



**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, year after year. And that's not all. Our homes come with an NHBC Buildmark Warranty which gives you a 10 year structural warranty and a 2 year fixtures and fittings warranty\* as standard. This is just one of the added benefits of buying a new home.

We do all we can to make moving easy, putting people in touch with dedicated experts throughout the journey, which is why for more than 50 years, we have earned ourselves an enviable reputation for excellence.

At Barratt we build every type of home for every type of home buyer, in great locations the length and breadth of the country. Whether you're putting your first foot on the property ladder, moving up to a larger home or even downsizing, Barratt can help you find the home that suits you perfectly.

\*First 2 years covered by Builder Warranty & NHBC Guarantee or similar. Years 3-10 covered by NHBC insurance or similar. Available on virtually all of our developments.



# A FANTASTIC LOCATION

Just 5 minutes from Pen Bethan you'll find Falmouth town centre, with plenty of local businesses, cafes, pubs and restaurants to enjoy.

Living in Falmouth, you'll have plenty of things to do. Enjoy the history of Pendennis Castle and Marlborough House or soak up the sun at Gyllyngvase, Swanpool or Castle Beaches.

For staying active, Falmouth Sports Club and Golf Club are perfect. Maen Valley Park and Swanvale Nature Reserve also offer plenty of space for walking and stunning views to enjoy.

For your weekly food shop, Sainsbury's, Lidl and Co-op Food are all just a short drive away. Schools for children of all ages, the doctor's surgery and local hospital are all nearby.

With the A39 and two train stations nearby, Falmouth is perfect for seeing all that Cornwall and Devon have to offer.

# DEVELOPMENT LAYOUT

HILLHEAD ROAD, FALMOUTH, CORNWALL, TR11 5PA

## KEY

- **DENFORD**  
2 bedroom home
- **KENLEY**  
2 bedroom home
- **ELLERTON**  
3 bedroom home
- **MAIDSTONE**  
3 bedroom home
- **MORESBY**  
3 bedroom home
- **CHESTER**  
4 bedroom home
- **KINGSLEY**  
4 bedroom home
- **AFFORDABLE HOUSING**
- BCP **Bin Collection Point**
- V **Visitor Parking**
- S/S **Substation**



## SUSTAINABILITY FEATURES

-  Grassland
-  Wildflower meadow
-  Path
-  New tree line
-  Mature tree line
-  Woodland planting
-  Community orchard
-  Swift boxes
-  Bat boxes
-  Hedgehog highway

# DENFORD

## 2 BEDROOM HOME



Waste Water Heat  
Recovery  
Systems



Argon-filled  
double-glazing



Smart Thermostat



Highly-efficient  
insulation



Electric car  
charging  
point



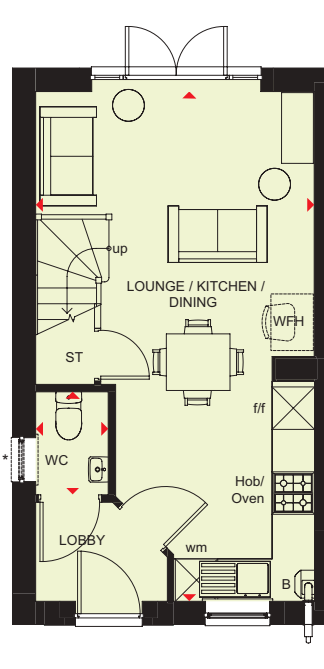
Decentralised  
mechanical  
extract ventilation  
(d-MEV)



Solar  
or Photovoltaic  
panels



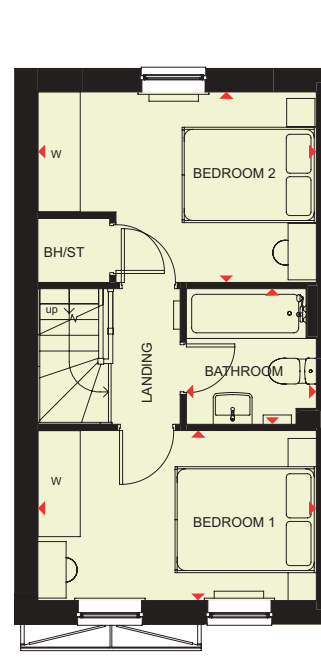
\*Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans.



### Ground Floor

Lounge / Dining / Kitchen	3910 x 7164 mm	12'10" x 23'6"
WC	1015 x 1480 mm	3'3" x 4'10"

(Approximate dimensions)



### First Floor

Bedroom 1	3947 x 2397 mm	12'11" x 7'10"
Bedroom 2	3947 x 2688 mm	12'11" x 8'10"
Bathroom	1839 x 1920 mm	6'0" x 6'3"

(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		



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. All images used are for illustrative purposes. The images and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser 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, dimensions and energy efficiency features depicted are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.

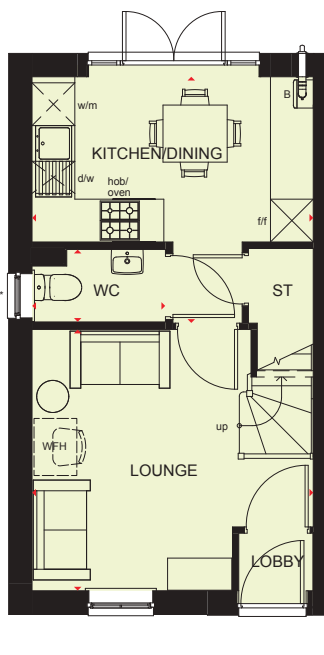
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# KENLEY

## 2 BEDROOM HOME



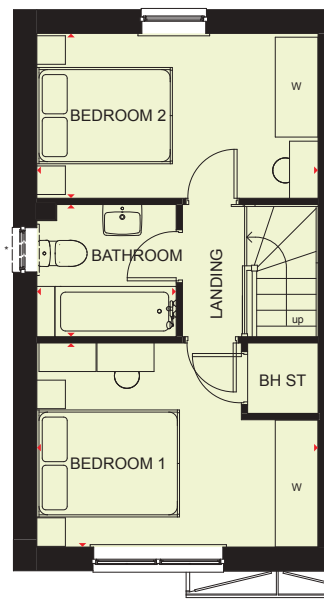
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### Ground Floor

Lounge	3947 x 3551 mm	12'11" x 11'7"
Kitchen/Dining	3947 x 2307 mm	12'11" x 7'6"
WC	1814 x 1025 mm	5'11" x 3'4"

[Approximate dimensions]



### First Floor

Bedroom 1	3947 x 2851 mm	12'11" x 9'4"
Bedroom 2	3947 x 2302 mm	12'11" x 7'6"
Bathroom	1944 x 1853 mm	6'5" x 6'1"

[Approximate dimensions]

**KEY**

B	Boiler
ST	Store
BH/ST	Bulkhead Store

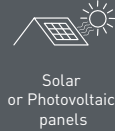
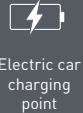
w/m	Washing machine space
d/w	Dishwasher space
f/f	Fridge/freezer space

WFH	Working from home space
W	Wardrobe space
↔	Dimension location

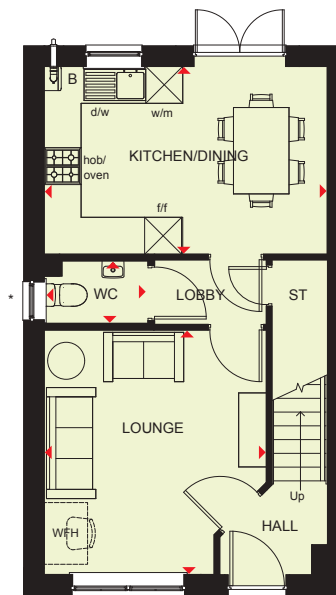


# ELLERTON

## 3 BEDROOM HOME



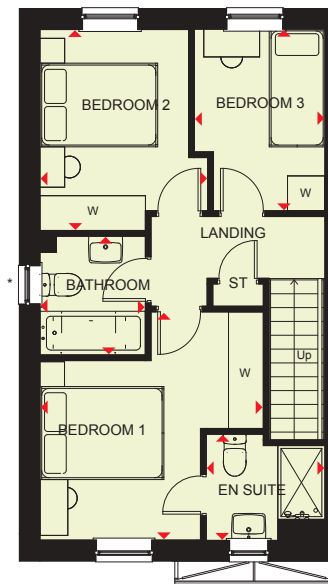
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### Ground Floor

Lounge	3601 x 3674 mm	11'10" x 12'1"
Kitchen/Dining	4552 x 3048 mm	14'11" x 10'0"
WC	1663 x 1016 mm	5'5" x 3'4"

(Approximate dimensions)



### First Floor

Bedroom 1	3061 x 3674 mm	11'9" x 12'0"
En Suite	1928 x 1707 mm	6'4" x 5'7"
Bedroom 2	2694 x 2918 mm	8'10" x 9'6"
Bedroom 3	2128 x 2918 mm	7'0" x 9'7"
Bathroom	1700 x 1917 mm	5'6" x 6'3"

(Approximate dimensions)

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



# MAIDSTONE

## 3 BEDROOM HOME



Waste Water Heat  
Recovery  
Systems



Argon-filled  
double-glazing



Smart Thermostat



Highly-efficient  
insulation



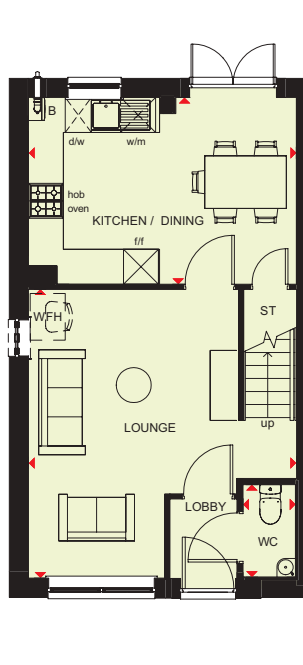
Electric car  
charging  
point



Decentralised  
mechanical  
extract ventilation  
(d-MEV)



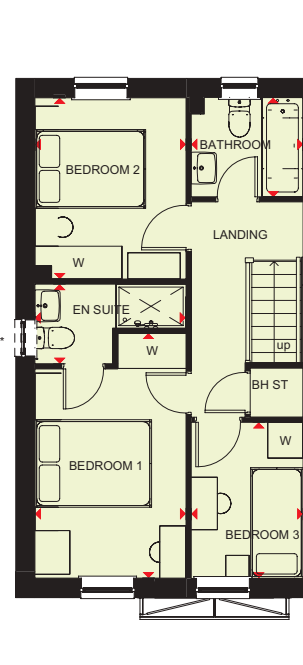
Solar  
or Photovoltaic  
panels



### Ground Floor

Lounge	4602 x 4887 mm	15'1" x 16'0"
Kitchen/Dining	4552 x 3202 mm	14'11" x 10'6"
WC	900 x 1587 mm	2'11" x 5'2"

(Approximate dimensions)



### First Floor

Bedroom 1	2597 x 3578 mm	8'6" x 11'8"
En Suite	2597 x 1365 mm	8'6" x 4'5"
Bedroom 2	2597 x 3098 mm	8'6" x 10'1"
Bedroom 3	1918 x 2662 mm	6'3" x 8'8"
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



# MORESBY

## 3 BEDROOM HOME



Waste Water Heat  
Recovery  
Systems



Argon-filled  
double-glazing



Smart Thermostat



Highly-efficient  
insulation



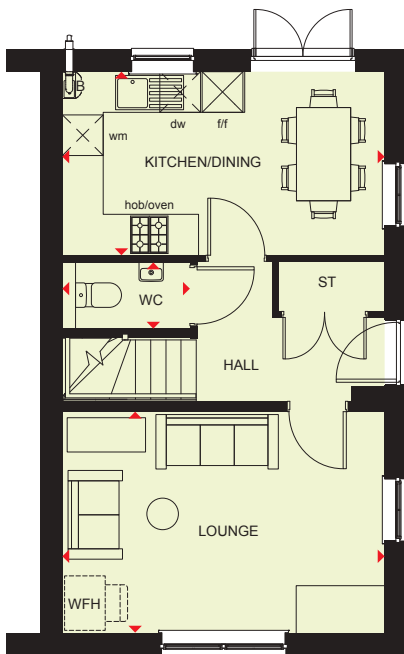
Electric car  
charging  
point



Decentralised  
mechanical  
extract ventilation  
(d-MEV)

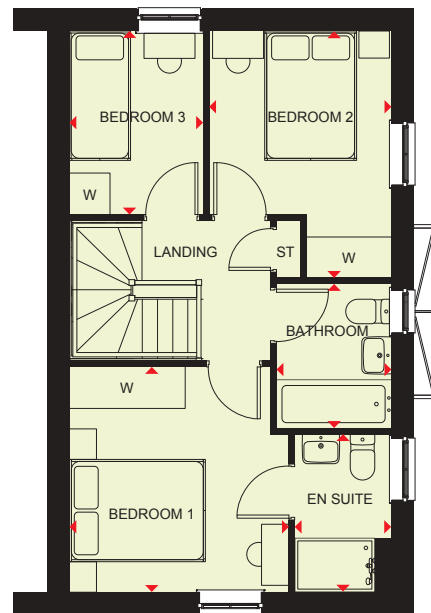


Solar  
or Photovoltaic  
panels



### Ground Floor

Lounge	4743 x 3250 mm	15'6" x 10'7"
Kitchen/Dining	4691 x 2687 mm	15'4" x 8'9"
WC	1700 x 973 mm	5'6" x 3'2"



### First Floor

Bedroom 1	4743 x 3290 mm	15'6" x 10'9"
En Suite	2313 x 1432 mm	7'7" x 4'8"
Bedroom 2	2668 x 3368 mm	8'9" x 11'0"
Bedroom 3	1986 x 2687 mm	6'6" x 8'9"
Bathroom	1691 x 2120 mm	5'6" x 6'11"

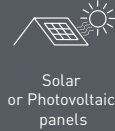
### KEY

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		

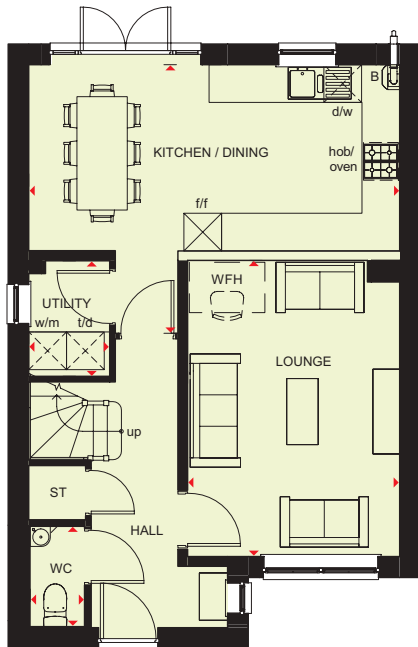


# KINGSLEY

## 4 BEDROOM HOME

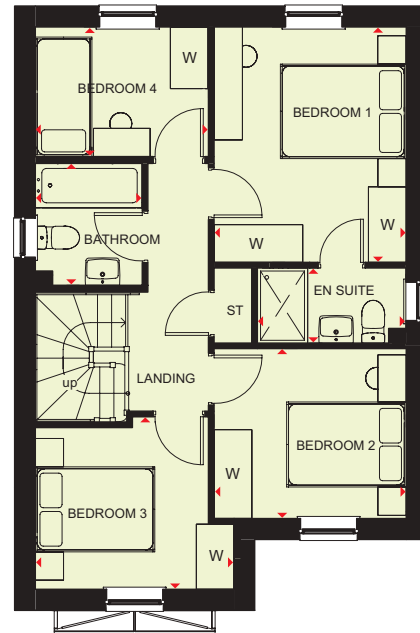


\*Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans.



### Ground Floor

Lounge	3362 x 4685 mm	11'0" x 15'4"
Kitchen / Dining	5854 x 4245 mm	19'2" x 13'11"
Utility	1273 x 1839 mm	4'2" x 6'0"
WC	856 x 1580 mm	2'9" x 5'2"



### First Floor

Bedroom 1	3040 x 3747 mm	9'11" x 12'3"
En Suite	2352 x 1194 mm	7'8" x 3'11"
Bedroom 2	3040 x 2675 mm	9'11" x 8'9"
Bedroom 3	3132 x 2733 mm	10'3" x 8'11"
Bedroom 4	2740 x 2071 mm	8'12" x 6'10"
Bathroom	1686 x 1957 mm	5'6" x 6'5"

#### KEY

B	Boiler	td	Tumble dryer space
ST	Store	dw	Dishwasher space
wm	Washing machine space	f/f	Fridge/freezer space

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

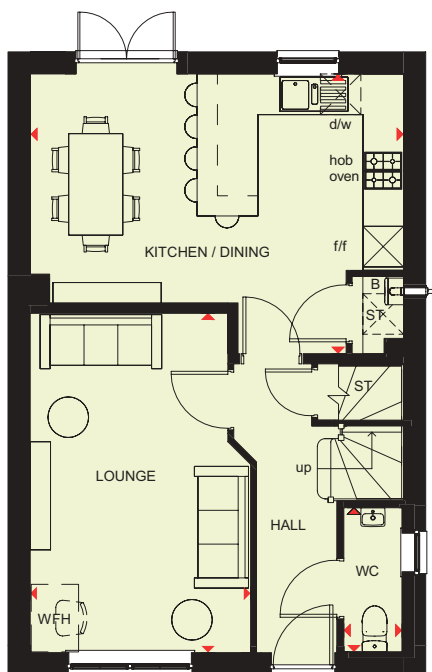


# CHESTER

## 4 BEDROOM HOME



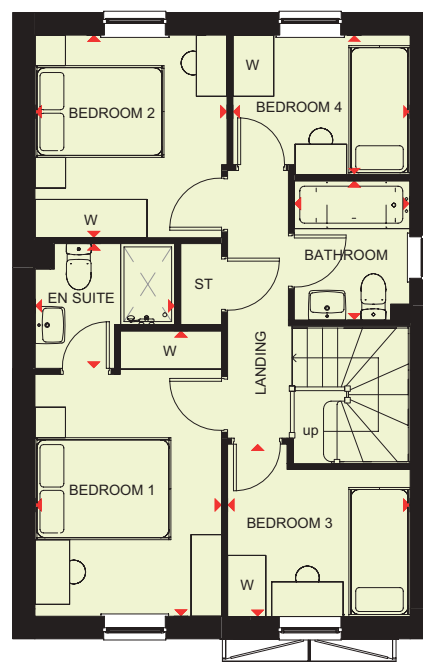
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### Ground Floor

Lounge	3231 x 5003 mm	10'7" x 16'4"
Kitchen/Dining	5479 x 4118 mm	17'11" x 13'6"
WC	866 x 2124 mm	2'10" x 6'11"

(Approximate dimensions)



### First Floor

Bedroom 1	2798 x 2716 mm	9'2" x 8'10"
En Suite	2058 x 1835 mm	6'9" x 6'0"
Bedroom 2	2798 x 2972 mm	9'2" x 9'9"
Bedroom 3	2688 x 2548 mm	8'9" x 8'4"
Bedroom 4	2606 x 2031 mm	8'6" x 6'7"
Bathroom	1715 x 2048 mm	2'11" 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

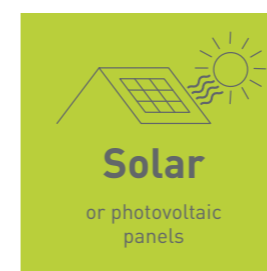
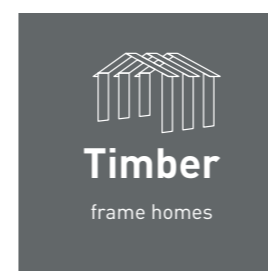
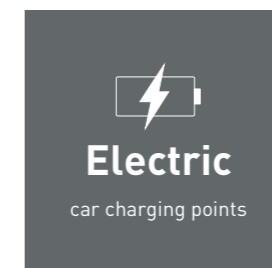
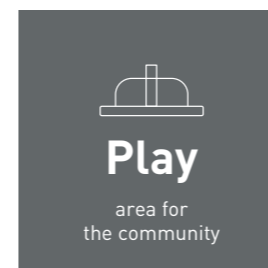
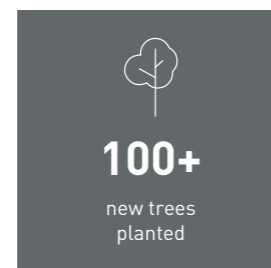
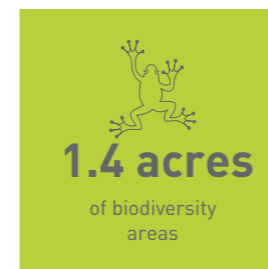


# CREATING A SUSTAINABLE COMMUNITY WHERE FAMILIES AND NATURE CAN THRIVE

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.





## 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.



**barratthomes.co.uk**

**0330 057 6000**

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BDW005078/SEP24



**BARRATT**  
— HOMES —