

COMPASS POINT

NORTHBROOK ROAD, SWANAGE, DORSET BH19 1QE



A DEVELOPMENT OF 2 AND 3 BEDROOM HOMES AND APARTMENTS



BARRATT
HOMES

WELCOME TO BARRATT HOMES

COMPASS POINT



- A short walk to Swanage town centre for boutique shops and local restaurants
- Spectacular scenery on offer from World Heritage site, the Jurassic Coast
- A popular spot for walking, mountain biking and water sports
- Great choice of primary and secondary schools within the area
- Swanage Train Station offers links to Bournemouth, Poole and Weymouth



DEVELOPMENT AMENITIES

NORTHBROOK ROAD, SWANAGE, DORSET BH19 1QE



SCHOOLS

St Mary's Catholic School	0.2 miles
Purbeck View School	0.7 miles
Harrow House College	0.8 miles
Swanage Primary School	1.4 miles
The Swanage School	1.8 miles
Bournemouth University	23.2 miles

HEALTHCARE

Swanage Medical Practice	1.0 mile
Swanage Health Centre	1.1 miles
Boots Pharmacy	1.1 miles
Frith Opticians	1.1 miles
Regency Dental Practice	1.2 miles

SHOPPING

Budgens	1.0 mile
The Post Office	1.0 mile
The Co-operative Food	1.1 miles
The Purbeck Deli	1.2 miles
McColl's	1.2 miles
Haymans Bakery	1.2 miles

LEISURE

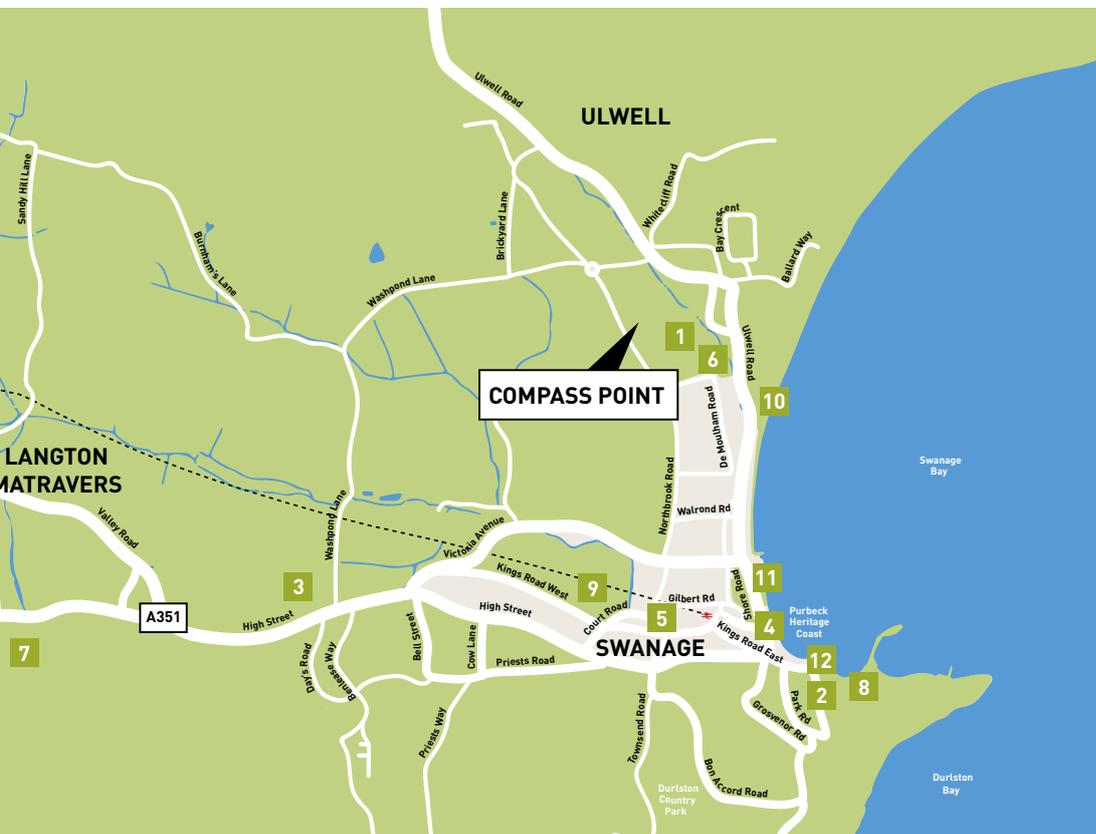
Swanage Bay	0.5 miles
Swanage Football Club	0.6 miles
Swanage Golf Games	1.0 mile
The Mowlem Theatre	1.1 miles
Swanage Sailing Club	1.4 miles
Putlake Adventure Farm	2.3 miles

TRAVEL

Swanage Train Station	1.0 mile
Wareham Train Station	10.4 miles
Poole Ferry Terminal	20.3 miles
Bournemouth Airport	27.7 miles

FROM COMPASS POINT

Swanage Town Centre	1.1 miles
Wareham	10.4 miles
Bournemouth	23.7 miles
Dorchester	28.5 miles



- 1 Days Park
- 2 Swanage Pier
- 3 St Mark's Primary School
- 4 Java Coffee House
- 5 The Co-operative Food
- 6 Swanage Football Club
- 7 Putlake Adventure Farm
- 8 Swanage Sailing Club
- 9 Joe's Gym
- 10 OceanBay Watersports
- 11 Santa-Fe Fun Park
- 12 Top Deck Oyster & Seafood Bar



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.



CLEVER FEATURES & ENERGY-EFFICIENT HOMES

Our homes include some of the latest innovation in construction, heating, and lighting technology. These provide excellent energy-efficiency performance to help to reduce home running costs, whilst green features can support you to lower your carbon footprint in the future.



1. PHOTOVOLTAIC PANELS
Photovoltaic panels capture the sun's energy and convert it into electricity that you can use in your home.

4. WASTE WATER HEAT RECOVERY SYSTEM & MIXERGY TANK
Smart technology and Mixergy tank recovers the heat that would normally be lost down the drain.

2. HIGHLY EFFICIENT INSULATION
This will help to lower energy bills and increase the overall energy-efficiency of your home.

5. ARGON-FILLED DOUBLE GLAZING
Argon-filled double glazing as standard allows heat from the sun in whilst minimising heat loss.

3. FLUE GAS HEAT RECOVERY
This technology recycles the waste energy which might have been lost into the atmosphere.

AIRTIGHTNESS
The elimination of unintended gaps to external structures ensures the best energy-efficiency.

ACM FANS
Primarily used to cool and ventilate areas within the home for maximum energy performance.

6. DECENTRALISED MECHANICAL EXTRACT VENTILATION
This energy-efficient ventilation uses small fans to ensure good indoor air quality in your home.

7. An energy-efficient Barratt home

8. GROUND FLOOR CONSTRUCTION
Insulating the floor structures minimises overall heat loss and prevents draughts.

9. ELECTRIC VEHICLE CAR CHARGER (EVCP)
Charge your electric car from your home, at your convenience, available on selected plots.

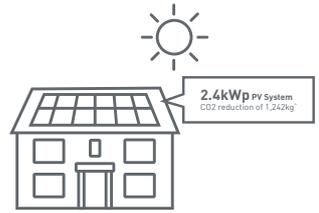
TIMBER FRAME
This is a low-carbon emitting construction method for our homes.

Even more energy saving features

Solar Panels (PV) can help to reduce energy costs

£454.00 annual cost savings

£308 from solar energy
£126 from Smart Export Guarantee (SEG)*



EXPLORE MORE

SCAN TO FIND OUT MORE ABOUT OUR ENERGY SAVING FEATURES



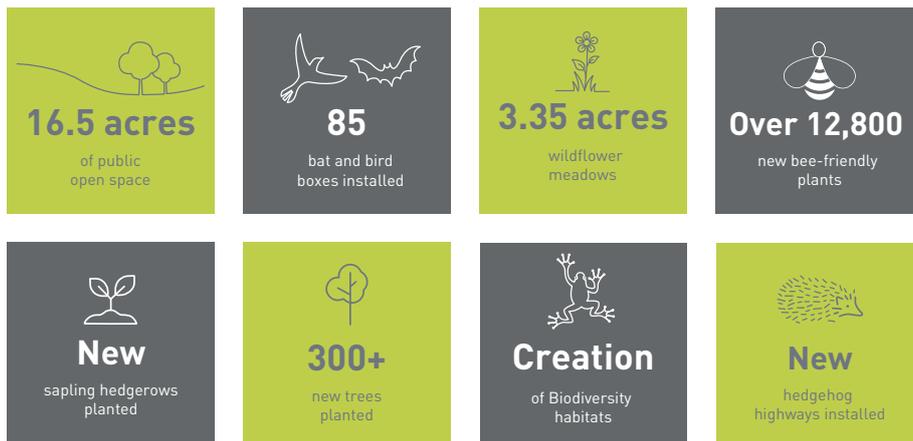
*Cost savings are estimated and provided as an example, and are available to view and download at <https://qr.co.uk/bf6h1y>. Refer to working drawings for plot specific information. Energy-efficient features are plot specific, check with your Sales Advisor for more information. For more information on energy-efficiency in our homes visit www.barratthomes.co.uk/efficiency-built-in/energy-efficient-homes/.

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.



COMPASS POINT PHASE 2

SITE PLAN

- **Falkirk** 2 bedroom apartment
- **Roseberry** 2 bedroom home
- **Richmond** 2 bedroom home
- **Ellerton** 3 bedroom home
- **Moresby** 3 bedroom home
- **Kingsville** 4 bedroom home
- **Kingsley** 4 bedroom home
- **Kennford** 4 bedroom home
- AH **Affordable Housing**

BS-CS **Bin Store-Cycle Store Point**

BCP **Bin Collection Point**

BB **Bat Building**

 **Photovoltaic Panels**
Please refer to working drawings for specific PV information

 **Bat Box**
Selected plots*

 **Bird Box**
Selected plots*

Positioning of our sustainability features are subject to change. Speak to a Sales Advisor for more information.



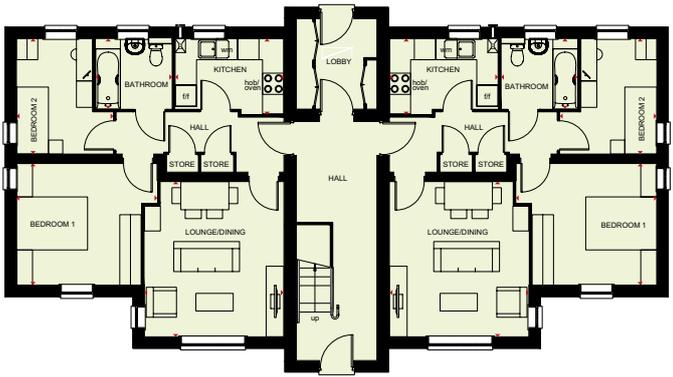
FALKIRK

2 BEDROOM APARTMENT



- Good-sized apartments designed for today's lifestyle
- Bright lounge with dining area, a separate fitted kitchen and a full-sized bathroom
- A spacious main bedroom in all apartments, with a single bedroom in the ground floor apartment and a double bedroom in the first, second and third floor apartments, and all bedrooms having dual aspect



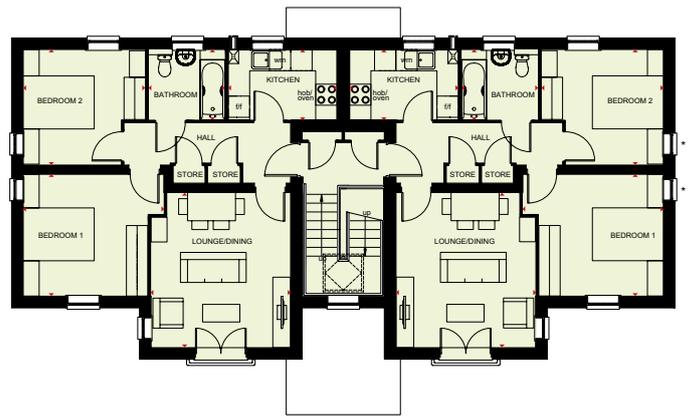
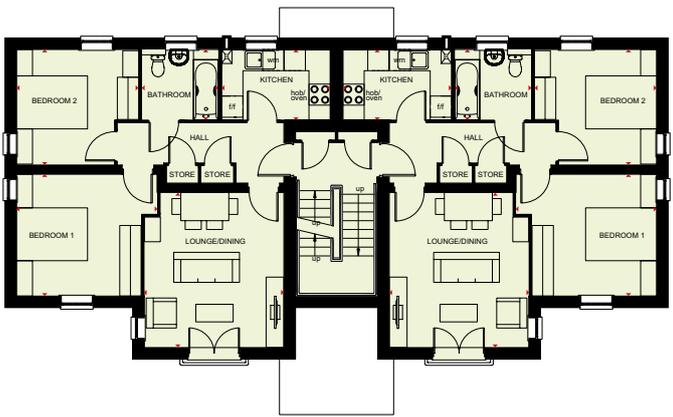


Ground Floor

Lounge/Dining	3925 x 4400 mm	12'11" x 14'5"
Kitchen	3060 x 2129 mm	10'0" x 7'0"
Bedroom 1	3957 x 3450 mm	13'0" x 11'4"
Bedroom 2	2719 x 3275 mm	8'11" x 10'9"
Bathroom	2148 x 1994 mm	7'1" x 6'7"

[Approximate dimensions]

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



First and Second Floor

Lounge/Dining	3925 x 4400 mm	12'11" x 14'5"
Kitchen	3060 x 2000 mm	10'0" x 6'7"
Bedroom 1	3957 x 3450 mm	13'0" x 11'4"
Bedroom 2	3443 x 3275 mm	11'4" x 10'9"
Bathroom	2148 x 1994 mm	7'1" x 6'7"

[Approximate dimensions]

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

Third Floor

Lounge/Dining	3925 x 4400 mm	12'11" x 14'5"
Kitchen	3060 x 2000 mm	10'0" x 6'7"
Bedroom 1	3957 x 3450 mm	13'0" x 11'4"
Bedroom 2	3443 x 3275 mm	11'4" x 10'9"
Bathroom	2148 x 1994 mm	7'1" x 6'7"

[Approximate dimensions]

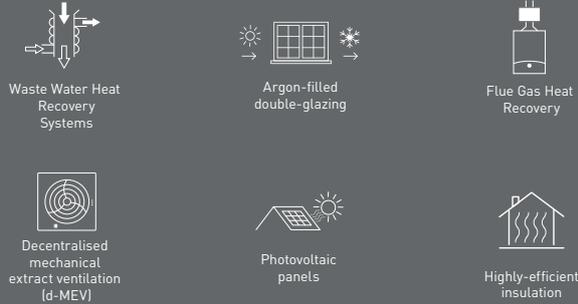
*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

KEY B Boiler
ST Store
wm Washing machine space

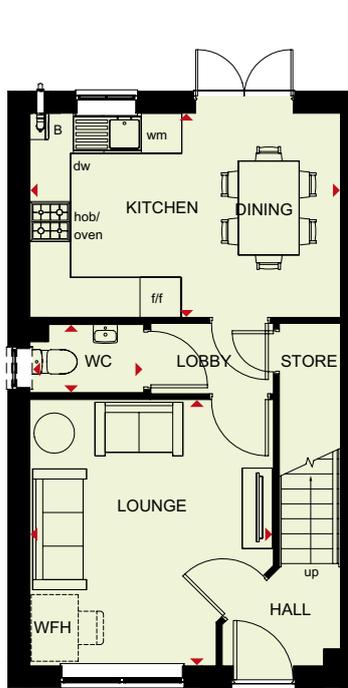
f/f Fridge/freezer space
◀▶ Dimension location

ELLERTON

3 BEDROOM HOME



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



Ground Floor

Lounge	3605 x 3972 mm	11'10" x 13'0"
Kitchen/Dining	4598 x 3048 mm	15'1" x 10'0"
WC	1703 x 1050 mm	5'7" x 3'5"

[Approximate dimensions]

*Window only applicable to certain plots



First Floor

Bedroom 1	3605 x 3687 mm	11'10" x 12'1"
En suite	1918 x 1716 mm	6'4" x 5'8"
Bedroom 2	2708 x 3250 mm	8'11" x 10'8"
Bedroom 3	2109 x 2932 mm	6'11" x 9'7"
Bathroom	1703 x 1917 mm	5'7" x 6'3"

[Approximate dimensions]

*Window only applicable to certain plots

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

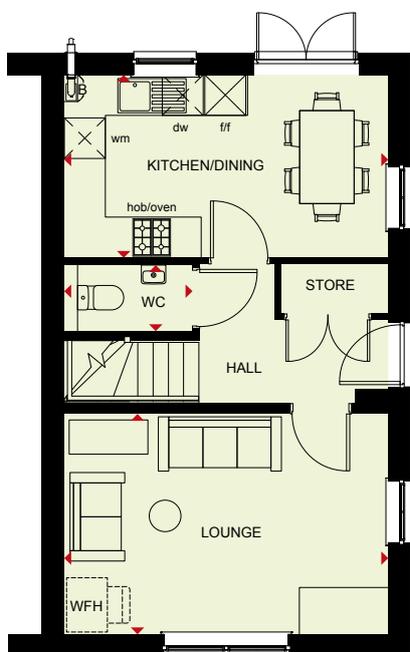


MORESBY

3 BEDROOM HOME



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



Ground Floor

Lounge	4737 x 3245 mm	15'7" x 10'8"
Kitchen/Dining	4737 x 2696 mm	15'7" x 8'10"
WC	1877 x 976 mm	6'2" x 3'2"

First Floor

Bedroom 1	3229 x 3307 mm	10'7" x 10'10"
En Suite	1416 x 2322 mm	4'8" x 7'7"
Bedroom 2	2677 x 3628 mm	8'9" x 11'11"
Bedroom 3	1968 x 2696 mm	6'5" x 8'10"
Bathroom	1688 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		



KENNFORD

4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Decentralised mechanical extract ventilation (d-MEV)



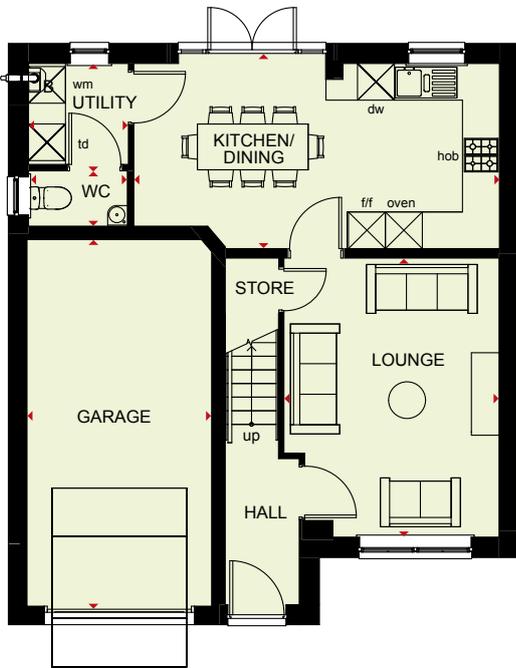
Photovoltaic panels



Highly-efficient insulation



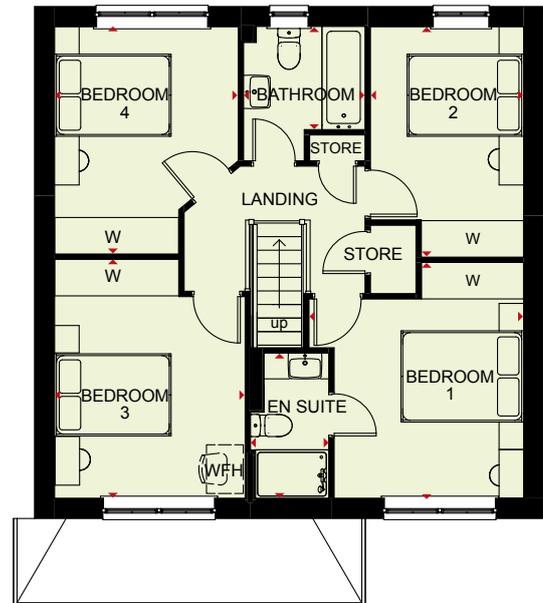
* Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans.



Ground Floor

Lounge	4476 x 4585 mm	14'7" x 15'0"
Kitchen/Dining	5938 x 3030 mm	19'6" x 9'11"
WC	1624 x 985 mm	5'3" x 3'2"
Utility	1623 x 1652 mm	5'4" x 5'5"
Garage	3000 x 6000 mm	9'10" x 19'8"

[Approximate dimensions]



First Floor

Bedroom 1	3500 x 3874 mm	11'6" x 12'9"
En Suite	1276 x 2390 mm	4'2" x 7'10"
Bedroom 2	2498 x 3786 mm	8'2" x 12'5"
Bedroom 3	3107 x 3926 mm	10'2" x 12'11"
Bedroom 4	2994 x 3734 mm	9'10" x 12'3"
Bathroom	1980 x 2208 mm	6'6" x 7'3"

[Approximate dimensions]

KEY B Boiler
ST Store
wm Washing machine space

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

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



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](https://www.barratthomes.co.uk)

0333 355 8470

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BARRATT
— HOMES —