

PEBBLE WALK

SINAH LANE, HAYLING ISLAND, HAMPSHIRE, PO11 0EY



A COLLECTION OF 2, 3 AND 4 BEDROOM HOMES



BARRATT
— HOMES —



OUTSTANDING DESIGN

BARRATT HOMES ARE BUILT AROUND THE WAY YOU WANT TO LIVE

Careful consideration and attention to detail goes into every home we build, and our homes are flexible and adaptable to suit every lifestyle. Open-plan living spaces are integral to our design, helping you make the most of space and natural light, and allowing every room to be enjoyed to its maximum potential.

We also know how vital outdoor space is in creating places people love to live in. Whether it's gardens or landscaped areas, we make sure there's plenty surrounding the homes we build, for the whole neighbourhood to enjoy.

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. 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 BARRATT HOMES

PEBBLE WALK

Barratt Homes welcomes you to Pebble Walk, a superb collection of 2, 3 and 4 bedroom homes in Hayling Island. With the beach only a short stroll away you can enjoy the very best of coastal living in a relaxed seaside location. You'll find plenty to see and do, right on your doorstep, from local cafe's, shops and restaurants, to a great choice of leisure facilities.

Hayling Island is located with excellent links to Portsmouth, Havant, and beyond to Chichester and Brighton. It's a fabulous destination for families looking to enjoy the award-winning beaches that surround the area. Favoured by watersports and outdoor enthusiasts, there are plenty of kite surfing and sailing facilities to choose from. If golf is your passion, then you'll be spoilt for choice on Hayling Island, and further afield. The Hayling Billy Coastal path attracts both walkers and cyclists alike and is less than half a mile from the development.

If you're looking for convenience on your doorstep, then you'll find a local butcher, baker, a Tesco Express and a pharmacy just a short walk away. There are also a good selection of pubs and cafes nearby.

The Hayling Island community spirit is thriving, and plenty of events are organised throughout the year to keep all residents entertained.

If you're looking to venture a little further, there is a wide selection of shopping options available in Havant. Nearby, Portsmouth and Port Solent are a hive of activity with a great mix of restaurants, bars and cafes. Gunwharf Quays, next door to Portsmouth's Historical Dockyards, offers a great day out for shopping with over 90 designer outlet stores, as well as a bowling alley and a 14 screen cinema.



barratthomes.co.uk

DEVELOPMENT AMENITIES

SINAH LANE, HAYLING ISLAND, HAMPSHIRE, PO11 0EY



SCHOOLS

| | |
|------------------------------|------------|
| Mengham Infant School | 0.9 miles |
| Gorseway Nursery School | 0.9 miles |
| Mengham Junior School | 1.2 miles |
| The Hayling College | 1.4 miles |
| Mill Rythe Junior School | 1.5 miles |
| Havant & South Downs College | 7.5 miles |
| University of Portsmouth | 12.7 miles |

HEALTHCARE

| | |
|----------------------------|-----------|
| Waterside Medical Practice | 1.2 miles |
| Lloyds Pharmacy | 0.3 miles |
| Loat Eyecare | 1.2 miles |
| Shore Dental Practice | 0.3 miles |
| Elm Grove Dental Practice | 1.1 miles |
| Queen Alexandra Hospital | 9.9 miles |

SHOPPING

| | |
|------------------------|------------|
| Heidi's Patisserie | 0.3 miles |
| Tesco Express | 0.3 miles |
| Stanley's Butchers | 0.3 miles |
| Hayling Hardware Store | 1.0 mile |
| Stoke Fruit Farm Shop | 2.1 miles |
| Waitrose & Partners | 5.1 miles |
| Gunwharf Quays | 13.2 miles |

LEISURE

| | |
|------------------------|-----------|
| Hayling Golf Club | 0.7 miles |
| Sinah Lake | 0.7 miles |
| Hayling Island Beach | 0.8 miles |
| CBK Kitesurf School | 0.8 miles |
| Seacourt Tennis Club | 1.1 miles |
| Hayling Meadows | 1.3 miles |
| The Club Fitness & Spa | 3.7 miles |

TRAVEL

| | |
|---------------------------|------------|
| Hayling Ferry | 1.7 miles |
| Havant Train Station | 5.1 miles |
| Emsworth Train Station | 7.1 miles |
| Portsmouth Ferry Terminal | 11.3 miles |
| Southampton Airport | 26.6 miles |
| Gatwick Airport | 61.8 miles |
| London Waterloo Station | 74.7 miles |

FROM HARBOUR PLACE

| | |
|---------------------------|------------|
| Havant | 5.3 miles |
| Portsmouth | 11.7 miles |
| Chichester | 15.4 miles |
| Southampton | 26.3 miles |
| South Downs National Park | 29.3 miles |
| Brighton | 46.3 miles |



- 1 Beach Cafe
- 2 Hayling Ferry Sailing Club
- 3 Tournembury Golf Club
- 4 Mengham Junior School
- 5 Tesco Extra
- 6 The Hayling College
- 7 Stanley's Butchers
- 8 Odeon Port Solent
- 9 Northney Marina
- 10 Gorseway Nursery School
- 11 Hayling Billy Trail
- 12 Gunwharf Quays
- 13 Hayling Island Beach
- 14 Queen Alexandra Hospital



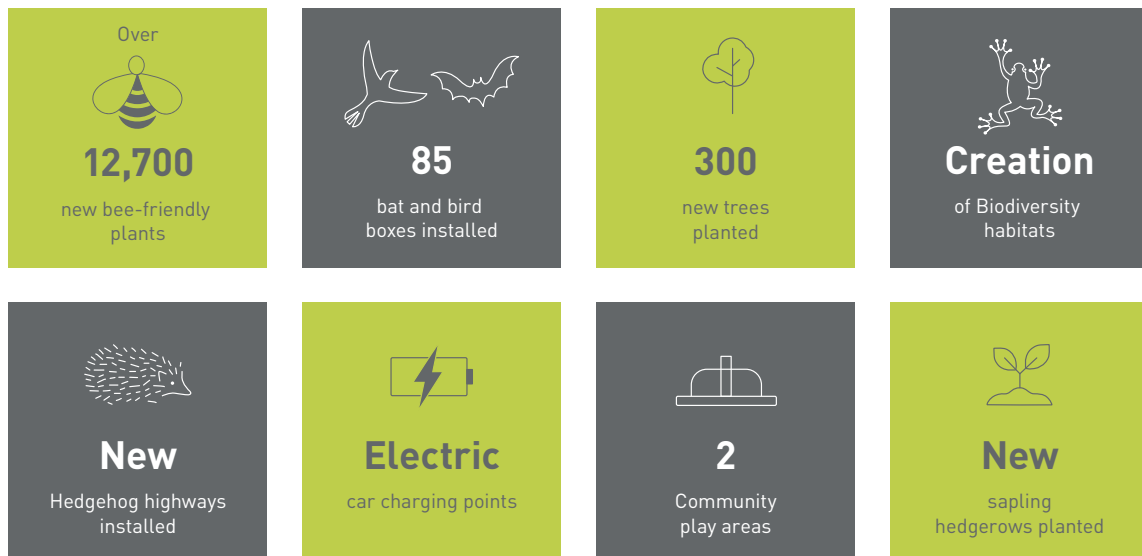
BARRATT
HOMES

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.



CLEVER FEATURES & ENERGY-EFFICIENT HOMES

Our homes include some of the latest innovation in construction, heating, and lighting technology. These provide excellent energy-efficiency performance to help to reduce home running costs, whilst green features can support you to lower your carbon footprint in the future.

1.



PHOTOVOLTAIC PANELS

Photovoltaics panels capture the sun's energy and convert it into electricity that you can use in your home.

2.



HIGHLY EFFICIENT INSULATION

This will help to lower energy bills and increase the overall energy-efficiency of your home.

3.



FLUE GAS HEAT RECOVERY

This technology recycles the waste energy which might have been lost into the atmosphere.



AIRTIGHTNESS

The elimination of unintended gaps to external structures ensures the best energy-efficiency.



ACM FANS

Primarily used to cool and ventilate areas within the home for maximum energy performance.

6.



DECENTRALISED MECHANICAL EXTRACT VENTILATION

This energy-efficient ventilation uses small fans to ensure good indoor air quality in your home.

7.



GROUND FLOOR CONSTRUCTION

Insulating the floor structures minimises overall heat loss and prevents draughts.

8.



ELECTRIC VEHICLE CAR CHARGER (EVCP)

Charge your electric car from your home, at your convenience, available on selected plots.

9.



TIMBER FRAME

This is a low-carbon emitting construction method for our homes.

An energy-efficient Barratt home

Even more energy saving features

Solar Panels (PV) can help to reduce energy costs

£454.00
annual cost savings

£308 from solar energy
£126 from Smart Export
Guarantee (SEG)*



EXPLORE MORE

SCAN TO FIND OUT MORE ABOUT OUR ENERGY SAVING FEATURES



*Cost savings are estimated and provided as an example, and are available to view and download at <https://qrco.de/bf6h1y>. Refer to working drawings for plot specific information. Energy-efficient features are plot specific, check with your Sales Advisor for more information. For more information on energy-efficiency in our homes visit www.barratthomes.co.uk/efficiency-built-in/energy-efficient-homes/.

PEBBLE WALK

SITE PLAN

Kenley

2 bedroom home

Denford

2 bedroom home

Ellerton

3 bedroom home

Moresby

3 bedroom home

Maidstone

3 bedroom home

Kingsville

3 bedroom home

Chester

4 bedroom home

Kingsley

4 bedroom home

AH

Affordable Housing

SH

Show home

SC

Sales Centre

SuDS

Sustainable drainage systems

BCP

Bin Collection Point

CS

Cycle Store Point

S/S

Substation

BS

Bin Store

Paths

Trees

Swale

Balancing pond

Species rich grassland

Play area

Please refer to working drawings for specific PV information

Please refer to working drawings for specific EV information

Giving nature a home on this development:

Bat box

Bird box

Swift box

Hibernacula

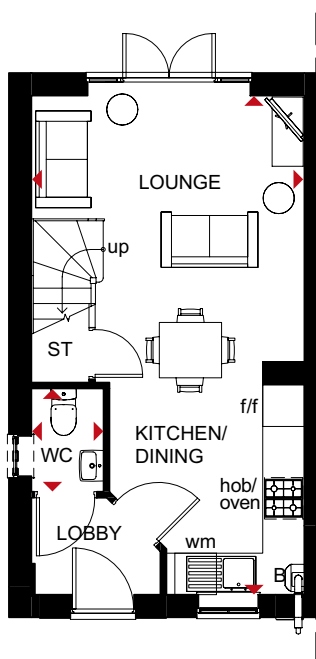
Hedgehog highway



DENFORD

2 BEDROOM HOME

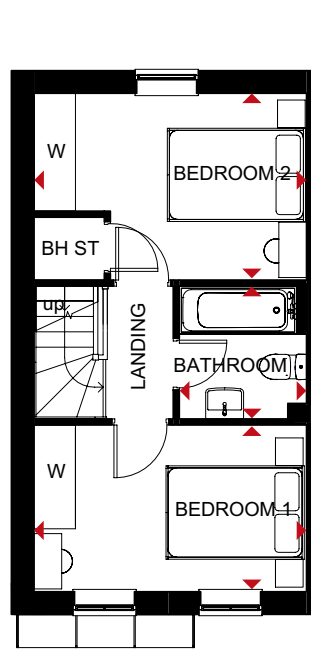
- Free-flowing living space creates a flexible terraced home, ideal for first-timers and downsizers
- French doors lead to the rear garden giving the open-plan lounge, dining area and fitted kitchen a bright and airy feeling
- Upstairs are two double bedrooms and the bathroom



Ground Floor

| | | |
|---------------------------|----------------|----------------|
| Kitchen/ Dining/Lounge | 3943 x 7210 mm | 12'11" x 23'8" |
| WC | 1040 x 1490 mm | 3'5" x 4'11" |

(Approximate dimensions)



First Floor

| | | |
|-----------|----------------|----------------|
| Bedroom 1 | 3943 x 2412 mm | 12'11" x 7'11" |
| Bedroom 2 | 3943 x 2702 mm | 12'11" x 8'10" |
| Bathroom | 1840 x 1920 mm | 6'0" x 6'4" |

(Approximate dimensions)

| | | | | | | |
|------------|-------|----------------|-----|-----------------------|----|--------------------|
| KEY | B | Boiler | wm | Washing machine space | W | Wardrobe space |
| | BH/ST | Bulkhead store | f/f | Fridge/freezer space | ◀▶ | Dimension location |

DENFORD

2 BEDROOM HOME



Photovoltaic panels



Argon-filled double-glazing



Highly-efficient insulation



Electric car charging point



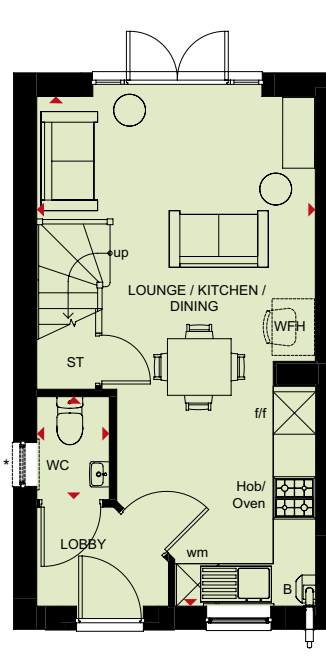
Waste Water Heat Recovery Systems



Decentralised mechanical extract ventilation (d-MEV)



Flue Gas Heat Recovery System

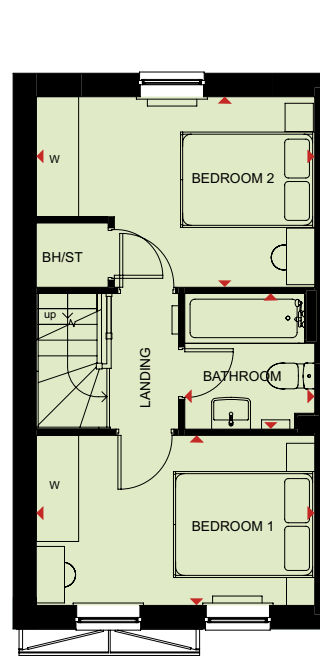


Ground Floor

| | | |
|-----------------------|----------------|----------------|
| Lounge/Kitchen/Dining | 3938 x 7205 mm | 12'11" x 23'8" |
| WC | 1009 x 1456 mm | 3'4" x 4'9" |

[Approximate dimensions]

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



First Floor

| | | |
|-----------|----------------|----------------|
| Bedroom 1 | 3943 x 2407 mm | 12'11" x 7'11" |
| Bedroom 2 | 3943 x 2697 mm | 12'11" x 8'10" |
| Bathroom | 1840 x 1920 mm | 6'0" x 6'4" |

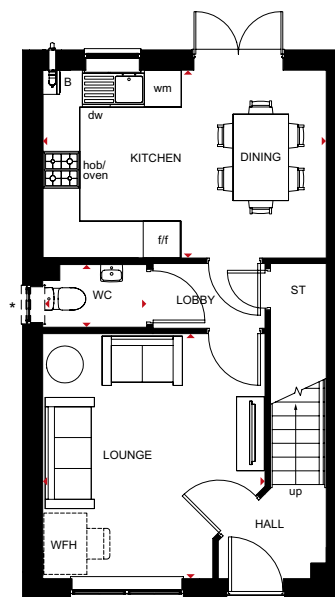
[Approximate dimensions]

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



3 BEDROOM HOME

- Bright, practical home, ideal for modern family living
- Large, open-plan kitchen with ample dining space has French doors leading to the rear garden
- Good-sized lounge for all the family to relax in
- Upstairs, the main bedroom has an en suite shower room, and there is a further double bedroom, a single bedroom and a family bathroom

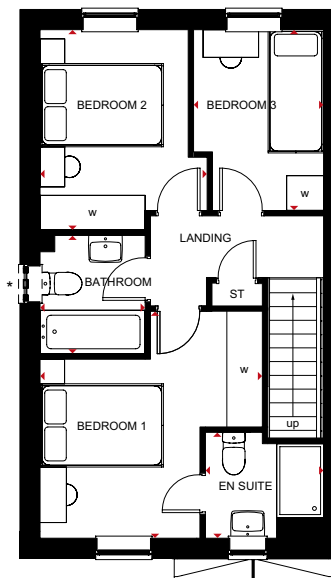


Ground Floor

| | | |
|----------------|----------------|----------------|
| Lounge | 3605 x 3972 mm | 11'10" x 13'0" |
| Kitchen/Dining | 4598 x 3048 mm | 15'1" x 10'0" |
| WC | 1703 x 1050 mm | 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 | 3605 x 4138 mm | 11'10" x 13'7" |
| En Suite | 1918 x 1716 mm | 6'4" x 5'8" |
| Bedroom 2 | 2708 x 3250 mm | 8'11" x 10'8" |
| Bedroom 3 | 2109 x 2932 mm | 6'11" x 9'7" |
| Bathroom | 1703 x 1917 mm | 5'7" x 6'3" |

(Approximate dimensions)

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

| | | | | | | |
|-----|-------|----------------|-----|-----------------------|----|--------------------|
| KEY | B | Boiler | wm | Washing machine space | W | Wardrobe space |
| | ST | Store | f/f | Fridge/freezer space | ◀▶ | Dimension location |
| | BH/ST | Bulkhead store | dw | Dishwasher space | | |

ELLERTON

3 BEDROOM HOME



Photovoltaic panels



Argon-filled double-glazing



Highly-efficient insulation



Electric car charging point



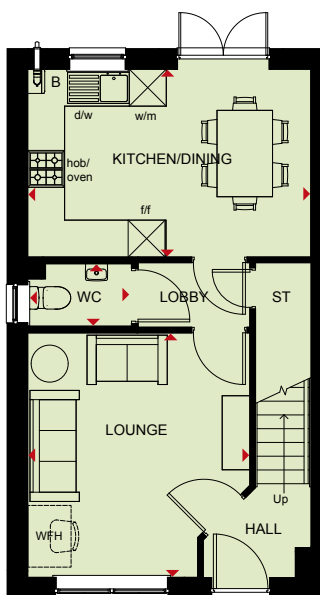
Waste Water Heat Recovery Systems



Decentralised mechanical extract ventilation (d-MEV)



Flue Gas Heat Recovery System

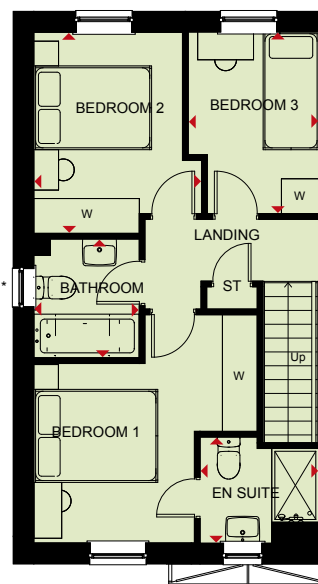


Ground Floor

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

[Approximate dimensions]

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



Ground Floor

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

[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

dw Dishwasher space
f/f Fridge/freezer space
WFH Working from home space

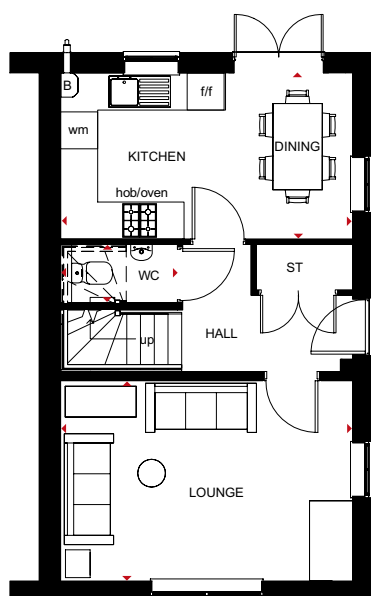
w Wardrobe space
◀▶ Dimension location



MORESBY

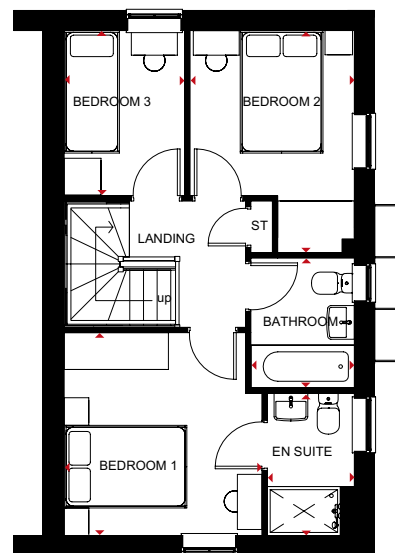
3 BEDROOM END-TERRACED HOME

- A bright family home full of light and plenty of space
- The ground floor comprises a dual-aspect lounge and an open-plan kitchen with dining area opening onto the garden
- The first floor accommodates two double bedrooms, the main with en suite, a single bedroom and family bathroom



| Ground Floor | | |
|----------------|----------------|---------------|
| Lounge | 4737 x 3250 mm | 15'6" x 10'8" |
| Kitchen/Dining | 4737 x 2696 mm | 15'6" x 8'0" |
| WC | 1891 x 945 mm | 6'2" x 3'1" |

(Approximate dimensions)



| First Floor | | |
|-------------|----------------|----------------|
| Bedroom 1 | 3229 x 3312 mm | 10'7" x 10'10" |
| En Suite | 2322 x 1421 mm | 7'7" x 4'8" |
| Bedroom 2 | 2682 x 3628 mm | 8'10" x 11'11" |
| Bedroom 3 | 2696 x 1968 mm | 8'10" x 6'5" |
| Bathroom | 2120 x 1688 mm | 6'11" x 5'6" |

(Approximate dimensions)

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

MORESBY

3 BEDROOM HOME



Photovoltaic panels



Argon-filled double-glazing



Highly-efficient insulation



Electric car charging point



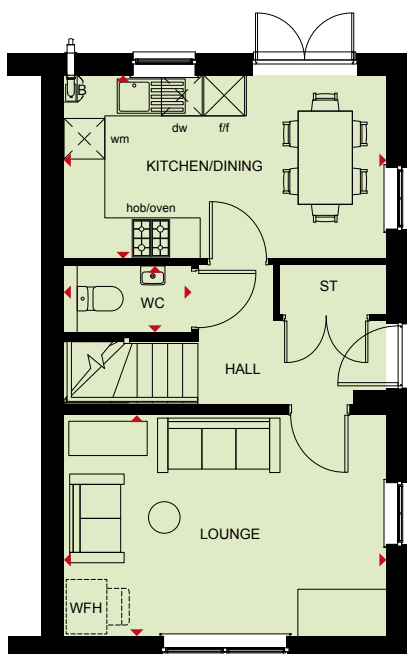
Waste Water Heat Recovery Systems



Decentralised mechanical extract ventilation (d-MEV)

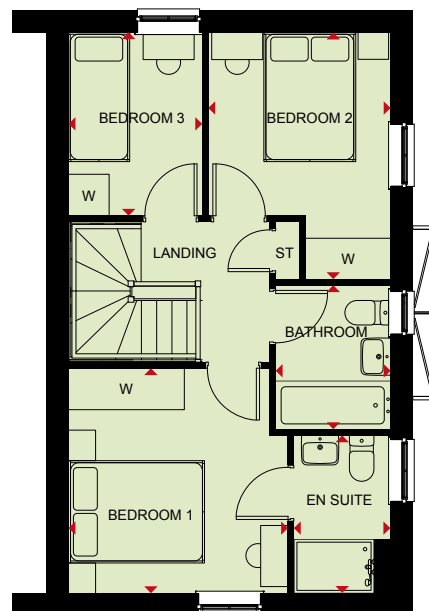


Flue Gas Heat Recovery System



Ground Floor

| | | |
|------------------|----------------|---------------|
| Lounge | 4737 x 3245 mm | 15'7" x 10'8" |
| Kitchen / Dining | 4737 x 2696 mm | 15'7" x 8'10" |
| WC | 1877 x 976 mm | 6'2" x 3'2" |



First Floor

| | | |
|-----------|----------------|----------------|
| Bedroom 1 | 3229 x 3307 mm | 10'7" x 10'10" |
| En Suite | 1416 x 2322 mm | 4'8" x 7'7" |
| Bedroom 2 | 2677 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" |

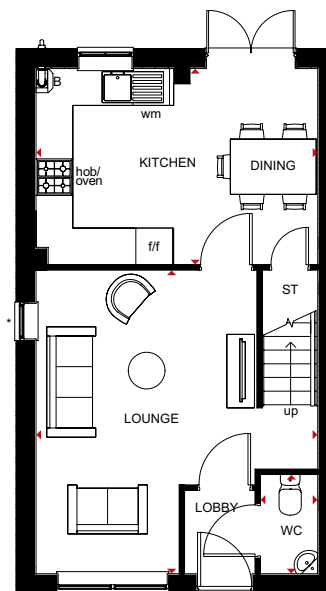
KEY

| | | | | | |
|----|-----------------------|-----|-------------------------|----|--------------------|
| 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 | | |



3 BEDROOM HOME

- An ideal family home designed with plenty of space for modern living
- The ground floor comprises a good-sized lounge and an open-plan kitchen with dining area and French doors leading to the garden
- The first floor has two double bedrooms, the main with en suite, a single bedroom and family bathroom

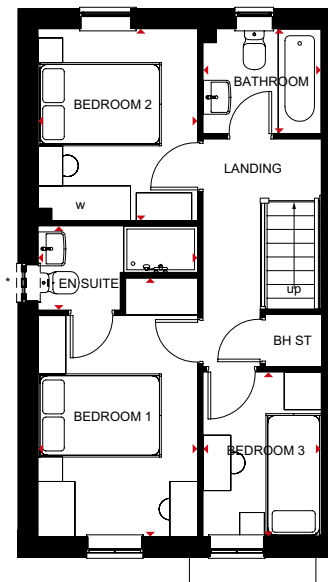


Ground Floor

| | | |
|----------------|----------------|---------------|
| Lounge | 4598 x 4955 mm | 15'1" x 16'3" |
| Kitchen/Dining | 4598 x 3202 mm | 15'1" x 10'6" |
| WC | 935 x 1620 mm | 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 | 2592 x 4202 mm | 8'6" x 13'10" |
| En Suite | 2592 x 1365 mm | 8'6" x 4'6" |
| Bedroom 2 | 2592 x 3112 mm | 8'6" x 10'3" |
| Bedroom 3 | 1918 x 2676 mm | 6'4" x 8'9" |
| Bathroom | 1918 x 1702 mm | 6'4" x 5'7" |

[Approximate dimensions]

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

| | | | | | | |
|------------|-------|----------------|-----|-----------------------|----|--------------------|
| KEY | B | Boiler | wm | Washing machine space | ◀▶ | Dimension location |
| | ST | Store | f/f | Fridge/freezer space | | |
| | BH/ST | Bulkhead store | w | Wardrobe space | | |

MAIDSTONE

3 BEDROOM HOME



Photovoltaic panels



Argon-filled double-glazing



Highly-efficient insulation



Electric car charging point



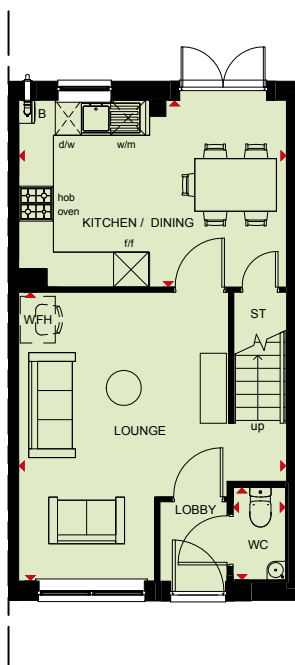
Waste Water Heat Recovery Systems



Decentralised mechanical extract ventilation (d-MEV)



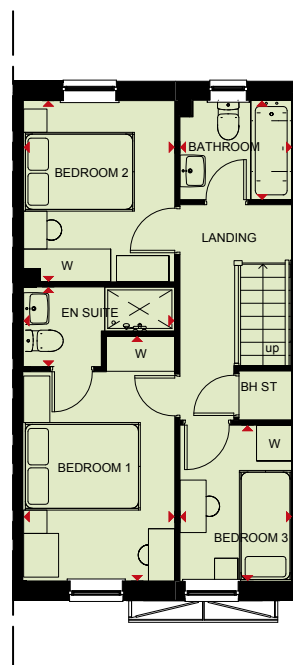
Flue Gas Heat Recovery System



Ground Floor

| | | |
|------------------|----------------|---------------|
| Lounge | 4598 x 4950 mm | 15'1" x 16'3" |
| Kitchen / Dining | 4593 x 3202 mm | 15'1" x 10'6" |
| WC | 901 x 1586 mm | 2'11" x 5'2" |

[Approximate dimensions]



First Floor

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

[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



KINGSVILLE

3 BEDROOM HOME



Photovoltaic panels



Argon-filled double-glazing



Highly-efficient insulation



Electric car charging point



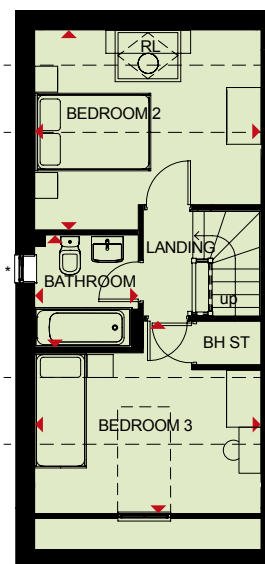
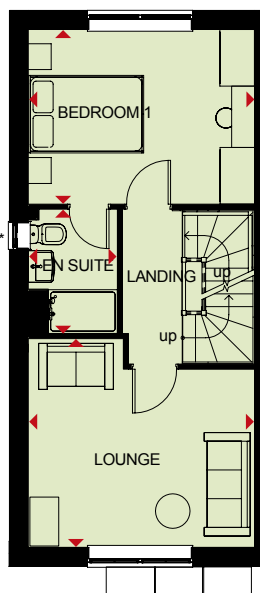
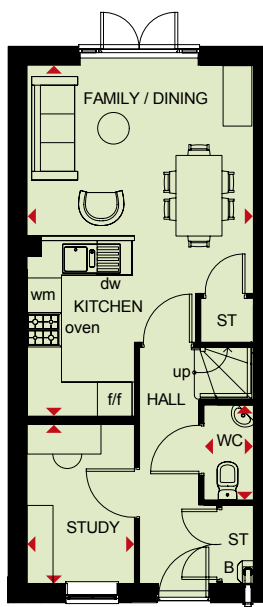
Waste Water Heat Recovery Systems



Decentralised mechanical extract ventilation (d-MEV)



Flue Gas Heat Recovery System



Ground Floor

| | | |
|---------------|----------------|----------------|
| Family/Dining | 3931 x 4800 mm | 12'11" x 15'9" |
| Kitchen | 1866 x 3060 mm | 6'1" x 10'0" |
| Study | 1866 x 2744 mm | 6'1" x 9'0" |
| WC | 860 x 1615 mm | 2'10" x 5'4" |

[Approximate dimensions]

First Floor

| | | |
|-----------|----------------|-----------------|
| Lounge | 3936 x 3625 mm | 12'11" x 11'11" |
| Bedroom 1 | 3936 x 3037 mm | 12'11" x 10'0" |
| En Suite | 1551 x 2163 mm | 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 3503 mm | 12'11" x 11'6" |
| Bedroom 3 | 3936 x 3488 mm | 12'11" x 11'5" |
| Bathroom | 1705 x 1963 mm | 5'7" x 6'5" |

[Approximate dimensions]

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

*Overall floor dimensions includes lower ceiling areas.

KEY

B Boiler
ST Store
BH/ST Bulkhead store

wm Washing machine space
f/f Fridge/freezer space
w Wardrobe space

RL Roof light
◀▶ Dimension location



CHESTER

4 BEDROOM HOME



Photovoltaic panels



Argon-filled double-glazing



Highly-efficient insulation



Electric car charging point



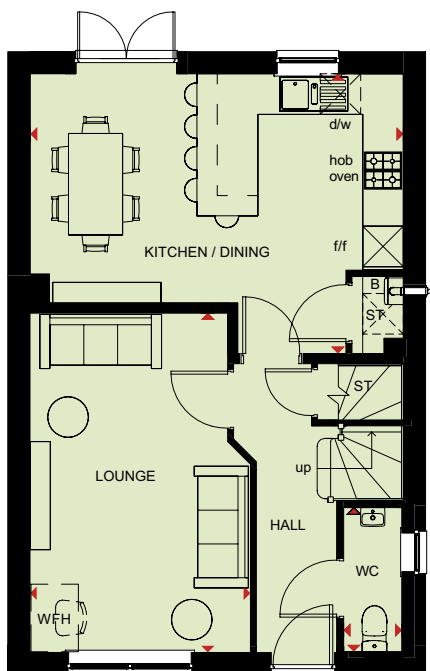
Waste Water Heat Recovery Systems



Decentralised mechanical extract ventilation (d-MEV)



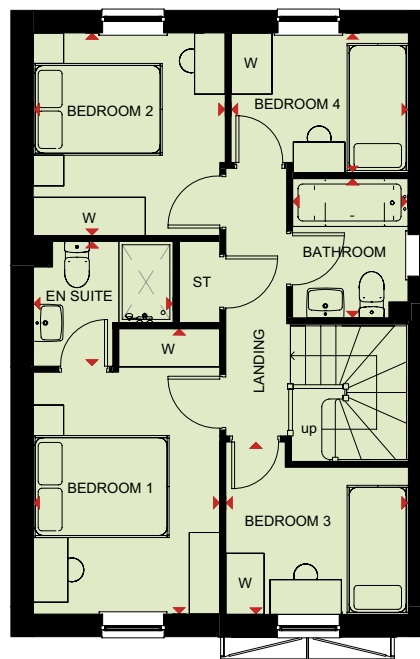
Flue Gas Heat Recovery System



Ground Floor

| | | |
|------------------|----------------|---------------|
| Lounge | 3259 x 5016 mm | 10'8" x 16'5" |
| Kitchen / Dining | 5515 x 4135 mm | 18'1" x 13'7" |
| WC | 860 x 2130 mm | 2'10" x 7'0" |

[Approximate dimensions]



First Floor

| | | |
|-----------|----------------|--------------|
| Bedroom 1 | 2746 x 4200 mm | 9'0" x 13'9" |
| En Suite | 2053 x 1835 mm | 6'9" x 6'0" |
| Bedroom 2 | 2826 x 2981 mm | 9'3" x 9'9" |
| Bedroom 3 | 2686 x 2537 mm | 8'10" x 8'4" |
| Bedroom 4 | 2606 x 2055 mm | 8'7" x 6'9" |
| Bathroom | 1698 x 2048 mm | 5'7" x 6'9" |

[Approximate dimensions]

KEY

B Boiler
ST Store
d/w Dishwasher space

f/f Fridge/freezer space
WFH Working from home space
◀▶ Dimension location



KINGSLEY

4 BEDROOM HOME



Photovoltaic panels



Argon-filled double-glazing



Highly-efficient insulation



Electric car charging point



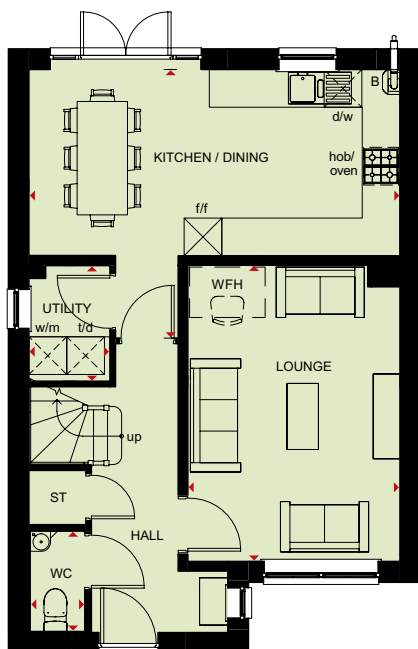
Waste Water Heat Recovery Systems



Decentralised mechanical extract ventilation (d-MEV)

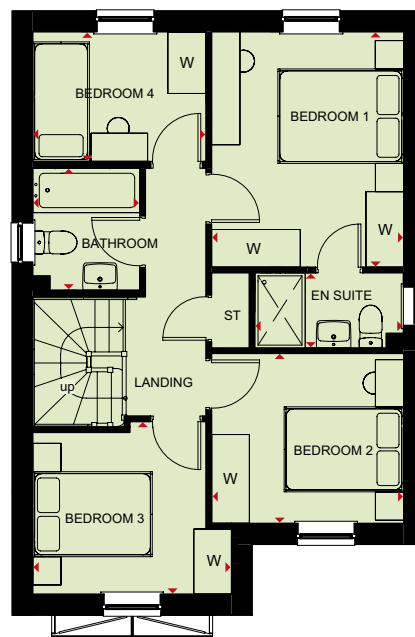


Flue Gas Heat Recovery System



Ground Floor

| | | |
|------------------|----------------|---------------|
| Lounge | 3370 x 4705 mm | 11'1" x 15'5" |
| Kitchen / Dining | 5895 x 4268 mm | 19'4" x 14'0" |
| Utility | 1287 x 1836 mm | 4'3" x 6'0" |
| WC | 865 x 1593 mm | 2'10" x 5'3" |



First Floor

| | | |
|-----------|----------------|---------------|
| Bedroom 1 | 3054 x 3740 mm | 10'0" x 12'3" |
| En Suite | 2361 x 1194 mm | 7'9" x 3'11" |
| Bedroom 2 | 3054 x 2700 mm | 10'0" x 8'10" |
| Bedroom 3 | 3160 x 2742 mm | 10'4" x 9'0" |
| Bedroom 4 | 2754 x 2060 mm | 9'0" x 6'9" |
| Bathroom | 1700 x 1937 mm | 5'7" x 6'4" |

KEY

B Boiler
ST Store
wm Washing machine space

td Tumble dryer space
dw Dishwasher space
f/f Fridge/freezer space

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



CUSTOMER SERVICE BY BARRATT HOMES

BUILDING OUR CUSTOMER SERVICE TO BE THE BEST

At Barratt we are genuinely committed to delivering the highest standards of customer service. The same exacting standards that have helped us win more quality awards than any other major housebuilder also ensure we look after our customers as well as we possibly can.

We believe that solid foundations are as important to a customer relationship as they are to a building. During the planning and design process we go to great lengths to make sure the homes and developments we build are perfectly in tune with the needs and aspirations of their prospective owners.

Our Directors carry out weekly site inspections before, during and after the build process. As your home is built, it is checked at every stage to ensure it reaches the exacting standards we demand.

Our Customer Service Charter lays out our commitments to you and details the care, support and assistance we'll provide you with throughout your purchase and long after you've moved in.

As a result of the outstanding service we provide to our customers, we have been awarded the exceptional accreditation of "5 Star Builder" by the independent Home Builders Federation. 29,000 homebuyers across the country took part in the survey and this honour recognises the highest levels of positive recommendation by our customers, as well as the superior build quality of our homes.





5 GREAT REASONS TO BUY WITH BARRATT

1. 5 Stars for Customer Satisfaction

No other major national housebuilder** has been awarded a Home Builders Federation 5 Star Housebuilder accolade every year since 2010. All thanks to positive recommendations by our customers.

2. Building homes for over 5 decades

We've been established for over 5 decades and in that time have built over 300,000 new homes. Our commitment to quality and innovation is shown in the highest standards of design, construction, finish and the customer service we provide.

3. Award winners, time and time again

Our steadfast commitment to quality has ensured that for the eleventh year in a row our site managers have picked up more awards than any other housebuilder, winning NHBC Pride in the Job awards for their workmanship and demonstrating our dedication and commitment to building homes of the very highest standard.

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

Our light, open-plan properties 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.

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

Every home we build is sustainable and energy efficient – minimising their impact on the environment, while reducing your energy costs too. Our homes could save you money by being 45% to 55% more energy efficient than a same sized older home – even after it's been modernised. As a result, you could save a staggering £1,312*** per year on your energy bill.

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



Images may include optional upgrades at additional cost. All information in this document is correct to the best of our knowledge at the time of going to print. Harbour Place is a marketing name only and may not be the designated postal address, which may be determined by The Post Office. All distances/journey times are approximate and are from Google Maps. *We are the only major national housebuilder to be awarded this key industry award 11 years in a row. **We refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. Based on HBF star rating scheme from 2010 to 2020 derived from the NHBC national new homes survey at eight weeks, over 90% of Barratt Developments PLC group customer would recommend our brands to a friend. Barratt Development brands include Barratt London, Barratt Homes and David Wilson Homes. *First 2 years covered by Builder Warranty & 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. **Refers to the Barratt Developments PLC Group brands. ***Costs based upon the comparison of a new build four-bed detached house built to 2010 regulations vs. Victorian property (upgraded with modern-day improvements). An upgraded Victorian home means one which has the following improvements over original build specification: 200mm loft insulation, double glazing to half of all windows, a 72% efficient (non-condensing) gas boiler and insulated hot water cylinder. Source: Zero Carbon Hub and NHBC Foundation 2012.

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.



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BARRATT
— HOMES —