

treledan.



BARRATT
— HOMES —



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

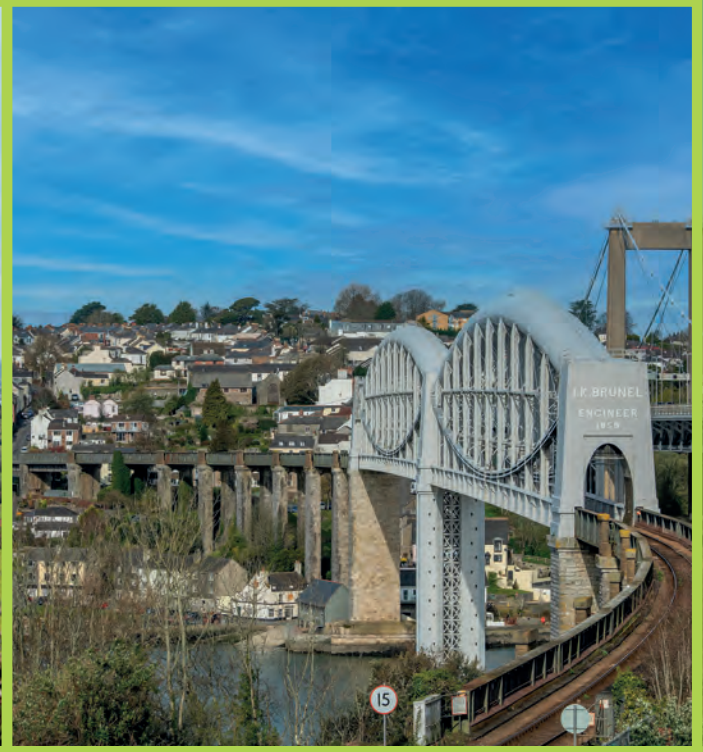
WITH YOU EVERY STEP OF THE WAY

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.

*First 2 years covered by Builder Warranty & NHBC Guarantee or similar. Years 3-10 covered by NHBC insurance or similar. Available on virtually all of our developments.



A FANTASTIC LOCATION

Living at Treledan, you'll be just 5 minutes from Saltash town centre and close to independent cafes, shops and restaurants. For your weekly food shop Waitrose is within walking distance, with Tesco further afield.

There are plenty of opportunities to stay active, with Saltash Sailing Club less than 2 miles away and Saltash Leisure Centre, which has a pool, gym and fitness classes, also nearby.

There are a range of schools nearby for all ages, from pre schools to sixth form. Less than 10 minutes from Treledan, you'll find Saint Barnabas Hospital and Saltash Health Centre.

The Tamar Valley Area of Outstanding Natural Beauty is also nearby, offering walking routes and cycle paths. Plymouth is just 20 minutes from your doorstep and you'll be close to both the A38 and Saltash train station.

DEVELOPMENT LAYOUT










SALTASH, CORNWALL, PL12 6PR

KEY

- **ALVERTON**
2 bedroom coach house
 - **KENLEY**
2 bedroom home
 - **DENFORD**
2 bedroom home
 - **MAIDSTONE**
3 bedroom home
 - **ELLERTON**
3 bedroom home
 - **MORESBY**
3 bedroom home
 - **NORBURY**
3 bedroom home
 - **KINGSLEY**
4 bedroom home
 - **WOODCOTE**
4 bedroom home
 - **RADLEIGH**
4 bedroom home
 - **HESKETH**
4 bedroom home
 - **AFFORDABLE HOUSING**
-
- V **Visitor Parking**
 - * **Bin Collection point**
 - C **Cycle store**
 - B **Bin Store**
 - S/S **Electrical sub station**
 - G/G **Gas Governor**




SUSTAINABILITY FEATURES


- | | | | |
|---|------------------|---|------------------------|
|  | Grassland |  | Swift boxes |
|  | Path |  | Bat boxes |
|  | Mature tree line |  | Species rich grassland |
|  | New tree line |  | Wildflower meadow |
|  | Rainwater Pond | | |

ALVERTON


2 BEDROOM HOME




Waste Water Heat Recovery Systems




Argon-filled double-glazing




Flue Gas Heat Recovery System




Highly-efficient insulation



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



Solar or Photovoltaic panels



Dimensions		
Kitchen/ Dining/Lounge	3683 x 5397mm	12'1" x 17'8"
Bedroom 1	3003 x 5397mm	9'10" x 17'8"
En Suite	2035 x 1398mm	6'8" x 4'7"
Bedroom 2	3734 x 2537mm	12'3" x 8'3"
Bathroom	1803 x 1701mm	5'10" x 5'6"

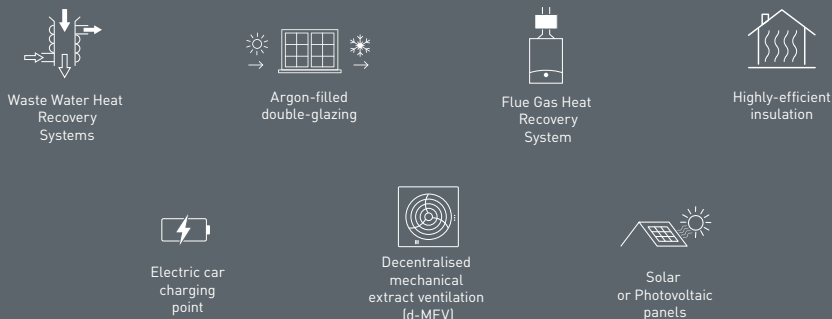
[Approximate dimensions]

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

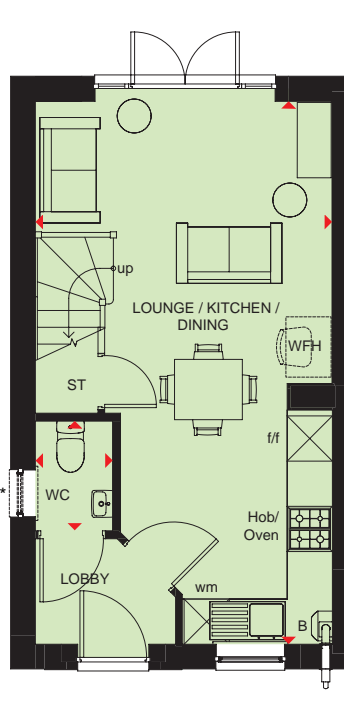


DENFORD

2 BEDROOM HOME



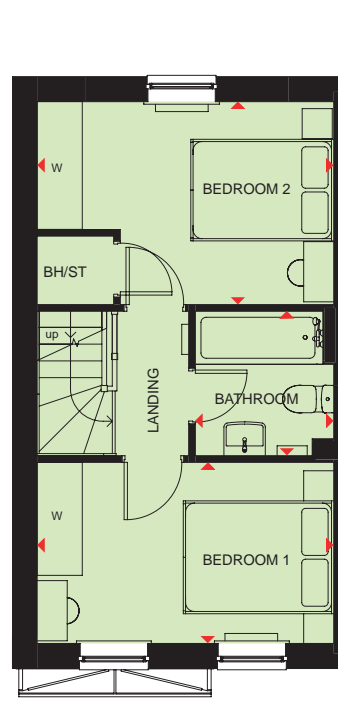
* Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans.



Ground Floor

Lounge / Dining / Kitchen	3910 x 7164mm	12'9" x 23'6"
WC	998 x 1480mm	3'3" x 4'10"

(Approximate dimensions)



First Floor

Bedroom 1	3947 x 2398mm	12'11" x 7'10"
Bedroom 2	3947 x 2688mm	12'11" x 8'9"
Bathroom	1839 x 1920mm	6'0" x 6'3"

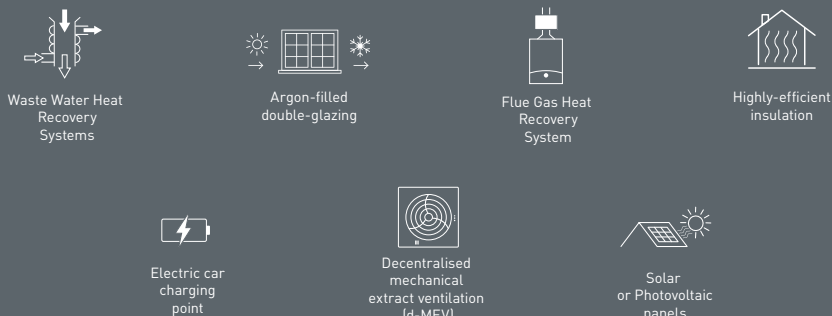
(Approximate dimensions)

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

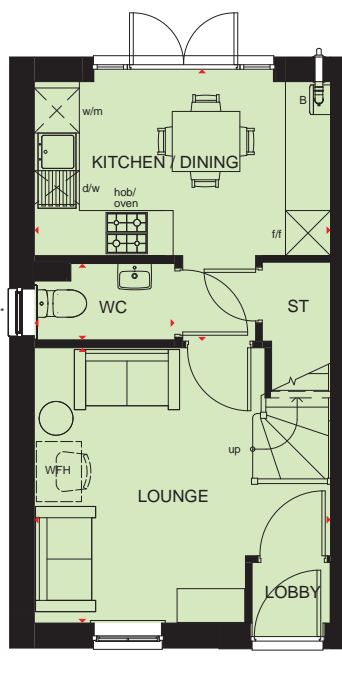


KENLEY

2 BEDROOM HOME



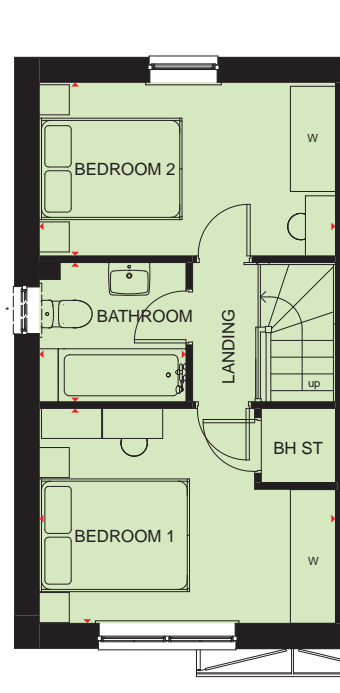
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Ground Floor

Lounge	3930 x 3551 mm	12'10" x 11'7"
Kitchen/Dining	3930 x 2307 mm	12'10" x 7'6"
WC	1814 x 1025 mm	5'11" x 3'4"

[Approximate dimensions]



First Floor

Bedroom 1	3947 x 2852 mm	12'11" x 9'4"
Bedroom 2	3947 x 2302 mm	12'11" x 7'6"
Bathroom	1944 x 1878 mm	6'4" x 6'1"

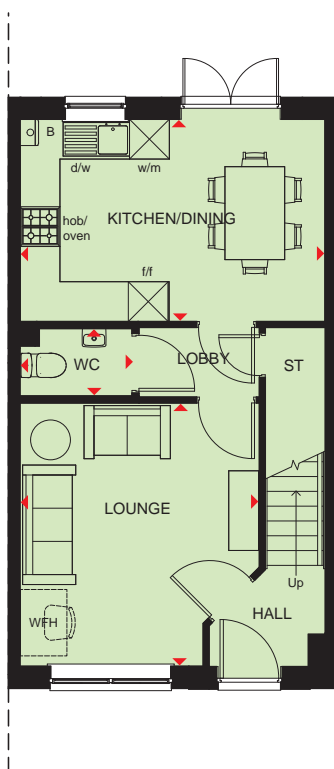
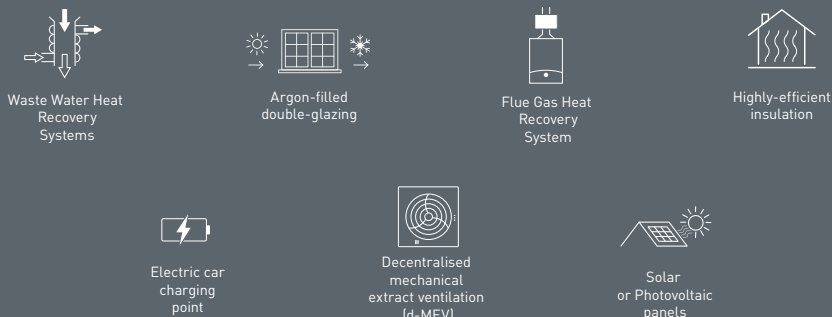
[Approximate dimensions]

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



ELLERTON

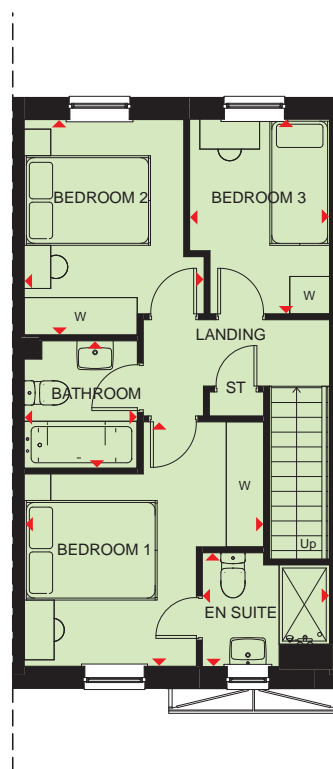
3 BEDROOM HOME



Ground Floor

Lounge	3600 x 3904mm	11'9" x 12'9"
Kitchen	4552 x 3048mm	14'11" x 10'0"
WC	1680 x 1033mm	5'6" x 3'4"

(Approximate dimensions)



First Floor

Bedroom 1	3612 x 3674mm	11'10" x 12'0"
En suite	1928 x 1707mm	6'3" x 5'7"
Bedroom 2	2694 x 3236mm	8'10" x 10'7"
Bedroom 3	2128 x 2918mm	6'11" x 9'6"
Bathroom	1700 x 1917mm	5'6" x 6'3"

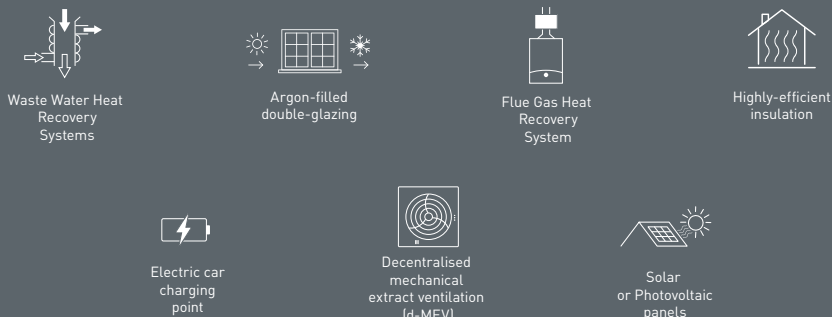
(Approximate dimensions)

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	

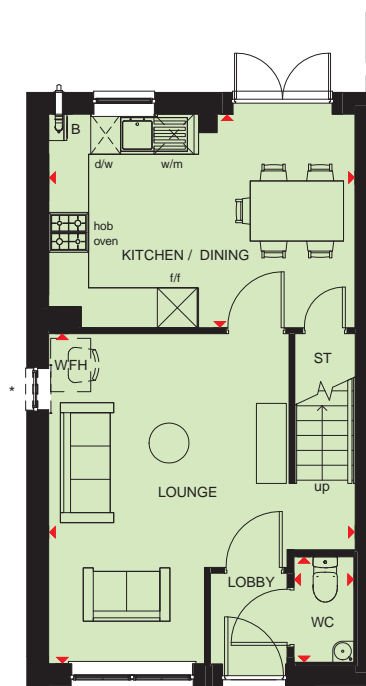


MAIDSTONE

3 BEDROOM HOME



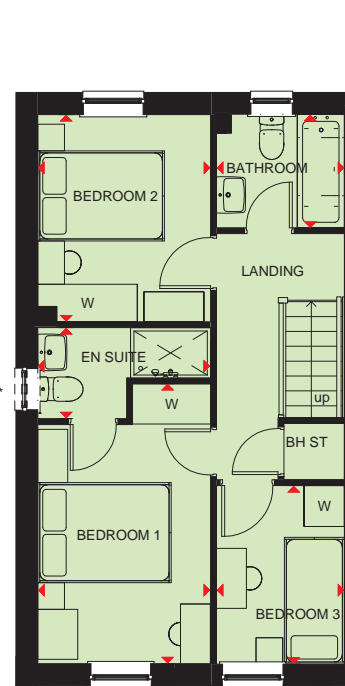
* Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans.



Ground Floor

Lounge	4602 x 4887mm	15'1" x 16'0"
Kitchen/Dining	4552 x 3202mm	14'11" x 10'6"
WC	901 x 1587mm	2'11" x 5'2"

[Approximate dimensions]



First Floor

Bedroom 1	2597 x 4190mm	8'6" x 13'8"
En suite	2597 x 1365mm	8'6" x 4'5"
Bedroom 2	2597 x 3098mm	8'6" x 10'1"
Bedroom 3	1918 x 2662mm	6'3" x 8'8"
Bathroom	1930 x 1702mm	6'3" x 5'7"

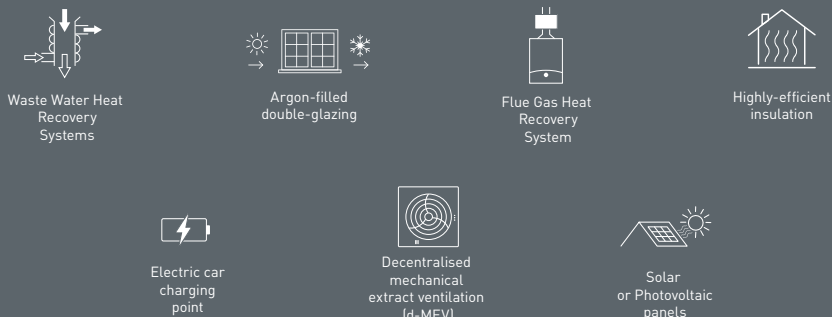
[Approximate dimensions]

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

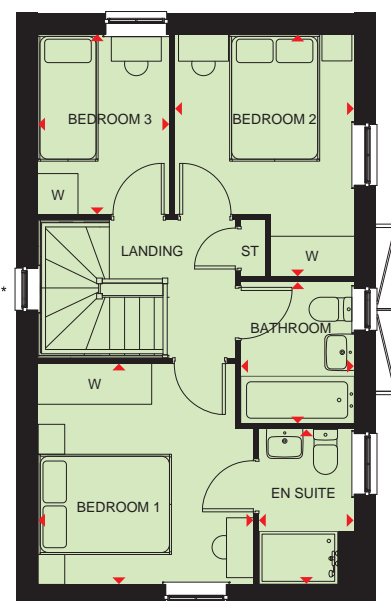
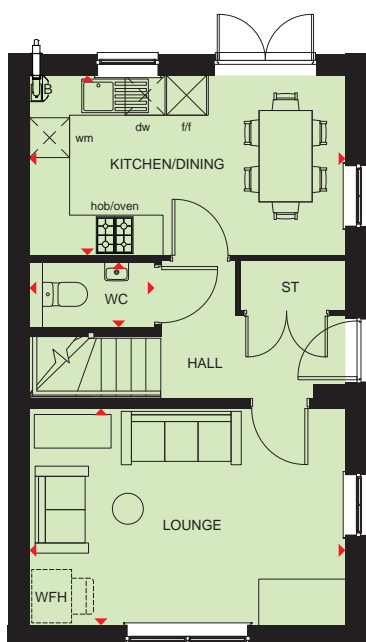


MORESBY

3 BEDROOM HOME



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Ground Floor

Lounge	4694 x 3217 mm	15'4" x 10'6"
Kitchen/Dining	4694 x 2687 mm	15'4" x 8'9"
WC	1785 x 940 mm	5'10" x 3'1"

First Floor

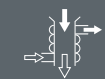
Bedroom 1	3187 x 3282 mm	10'5" x 10'9"
En Suite	1432 x 2313 mm	4'8" x 7'7"
Bedroom 2	2667 x 3609 mm	8'9" x 11'10"
Bedroom 3	1952 x 2696 mm	6'4" x 8'10"
Bathroom	1691 x 2120 mm	5'6" x 6'11"

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	



KINGSLEY

4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery System



Highly-efficient insulation



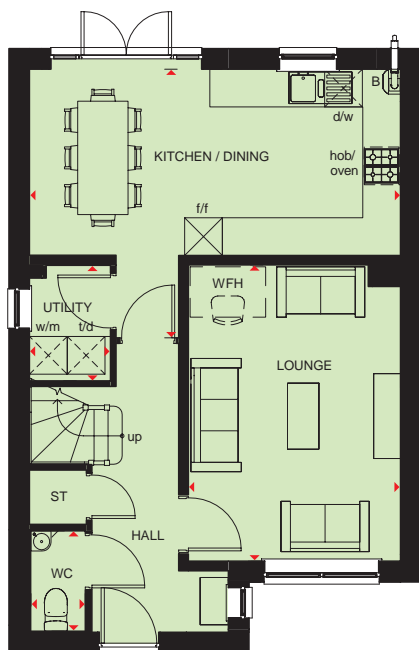
Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)

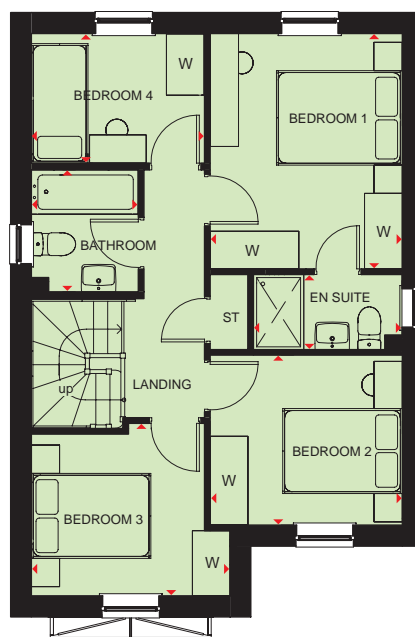


Solar or Photovoltaic panels



Ground Floor

Lounge	3362 x 4685mm	11'1" x 15'5"
Kitchen / Dining	5854 x 2961mm	19'2" x 9'8"
Utility	1288 x 1839mm	4'2" x 6'0"
WC	888 x 1580mm	2'10" x 5'2"



First Floor

Bedroom 1	3040 x 3747mm	9'11" x 12'3"
En suite	2352 x 1194mm	7'8" x 3'11"
Bedroom 2	3040 x 2676mm	9'11" x 8'9"
Bedroom 3	3132 x 2733mm	10'3" x 8'11"
Bedroom 4	2740 x 2071mm	8'11" x 6'9"
Bathroom	1699 x 1982mm	5'6" x 6'6"

KEY

B	Boiler	td	Tumble dryer space
ST	Store	dw	Dishwasher space
wm	Washing machine space	f/f	Fridge/freezer space

WFH

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



WOODCOTE

4 BEDROOM HOME

Waste Water Heat
Recovery
Systems

Argon-filled
double-glazing

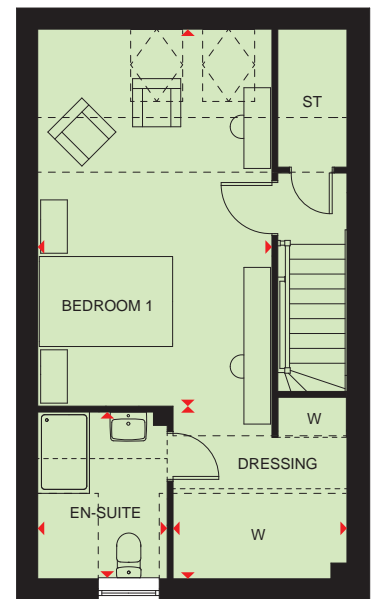
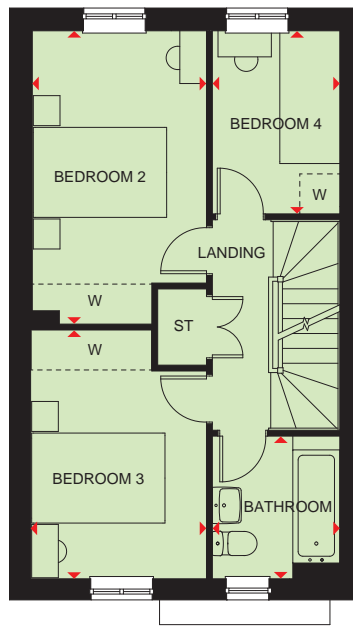
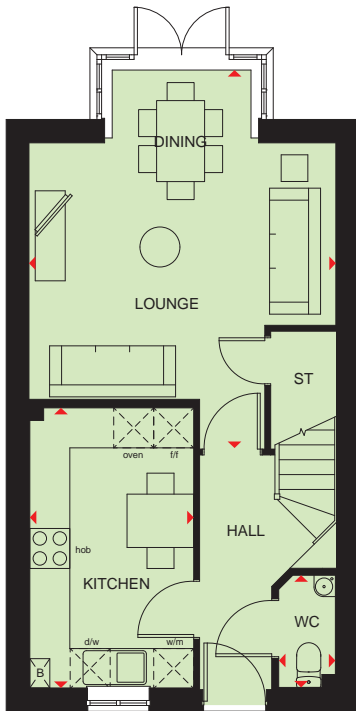
Flue Gas Heat
Recovery
System

Highly-efficient
insulation

Electric car
charging
point

Decentralised
mechanical
extract ventilation
(d-MEV)

Solar
or Photovoltaic
panels



Ground Floor

Lounge/ Dining	4659 x 5704 mm	15'3" x 18'8"
Kitchen	2499 x 4231 mm	8'2" x 13'10"
WC	966 x 1735 mm	3'2" x 5'8"

(Approximate dimensions)

First Floor

Bedroom 2	2641 x 4427 mm	8'7" x 14'6"
Bedroom 3	2641 x 3735 mm	8'7" x 12'3"
Bedroom 4	1955 x 2774 mm	6'4" x 9'1"
Bathroom	1955 x 2143 mm	6'4" x 7'0"

(Approximate dimensions)

Second Floor

Bedroom 1	3579 x 5658 mm	11'8" x 18'6"
Dressing	2651 x 2567 mm	8'8" x 8'5"
En Suite	1945 x 2504 mm	6'4" x 8'2"

(Approximate dimensions)

KEY

B Boiler
ST Store
wm Washing machine space

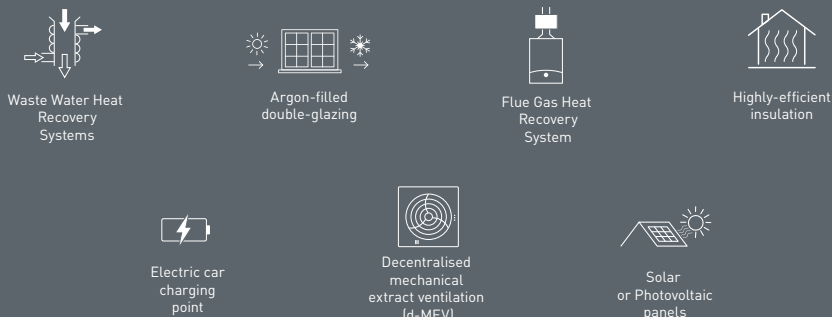
dw Dishwasher space
f/f Fridge/freezer space
W Wardrobe space

◀ ▶ Dimension location



RADLEIGH

4 BEDROOM HOME



Ground Floor		
Lounge	3360 x 5060mm	11'0" x 16'7"
Kitchen/Dining/Family	8069 x 2549 mm	26'5" x 8'4"
Study	2262 x 2104 mm	7'5" x 6'10"
Utility	1542 x 1632 mm	5'0" x 5'4"
WC	855 x 1606 mm	2'9" x 5'3"

First Floor		
Bedroom 1	3535 x 3844mm	11'7" x 12'7"
En Suite	1500 x 2323 mm	4'11" x 7'7"
Bedroom 2	3398 x 4321 mm	11'1" x 14'2"
Bedroom 3	2810 x 3337 mm	9'2" x 10'11"
Bedroom 4	2959 x 3139 mm	9'8" x 10'3"
Bathroom	2137 x 1694 mm	7'0" x 5'7"

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





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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