

ORCHARD MEADOWS

DIPPING BROOK AVENUE, APPLETON, WARRINGTON WA4 5NJ



A RANGE OF THREE AND FOUR BEDROOM HOMES



BARRATT
HOMES

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.



BUYING A **NEW** HOME IS AN EXCITING JOURNEY

HERE ARE 5 REASONS WHY YOU SHOULD MOVE WITH BARRATT

1. Award winners, time and time again

Barratt customers are delighted with their new homes. In fact, more than 90% of them would recommend us to a friend. Their high praise has ensured that we've* been accredited with a 5 Star rating from the Home Builders Federation more times than any other national major housebuilder.

Our Site Managers have picked up more awards than any other housebuilder, winning NHBC Pride in the Job awards for quality workmanship and demonstrating our dedication and commitment to building homes of the very highest standard.

2. 10 years peace of mind

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.

3. More choice, more style

When you've chosen the right home, you can get creative with additional finishes from our Choices^ range. You could have your home exactly the way you want it, when you choose your preferred flooring, furnishings, appliances, fixtures, fittings and much more. Choices is associated with the build stage of your home, so the earlier you reserve and start the process, the more options you can choose from, all fitted and waiting for you when you move in.

*We' and 'only' refer to the Barratt Developments Plc Group Brands.

†First 2 years covered by Builder Warranty and NHBC Guarantee or similar. Years 3-10 covered by NHBC insurance or similar. Full exclusions and limitations can be found on the NHBC website. Available on virtually all of our developments.

Choices^ range is subject to build stage and additional cost.

Some of the features shown may not be available with every Barratt home or on every Barratt Homes development. Please speak to a Sales Adviser for details of the features available on the home and development you are interested in.

*Source: GOV.UK. This figure represents the level of energy-efficiency of existing housing stock only (homes built up to 2007 when EPCs were introduced).

**Source: Water UK

^Indicative figures, based on research from Briary Energy, April 2022



4. Creating places you'll love to live both inside and out

Our light, open-plan homes 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. Our leading designers also factor real furniture sizes into their designs so your home won't be full of awkward nooks and crannies.

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

No matter how cold it is outside, you'll feel warm in a brand-new Barratt home. We use highly thermally efficient insulation and argon-filled double-glazing as standard, which allows the heat from the sun in whilst minimising heat loss. This means you could enjoy lower energy bills, whatever the weather. In fact, a brand-new home could save you thousands per year on your energy bills^.











Find out more, talk to one of our Sales Advisers today.

ORCHARD MEADOWS, APPLETON

DEVELOPMENT LAYOUT

Dipping Brook Avenue, Appleton, Warrington WA4 5NJ

KEY

- | | | |
|---|------------------|------------------|
|  | Alderney | 4 bedroom home |
|  | Alnmouth | 4 bedroom home |
|  | Hale | 4 bedroom home |
|  | Woodcote | 4 bedroom home |
|  | Kingsville | 3/4 bedroom home |
|  | Moresby | 3 bedroom home |
|  | Lutterworth | 3 bedroom home |
|  | Ellerton | 3 bedroom home |
|  | Affordable Rent | |
|  | Shared Ownership | |



barratthomes.co.uk



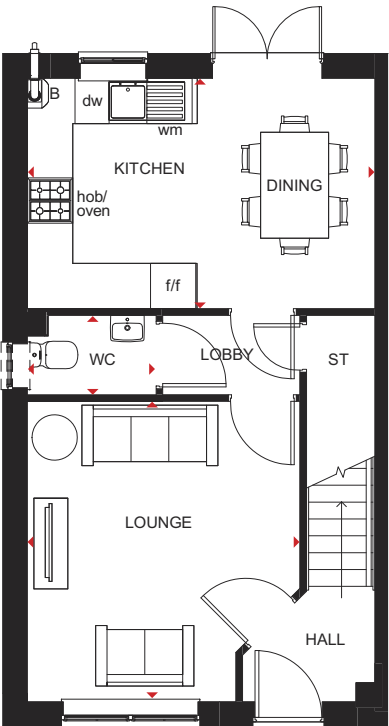
IMPORTANT NOTICE: Development layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Images and development layouts are for illustrative purposes and should be used for general guidance only. Development layouts including parking arrangements, social/affordable housing, commercial buildings/space, retail buildings/space, play areas and public open spaces may change to reflect changes in planning permission and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Please speak to your solicitor to whom full details of any planning consents including layout plans will be available. Orchard Meadows is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

ELLERTON

3 BEDROOM HOME



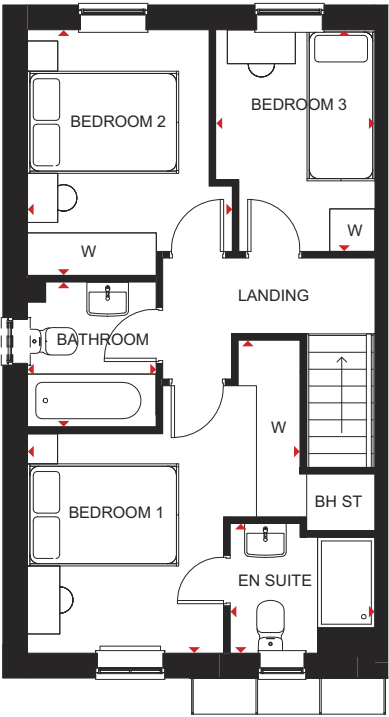
- Bright, practical home, ideal for modern family living
- Large, open-plan kitchen with ample dining space has French doors leading to the rear garden
- Good-sized lounge for all the family to relax in
- Upstairs the main bedroom has an en suite shower room, and there is a further double bedroom, a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



Ground Floor

Lounge	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)

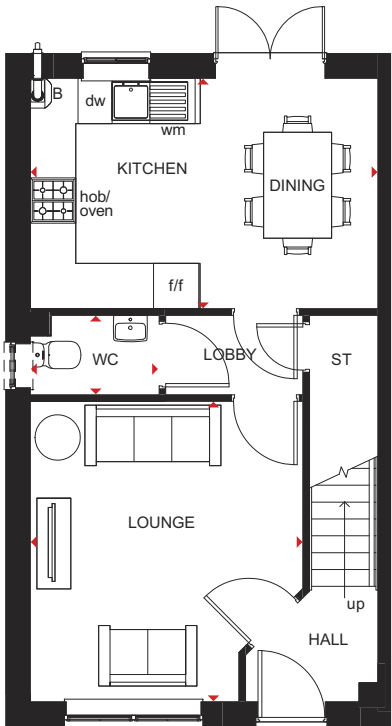
KEY	B	Boiler	wm	Washing machine space	W	Wardrobe space
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	BH ST	Bulkhead store	dw	Dishwasher space		

ELLERTON

3 BEDROOM HOME



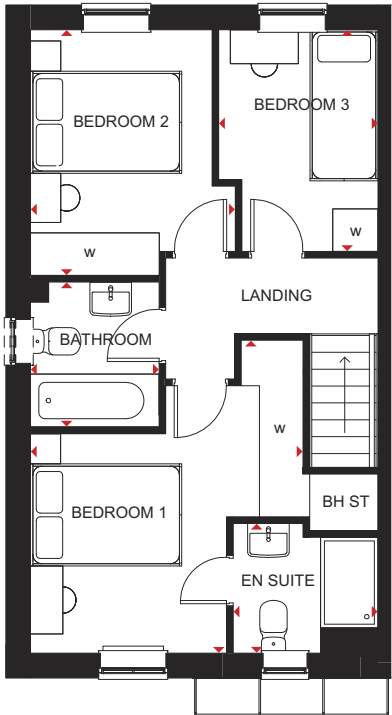
- Bright, practical home, ideal for modern family living
- Large, open-plan kitchen with ample dining space has French doors leading to the rear garden
- Good-sized lounge for all the family to relax in
- Upstairs the main bedroom has an en suite shower room, and there is a further double bedroom, a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



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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		

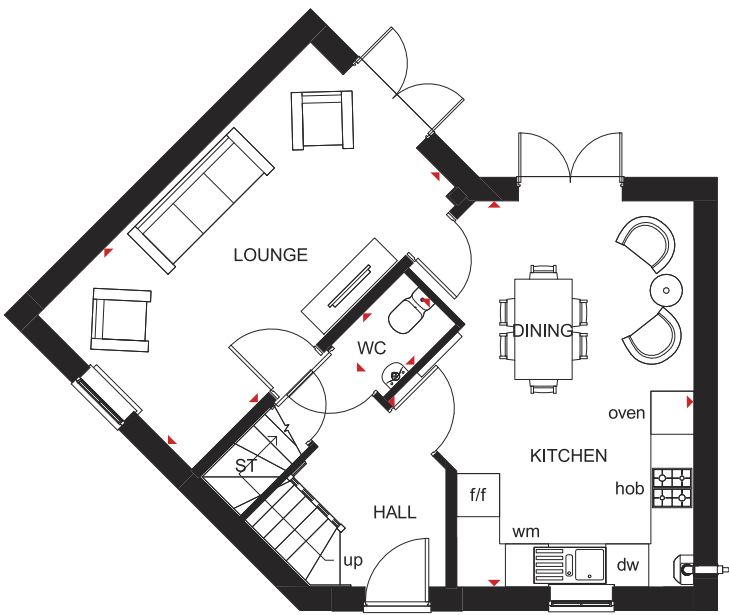
LUTTERWORTH

THE CLASSIC
COLLECTION

3 BEDROOM DETACHED HOME



- Great use of a corner plot to create a spacious home
- Bright and flexible areas to enjoy modern-day living
- French doors open onto the rear garden from both the dual-aspect lounge and the open-plan kitchen with dining area
- Galleried landing leads to two double bedrooms - the main with en suite - a single bedroom and the family bathroom



Ground Floor

Lounge	5385 x 3045mm	17'8" x 10'0"
Kitchen/Dining	4274 x 5385mm	14'0" x 17'8"
WC	1028 x 1441mm	3'4" x 4'9"

(Approximate dimensions)



First Floor

Bedroom 1	3107 x 3599mm	10'2" x 11'10"
En Suite	1648 x 2159mm	5'5" x 7'1"
Bedroom 2	3404 x 3163mm	11'2" x 10'5"
Bedroom 3	3540 x 2134mm	11'7" x 7'0"
Bathroom	2519 x 1958mm	8'3" x 6'5"

(Approximate dimensions)

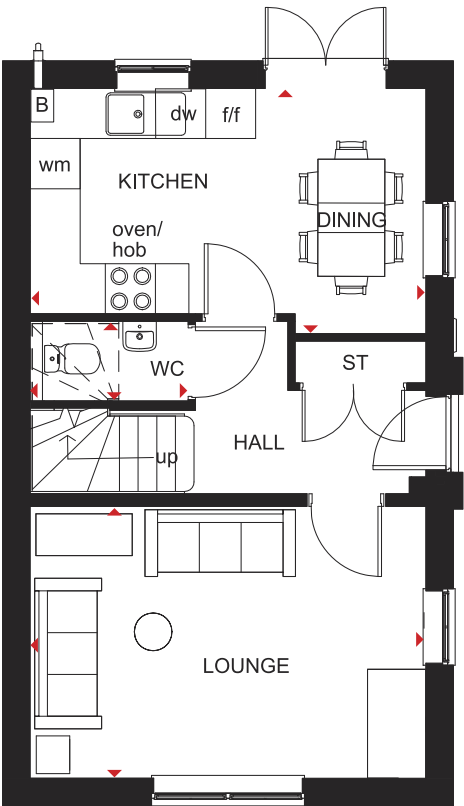
KEY	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location
	f/f	Fridge/freezer space		

MORESBY

3 BEDROOM HOME



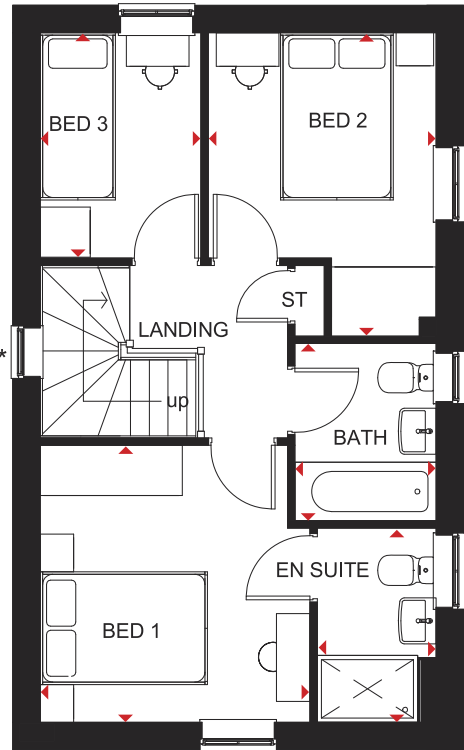
- A bright family home full of light and plenty of space
- The ground floor has a dual-aspect lounge and an open-plan kitchen with dining area opening onto the garden
- The first floor has two double bedrooms, the main with en suite, a single bedroom and family bathroom



Ground Floor

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

(Approximate dimensions)



First Floor

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

(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

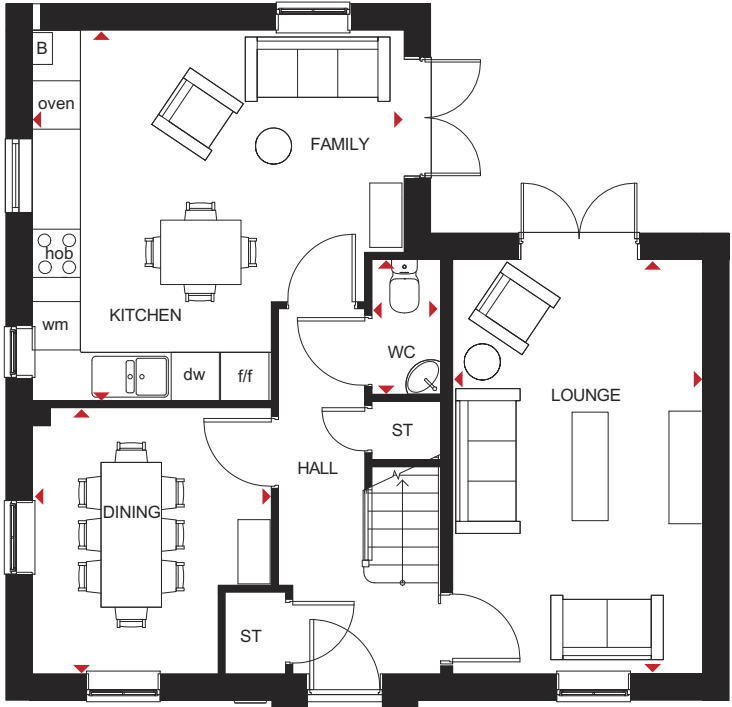
ALDERNEY

THE CLASSIC
COLLECTION

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)

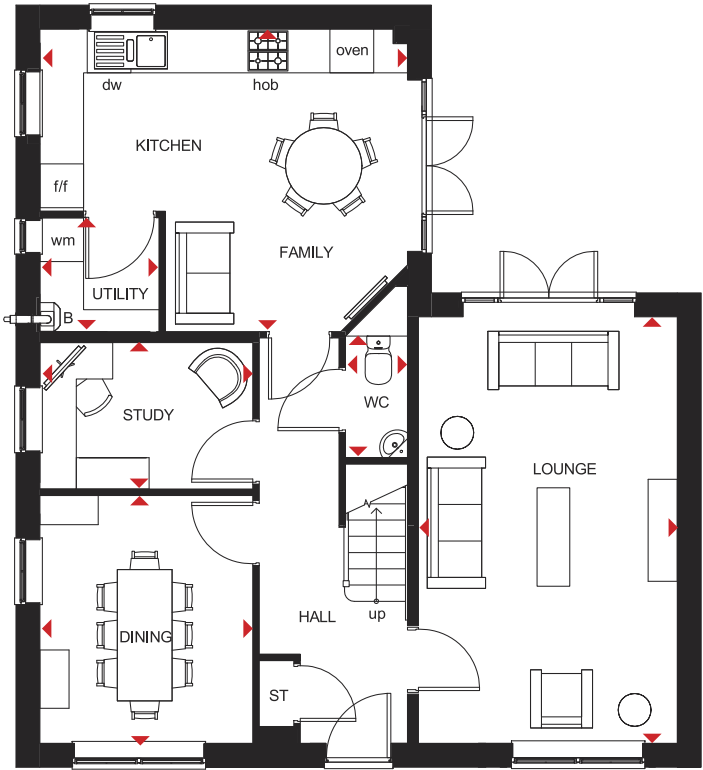
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

ALNMOUTH

4 BEDROOM DETACHED HOME



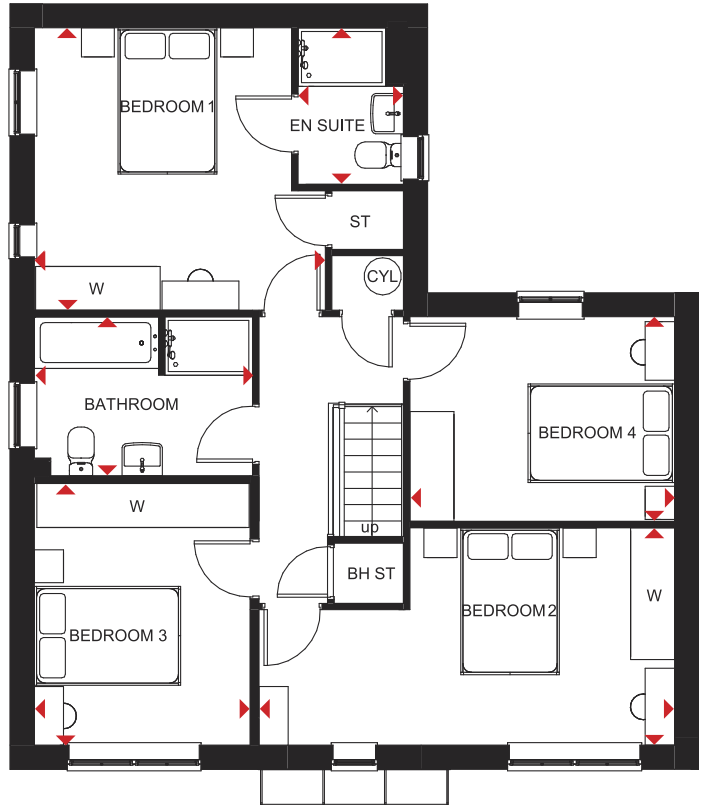
- The lounge of this bright and airy home is generously sized with ample room to relax
- The open-plan kitchen, with utility area and family space, makes an ideal family hub. Both these rooms have French doors leading to the garden
- A separate dining room and study are also on the ground floor
- Upstairs are four double bedrooms, the main with en suite, and family bathroom



Ground Floor

Lounge	3552 x 5851mm	11'8" x 19'2"
Kitchen/Family Room	5045 x 4150mm	16'7" x 13'7"
Dining Room	2922 x 3400mm	9'7" x 11'2"
WC	852 x 1668mm	2'10" x 5'6"
Utility	1613 x 1562mm	5'4" x 5'1"
Study	2922 x 2010mm	9'7" x 6'7"

(Approximate dimensions)



First Floor

Bedroom 1	3977 x 3859mm	13'1" x 12'8"
En Suite	1443 x 2138 mm	4'9" x 7'0"
Bedroom 2	5678 x 2970mm	18'8" x 9'9"
Bedroom 3	2950 x 3574mm	9'8" x 11'9"
Bedroom 4	3614 x 2793mm	11'10" x 9'2"
Bathroom	2981 x 2169mm	9'9" x 7'1"

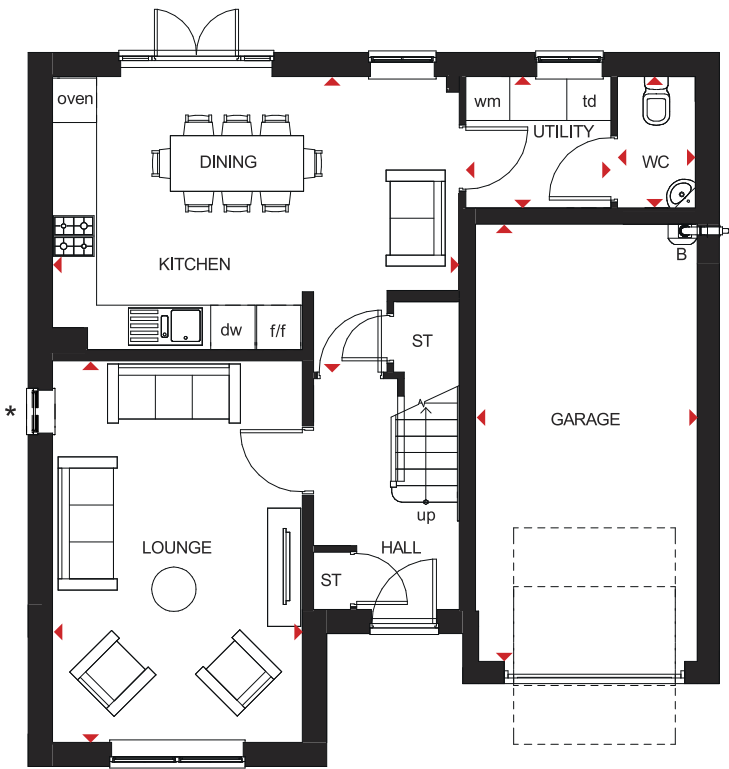
(Approximate dimensions)

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

4 BEDROOM HOME



- Ideal family home designed for modern living with flexible, open-plan kitchen, dining and family areas leading to rear garden
- Spacious lounge provides the perfect place for all the family to relax in
- Separate utility room and integral garage
- First floor comprises four double bedrooms, the main with en suite, and a family bathroom



Ground Floor

Lounge	5165 x 3385mm	16'11" x 11'1"
Kitchen/Dining	4000 x 5511mm	13'1" x 18'1"
Utility	1776 x 1966mm	5'10" x 6'5"
WC	1776 x 1053mm	5'10" x 3'5"
Garage	6000 x 3000mm	19'8" x 9'10"

(Approximate dimensions)

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



First Floor

Bedroom 1	3995 x 3536mm	13'1" x 11'7"
En Suite	1801 x 2698mm	5'11" x 8'10"
Bedroom 2	3622 x 3536mm	11'11" x 11'7"
Bedroom 3	3463 x 3660mm	11'4" x 12'0"
Bedroom 4	3463 x 3107mm	11'4" x 10'2"
Bathroom	1939 x 2076mm	6'4" x 6'10"

(Approximate dimensions)

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

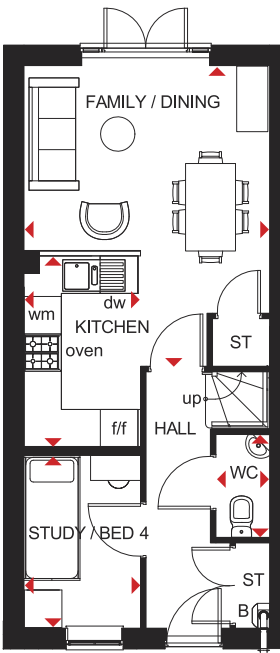
KEY	B	Boiler	wm	Washing machine space	td	Tumble dryer space
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	CYL	Cylinder	dw	Dishwasher space		

KINGSVILLE

4 BEDROOM SEMI-DETACHED HOME



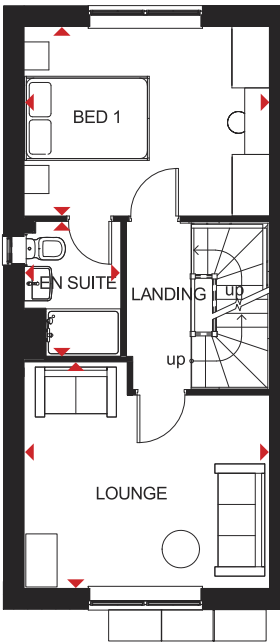
- An ideal family home designed over three floors
- A generous open-plan kitchen with dining and family areas, and a fourth bedroom/study are on the ground floor
- On the first floor oversized windows fill the lounge and main bedroom with light, giving them a bright and airy feeling, and the main bedroom has an en suite
- The second floor offers a further double bedroom, a single bedroom and a family bathroom



Ground Floor

Family/Dining	3936 x 4820mm	12'11" x 15'10"
Kitchen	1866 x 3060mm	6'1" x 10'0"
Study/Bed 4	1866 x 2749mm	6'1" x 9'0"
WC	861 x 1649mm	2'10" x 5'5"

(Approximate dimensions)

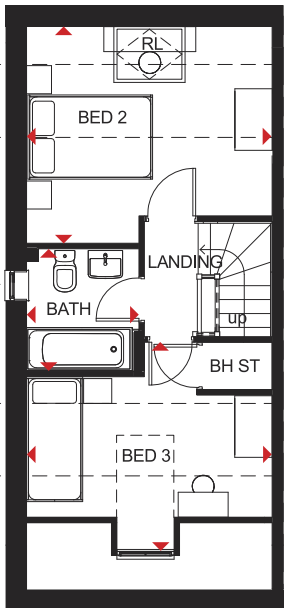


First Floor

Lounge	3936 x 3630mm	12'11" x 11'11"
Bedroom 1	3936 x 3042mm	12'11" x 10'0"
En Suite	1551 x 2163mm	5'1" x 7'1"

(Approximate dimensions)

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



Second Floor

Bedroom 2	3936 x 3508mm^	12'11" x 11'6"^^
Bedroom 3	3936 x 3325mm^	12'11" x 10'11"^^
Bathroom	1761 x 1963mm	5'9" x 6'5"

(Approximate dimensions)

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

^Overall floor dimension includes lower ceiling areas

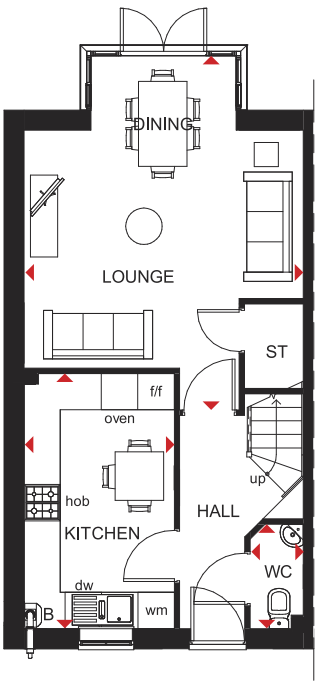
KEY	B	Boiler	wm	Washing machine space	RL	Roof light
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	BH ST	Bulkhead Store	dw	Dishwasher space		

WOODCOTE

4 BEDROOM SEMI-DETACHED HOME



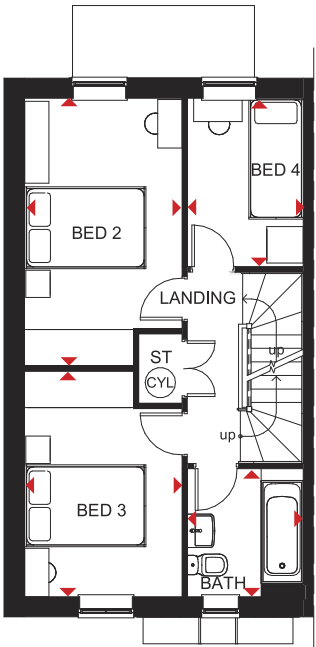
- Spacious home, perfectly designed over three floors for modern living
- A glazed bay in the lounge and dining area opens onto the rear garden and a fitted kitchen includes room for a breakfast area
- Two double bedrooms, a single bedroom and bathroom are on the first floor
- Exceptionally spacious 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"

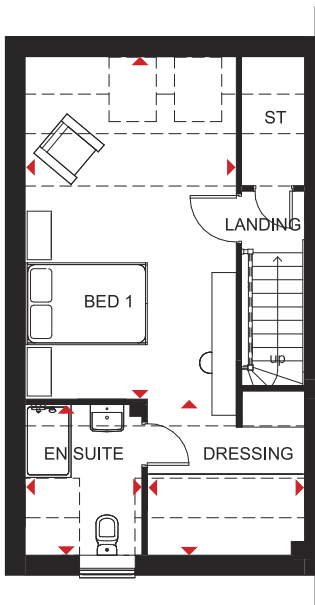
(Approximate dimensions)



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	2594 x 2574mm	8'6" x 8'5"

(Approximate dimensions)

*Overall floor dimension includes lower ceiling areas.

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

www.barratthomes.co.uk

Contact the development on 0333 3558 474



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HOMES