

THE PEARLS

PEARL LANE, STOURPORT,
WORCESTERSHIRE, DY13 0TT



A STUNNING DEVELOPMENT OF 2, 3 AND 4 BEDROOM HOMES



BARRATT
— HOMES —

STUNNING HOMES IN A GREAT LOCATION

Set in the sought-after town of Stourport, The Pearls offers a superb selection of 2, 3 & 4 bedroom homes in a beautiful location close to the Wyre Forest District.

Less than two miles away from Stourport itself, this brand new community opens the door to a wide range of essential and entertainment amenities, as well as convenient travel to Kidderminster and Worcester.



THE PEARLS

DEVELOPMENT LAYOUT

KEY

- Alverton
2 bedroom apartment
- Kenley
2 bedroom home
- Roseberry
2 bedroom home
- Maidstone
3 bedroom home
- Ellerton
3 bedroom home
- Bewdley
3 bedroom home
- Collaton
3 bedroom home
- Ennerdale
3 bedroom home
- Moresby
3 bedroom home
- Kingsville
3 bedroom home
- Hemlock
3 bedroom home
- Kennford
4 bedroom home
- Kingsley
4 bedroom home
- Hesketh
4 bedroom home
- Affordable Housing

VP Visitors Parking Space

BCP Bin Collection Point



SUSTAINABILITY FEATURES

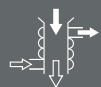
-  Balancing Pond
-  Trees
-  Grassland
-  New tree lines
-  Mature tree lines
-  Paths

barratthomes.co.uk



KENLEY

2 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



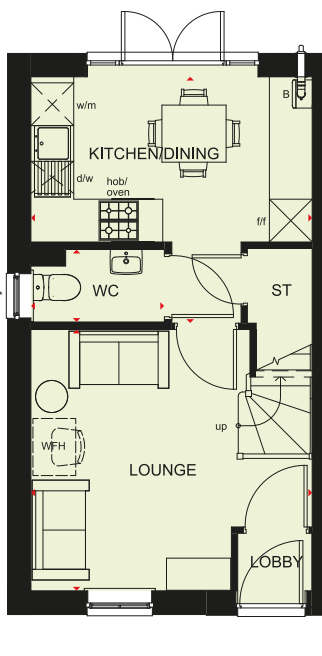
Photovoltaic panels



Highly-efficient insulation



Selected plots across our development will feature solar PV panels, please speak to our sales adviser for more information.

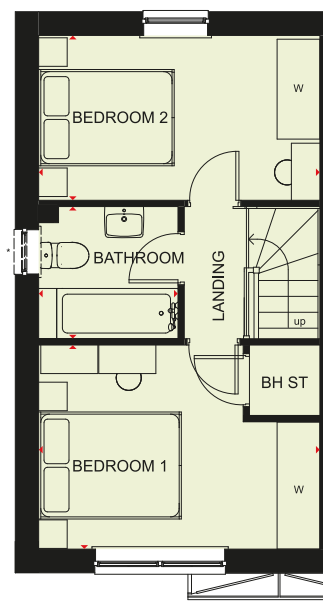


Ground Floor

Lounge	3943 x 3668 mm	12'9" x 12'0"
Kitchen/Dining	3943 x 3454 mm	12'9" x 11'3"
WC	1888 x 1050 mm	6'1" x 3'4"

(Approximate dimensions)

*Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans



First Floor

Bedroom 1	3943 x 2865 mm	12'9" x 9'3"
Bedroom 2	3943 x 2316 mm	12'9" x 7'5"
Bathroom	1953 x 1853 mm	6'4" x 6'0"

(Approximate dimensions)

*Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans

KEY

B	Boiler
ST	Store
BH ST	Bulkhead Store

w/m	Washing machine space
d/w	Dishwasher space
f/f	Fridge/freezer space

WFH	Working from home space
W	Wardrobe space
◀▶	Dimension location



ROSEBERRY

2 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



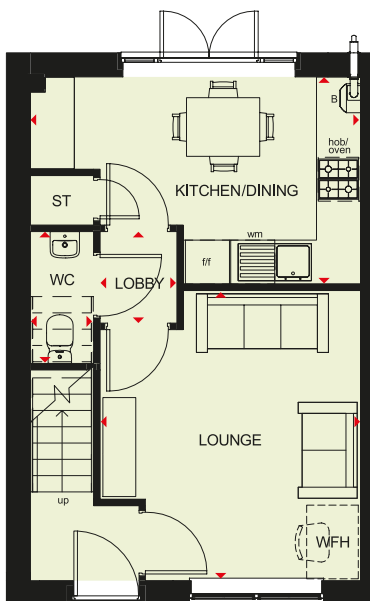
Photovoltaic panels



Highly-efficient insulation



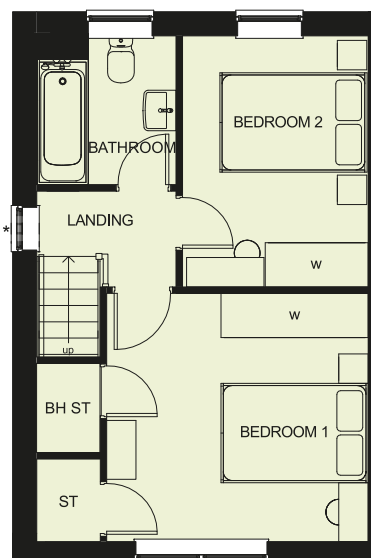
Selected plots across our development will feature solar PV panels, please speak to our sales adviser for more information.



Ground Floor

Lounge	3554 x 3958 mm	11'6" x 13'0"
Kitchen/Dining	4505 x 2828 mm	14'9" x 9'3"
WC	863 x 1800 mm	2'10" x 5'11"
Lobby	1483 x 1211 mm	4'8" x 3'10"

[Approximate dimensions]



First Floor

Bedroom 1	3554 x 3373 mm	11'5" x 11'1"
Bedroom 2	2524 x 3413 mm	8'3" x 11'2"
Bathroom	1893 x 2023 mm	6'3" x 6'8"

[Approximate dimensions]

KEY

B Boiler
ST Store
BH ST Bulkhead store

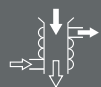
wm Washing machine space
f/f Fridge/freezer space
WFH Working from home space

W Wardrobe space
◀▶ Dimension location



MAIDSTONE

3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



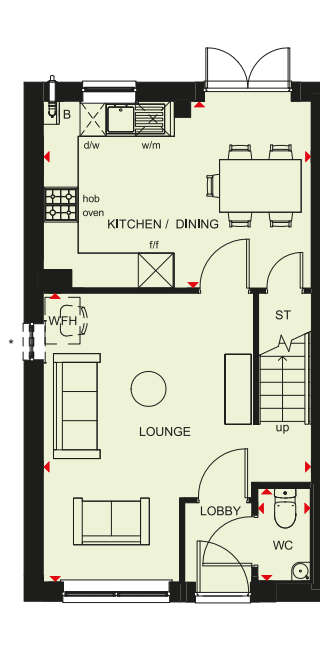
Photovoltaic panels



Highly-efficient insulation



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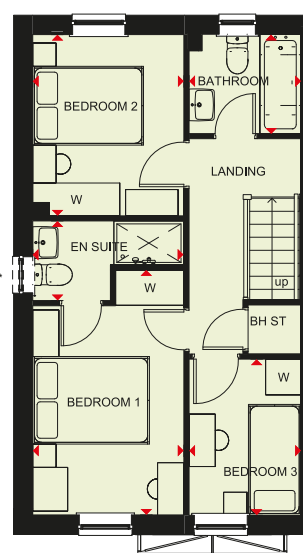


Ground Floor

Lounge	4602 x 4877 mm	15'0" x 16'0"
Kitchen/Dining	4593 x 3202 mm	15'0" x 10'5"
WC	901 x 1587 mm	2'9" x 5'2"

(Approximate dimensions)

*Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans



First Floor

Bedroom 1	2597 x 4190 mm	8'5" x 13'7"
En suite	2597 x 1365 mm	8'5" x 4'4"
Bedroom 2	2597 x 3098 mm	8'5" x 10'1"
Bedroom 3	1918 x 2662 mm	6'2" x 8'7"
Bathroom	1918 x 1702 mm	6'2" x 5'5"

(Approximate dimensions)

*Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans

KEY

B	Boiler
ST	Store
BH ST	Bulkhead Store

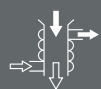
wm	Washing machine space
dw	Dishwasher space
f/f	Fridge/freezer space

WFH	Working from home space
W	Wardrobe space
◀▶	Dimension location



ELLERTON

3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



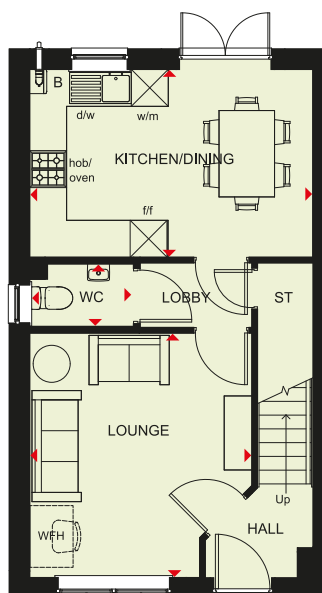
Photovoltaic panels



Highly-efficient insulation



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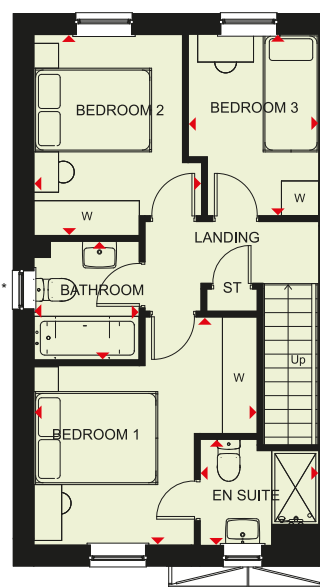


Ground Floor

Lounge	3599 x 3904 mm	11'10" x 12'10"
Kitchen/Dining	4552 x 3048 mm	14'11" x 10'0"
WC	1663 x 1016 mm	5'5" x 3'4"

(Approximate dimensions)

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



First Floor

Bedroom 1	3601 x 3674 mm	11'10" x 12'1"
En suite	1928 x 1707 mm	6'4" x 5'7"
Bedroom 2	2694 x 3236 mm	8'10" x 10'7"
Bedroom 3	2128 x 2918 mm	7'0" x 9'7"
Bathroom	1700 x 1917 mm	5'7" x 6'3"

(Approximate dimensions)

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

KEY

B Boiler
ST Store
wm Washing machine space

dw Dishwasher space
f/f Fridge/freezer space
WFH Working from home space

W Wardrobe space
◀▶ Dimension location



BEWDLEY

3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



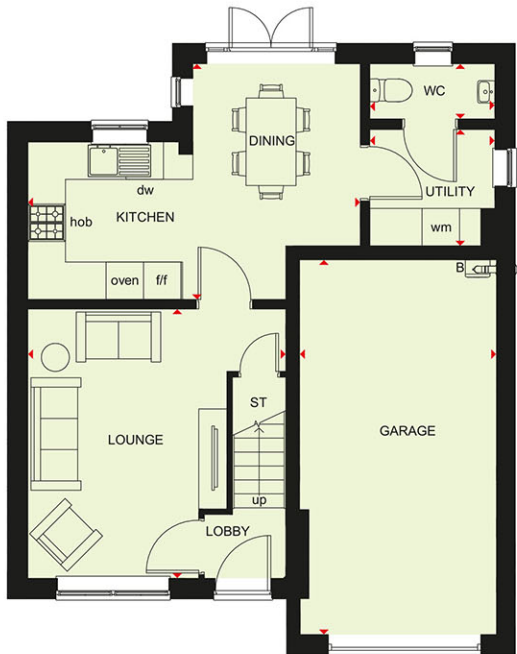
Solar or Photovoltaic panels



Highly-efficient insulation



Selected plots across our development will feature solar PV panels, please speak to our sales adviser for more information.



Ground Floor

Lounge	4128 x 4312 mm	13'5" x 14'1"
Kitchen/Dining	5320 x 3773 mm	17'4" x 12'4"
Utility	2002 x 1865 mm	6'5" x 6'11"
WC	2002 x 900 mm	6'5" x 2'10"
Garage	3150 x 6000 mm	10'4" x 19'8"

[Approximate dimensions]



First Floor

Bedroom 1	3257 x 4348 mm	10'7" x 14'3"
En suite	2113 x 1425 mm	6'9" x 4'7"
Bedroom 2	3185 x 3797 mm	10'4" x 12'5"
Bedroom 3	3233 x 3289 mm	10'6" x 10'8"
Bathroom	1951 x 1913 mm	6'4" x 6'3"

[Approximate dimensions]

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



BEWDLEY

3 BEDROOM HOME



Waste Water Heat
Recovery
Systems



Argon-filled
double-glazing



Flue Gas Heat
Recovery



Electric car
charging
point



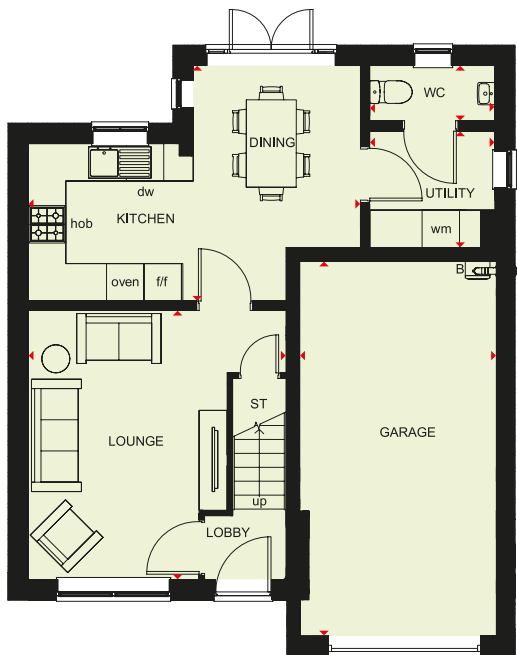
Solar
or Photovoltaic
panels



Highly-efficient
insulation



Selected plots across our development will feature solar PV panels, please speak to our sales adviser for more information.



Ground Floor

Lounge	4128 x 4312 mm	13'5" x 14'14"
Kitchen/Dining	5320 x 3773 mm	17'4" x 12'3"
Utility	2002 x 1865 mm	6'5" x 6'1"
WC	2002 x 900 mm	6'5" x 2'9"
Garage	3150 x 6000 mm	10'3" x 19'6"

[Approximate dimensions]



First Floor

Bedroom 1	3257 x 4348 mm	10'6" x 14'2"
En suite	2113 x 1425 mm	6'9" x 4'6"
Bedroom 2	3185 x 3797 mm	10'4" x 12'4"
Bedroom 3	3233 x 3289 mm	10'6" x 10'7"
Bathroom	1951 x 1913 mm	6'4" x 6'2"

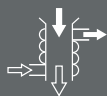
[Approximate dimensions]

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



COLLATON

3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



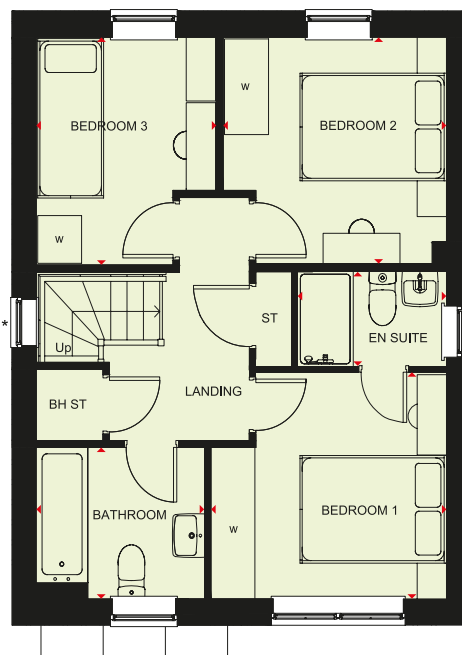
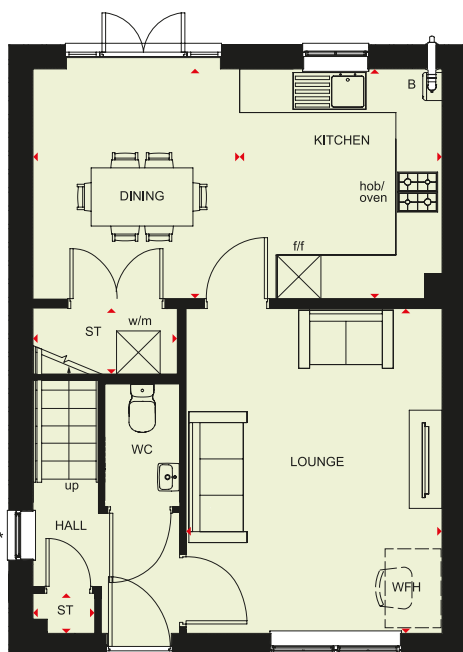
Electric car charging point



Photovoltaic panels



Highly-efficient insulation



Ground Floor

Lounge	3496 x 4100 mm	11'4" x 13'4"
Kitchen/Dining	5600 x 2795 mm	18'3" x 9'1"
WC	1028 x 1475 mm	3'3" x 4'8"

(Approximate dimensions)

*Window may not be available on selected plots. Speak to a sales advisers for details on individual plans.

First Floor

Bedroom 1	3216 x 2820 mm	10'5" x 9'2"
En suite	2020 x 1193 mm	6'6" x 3'9"
Bedroom 2	3050 x 2857 mm	10'0" x 9'3"
Bedroom 3	2463 x 2857 mm	8'0" x 9'3"
Bathroom	1901 x 2297 mm	6'2" x 7'5"

(Approximate dimensions)

*Window may not be available on selected plots. Speak to a sales advisers for details on individual plans.

KEY

B Boiler
ST Store
BH ST Bulkhead store

w/m Washing machine space
f/f Fridge/freezer space
WFH Working from home space

w Wardrobe space
◀▶ Dimension location



ENNERDALE

3 BEDROOM HOME

Waste Water Heat
Recovery
Systems

Argon-filled
double-glazing

Flue Gas Heat
Recovery

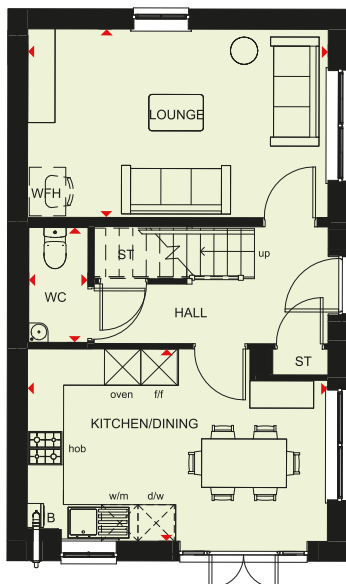
Electric car
charging
point

Photovoltaic
panels

Highly-efficient
insulation



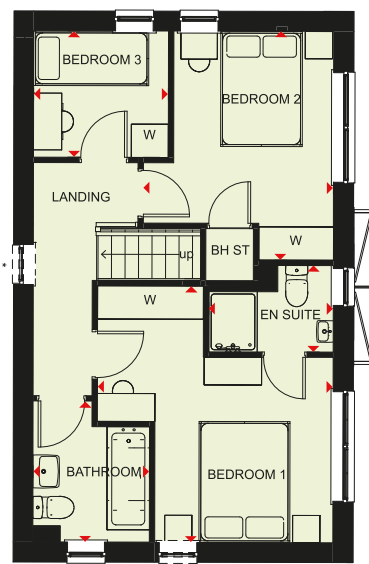
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Ground Floor

Lounge	4960 x 3112 mm	16'3" x 10'2"
Kitchen/Dining	4960 x 3170 mm	16'3" x 10'4"
WC	1929 x 911 mm	6'3" x 2'9"

(Approximate dimensions)



First Floor

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

(Approximate dimensions)

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

Please note plot 215 at The Pearls is a semi-detached Ennerdale.

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

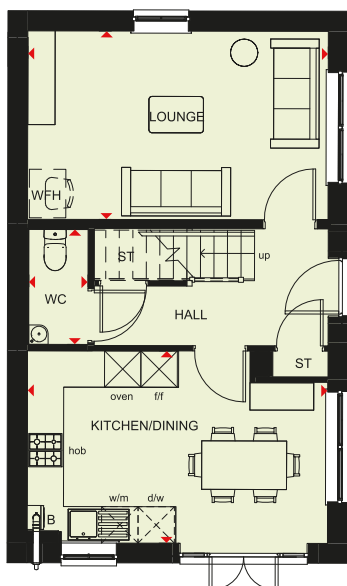


ENNERDALE

3 BEDROOM HOME



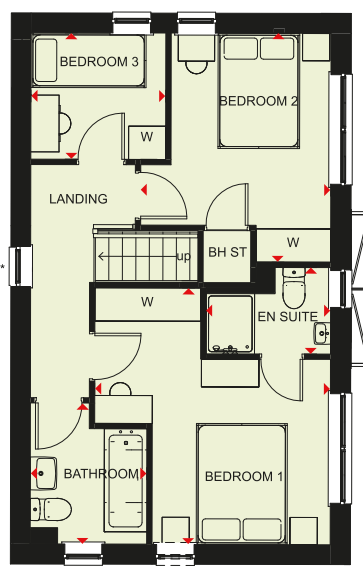
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Ground Floor

Lounge	4960 x 3112 mm	16'3" x 10'2"
Kitchen/Dining	4960 x 3170 mm	16'3" x 10'4"
WC	1929 x 911 mm	6'3" x 2'9"

[Approximate dimensions]



First Floor

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

[Approximate dimensions]

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

KEY

B Boiler
ST Store
BH ST Bulkhead Store

wm Washing machine space
dw Dishwasher space
f/f Fridge/freezer space

WFH Working From Home space
W Wardrobe space
◀▶ Dimension location



MORESBY

3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



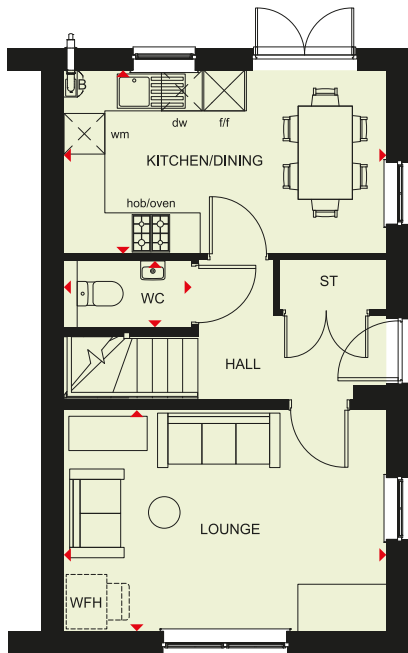
Electric car charging point



Photovoltaic panels

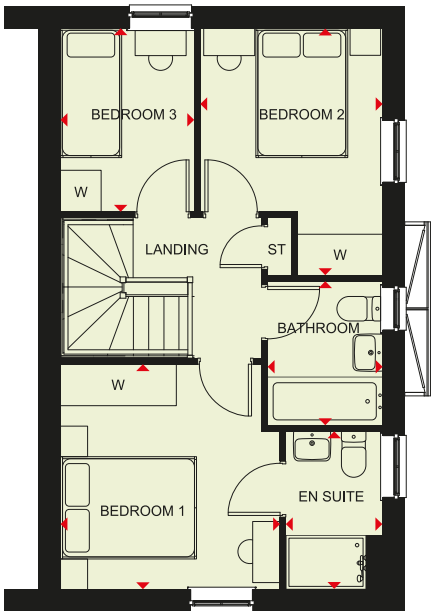


Highly-efficient insulation



Ground Floor

Lounge	4743 x 3250 mm	15'5" x 10'6"
Kitchen/Dining	4691 x 2687 mm	15'3" x 8'8"
WC	1700 x 973 mm	5'6" x 3'1"



First Floor

Bedroom 1	3223 x 3290 mm	10'5" x 10'7"
En suite	1432 x 2313 mm	4'6" x 7'5"
Bedroom 2	2668 x 3609 mm	8'7" x 11'8"
Bedroom 3	1986 x 2687 mm	6'5" x 8'8"
Bathroom	1691 x 2120 mm	5'5" x 6'9"

KEY

B Boiler
ST Store
wm Washing machine space

dw Dishwasher space
f/f Fridge/freezer space
WFH Working from home space

w Wardrobe space
◀▶ Dimension location

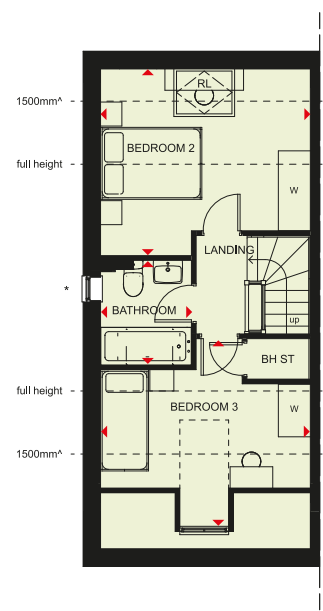
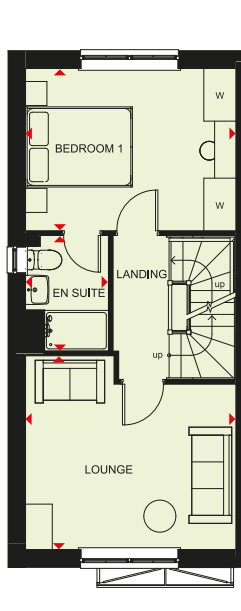
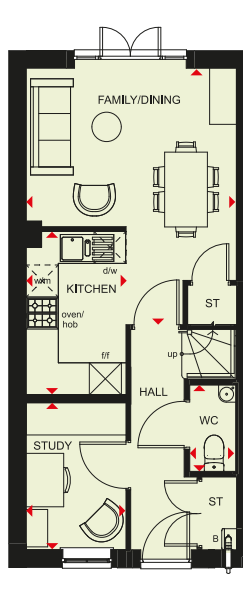


KINGSVILLE

3 BEDROOM HOME



Selected plots across our development will feature solar PV panels, please speak to our sales adviser for more information.



Ground Floor

Dining/Family	3903 x 4757 mm	12'10" x 15'7"
Kitchen	1866 x 3060 mm	6'1" x 10'0"
Study	1879 x 2739 mm	6'2" x 9'0"
WC	860 x 1527 mm	2'10" x 5'0"

First Floor

Lounge	3940 x 3632 mm	12'11" x 11'11"
Bedroom 1	3903 x 2998 mm	12'10" x 9'10"
En suite	1551 x 2169 mm	5'1" x 7'1"

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

Second Floor

Bedroom 2	3940 x 3494 mm	12'11" x 11'6"
Bedroom 3	3940 x 3355 mm	12'10" x 11'0"
Bathroom	1705 x 1963 mm	5'7" x 6'5"

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

*Please note reduced headroom in these bedrooms.

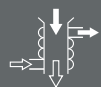
KEY

B	Boiler	d/w	Dishwasher space	W	Wardrobe space
ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
w/m	Washing machine space	BH ST	Bulkhead Store		



KINGSLEY

4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



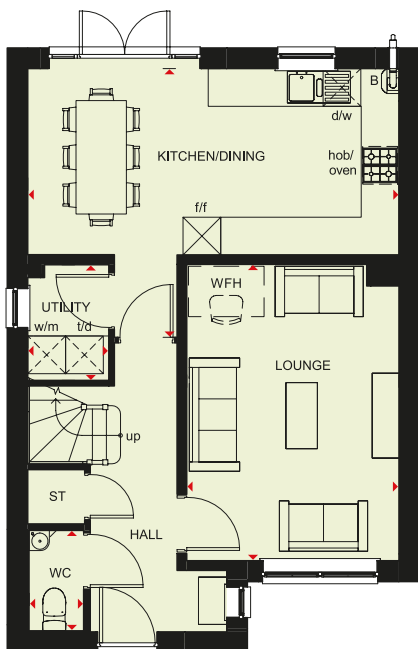
Photovoltaic panels



Highly-efficient insulation

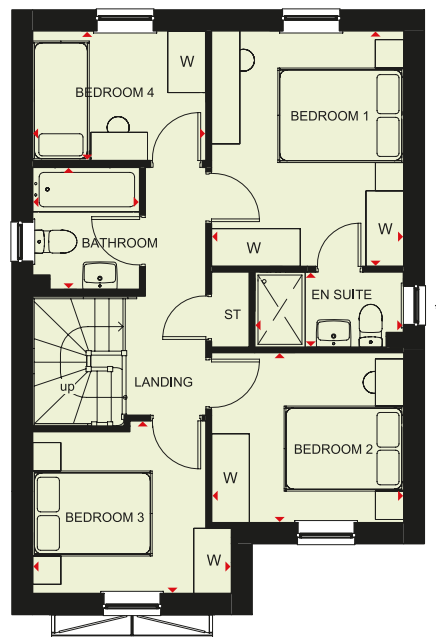


Selected plots across our development will feature solar PV panels, please speak to our sales adviser for more information.



Ground Floor

Lounge	3362 x 4685 mm	11'0" x 15'3"
Kitchen/Dining	5854 x 4245 mm	19'2" x 13'9"
Utility	1273 x 1839 mm	4'2" x 6'0"
WC	856 x 1580 mm	2'8" x 5'2"



First Floor

Bedroom 1	3040 x 3747 mm	9'9" x 12'3"
En suite	2352 x 1194 mm	7'7" x 3'9"
Bedroom 2	3040 x 2676 mm	9'9" x 8'7"
Bedroom 3	3132 x 2733 mm	10'2" x 8'9"
Bedroom 4	2740 x 2071 mm	8'10" x 6'8"
Bathroom	1686 x 1957 mm	5'5" x 6'4"

*Window may be omitted on certain plots. Speak to a sales adviser for details on individual plans.

KEY

B Boiler
ST Store
wm Washing machine space

td Tumble dryer space
dw Dishwasher space
f/f Fridge/freezer space

WFH Working from home space
W Wardrobe space
◀▶ Dimension location



HESKETH

4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



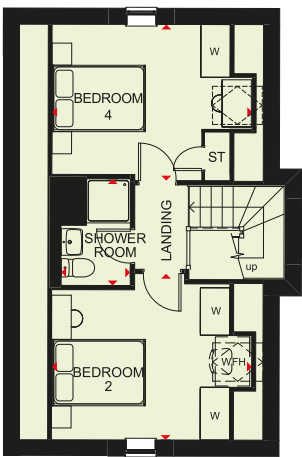
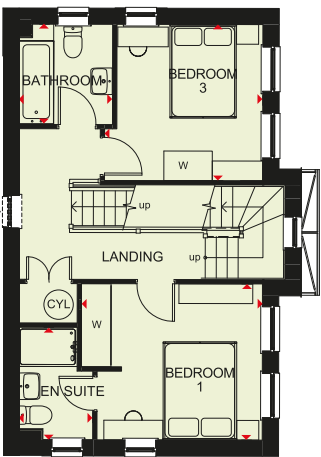
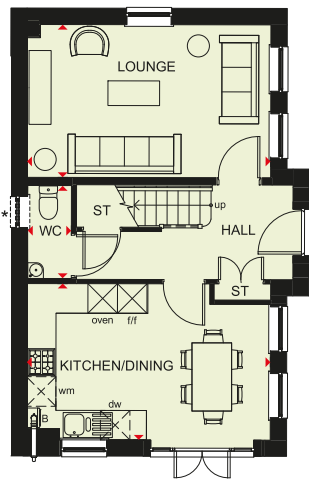
Photovoltaic panels



Highly-efficient insulation



Selected plots across our development will feature solar panels, please speak to our sales adviser for more information.



Ground Floor

Lounge	4963 x 3133 mm	16'2" x 10'0"
Kitchen/Dining	4963 x 3175 mm	16'2" x 10'5"
WC	925 x 1923 mm	3'0" x 6'3"

[Approximate dimensions]

*optional window

First Floor

Bedroom 1	3684 x 3175 mm	12'0" x 10'5"
En suite	1511 x 2287 mm	4'11" x 7'6"
Bedroom 3	3220 x 3175 mm	10'5" x 10'4"
Bathroom	1903 x 2038 mm	6'3" x 6'7"

[Approximate dimensions]

*optional window

Second Floor

Bedroom 2	4076 x 3532 mm	13'4" x 11'6"
Bedroom 4	4076 x 3175 mm	13'4" x 10'4"
Shower Room	1323 x 2168 mm	4'3" x 7'11"

[Approximate dimensions]

KEY
B Boiler
ST Store
wm Washing machine space

dw Dishwasher space
f/f Fridge/freezer space
WFH Working from home space

CYL Cylinder
W Wardrobe 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.





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 thousands each year on your energy bills. With efficient heating systems, highly thermally efficient insulation throughout and argon-filled double glazing.

Peace of mind

Our homes come with an NHBC warranty* and insurance policy, known as Buildmark, which includes a 2 year builder warranty period, followed by an 8 year insurance cover - 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 year after year we win awards - voted for by the industry and our customers.

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.



Scan for more information

*2-year builder warranty from legal completion directly from Barratt Homes, backed by NHBC's resolution service. Then 8 years of structural defects insurance cover with NHBC. Although all of our homes come with an NHBC warranty, it is not always an NHBC Buildmark Warranty. Please speak to a Sales Adviser on your chosen development to confirm which NHBC warranty will apply to your selected plot. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. Based on HBF brands to a friend.

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

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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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