8"
WC	2130 x 860 mm	7'0" x 2'10"



First Floor		
Bedroom 1	4210 x 2750 mm	13'10" x 9'0"
En Suite	1840 x 2060 mm	6'0" x 6'9"
Bedroom 2	2960 x 2830 mm	9'9" x 9'3"
Bedroom 3	2540 x 2690 mm	8'4" x 8'10"
Bedroom 4/Study	2060 x 2610 mm	6'9" x 8'7"
Bathroom	2050 x 1700 mm	6'9" x 5'7"

KEY

ST

Store

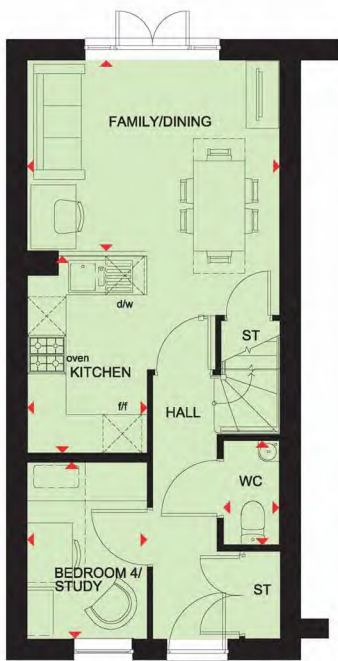
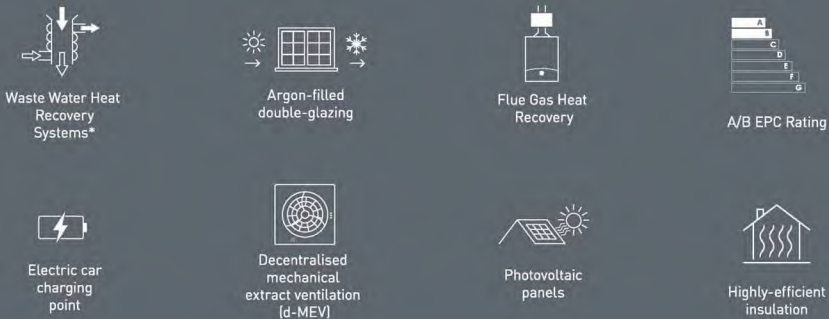
◀▶

Dimension location



HAVERSHAM

4 BEDROOM HOME



Ground Floor

Kitchen	3060 x 1870 mm	10'0" x 6'1"
Family/Dining	2970 x 3930 mm	9'9" x 12'11"
Bedroom 4/Study	2750 x 1860 mm	9'0" x 6'1"
WC	1620 x 860 mm	5'4" x 2'10"



First Floor

Bedroom 1	3040 x 3940 mm	10'0" x 12'11"
Lounge	3630 x 3940 mm	11'11" x 12'11"
En Suite	2160 x 1550 mm	7'1" x 5'1"



Second Floor

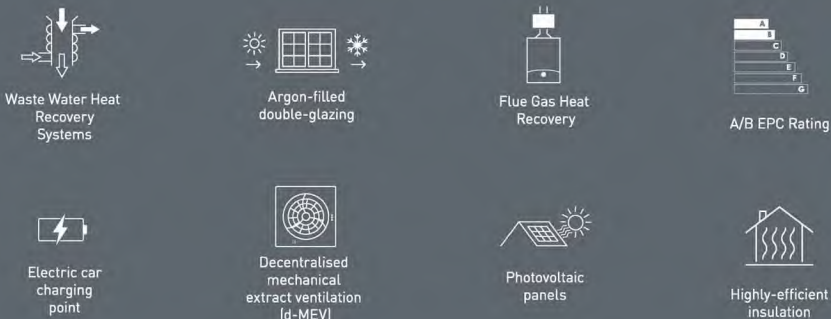
Bedroom 2	3040 x 3940 mm	10'0" x 12'11"
Bedroom 3	3630 x 3940 mm	11'11" x 12'11"
Bathroom	2160 x 1550 mm	7'1" x 5'1"

KEY	ST	Store	d/w	Dishwasher space	W	Wardrobe space
	BH ST	Bulkhead Store	f/f	Fridge/freezer space	◀▶	Dimension location



HAVERSHAM SPECIAL

5 BEDROOM HOME



Ground Floor

Kitchen	3060 x 1870 mm	10'0" x 6'1"
Family/Dining	2970 x 3930 mm	9'9" x 12'11"
Utility/Study	2750 x 1860 mm	9'0" x 6'1"
WC	1620 x 860 mm	5'4" x 2'10"

First Floor

Bedroom 1	3040 x 3940 mm	10'0" x 12'11"
Lounge	4510 x 5030 mm	14'10" x 16'6"
En Suite	2160 x 1550 mm	7'1" x 5'1"
Study/Bedroom 5	2470 x 2670 mm	8'1" x 8'9"

Second Floor

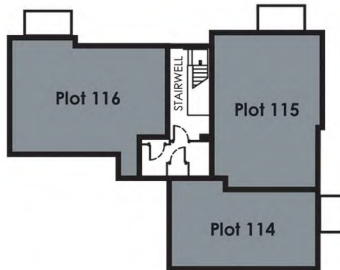
Bedroom 2	2890 x 3750 mm	9'6" x 12'3"
En Suite	1530 x 2190 mm	5'0" x 7'2"
Bedroom 3	3040 x 3940 mm	10'0" x 12'11"
Bedroom 4	2670 x 3960 mm	8'9" x 13'0"
Bathroom	1960 x 1690 mm	6'5" x 5'7"

KEY	ST	Store	CYL	Cylinder
	W	Wardrobe space	◀▶	Dimension location

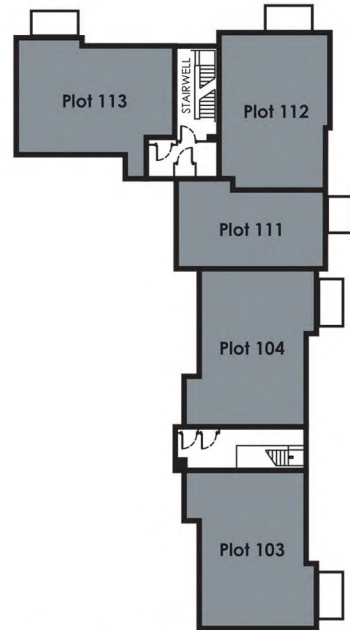


LINMERE

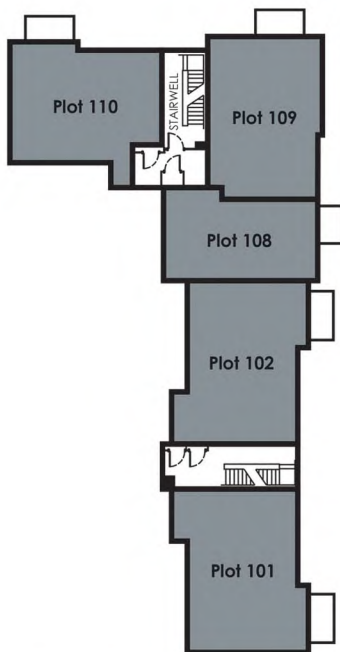
HOUGHTON REGIS



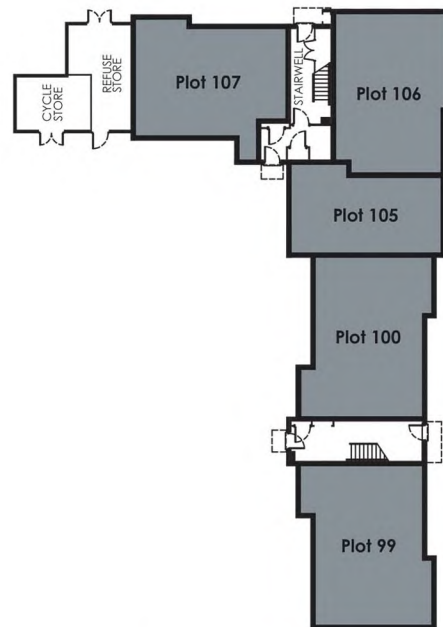
Third Floor



Second Floor



First Floor



Ground Floor



BARRATT
HOMES

HORNSEA

2 BEDROOM APARTMENT



Argon-filled double-glazing



Decentralised mechanical extract ventilation (d-MEV)



Electric car charging point



Highly-efficient insulation



A/B EPC rating



Flue Gas Heat Recovery System



Plot 106

Kitchen	2140 x 3550mm	7'0" x 11"
Living Room	4400 x 3360 mm	14'5" x 11'0"
Bathroom	2000 x 2160 mm	6'7" x 7'1"
Bedroom 1	2990 x 3320 mm	9'10" x 10'11"
Bedroom 2	3220 x 3210 mm	10'7" x 10'6"
En suite	2190 x 1530 mm	7'2" x 5'0"

(Approximate dimensions)

KEY ST Store
 ♦♦ Dimension location



HORNSEA

2 BEDROOM APARTMENT



Argon-filled double-glazing



Decentralised mechanical extract ventilation (d-MEV)



Electric car charging point



Highly-efficient insulation



A/B EPC rating



Flue Gas Heat Recovery System



Plot 109, 112 & 115

Kitchen	2140 x 3550mm	7'0" x 11'8"
Living Room	4400 x 3360 mm	14'5" x 11'0"
En suite	2190 x 1530 mm	7'2" x 5'0"
Bedroom 1	2990 x 3320 mm	9'10" x 10'11"
Bedroom 2	3220 x 3210 mm	10'7" x 10'6"
Bathroom	2000 x 2160 mm	6'7" x 7'1"

(Approximate dimensions)

KEY **ST** Store
  Dimension location



LOUGHTON

1 BEDROOM APARTMENT



Argon-filled double-glazing



Decentralised mechanical extract ventilation (d-MEV)



Electric car charging point



Highly-efficient insulation



A/B EPC rating



Flue Gas Heat Recovery System



Plot 105

Kitchen/Living Room	3870 x 4500 mm	12'8" x 14'9"
Bedroom 1	3420 x 3640 mm	11'3" x 11'11"
Bathroom	2150 x 3140 mm	7'1" x 10'4"

(Approximate dimensions)

KEY ST Store
◀▶ Dimension location



LOUGHTON

1 BEDROOM APARTMENT



Argon-filled double-glazing



Decentralised mechanical extract ventilation (d-MEV)



Electric car charging point



Highly-efficient insulation



A/B EPC rating



Flue Gas Heat Recovery System



Plot 108, 111 & 114		
Kitchen/Living Room	3870 x 4500 mm	12'8" x 14'19"
Bedroom 1	3420 x 3640 mm	11'3" x 11'11"
Bathroom	2150 x 3140 mm	7'1" x 10'4"
[Approximate dimensions]		

KEY ST Store
◀▶ Dimension location



COLEFORD

2 BEDROOM APARTMENT



Argon-filled double-glazing



Decentralised mechanical extract ventilation (d-MEV)



Electric car charging point



Highly-efficient insulation



A/B EPC rating



Flue Gas Heat Recovery System



Plot 102 & 104

Kitchen	2600 x 3320mm	8'6" x 10'11"
Living Room	4390 x 3320 mm	14'5" x 10'11"
Bedroom 1	3400 x 4120 mm	11'2" x 13'6"
Bedroom 2	2590 x 3470 mm	8'6" x 11'5"
En Suite	2500 x 1840 mm	8'3" x 6'0"
Bathroom	2590 x 2490 mm	8'6" x 8'2"
(Approximate dimensions)		

KEY **ST** Store
 ↔ Dimension location



We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. The images and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs, dimensions and energy efficiency features depicted are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.

COLEFORD

2 BEDROOM APARTMENT



Argon-filled double-glazing



Decentralised mechanical extract ventilation (d-MEV)



Electric car charging point



Highly-efficient insulation



A/B EPC rating



Flue Gas Heat Recovery System



Plots 110, 113 & 116

Kitchen	3580 x 2140mm	11'9" x 7'0"
Living Room	3480 x 4850 mm	11'5" x 15'11"
En suite	1470 x 2170 mm	4'10" x 7'2"
Bedroom 1	3260 x 3040 mm	10'9" x 10'0"
Bedroom 2	3260 x 3040 mm	10'8" x 10'0"
Bathroom	2150 x 1960 mm	7'1" x 6'5"
[Approximate dimensions]		

KEY ST Store
◀▶ Dimension location



COLEFORD

2 BEDROOM APARTMENT



Argon-filled double-glazing



Decentralised mechanical extract ventilation (d-MEV)



Electric car charging point



Highly-efficient insulation



A/B EPC rating



Flue Gas Heat Recovery System



Plot 99		
Kitchen	2140 x 3550mm	7'0" x 11'8"
Living Room	4860 x 3460 mm	15'11" x 11'4"
Bedroom 1	3100 x 3260 mm	10'2" x 10'8"
En suite	2190 x 1490 mm	7'2" x 4'11"
Bedroom 2	3090 x 3250 mm	10'2" x 10'8"
Bathroom	1990 x 2150 mm	6'7" x 7'1"
[Approximate dimensions]		

KEY ST Store
◀▶ Dimension location



COLEFORD

2 BEDROOM APARTMENT



Argon-filled double-glazing



Decentralised mechanical extract ventilation (d-MEV)



Electric car charging point



Highly-efficient insulation



A/B EPC rating



Flue Gas Heat Recovery System



Plot 101 & 103		
Kitchen	2140 x 3550mm	7'0" x 11'8"
Living Room	4860 x 3460 mm	15'11" x 11'4"
Bedroom 1	3100 x 3260 mm	10'2" x 10'8"
Bedroom 2	3090 x 3250 mm	10'2" x 10'8"
En Suite	2190 x 1490 mm	7'2" x 4'11"
Bathroom	1990 x 2150 mm	6'7" x 7'1"
(Approximate dimensions)		

KEY ST Store
◄► Dimension location



COLEFORD

2 BEDROOM APARTMENT



Argon-filled double-glazing



Decentralised mechanical extract ventilation (d-MEV)



Electric car charging point



Highly-efficient insulation



A/B EPC rating



Flue Gas Heat Recovery System



Plot 100

Kitchen	2600 x 3320mm	8'6" x 10'11"
Living Room	4390 x 3320 mm	14'5" x 10'11"
En suite	2500 x 1840 mm	8'3" x 6'0"
Bedroom 1	3400 x 4120 mm	11'2" x 13'6"
Bedroom 2	2590 x 3470 mm	8'6" x 11'5"
Bathroom	2590 x 2490 mm	8'6" x 8'2"
[Approximate dimensions]		

KEY ST Store
◀▶ Dimension location



We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. The images and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs, dimensions and energy efficiency features depicted are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.

COLEFORD

2 BEDROOM APARTMENT



Argon-filled double-glazing



Decentralised mechanical extract ventilation (d-MEV)



Electric car charging point



Highly-efficient insulation



A/B EPC rating



Flue Gas Heat Recovery System



Plot 107

Kitchen	3580 x 2140mm	11'9" x 7'0"
Living Room	3480 x 4850 mm	11'5" x 15'11"
Bathroom	2150 x 1960 mm	7'1" x 6'5"
Bedroom 1	3260 x 3040 mm	10'9" x 10'0"
Bedroom 2	3260 x 3040 mm	10'8" x 10'0"
En suite	1470 x 2170 mm	4'10" x 7'2"
[Approximate dimensions]		

KEY ST Store
◀▶ Dimension location



We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. The images and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs, dimensions and energy efficiency features depicted are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.

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 3558 500

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.

BDW004997/SEP24



BARRATT
HOMES