

# CANAL QUARTER



2, 3 & 4 BEDROOM HOMES



**BARRATT**  
HOMES

# 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 **CANAL QUARTER**

**Canal Quarter offers an exceptional range of 2, 3 and 4 bedroom modern homes nestled at the very heart of Kingsbrook in Aylesbury.**

Experience the best of both nature and convenience, beautiful green open spaces right outside your door whilst being just a leisurely walk away from the bustling Canal Basin—a vibrant hub filled with a Tesco Express, Wenzel's bakery, Esquires cafe and dentist.

Additionally, the development offers easy access to a well-connected transport network, including regular bus services that will take you directly to Aylesbury's town centre and train station. This ensures both convenience and connectivity, making it simple to reach key destinations.

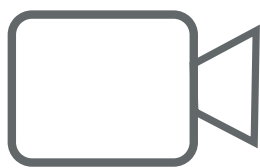
Kingsbrook is a thriving, dynamic community that's quickly becoming one of the most sought-after areas in Aylesbury. It's an ideal location for those looking for a perfect blend of green space, local amenities, and convenient transport links—all within a growing, vibrant neighbourhood.



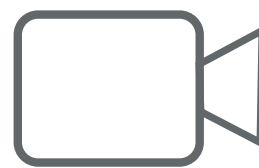
# WHY CANAL QUARTER?

Buy with confidence.  
Our homes are built by an  
award winner.

Our Site Manager, Naim,  
is an NHBC Pride in the Job  
winner - the best accolade a  
Site Manager can win!



Find out how we're  
giving nature a home  
at Kingsbrook



Discover why this  
flourishing community  
is the ideal place  
to call home

# TRANSPORT AND YOUR LOCAL AREA

Kingsbrook is a landmark development set within the heart of Aylesbury Vale. Experience all the benefits of town living whilst being surrounded by beautiful countryside.



Direct bus to the town centre and train station every 30 minutes – Monday to Friday from the development.



Just a few minutes' drive or a 10-minute cycle away, you will find Aylesbury town centre with a range of shops, restaurants and supermarkets for your everyday needs.



You can travel into London Marylebone in just under an hour, at peak times, from Aylesbury train station.



Embrace a new family lifestyle with countryside and parkland to explore on your doorstep, along with equipped play parks and meandering walks through the local countryside.



For travels further afield, you'll be just a 40 minute drive from Luton airport.



# NOTEABLE AMENITIES NEARBY

## Essentials on your doorstep

Kingsbrook is the home to a brand new community, with a range of new facilities available on your doorstep:

- 60% of the development dedicated to open space
- Allotments, orchards, equipped play parks and a 250 acre nature reserve
- Community centre, local shops and sporting facilities
- Nursery, primary and secondary schools within the development. Whilst also being within the catchment for local Grammar schools
- Excellent transport links by road and rail



# CREATING A SUSTAINABLE COMMUNITY WHERE FAMILIES AND NATURE CAN THRIVE

Throughout the planning process before starting build, we consider where we can introduce nature and where we can strengthen it.

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.



# WAYS WE CAN HELP YOU MOVE

## House buying offers and schemes to get you moving

Whether you are a first time buyer or an existing homeowner, we have a variety of schemes available to help you make your move.



### Key Worker Deposit Contribution

To show our appreciation for key workers, for every £20,000 spent on the purchase price of a brand-new Barratt home, we will contribute £1,000 towards your deposit - up to £15,000.



### Part Exchange

We could be your guaranteed buyer. No stress or fuss, just an easy move for you and your family.



### Movemaker

We'll help you arrange the sale of your existing home – and we'll pay the estate agent fees.



### Own New – Rate Reducer

Own New – Rate Reducer is a brand-new scheme available on new build homes that could mean lower mortgage rates and reduced monthly payments.



# FEATURES WITHIN YOUR BARRATT HOME



## THE FUTURE OF RESIDENTIAL LIVING

Over **400 acres of public open space** for you to enjoy exploring

L.E.A.P **Local Equipped Area of Play**

N.E.A.P **Neighbourhood Equipped Area of Play**

**1,145 bat & bird boxes** installed, providing nesting opportunities for several species of bats and birds

Over **5,700 new trees** planted throughout the development

**Hedgehog highways** to all gardens. Small holes in the bottom of garden fences allow free movement for hedgehogs and other wildlife

New **sustainable drainage system (SUDs) ponds**. Rain water is channelled to these ponds instead of down drains, which means water is held safely after heavy downpours to help protect against flooding and also creates a habitat for wildlife



### Kingsbrook - the future of residential living

Bus Route

Bus Stop

Primary School

District Centre which will include a handy convenience shop, and a coffee shop

Community Centre / Day Nursery

Multi-use Games Area - designed for playing different sports, like cricket, basketball, tennis and football, in an enclosed fenced area

Amphitheatre

Play Areas

Electric Vehicle Charging Points

76 Community Allotments across Canal Quarter Village and Orchard Green Village

Community Orchards which include plum, apple and pear trees for all of the local residents to enjoy

Hibernaculas & Log Piles - man made structures created to provide shelter for wildlife where they can lay their eggs, raise young and seek refuge from predators

Biodiversity Water Habitats are designed to help enhance and encourage amphibians, fish, wildlife and microorganisms to thrive in the local area

\*as per current planning



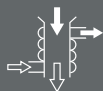
## CANAL QUARTER @ KINGSBROOK – 3.3





# KENLEY

## 2 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Decentralised mechanical extract ventilation (d-MEV)



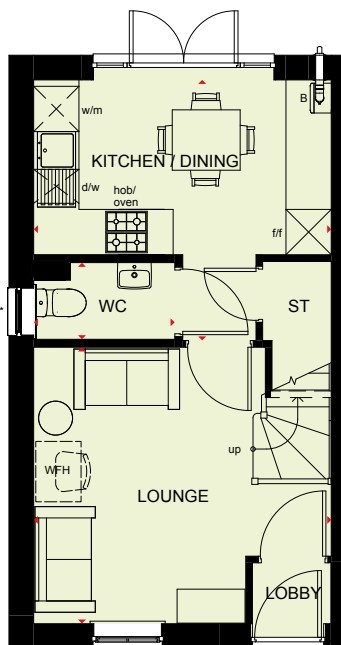
Photovoltaic panels



Highly-efficient insulation



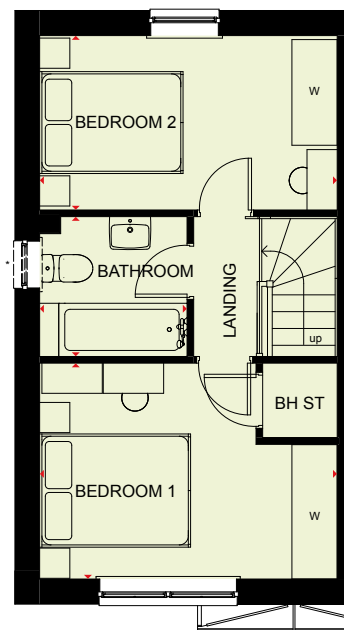
\* Window may be omitted on certain plots. Speak to Sales Advisor for details on individual plans.



### Ground Floor

|                |                |               |
|----------------|----------------|---------------|
| Lounge         | 3962 x 3566 mm | 12'9" x 11'6" |
| Kitchen/Dining | 3937 x 2322 mm | 12'9" x 7'6"  |
| WC             | 1850 x 1059 mm | 6'0" x 3'4"   |

(Approximate dimensions)



### First Floor

|           |                |              |
|-----------|----------------|--------------|
| Bedroom 1 | 3962 x 2867 mm | 12'9" x 9'4" |
| Bedroom 2 | 3962 x 2316 mm | 12'9" x 7'5" |
| Bathroom  | 1947 x 1853 mm | 12'9" x 6'0" |

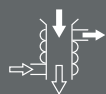
(Approximate dimensions)

|            |                             |                                  |                                    |
|------------|-----------------------------|----------------------------------|------------------------------------|
| <b>KEY</b> | <b>B</b> Boiler             | <b>w/m</b> Washing machine space | <b>WFH</b> Working from home space |
|            | <b>ST</b> Store             | <b>d/w</b> Dishwasher space      | <b>W</b> Wardrobe space            |
|            | <b>BH/ST</b> Bulkhead Store | <b>f/f</b> Fridge/freezer space  | <b>◀▶</b> Dimension location       |



# MAIDSTONE

## 3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Decentralised mechanical extract ventilation (d-MEV)



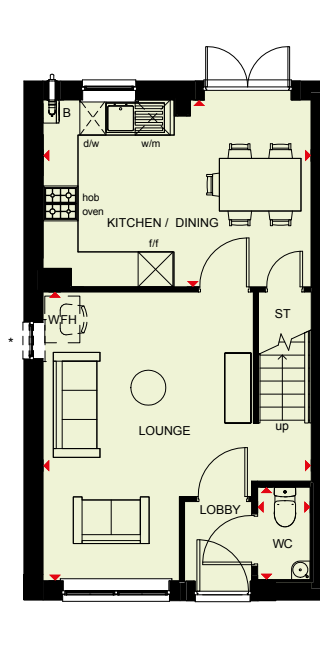
Photovoltaic panels



Highly-efficient insulation



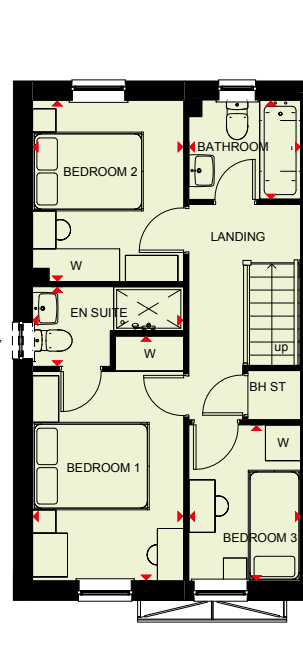
\* Window may be omitted on certain plots. Speak to Sales Adviser for details on individual plans.



### Ground Floor

|                |               |               |
|----------------|---------------|---------------|
| Lounge         | 4618 x 4902mm | 15'1" x 16'0" |
| Kitchen/Dining | 4580 x 3217mm | 15'0" x 10'5" |
| WC             | 905 x 1586mm  | 2'9" x 5'2"   |

[Approximate dimensions]



### First Floor

|           |               |              |
|-----------|---------------|--------------|
| Bedroom 1 | 2612 x 4205mm | 8'5" x 13'7" |
| En suite  | 2612 x 1365mm | 8'5" x 4'4"  |
| Bedroom 2 | 2612 x 3114mm | 8'5" x 10'2" |
| Bedroom 3 | 1918 x 2676mm | 6'3" x 8'9"  |
| Bathroom  | 1918 x 1918mm | 6'2" x 6'2"  |

[Approximate dimensions]

**KEY**

|       |                |
|-------|----------------|
| B     | Boiler         |
| ST    | Store          |
| BH/ST | Bulkhead Store |

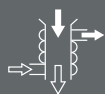
|     |                       |
|-----|-----------------------|
| wm  | Washing machine space |
| dw  | Dishwasher space      |
| f/f | Fridge/freezer space  |

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



# MORESBY

## 3 BEDROOM HOME



Waste Water Heat  
Recovery  
Systems



Argon-filled  
double-glazing



Flue Gas Heat  
Recovery



Decentralised  
mechanical  
extract ventilation  
(d-MEV)



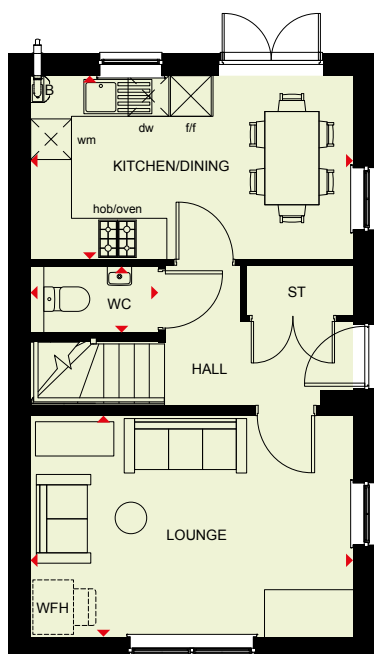
Photovoltaic  
panels



Highly-efficient  
insulation

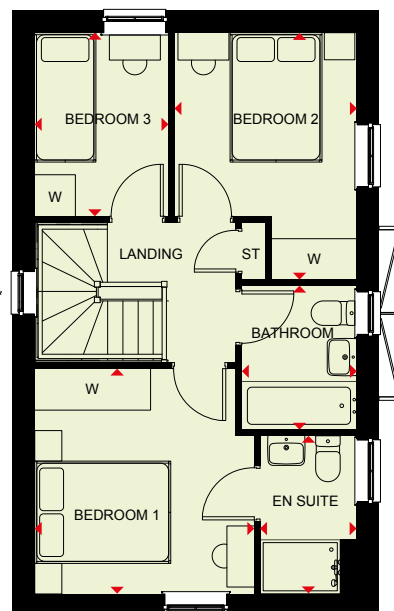


\* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots



### Ground Floor

|                |                |               |
|----------------|----------------|---------------|
| Lounge         | 4720 x 3265 mm | 15'5" x 10'7" |
| Kitchen/Dining | 4720 x 2700 mm | 15'5" x 8'8"  |
| WC             | 1010 x 1918 mm | 3'3" x 6'2"   |



### First Floor

|           |                |               |
|-----------|----------------|---------------|
| Bedroom 1 | 3200 x 3285 mm | 10'4" x 10'7" |
| En suite  | 2330 x 1445 mm | 7'6" x 4'7"   |
| Bedroom 2 | 2680 x 3620 mm | 8'7" x 11'8"  |
| Bedroom 3 | 2710 x 1965 mm | 8'8" x 6'4"   |
| Bathroom  | 2120 x 1710 mm | 7'0" x 5'6"   |

#### KEY

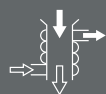
|    |                       |     |                         |    |                    |
|----|-----------------------|-----|-------------------------|----|--------------------|
| B  | Boiler                | dw  | Dishwasher space        | w  | Wardrobe space     |
| ST | Store                 | f/f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





# NORBURY

## 3 BEDROOM HOME



Waste Water Heat  
Recovery  
Systems



Argon-filled  
double-glazing



Flue Gas Heat  
Recovery



Decentralised  
mechanical  
extract ventilation  
(d-MEV)



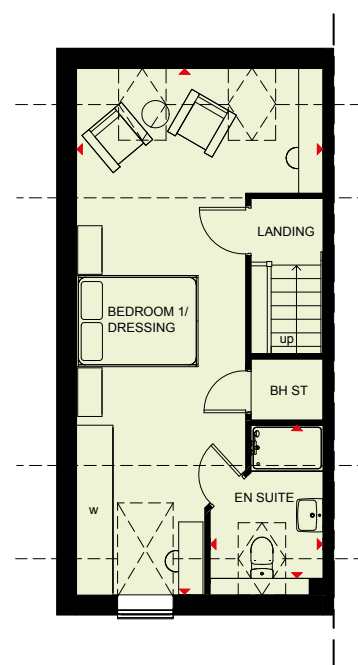
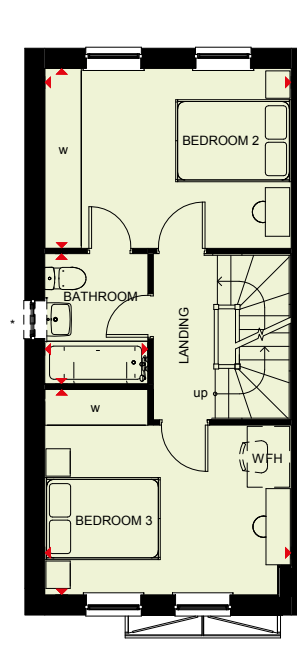
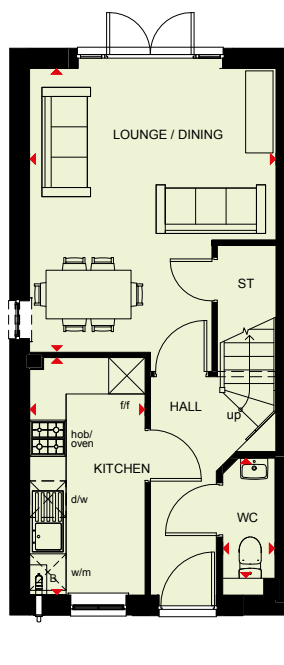
Photovoltaic  
panels



Highly-efficient  
insulation



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



### Ground Floor

|               |               |               |
|---------------|---------------|---------------|
| Lounge/Dining | 4050 x 4610mm | 13'2" x 15'1" |
| Kitchen       | 3905 x 1900mm | 12'8" x 6'2"  |
| WC            | 2020 x 900mm  | 6'6" x 2'9"   |

(Approximate dimensions)

### First Floor

|           |               |               |
|-----------|---------------|---------------|
| Bedroom 2 | 4050 x 2950mm | 13'2" x 9'6"  |
| Bedroom 3 | 4050 x 3380mm | 13'2" x 11'0" |
| Bathroom  | 2145 x 1700mm | 7'0" x 5'5"   |

(Approximate dimensions)

### Second Floor

|                        |               |              |
|------------------------|---------------|--------------|
| Bedroom 1/<br>Dressing | 867 x 4050mm  | 2'8" x 13'2" |
| En suite               | 1880 x 2550mm | 6'1" x 8'3"  |

(Approximate dimensions)

#### KEY

B Boiler  
ST Store  
BH/ST Bulkhead Store

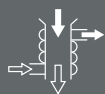
wm Washing machine space  
dw Dishwasher space  
f/f Fridge/freezer space

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



# HAVERSHAM

## 3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Decentralised mechanical extract ventilation (d-MEV)



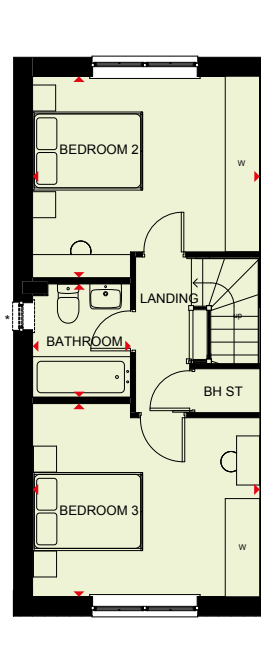
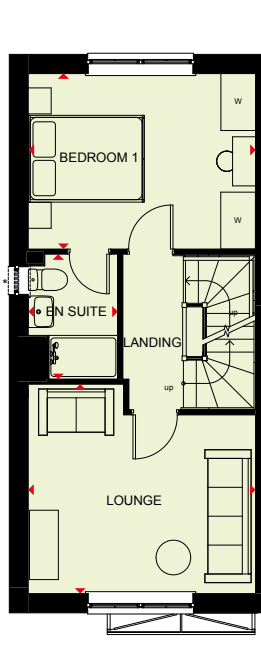
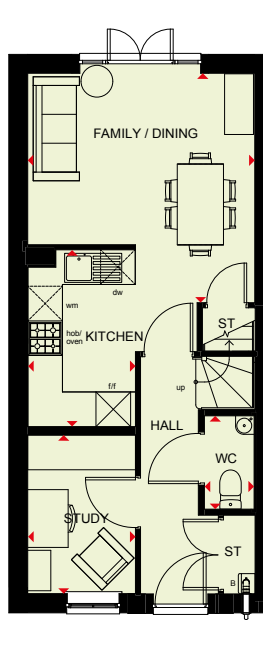
Photovoltaic panels



Highly-efficient insulation



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



### Ground Floor

|               |                |               |
|---------------|----------------|---------------|
| Family/Dining | 3925 x 3950 mm | 12'8" x 13'0" |
| Kitchen       | 1885 x 3060 mm | 6'1" x 10'0"  |
| Study         | 2755 x 1895 mm | 9'0" x 6'2"   |
| WC            | 1565 x 865 mm  | 5'1" x 2'8"   |

(Approximate dimensions)

### First Floor

|           |                |               |
|-----------|----------------|---------------|
| Lounge    | 3925 x 3120 mm | 12'8" x 10'2" |
| Bedroom 1 | 3925 x 3020 mm | 12'8" x 9'9"  |
| En Suite  | 2165 x 1650 mm | 7'1" x 5'4"   |

(Approximate dimensions)

### Second Floor

|           |                |               |
|-----------|----------------|---------------|
| Bedroom 2 | 3925 x 3505 mm | 12'8" x 11'4" |
| Bedroom 3 | 3925 x 3360 mm | 12'8" x 11'0" |
| Bathroom  | 1960 x 1715 mm | 6'4" x 5'6"   |

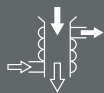
(Approximate dimensions)

|            |                             |                                 |                              |
|------------|-----------------------------|---------------------------------|------------------------------|
| <b>KEY</b> | <b>B</b> Boiler             | <b>wm</b> Washing machine space | <b>td</b> Tumble dryer space |
|            | <b>ST</b> Store             | <b>dw</b> Dishwasher space      | <b>W</b> Wardrobe space      |
|            | <b>BH/ST</b> Bulkhead Store | <b>f/f</b> Fridge freezer space | <b>◀▶</b> Dimension location |



# BRENTFORD

## 3 BEDROOM HOME



Waste Water Heat  
Recovery  
Systems



Argon-filled  
double-glazing



Flue Gas Heat  
Recovery



Decentralised  
mechanical  
extract ventilation  
(d-MEV)



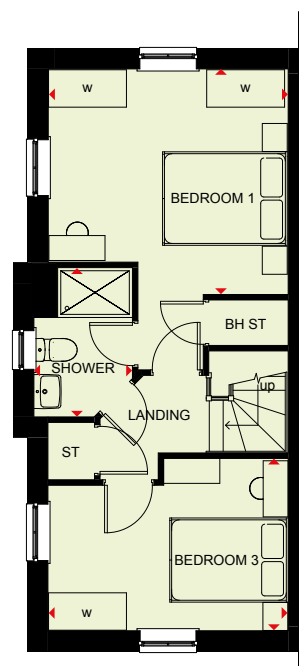
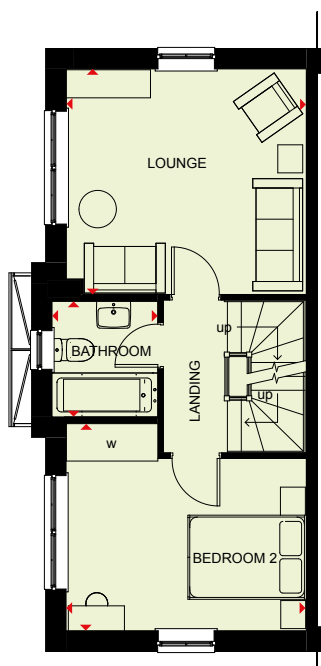
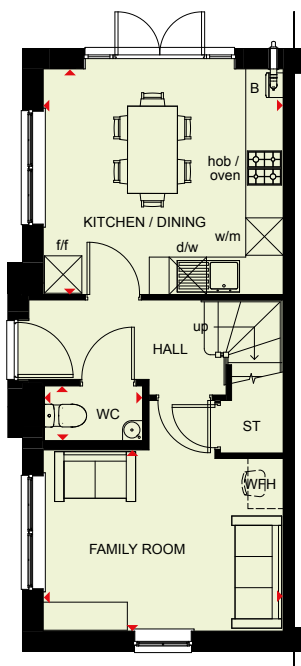
Photovoltaic  
panels



Highly-efficient  
insulation



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



### Ground Floor

|                |                |               |
|----------------|----------------|---------------|
| Kitchen/Dining | 3800 x 3590 mm | 12'4" x 11'7" |
| Family Room    | 3800 x 2880 mm | 12'4" x 9'4"  |
| WC             | 870 x 1610 mm  | 2'8" x 5'2"   |

### First Floor

|           |                |               |
|-----------|----------------|---------------|
| Lounge    | 3800 x 3600 mm | 12'4" x 11'8" |
| Bedroom 2 | 3800 x 3350 mm | 12'4" x 10'9" |
| Bathroom  | 1830 x 1700 mm | 6'0" x 5'5"   |

### Second Floor

|           |                |               |
|-----------|----------------|---------------|
| Bedroom 1 | 3800 x 3590 mm | 12'4" x 11'7" |
| Bedroom 3 | 3800 x 2685 mm | 12'4" x 8'8"  |
| Shower    | 1565 x 2375 mm | 5'1" x 7'7"   |

#### KEY

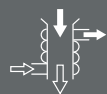
|    |          |       |                       |     |                         |    |                    |
|----|----------|-------|-----------------------|-----|-------------------------|----|--------------------|
| B  | Boiler   | BH/ST | Bulkhead Store        | f/f | Fridge/freezer space    | w  | Wardrobe space     |
| ST | Store    | wm    | Washing machine space | td  | Tumble dryer space      | ◀▶ | Dimension location |
| BH | Bulkhead | dw    | Dishwasher space      | WFH | Working from home space |    |                    |





# KINGSVILLE

## 4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Decentralised mechanical extract ventilation (d-MEV)



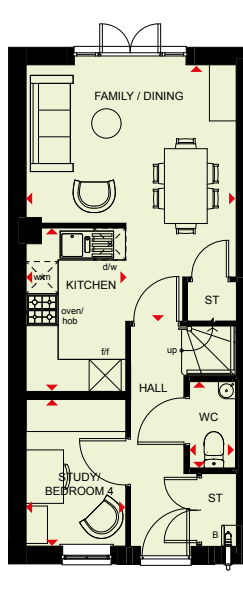
Photovoltaic panels



Highly-efficient insulation

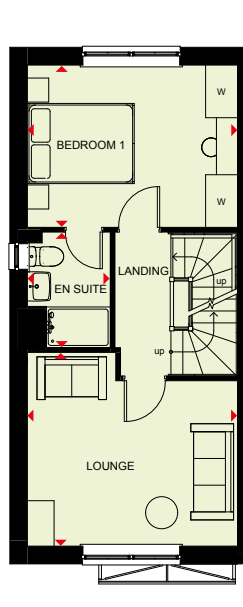


\* Window may be omitted on certain plots. Speak to Sales Adviser for details on individual plans.



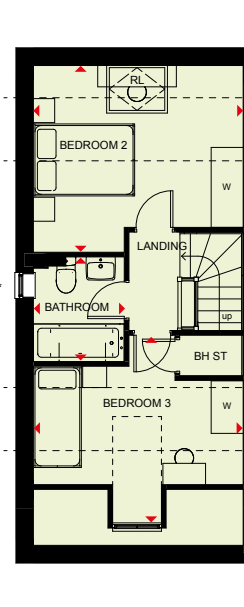
### Ground Floor

|                 |                |               |
|-----------------|----------------|---------------|
| Dining/Family   | 3929 x 4772 mm | 12'8" x 15'6" |
| Kitchen         | 1896 x 3060 mm | 6'2" x 10'0"  |
| Study/Bedroom 4 | 1892 x 2754 mm | 6'2" x 9'0"   |
| WC              | 878 x 1561 mm  | 2'8" x 5'1"   |



### First Floor

|           |                |               |
|-----------|----------------|---------------|
| Lounge    | 3954 x 3647 mm | 12'9" x 11'9" |
| Bedroom 1 | 3954 x 3012 mm | 12'9" x 9'8"  |
| En Suite  | 1556 x 2169 mm | 5'1" x 7'1"   |



### Second Floor

|           |                |               |
|-----------|----------------|---------------|
| Bedroom 2 | 3954 x 3508 mm | 12'9" x 11'5" |
| Bedroom 3 | 3954 x 3374 mm | 12'9" x 11'0" |
| Bathroom  | 1708 x 1963 mm | 5'6" x 6'4"   |

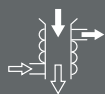
### KEY

|     |                       |       |                      |    |                    |
|-----|-----------------------|-------|----------------------|----|--------------------|
| B   | Boiler                | d/w   | Dishwasher space     | W  | Wardrobe space     |
| ST  | Store                 | f/f   | Fridge/freezer space | ◀▶ | Dimension location |
| w/m | Washing machine space | BH/ST | Bulkhead Store       |    |                    |



# CHESTER

## 4 BEDROOM HOME



Waste Water Heat  
Recovery  
Systems



Argon-filled  
double-glazing



Flue Gas Heat  
Recovery



Decentralised  
mechanical  
extract ventilation  
(d-MEV)



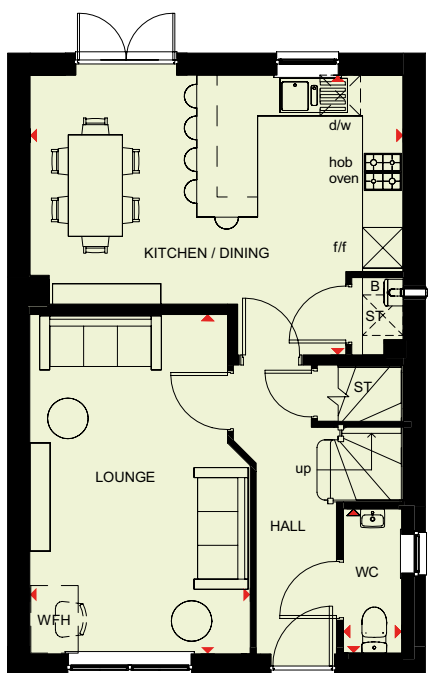
Photovoltaic  
panels



Highly-efficient  
insulation



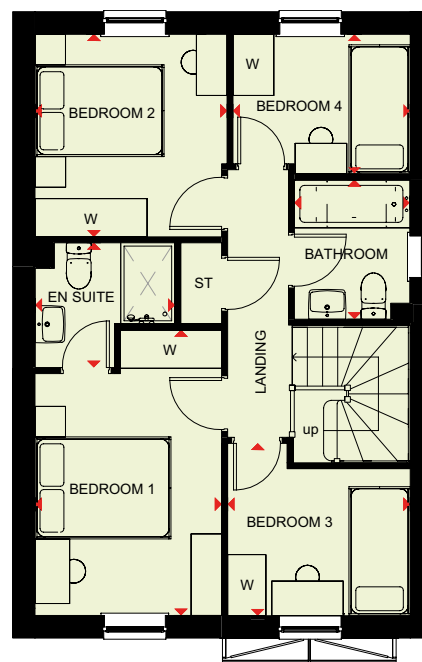
\* Window may be omitted on certain plots. Speak to Sales Advisor for details on individual plans.



### Ground Floor

|                |                |               |
|----------------|----------------|---------------|
| Lounge         | 3247 x 5018 mm | 10'6" x 16'4" |
| Kitchen/Dining | 5509 x 4135 mm | 18'0" x 13'5" |
| WC             | 900 x 2158 mm  | 2'9" x 7'0"   |

(Approximate dimensions)



### First Floor

|           |                |              |
|-----------|----------------|--------------|
| Bedroom 1 | 2732 x 4207 mm | 8'9" x 13'8" |
| En Suite  | 2061 x 1835 mm | 6'7" x 6'0"  |
| Bedroom 2 | 2841 x 2986 mm | 9'3" x 9'7"  |
| Bedroom 3 | 2703 x 2564 mm | 8'8" x 8'4"  |
| Bedroom 4 | 2620 x 2046 mm | 8'5" x 6'7"  |
| Bathroom  | 1703 x 2048 mm | 5'5" x 6'7"  |

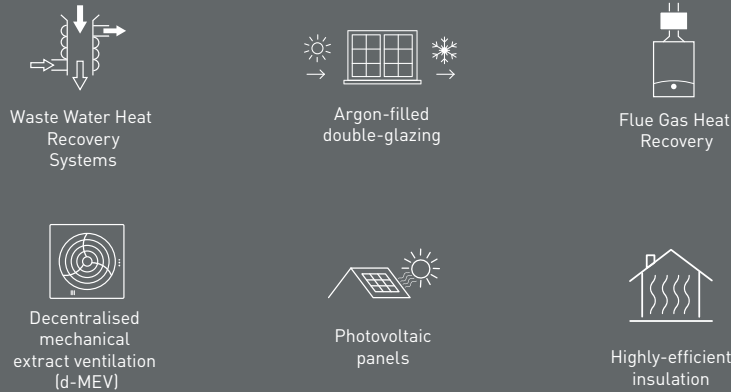
(Approximate dimensions)

|            |     |                  |     |                         |
|------------|-----|------------------|-----|-------------------------|
| <b>KEY</b> | B   | Boiler           | f/f | Fridge/freezer space    |
|            | ST  | Store            | WFH | Working from home space |
|            | d/w | Dishwasher space | ◀▶  | Dimension location      |

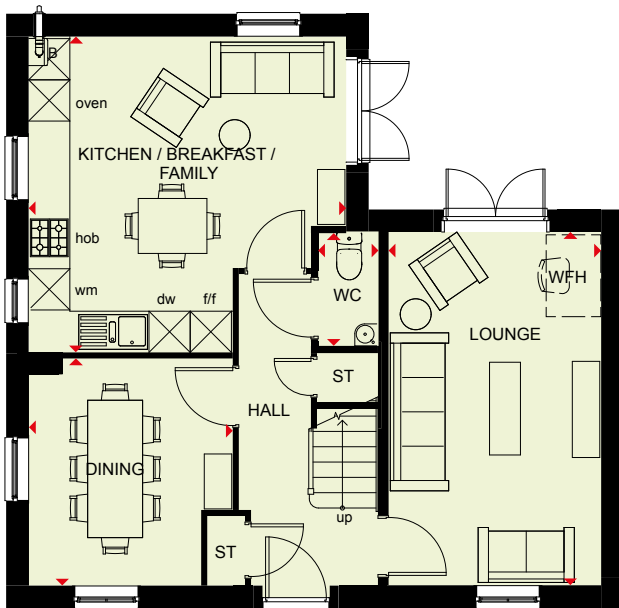


# ALDERNEY

## 4 BEDROOM HOME



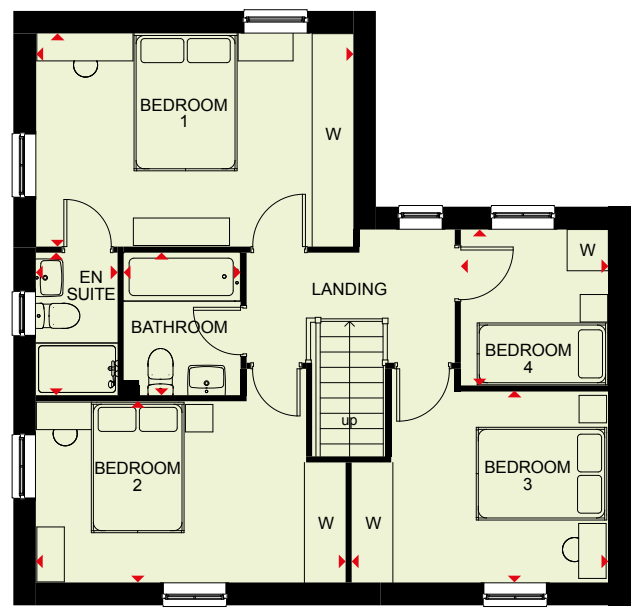
\* Window may be omitted on certain plots. Speak to Sales Advisor for details on individual plans.



### Ground Floor

|                          |                |               |
|--------------------------|----------------|---------------|
| Lounge                   | 5150 x 3120 mm | 16'9" x 10'2" |
| Kitchen/Breakfast/Family | 4610 x 4620 mm | 15'1" x 15'2" |
| Dining                   | 2975 x 3265 mm | 9'7" x 10'7"  |
| WC                       | 855 x 1675 mm  | 2'8" x 5'4"   |

(Approximate dimensions)



### First Floor

|           |                |               |
|-----------|----------------|---------------|
| Bedroom 1 | 4610 x 3105 mm | 15'1" x 10'1" |
| En Suite  | 1205 x 2075 mm | 3'9" x 6'8"   |
| Bedroom 2 | 4520 x 2645 mm | 16'9" x 10'2" |
| Bedroom 3 | 3720 x 2785 mm | 12'2" x 9'1"  |
| Bedroom 4 | 2155 x 2275 mm | 7' x 7'4"     |
| Bathroom  | 1700 x 2075 mm | 5'5" x 6'8"   |

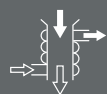
(Approximate dimensions)

|            |                          |                             |                       |
|------------|--------------------------|-----------------------------|-----------------------|
| <b>KEY</b> | 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 |                       |



# RADLEIGH

## 4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Decentralised mechanical extract ventilation (d-MEV)



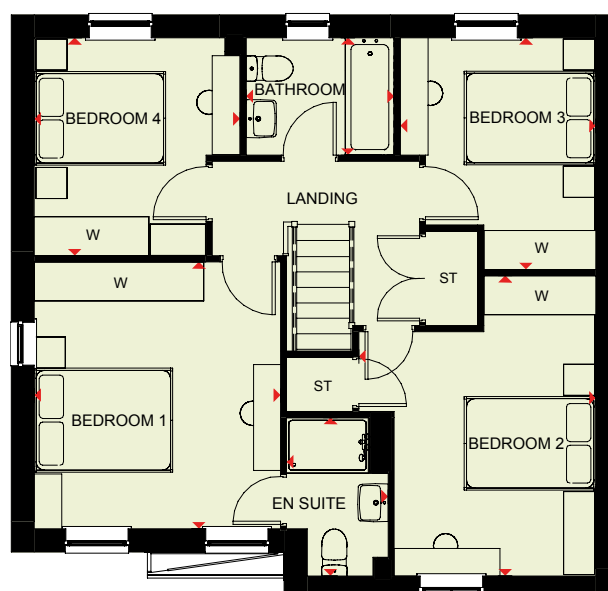
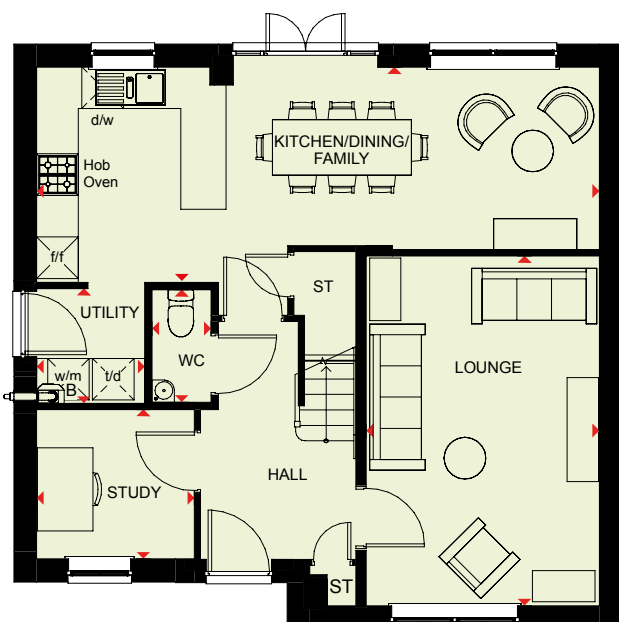
Photovoltaic panels



Highly-efficient insulation



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



### Ground Floor

|                       |                |               |
|-----------------------|----------------|---------------|
| Lounge                | 5075 x 3375mm  | 16'6" x 11'0" |
| Kitchen/Dining/Family | 8100 x 3120 mm | 26'5" x 10'2" |
| Study                 | 2275 x 2120 mm | 7'4" x 7'0"   |
| Utility               | 1555 x 1640 mm | 5'10" x 5'3"  |
| WC                    | 855 x 1640 mm  | 2'8" x 5'3"   |

### First Floor

|           |                |               |
|-----------|----------------|---------------|
| Bedroom 1 | 3765 x 3535mm  | 12'3" x 11'6" |
| En Suite  | 3350 x 1500 mm | 11'0" x 5'0"  |
| Bedroom 2 | 4335 x 2900 mm | 14'2" x 9'5"  |
| Bedroom 3 | 3350 x 2825 mm | 11'0" x 9'2"  |
| Bedroom 4 | 3155 x 2875 mm | 10'3" x 9'4"  |
| Bathroom  | 2135 x 1710 mm | 7'0" x 5'6"   |

|            |                          |                          |                       |
|------------|--------------------------|--------------------------|-----------------------|
| <b>KEY</b> | B Boiler                 | dw Dishwasher space      | w Wardrobe space      |
|            | ST Store                 | f/f Fridge/freezer space | ◀▶ Dimension location |
|            | wm Washing machine space | td Tumble dryer space    |                       |





# WE BUILD LASTING QUALITY INTO EVERY HOME

## At Barratt we build quality into your new home

Here are just a few of the benefits of choosing a Barratt home:

- Energy efficient means cheaper bills
- Sound absorbent and draught-free for your comfort
- Fire resistant for your peace of mind
- 2 Year Warranty<sup>†</sup> means no unexpected repair bills
- Extra reassurance from a 5 Star Housebuilder

And because we're thorough about every little detail, we're confident your home will meet your high expectations.

<sup>†</sup>In addition to the 10 year NHBC structural warranty

We do more than construct; we create high quality homes.

Today, more and more of our homes are built using a modern method of panelised timber frame construction. This allows us to create an engineered frame in a factory controlled environment, which is then assembled on-site, a process that will produce a high quality home – one you'll truly appreciate.

## PRECISION AND ATTENTION TO DETAIL AS STANDARD

In recent years developments in construction engineering have become so advantageous that it makes sense to build using specialist engineered timber frames. Worldwide, around 70% of low-rise housing in advanced Western countries is built in this way. That makes it the world's most successful and widely used domestic building method.

Timber frame construction accounts for more than two-thirds of homes built in Scotland; it's easy to see why. It's not just a method of building; it's a commitment to delivering highly engineered living spaces, built to a high specification and quality – suitable for many generations to come.

At Barratt we have been building using this method for many years; so you can rest assured that we have the knowledge and experience to create the highest quality-built home for you.



## Engineered to exacting standards



The timber frame system has evolved thanks to decades of research and development. Every timber frame structure is designed by a structural engineer and the technique is enhanced by computer engineering – detailed 3D modelling lets us test the structure within a computer programme before the foundations are laid. Then the frame, floors and roof are produced to those designs, often in highly automated factories.

It's comforting to know your home has been built to such exacting standards.

# HIGH ON QUALITY, HERE'S HOW THE BENEFITS STACK UP

## 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.

## Traditional and sustainable

Timber has a low carbon build process. It's also stood the test of time: many early medieval hardwood timber frame properties are still solid standing structures today.

The timber used in our engineered frames is responsibly sourced, minimising deforestation. It is either FSC approved or PEFC\* approved, which means our timber is from sustainable sources.

## 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.



This brochure and the information supplied within it have been developed in partnership with the Structural Timber Association – the UK timber manufacturers' trade association – to help explain timber frame within the construction industry, policy makers and the general public

\*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.

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

2. 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.

# 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. An NHBC warranty and insurance policy, known as Buildmark, which includes a 2 year builder warranty period, followed by an 8 year insurance cover.



All images, 3D views, fly-throughs and CGI fly-throughs used are for illustrative purposes and certain images may have been digitally enhanced. These and the dimensions given are illustrative for this house type and individual properties may differ, although they will be similar. Please check with your Sales Adviser for exact details 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, 3D views, fly-throughs, CGI fly-throughs 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.

**barratthomes.co.uk**

**0333 3558 500**

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 —