

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^.

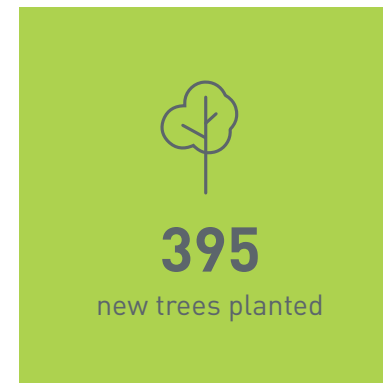
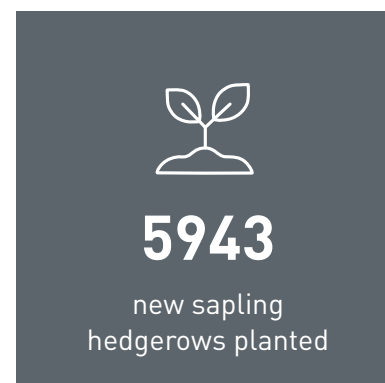
Find out more, talk to one of our Sales Advisers today.

CREATING A SUSTAINABLE COMMUNITY WHERE FAMILIES AND NATURE CAN THRIVE

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

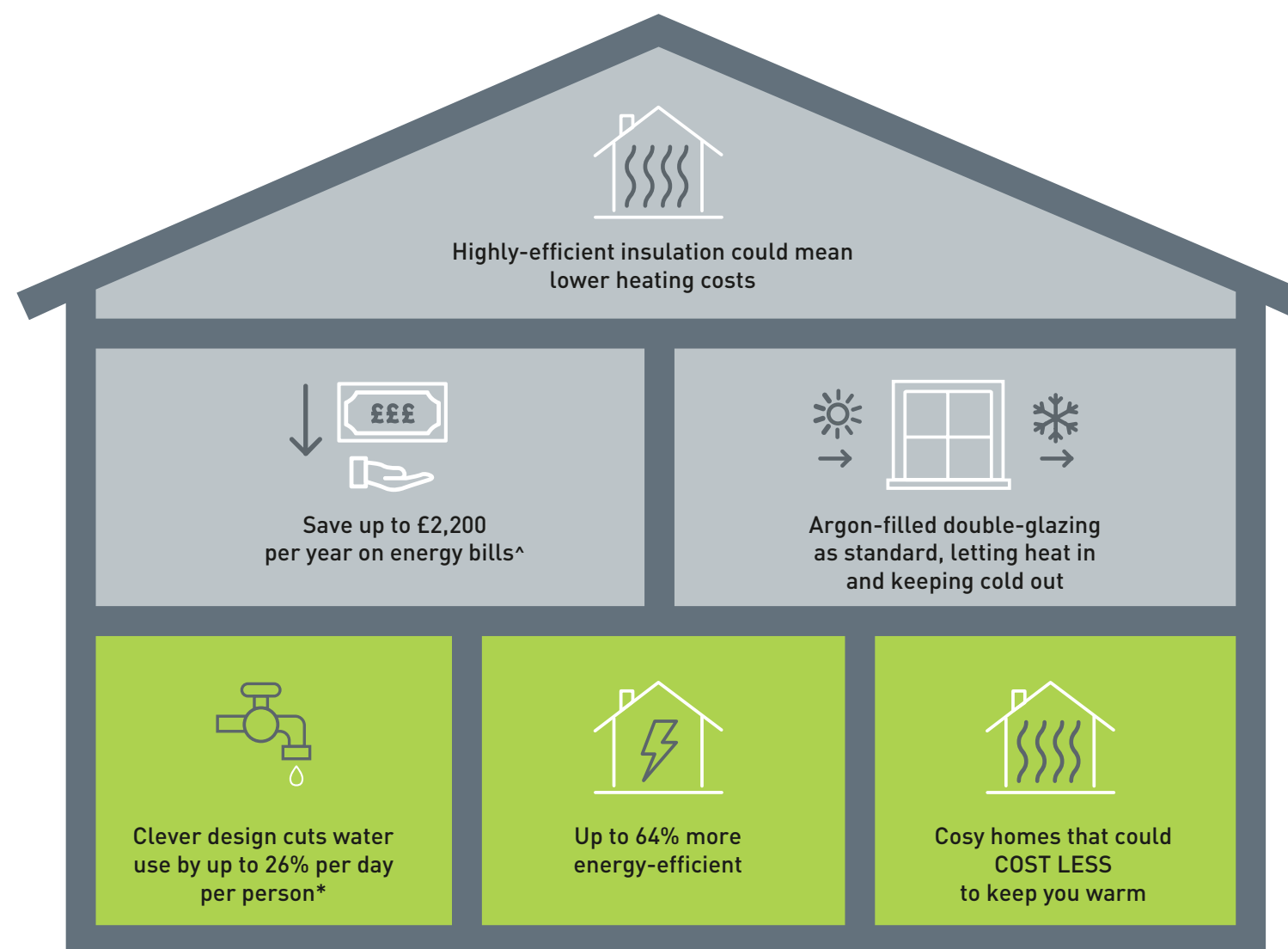
We design and build great places that meet the highest standards, and that promote sustainable, healthy and happy living for our customers.

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.



[^]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

DEVELOPMENT LAYOUT

KEY

- Tamerton
- Halton
- Alderney
- Thornton
- Kennford
- Kingsville
- Chester
- Kingsley
- Eskdale
- Andover
- Ennerdale
- Maidsley
- Folkesbridge
- Affordable homes
- 4 bedroom home
- 4 bedroom home
- 4 bedroom home
- 4 bedroom home
- 4 bedroom home
- 4 bedroom home
- 4 bedroom home
- 4 bedroom home
- 3 bedroom home
- 3 bedroom home
- 3 bedroom home
- 3 bedroom home
- 3 bedroom home



barratthomes.co.uk



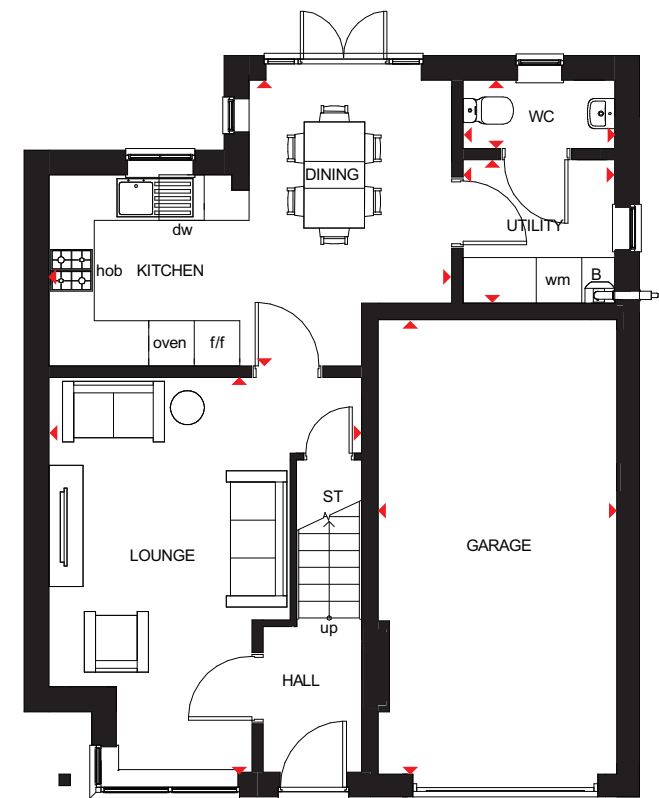
IMPORTANT NOTICE: Development layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Images and development layouts are for illustrative purposes and should be used for general guidance only. Development layouts 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.

ANDOVER

3 BEDROOM DETACHED HOME



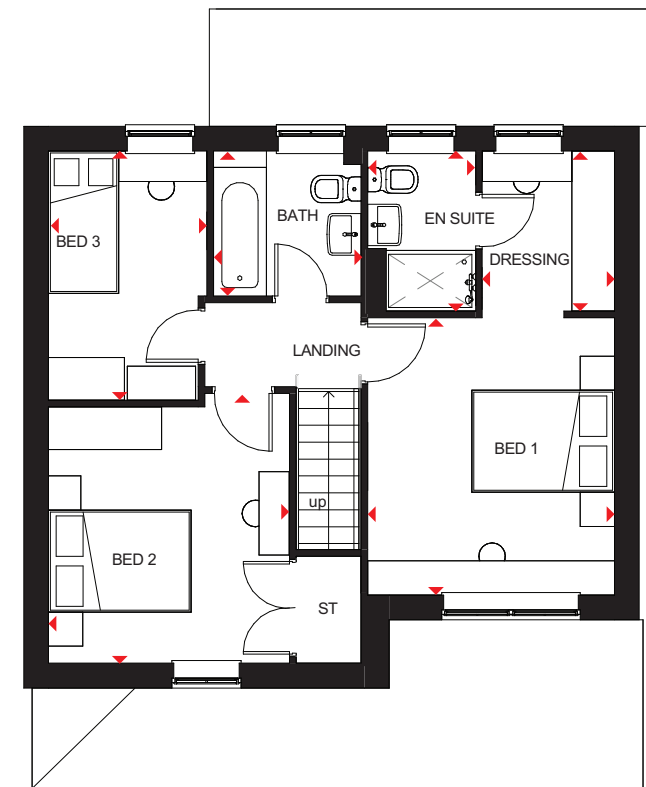
- Good-sized family home designed for modern living
- Flexible, open-plan kitchen/dining area leads to the rear garden and a separate utility room, while a spacious lounge has plenty of room to relax in
- An integral garage provides added security
- Two double bedrooms, the master with en suite and dressing area, a single bedroom and a family bathroom are on the first floor



Ground Floor

Lounge	5212 x 4127mm	17'1" x 13'6"
Kitchen/Dining	5320 x 3773mm	17'5" x 12'5"
Utility	2002 x 1890mm	6'7" x 6'2"
WC	2002 x 900mm	6'7" x 2'11"
Garage	6000 x 3150mm	19'8" x 10'4"

(Approximate dimensions)



First Floor

Bedroom 1	3660 x 3257mm	12'0" x 10'8"
En Suite	2113 x 1424mm	6'11" x 4'8"
Dressing Area	2113 x 1745mm	6'11" x 5'9"
Bedroom 2	3562 x 3183mm	11'8" x 10'5"
Bedroom 3	3289 x 2089mm	10'9" x 6'10"
Bathroom	1951 x 1913mm	6'5" x 6'3"

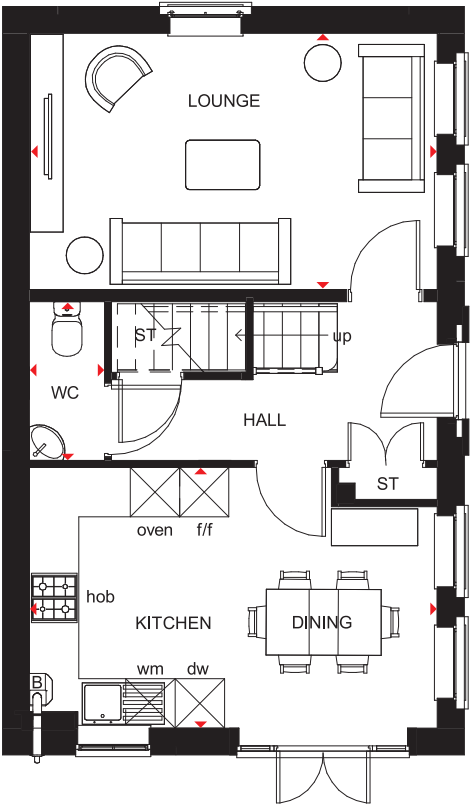
(Approximate dimensions)

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

3 BEDROOM HOME



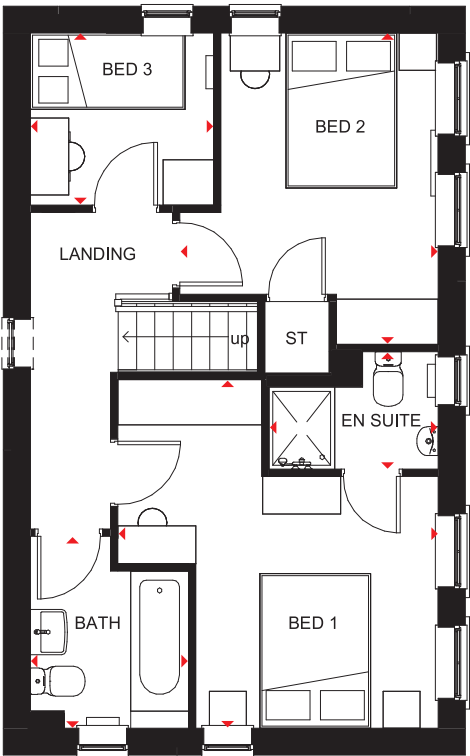
- A spacious three bedroom home
- A dual-aspect lounge and bright, fully fitted kitchen with dining area opening onto the garden provide space that's ideal for modern living
- Upstairs are two spacious, dual-aspect double bedrooms, the master with en suite, a single bedroom and family bathroom



Ground Floor

Lounge	4960 x 3112mm	16'3" x 10'3"
Kitchen/Dining	4960 x 3170mm	16'3" x 10'5"
WC	1929 x 911mm	6'4" x 3'0"

(Approximate dimensions)



First Floor

Bedroom 1	4231 x 3898mm	13'11" x 12'9"
En Suite	1765 x 1427mm	5'9" x 4'8"
Bedroom 2	3783 x 3145mm	12'5" x 10'4"
Bedroom 3	2227 x 2089mm	7'4" x 6'10"
Bathroom	2334 x 1924mm	7'8" x 6'4"

(Approximate dimensions)

KEY B Boiler
ST Store
wm Washing machine space

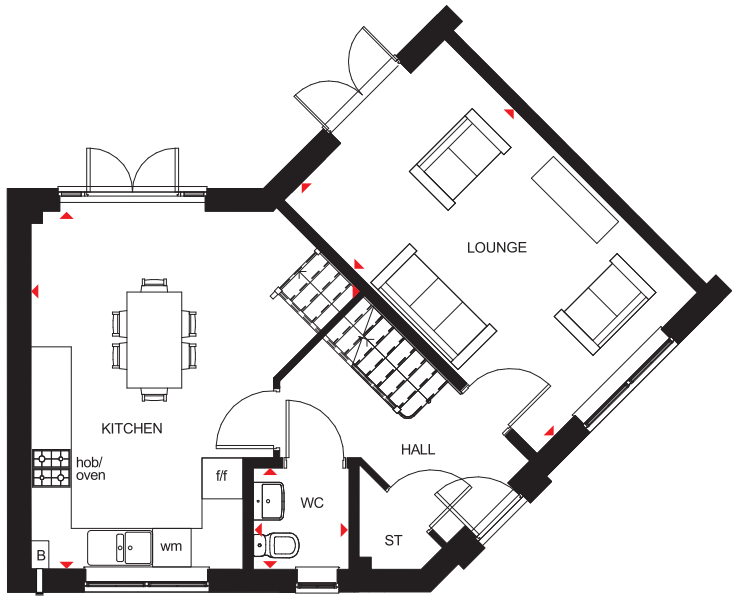
f/f Fridge/freezer space
dw Dishwasher space
◀▶ Dimension location

ESKDALE

3 BEDROOM HOME



- Natural light floods into this terraced home via oversized windows and two sets of French doors leading to the rear garden
- A large open-plan kitchen and dining area creates a great hub for the family, while the dual-aspect lounge provides room to entertain
- Upstairs are two spacious double bedrooms, the master with en suite, a single bedroom and family bathroom



Ground Floor

Lounge	5230 x 3321mm	17'2" x 10'11"
Kitchen/Dining	5230 x 4822mm	17'2" x 15'10"
WC	1480 x 1418mm	4'10" x 4'8"

(Approximate dimensions)



First Floor

Bedroom 1	5151 x 4019mm	16'11" x 13'2"
En Suite	2478 x 1920mm	8'2" x 6'4"
Bedroom 2	3954 x 3797mm	13'0" x 12'5"
Bedroom 3	2312 x 2213mm	7'7" x 7'3"
Bathroom	2113 x 1863mm	6'11" x 6'1"

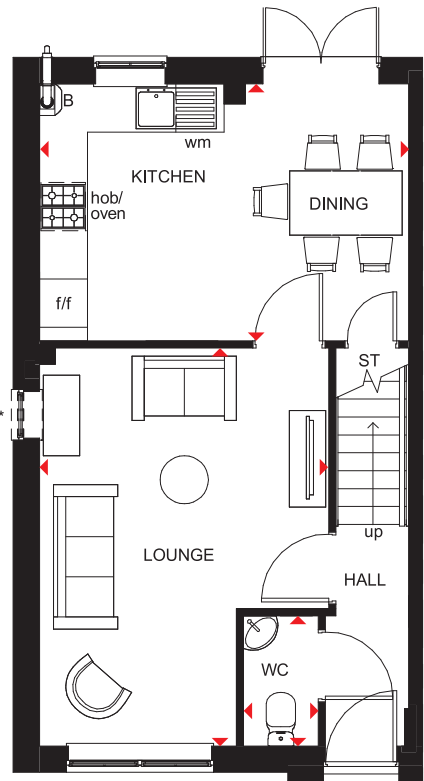
(Approximate dimensions)

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

4 PERSON TERRACED HOME



- An ideal family home designed with plenty of space for modern living
- The ground floor has a dual-aspect lounge and open-plan kitchen with dining area and French doors leading to the garden
- On the first floor are two double bedrooms – the generous master with en suite – a single bedroom and family bathroom

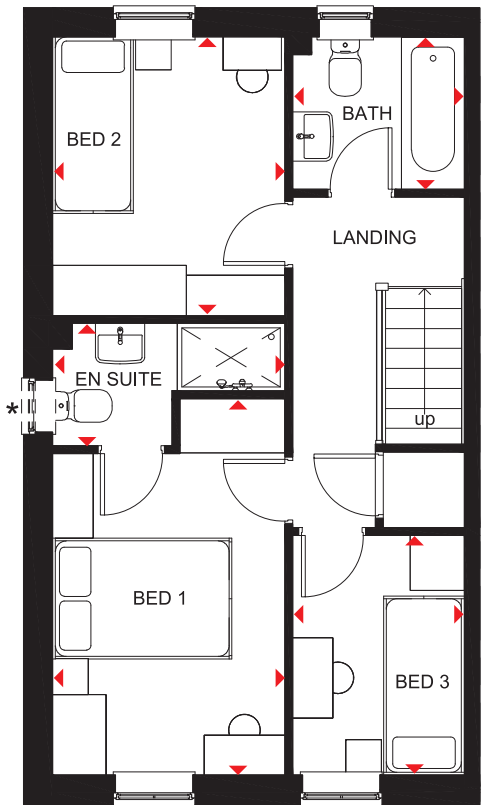


Ground Floor

Lounge	4955 x 3604mm	16'3" x 11'10"
Kitchen/Dining	3202 x 4598mm	10'6" x 15'1"
WC	932 x 1620mm	3'1" x 5'4"

(Approximate dimensions)

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



First Floor

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

(Approximate dimensions)

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

KEY B Boiler
ST Store
wm Washing machine space

f/f Fridge/freezer space
◀▶ Dimension location

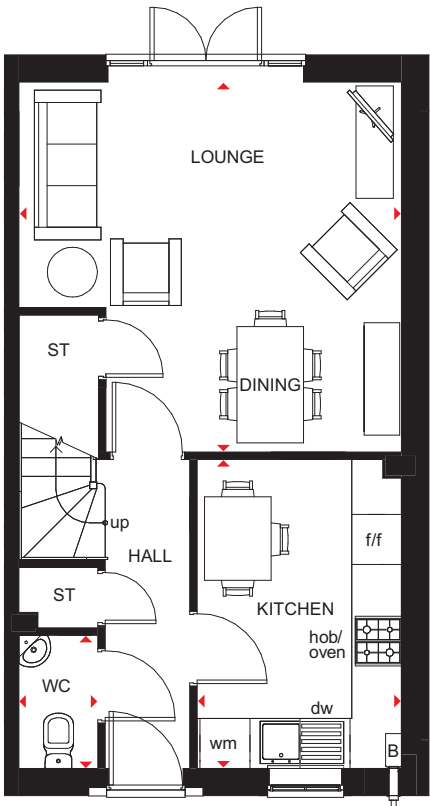
FOLKESBRIDGE

THE CLASSIC
COLLECTION

4 PERSON HOME



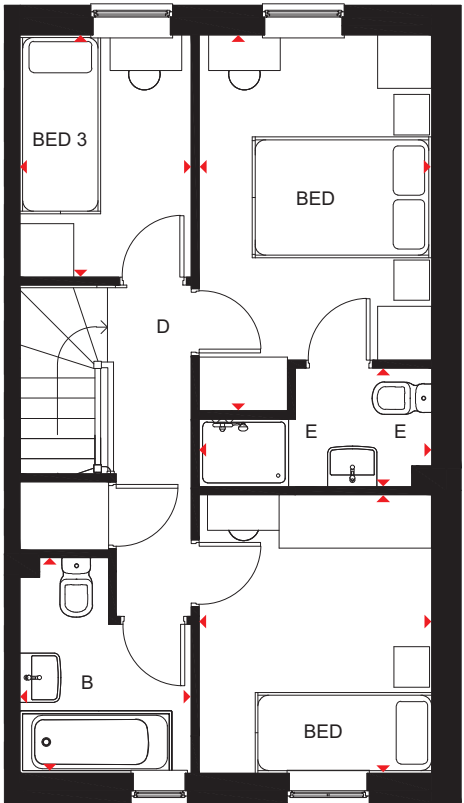
- Bright three-bedroomed home with flexible space designed for practical modern living
- Open-plan living and dining area opens onto the rear garden, while a fully fitted kitchen includes room for a breakfast area
- Upstairs are a good-sized master bedroom with en suite, a further double bedroom, single bedroom and family bathroom



Ground Floor

Lounge/Dining	4598 x 4445mm	15'1" x 14'7"
Kitchen	2458 x 3713mm	8'1" x 12'2"
WC	949 x 1600mm	3'1" x 5'3"

(Approximate dimensions)



First Floor

Bedroom 1	4205 x 2597mm	13'10" x 8'6"
En Suite	1325 x 2597mm	4'4" x 8'6"
Bedroom 2	3112 x 2597mm	10'3" x 8'6"
Bedroom 3	2708 x 1913mm	8'11" x 6'3"
Bathroom	1913 x 2418mm	6'3" x 7'11"

(Approximate dimensions)

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

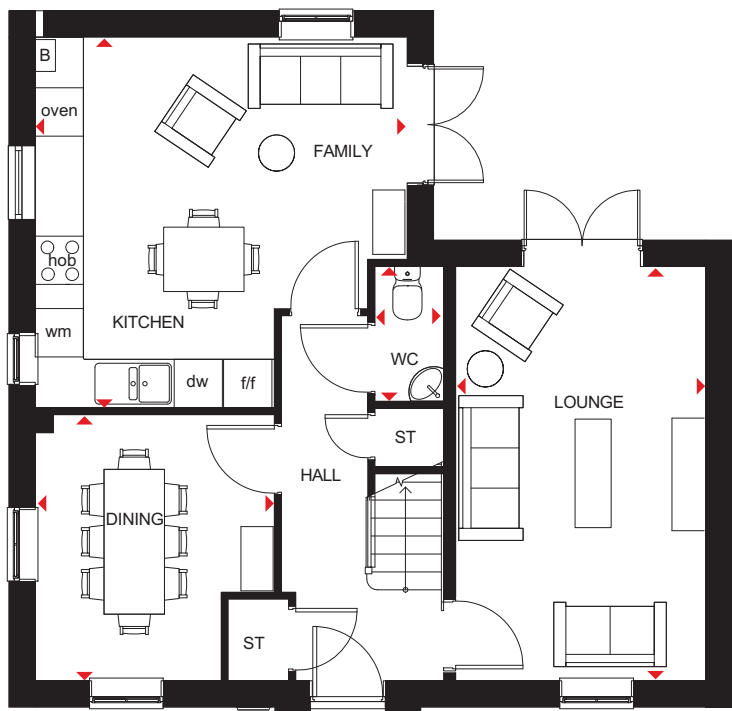
ALDERNEY

THE CLASSIC
COLLECTION

4 BEDROOM DETACHED HOME



- A large fitted kitchen with breakfast area provides this spacious home with the ideal 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 dining room with dual-aspect windows
- Upstairs are three double bedrooms, the master bedroom with en suite, a single bedroom and a family bathroom



Ground Floor

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

(Approximate dimensions)



First Floor

Bedroom 1	4623 x 3104mm	15'2" x 10'2"
En Suite	2075 x 1191mm	6'10" x 3'11"
Bedroom 2	4523 x 3115mm	14'10" x 10'3"
Bedroom 3	3724 x 3115mm	12'3" x 10'3"
Bedroom 4	2275 x 2163mm	7'6" x 7'1"
Bathroom	2075 x 1697mm	6'10" x 5'7"

(Approximate dimensions)

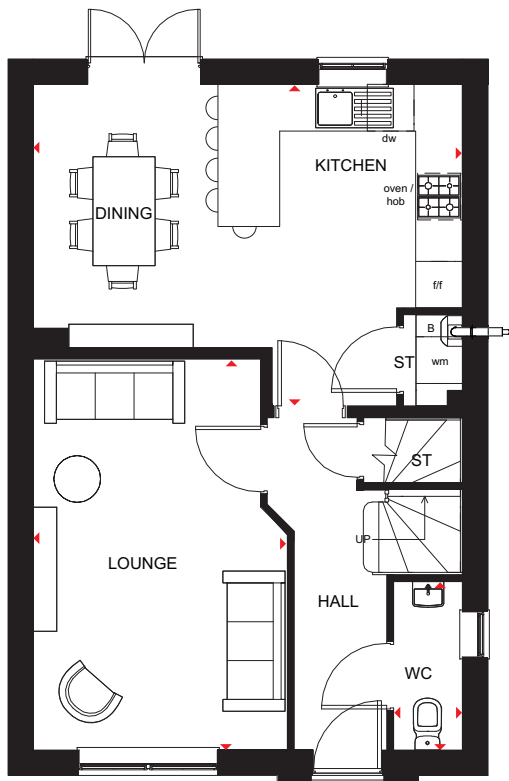
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◄►	Dimension location

CHESTER

4 BEDROOM DETACHED HOME



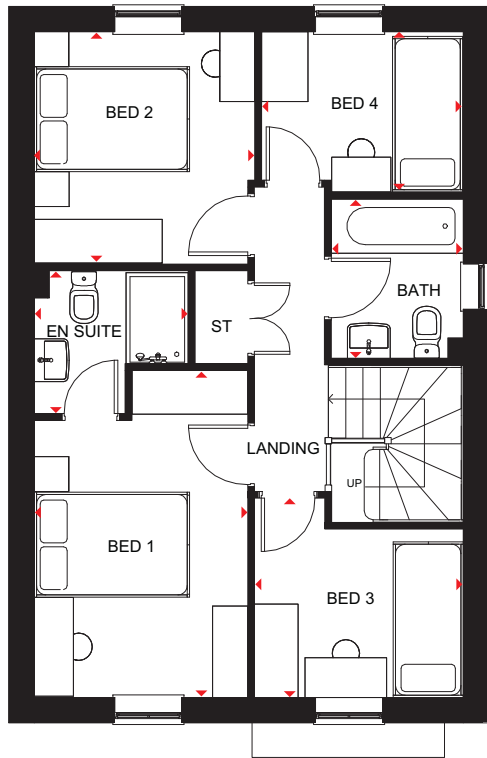
- The large kitchen with dining area and French doors onto the rear garden is a great hub for both the family and to entertain
- The spacious lounge is the perfect place for relaxing in
- Upstairs are two double bedrooms, the master with en suite, two single bedrooms and a family bathroom



Ground Floor

Lounge	5026 x 3269mm	16'6" x 10'9"
Kitchen/Dining	5520 x 4135mm	18'1" x 13'7"
WC	2164 x 886mm	7'1" x 2'11"

(Approximate dimensions)



First Floor

Bedroom 1	4205 x 2746mm	13'10" x 9'0"
En Suite	1983 x 1835mm	6'6" x 6'0"
Bedroom 2	2986 x 2826mm	9'10" x 9'3"
Bedroom 3	2686 x 2537mm	8'10" x 8'4"
Bedroom 4	2606 x 2060mm	8'7" x 6'9"
Bathroom	2048 x 1698mm	6'9" x 5'7"

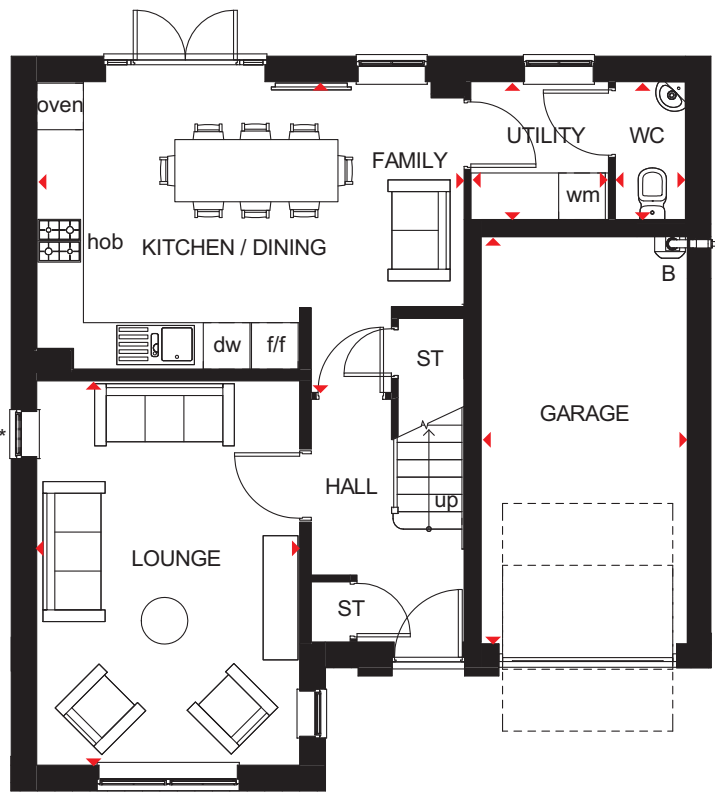
(Approximate dimensions)

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

4 BEDROOM DETACHED HOME



- A generously proportioned, bright and airy family home
- The large open-plan kitchen has French doors leading to the back garden from the dining and family areas; there is also a separate utility room
- The spacious lounge provides the perfect place for all the family to relax
- Upstairs there are four double bedrooms, the master with en suite, and a family bathroom

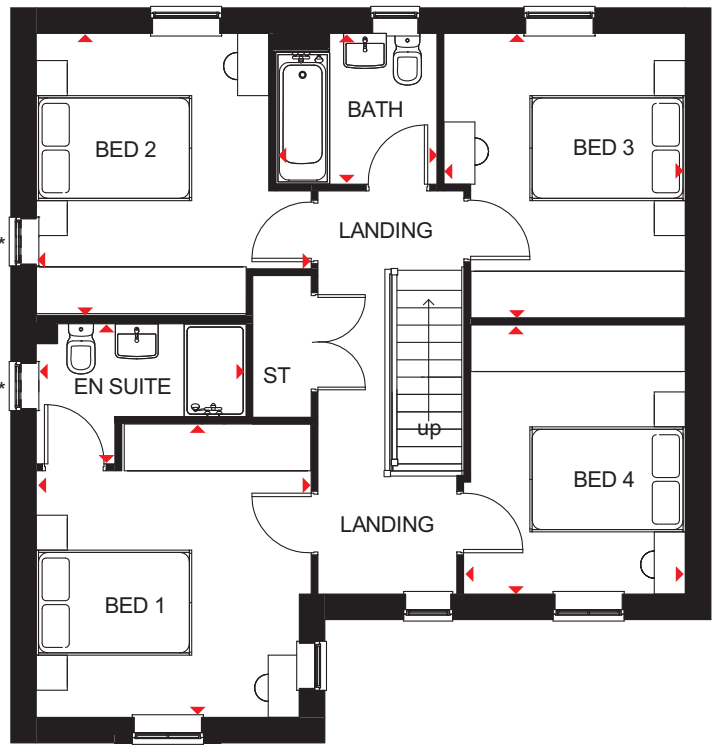


Ground Floor

Lounge	3385 x 4943mm	11'1" x 16'3"
Kitchen/Dining/Family	5501 x 4000mm	18'1" x 13'1"
WC	903 x 1776mm	3'0" x 5'10"
Utility	1771 x 1776mm	5'10" x 5'10"
Garage	5240 x 2655mm	17'2" x 8'9"

(Approximate dimensions)

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



First Floor

Bedroom 1	3536 x 3780mm	11'7" x 12'5"
En Suite	2698 x 1801mm	8'10" x 5'11"
Bedroom 2	3627 x 3536mm	11'11" x 11'7"
Bedroom 3	3108 x 3660mm	10'2" x 12'0"
Bedroom 4	2853 x 3463mm	9'4" x 11'4"
Bathroom	2076 x 1939mm	6'10" x 6'4"

(Approximate dimensions)

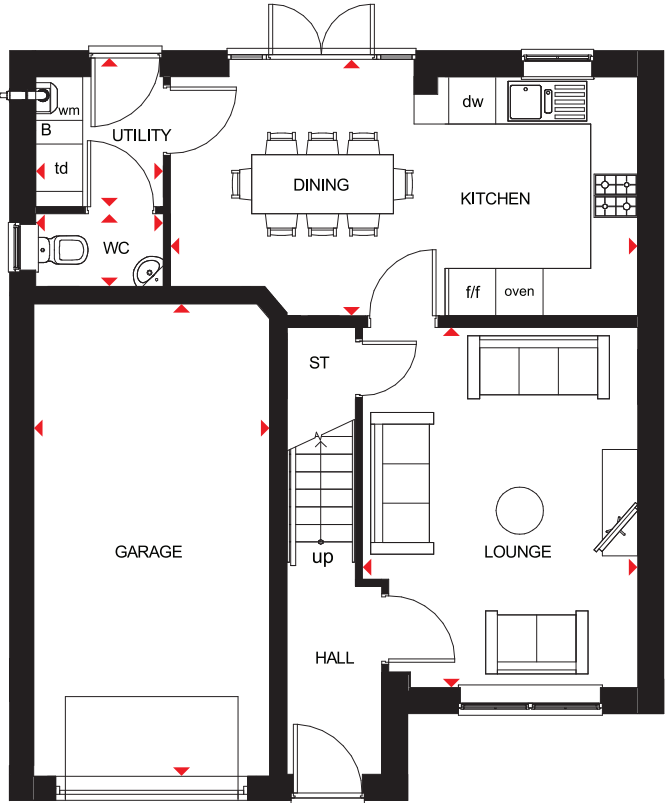
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KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

4 BEDROOM HOME



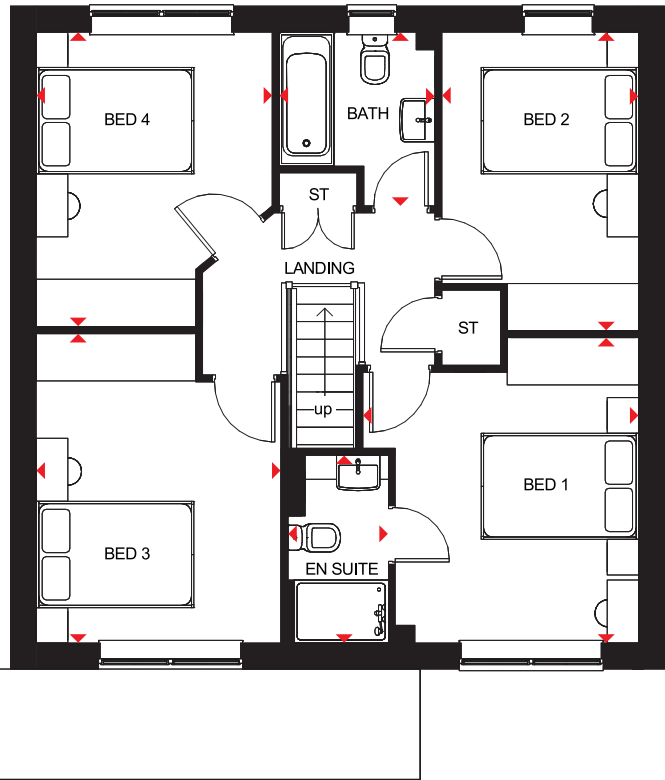
- A large four bedroom detached home with an open-plan kitchen/dining area and French doors leading to the garden
- A spacious lounge, separate utility room and WC complete the ground floor
- First floor has four double bedrooms with en suite shower to the master
- This home comes with a single integral garage



Ground Floor

Lounge	3500 x 4573mm	11'6" x 15'0"
Kitchen/Dining	3253 x 5938mm	10'8" x 19'6"
Utility	1623 x 1652mm	5'4" x 5'5"
WC	923 x 1623mm	3'0" x 5'4"
Garage	1000 x 6000mm	3'3" x 19'8"

(Approximate dimensions)



First Floor

Bedroom 1	3500 x 3881mm	11'6" x 12'9"
En Suite	1275 x 2387mm	4'2" x 7'10"
Bedroom 2	2498 x 3791mm	8'2" x 12'5"
Bedroom 3	3108 x 3931mm	10'2" x 12'11"
Bedroom 4	2994 x 3739mm	9'10" x 12'3"
Bathroom	1980 x 2208mm	6'6" x 7'3"

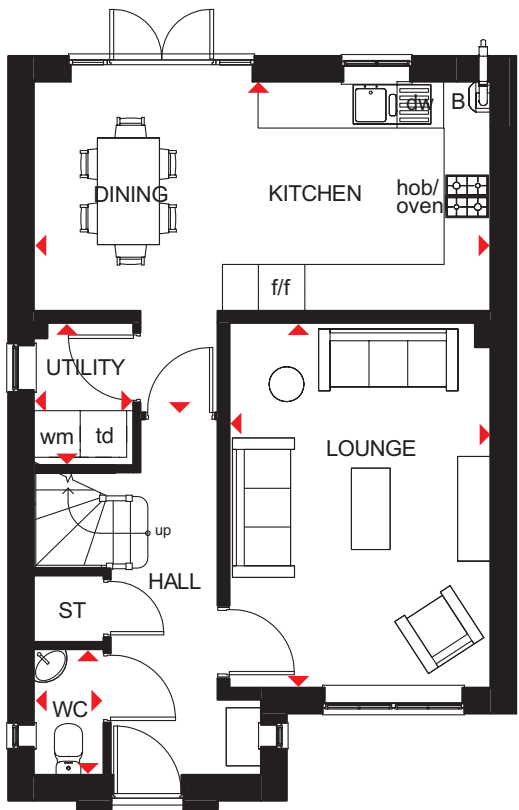
(Approximate dimensions)

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

4 BEDROOM DETACHED HOME



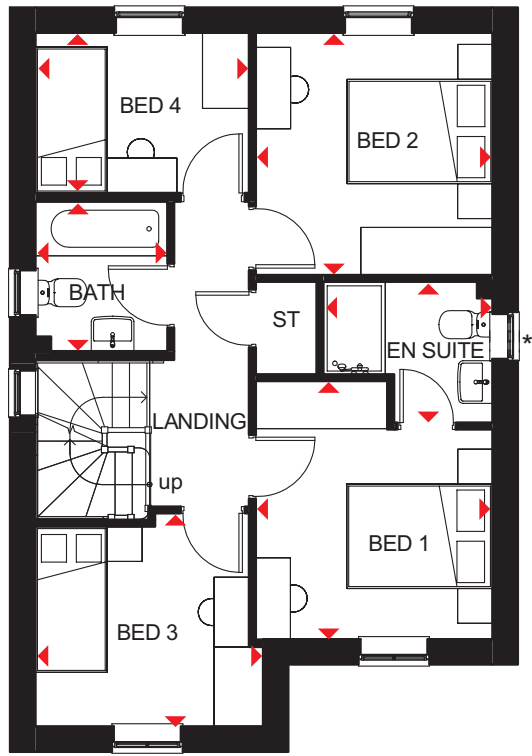
- The large open-plan kitchen has a dining area with French doors leading to the garden; there is also a separate utility room
- The spacious lounge is a great place for the family to relax in
- Upstairs are two double bedrooms, the master with en suite, two single bedrooms and a family bathroom



Ground Floor

Lounge	3370 x 4710mm	11'1" x 15'5"
Kitchen/Dining	5895 x 4268mm	19'4" x 14'0"
WC	904 x 1627mm	3'0" x 5'4"
Utility	1287 x 1841mm	4'3" x 6'0"

[Approximate dimensions]



First Floor

Bedroom 1	3054 x 3328mm	10'0" x 10'11"
En Suite	2181 x 1816mm	7'2" x 5'11"
Bedroom 2	3054 x 3123mm	10'0" x 10'3"
Bedroom 3	2935 x 2747mm	9'8" x 9'0"
Bedroom 4	2754 x 2065mm	9'0" x 6'9"
Bathroom	1700 x 1937mm	5'7" x 6'4"

[Approximate dimensions]

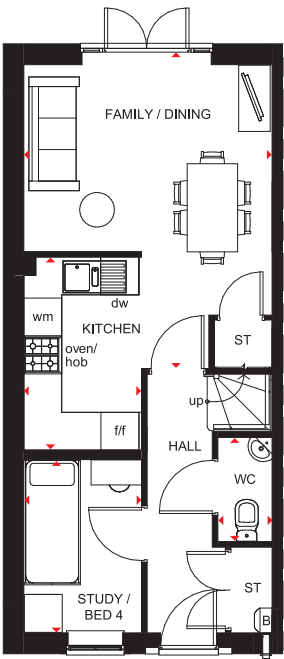
* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

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

4 BEDROOM TERRACED HOME



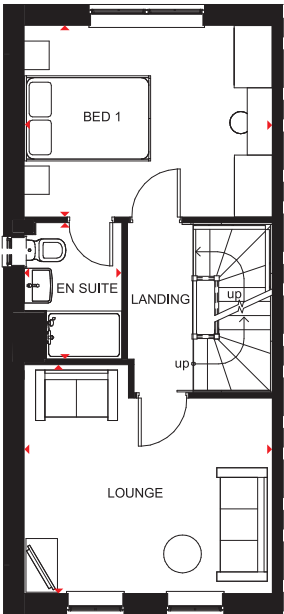
- An ideal family home designed over three floors
- A generous open-plan kitchen with dining and family areas, and a fourth bedroom/study are on the ground floor
- On the first floor oversized windows fill the lounge and master bedroom with light, giving them a bright and airy feeling
- Upstairs there is a further double bedroom, a single bedroom and a family bathroom



Ground Floor

Family/Dining	3936 x 4820mm	12'11" x 15'10"
Kitchen	1866 x 3060mm	6'1" x 10'0"
Study/Bed 4	1866 x 2749mm	6'1" x 9'0"
WC	861 x 1649mm	2'10" x 5'5"

(Approximate dimensions)

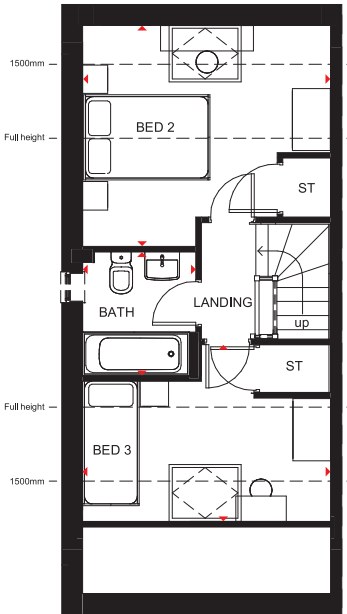


First Floor

Lounge	3936 x 3630mm	12'11" x 11'11"
Bedroom 1	3936 x 3042mm	12'11" x 10'0"
En Suite	1551 x 2163mm	5'1" x 7'1"

(Approximate dimensions)

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



Second Floor

Bedroom 2	3936 x 3508mm	12'11" x 11'6"
Bedroom 3	3936 x 3325mm	12'11" x 10'11"
Bathroom	1799 x 1963mm	5'11" x 6'5"

(Approximate dimensions)

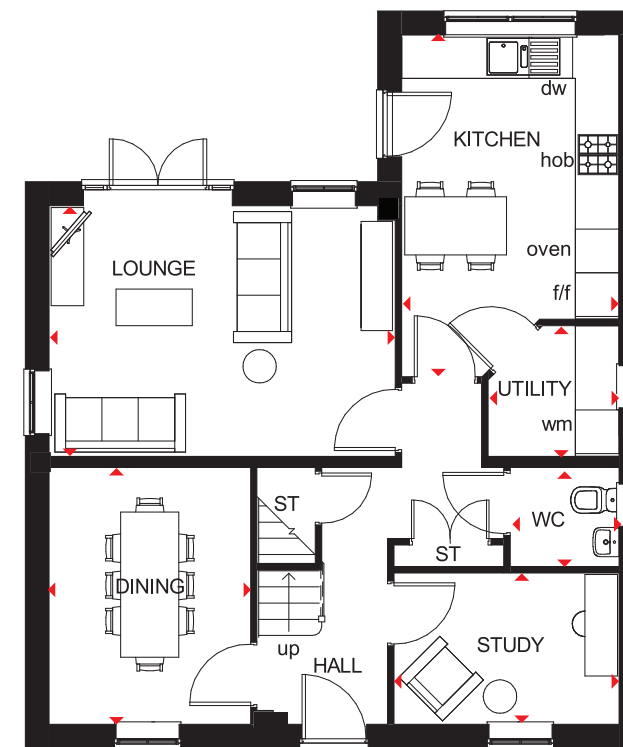
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KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

4 BEDROOM DETACHED HOME



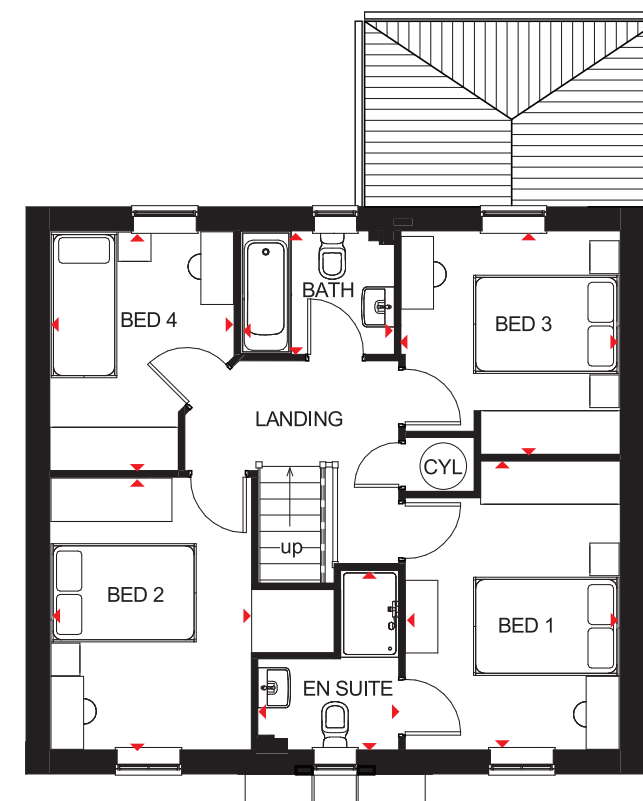
- A spacious home designed to be light and airy
- The generous lounge has French doors leading to the rear garden
- A fitted kitchen with breakfast area and utility room, a separate dining room and a study are also on the ground floor
- Upstairs are three double bedrooms, the master with en suite, a single bedroom and a family bathroom



Ground Floor

Lounge	4767 x 3452mm	15'8" x 11'4"
Kitchen	2995 x 4708mm	9'10" x 15'5"
Dining	2776 x 3537mm	9'1" x 11'7"
Utility	1803 x 1801mm	5'11" x 5'11"
Study	3099 x 2084mm	10'2" x 6'10"
WC	1500 x 1366mm	4'11" x 4'6"

(Approximate dimensions)



First Floor

Bedroom 1	2961 x 3977mm	9'9" x 13'1"
En Suite	1939 x 2474mm	6'4" x 8'1"
Bedroom 2	2776 x 3751mm	9'1" x 12'4"
Bedroom 3	3022 x 3074mm	9'11" x 10'1"
Bedroom 4	2535 x 3300mm	8'4" x 10'10"
Bathroom	2116 x 1698mm	6'11" x 5'7"

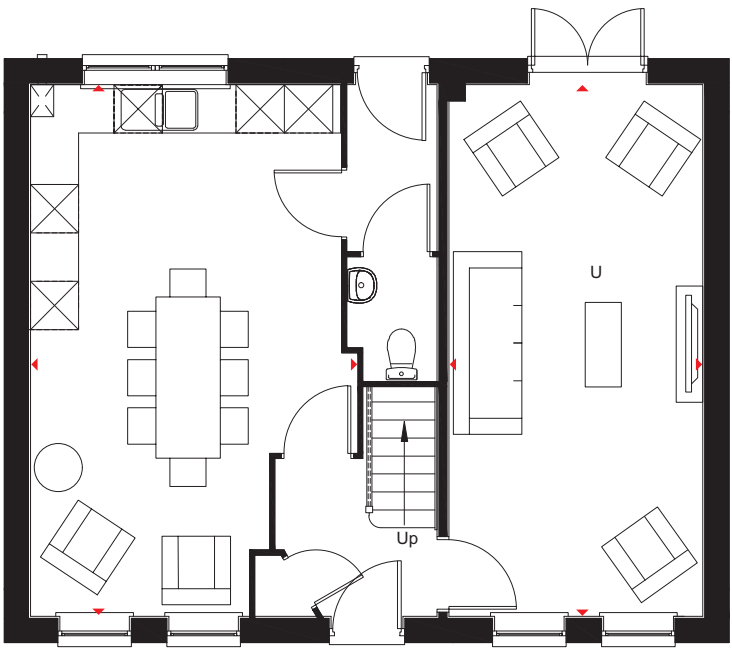
(Approximate dimensions)

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

4 BEDROOM DETACHED HOME



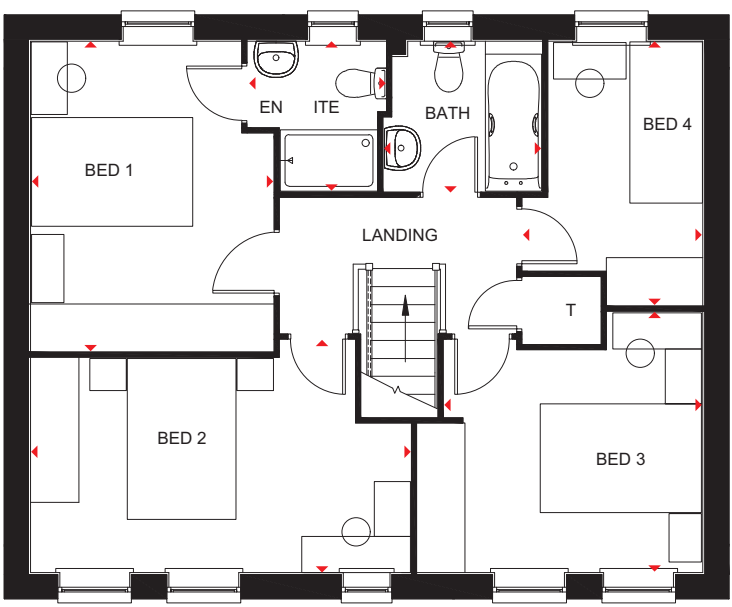
- Spacious family home designed for modern living
- Flexible, open-plan kitchen with dining and family areas, and separate utility room
- Generous lounge has room for all the family to relax, while French doors access the rear garden where living space can be easily extended in good weather
- First floor comprises three double bedrooms, the master with en suite, a single bedroom and family bathroom



Ground Floor

Lounge	3150 x 6600mm	10'4" x 21'8"
Kitchen/Dining	4054 x 6600mm	13'4" x 21'8"
Utility	1650 x 2060mm	5'5" x 6'9"
WC	1524 x 1650mm	5'0" x 5'5"

(Approximate dimensions)



First Floor

Bedroom 1	3013 x 3850mm	9'11" x 12'8"
En Suite	1708 x 1863mm	5'7" x 6'1"
Bedroom 2	2886 x 4720mm	9'6" x 15'6"
Bedroom 3	3237 x 3542mm	10'7" x 11'7"
Bedroom 4	2236 x 3275mm	7'4" x 10'9"
Bathroom	1863 x 1961mm	6'1" x 6'5"

(Approximate dimensions)

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

www.barratthomes.co.uk/heathfieldnook
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