

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.

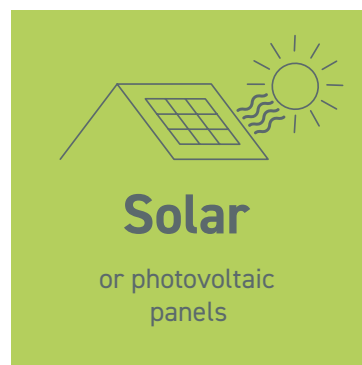
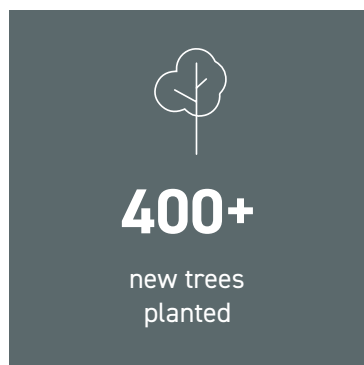


CREATING A SUSTAINABLE COMMUNITY WHERE FAMILIES AND NATURE CAN THRIVE

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



LAMBERTON	5 bedroom detached house
RADLEIGH	4 bedroom detached house
ALFERTON	4 bedroom detached house
CHESTER	4 bedroom detached house
KINGSLEY	4 bedroom detached house
HESKETH	4 bedroom detached house
WOODCOTE	4 bedroom semi-detached house
LUTTERWORTH	3 bedroom detached house
ENNERDALE	3 bedroom 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.

ENNERDALE

3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



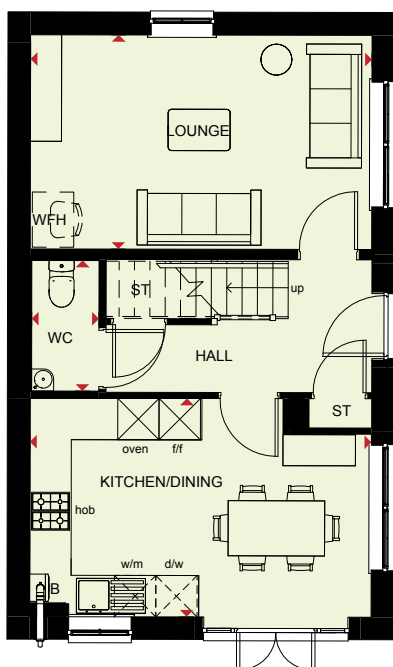
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



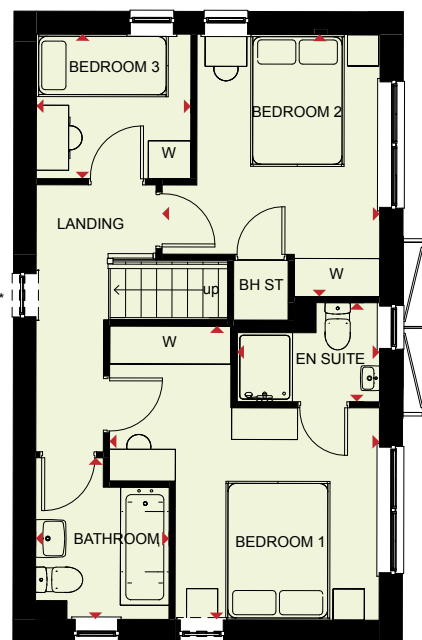
Highly-efficient insulation



Ground Floor

Lounge	4955 x 3107 mm	16'3" x 10'2"
Kitchen/Dining	4955 x 3170 mm	16'3" x 10'5"
WC	977 x 1895 mm	3'2" x 6'3"

(Approximate dimensions)



First Floor

Bedroom 1	3893 x 4234 mm	12'9" x 13'11"
En suite	2056 x 1427 mm	6'9" x 4'8"
Bedroom 2	3140 x 3783 mm	10'4" x 12'5"
Bedroom 3	2227 x 2089 mm	7'4" x 6'10"
Bathroom	1924 x 2329 mm	6'4" x 7'8"

(Approximate dimensions)

* Window may be omitted on certain plots. Speak to 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

BH ST Bulkhead Store

W Wardrobe space

◀▶ Dimension location



LUTTERWORTH

3 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	3040 x 5380 mm	10'0" x 17'8"
Kitchen/Dining	4278 x 5385 mm	14'0" x 17'8"
WC	994 x 1504 mm	3'3" x 4'11"

(Approximate dimensions)



First Floor

Bedroom 1	3107 x 3594 mm	10'2" x 11'9"
En suite	1648 x 2159 mm	5'5" x 7'1"
Bedroom 2	3406 x 3158 mm	11'2" x 10'4"
Bedroom 3	3542 x 2129 mm	11'7" x 7'0"
Bathroom	2519 x 1954 mm	8'3" x 6'5"

(Approximate dimensions)

KEY

B Boiler

ST Store

f/f Fridge/freezer space

wm Washing machine space

dw Dishwasher space

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



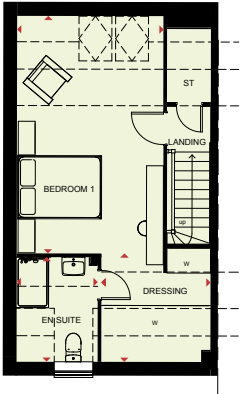
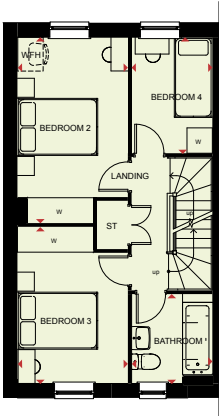
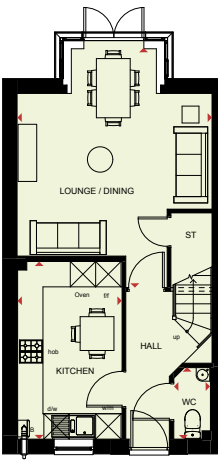
Decentralised mechanical extract ventilation (d-MEV)



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




Waste Water Heat Recovery Systems




Argon-filled double-glazing



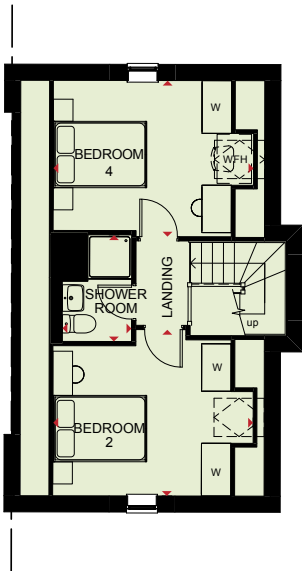
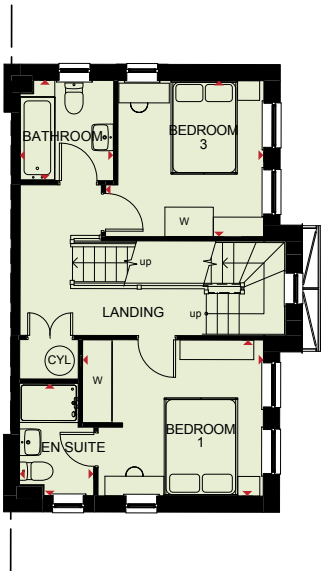
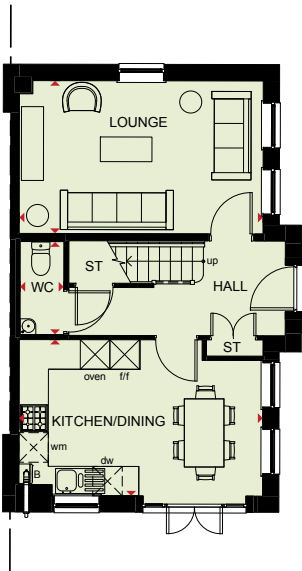
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation



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



KINGSLEY

4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery System



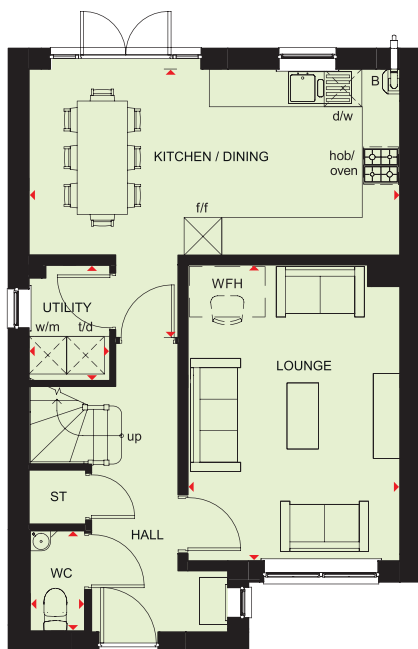
Decentralised mechanical extract ventilation (d-MEV)



Solar or Photovoltaic panels

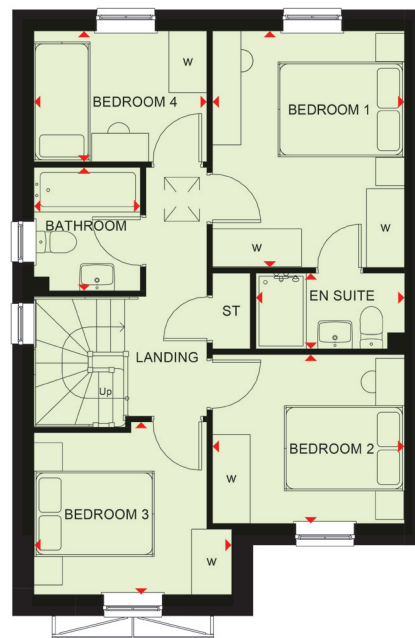


Highly-efficient insulation



Ground Floor

Lounge	3370 x 4705mm	11'1" x 15'5"
Kitchen / Dining	5895 x 4268mm	19'4" x 14'0"
Utility	1287 x 1836mm	4'3" x 6'0"
WC	865 x 1593mm	2'10" x 5'3"



First Floor

Bedroom 1	3054 x 3740mm	10'0" x 12'3"
En suite	2361 x 1194mm	7'9" x 3'11"
Bedroom 2	3054 x 2700mm	10'0" x 8'10"
Bedroom 3	3160 x 2742mm	10'4" x 9'0"
Bedroom 4	2754 x 2060mm	9'0" x 6'9"
Bathroom	1700 x 1937mm	5'7" x 6'4"

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



CHESTER

4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery System



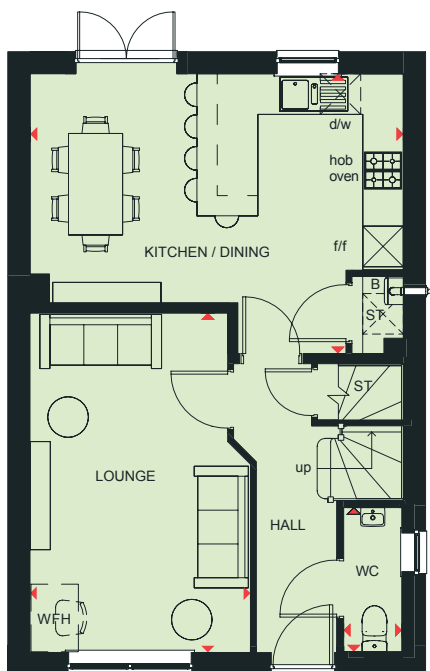
Decentralised mechanical extract ventilation (d-MEV)



Solar or Photovoltaic panels



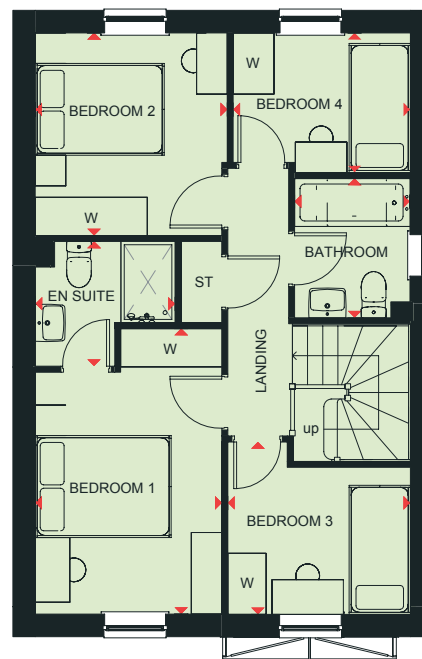
Highly-efficient insulation



Ground Floor

Lounge	3259 x 5016mm	10'8" x 16'5"
Kitchen/Dining	5515 x 4135mm	18'1" x 13'7"
WC	860 x 2130mm	2'10" x 7'0"

(Approximate dimensions)



First Floor

Bedroom 1	2746 x 4200mm	9'0" x 13'9"
En Suite	2053 x 1835mm	6'9" x 6'0"
Bedroom 2	2826 x 2981mm	9'3" x 9'9"
Bedroom 3	2686 x 2537mm	8'10" x 8'4"
Bedroom 4	2606 x 2055mm	8'7" x 6'9"
Bathroom	1698 x 2048mm	5'7" x 6'9"

(Approximate dimensions)

KEY

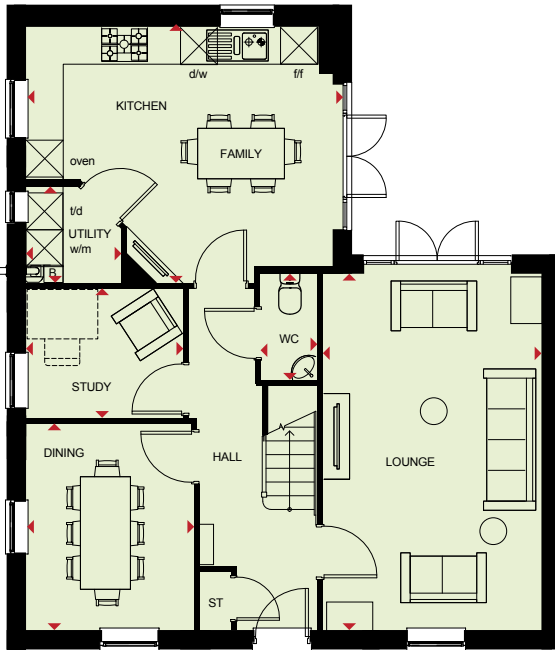
B Boiler
ST Store
d/w Dishwasher space

f/f Fridge/freezer space
WFH Working from home space
◀▶ Dimension location



ALFRETON

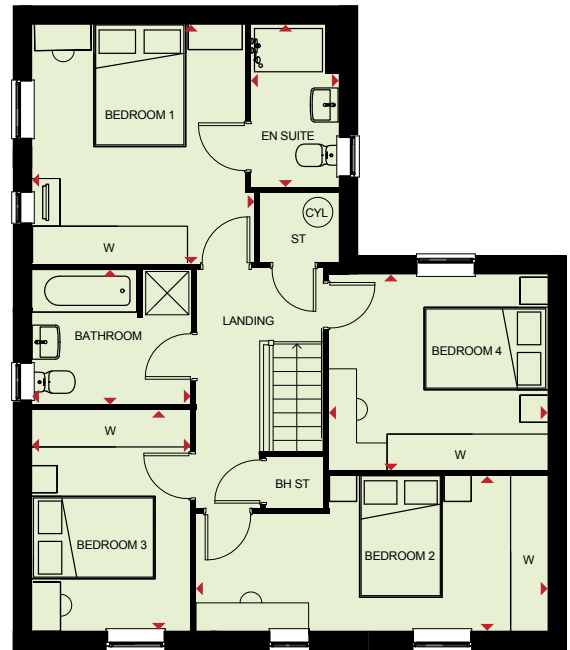
4 BEDROOM HOME



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	



RADLEIGH

4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery System



Decentralised mechanical extract ventilation (d-MEV)



Solar or Photovoltaic panels



Highly-efficient insulation



Ground Floor

Lounge	3361 x 5041 mm	11'0" x 16'6"
Kitchen/Dining/Family	8110 x 3578 mm	26'7" x 11'9"
Study	2273 x 2153 mm	7'5" x 7'1"
Utility	1558 x 1655 mm	5'1" x 5'5"
WC	850 x 1621 mm	2'9" x 5'4"

First Floor

Bedroom 1	3557 x 3853 mm	11'8" x 12'8"
En suite	1465 x 2287 mm	4'10" x 7'6"
Bedroom 2	3423 x 4335 mm	11'3" x 14'3"
Bedroom 3	2824 x 3345 mm	9'3" x 11'0"
Bedroom 4	2973 x 3147 mm	9'9" x 10'4"
Bathroom	2137 x 1694 mm	7'0" x 5'7"

KEY

B Boiler
ST Store
wm Washing machine space

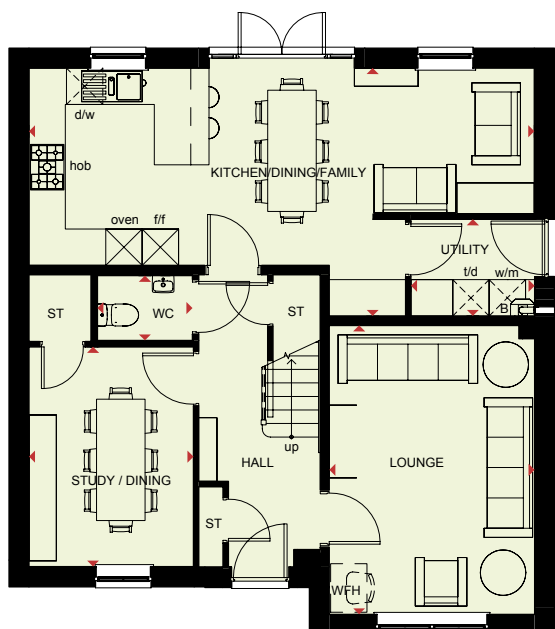
dw Dishwasher space
f/f Fridge/freezer space
td Tumble dryer space

w Wardrobe space
◀▶ Dimension location



LAMBERTON

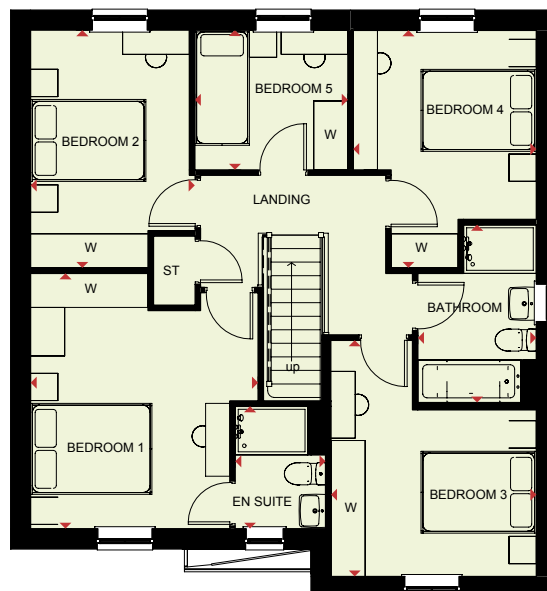
5 BEDROOM HOME



Ground Floor

Lounge	3385 x 4763 mm	11'1" x 15'8"
Kitchen/Dining/Family	8330 x 4088 mm	27'4" x 13'5"
Study/Dining	2712 x 3622 mm	8'11" x 11'11"
Utility	2039 x 1595 mm	6'8" x 5'3"
WC	1567 x 1067 mm	5'2" x 3'6"

(Approximate dimensions)



First Floor

Bedroom 1	3750 x 4209 mm	12'4" x 13'10"
En suite	1490 x 2018 mm	4'11" x 6'7"
Bedroom 2	2706 x 3916 mm	8'11" x 12'10"
Bedroom 3	3385 x 3893 mm	11'1" x 12'9"
Bedroom 4	3018 x 3916 mm	9'11" x 12'10"
Bedroom 5	2523 x 2305 mm	8'3" x 7'7"
Bathroom	1953 x 2931 mm	6'5" x 9'7"

(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

0333 355 8470

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BDW005245/NOV24



BARRATT
— HOMES —