



HULLBRIDGE



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.





A LOCATION LIKE NO OTHER

High Elms Park is a development comprising a mix of 2, 3 and 4 bedroom homes in Hullbridge. Located just 12 miles from Chelmsford, you can benefit from fantastic amenities on your doorstep including schools, shops, open spaces and play areas. The beautiful properties on Lower Road utilise a variety of materials, from red and buff brick to differently coloured renders and weatherboarding. These materials have been chosen for their high calibre to ensure the new homes mirror the local vernacular.

The best thing about living in a new home at High Elms Park is that you also get to customise it. For those reserving early during the construction process, you can personalise your new home using Barratt Home's Expressions range, instantly making your house a home.






THE THOUGHTFUL DESIGN OF HIGH ELMS PARK

As part of our planning agreement with the local authorities, there is a selection of key features which have contributed to an expertly designed development at High Elms Park. With the existing residents in mind, the taller properties will take a central position, away from the higher land to make certain those living adjacently aren't overlooked. We're ensuring you maintain your desired privacy, with both residential and visitor parking provided to dissuade parking on the street. A comprehensive drainage system is also being implemented with surface water run-off being directed to nearby attenuation tanks for controlled dispersion. Considerate features such as these are set to ensure High Elms Park offers you the perfect place to call home.



DEVELOPMENT LAYOUT KEY

- **Hawkwell**
2 bedroom home
Plots 131, 132, 142, 143, 144, 145, 146, 147, 170, 171, 172, 173, 174, 175, 219, 220, 221, 222, 223, 224, 225, 252, 255, 256, 342, 343, 348, 349, 362, 363, 364, 365, 392, 393, 394, 408 & 409
- **Ashingdon**
3 bedroom home
Plots 237, 238 & 239
- **Rawreth**
3 bedroom home
Plots 126, 253, 257, 352 & 395
- **Paglesham**
3 bedroom home
Plots 159, 160, 188, 189, 190, 191, 197, 198, 201, 202, 203, 204, 250, 251, 272, 273, 276, 277, 305, 306, 315, 316, 344, 347, 350, 351, 366 & 367
- **Fambridge**
4 bedroom home
Plots 129, 130, 157, 158, 199, 200, 205, 206, 274, 275, 309, 310, 319 & 320
- **Canewdon**
4 bedroom home
Plots 97, 150, 161, 185, 195, 196, 207, 235, 368 & 407
- **Rayleigh**
4 bedroom home
Plots 127, 162, 166, 194, 236, 254, 265, 266, 267, 268, 269, 270, 312, 313, 345 & 410
- **Rochford**
4 bedroom Home
Plot 98, 99, 100, 101, 148, 149, 164, 165, 168, 169, 186, 187, 192, 193, 208, 209, 258, 259, 260, 261, 262, 263, 307, 308, 317, 318, 338, 339, 340 & 341
- **Hockley**
4 bedroom home
Plots 128, 163, 167, 264, 271, 304, 311, 314, 321, 337 & 344
- AH **Affordable Housing**
- SO **Shared Ownership**
- V** Visitors parking place
- S/S** Substation
-  **Street Light**
- BS** Bins Store
- CS** Cycle Store



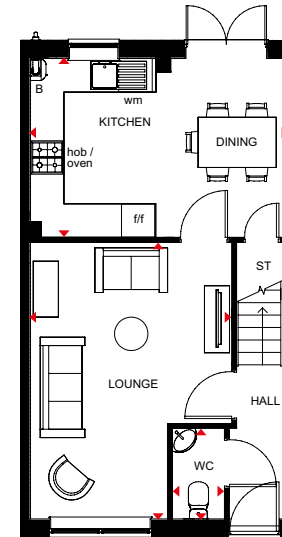
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HAWKWELL 2 BEDROOM HOME

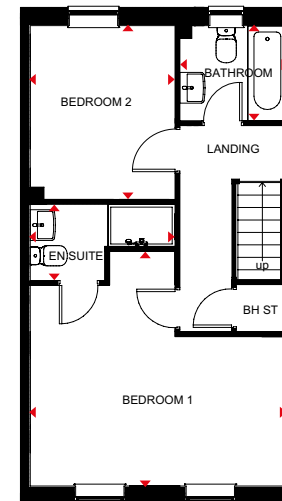
- An ideal family home designed with plenty of space for modern living
- The ground floor comprises a good-sized lounge and an open-plan kitchen with dining area and French doors leading to the garden
- The first floor has two bedrooms - the generous bedroom 1 with en suite - bedroom 2 and family bathroom



Ground Floor

Lounge	4955 x 3604mm	16'3" x 11'10"
Kitchen/Dining	3202 x 4598mm	10'6" x 15'1"
WC	932 x 1620mm	3'1" x 5'4"

(Approximate dimensions)



First Floor

Bedroom 1	4648 x 3629mm	15'3" x 11'11"
En Suite	2630 x 1390mm	8'8" x 4'7"
Bedroom 2	2630 x 3150mm	8'8" x 10'4"
Bathroom	1955 x 1779mm	6'5" x 5'10"

(Approximate dimensions)

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

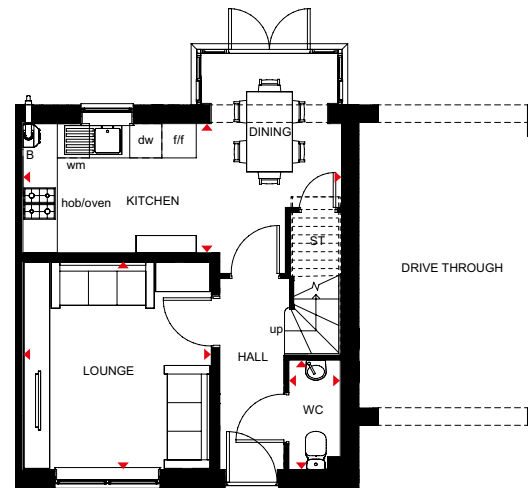
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ASHINGTON

3 BEDROOM HOME

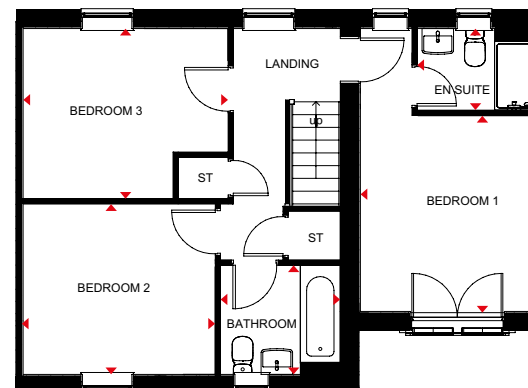
- Good-sized family home designed for modern living
- Flexible, open-plan kitchen/dining area with a bright, full-height glazed bay leading onto the rear garden.
- Front-aspect lounge provides the perfect place to relax in.
- Three double bedrooms, bedroom 1 with en suite, and a family bathroom are on the first floor



Ground Floor

Lounge	3291 x 3638mm	10'10" x 11'11"
Kitchen/Dining	5545 x 3848mm	18'2" x 12'7"
WC	897 x 1910mm	2'11" x 6'3"

(Approximate dimensions)



First Floor

Bedroom 1	3145 x 4945mm	10'4" x 16'3"
En Suite	2154 x 1426mm	7'1" x 4'8"
Bedroom 2	3360 x 2979mm	11'0" x 9'9"
Bedroom 3	3585 x 2979mm	11'9" x 9'9"
Bathroom	2097 x 1910mm	6'11" x 6'3"

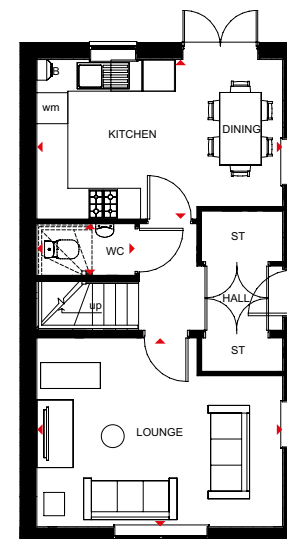
KEY	B	Boiler	wm	Washing machine space
	ST	Store	dw	Dishwasher space
	f/f	Fridge/freezer space	◀▶	Dimension location

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RAWRETH 3 BEDROOM HOME

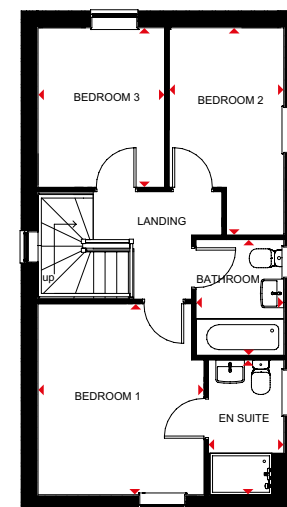
- A comfortable home offering open-plan kitchen and dining area with French doors opening onto the rear garden
- Large dual aspect lounge and a good amount of storage on the ground floor
- Upstairs is the bedroom 1 with an en suite, two further bedrooms and the family bathroom



Ground Floor

Lounge	4735 x 3635mm	15'6" x 11'11"
Kitchen / Dining	4735 x 3073mm	15'6" x 10'1"
WC	1891 x 1014mm	6'2" x 3'4"

(Approximate dimensions)



First Floor

Bedroom 1	3196 x 3680mm	10'6" x 12'1"
En Suite	1451 x 2599mm	4'9" x 8'6"
Bedroom 2	2207 x 3995mm	7'3" x 13'1"
Bedroom 3	3073 x 2440mm	10'1" x 8'0"
Bathroom	1688 x 2230mm	5'6" x 7'4"

(Approximate dimensions)

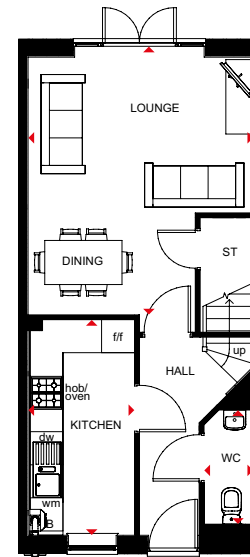
KEY B Boiler
ST Store
wm Washing machine space
◀▶ Dimension location



PAGLESHAM

3 BEDROOM HOME

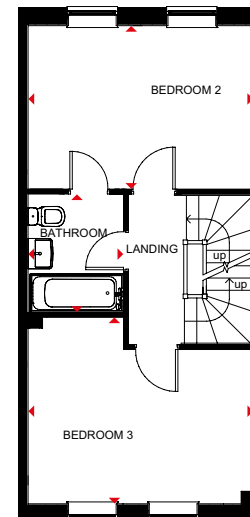
- Bright and spacious family home, designed over three floors
- Open-plan lounge with dining area leading to the rear garden through French doors
- Front-aspect, stylish fitted kitchen
- Two bedrooms and a family bathroom on the first floor
- Large bedroom 1 with en suite and dressing area takes up the entire top floor



Ground Floor

Kitchen	3910 x 1900mm	12'10" x 6'3"
Lounge/Dining	4056 x 4991mm	13'4" x 16'4"
WC	897 x 2272mm	2'11" x 7'5"

(Approximate dimensions)



Second Floor

Bedroom 1*	4056 x 8673mm	13'4" x 28'5"
En Suite*	1858 x 2799mm	6'1" x 9'2"

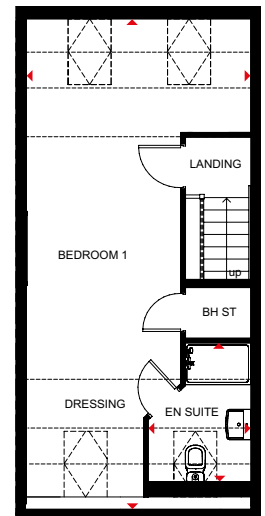
(Approximate dimensions)

*Overall floor dimension includes lower ceiling areas.

First Floor

Bedroom 2	2965 x 4056mm	9'9" x 13'4"
Bedroom 3	3386 x 4056mm	11'1" x 13'4"
Bathroom	2146 x 1698mm	7'0" x 5'7"

(Approximate dimensions)

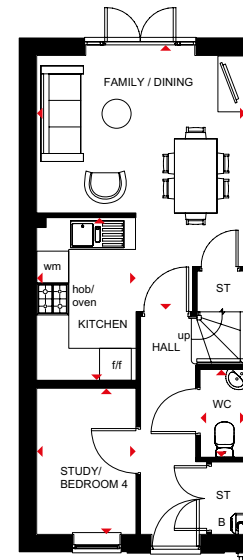


KEY	B	Boiler	f/f	Fridge/freezer space	◀▶	Dimension location
	ST	Store	wm	Washing machine space		
	BH ST	Bulkhead store	dw	Dishwasher space		



FAMBRIDGE 4 BEDROOM HOME

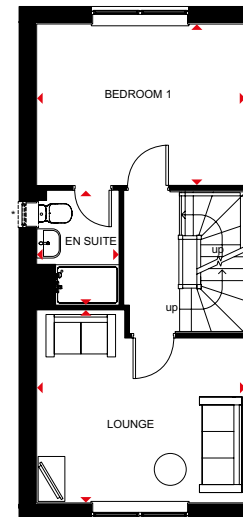
- An ideal family home designed over three floors
- A generous open-plan kitchen with dining and family areas, and a fourth bedroom/study are on the ground floor
- On the first floor oversized windows fill the lounge and bedroom 1 with light, giving them a bright and airy feeling, and the bedroom has an en suite
- The second floor offers a further two bedrooms and a family bathroom



Ground Floor

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

[Approximate dimensions]



First Floor

Lounge	3936 x 3630 mm	12' 11" x 11' 11"
Bedroom 1	3936 x 3042 mm	12' 11" x 9' 12"
En Suite	1551 x 2163 mm	5' 1" x 7' 1"

[Approximate dimensions]

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

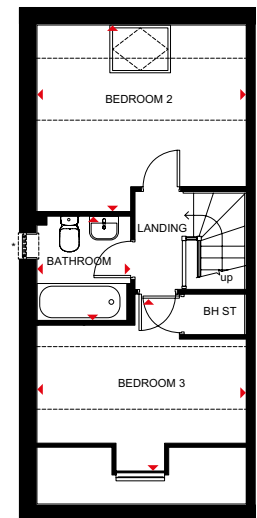
Second Floor

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

[Approximate dimensions]

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

*Overall floor dimension includes lower ceiling areas.



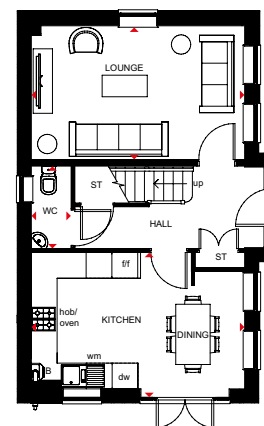
KEY B Boiler
ST Store

wm Washing machine space
f/f Fridge/freezer space



CANEWDON 4 BEDROOM HOME

- A spacious family home designed over three floors
- Bright, open-plan fitted kitchen with dining area leads to the garden, while a spacious lounge provides room to relax
- Upstairs are two bedrooms, the bedroom 1 with en suite, and the family bathroom
- Two further bedrooms and a shower room are on the second floor



Ground Floor

Lounge	4963 x 3113mm	16'3" x 10'3"
Kitchen/Dining	4963 x 3175mm	16'3" x 10'5"
WC	925 x 1923mm	3'0" x 6'4"

(Approximate dimensions)

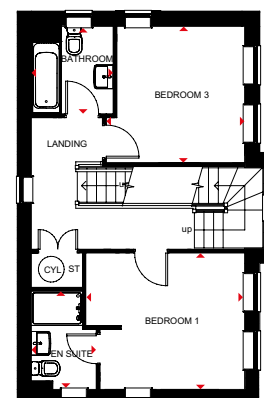
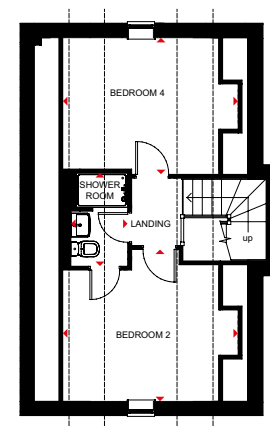
*Overall floor dimension includes lower ceiling areas.

Second Floor

Bedroom 2*	4076 x 3532mm	13'4" x 11'7"
Bedroom 4*	4076 x 3175mm	13'4" x 10'5"
Shower Room*	1323 x 2168mm	4'4" x 7'1"

(Approximate dimensions)

*Overall floor dimension includes lower ceiling areas.



First Floor

Bedroom 1	3684 x 3175mm	12'1" x 10'5"
En Suite	1511 x 2287mm	4'11" x 7'6"
Bedroom 3	3220 x 3175mm	10'7" x 10'5"
Bathroom	1903 x 2038mm	6'3" x 6'8"

(Approximate dimensions)

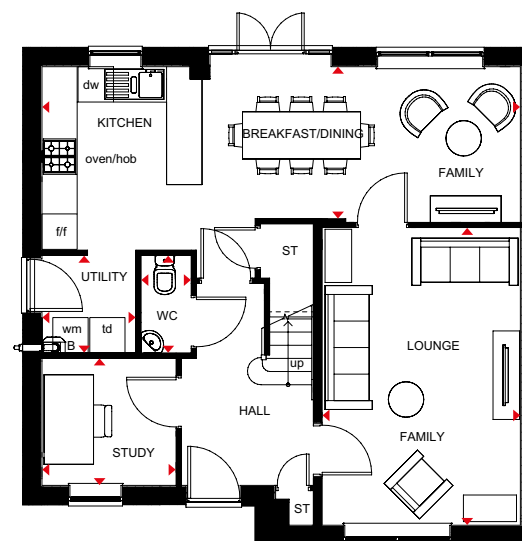
*Overall floor dimension includes lower ceiling areas.

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



RAYLEIGH 4 BEDROOM HOME

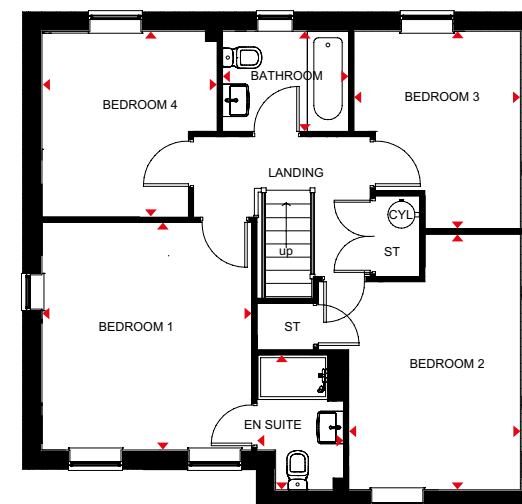
- A bright and airy family home
- The large open-plan kitchen has dining and family areas with French doors leading to the garden. There is also a separate utility room
- A spacious lounge and separate study are also on the ground floor
- Upstairs are four bedrooms, en suite shower room to bedroom 1, and a family bathroom



Ground Floor

Lounge	3361 x 5046mm	11'0" x 16'7"
Kitchen/Dining	5455 x 3131mm	17'11" x 10'3"
WC	850 x 1655mm	2'9" x 5'5"
Study	2273 x 2158mm	7'5" x 7'1"
Utility	1592 x 1655mm	5'3" x 5'5"

(Approximate dimensions)



First Floor

Bedroom 1	3570 x 3858mm	11'9" x 12'8"
En Suite	1452 x 2289mm	4'9" x 7'6"
Bedroom 2	3423 x 4335mm	11'3" x 14'3"
Bedroom 3	2824 x 3350mm	9'3" x 10'12"
Bedroom 4	2973 x 3152mm	9'9" x 10'4"
Bathroom	2137 x 1699mm	7'0" x 5'7"

(Approximate dimensions)

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	

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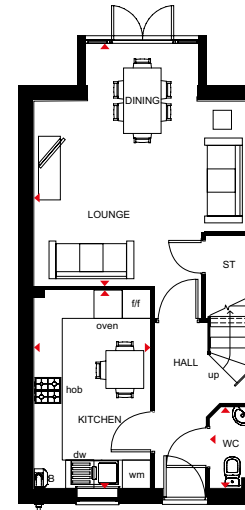


ROCHFORD 4 BEDROOM HOME

- 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
- Three bedrooms and a family bathroom are on the first floor
- Exceptionally spacious bedroom 1 with en suite and dressing area takes up the entire second floor



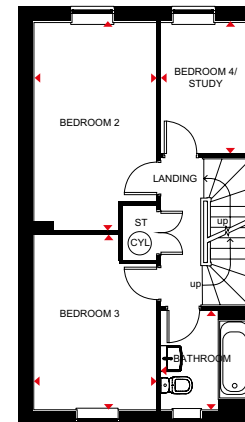
BARRATT
HOMES



Ground Floor

Kitchen	4211 x 2521mm	13'10" x 8'3"
Lounge	5845 x 4608mm	19'2" x 15'1"
WC	1763 x 909mm	5'9" x 2'12"

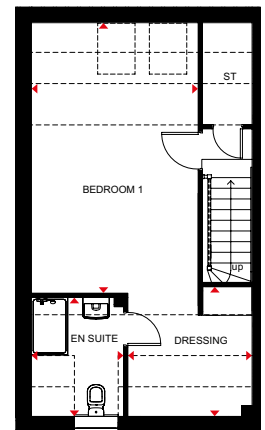
[Approximate dimensions]



First Floor

Bedroom 2	2608 x 4414mm	8'7" x 14'6"
Bedroom 3	2608 x 3722mm	8'7" x 12'3"
Bedroom 4/Study	1912 x 2779mm	6'3" x 9'1"
Bathroom	1912 x 2112mm	6'3" x 6'11"

[Approximate dimensions]



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

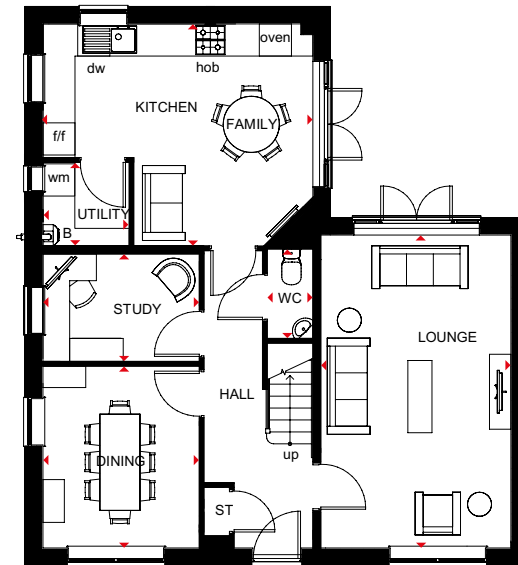
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HOCKLEY

4 BEDROOM HOME

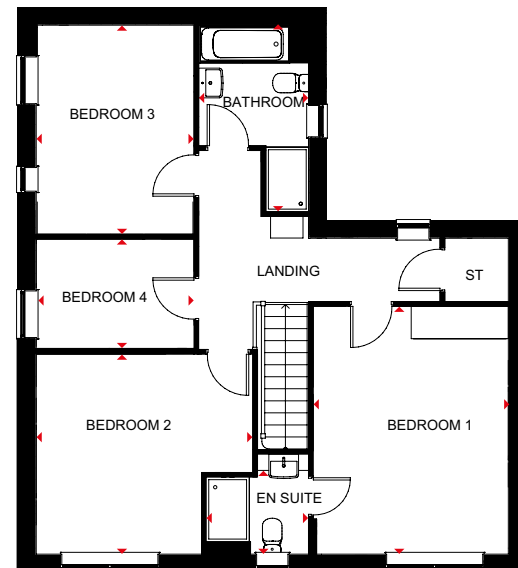
- The lounge of this bright and airy home is generously sized with ample room to relax.
- The open-plan kitchen, with utility area and family space, makes an ideal family hub. Both these rooms have French doors leading to the garden.
- A separate dining room and study are also on the ground floor.
- Upstairs are four bedrooms, bedroom 1 with en suite and a family bathroom.



Ground Floor

Dining	2960 x 3438mm	9'9" x 11'3"
Study	2690 x 2048mm	9'9" x 6'9"
Lounge	6445 x 3552mm	21'2" x 11'8"
WC	852 x 1668mm	2'10" x 5'6"
Kitchen	4150 x 5045mm	13'7" x 16'7"
Utility	1600 x 1600mm	5'3" x 5'3"

(Approximate dimensions)



First Floor

Bedroom 1	4591 x 3614mm	15'1" x 11'10"
En Suite	1851 x 1895mm	6'1" x 6'3"
Bedroom 2	3704 x 4012mm	12'2" x 13'2"
Bedroom 3	3873 x 2923mm	12'8" x 9'7"
Bedroom 4	2026 x 2923mm	6'8" x 9'7"
Bathroom	2034 x 3454mm	6'8" x 11'4"

(Approximate dimensions)

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

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BARRATT HOMES HISTORY

LIVING THE MODERN LIFE, IN A MODERN TOWN

Barratt is Britain's best-known housebuilder. We've** been in business since 1958 and have built over 300,000 new homes, together with a reputation for quality, innovation and great value for money.

Our commitment to continuous product development coupled with the highest standards of design, construction, finish and customer service, has earned Barratt every major housebuilding industry award in recent years.

We're building for everyone. With more than 400 developments from North East Scotland to the Isle of Wight, we offer the widest choice of locations and prices in Britain today. Homes for all kinds of buyers, from studio apartments to 7 bedroom top-of-the-range homes.

Whichever you choose, we set out to provide the highest standards. Wherever we build, we aim to make a positive contribution. Our developments are in desirable locations where people want to live and are carefully planned to provide stylish and safe living environments.

And we're committed to customer service. Whether you're a first-time buyer or moving on, we can help you every step of the way, from reservation to completion and beyond. We've worked hard to earn our reputation and we continue to do so, year in year out, to further improve the service we provide. As a result you can buy Barratt with confidence.



Images may include optional upgrades at additional cost. All information in this document is correct to the best of our knowledge at the time of going to print. High Elms Park is a marketing name only and may not be the designated postal address, which may be determined by The Post Office. *First 2 years covered by Builder Warranty & 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. **"exclusive", "we" and "us" refers to the Barratt Developments PLC Group brands. ***Based on HBF star rating scheme from 2010 to 2019 derived from the NHBC national new homes survey at eight weeks (<https://www.hbf.co.uk/policy/policy-and-widerwork-program/customer-satisfaction-survey/#tabdownloads>) over 90% of Barratt Developments PLC group customers would recommend our brands to a friend. Barratt Development brands include Barratt London, Barratt Homes and David Wilson Homes

BDW001913/OCT22.

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 8488

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.

