

# HEATHFIELD NOOK

BURLLOW ROAD, BUXTON SK17 9HT



A RANGE OF TWO, THREE AND FOUR BEDROOM HOMES



**BARRATT**  
HOMES

# 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.



# BUYING A **NEW** HOME IS AN EXCITING JOURNEY

## HERE ARE 5 REASONS WHY YOU SHOULD MOVE WITH BARRATT

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

Barratt customers are delighted with their new homes. In fact, more than 90% of them would recommend us to a friend. Their high praise has ensured that we've\* been accredited with a 5 Star rating from the Home Builders Federation more times than any other national major housebuilder.

Our Site Managers have picked up more awards than any other housebuilder, winning NHBC Pride in the Job awards for quality workmanship and demonstrating our dedication and commitment to building homes of the very highest standard.

### 2. 10 years peace of mind

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.

### 3. More choice, more style

When you've chosen the right home, you can get creative with additional finishes from our Choices^ range. You could have your home exactly the way you want it, when you choose your preferred flooring, furnishings, appliances, fixtures, fittings and much more. Choices is associated with the build stage of your home, so the earlier you reserve and start the process, the more options you can choose from, all fitted and waiting for you when you move in.

\*We' and 'only' refer to the Barratt Developments Plc Group Brands.

†First 2 years covered by Builder Warranty and 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.

Choices^ range is subject to build stage and additional cost.

Some of the features shown may not be available with every Barratt home or on every Barratt Homes development. Please speak to a Sales Adviser for details of the features available on the home and development you are interested in.

\*Source: GOV.UK. This figure represents the level of energy-efficiency of existing housing stock only (homes built up to 2007 when EPCs were introduced).

\*\*Source: Water UK

^Indicative figures, based on research from Briary Energy, April 2022



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

Our light, open-plan homes 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. Our leading designers also factor real furniture sizes into their designs so your home won't be full of awkward nooks and crannies.

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

No matter how cold it is outside, you'll feel warm in a brand-new Barratt home. We use highly thermally efficient insulation and argon-filled double-glazing as standard, which allows the heat from the sun in whilst minimising heat loss. This means you could enjoy lower energy bills, whatever the weather. In fact, a brand-new home could save you thousands per year on your energy bills^.

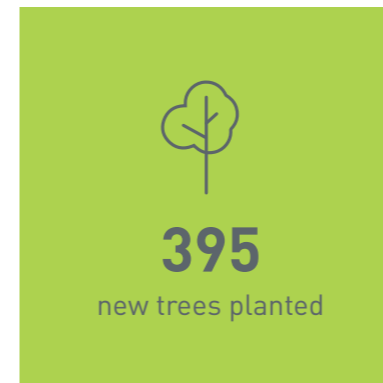
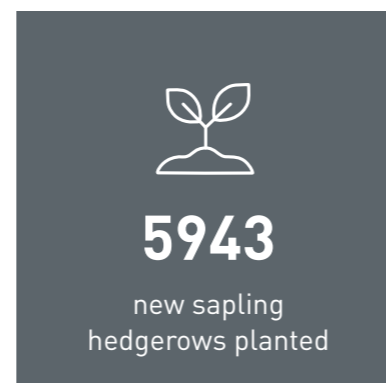
**Find out more, talk to one of our Sales Advisers today.**

# CREATING A SUSTAINABLE COMMUNITY WHERE FAMILIES AND NATURE CAN THRIVE

At Barratt Homes, we do more than simply craft beautiful homes and desirable developments.

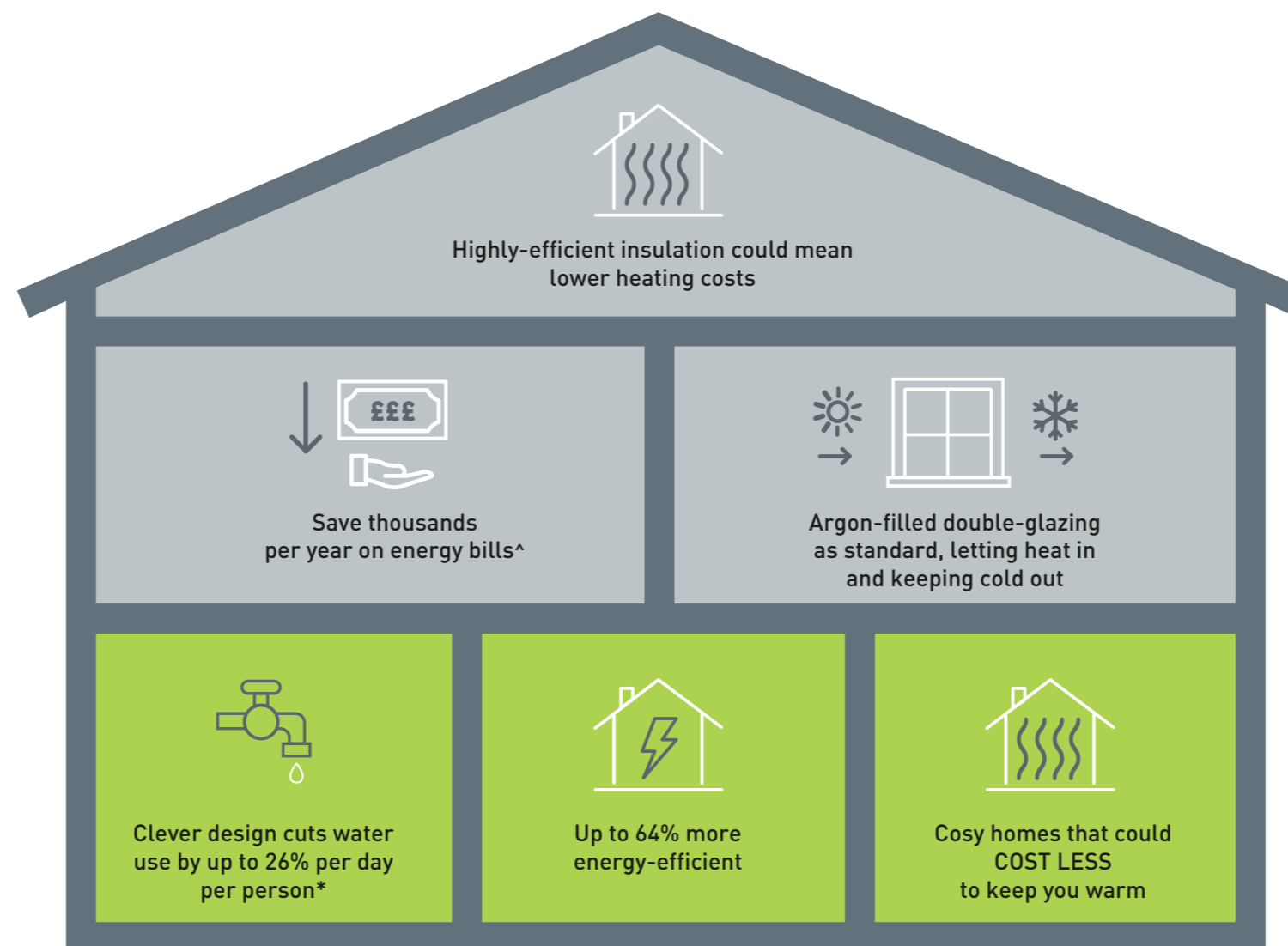
We design and build great places that meet the highest standards, and that promote sustainable, healthy and happy living for our customers.

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.



# WE'RE HELPING TO MAKE YOUR HOME MORE ENERGY-EFFICIENT

We create low-carbon and efficient homes that are designed and built for better living and meet the challenges of the future.



<sup>^</sup>Indicative figures, based on HBF "Watt a Save" report published July 2023.

\*Source: [Water UK](#)

'We', 'our', 'us' refers to the Barratt Developments PLC Group brands including Barratt Homes, David Wilson Homes and Barratt London. Some of the features shown may not be available with every Barratt home or on every Barratt development. Please speak to a Sales Adviser for details of the features available on the home and development you are interested in. To find out more about the energy-efficiency and sustainability of our homes visit our website. All images used are for illustrative purposes only. Information correct at time of publishing.

# HEATHFIELD NOOK, BUXTON

BurLOW Road, Buxton SK17 9HT

## KEY

- Wallasea 4 bedroom home
- Otmoor 3 bedroom home
- Hopton 3 bedroom home
- Affordable homes



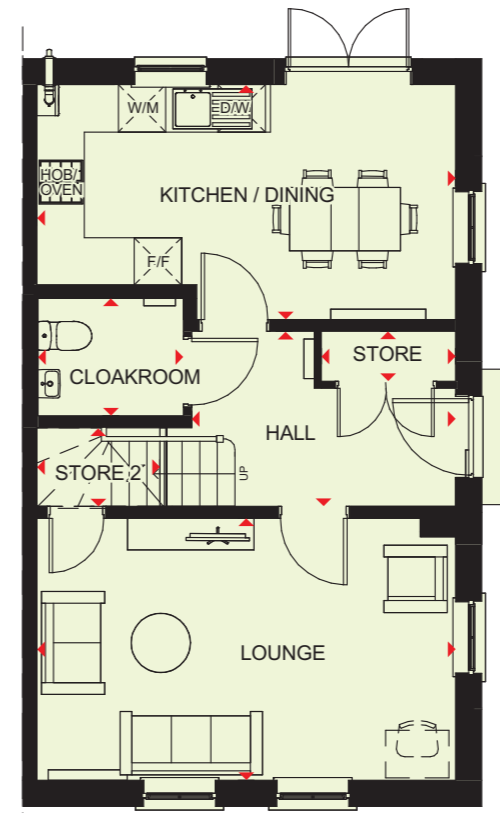
[barratthomes.co.uk](http://barratthomes.co.uk)



IMPORTANT NOTICE: Development layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Images and development layouts are for illustrative purposes and should be used for general guidance only. Development layouts including parking arrangements, social/affordable housing, commercial buildings/space, retail buildings/space, play areas and public open spaces may change to reflect changes in planning permission and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Please speak to your solicitor to whom full details of any planning consents including layout plans will be available. Heathfield Nook is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

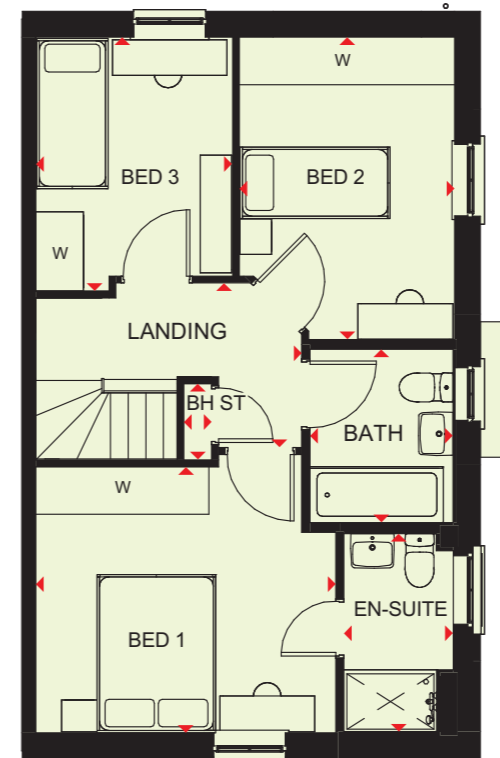
# HOPTON

## 3 BEDROOM HOME



### Ground Floor

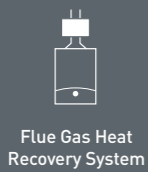
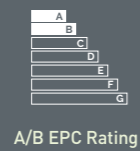
Kitchen/Dining	5298 x 2969 mm	17'5" x 9'9"
Lounge	5298 x 3309 mm	17'5" x 10'10"
Cloakroom	1845 x 1469 mm	6'1" x 4'10"



### First Floor

Bedroom 1	3801 x 3365 mm	12'6" x 11'0"
Ensuite	1407 x 2534 mm	4'7" x 8'4"
Bedroom 2	2720 x 3819 mm	8'11" x 12'6"
Bedroom 3	2490 x 3150 mm	8'2" x 10'4"
Bathroom	1800 x 2186 mm	5'11" x 7'2"

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

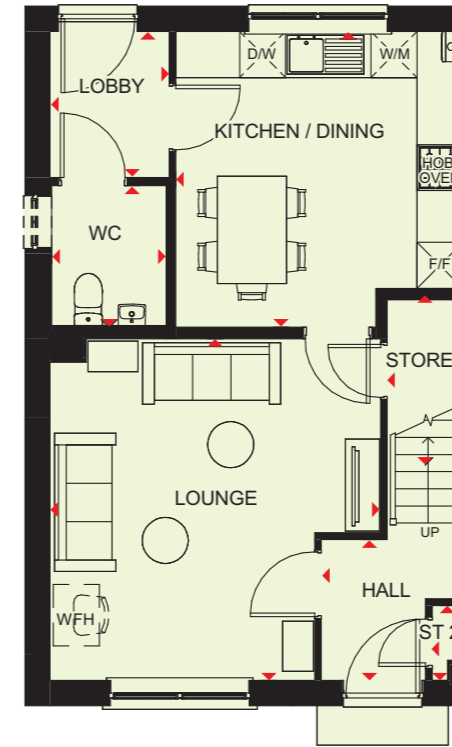


<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space
	ST	Store	◀▶	Dimension location
	wm	Washing machine space		



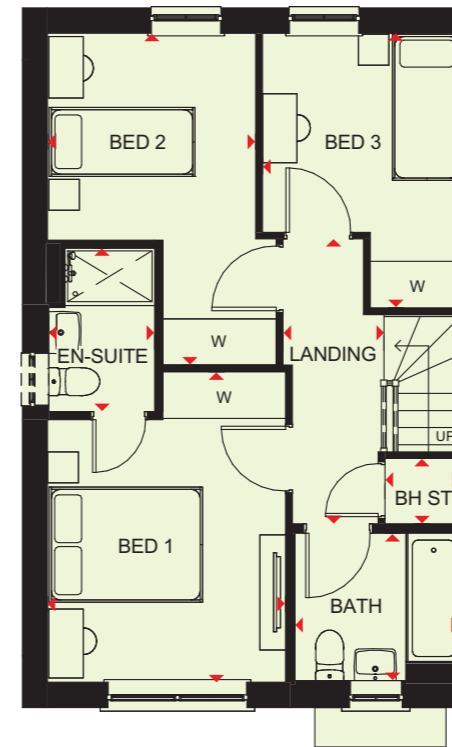
# OTMOOR

## 3 BEDROOM HOME



### Ground Floor

Kitchen/Dining	3742 x 3850 mm	12'3" x 12'8"
Lounge	4307 x 4448 mm	14'2" x 14'7"
WC	1494 x 1844 mm	4'11" x 6'1"



### First Floor

Bedroom 1	3102 x 4040 mm	10'2" x 13'3"
Ensuite	1379 x 2125 mm	4'6" x 7'0"
Bedroom 2	2711 x 4320 mm	8'11" x 14'2"
Bedroom 3	2582 x 3573 mm	8'6" x 11'9"
Bathroom	2136 x 1917 mm	7'0" x 6'3"

[Approximate dimensions]  
\* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plans.



Photovoltaic panels



A/B EPC Rating



Argon Filled double-glazing



Smart Thermostat



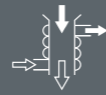
Flue Gas Heat Recovery System



Highly-efficient insulation



Decentralised mechanical extract ventilation (d-MEV)



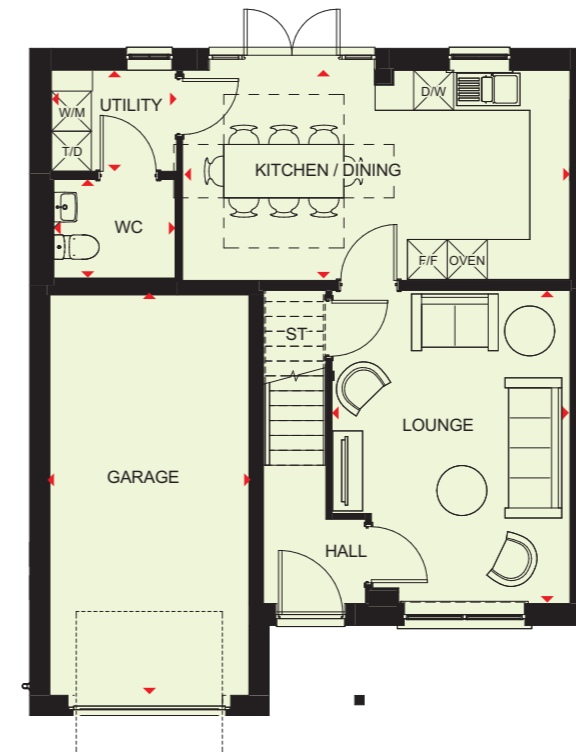
Waste Water Heat Recovery Systems

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



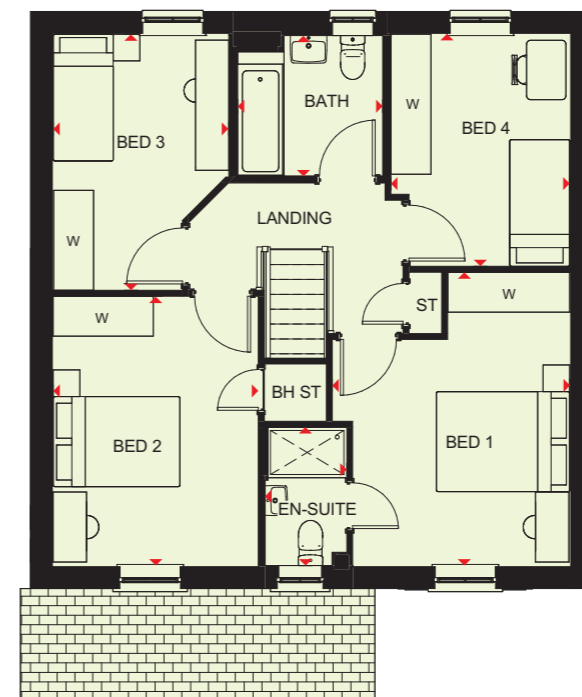
# WALLASEA

## 4 BEDROOM HOME



### Ground Floor

Lounge	3561 x 4673 mm	11'8" x 15'4"
Kitchen/Dining	5781 x 3123 mm	19'0" x 10'3"
WC	1828 x 1499 mm	6'0" x 4'11"
Utility	1863 x 1502 mm	6'1" x 4'11"



### First Floor

Bedroom 1	3561 x 4401 mm	11'8" x 14'5"
Ensuite	1240 x 2079 mm	4'1" x 6'10"
Bedroom 2	3074 x 4041 mm	10'1" x 13'3"
Bedroom 3	2633 x 3841 mm	8'8" x 12'7"
Bedroom 4	2682 x 3481 mm	8'10" x 11'5"
Bathroom	2174 x 2125 mm	7'2" x 7'0"

[Approximate dimensions]  
\* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plans



Photovoltaic panels



A/B EPC Rating



Argon Filled double-glazing



Smart Thermostat



Flue Gas Heat Recovery System



Highly-efficient insulation



Decentralised mechanical extract ventilation (d-MEV)



Waste Water Heat Recovery Systems

<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space
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	wm	Washing machine space		



[www.barratthomes.co.uk/heathfieldnook](http://www.barratthomes.co.uk/heathfieldnook)  
Contact the development on 0333 3558474

