



BARRATT
HOMES

DEVELOPMENT OVERVIEW



PHASE 3



- **Kenley**
2 bedroom home
- **Moresby**
3 bedroom home
- **Ellerton**
3 bedroom home
- **Brancaster**
3 bedroom home

- **Denby**
3 bedroom home
- **Chester**
4 bedroom home
- **Alnmouth**
4 bedroom home
- **Rutland**
4 bedroom home

- **Radleigh**
4 bedroom home
- **Ripon**
4 bedroom home
- **Alderney**
4 bedroom home
- VH **View Home**

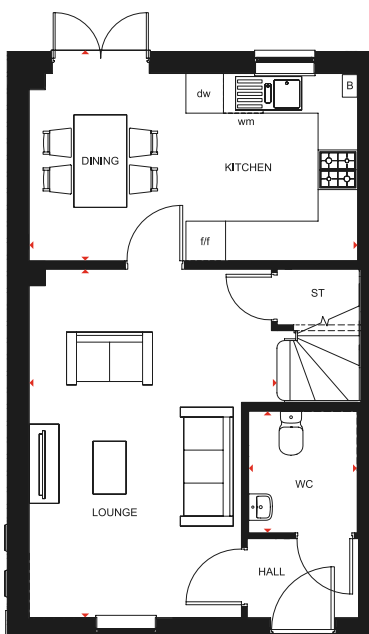
- R **Affordable Housing Rented**
- SO **Affordable Housing Shared Ownership**
- V **Visitor Parking Space**
- BCP **Bin Collection Point**



BRANCASTER

3 BEDROOM HOME

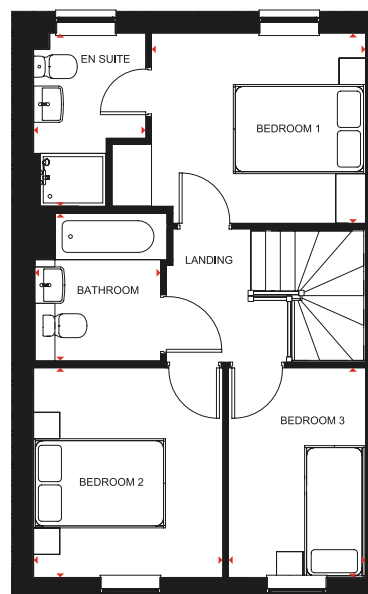
- An engineered timber frame home
- There's a spacious lounge and an open-plan kitchen and dining area with French doors leading to the rear garden
- First floor features a main bedroom with en suite, a further double bedroom, a single bedroom and a family bathroom



Ground Floor

Lounge	5273 x 3749mm	17'4" x 12'4"
Kitchen/Dining	5037 x 2834mm	16'6" x 9'4"
WC	1836 x 1656mm	6'0" x 5'5"

(Approximate dimensions)



First Floor

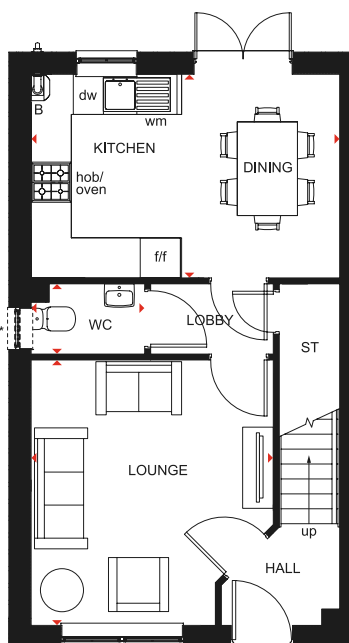
Bedroom 1	3251 x 2872mm	10'8" x 9'5"
En Suite	2617 x 1695mm	8'7" x 5'7"
Bedroom 2	2858 x 3168mm	9'5" x 10'5"
Bedroom 3	3168 x 2073mm	10'5" x 6'10"
Bathroom	2234 x 1919mm	7'4" x 6'4"

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

ELLERTON

3 BEDROOM HOME

- Bright, practical engineered timber frame home, ideal for modern living
- The ground floor comprises a good-sized lounge for all the family to relax in and a large, open-plan kitchen with ample dining space leading to the garden via French doors
- The first floor accommodates two double bedrooms – the main with en suite shower room – a single bedroom and a family bathroom

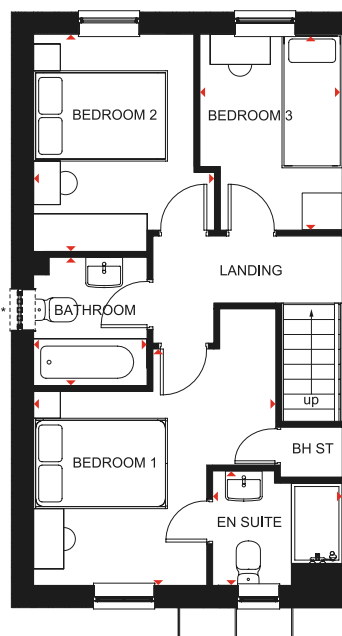


Ground Floor

Lounge	3618 x 3964mm	11'10" x 13'0"
Kitchen/Dining	4612 x 3042mm	15'2" x 10'0"
WC	1695 x 1045mm	5'7" x 3'5"

(Approximate dimensions)

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



First Floor

Bedroom 1	3618 x 3531mm	11'10" x 11'7"
En Suite	1950 x 1708mm	6'5" x 5'7"
Bedroom 2	2701 x 3242mm	8'10" x 10'8"
Bedroom 3	2129 x 2924mm	7'0" x 9'7"
Bathroom	1693 x 1912mm	5'7" x 6'3"

KEY

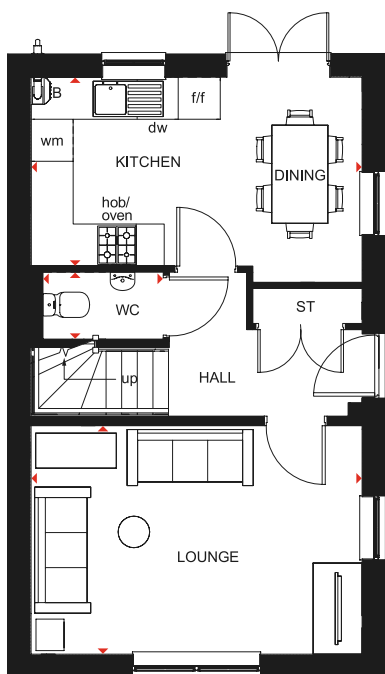
B	Boiler	wm	Washing machine space
ST	Store	f/f	Fridge/freezer space
BH ST	Bulkhead store	dw	Dishwasher space

◀ ▶ Dimension location

MORESBY

3 BEDROOM HOME

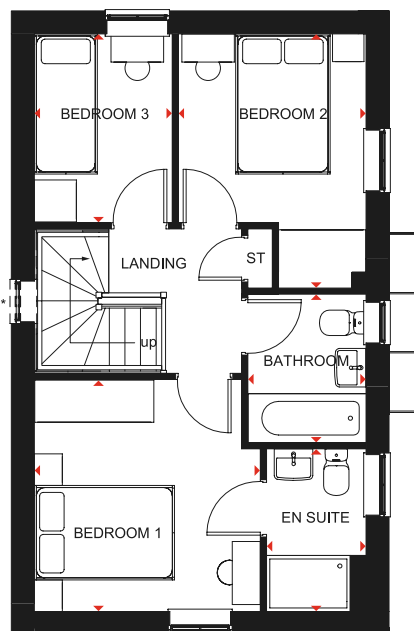
- Bright and airy engineered timber frame family home full of natural light and plenty of space
- The ground floor comprises a dual-aspect lounge and an open-plan kitchen with dining area leading to the garden via French doors
- The first floor has two double bedrooms, the main with en suite, a single bedroom and a family bathroom



Ground Floor

Lounge	4724 x 3260mm	15'6" x 10'8"
Kitchen/Dining	4724 x 2686mm	15'6" x 8'10"
WC	1886 x 955mm	6'2" x 3'2"

(Approximate dimensions)



First Floor

Bedroom 1	3195 x 3307mm	10'6" x 10'10"
En Suite	1441 x 2321mm	4'9" x 7'7"
Bedroom 2	2674 x 3615mm	8'9" x 11'10"
Bedroom 3	1987 x 2693mm	6'6" x 8'10"
Bathroom	1698 x 2115mm	5'7" x 6'11"

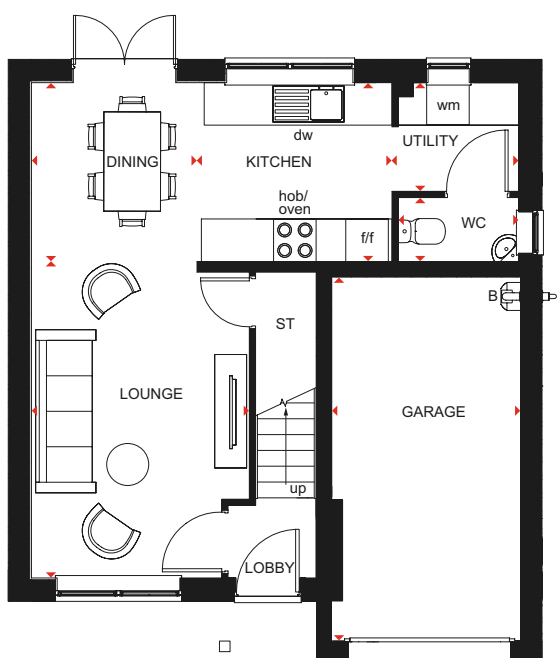
KEY

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

DENBY

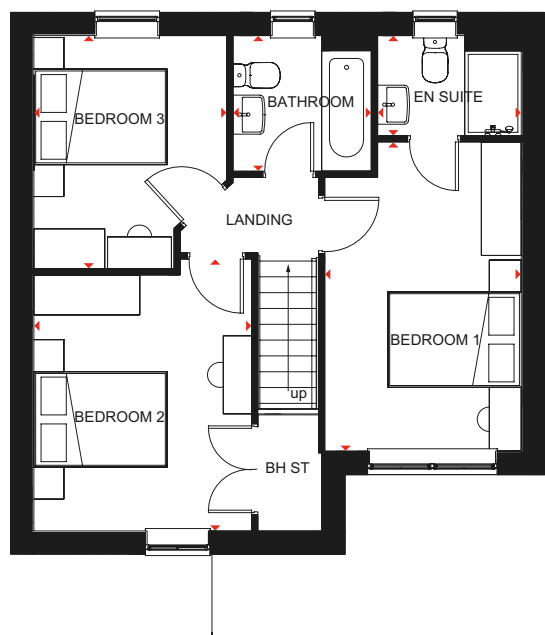
3 BEDROOM HOME

- An engineered timber frame home with an integral garage
- Free-flowing living space creates a flexible family home
- Large windows and French doors to the rear garden give the open-plan lounge, dining area, kitchen and utility a bright and airy feeling
- Upstairs are three double bedrooms – the main bedroom with en suite – and a family bathroom



Ground Floor

Lounge	3067 x 4360mm	10'1" x 14'4"
Dining	2340 x 2586mm	7'8" x 8'6"
Kitchen	2740 x 2518mm	9'0" x 8'3"
Utility	1693 x 1525mm	5'7" x 5'0"
WC	1693 x 900mm	5'7" x 2'11"



First Floor

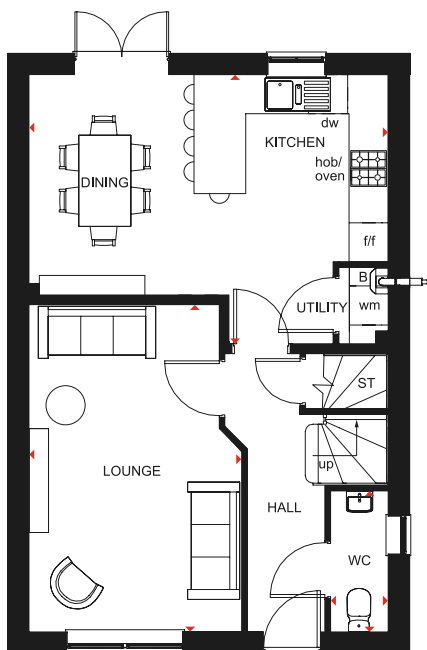
Bedroom 1	4353 x 2765mm	14'3" x 9'1"
En Suite	2020 x 1404mm	6'8" x 4'7"
Bedroom 2	3065 x 3829mm	10'1" x 12'7"
Bedroom 3	2716 x 3281mm	8'11" x 10'9"
Bathroom	1945 x 1905mm	6'5" x 6'3"

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

CHESTER

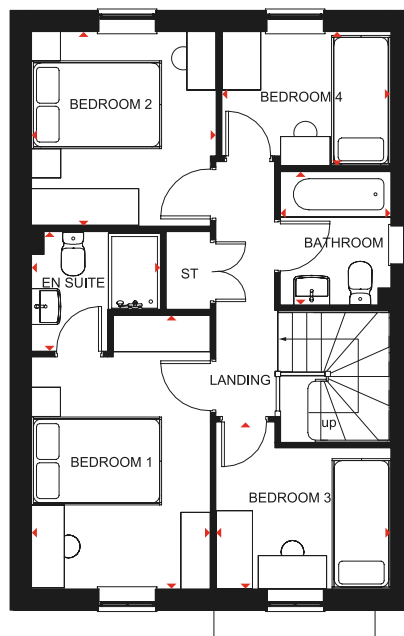
4 BEDROOM HOME

- An engineered timber frame, family home filled with natural light
- Large open-plan kitchen with dining area and French doors onto the rear garden is a great hub for both the family and for entertaining
- Spacious lounge is the perfect place for relaxing
- Upstairs are two double bedrooms, the main bedroom with en suite, two single bedrooms and a family bathroom



Ground Floor

Lounge	3262 x 5021mm	10'8" x 16'6"
Kitchen/Dining	4128 x 5510mm	13'7" x 18'1"
WC	2181 x 883mm	7'2" x 2'11"



First Floor

Bedroom 1	4200 x 2741mm	13'9" x 9'0"
En Suite	1830 x 1981mm	6'0" x 6'6"
Bedroom 2	2988 x 2819mm	9'10" x 9'3"
Bedroom 3	2678 x 2557mm	8'9" x 8'5"
Bedroom 4	2598 x 2030mm	8'6" x 6'8"

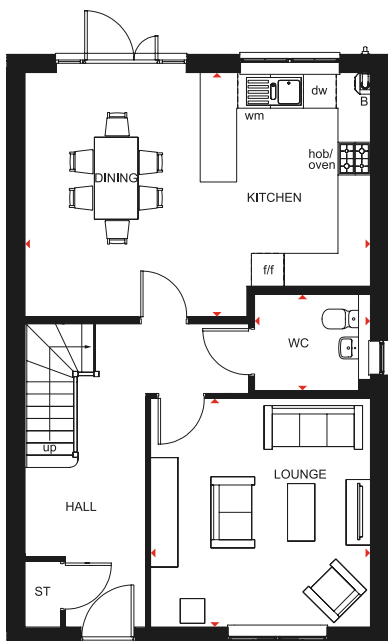
KEY

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

RUTLAND

4 BEDROOM HOME

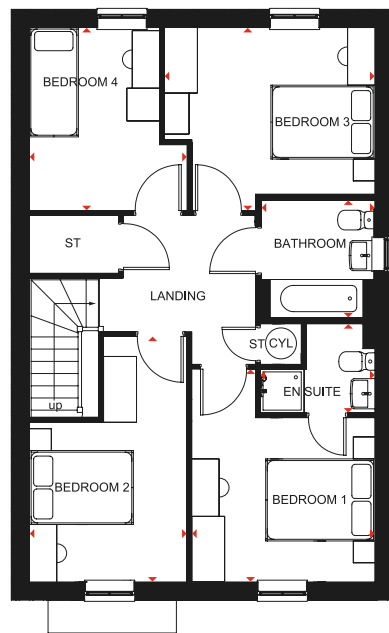
- Delightful engineered timber frame home offering a contemporary open-plan kitchen with dining area and French doors opening out to the garden
- A large lounge provides space for all the family to relax
- The first floor features three double bedrooms – the main with en suite – a single bedroom and a family bathroom



Ground Floor

Lounge	4013 x 4176mm	13'2" x 13'8"
Kitchen/Dining	6310 x 4462mm	20'8" x 14'8"
WC	1759 x 2117mm	5'9" x 6'11"

[Approximate dimensions]



First Floor

Bedroom 1	4188 x 3345mm	13'9" x 11'0"
En Suite	2168 x 1729mm	7'1" x 5'8"
Bedroom 2	4789 x 2877mm	15'9" x 9'5"
Bedroom 3	3844 x 3104mm	12'7" x 10'2"
Bedroom 4	3105 x 2877mm	10'2" x 9'5"
Bathroom	2145 x 2115mm	7'0" x 6'11"

[Approximate dimensions]

KEY	B	Boiler	wm	Washing machine space	◀▶	Dimension location
	ST	Store	f/f	Fridge/freezer space		
	CYL	Cylinder	dw	Dishwasher space		

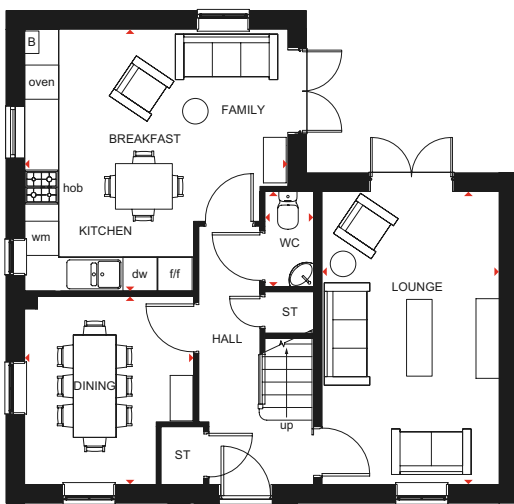


Hampton
Water

ALDERNEY

4 BEDROOM HOME

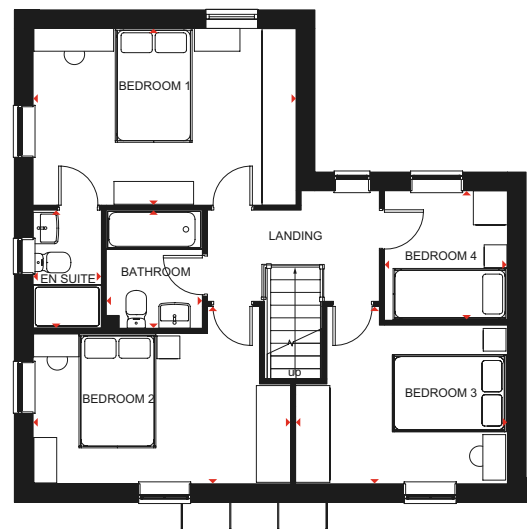
- Detached engineered timber frame home
- Large fitted kitchen with family and breakfast areas provides this spacious home with a hub for all the family
- French doors leading to the rear garden from both the kitchen and the separate lounge give it a bright and airy feeling, and there is a separate dual-aspect dining room
- Upstairs are three double bedrooms, bedroom 1 with en suite, a single bedroom and a family bathroom



Ground Floor

Lounge	5109 x 3122mm	16'9" x 10'3"
Kitchen/Family/Breakfast	4599 x 4613mm	15'1" x 15'2"
Dining	3278 x 2967mm	10'9" x 9'9"
WC	1658 x 855mm	5'5" x 2'10"

[Approximate dimensions]



First Floor

Bedroom 1	4613 x 3096mm	15'2" x 10'2"
En Suite	2070 x 1188mm	6'9" x 3'11"
Bedroom 2	3110 x 4516mm	10'2" x 14'10"
Bedroom 3	3717 x 3110mm	12'2" x 10'2"
Bedroom 4	2268 x 2158mm	7'5" x 7'1"
Bathroom	2070 x 1697mm	6'9" x 5'7"

[Approximate dimensions]

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



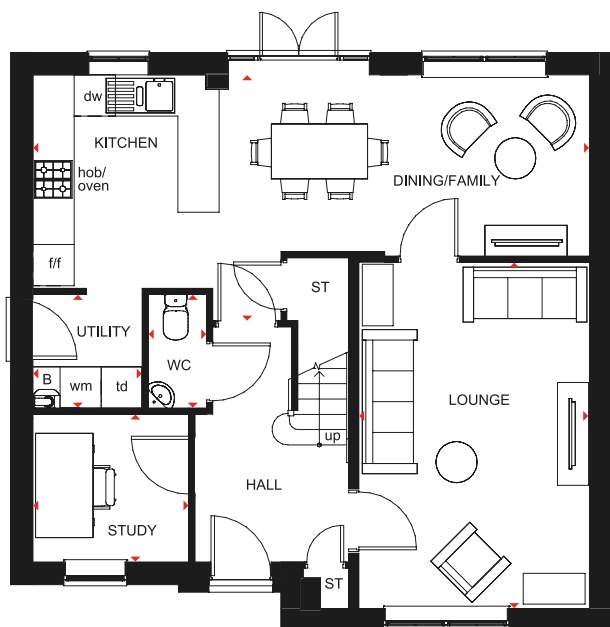
BARRATT
HOMES

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 Advisor 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. 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.

RADLEIGH

4 BEDROOM HOME

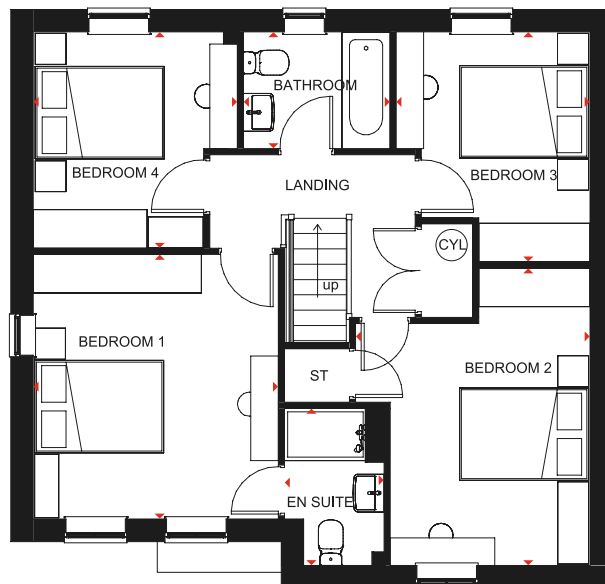
- Bright and airy engineered timber frame family home ideal for modern living
- Large open-plan kitchen with dining and family areas has French doors leading to the garden. There is also a spacious lounge and a study on the ground floor
- Upstairs are four double bedrooms – the main bedroom with en suite – and a family bathroom



Ground Floor

Lounge	3368 x 5033mm	11'1" x 16'6"
Kitchen/ Dining/Family	8100 x 3593mm	26'7" x 11'9"
Study	2113 x 2268mm	6'11" x 7'5"
Utility	1587 x 1638mm	5'2" x 5'4"
WC	845 x 1638mm	2'9" x 5'4"

[Approximate dimensions]



First Floor

Bedroom 1	3850 x 3560mm	12'8" x 11'8"
En Suite	1470 x 2317mm	4'10" x 7'7"
Bedroom 2	4327 x 3407mm	14'2" x 11'2"
Bedroom 3	3343 x 2817mm	11'0" x 9'3"
Bedroom 4	3145 x 2965mm	10'4" x 9'9"
Bathroom	2132 x 1708mm	7'0" x 5'7"

[Approximate dimensions]

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

PHASE 1



	Alverton	2 bedroom home
	Amber	2 bedroom home
	Amber V1	2 bedroom home
	Ennerdale	3 bedroom home
	Maidstone	3 bedroom home
	Palmerston	3 bedroom home
	Hampton	3 bedroom home

	Derwent	3 bedroom home
	Queensville	4 bedroom home
	Alnmouth	4 bedroom home
	Alderney	4 bedroom home
	Camberly	4 bedroom home
	Chester	4 bedroom home
	Cheltenham	4 bedroom home

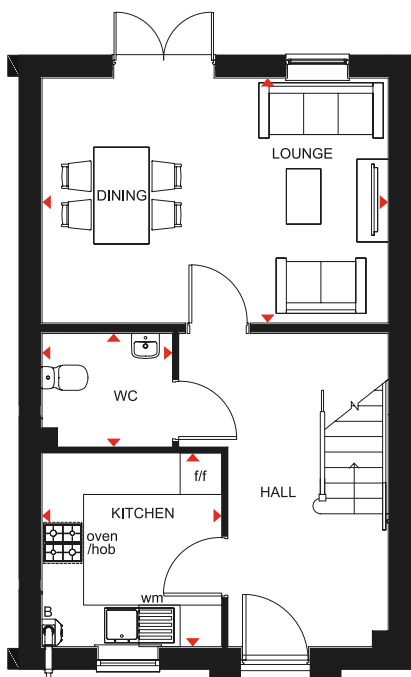
	Oakham	4 bedroom home
	Haltwhistle	4 bedroom home
	Hesketh	4 bedroom home
	Hesketh V1	4 bedroom home
	Windsor	4 bedroom home
	Visitor Parking Space	
	Bin Collection Point	



HAMPTON

THREE BEDROOM HOME

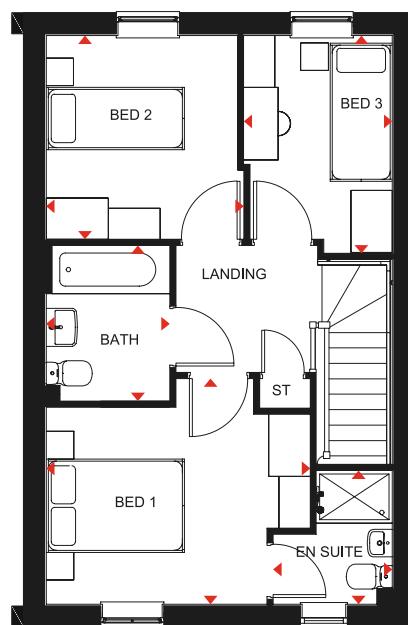
- A pleasant three bedroom home offering open-plan lounge and dining area with French doors leading to the rear garden
- A modern kitchen is also located on the ground floor
- First floor features master bedroom with en suite, two single bedrooms and family bathroom



Ground Floor

Lounge/Dining	5005 x 3545mm	16'5" x 11'7"
Kitchen	2800 x 2600mm	9'2" x 8'6"
WC	1888 x 1642mm	6'2" x 5'4"

[Approximate dimensions]



First Floor

Bedroom 1	3817 x 3264mm	12'6" x 10'8"
En suite	1933 x 1723mm	6'4" x 5'7"
Bedroom 2	2948 x 2854mm	9'8" x 9'4"
Bedroom 3	3151 x 2150mm	10'4" x 7'0"
Bathroom	2250 x 1788mm	7'4" x 5'10"

[Approximate dimensions]

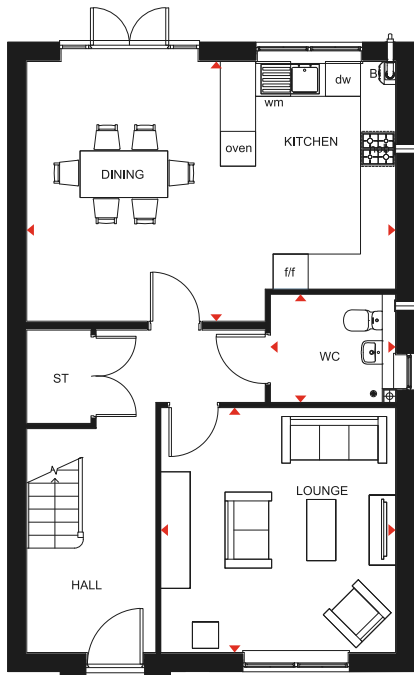
KEY

B	Boiler	f/f	Fridge/freezer space
ST	Store	◀▶	Dimension location
wm	Washing machine space		

OAKHAM

FOUR BEDROOM HOME

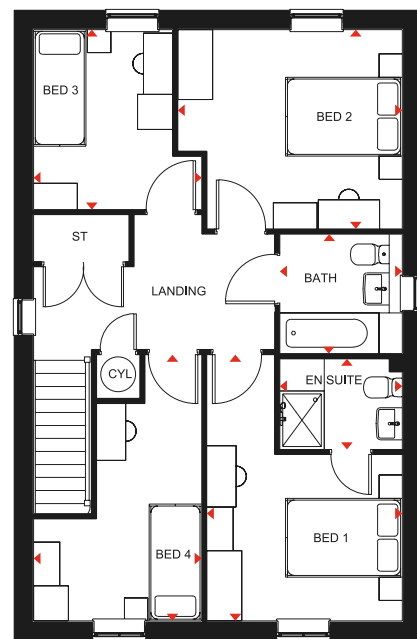
- AcA lovely four bed home featuring an open-plan kitchen and dining room with French doors opening onto the garden
- A comfortable lounge is also located on the ground floor
- First floor provides two double bedrooms with en suite to master bedroom, two single bedrooms and a family bathroom



Ground Floor

Lounge	4020 x 4198mm	13'2" x 13'9"
Kitchen/Dining	6320 x 4455mm	20'8" x 14'7"
WC	2144 x 1857mm	7'0" x 6'1"

(Approximate dimensions)



First Floor

Bedroom 1	4563 x 3350mm	14'11" x 10'11"
En suite	2098 x 1552mm	6'10" x 5'1"
Bedroom 2	3850 x 3415mm	12'7" x 11'2"
Bedroom 3	3085 x 2385mm	10'1" x 7'9"
Bedroom 4	4565 x 2880mm	14'11" x 9'5"
Bathroom	2100 x 2050mm	6'10" x 6'8"

KEY	B	Boiler	wm	Washing machine space	◀▶	Dimension location
	ST	Store	f/f	Fridge/freezer space		
	CYL	Cylinder	dw	Dishwasher space		

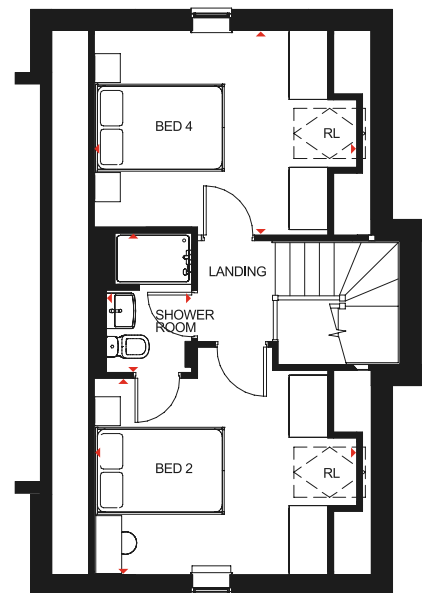
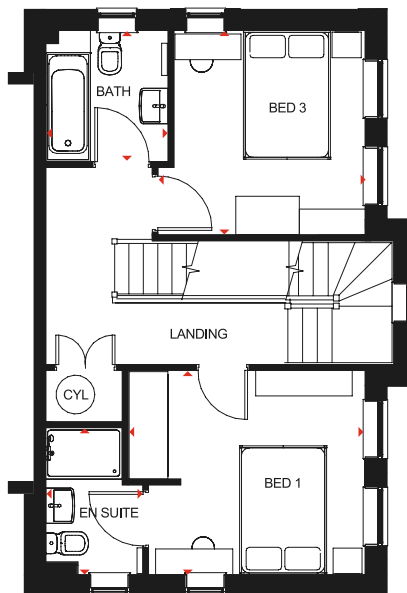
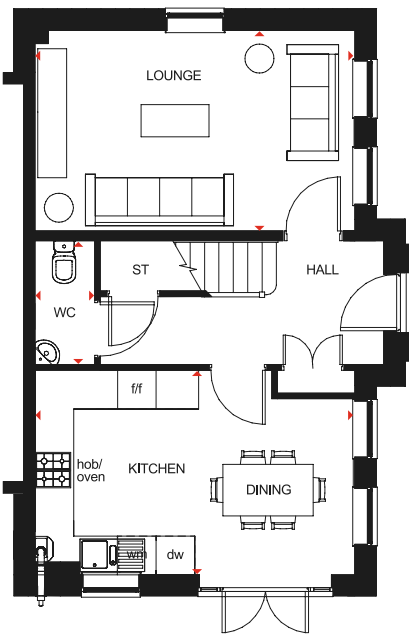


Hampton
Water

HESKETH

4 BEDROOM HOME

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



Ground Floor

Lounge	4963 x 3113mm	16'3" x 10'3"
Kitchen/Dining	4963 x 3175mm	16'3" x 10'5"
WC	925 x 1923mm	3'0" x 6'4"

[Approximate dimensions]

First Floor

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

[Approximate dimensions]

Second Floor

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

[Approximate dimensions]

KEY	B	Boiler	wm	Washing machine space	◀▶	Dimension location
	ST	Store	f/f	Fridge/freezer space		
	CYL	Cylinder	dw	Dishwasher space		



Please see working drawings for plot-specific details and elevation treatments



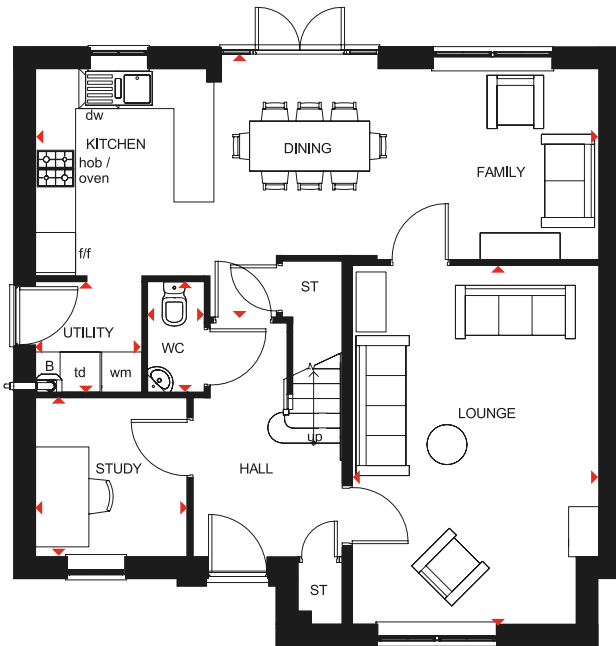
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CAMBERLEY

FOUR BEDROOM DETACHED HOUSE

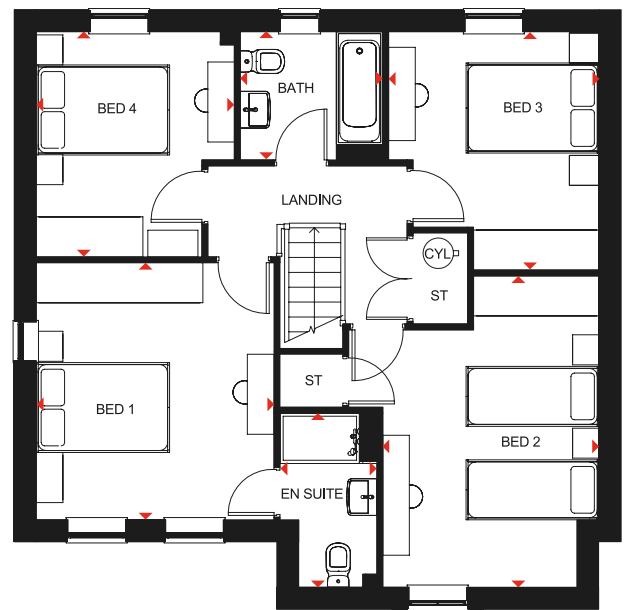
- A beautifully presented four bedroom detached home featuring kitchen with family and dining areas and French doors leading to the back garden
- Delightful lounge and study complete the ground floor
- First floor features four double bedrooms with an en suite shower room to the master and family bathroom



Ground Floor

Lounge	3698 x 5383mm	12'2" x 17'8"
Kitchen/ Family/Dining	3853 x 8447mm	12'8" x 27'9"
Study	2383 x 2273mm	7'10" x 7'5"
Utility	1655 x 1592mm	5'5" x 5'3"
WC	850 x 1655mm	2'9" x 5'5"

KEY	B	Boiler	wm	Washing machine space	td	Tumble dryer space
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	CYL	Cylinder	dw	Dishwasher space		



First Floor

Bedroom 1	3856 x 3567mm	12'8" x 11'8"
En Suite	2617 x 1455mm	8'7" x 4'9"
Bedroom 2	4671 x 3760mm	15'4" x 12'4"
Bedroom 3	3577 x 3161mm	11'9" x 10'4"
Bedroom 4	3379 x 2973mm	11'1" x 9'9"
Bathroom	1926 x 2137mm	6'4" x 7'0"



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.



BARRATT
— HOMES —