

# LADDEN GARDEN VILLAGE

OFF LEECHPOOL WAY, NORTH YATE, SOUTH GLOUCESTERSHIRE, BS37 7YX



A DEVELOPMENT OF 2, 3 & 4 BEDROOM HOMES



- **DENFORD**  
2 bedroom home
- **KENLEY**  
2 bedroom home
- **ELLERTON**  
3 bedroom home
- **MAIDSTONE**  
3 bedroom home
- **MORESBY**  
3 bedroom home
- **ENNERDALE**  
3 bedroom home
- **BRENTFORD**  
3 bedroom home
- **KINGSVILLE**  
4 bedroom home
- **KINGSLEY**  
4 bedroom home
- **ALDERNEY**  
4 bedroom home
- **RADLEIGH**  
4 bedroom home
- **AFFORDABLE HOUSING**
- **Bin and cycle store**
- V** **Visitor Parking**
- B** **Bin Collection Point**
- S/S** **Substation**

**SUSTAINABILITY FEATURES**

- Grassland
- Wildflower meadow
- Path
- New tree line
- Mature tree line

**THIS DEVELOPMENT ALSO FEATURES;**

- Swift boxes
- Bat boxes
- Hedgehog highways



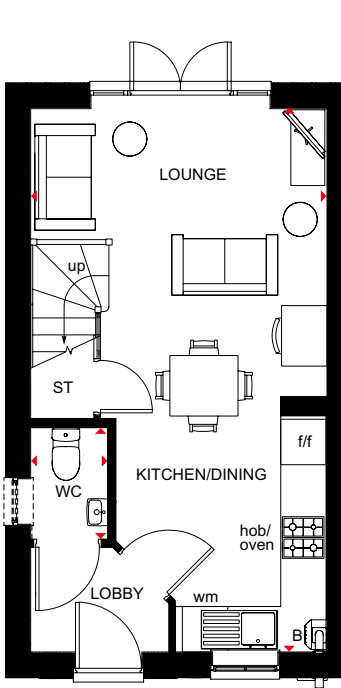


# DENFORD

## 2 BEDROOM HOME



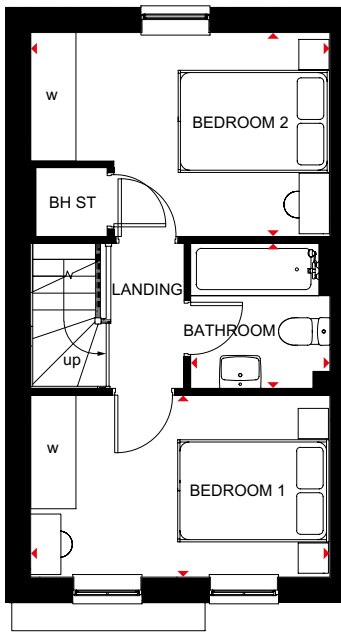
- Free-flowing living space creates a flexible home, ideal for first-timers and downsizers
- French doors lead to the rear garden giving the open-plan lounge, dining area and fitted kitchen a bright and airy feeling
- Upstairs are two double bedrooms and the bathroom



### Ground Floor

Kitchen/ Dining/Lounge	7164 x 3909 mm	23'5" x 12'8"
WC	1479 x 998 mm	4'8" x 2'9"

(Approximate dimensions)



### First Floor

Bedroom 1	3909 x 2398 mm	12'8" x 7'8"
Bedroom 2	3909 x 2688 mm	12'8" x 8'8"
Bathroom	1920 x 1839 mm	6'2" x 6'0"

(Approximate dimensions)

<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space
	BH ST	Bulkhead store	w	Wardrobe space
	wm	Washing machine space	◀▶	Dimension location

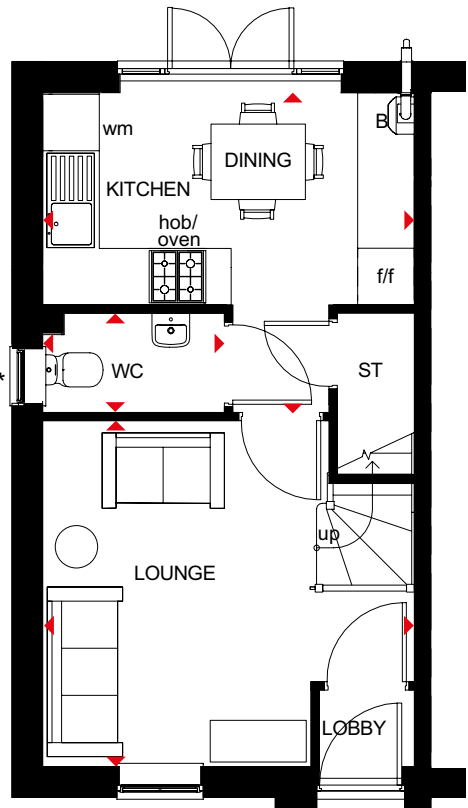


# KENLEY

## 2 BEDROOM HOME



- Natural light floods through oversized windows in this two bedroom home
- French doors in the open-plan kitchen and dining area lead to the garden
- A front-aspect lounge and convenient storage space create a great place for modern living
- On the first floor are two double bedrooms and a family bathroom

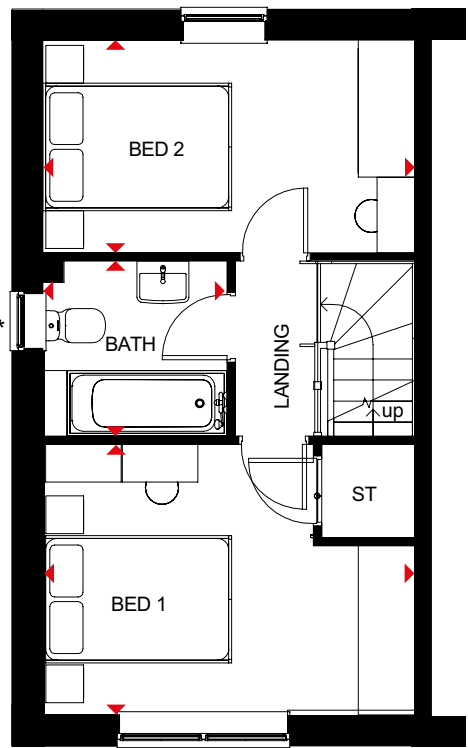


### Ground Floor

Lounge	3947 x 3551 mm	12'9" x 11'6"
Kitchen/Dining	3947 x 3532 mm	12'9" x 11'5"
WC	1813 x 1025 mm	5'9" x 3'3"

(Approximate dimensions)

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



### First Floor

Bedroom 1	3947 x 2851 mm	12'9" x 9'3"
Bedroom 2	3947 x 2301 mm	12'9" x 7'5"
Bathroom	1944 x 1853 mm	6'3" x 6'0"

(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

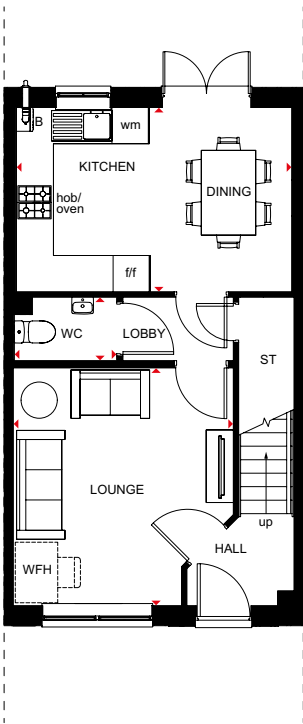


# ELLERTON

## 3 BEDROOM HOME



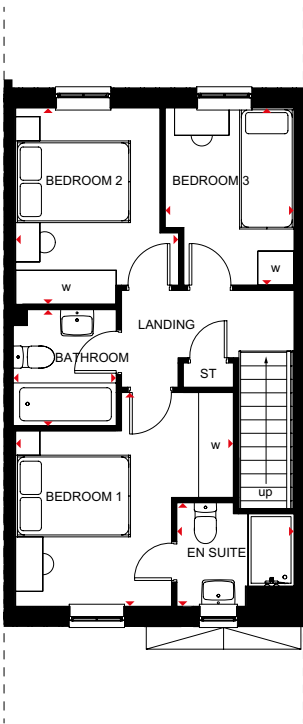
- Bright, practical home, ideal for modern family living
- Large, open-plan kitchen with ample dining space has French doors leading to the rear garden
- Good-sized lounge for all the family to relax in
- Upstairs, the main bedroom has an en suite shower room, and there is a further double bedroom, a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



### Ground Floor

Lounge	3903 x 3599 mm	12'8" x 11'8"
Kitchen/Dining	4551 x 3047 mm	14'9" x 9'9"
WC	1663 x 1015 mm	5'4" x 3'3"

[Approximate dimensions]



### First Floor

Bedroom 1	3673 x 3600 mm	12'0" x 11'8"
En Suite	1927 x 1706 mm	6'3" x 5'5"
Bedroom 2	3235 x 2386 mm	10'6" x 7'8"
Bedroom 3	2917 x 2127 mm	9'5" x 6'9"
Bathroom	1917 x 1700 mm	6'2" x 5'5"

[Approximate dimensions]

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

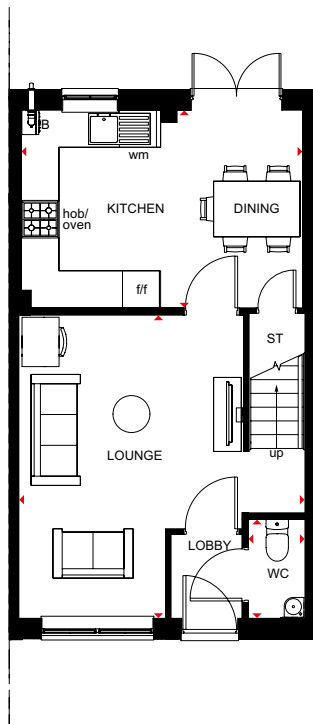


# MAIDSTONE

## 3 BEDROOM HOME



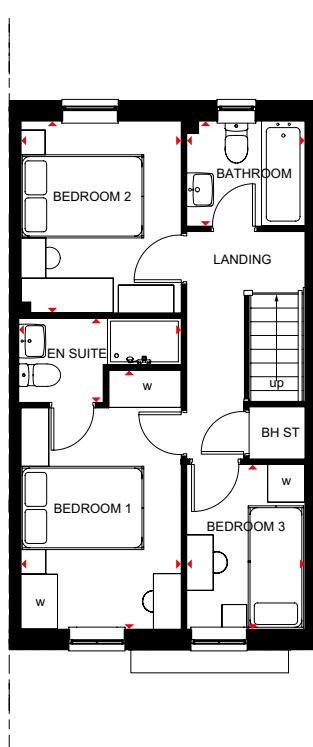
- An ideal family home designed with plenty of space for modern living
- The ground floor comprises a good-sized lounge and an open-plan kitchen with dining area and French doors leading to the garden
- The first floor has two double bedrooms – the generous main bedroom with en suite – a single bedroom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



### Ground Floor

Lounge	4887 x 4551 mm	16'0" x 14'9"
Kitchen/Dining	4551 x 3202 mm	14'9" x 10'5"
WC	1587 x 899 mm	5'2" x 2'9"

[Approximate dimensions]



### First Floor

Bedroom 1	3577 x 2596 mm	11'7" x 8'5"
En Suite	2596 x 1365 mm	8'5" x 4'4"
Bedroom 2	3098 x 2596 mm	10'1" x 8'5"
Bedroom 3	2661 x 1917 mm	8'7" x 6'2"
Bathroom	1917 x 1702 mm	6'2" x 5'5"

[Approximate dimensions]

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

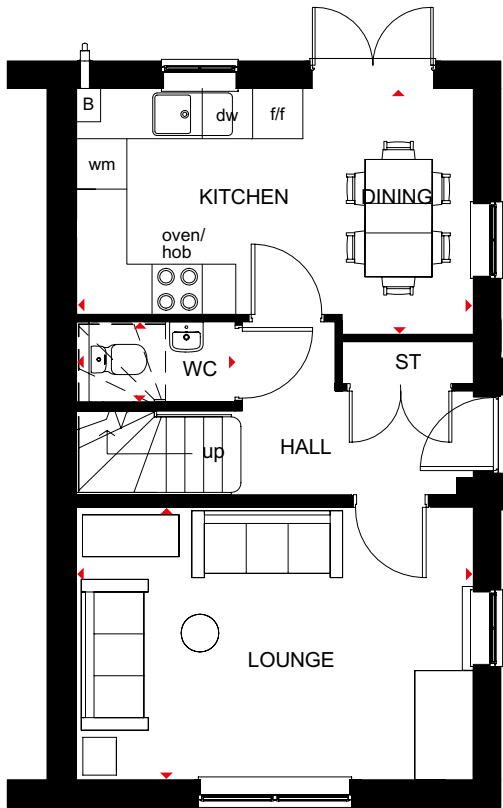


# MORESBY

## 3 BEDROOM HOME



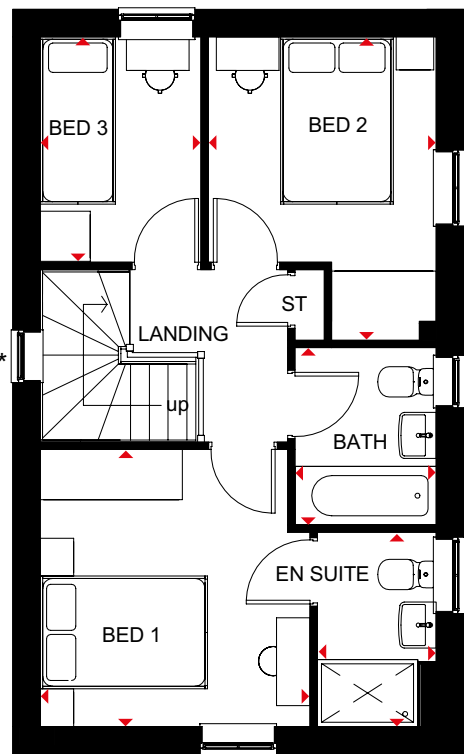
- A three bedroom home offering open-plan kitchen and dining area with French doors opening on to the rear garden
- First floor features two double bedrooms, with en suite to main bedroom
- Single bedroom and family bathroom also located on first floor



### Ground Floor

Lounge	4714 x 3232 mm	15'4" x 10'6"
Kitchen/Dining	4714 x 2686 mm	15'4" x 8'8"
WC	973 x 858 mm	3'1" x 2'8"

[Approximate dimensions]



### First Floor

Bedroom 1	3281 x 3195 mm	10'7" x 10'4"
En Suite	2312 x 1432 mm	7'5" x 4'6"
Bedroom 2	3608 x 2667 mm	11'8" x 8'7"
Bedroom 3	2695 x 1960 mm	8'8" x 6'4"
Bathroom	2120 x 1691 mm	6'9" x 5'5"

[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  
dw Dishwasher space  
◀▶ Dimension location

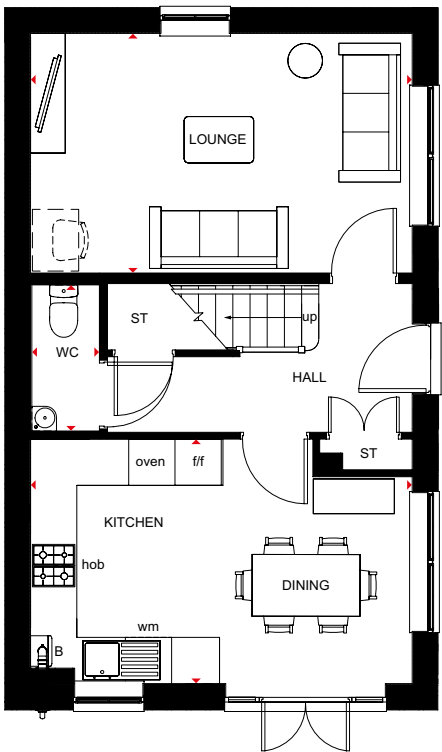


# ENNERDALE

## 3 BEDROOM HOME



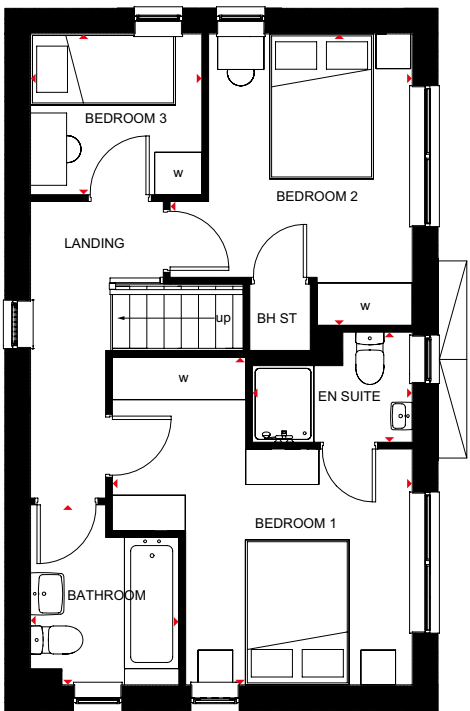
- Light flows into this attractive three bedroom home through oversized windows
- A dual-aspect lounge and bright, fully fitted kitchen with dining area opening onto the garden provide space that's ideal for modern living
- Upstairs are two spacious, dual-aspect double bedrooms, the main with en suite,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



### Ground Floor

Lounge	4932 x 3106 mm	16'1" x 10'1"
Kitchen/Dining	4932 x 3151 mm	16'1" x 10'3"
WC	1894 x 882 mm	6'2" x 2'8"

(Approximate dimensions)



### First Floor

Bedroom 1	4228 x 3864 mm	13'8" x 12'6"
En Suite	2062 x 1427 mm	6'7" x 4'6"
Bedroom 2	3769 x 2631 mm	12'3" x 8'6"
Bedroom 3	2213 x 2074 mm	7'2" x 6'8"
Bathroom	2324 x 1953 mm	7'6" x 6'4"

(Approximate dimensions)

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

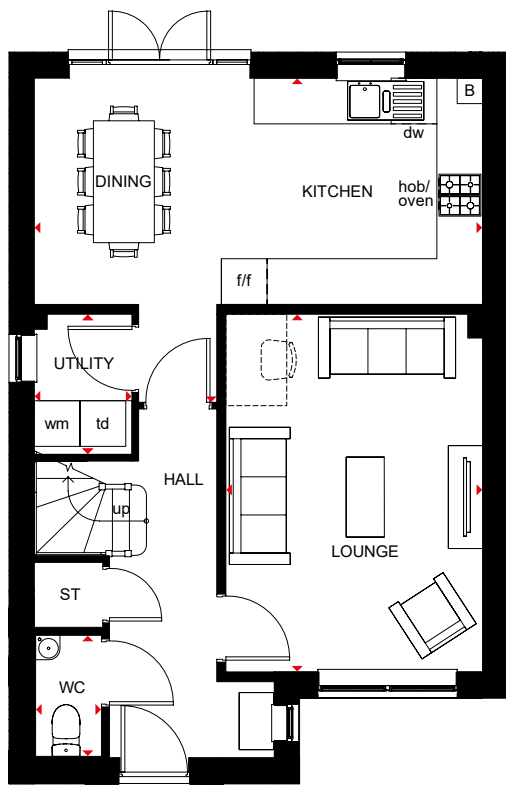


# KINGSLEY

## 4 BEDROOM HOME



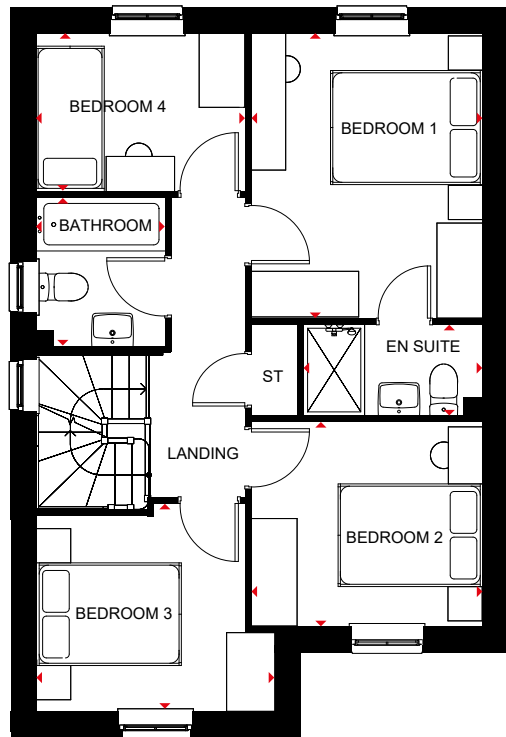
- Bright and spacious family home designed for modern living
- Open-plan kitchen with dining space and access to the rear garden via French doors, plus a separate utility room
- Good-sized lounge providing space for all the family to relax in
- Three double bedrooms – the main with en suite – a single bedroom and the family bathroom are on the first floor



### Ground Floor

Lounge	4685 x 3348 mm	15'3" x 10'9"
Kitchen/Dining	5854 x 4244 mm	19'2" x 13'9"
WC	1579 x 855 mm	5'1" x 2'8"
Utility	1273 x 1839 mm	4'1" x 2'7"

(Approximate dimensions)



### First Floor

Bedroom 1	3746 x 3039 mm	12'2" x 9'9"
En Suite	2351 x 1194 mm	7'7" x 3'9"
Bedroom 2	3039 x 2675 mm	9'9" x 8'7"
Bedroom 3	3132 x 2733 mm	10'2" x 8'9"
Bedroom 4	2739 x 2070 mm	8'9" x 6'7"
Bathroom	1957 x 1686 mm	6'4" x 5'5"

(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		

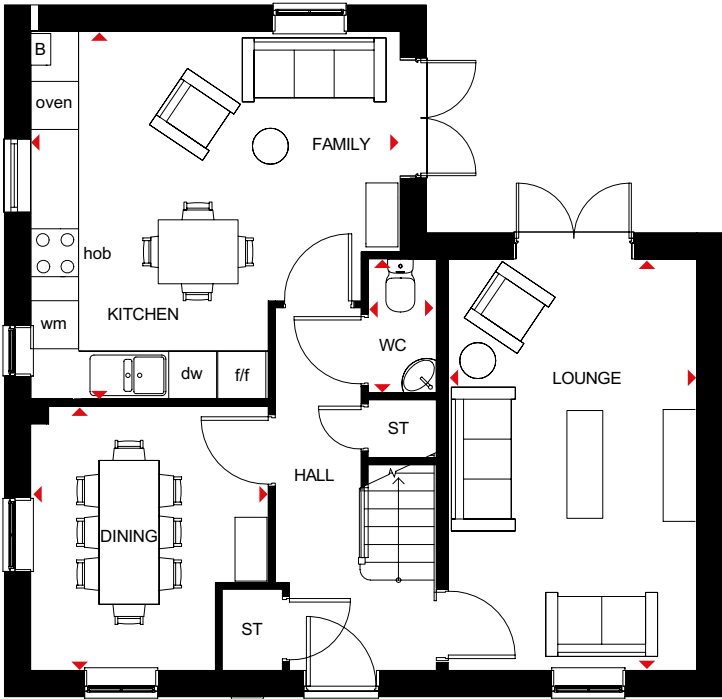


# ALDERNEY

## 4 BEDROOM 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 dual-aspect dining room
- Upstairs are three double bedrooms, the main bedroom with en suite, a single bedroom and a family bathroom



### Ground Floor

Lounge	5120 x 3103 mm	16'7" x 10'1"
Kitchen/Family	4593 x 4582 mm	15'0" x 15'0"
Dining	3249 x 2962 mm	10'6" x 9'7"
WC	1644 x 843 mm	5'3" x 2'7"

(Approximate dimensions)



### First Floor

Bedroom 1	4594 x 3089 mm	15'0" x 10'1"
En Suite	2057 x 1190 mm	6'7" x 3'9"
Bedroom 2	4509 x 3101 mm	14'7" x 10'1"
Bedroom 3	3710 x 3101 mm	12'1" x 10'1"
Bedroom 4	2261 x 2138 mm	7'4" x 7'0"
Bathroom	2075 x 1702 mm	6'8" x 5'5"

(Approximate dimensions)

**KEY** B Boiler  
ST Store  
wm Washing machine space

f/f Fridge/freezer space  
dw Dishwasher space  
◀▶ Dimension location

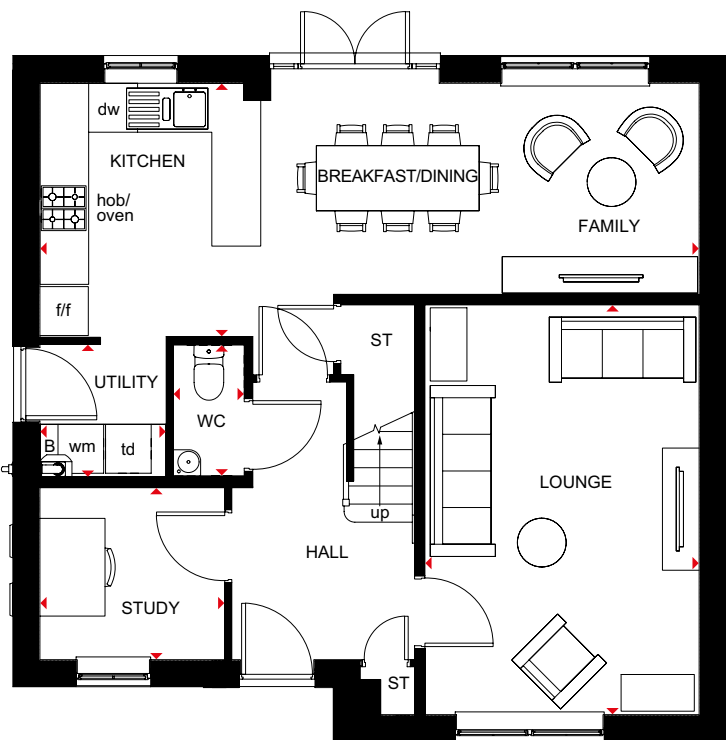


# RADLEIGH

## 4 BEDROOM HOME



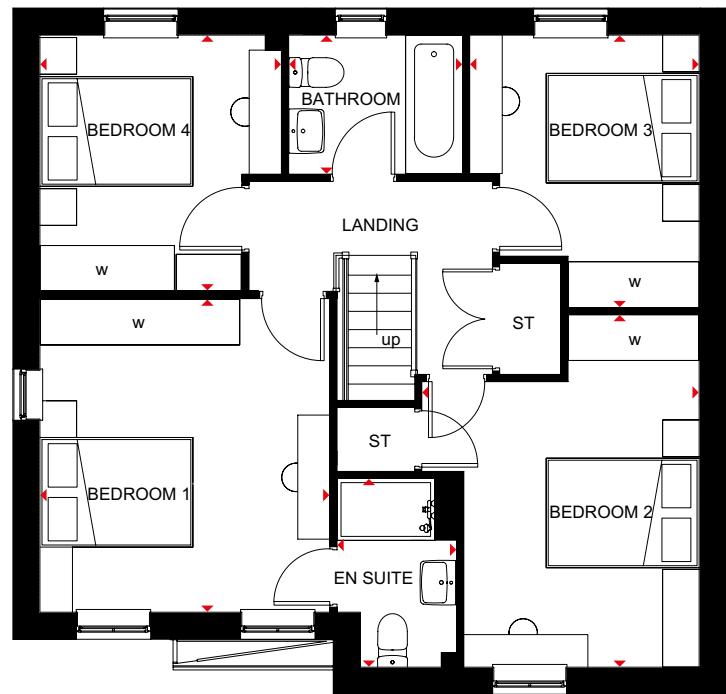
- A bright and airy family home, ideal for modern living
- The large open-plan kitchen has dining and family areas and French doors leading to the garden. There is also a separate utility area
- A spacious lounge and separate study are also on the ground floor
- Upstairs are four double bedrooms, the main bedroom with en suite, and a family bathroom



### Ground Floor

Kitchen/ Dining/Family	8069 x 3109 mm	26'4" x 10'2"
Lounge	5059 x 3359 mm	16'5" x 11'0"
Utility	1631 x 1541 mm	5'3" x 5'0"
Study	2261 x 2103 mm	7'4" x 6'9"
WC	1606 x 855 mm	5'2" x 2'8"

(Approximate dimensions)



### First Floor

Bedroom 1	3843 x 3522 mm	12'6" x 11'5"
En Suite	2308 x 1500 mm	7'5" x 4'9"
Bedroom 2	4320 x 3398 mm	14'1" x 11'1"
Bedroom 3	3336 x 2810 mm	10'9" x 9'2"
Bedroom 4	3138 x 2958 mm	10'2" x 9'7"
Bathroom	2137 x 1699 mm	7'0" x 5'5"

(Approximate dimensions)

**KEY**  
B Boiler  
ST Store  
wm Washing machine space

f/f Fridge/freezer space  
dw Dishwasher space  
◀▶ Dimension location



# 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.





# 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.





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**0333 355 8490**

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BDW004482/MAR24

