

# HARBOUR PLACE

HAVANT ROAD, BEDHAMPTON, HAVANT, HAMPSHIRE PO9 3LW



A COLLECTION OF 2 AND 3 BEDROOM HOMES



**BARRATT**  
— HOMES —

# WELCOME TO BARRATT HOMES

## HARBOUR PLACE



- Enjoy the best of city and coastal living, close to the countryside
  - Within walking distance of Havant town centre for shops, cafés and restaurants
  - A variety of nurseries and Ofsted-rated 'Good' schools nearby
  - Excellent transport links via the A27 to across the South and to London
  - Easy access to Bedhampton train station for further travel
  - A host of family-friendly pubs and restaurants on your doorstep
-



# DEVELOPMENT AMENITIES

HAVANT ROAD, BEDHAMPTON, HAMPSHIRE PO9 3LW



## SCHOOLS

Solent Infant School	1.5 miles
Havant & South Downs College	1.8 miles
Springfield School	2.0 miles
Moorlands Primary School	2.3 miles
Bidbury School	4.7 miles
Barncroft School	5.1 miles
University of Portsmouth	7.9 miles

## HEALTHCARE

Rowlands Pharmacy	1.0 mile
Farlington Dental Surgery	1.0 mile
Parkway Dental Care	1.1 miles
Havant Health Centre	2.1 miles
Specsavers Opticians	2.2 miles
Queen Alexandra Hospital	3.7 miles

## SHOPPING

Tesco Extra	1.8 miles
Argos	2.0 miles
Asda Supercentre	2.1 miles
Next	2.1 miles
The Meridian Centre	2.2 miles
The Cooperative Food	2.9 miles
Gunwharf Quays	7.0 miles

## LEISURE

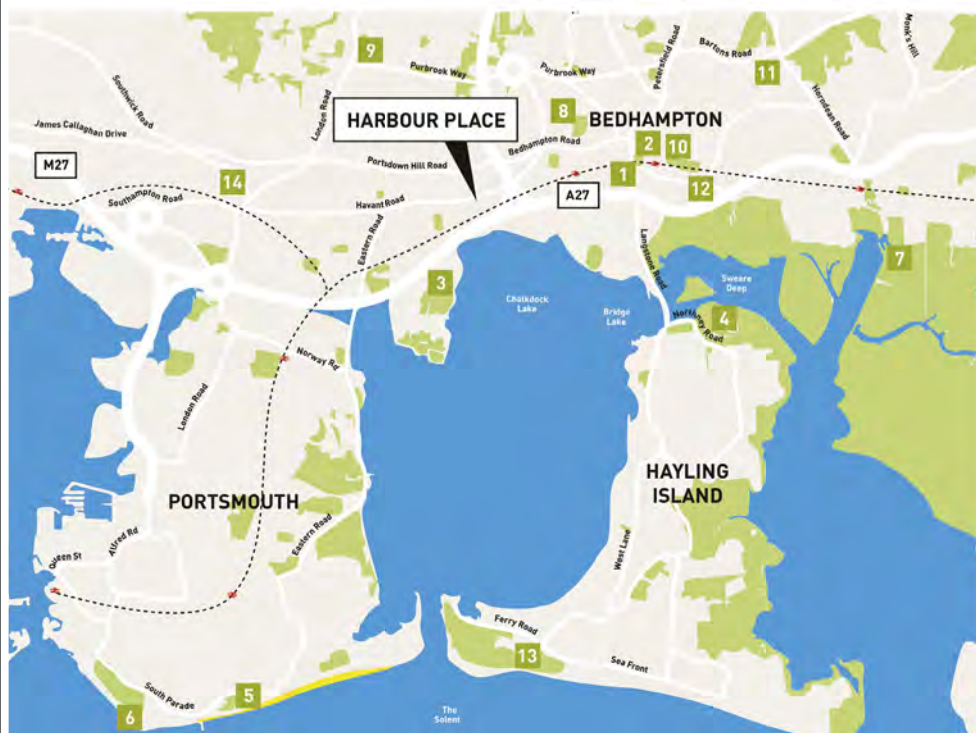
Broadmarsh Coastal Park	1.0 mile
Havant Rugby Club	1.9 miles
Portsmouth Golf Course	2.3 miles
The Springs Heritage Centre	3.4 miles
Havant Leisure Centre	5.2 miles
Highbury Sports Centre	6.5 miles
David Lloyd Port Solent	9.7 miles

## TRAVEL

Bedhampton Train Station	1.3 miles
Havant Train Station	2.3 miles
Portsmouth Ferry Terminal	6.4 miles
Southampton Airport	21.8 miles
Gatwick Airport	56.1 miles
London Waterloo Station	71.8 miles

## FROM HARBOUR PLACE

Port Solent	4.7 miles
Portsmouth	6.7 miles
Chichester	12.5 miles
Bognor Regis	19.0 miles
Southampton	22.0 miles
South Downs National Park	23.2 miles



- 1 Hobbycraft
- 2 Waitrose & Partners
- 3 Farlington Nature Reserve
- 4 Northney Marina
- 5 South Parade Pier
- 6 Southsea Castle
- 7 Emsworth Yacht Harbour
- 8 Havant Football Club
- 9 Purbrook Junior School
- 10 Havant Train Station
- 11 Dobbie's Garden Centre
- 12 Warblington School
- 13 Hayling Golf Club
- 14 Queen Alexandra Hospital

[barratthomes.co.uk](http://barratthomes.co.uk)

Information is correct at time of printing and is provided for reference only. Distances provided by Google Maps. You will need to contact schools directly for details of catchment areas.



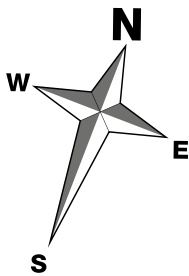
# HARBOUR PLACE, HAVANT

## SITE PLAN

- Ambersham 2 bedroom apartment
- Maldon 2 bedroom apartment
- Alverton 2 bedroom apartment
- Roseberry 2 bedroom home
- Denford 2 bedroom home
- Ellerton 3 bedroom home
- Maidstone 3 bedroom home
- Moresby 3 bedroom home
- Kingsville 3 bedroom home
- AH Affordable Housing
- SH Show Home
- SC Sales Centre

- S/S Substation
- Bat box
  - Bird box
  - Swift brick Sparrow box
  - Gravel path
  - Trees
  - Electric charging point

Please refer to working drawings for specific PV information.  
Positioning of our sustainability features are subject to change which may be determined by The Post Office.







## 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\* 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.



# CLEVER FEATURES & ENERGY-EFFICIENT HOMES

Our homes include some of the latest innovation in construction, heating, and lighting technology. These provide excellent energy-efficiency performance to help to reduce home running costs, whilst green features can support you to lower your carbon footprint in the future.

1.



## PHOTOVOLTAIC PANELS

Photovoltaic panels capture the sun's energy and convert it into electricity that you can use in your home.

2.



## HIGHLY EFFICIENT INSULATION

This will help to lower energy bills and increase the overall energy-efficiency of your home.

3.



## FLUE GAS HEAT RECOVERY

This technology recycles the waste energy which might have been lost into the atmosphere.



## AIRTIGHTNESS

The elimination of unintended gaps to external structures ensures the best energy-efficiency.



## ACM FANS

Primarily used to cool and ventilate areas within the home for maximum energy performance.



## DECENTRALISED MECHANICAL EXTRACT VENTILATION

This energy-efficient ventilation uses small fans to ensure good indoor air quality in your home.

6.

7.



## GROUND FLOOR CONSTRUCTION

Insulating the floor structures minimises overall heat loss and prevents draughts.

8.



## ELECTRIC VEHICLE CAR CHARGER (EVCP)

Charge your electric car from your home, at your convenience, available on selected plots.

9.



## TIMBER FRAME

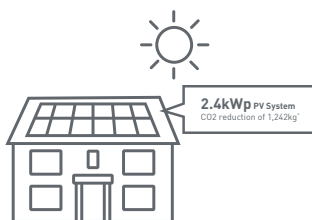
This is a low-carbon emitting construction method for our homes.

Even more energy saving features

**Solar Panels (PV)**  
can help to reduce  
energy costs

**£454.00**  
annual cost savings

£308 from solar energy  
£126 from Smart Export  
Guarantee (SEG)\*



**EXPLORE  
MORE**

SCAN TO FIND  
OUT MORE ABOUT  
OUR ENERGY  
SAVING FEATURES



\*Cost savings are estimated and provided as an example, and are available to view and download at <https://qrco.de/bf6h1y>. Refer to working drawings for plot specific information. Energy-efficient features are plot specific, check with your Sales Advisor for more information. For more information on energy-efficiency in our homes visit [www.barratthomes.co.uk/efficiency-built-in/energy-efficient-homes/](http://www.barratthomes.co.uk/efficiency-built-in/energy-efficient-homes/).



# ELLERTON

## 3 BEDROOM HOME



Photovoltaic panels



Argon-filled double-glazing



Highly-efficient insulation



Waste Water Heat Recovery Systems



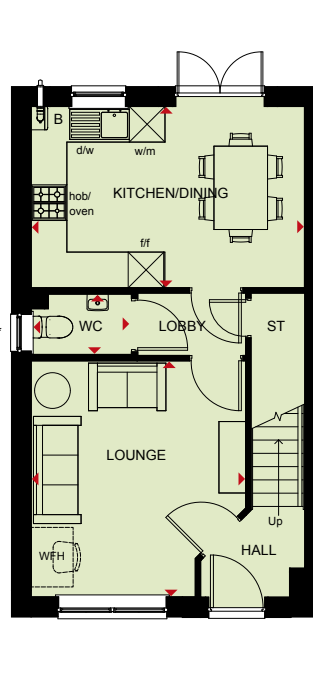
Decentralised mechanical extract ventilation (d-MEV)



Flue Gas Heat Recovery



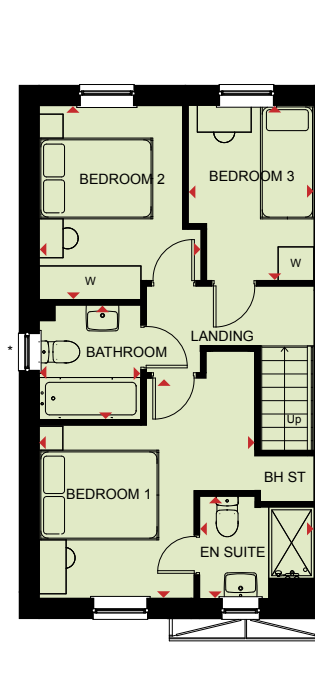
\*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.



### Ground Floor

Lounge	3572 x 3921 mm	11'7" x 12'8"
Kitchen/Dining	4552 x 3039 mm	14'9" x 9'9"
WC	1691 x 1016 mm	5'5" x 3'3"

[Approximate dimensions]



### First Floor

Bedroom 1	3573 x 3524 mm	11'7" x 11'5"
En suite	1900 x 1702 mm	6'2" x 5'5"
Bedroom 2	2386 x 3248 mm	7'8" x 10'6"
Bedroom 3	2091 x 2918 mm	6'8" x 9'5"
Bathroom	1717 x 1917 mm	5'6" x 6'2"

[Approximate dimensions]

### KEY

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





# KINGSVILLE

## 3 BEDROOM HOME



Photovoltaic panels



Argon-filled double-glazing



Highly-efficient insulation



Waste Water Heat Recovery Systems



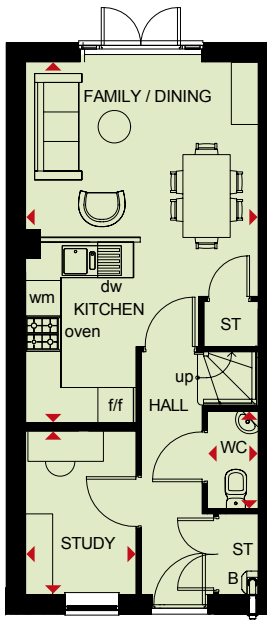
Decentralised mechanical extract ventilation (d-MEV)



Flue Gas Heat Recovery



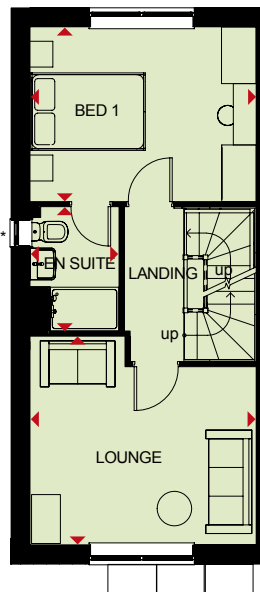
\*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.



### Ground Floor

Family/Dining	3904 x 4806 mm	12'8" x 15'7"
Kitchen	1857 x 3060 mm	6'1" x 10'0"
Study	1857 x 2748 mm	6'1" x 9'0"
WC	881 x 1551 mm	2'9" x 5'1"

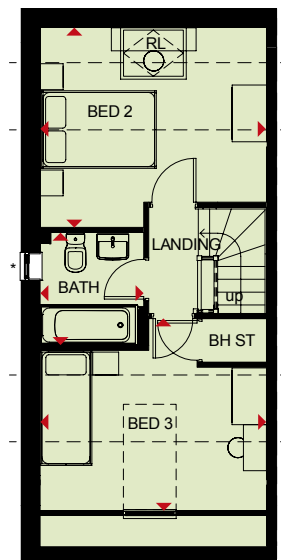
[Approximate dimensions]



### First Floor

Bedroom 1	3904 x 3047 mm	12'8" x 9'9"
En Suite	1553 x 2143 mm	5'1" x 7'3"
Lounge	3941 x 3616 mm	12'9" x 11'8"

[Approximate dimensions]



### Second Floor

Bedroom 2	3941 x 3494 mm	12'9" x 11'4"
Bedroom 3	3941 x 3325 mm	12'9" x 10'9"
Bathroom	1790 x 1963 mm	5'8" x 6'4"

[Approximate dimensions]

\*Overall floor dimensions includes lower ceiling areas.

**KEY**

B Boiler

ST Store

BH/ST Bulkhead store

wm Washing machine space

f/f Fridge/freezer space

w Wardrobe space

RL Roof light

◀▶ 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. These 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 and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract. Housetype may include Solar PV Panels, please speak to Sales Adviser for further details.

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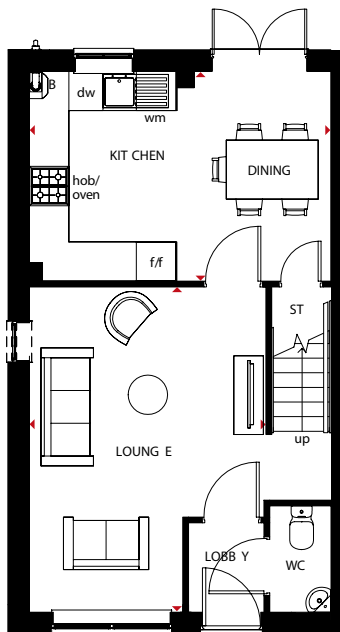
# MAIDSTONE

## 3 BEDROOM HOME

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



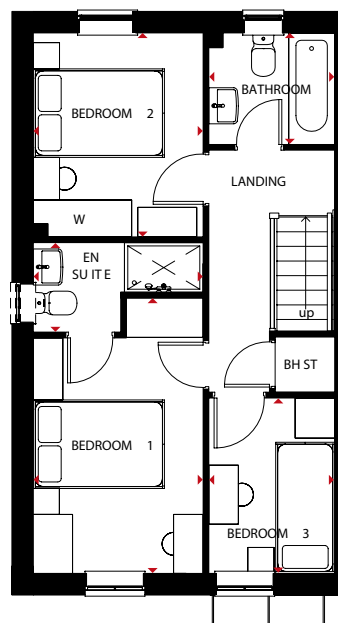
\*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.



### Ground Floor

Lounge	3607 x 4895 mm	11'8" x 16'1"
Kitchen/Dining	4618 x 3192 mm	15'2" x 10'5"
WC	938 x 1608 mm	3'1" x 5'3"

(Approximate dimensions)



### First Floor

Bedroom 1	2595 x 4186 mm	8'5" x 13'7"
En suite	2595 x 1350 mm	8'5" x 4'4"
Bedroom 2	2595 x 3095 mm	8'5" x 10'6"
Bedroom 3	1920 x 2658 mm	6'3" x 8'7"
Bathroom	1920 x 1690 mm	6'3" x 5'5"

(Approximate dimensions)

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



**BARRATT**  
HOMES

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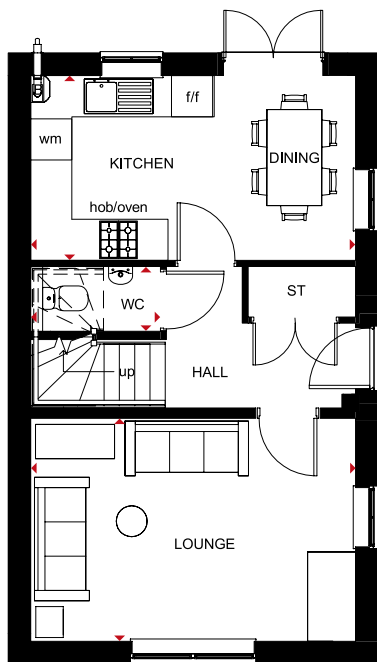
# MORESBY

## 3 BEDROOM HOME

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

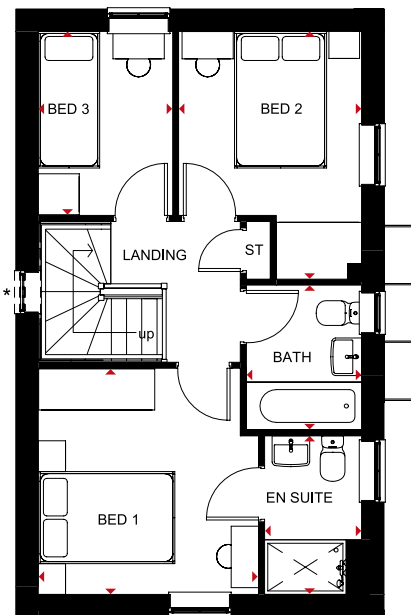


\*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.



### Ground Floor

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



### First Floor

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

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



**BARRATT**  
HOMES

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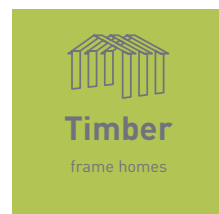
# TIMBER FRAME HOMES



We do more than construct; we create high quality engineered timber frame homes. This allows us to create an engineered frame in a factory-controlled environment, which is then assembled on-site, a process that will deliver a home of the highest standards.

Our timber frame homes easily meet energy efficiency standards, saving energy and helping the environment.

The timber used in our engineered frames is responsibly sourced, minimising deforestation. It is either FSC or PEFC<sup>1</sup> approved, which means our timber is from sustainable sources.



This brochure and the information supplied within it have been developed in partnership with the STA to help explain timber frame within the construction industry, policy makers and the general public.

1. FSC – Forest Stewardship Council / PEFC – Programme for the Endorsement of Forest Certification. Promoting environmentally appropriate, socially beneficial, and economically viable management of the world's forests.
2. STA – Structural Timber Association. STA is the UK's leading organisation representing the structural timber sector.
3. TRADA – Timber Research and Development Association. TRADA is an internationally recognised centre of excellence on the specification and use of timber and wood products.
4. BBA – British Board of Agreement. The BBA is committed to helping businesses and organisations supply the construction industry with products, systems and installers of the highest quality.

# BENEFITS OF BUYING TIMBER FRAMED

## ENERGY EFFICIENT

All new buildings have to conform to energy efficiency standards. Our timber frame homes easily meet these standards, saving you money on energy and helping the environment

## KEEPING IT QUIET

We use high quality acoustic dampening and sound insulation materials together with the latest construction methods to minimise sound transfer between rooms or adjoining properties.

## DRAUGHT-FREE

In accordance with all Barratt construction standards, the timber frame construction method ensures your home is very well insulated compared to an older style property.

## FIRE RESISTANT

We ensure high levels of fire resistance. The wood is protected by gypsum plasterboard and has cavity barriers between external cladding and frame wall panel. Fire stops are in place too.

## HIGH QUALITY

The timber frame manufacturers we work with excel at what they do. They are certified by the NHBC, and also have further accreditation from TRADA<sup>1</sup> and BBA<sup>2</sup>.

## EXCELLENCE ASSURED

You can feel confident when you choose a Barratt timber frame home knowing you'll continue to enjoy its superb quality for many years to come.



FSC – Forest Stewardship Council / PEFC – Programme for the Endorsement of Forest Certification. Promoting environmentally appropriate, socially beneficial, and economically viable management of the world's forests.

<sup>1</sup> TRADA – Timber Research and Development Association. TRADA is an internationally recognised centre of excellence on the specification and use of timber and wood products.

<sup>2</sup> BBA – British Board of Agreement. The BBA is committed to helping businesses and organisations supply the construction industry with products, systems and installers of the highest quality.

**barratthomes.co.uk**  
**call 0330 057 6000**





# 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.





# BUILD YOUR FUTURE IN AN ENERGY-EFFICIENT BARRATT HOME

## **Designed for modern living**

Our cleverly laid out rooms give you flexible, multi-purpose spaces which flow between indoors and out, so you can lead the life you want.

## **Energy-efficient and low cost to run**

Our homes are built to be efficient and could save you up to £2,200 per year on your energy bills<sup>^</sup>. With efficient heating systems, highly thermally efficient insulation throughout and argon-filled double glazing.

## **Peace of mind**

Our homes come with a 10-year NHBC Buildmark warranty<sup>†</sup> as standard – which includes a 10-year structural warranty and a 2-year fixtures and fittings warranty – so you can settle in to your new home without the worry of unexpected costs.

## **Award-winning quality year after year**

You'll find quality in all our homes and everything we do, that's why every year since 2010 we've been awarded 5 Stars from the Home Builders Federation, meaning over 90% of our customers would recommend us.\*

## **We're here to help**

Our expert Sales Advisers are on hand throughout your homebuying journey, giving you the best possible service and support every step of the way.



# 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.



Harbour Place  
Havant Road, Bedhampton, Havant,  
Hampshire PO9 3LW

**barratthomes.co.uk**

**0330 057 6000**

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.

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HOMES