

# QUARTER JACK PARK

LEIGH ROAD, WIMBORNE, DORSET BH21 2BZ



2, 3 AND 4 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.





# WELCOME TO BARRATT HOMES

## QUARTER JACK PARK



- A variety of independent and high street shops in nearby Wimborne Minster
- Peaceful location with riverside walks on your doorstep
- A great choice of local schools and nurseries
- Excellent transport links via the A31 to Bournemouth, Poole and Southampton
- Explore the New Forest National Park – less than 20 minutes away by car

**barratthomes.co.uk**



# DEVELOPMENT AMENITIES

## LEIGH ROAD, WIMBORNE, DORSET BH21 2BZ



### SCHOOLS

The Barn Nursery School	0.1 miles
St Catherine's Primary School	1.1 miles
Canford School	3.2 miles
Bournemouth & Poole College	7.3 miles
Bournemouth University	7.7 miles

### HEALTHCARE

The Quarter Jack Surgery	1.0 mile
Boots Pharmacy	1.0 mile
Walford Mill Medical Centre	1.7 miles
Wimborne Dental Practice	2.0 miles

### SHOPPING

Hayes Post Office	0.6 miles
Waitrose & Partners	1.1 miles
The Co-operative Food	1.3 miles
Tesco Superstore	3.7 miles
M&S Foodhall	3.9 miles
ASDA Supermarket	5.5 miles

### LEISURE

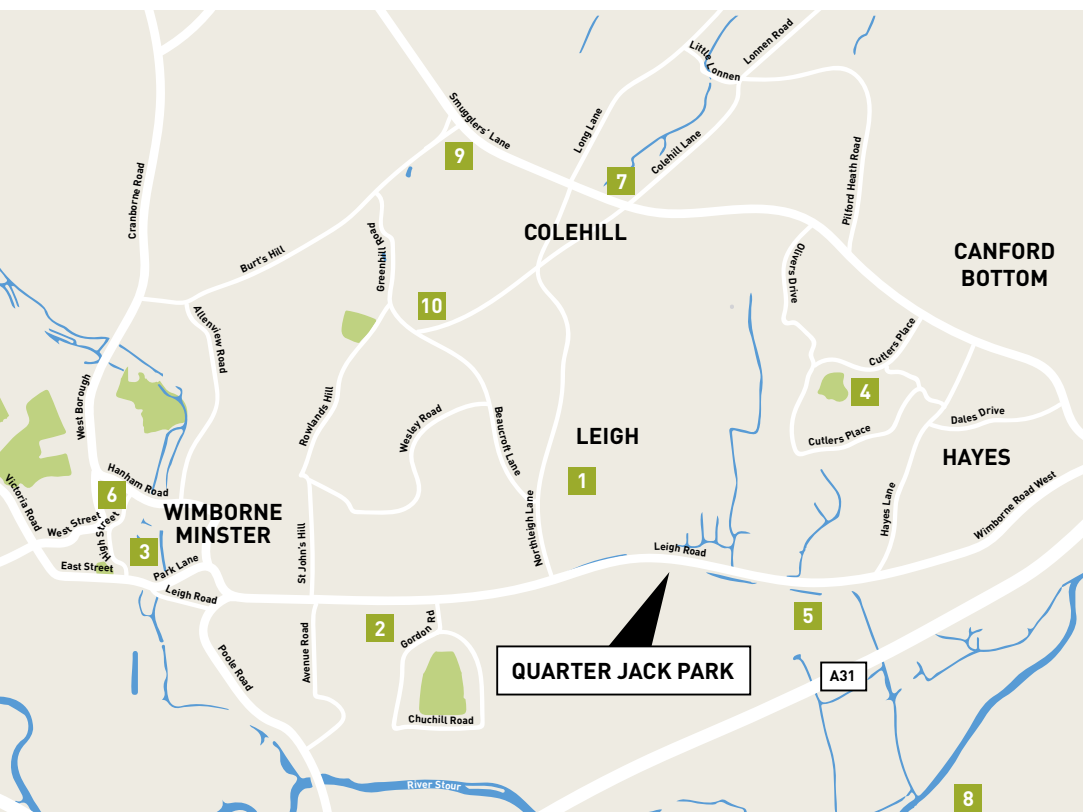
Wimborne Football Club	0.6 miles
Costa Coffee	1.4 miles
Wimborne Square	1.5 miles
Canford Sports Centre	1.6 miles
Knighton Heath Golf Club	2.1 miles
PureGym	6.7 miles

### TRAVEL

Bournemouth Airport	6.7 miles
Poole Train Station	7.1 miles
Southampton Airport	30.6 miles

### FROM QUARTER JACK PARK

Wimborne Minster	1.1 miles
Poole	8.2 miles
Bournemouth	10.2 miles
New Forest National Park	11.9 miles
Southampton	30.3 miles



- 1 Leigh Common
- 2 Wimborne Market
- 3 Waitrose & Partners
- 4 St Catherine's Primary School
- 5 The Barn Nursery School
- 6 Wimborne Square
- 7 The Co-operative Food
- 8 Canford Sports Centre
- 9 Furzehill Post Office
- 10 Beaucroft Foundation School



**BARRATT**  
HOMES

# WALKING & CYCLING TRAILS

## WALKING & CYCLING TRAILS

DISCOVER MORE OF DORSET BY FOOT OR BICYCLE

Cycle Trails found at [alltrails.com](http://alltrails.com). Walking Trails found at [sustrans.org.uk](http://sustrans.org.uk).



### National Cycle Route (NCR) 25

National Cycle Route 24 (its former) and connects Poole, Bournemouth and Dorset Coast.

Total Route: 59 miles  
Cycle Time: 4 hrs 55 mins  
Walking Time: 1 hrs 20 mins

27% Traffic-Free

### QUARTER JACK PARK

#### 1. Wimborne to Pamphill Circular

Start Point: Wimborne, Dorset  
7.2 km  
1 hr 47 mins  
Route: Easy

#### 2. Pamphill & Bluebell Wood Circular

Start Point: Cranborne Chase  
3.1 km  
51 mins  
Route: Easy

#### 3. River Stour & Longham Lakes Circular

Start Point: Canford Park  
11.7 km  
2 hrs 32 mins  
Route: Easy to Moderate

NATIONAL  
CYCLE ROUTE  
25

[barratthomes.co.uk](http://barratthomes.co.uk)



**BARRATT**  
HOMES

Images and development layouts are for illustrative purposes, should be used for general guidance only and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Development layouts including house types and tenures, the location of affordable housing, parking arrangements, play areas, landscaping and public open spaces are subject to change including any changes required due to a change in planning permission. Quarter Jack Park is marketing name only and may not be the designated postal address, which may be determined by The Post Office.



# WHAT'S COMING TO THE DEVELOPMENT

## WHAT'S COMING TO THE DEVELOPMENT?

A thriving new community with local amenities at your doorstep which will include a local pavilion, play area and care home facilities.



[barratthomes.co.uk](http://barratthomes.co.uk)



**BARRATT**  
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.





# ZERO CARBON READY HOMES FOR THE FUTURE

In preparation for Future Home Standards, which is part of the Government's initiative for new homes to be Zero Carbon ready from 2025, a number of stepping stone changes have been made which are now included within some of our homes.



**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)<sup>a</sup>



**EXPLORE MORE**

SCAN TO FIND OUT MORE ABOUT OUR ENERGY SAVING FEATURES



<sup>a</sup>Cost savings are estimated and provided as an example, and are available to view and download at <https://qrco.de/tfshly>. 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 <https://www.barratthomes.co.uk/efficiency-built-in/energy-efficient-homes/>.

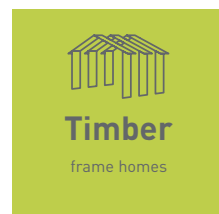
# TIMBER FRAME HOMES



We do more than construct; we create high quality engineered timber frame homes. This allows us to create an engineered frame in a factory-controlled environment, which is then assembled on-site, a process that will deliver a home of the highest standards.

Our timber frame homes easily meet energy efficiency standards, saving energy and helping the environment.

The timber used in our engineered frames is responsibly sourced, minimising deforestation. It is either FSC or PEFC<sup>1</sup> approved, which means our timber is from sustainable sources.



This brochure and the information supplied within it have been developed in partnership with the STA to help explain timber frame within the construction industry, policy makers and the general public.

1. FSC – Forest Stewardship Council / PEFC – Programme for the Endorsement of Forest Certification. Promoting environmentally appropriate, socially beneficial, and economically viable management of the world's forests.
2. STA – Structural Timber Association. STA is the UK's leading organisation representing the structural timber sector.
3. TRADA – Timber Research and Development Association. TRADA is an internationally recognised centre of excellence on the specification and use of timber and wood products.
4. BBA – British Board of Agreement. The BBA is committed to helping businesses and organisations supply the construction industry with products, systems and installers of the highest quality.



# BENEFITS OF BUYING TIMBER FRAMED

## ENERGY EFFICIENT

All new buildings have to conform to energy efficiency standards. Our timber frame homes easily meet these standards, saving you money on energy and helping the environment

## KEEPING IT QUIET

We use high quality acoustic dampening and sound insulation materials together with the latest construction methods to minimise sound transfer between rooms or adjoining properties.

## DRAUGHT-FREE

In accordance with all Barratt construction standards, the timber frame construction method ensures your home is very well insulated compared to an older style property.

## FIRE RESISTANT

We ensure high levels of fire resistance. The wood is protected by gypsum plasterboard and has cavity barriers between external cladding and frame wall panel. Fire stops are in place too.

## HIGH QUALITY

The timber frame manufacturers we work with excel at what they do. They are certified by the NHBC, and also have further accreditation from TRADA<sup>1</sup> and BBA<sup>2</sup>.

## EXCELLENCE ASSURED

You can feel confident when you choose a Barratt timber frame home knowing you'll continue to enjoy its superb quality for many years to come.



FSC – Forest Stewardship Council/PEFC – Programme for the Endorsement of Forest Certification. Promoting environmentally appropriate, socially beneficial, and economically viable management of the world's forests.

<sup>1</sup> TRADA – Timber Research and Development Association. TRADA is an internationally recognised centre of excellence on the specification and use of timber and wood products.

<sup>2</sup> BBA – British Board of Agreement. The BBA is committed to helping businesses and organisations supply the construction industry with products, systems and installers of the highest quality.

[barratthomes.co.uk](http://barratthomes.co.uk)  
call 0330 057 6000





# QUARTER JACK PARK

## DEVELOPMENT LAYOUT

### KEY

- Denford 2 bedroom home
- Alverton 2 bedroom home
- Richmond 2 bedroom home
- Moresby 3 bedroom home
- Maidstone 3 bedroom home
- Ellerton 3 bedroom home
- Kingsville 3 bedroom home
- Buchanan 3 bedroom home
- Chester 4 bedroom home
- Woodcote 4 bedroom home
- Alderney 4 bedroom home
- AH Affordable Housing
- SO Shared Ownership
- BS Bins Store
- CS Cycle Store
- S/S Sub Station



- New tree line
- Gravel path
- Parkland area
- Existing trees
- Drainage basin
- Bat box
- Bird box
- Swift brick
- Hedgehog Highway
- Please refer to working drawings for PV specification





# Dedicated SANG Area



KEY

GRAVEL PATH

GRASS PATH

EXISTING PATH

EXISTING TRACK

DOG WASTE BIN

INFORMATION BOARD

GATE

LIFEBUOY

BENCH

Grid ref: SZ 02738 99932

Postcode: BH21 2BZ



Dog off lead



Accessible



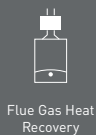
Please remember to follow the Doggy Do Code and any additional signage on site.

Find out more at [www.dorsetdogs.org.uk](http://www.dorsetdogs.org.uk)

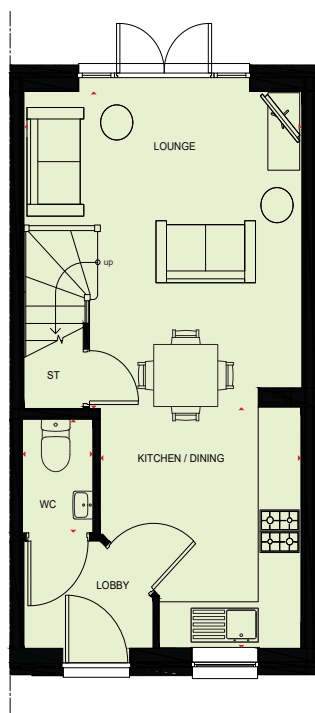


# DENFORD

## 2 BEDROOM HOME



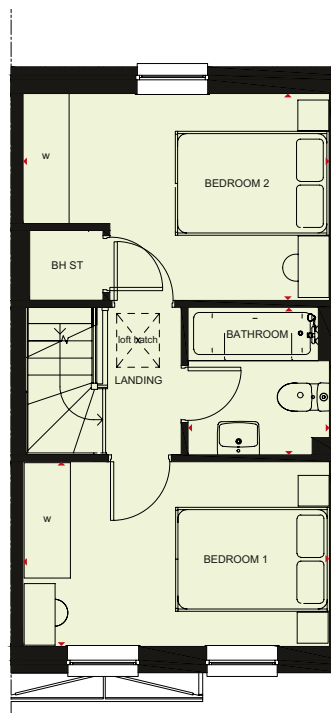
Selected plots across our development will feature solar PV panels, please speak to our sales adviser for more information.



### Ground Floor

Kitchen	3110 x 2820 mm	10'2" x 9'3"
Living Room	4090 x 3910 mm	13'5" x 12'10"
WC	1460 x 990 mm	4'10" x 3'3"

[Approximate dimensions]



### First Floor

Bedroom 1	2400 x 3980 mm	7'10" x 13'1"
Bedroom 2	2690 x 3980 mm	8'10" x 13'1"
Bathroom	1920 x 1840 mm	6'4" x 6'0"

[Approximate dimensions]

<b>KEY</b>	B	Boiler	wm	Washing machine space	WFH	Working from home
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	BH ST	Bulkhead store	w	Wardrobe space		





# ALVERTON

## 2 BEDROOM HOME



Photovoltaic panels



Argon-filled double-glazing



Highly-efficient insulation



Waste Water Heat Recovery Systems



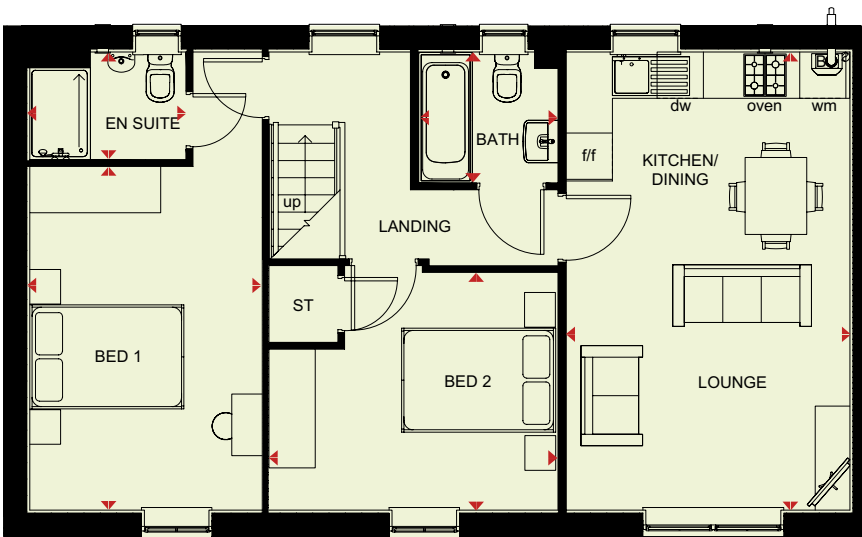
Decentralised mechanical extract ventilation (d-MEV)



Electric car charging point



Selected plots across our development will feature solar PV panels, please speak to our sales adviser for more information.



### Dimensions

Kitchen/ Dining/Lounge	3716 x 5444mm	12'2" x 17'9"
Bedroom 1	3230 x 4567mm	10'6" x 15'0"
En Suite	2012 x 1375mm	6'6" x 4'5"
Bedroom 2	3712 x 3184mm	12'2" x 10'4"
Bathroom	1778 x 1678mm	5'8" x 5'5"

[Approximate dimensions]

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



# RICHMOND

## 2 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



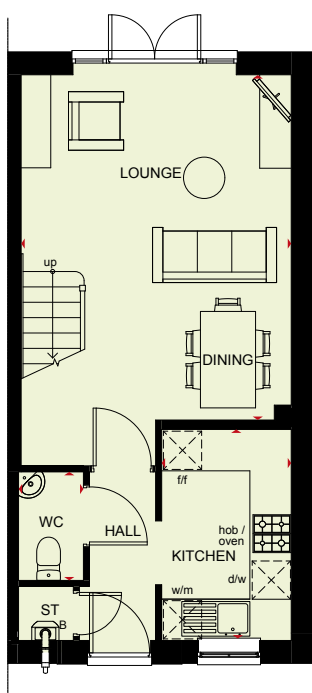
Photovoltaic panels



Highly-efficient insulation



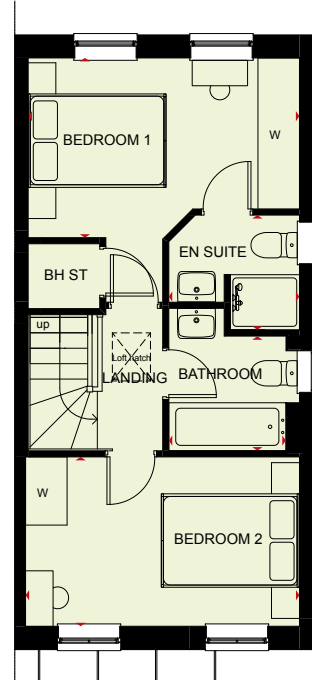
\* Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans.



### Ground Floor

Kitchen	3060 x 1880 mm	10'11" x 6'2"
Lounge / Dining	5030 x 3920 mm	16'6" x 12'10"
WC	1580 x 940 mm	5'2" x 3'1"

[Approximate dimensions]



### First Floor

Bedroom 1	2600 x 3920 mm	8'6" x 12'10"
Bedroom 2	2450 x 3960 mm	8'0" x 13'0"
Bathroom	1660 x 1690 mm	5'5" x 5'7"
En Suite	1660 x 1890 mm	5'5" x 6'2"

[Approximate dimensions]

#### KEY

B Boiler  
ST Store  
BH Bulkhead

wm Washing machine space  
dw Dishwasher space  
f/f Fridge/freezer space

w Wardrobe space  
◀▶ Dimension location





# BUCHANAN

## 3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



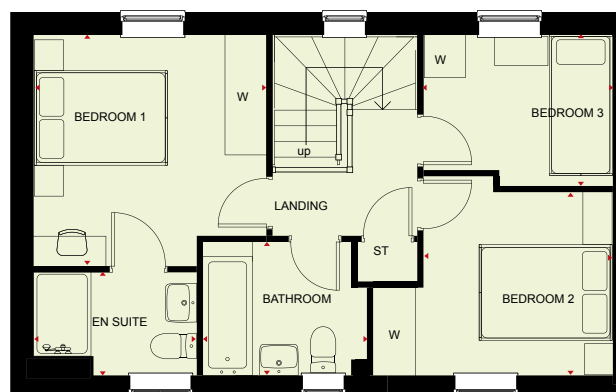
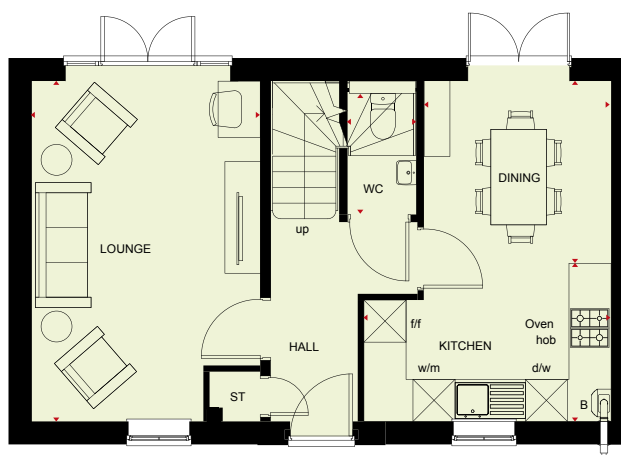
Photovoltaic panels



Highly-efficient insulation



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



### Ground Floor

Kitchen	2130 x 3520 mm	7'0" x 11'7"
Lounge	4840 x 3290 mm	15'10" x 10'10"
Dining	2710 x 2670 mm	8'10" x 8'9"
WC	1750 x 960 mm	5'9" x 3'2"

[Approximate dimensions]

### First Floor

Bedroom 1	3280 x 3310 mm	10'9" x 10'10"
Bedroom 2	2600 x 2690 mm	8'7" x 8'10"
Bedroom 3	2140 x 2690 mm	7'0" x 8'10"
Bathroom	1900 x 2340 mm	6'3" x 7'8"
En Suite	1470 x 2320 mm	4'10" x 7'7"

[Approximate dimensions]

### KEY

B Boiler  
ST Store  
wm Washing machine space

dw Dishwasher space  
f/f Fridge freezer space  
W Wardrobe space

◀▶ Dimension location



# ELLERTON

## 3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



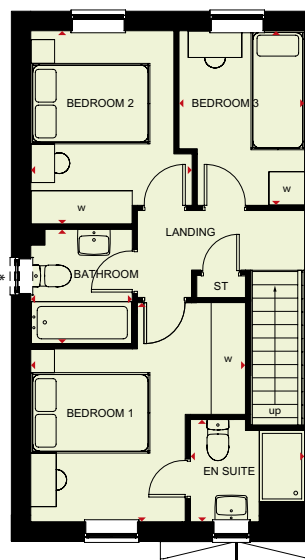
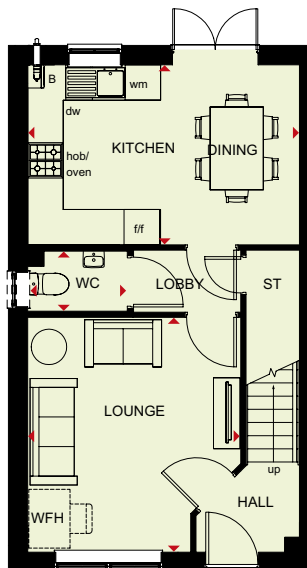
Photovoltaic panels



Highly-efficient insulation



Selected plots across our development will feature solar PV panels, please speak to our sales adviser for more information.



### 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	3630 x 3736 mm	11'9" x 12'3"
En Suite	1918 x 1716 mm	6'4" x 5'8"
Bedroom 2	2402 x 3297 mm	7'8" 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

ST Store

wm Washing machine space

f/f Fridge/freezer space

dw Dishwasher space

w Wardrobe space

WFH Working from home space

◀▶ Dimension location





# MAIDSTONE

## 3 BEDROOM HOME

Waste Water Heat  
Recovery Systems

Argon-filled  
double-glazing

Flue Gas Heat  
Recovery

Electric car  
charging point

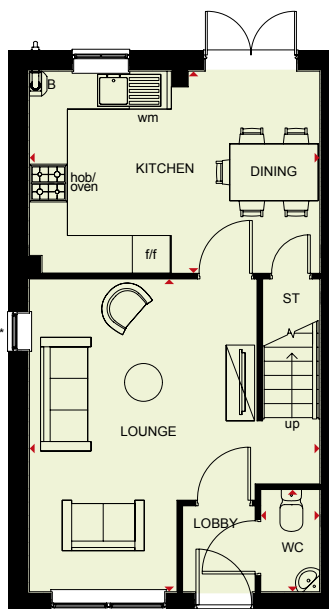
Decentralised  
mechanical extract  
ventilation (d-MEV)

Photovoltaic  
panels

Highly-efficient  
insulation



Selected plots across our development will feature solar PV panels, please speak to our sales adviser for more information.

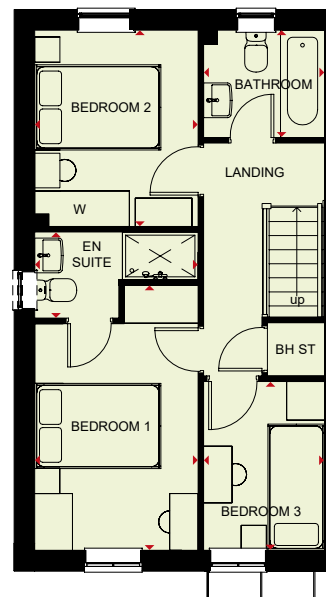


### Ground Floor

Lounge	4598 x 4955 mm	15'1" x 16'3"
Kitchen/Dining	4598 x 3202 mm	15'1" x 10'6"
WC	935 x 1620 mm	3'1" x 5'4"

[Approximate dimensions]

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



### First Floor

Bedroom 1	2592 x 4204 mm	8'6" x 13'10"
En Suite	2592 x 1365 mm	8'6" x 4'6"
Bedroom 2	2592 x 3112 mm	8'6" x 10'3"
Bedroom 3	1918 x 2676 mm	6'4" x 8'9"
Bathroom	1918 x 1702 mm	8'4" x 5'7"

[Approximate dimensions]

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

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



# MORESBY

## 3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



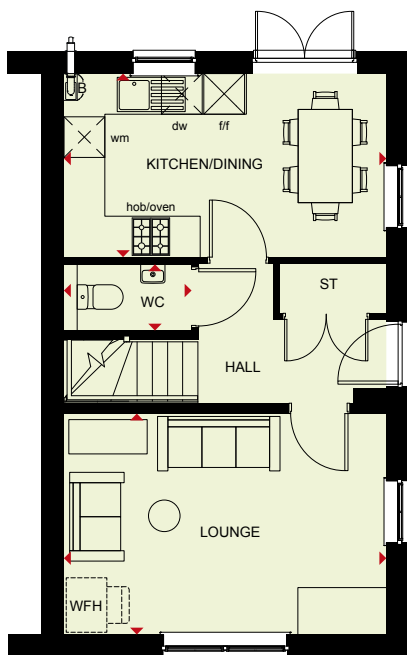
Photovoltaic panels



Highly-efficient insulation

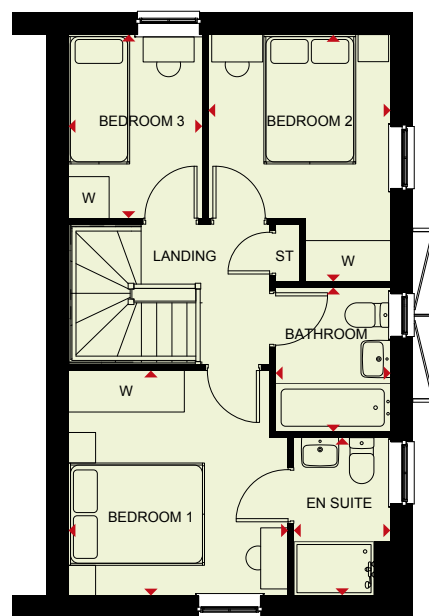


Selected plots across our development will feature solar PV panels, please speak to our sales adviser for more information.



### 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		





# ALDERNEY

## 4 BEDROOM DETACHED HOME

Waste Water Heat  
Recovery  
Systems

Argon-filled  
double-glazing

Flue Gas Heat  
Recovery

Electric car  
charging  
point

Decentralised  
mechanical  
extract ventilation  
(d-MEV)

Photovoltaic  
panels

Highly-efficient  
insulation



Selected plots across our development will feature solar PV panels, please speak to our sales adviser for more information.



### Ground Floor

Lounge	5148 x 3110mm	16'11" x 10'2"
Kitchen/Family/ Breakfast	4623 x 4603mm	15'2" x 15'1"
Dining	3307 x 2972mm	10'10" x 9'9"
WC	1675 x 853mm	5'6" x 2'10"

[Approximate dimensions]

### First Floor

Bedroom 1	4623 x 3104mm	15'2" x 10'2"
En Suite	2075 x 1191mm	6'10" x 3'11"
Bedroom 2	4523 x 3115mm	14'10" x 10'3"
Bedroom 3	3724 x 3115mm	12'3" x 10'3"
Bedroom 4	2275 x 2163mm	7'6" x 7'1"
Bathroom	2075 x 1702mm	6'10" x 5'7"

[Approximate dimensions]

**KEY**

B	Boiler
ST	Store
wm	Washing machine space

f/f	Fridge/freezer space
dw	Dishwasher space
◀▶	Dimension location



# CHESTER

## 4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Smart Thermostat



Electric car charging point



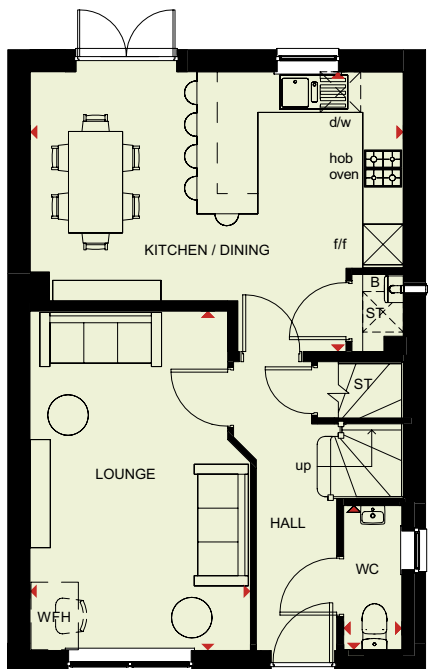
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



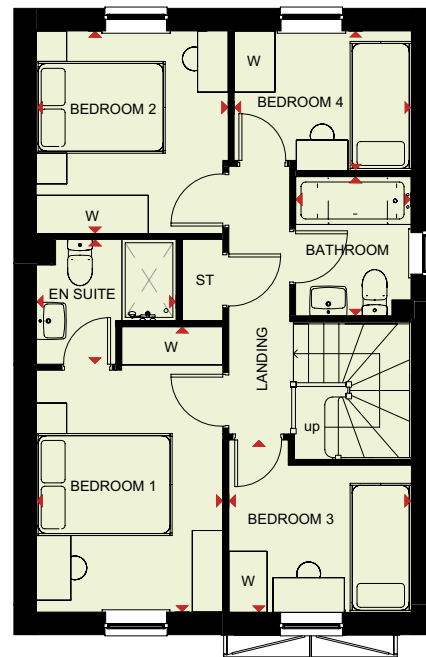
Highly-efficient insulation



### 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





# KINGSVILLE

## 4 BEDROOM HOME

Waste Water Heat  
Recovery  
Systems

Argon-filled  
double-glazing

Flue Gas Heat  
Recovery

Electric car  
charging  
point

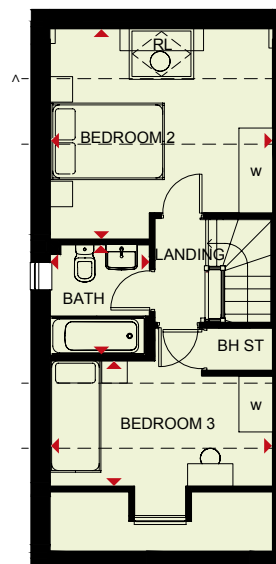
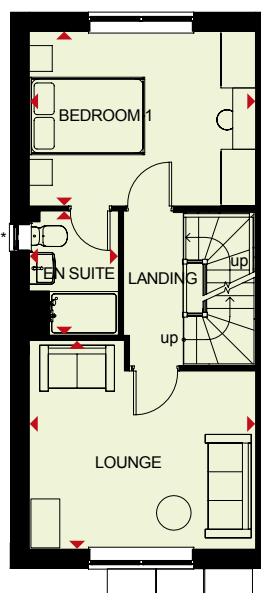
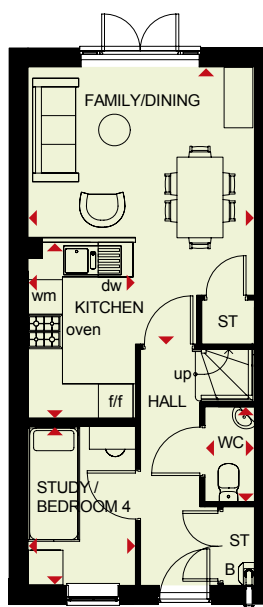
Decentralised  
mechanical  
extract ventilation  
(d-MEV)

Photovoltaic  
panels

Highly-efficient  
insulation



Selected plots across our development will feature solar PV panels, please speak to our sales adviser for more information.



### Ground Floor

Dining/Family	3960 x 3940 mm	13'0" x 12'11"
Kitchen	3060 x 1870 mm	10'0" x 6'1"
Study/ Bedroom 4	2770 x 1920 mm	9'1" x 6'3"
WC	1550 x 860 mm	5'1" x 2'10"

(Approximate dimensions)

### First Floor

Lounge	3600 x 3980 mm	11'10" x 13'1"
Bedroom 1	3050 x 3940 mm	10'0" x 12'11"
En Suite	2140 x 1550 mm	7'0" x 5'1"

(Approximate dimensions)

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

### Second Floor

Bedroom 2	3490 x 3980 mm†	11'6" x 13'1"†
Bedroom 3	2220 x 3980 mm†	7'3" x 13'1"†
Bathroom	1960 x 1760 mm	6'5" x 5'9"

(Approximate dimensions)

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

†Overall floor dimensions includes lower ceiling areas.

<b>KEY</b>	<b>B</b> Boiler	<b>wm</b> Washing machine space	<b>RL</b> Roof Light
	<b>ST</b> Store	<b>f/f</b> Fridge/freezer space	<b>◀▶</b> Dimension location
	<b>BH ST</b> Bulkhead Store	<b>dw</b> Dishwasher space	



# WOODCOTE

## 4 BEDROOM HOME

Waste Water Heat  
Recovery  
Systems

Argon-filled  
double-glazing

Flue Gas Heat  
Recovery

Electric car  
charging  
point

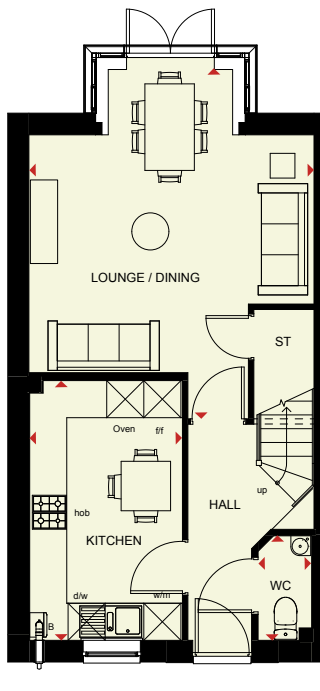
Decentralised  
mechanical  
extract ventilation  
(d-MEV)

Photovoltaic  
panels

Highly-efficient  
insulation

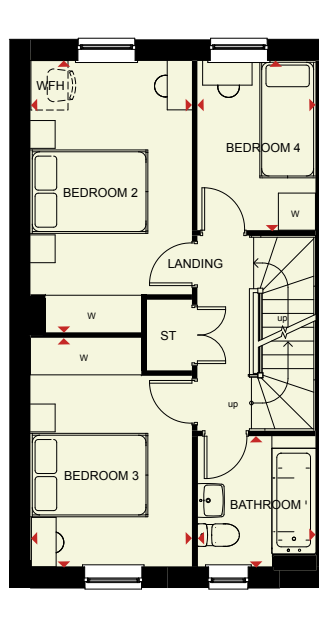


Selected plots across our development will feature solar PV panels, please speak to our sales adviser for more information.



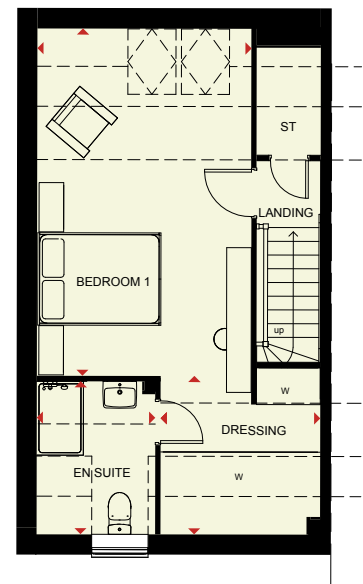
### Ground Floor

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





# CUSTOMER SERVICE BY BARRATT HOMES

## **BUILDING OUR CUSTOMER SERVICE TO BE THE BEST**

At Barratt we are genuinely committed to delivering the highest standards of customer service. The same exacting standards that have helped us win more quality awards than any other major housebuilder also ensure we look after our customers as well as we possibly can.

We believe that solid foundations are as important to a customer relationship as they are to a building. During the planning and design process we go to great lengths to make sure the homes and developments we build are perfectly in tune with the needs and aspirations of their prospective owners.

Our Directors carry out weekly site inspections before, during and after the build process. As your home is built, it is checked at every stage to ensure it reaches the exacting standards we demand.

Our Customer Service Charter lays out our commitments to you and details the care, support and assistance we'll provide you with throughout your purchase and long after you've moved in.

As a result of the outstanding service we provide to our customers, we have been awarded the exceptional accreditation of "5 Star Builder" by the independent Home Builders Federation. 29,000 homebuyers across the country took part in the survey and this honour recognises the highest levels of positive recommendation by our customers, as well as the superior build quality of our homes.





## 5 GREAT REASONS TO BUY WITH BARRATT

### 1. 5 Stars for Customer Satisfaction

No other major national housebuilder\*\* has been awarded a Home Builders Federation 5 Star Housebuilder accolade every year since 2010. All thanks to positive recommendations by our customers.

### 2. Building homes for over 5 decades

We've been established for over 5 decades and in that time have built over 300,000 new homes. Our commitment to quality and innovation is shown in the highest standards of design, construction, finish and the customer service we provide.

### 3. Award winners, time and time again

Our steadfast commitment to quality has ensured that for the tenth year in a row our site managers have picked up more awards than any other housebuilder, winning NHBC Pride in the Job awards for their workmanship and demonstrating our dedication and commitment to building homes of the very highest standard.

### 4. Creating places where you'll love to live both inside and out

Our light, open-plan properties are really adaptable – every room can suit a variety of lifestyles. Whether you want space for the kids to play or more room to entertain friends, our fantastic range of homes can give you that flexibility.

We also know our customers love green open spaces and we go to great lengths to maintain and enhance the local environment on our developments. In fact, we plant an average of 20 shrubs or trees for each home we build, creating a beautiful and sustainable environment to live in.

### 5. Our energy-efficient homes could save you money

Every home we build is sustainable and energy efficient – minimising their impact on the environment, whilst reducing your energy costs too. Our homes could save you money by being 45% to 55% more energy efficient than a same sized older home – even after it's been modernised. As a result, you could save a staggering £1,312\*\*\* per year on your energy bill.

**Find out more, talk to one of our Sales Advisers today.**



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. Quarter Jack Park is a marketing name only and may not be the designated postal address, which may be determined by The Post Office. All distances/journey times are approximate and are from Google Maps. \*We are the only major national housebuilder to be awarded this key industry award 11 years in a row. \*\*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 2020 derived from the NHBC national new homes survey at eight weeks, over 90% of Barratt Developments PLC group customer would recommend our brands to a friend. Barratt Development brands include Barratt London, Barratt Homes and David Wilson Homes. \*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. \*\*Refers to the Barratt Developments PLC Group brands. \*\*\*Costs based upon the comparison of a new build four-bed detached house built to 2010 regulations vs. Victorian property (upgraded with modern-day improvements). An upgraded Victorian home means one which has the following improvements over original build specification: 200mm loft insulation, double glazing to half of all windows, a 72% efficient (non-condensing) gas boiler and insulated hot water cylinder. Source: Zero Carbon Hub and NHBC Foundation 2012.



# 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.



Nothing in this code affects any other rights the customer has by law and does not replace any legislation that applies to the new home. Customers do not have to make a complaint to the New Homes Ombudsman Service if they are not satisfied with a matter that is covered by the code. They may decide to take other action, such as through the civil courts or other ombudsman or regulator. We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. These and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.

BDW004068/AUG24

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**barratthomes.co.uk**

**0333 355 8493**

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.

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**BARRATT**  
HOMES