

# CANAL QUARTER



2, 3 & 4 BEDROOM 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

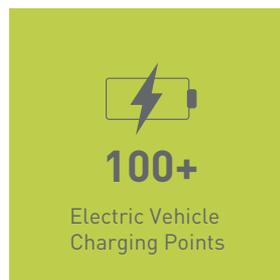
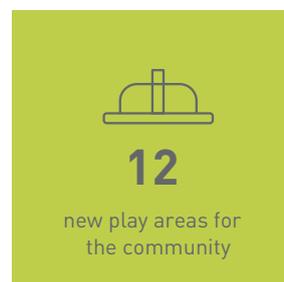
Throughout the planning process before starting build, we consider where we can introduce nature and where we can strengthen it.

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

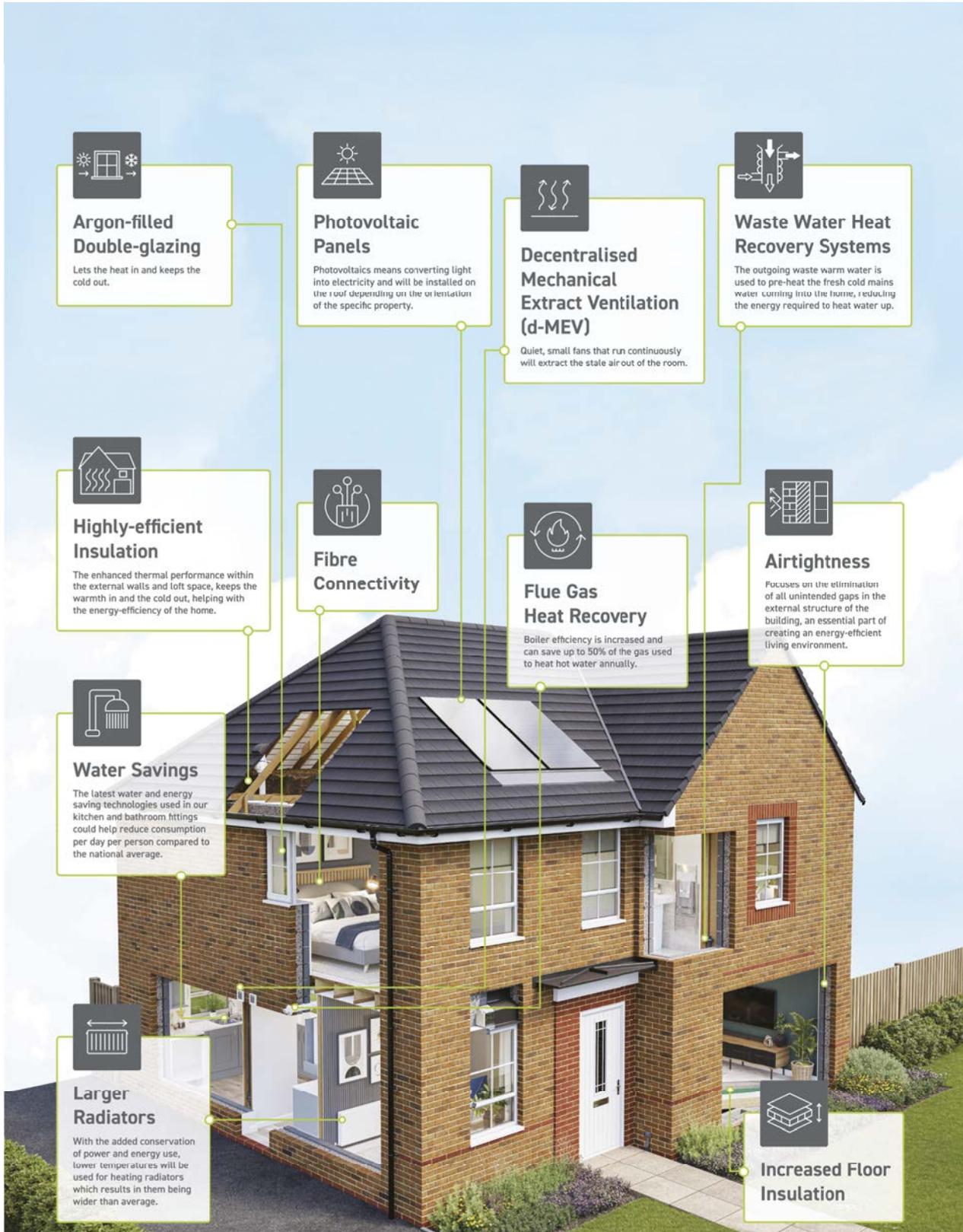
We'll help you arrange the sale of your existing home – and we'll pay the estate agent fees.

### 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

LE.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



# AYLESBURY - KINGSBROOK VILLAGE 3.11

- **Kenley**  
2 bedroom home
- **Richmond**  
2 bedroom home
- **Ellerton**  
3 bedroom home
- **Maidstone**  
3 bedroom home
- **Moresby**  
3 bedroom home
- **Chester**  
4 bedroom home
- **Alderney**  
4 bedroom home
- **Radleigh**  
4 bedroom home
- **Affordable Housing**
-  **Street Light**
-  **Visitors Parking Space**
-  **Substation**
-  **Bin Collection Point**

**Giving nature a home on this development:**

-  **Bat Box**
-  **Bug Hotel**
-  **Bird Box**  
Selected plots\*
-  **Swift Nesting Brick**
-  **Hedgehog Highway**

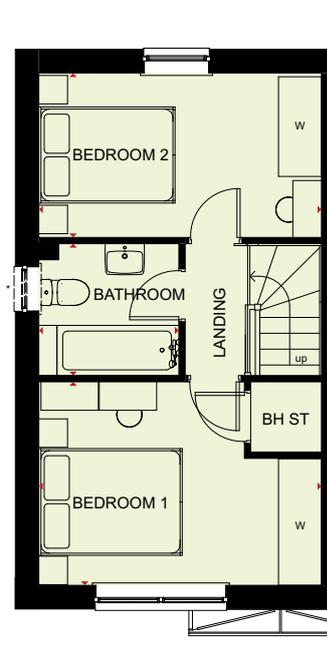
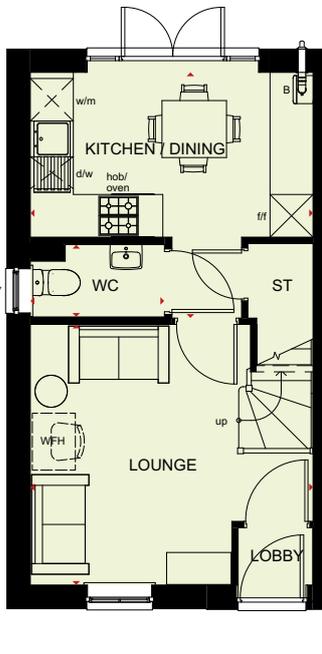
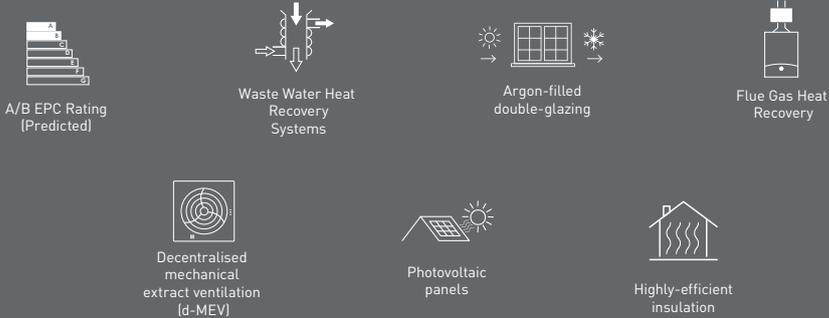
-  **Play Area**
-  **New Tree Line**
-  **Existing Trees**
-  **Solar Panels**  
Please refer to working drawings for specific PV information.

Positioning of our sustainability features are subject to change. Speak to a Sales Adviser for more information.



# KENLEY (END)

## 2 BEDROOM HOME



### Ground Floor

Lounge	3943 x 3663 mm	12'11" x 12'0"
Kitchen/Dining	3943 x 3490 mm	12'11" x 11'6"
WC	1854 x 1060 mm	6'1" x 3'6"

[Approximate dimensions]

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

### First Floor

Bedroom 1	3943 x 2860 mm	12'11" x 9'5"
Bedroom 2	3943 x 2311 mm	12'11" x 7'7"
Bathroom	1953 x 1853 mm	6'5" x 6'1"

[Approximate dimensions]

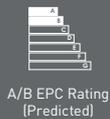
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<b>KEY</b>	B Boiler	w/m Washing machine space	WFH Working from home space
	ST Store	d/w Dishwasher space	W Wardrobe space
	BH/ST Bulkhead Store	f/f Fridge/freezer space	◀▶ Dimension location



# RICHMOND

## 2 BEDROOM TERRACED HOME



A/B EPC Rating  
(Predicted)



Waste Water Heat  
Recovery  
Systems



Argon-filled  
double-glazing



Flue Gas Heat  
Recovery



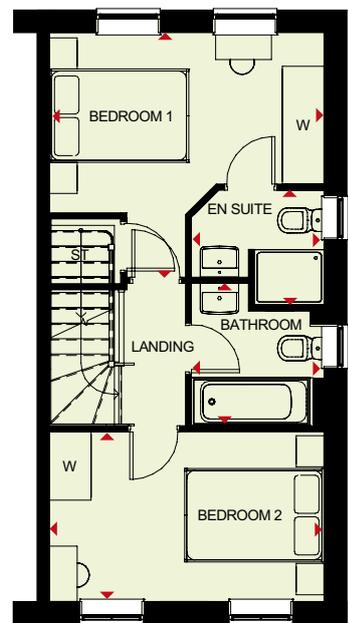
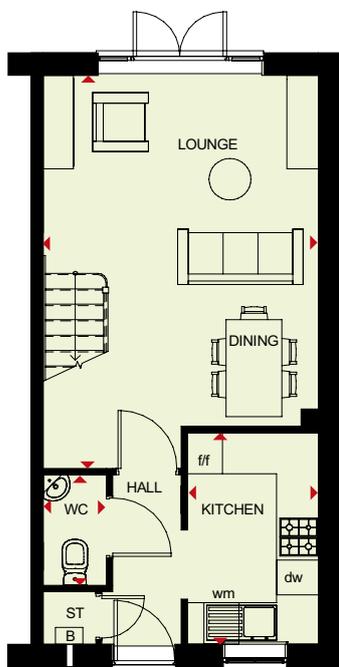
Decentralised  
mechanical  
extract ventilation  
(d-MEV)



Photovoltaic  
panels



Highly-efficient  
insulation



### Ground Floor

Lounge/Dining	5681 x 3943mm	18'8" x 12'11"
Kitchen	3063 x 1880mm	10'1" x 6'2"
WC	1540 x 870mm	5'1" x 2'10"

[Approximate dimensions]

### First Floor

Bedroom 1	3534 x 3943mm	11'7" x 12'11"
En Suite	1660 x 1901mm	5'5" x 6'3"
Bedroom 2	3943 x 2452mm	12'11" x 8'1"
Bathroom	2059 x 1901mm	6'9" x 6'3"

[Approximate dimensions]

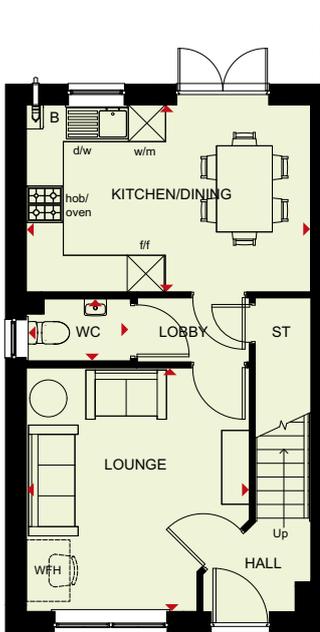
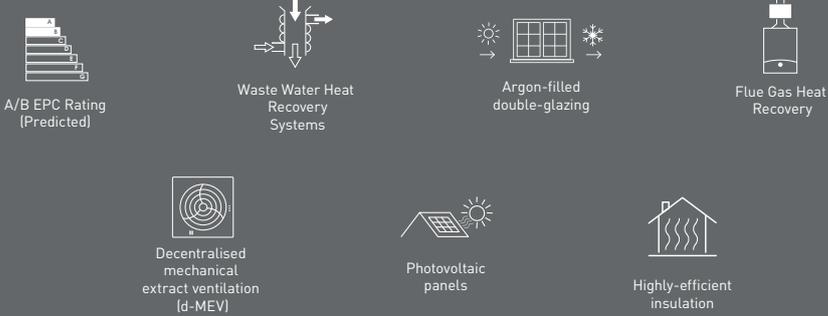
\* Windows may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

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



# ELLERTON

## 3 BEDROOM HOME



### Ground Floor

Lounge	3605 x 3967mm	11'10" x 13'0"
Kitchen/Dining	4593 x 3048mm	15'1" x 10'0"
WC	1668 x 1016mm	5'6" x 3'4"

(Approximate dimensions)

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

### First Floor

Bedroom 1	3605 x 3683mm	11'10" x 12'1"
En suite	1918 x 1716mm	6'3" x 5'8"
Bedroom 2	2708 x 3245mm	8'11" x 10'8"
Bedroom 3	2109 x 2932mm	6'11" x 9'7"
Bathroom	1703 x 1917mm	5'7" x 6'3"

(Approximate dimensions)

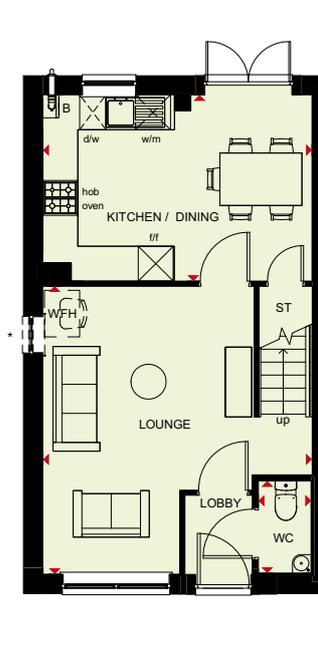
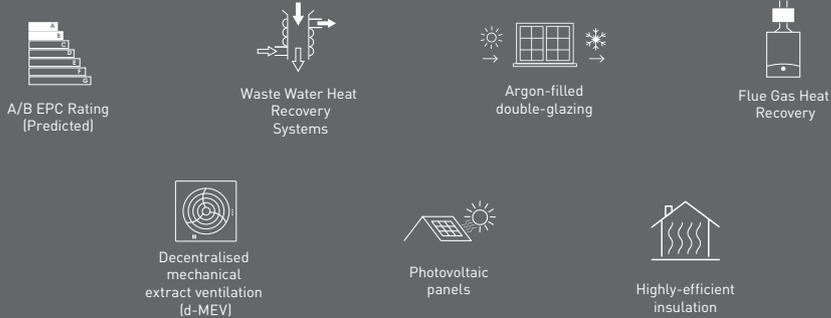
\* Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans

<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		



# MAIDSTONE

## 3 BEDROOM HOME



### Ground Floor

Lounge	4598 x 4930mm	15'1" x 16'2"
Kitchen/Dining	4593 x 3202mm	15'1" x 10'6"
WC	901 x 1586mm	2'11" x 5'2"

(Approximate dimensions)

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



### First Floor

Bedroom 1	2592 x 4199mm	8'6" x 13'9"
En suite	2592 x 1365mm	8'6" x 4'6"
Bedroom 2	2592 x 3107mm	8'6" x 10'2"
Bedroom 3	1918 x 2676mm	6'3" x 8'9"
Bathroom	1918 x 1702mm	6'3" x 5'7"

(Approximate dimensions)

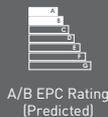
\* Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans

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



# MORESBY

## 3 BEDROOM HOME



A/B EPC Rating  
(Predicted)



Waste Water Heat  
Recovery  
Systems



Argon-filled  
double-glazing



Flue Gas Heat  
Recovery



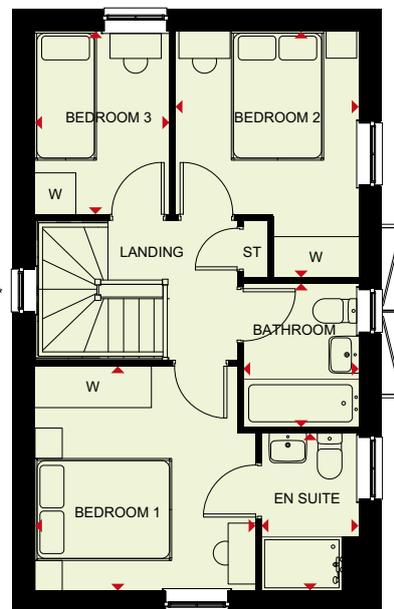
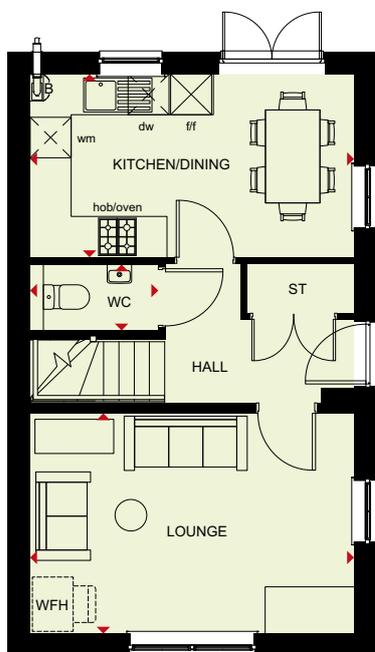
Decentralised  
mechanical  
extract ventilation  
(d-MEV)



Photovoltaic  
panels



Highly-efficient  
insulation



### Ground Floor

Lounge	4735 x 3245 mm	15'6" x 10'8"
Kitchen/Dining	4735 x 2696 mm	15'6" x 8'10"
WC	1874 x 976 mm	6'2" x 3'2"

### First Floor

Bedroom 1	3226 x 3307 mm	10'7" x 10'10"
En Suite	1416 x 2322 mm	4'8" x 7'7"
Bedroom 2	2674 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"

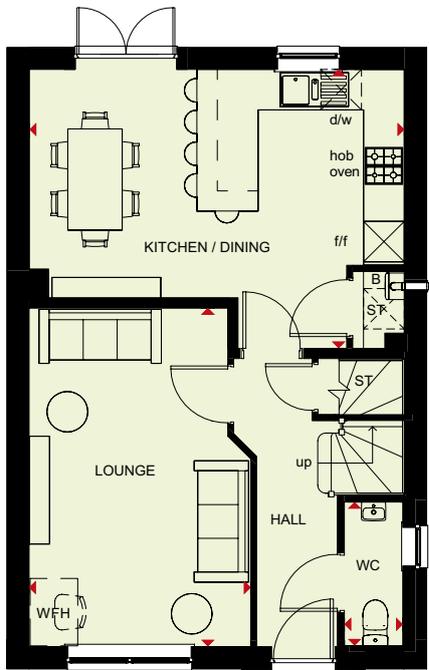
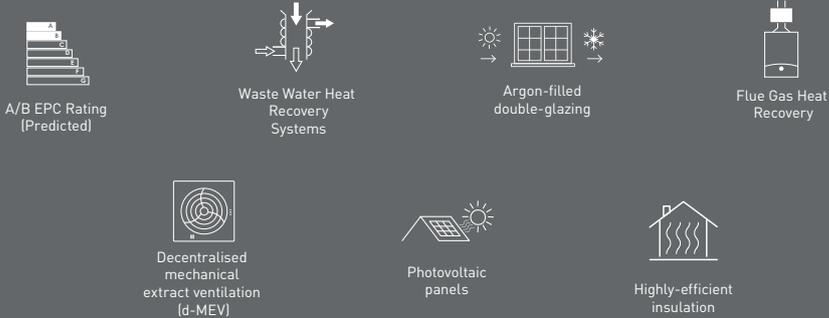
\* Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans

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		



# CHESTER

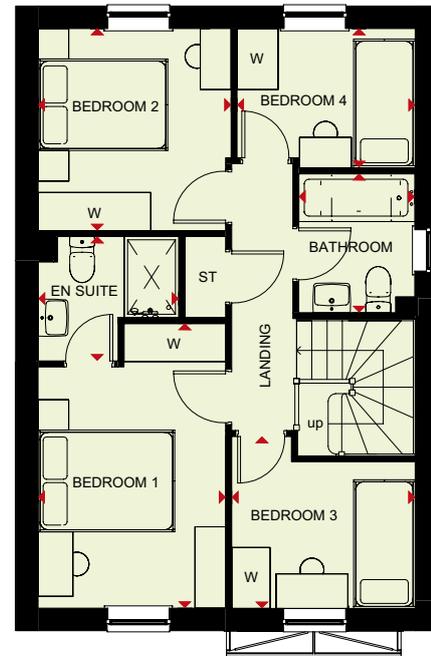
## 4 BEDROOM HOME



### 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"

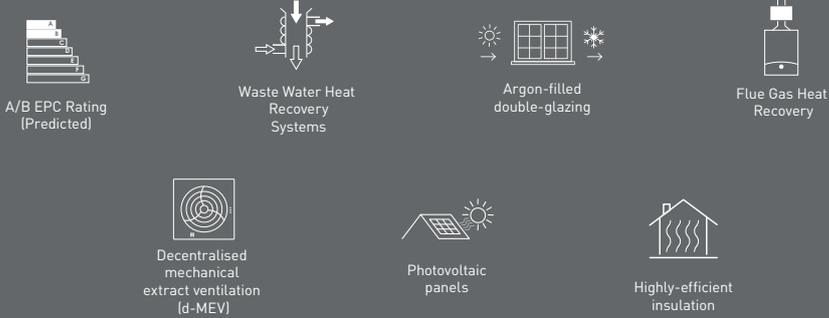
[Approximate dimensions]

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



# ALDERNEY

## 4 BEDROOM HOME



### Ground Floor

Lounge	3095 x 5143 mm	10'2" x 16'10"
Kitchen/Breakfast/Family	4623 x 4598 mm	15'2" x 15'1"
Dining	2967 x 3307 mm	9'9" x 10'10"
WC	854 x 1641 mm	2'10" x 5'5"

[Approximate dimensions]

### First Floor

Bedroom 1	4618 x 3104 mm	15'2" x 10'2"
En Suite	1191 x 2075 mm	3'11" x 6'10"
Bedroom 2	4510 x 3110 mm	14'10" x 10'2"
Bedroom 3	3737 x 3110 mm	12'3" x 10'2"
Bedroom 4	2148 x 2270 mm	7'1" x 7'5"
Bathroom	1702 x 2075 mm	5'7" x 6'10"

[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

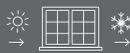
## 4 BEDROOM HOME



A/B EPC Rating (Predicted)



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Decentralised mechanical extract ventilation (d-MEV)



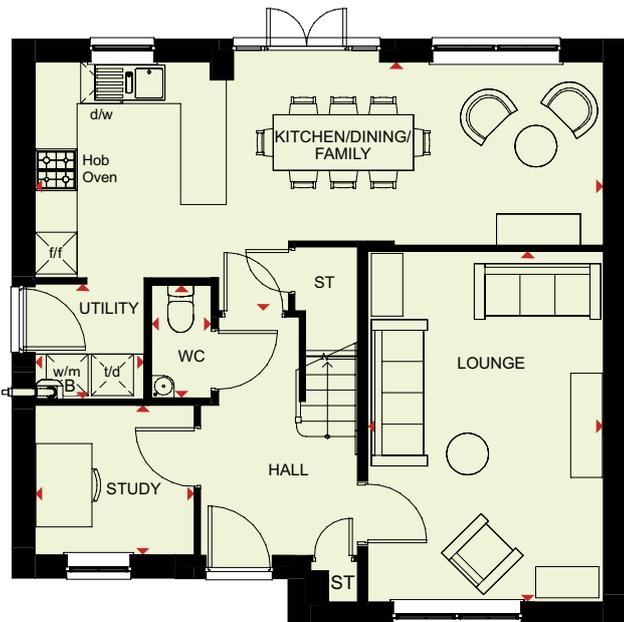
Photovoltaic panels



Highly-efficient insulation



Electric car charging point



### 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"

<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.

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**0333 3558 500**

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