



CHALKERS RISE



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.



SITE PLAN

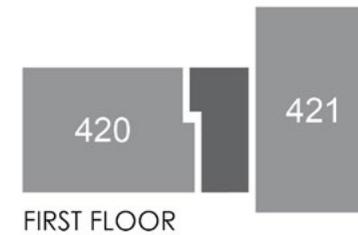
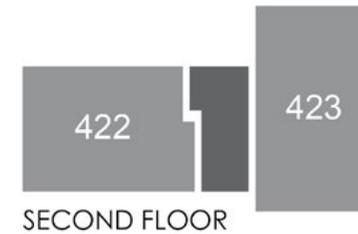
- Ambersham 2 bedroom apartment
- Maldon 2 bedroom apartment
- Alverton 2 bedroom apartment
- Ellerton 3 bedroom home
- Ennerdale 3 bedroom home
- Norbury 3 bedroom home
- Hesketh 4 bedroom home
- SH Affordable Housing Shared Ownership
- R Affordable Housing Rented
- V Visitor Parking Space
- BCP Bins Collection Point
- BS Bins Store
- CS Cycle Store





AMBERSHAM 2 BEDROOM APARTMENT PLOT 418

- Open-plan kitchen/lounge/dining area
- Modern fitted kitchen
- Two bedrooms
- Separate bathroom



Dimensions

Kitchen/Lounge/Dining	6285 x 3533 mm	20'7" x 11'7"
Bedroom 1	3506 x 2977 mm	11'6" x 9'9"
Bedroom 2	3082 x 2035 mm	10'1" x 6'8"
Bathroom	2012 x 2345 mm	6'7" x 7'8"

[Approximate dimensions]

* Window to plot 167 only

KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	w	Wardrobe space
	wm	Washing machine space	◄►	Dimension location

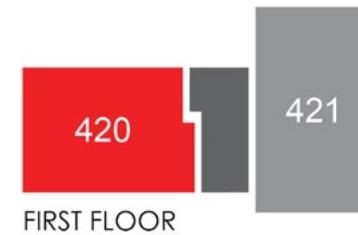
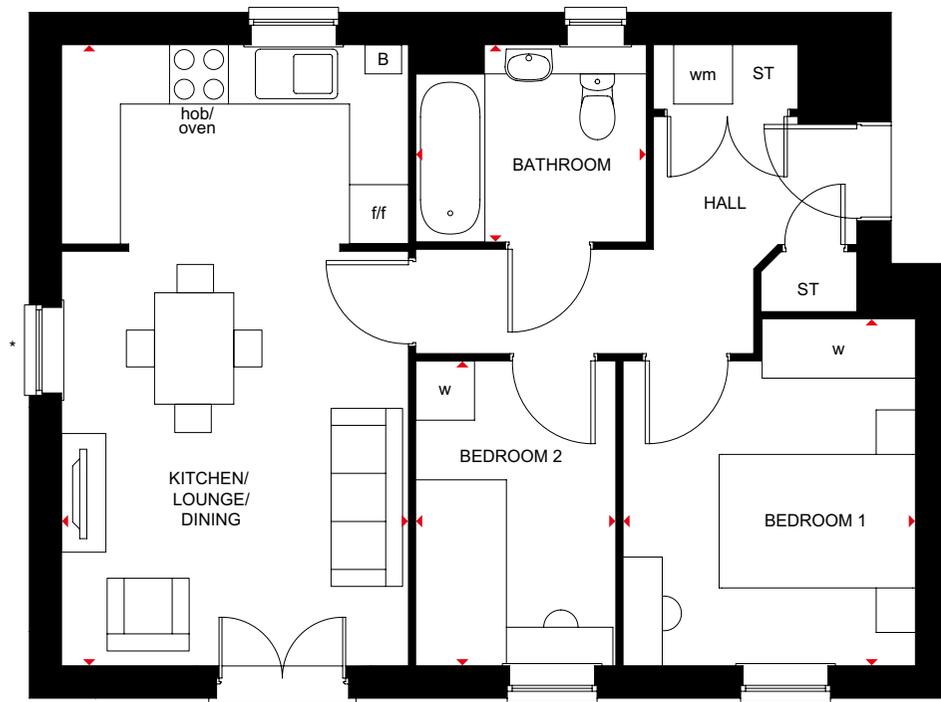
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AMBERSHAM 2 BEDROOM APARTMENT

PLOTS 420 & 422

- Open-plan kitchen/lounge/dining area
- Modern fitted kitchen
- Two bedrooms
- Separate bathroom



Dimensions

Kitchen/Lounge/Dining	6285 x 3533 mm	20'7" x 11'7"
Bedroom 1	3506 x 2977 mm	11'6" x 9'9"
Bedroom 2	3082 x 2035 mm	10'1" x 6'8"
Bathroom	2012 x 2345 mm	6'7" x 7'8"

[Approximate dimensions]

* Window to plot 211 only

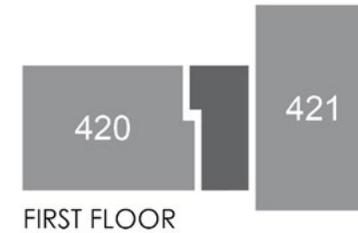
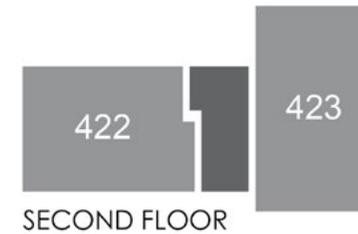
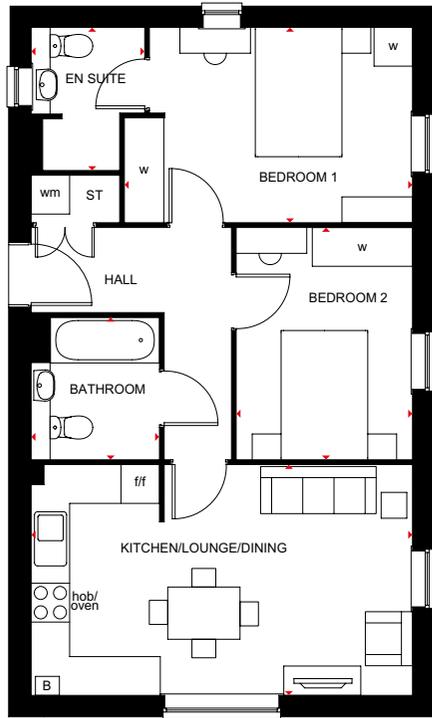
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	f/f	Fridge/freezer space	◄►	Dimension location

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MALDON 2 BEDROOM APARTMENT PLOT 419

- Open-plan kitchen/lounge/dining area
- Modern fitted kitchen
- Two double bedrooms
- En suite to main bedroom
- Separate bathroom



Dimensions

Kitchen/Lounge/Dining	3567 x 5943 mm	11'8" x 19'5"
Bedroom 1	3019 x 4488 mm	9'10" x 14'8"
En Suite	2211 x 1768 mm	7'3" x 5'9"
Bedroom 2	3588 x 2746 mm	11'9" x 9'0"
Bathroom	2199 x 1998 mm	7'2" x 6'6"

[Approximate dimensions]

KEY	B	Boiler	wm	Washing machine space
	ST	Store	w	Wardrobe space
	f/f	Fridge/freezer space	◄	Dimension location

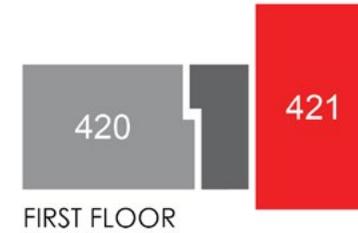
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MALDON 2 BEDROOM APARTMENT

PLOTS 421 & 423

- Open-plan kitchen/lounge/dining area
- Modern fitted kitchen
- Two double bedrooms
- En suite to main bedroom
- Separate bathroom



Dimensions

Kitchen/Lounge/Dining	3567 x 5943 mm	11'8" x 19'5"
Bedroom 1	3019 x 4488 mm	9'10" x 14'8"
En Suite	2211 x 1768 mm	7'3" x 5'9"
Bedroom 2	3588 x 2746 mm	11'9" x 9'0"
Bathroom	2199 x 1998 mm	7'2" x 6'6"

[Approximate dimensions]

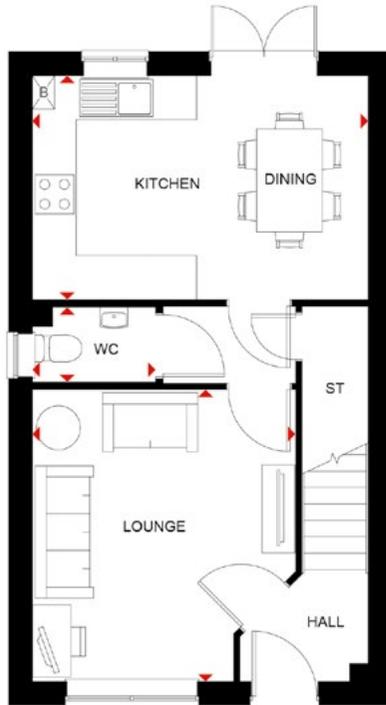
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	f/f	Fridge/freezer space	◀▶	Dimension location

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ELLERTON 3 BEDROOM HOME

- Bright, practical home, ideal for modern family living
- Large, open-plan kitchen with ample dining space has French doors leading to the rear garden
- Good-sized lounge for the family to relax in
- Upstairs the main bedroom has an en suite shower room, and there is a further double bedroom, a single bedroom and a family bathroom



Ground Floor

Kitchen/Dining	4598 x 3048 mm	15'1" x 10'0"
Lounge	3605 x 3972 mm	11'9" x 13'0"
WC	1703 x 1050 mm	5'7" x 3'5"

(Approximate dimensions)



First Floor

Bedroom 1	3605 x 4138 mm	11'9" x 13'6"
En Suite	1918 x 1716 mm	6'3" x 5'7"
Bedroom 2	2708 x 3250 mm	8'10" x 10'7"
Bedroom 3	2109 x 2932 mm	6'11" x 9'7"
Bathroom	1703 x 1917 mm	5'7" x 6'3"

(Approximate dimensions)

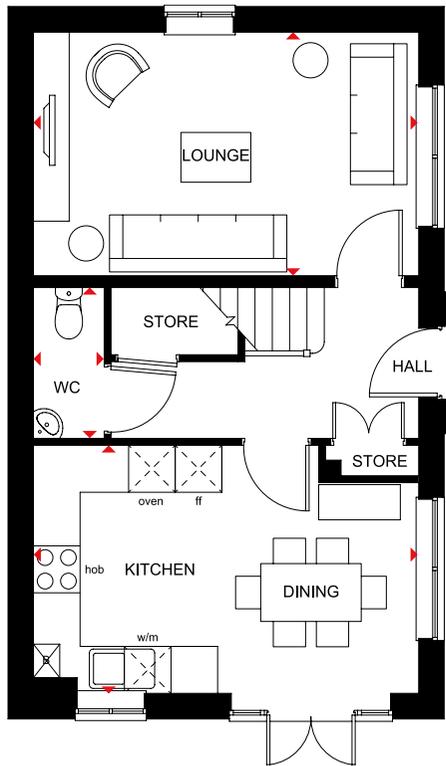
KEY	B	Boiler	w	Wardrobe space
	ST	Stairs	↔	Dimension location

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ENNERDALE 3 BEDROOM HOME

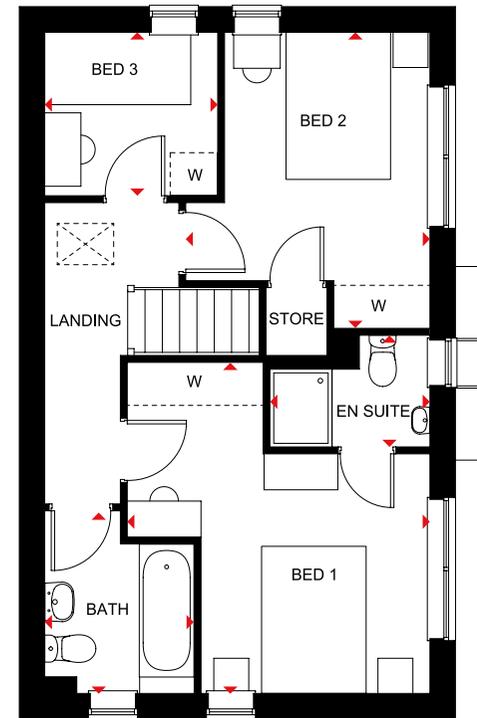
- Light floods into this attractive three bedroom home through oversized windows
- A dual-aspect lounge and bright, fully fitted kitchen with dining area opening onto the garden provide space that's ideal for modern living
- Upstairs are two spacious, dual-aspect double bedrooms, the master with en suite, a single bedroom and family bathroom



Ground Floor

Kitchen/Dining	4960 x 3170 mm	16'3" x 10'4"
Lounge	4960 x 3112 mm	16'3" x 10'2"
WC	1929 x 911 mm	6'3" x 2'11"

[Approximate dimensions]



First Floor

Bedroom 1	4231 x 3898 mm	13'10" x 12'9"
En Suite	2061 x 1427 mm	6'9" x 4'8"
Bedroom 2	3783 x 3145 mm	12'4" x 10'3"
Bedroom 3	2227 x 2089 mm	7'3" x 6'10"
Bathroom	2334 x 1924 mm	7'7" x 6'3"

[Approximate dimensions]

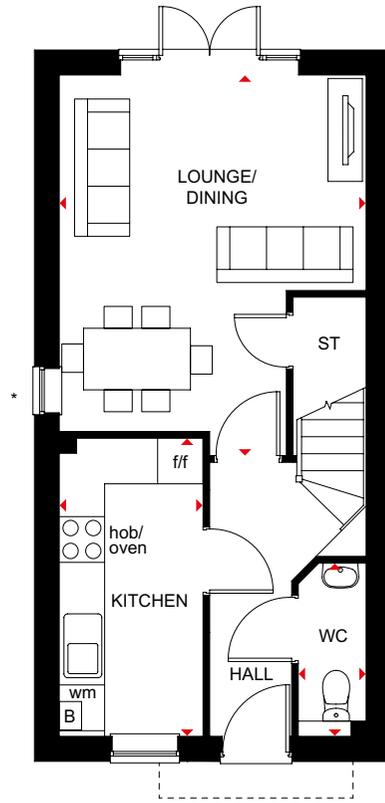
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	w	Wardrobe space
	wm	Washing machine space	◄	Dimension location

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NORBURY 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 double bedrooms and a family bathroom are on the first floor
- Large main bedroom with en suite and dressing area takes up the entire top floor

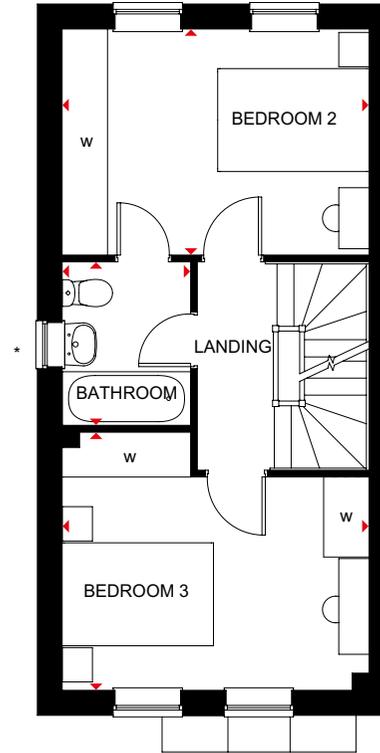


Ground Floor

Kitchen	3910 x 1900 mm	12'9" x 6'2"
Lounge/Dining	4056 x 4991 mm	13'3" x 16'4"
WC	897 x 2272 mm	2'11" x 7'5"

[Approximate dimensions]

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

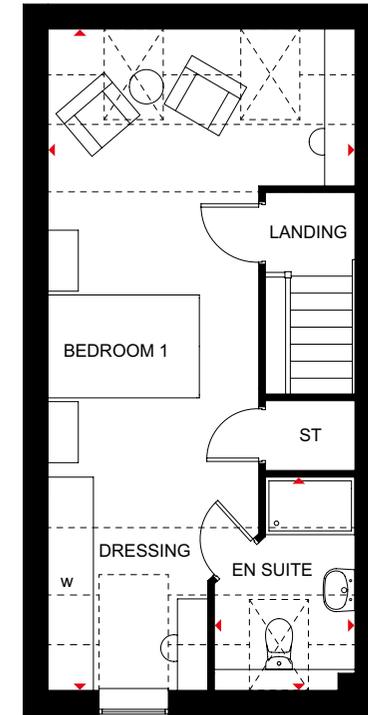


First Floor

Bedroom 2	2965 x 4056 mm	9'8" x 13'3"
Bedroom 3	3386 x 4056 mm	11'1" x 13'3"
Bathroom	2146 x 1698 mm	7'0" x 5'6"

[Approximate dimensions]

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



Second Floor

Bedroom 1*	4056 x 8673 mm	13'3" x 28'5"
En Suite*	1858 x 2799 mm	6'1" x 9'2"

*Overall floor dimension includes lower ceiling areas.

[Approximate dimensions]

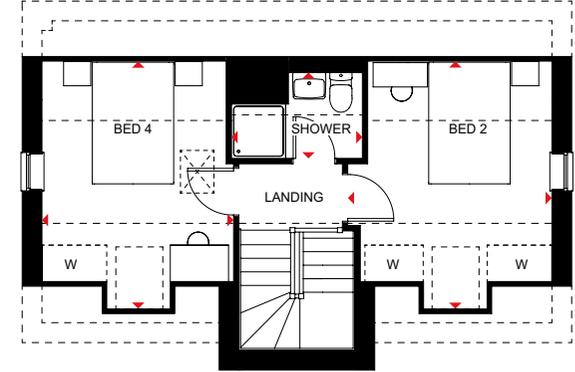
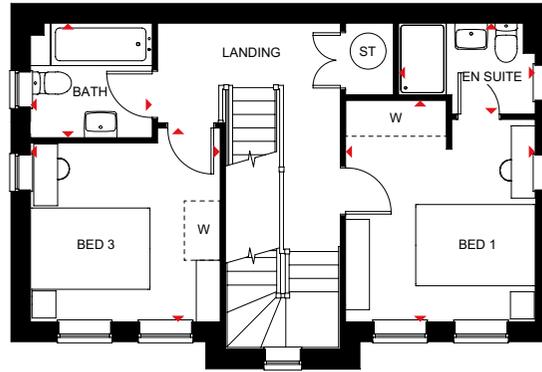
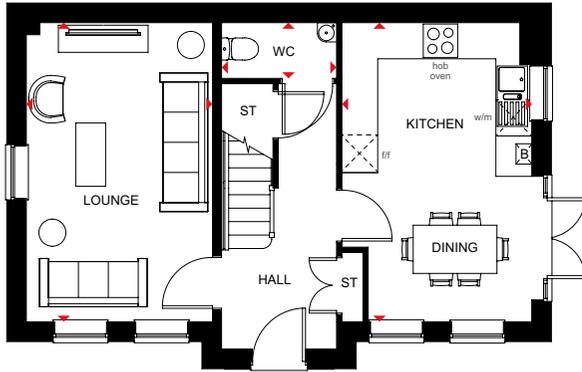
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HESKETH 4 BEDROOM HOME

- A spacious family home designed over three floors
- The open-plan fitted kitchen has a dining area opening out onto the garden, while a separate dual-aspect lounge provides space where all the family can relax
- The first floor has two double bedrooms, the main with en suite, and the family bathroom
- Meanwhile the second floor has a further two double bedrooms and a shower room



Ground Floor

Kitchen/Dining	3175 x 4963mm	10'5" x 16'3"
Lounge	3113 x 4963mm	10'2" x 16'3"
WC	925 x 1923mm	3'0" x 6'3"

[Approximate dimensions]

First Floor

Bedroom 1	3175 x 3684mm	10'5" x 12'1"
En suite	1511 x 2287mm	4'11" x 7'6"
Bedroom 3	3175 x 3220mm	10'5" x 10'6"
Bathroom	1903 x 2038mm	6'2" x 6'8"

[Approximate dimensions]

Second Floor

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

[Approximate dimensions]

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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. Chalkers Rise is a marketing name only and may not be the designated postal address, which may be determined by The Post Office. We are the only major national housebuilder to be awarded this key industry award every year since 2010. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. Based on HBF star rating scheme from 2010 to 2022 derived from the NHBC national new homes survey at eight weeks (<https://www.hbf.co.uk/policy/policy-and-wider-work-program/customer-satisfaction-survey/latest-results/>), over 90% of Barratt Developments PLC group customer would recommend our brands to a friend. *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.

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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