

GREY TOWERS VILLAGE

SINDERBY LANE, NUNTHORPE, MIDDLESBROUGH TS7 0RP



3, 4 AND 5 BEDROOM HOMES



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.

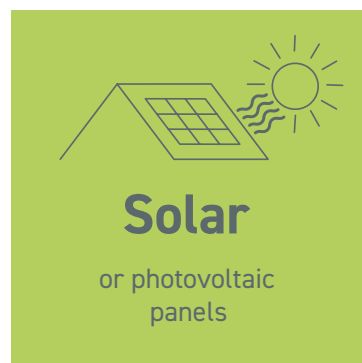


CREATING A SUSTAINABLE COMMUNITY WHERE FAMILIES AND NATURE CAN THRIVE

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.



GREY TOWERS VILLAGE

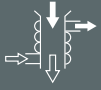
DEVELOPMENT LAYOUT



-  RADLEIGH 4 bedroom detached house
-  ALFRETON 4 bedroom detached house
-  HESKETH 4 bedroom detached house
-  WOODCOTE 4 bedroom semi-detached house
-  Sales Office & Show Home Area
-  ** Properties built in stone
-  All plots built to new regulations and include increased energy efficiency as standard. Features including PV panels and other energy efficiency benefits may vary by plot. Please speak to your Sales Adviser for more information.

WOODCOTE

4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



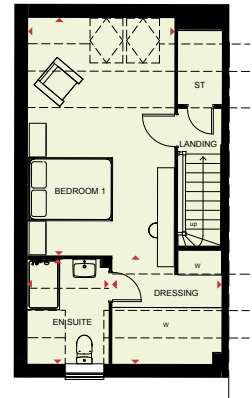
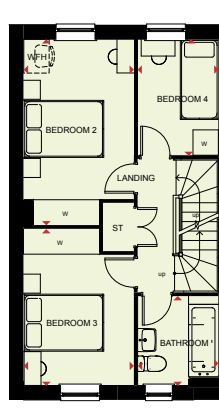
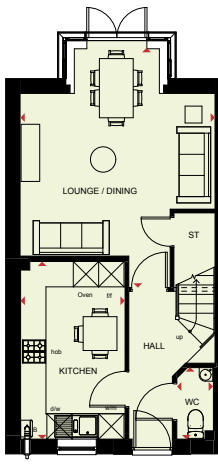
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation



Ground Floor

Lounge/Dining	4603 x 5645 mm	15'1" x 18'6"
Kitchen	2481 x 4211 mm	8'2" x 13'10"
WC	860 x 1692 mm	2'10" x 5'7"

First Floor

Bedroom 2	2608 x 4409 mm	8'7" x 14'6"
Bedroom 3	2608 x 3717 mm	8'7" x 12'2"
Bedroom 4	1912 x 2779 mm	6'3" x 9'1"
Bathroom	1912 x 2112 mm	6'3" x 6'11"

Second Floor

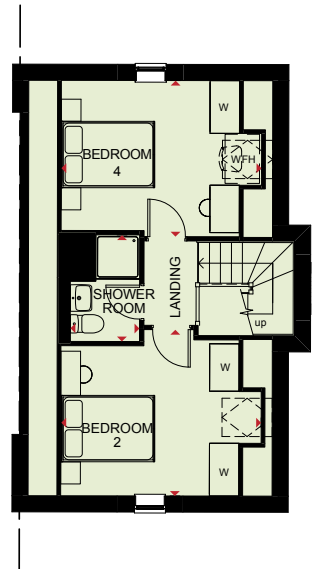
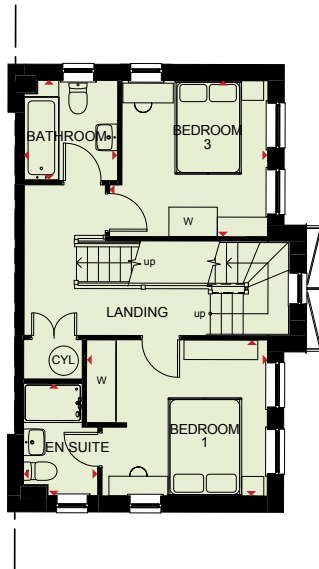
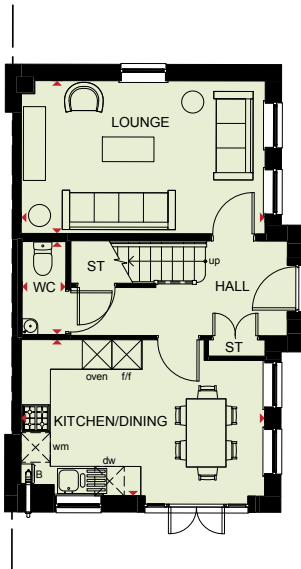
Bedroom 1	3482 x 5645 mm	11'5" x 18'6"
Dressing	2594 x 2574 mm	8'6" x 8'5"
En suite	1926 x 2486 mm	6'4" x 8'2"

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



HESKETH

4 BEDROOM HOME



Ground Floor

Lounge	4958 x 3108 mm	16'3" x 10'2"
Kitchen/Dining	4958 x 3175 mm	16'3" x 10'5"
WC	886 x 1889 mm	2'11" x 6'2"

(Approximate dimensions)

First Floor

Bedroom 1	3679 x 3175 mm	12'1" x 10'5"
En suite	1511 x 2282 mm	4'11" x 7'6"
Bedroom 3	3215 x 3175 mm	10'7" x 10'5"
Bathroom	1903 x 2038 mm	6'3" x 6'8"

(Approximate dimensions)

Second Floor

Bedroom 2	4076 x 3382 mm	13'4" x 11'1"
Bedroom 4	4076 x 3175 mm	13'4" x 10'5"
Shower Room	1410 x 2168 mm	4'8" x 7'1"

(Approximate dimensions)

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



ALFRETON

4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



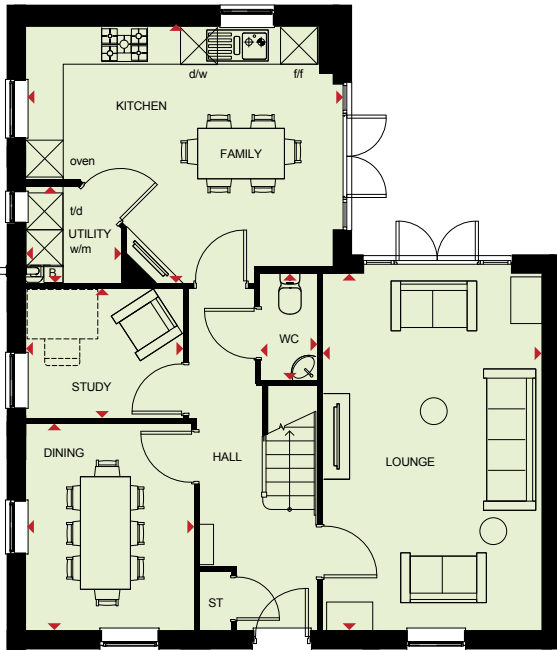
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



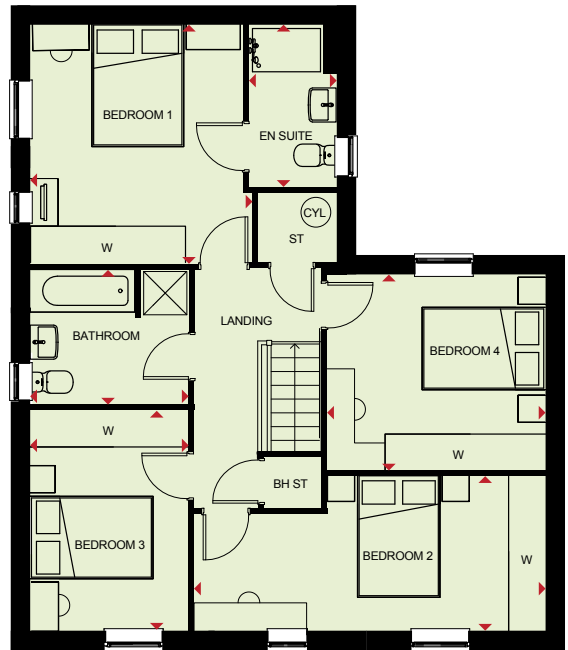
Highly-efficient insulation



Ground Floor

Lounge	5719 x 3473 mm	18'7" x 11'3"
Kitchen/Family	5111 x 4115 mm	16'7" x 13'5"
Dining Room	3309 x 2688 mm	10'8" x 8'8"
Study	2565 x 2115 mm	8'4" x 6'9"
Utility	1520 x 1573 mm	4'9" x 5'1"
WC	900 x 1650 mm	2'9" x 5'4"

(Approximate dimensions)



First Floor

Bedroom 1	3585 x 3836 mm	11'7" x 12'5"
En suite	1411 x 2598 mm	4'6" x 8'5"
Bedroom 2	5647 x 2486 mm	18'5" x 8'1"
Bedroom 3	2572 x 3570 mm	8'4" x 11'7"
Bedroom 4	3145 x 3513 mm	10'3" x 11'5"
Bathroom	2572 x 2187 mm	8'4" x 7'1"

(Approximate dimensions)

KEY	B	Boiler	w/m	Washing machine space	td	Tumble dryer space	◀▶	Dimension location
	ST	Store	f/f	Fridge/freezer space	w	Wardrobe space		
	BH ST	Bulkhead store	d/w	Dishwasher space	CYL	Cylinder		



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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