

# SUNDIAL PLACE

LYDIATE LANE, THORNTON, LIVERPOOL, MERSEYSIDE L23 1TP



A RANGE OF TWO, THREE AND FOUR BEDROOM HOMES

# 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.

\*\*Figure produced by the Zero Carbon Hub, a non profit company with responsibility for developing homes to zero carbon standards by 2016.

Images may include optional upgrades.

Calls to our 0844 numbers cost 7 pence per minute plus your phone company's access charge.

^^[http://www.hbf.co.uk/fileadmin/documents/members/Factsheets/HBFfact\\_sheets\\_web.pdf](http://www.hbf.co.uk/fileadmin/documents/members/Factsheets/HBFfact_sheets_web.pdf)



### 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

Every home we build is sustainable and energy-efficient – minimising their impact on the environment, whilst reducing your energy costs too. Our homes could save you money by being up to 65%^^ more energy-efficient than a Victorian house of the same style. As a result, you could save a staggering £1,410\*\* per year on your energy bill.















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



# SUNDIAL PLACE, THORNTON

LYDIATE LANE, THORNTON, LIVERPOOL L23 1TP

## KEY

	BROOKVALE	2 bedroom home		ALDERNEY	4 bedroom home
	DENFORD	2 bedroom home		HESKETH	4 bedroom home
	KENLEY	2 bedroom home		KINGSLEY	4 bedroom home
	MAIDSTONE	3 bedroom home		MORESBY	4 bedroom home
	ELMSGATE	3 bedroom home		WOODCOTE	4 bedroom home
	LUTTERWORTH	3 bedroom home			
	ELLERTON	3 bedroom home			
	NORBURY	3 bedroom home			
	WOODBURY	3 bedroom home			



[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. Sundial Place is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

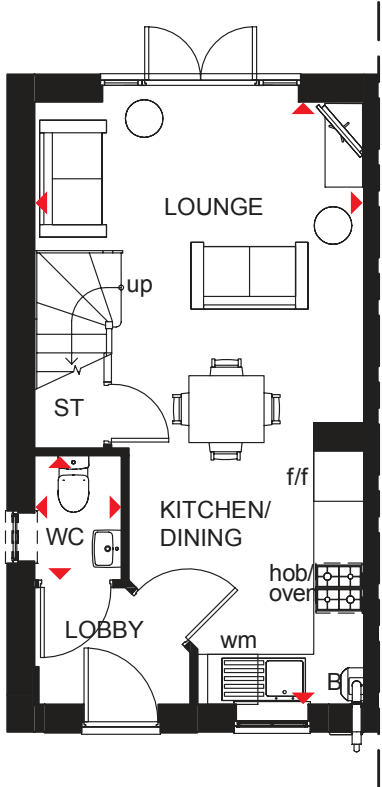


# DENFORD

## 2 BEDROOM HOME



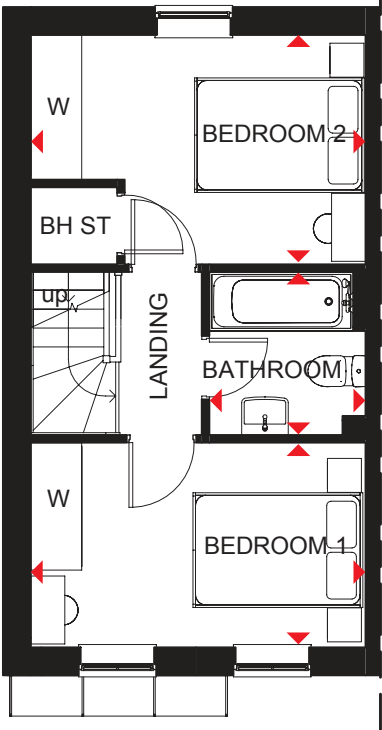
- Free-flowing living space creates a flexible terraced home, ideal for first-timers and downsizers
- French doors lead to the rear garden giving the open-plan lounge, dining area and fitted kitchen a bright and airy feeling
- Upstairs are two double bedrooms and the bathroom



### Ground Floor

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

(Approximate dimensions)



### First Floor

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

(Approximate dimensions)

- KEY**
- B Boiler
  - ST Store
  - wm Washing machine space

- f/f Fridge/freezer space
- ◀▶ Dimension location

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



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. These 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 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.



# THE WOODBURY

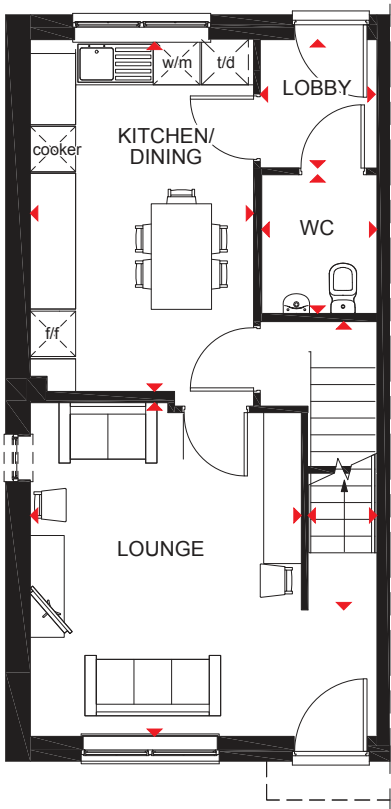
## THREE BEDROOM HOME



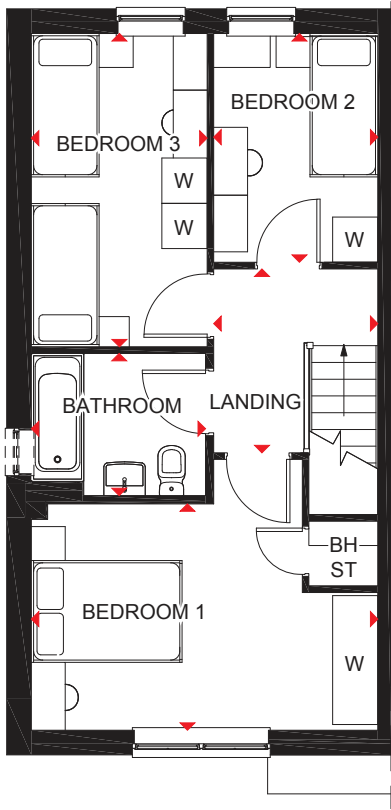
Individual plots may vary, please speak to the Sales Adviser



- Modern living and functional fashion ensures a warm welcome with a brightly lit entrance hall and lounge.
- The kitchen, with its open-plan layout leads out to the rear garden.
- Upstairs you will be greeted by the spacious master bedroom, a further single and double bedroom alongside the family bathroom.



Ground Floor		
Lounge	3595 x 4423 mm	11'9" x 14'6"
Kitchen/Dining	2962 x 4662 mm	9'8" x 15'3"
WC	1526 x 1838 mm	5'0" x 6'0"
Lobby	1548 x 1702 mm	5'0" x 5'7"
Stairwell	914 x 3821 mm	2'11" x 12'6"



First Floor		
Bedroom 1	4598 x 3001 mm	15'1" x 9'10"
Bedroom 2	2178 x 3032 mm	7'1" x 9'11"
Bedroom 3	2332 x 4152 mm	7'7" x 13'7"
Bathroom	2311 x 1885 mm	7'6" x 6'2"
Landing	2178 x 2437 mm	7'1" x 7'11"

(Approximate dimensions)

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

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



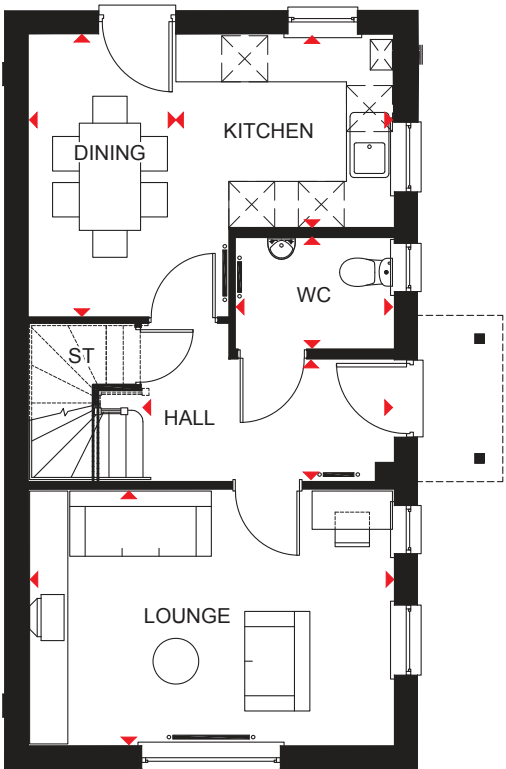


# THE ELMSGATE

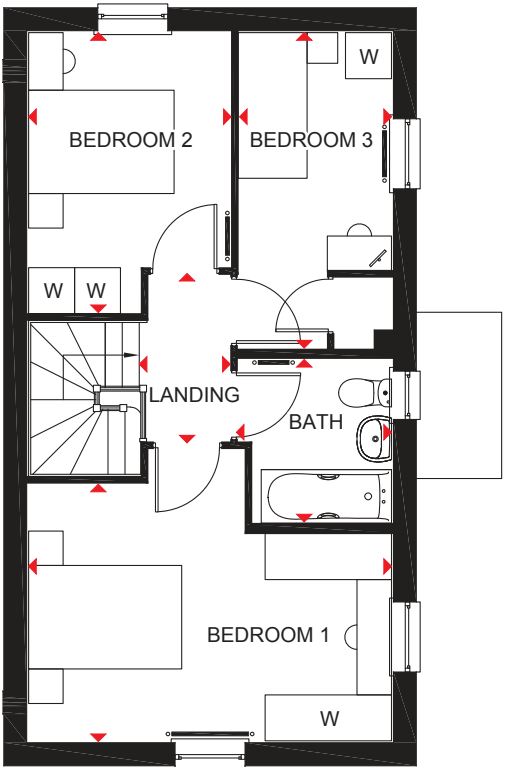
## THREE BEDROOM HOME



- Modern living and functional fashion ensures a warm welcome with a brightly lit entrance hall and lounge.
- The kitchen, with its open-plan layout leads out to the rear garden.
- Upstairs you will be greeted by the spacious master bedroom, a further single and double bedroom alongside the family bathroom.



Ground Floor		
Lounge	4740 x 3300 mm	15'6" x 10'9"
Kitchen	2830 x 2500 mm	9'3" x 8'2"
Dining	1910 x 3678 mm	6'3" x 12'0"
Hall	3258 x 1582 mm	10'8" x 5'2"
Stairwell	1473 x 1015 mm	4'9" x 3'3"



First Floor		
Bedroom 1	4740 x 3374 mm	15'6" x 11'0"
Bedroom 2	2663 x 3678 mm	8'8" x 12'0"
Bedroom 3	2002 x 4141mm	6'5" x 13'5"
Bathroom	2025 x 2162 mm	6'7" x 7'1"
Landing	1206 x 2211 mm	3'11" x 7'3"

(Approximate dimensions)

- KEY

B

ST

wm

Boiler

Store

Washing machine space
- f/f

▶▶

Fridge/freezer space

Dimension location

barratthomes.co.uk





# THE BROOKVALE

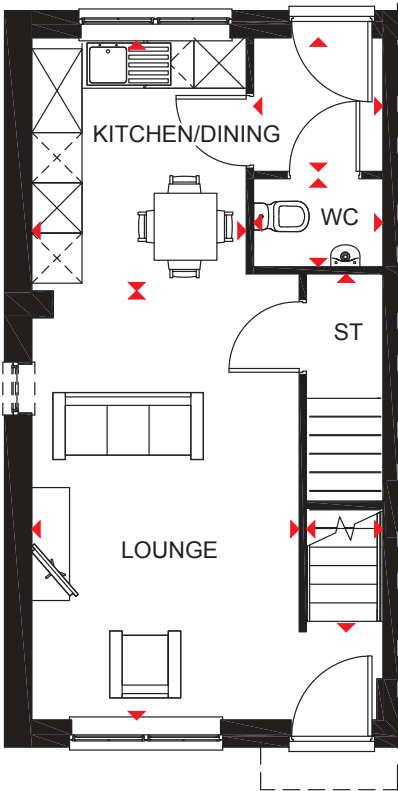
## TWO BEDROOM HOME



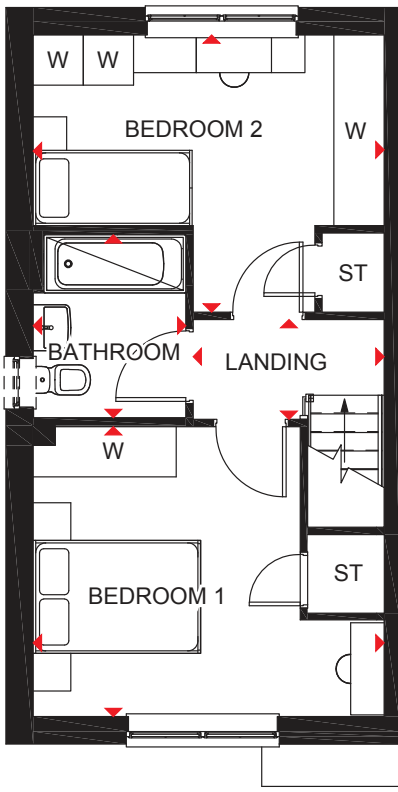
Individual plots may vary, please speak to the Sales Adviser



- Natural light floods through oversized windows in this two bedroom home.
- Designed with functionality in-mind, a spacious two bedroom home that features an open-planned lounge and kitchen/dining area.
- Upstairs, the master bedroom with a lavish layout, plus a generously sized second bedroom and family bathroom offer commodious living space.



Ground Floor		
Lounge	3195 x 5126 mm	10'5" x 16'9"
Kitchen/Dining	2562 x 2986 mm	8'4" x 9'9"
WC	1548 x 1050 mm	5'0" x 3'5"
Lobby	1548 x 1594 mm	5'0" x 5'2"
Stairwell	914 x 4214 mm	2'11" x 13'9"



First Floor		
Bedroom 1	4198 x 3464 mm	13'9" x 11'4"
Bedroom 2	4198x 3312 mm	13'9" x 10'10"
Bathroom	1826 x 2184 mm	5'11" x 7'1"
Landing	2284 x 1193 mm	7'5" x 3'10"

(Approximate dimensions)

- KEY

B

ST

wm

Boiler

Store

Washing machine space
- f/f

Dimension location

Fridge/freezer space

barratthomes.co.uk



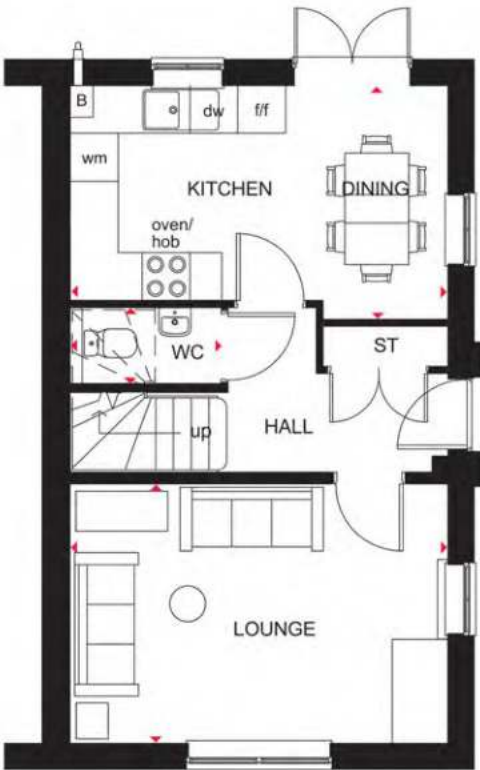
We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. These and the dimensions given are illustrative for this house 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 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.



3 BEDROOM END-TERRACED HOME



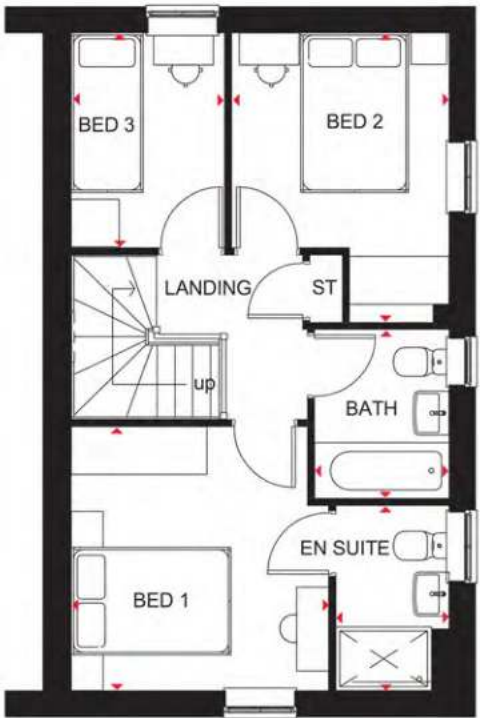
- A three bedroom home offering open-plan kitchen and dining area with French doors opening onto the rear garden
- First floor features two double bedrooms with en suite to master bedroom
- Single bedroom and family bathroom also located on first floor



Ground Floor

Lounge	4737 x 3250mm	15'6" x 10'8"
Kitchen/Dining	4737 x 2933mm	15'6" x 9'7"
WC	1894 x 945mm	6'3" x 3'1"

[Approximate dimensions]



First Floor

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

[Approximate dimensions]

- KEY**
- B Boiler
  - ST Store
  - wm Washing machine space

- f/f Fridge/freezer space
- dw Dishwasher space
- Dimension location



# NORBURY

THE CLASSIC  
COLLECTION

## 3 BEDROOM TERRACED HOME



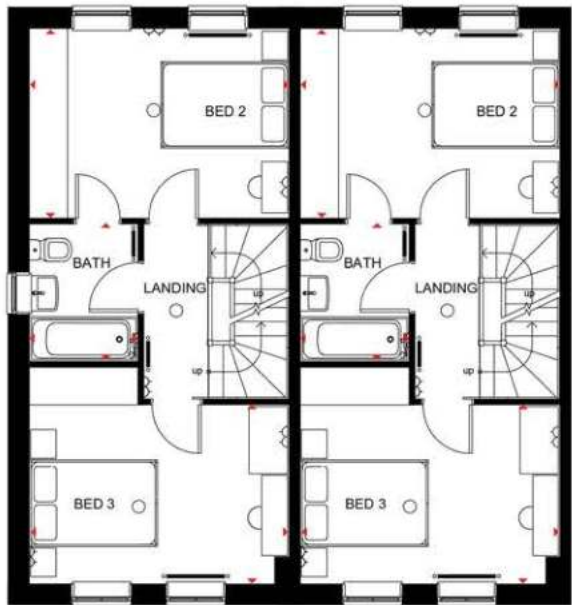
- Spacious 2½ storey, 3 bedroom home boasting open-plan lounge and dining room with French doors opening onto the rear garden
- Stylish kitchen comes with quality units and appliances in a range of finishes
- First floor has two double bedrooms and dual-access family bathroom
- The impressive master bedroom is located on the second floor and features dressing area and en suite shower room



### Ground Floor

Lounge/Dining	4675 x 4056mm	15'4" x 13'4"
Kitchen	3910 x 1900mm	12'10" x 6'3"
WC	2072 x 897mm	6'10" x 2'11"

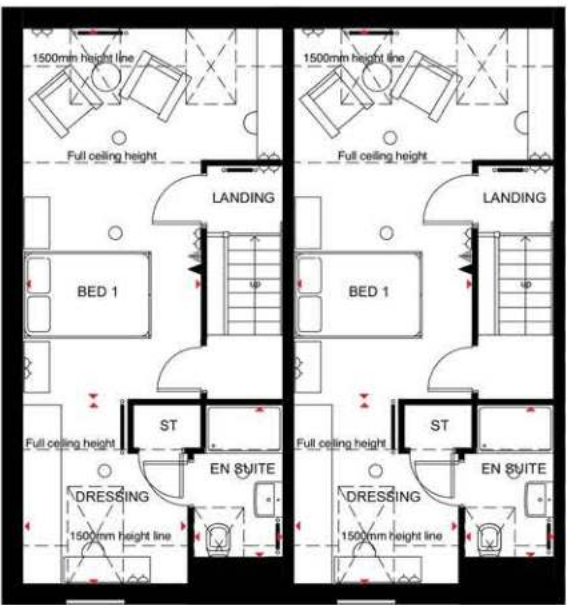
(Approximate dimensions)



### First Floor

Bedroom 2	2965 x 4056mm	9'9" x 13'4"
Bedroom 3	3386 x 4056mm	11'1" x 13'4"
Bathroom	2146 x 1698mm	7'0" x 5'7"

(Approximate dimensions)



### Second Floor

Bedroom 1	5789 x 4056mm	19'0" x 13'4"
Dressing Area	2885 x 2573mm	9'6" x 8'5"
En Suite	2524 x 1395mm	8'3" x 4'7"

(Approximate dimensions)

<b>KEY</b>	○ Light fitting	◀ T.V. aerial socket	B Boiler	f/f Fridge/freezer space
◀ Electric socket	◀ Telephone outlet point	◀ Media plate	ST Store	dw Dishwasher space
		◀ Radiator	w/m Washing machine space	◀ Dimension location



## 4 BEDROOM TERRACED HOME



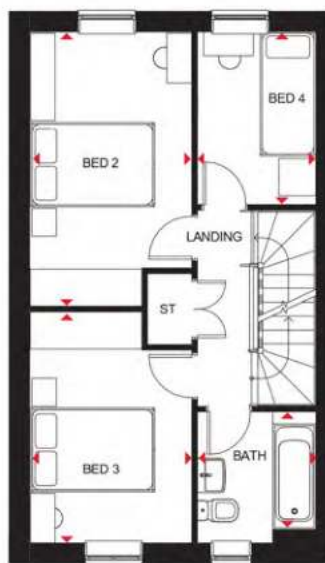
- Spacious home designed over three floors
- A glazed bay in the lounge and dining area opens onto the rear garden and a fitted kitchen includes room for a breakfast area
- Upstairs are two double bedrooms, a single bedroom and bathroom
- An exceptionally spacious master bedroom, with en suite and dressing area, takes up the entire second floor



### Ground Floor

Lounge/Dining	5829 x 4608mm	19'1" x 15'1"
Kitchen	4208 x 2481mm	13'10" x 8'2"
WC	1726 x 878mm	5'8" x 2'11"

(Approximate dimensions)



### First Floor

Bedroom 2	4414 x 2610mm	14'6" x 8'7"
Bedroom 3	3722 x 2610mm	12'3" x 8'7"
Bedroom 4	2779 x 1912mm	9'1" x 6'3"
Bathroom	2112 x 1912mm	6'11" x 6'3"

(Approximate dimensions)



### Second Floor

Bedroom 1	5650 x 3485mm	18'6" x 11'5"
En Suite	1929 x 2511mm	6'4" x 8'3"
Dressing Area	2712 x 2594mm	8'11" x 8'6"

(Approximate dimensions)

**KEY** B Boiler  
ST Store  
wm Washing machine space

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

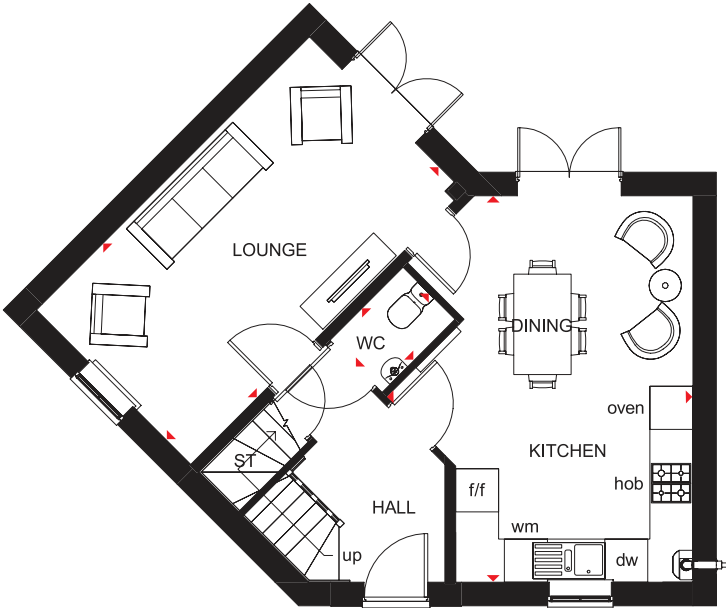


# LUTTERWORTH

## 3 BEDROOM DETACHED HOME



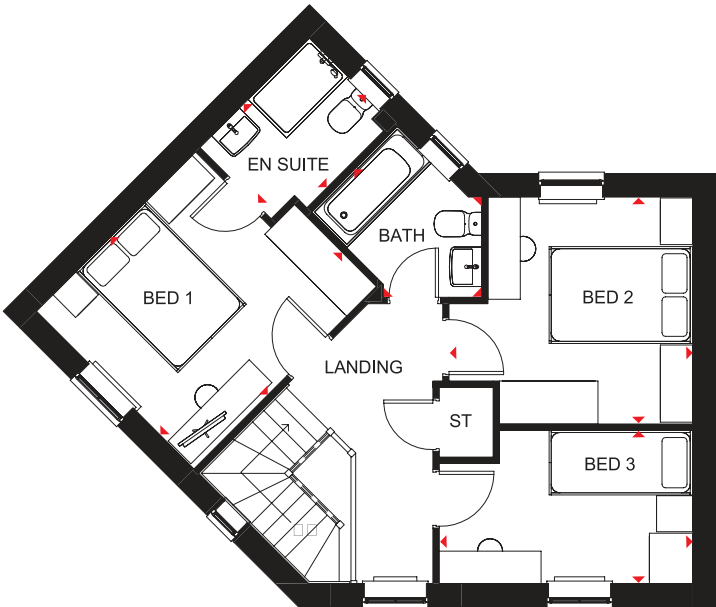
- Great use of a corner plot to create a spacious home
- Bright and flexible areas to enjoy modern-day living
- French doors open onto the rear garden from both the dual-aspect lounge and the open-plan kitchen with dining area
- Galleried landing leads to two double bedrooms – the master with en suite – a single bedroom and the family bathroom



### Ground Floor

Lounge	5385 x 3045mm	17'8" x 10'0"
Kitchen/Dining	4274 x 5385mm	14'0" x 17'8"
WC	1028 x 1441mm	3'4" x 4'9"

(Approximate dimensions)



### First Floor

Bedroom 1	3107 x 3599mm	10'2" x 11'10"
En Suite	1648 x 2159mm	5'5" x 7'1"
Bedroom 2	3404 x 3163mm	11'2" x 10'5"
Bedroom 3	3540 x 2134mm	11'7" x 7'0"
Bathroom	2519 x 1958mm	8'3" x 6'5"

(Approximate dimensions)

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

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



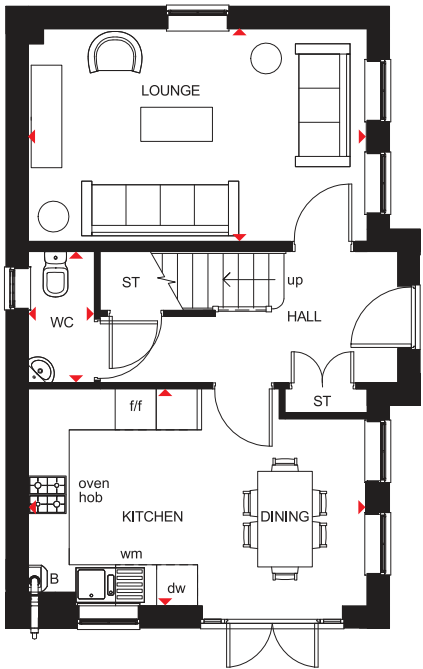


# HESKETH

## 4 BEDROOM DETACHED HOME



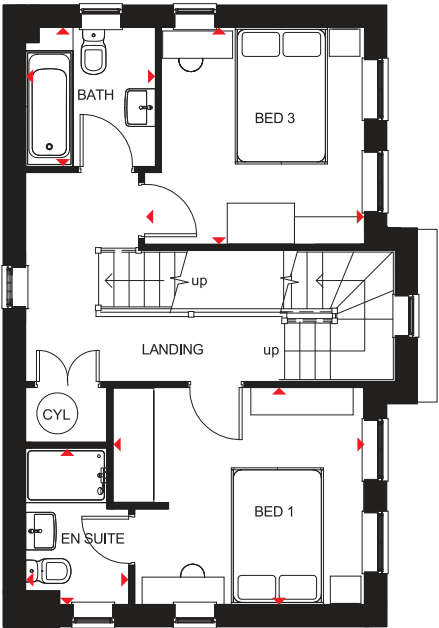
- A spacious family home designed over three floors
- Bright, open-plan fitted kitchen with dining area leads to the garden, while a spacious lounge provides room to relax
- Upstairs are two double bedrooms, the master with en suite, and the family bathroom
- Two further double bedrooms and a shower room are on the second floor



### Ground Floor

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

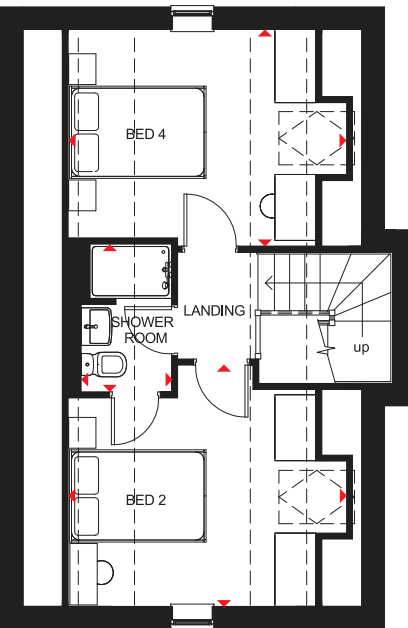
[Approximate dimensions]  
\* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.



### First Floor

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

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



### Second Floor

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

[Approximate dimensions]  
\* Overall floor dimension includes lower ceiling areas.

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