

# the Elms



**BARRATT**  
— HOMES —



# THE ELMS SHAFTMOOR LANE, HALL GREEN, WEST MIDLANDS, B28 8SN

## A STUNNING DEVELOPMENT OF 2, 3, 4 & 5 BEDROOM HOMES

Set within an established community on the southern outskirts of Birmingham, The Elms will deliver a contemporary selection of 2, 3, 4 and 5 bedroom properties within excellent reach of the city centre.

Perfectly located adjacent to the A34 and A41, in Hall Green, commuters can enjoy a convenient connection to the West Midlands, whilst local rail services provide swift travel into the heart of Birmingham. Highly-rated schooling options are on the doorstep, plus a wide range of essential living make for a comfortable lifestyle.

# 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.

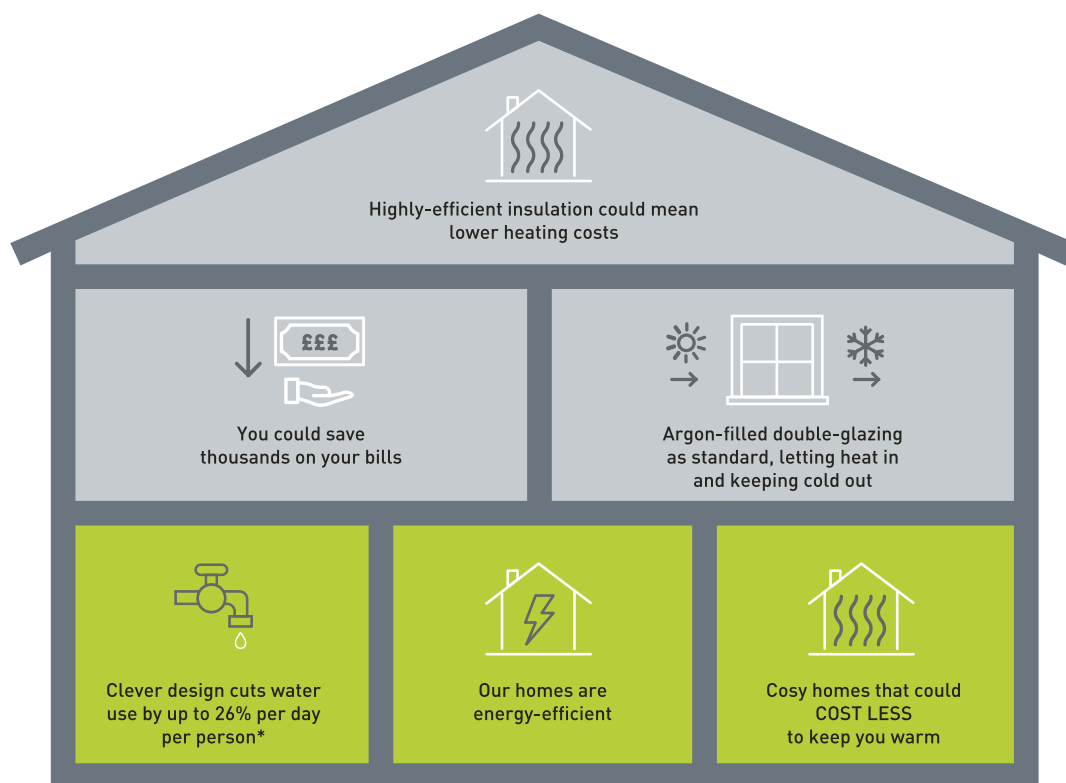
We know we must give our customers confidence that their homes are designed and built to meet the challenges of the future.

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 January 2024.

\*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.



# the Elms

- Kenley  
2 bedroom home
- Denford  
2 bedroom home
- Roseberry  
2 bedroom home
- Bewdley  
3 bedroom home
- Collaton  
3 bedroom home
- Ellerton  
3 bedroom home
- Ennerdale  
3 bedroom home
- Kingsville  
3 / 4 bedroom home
- Oxford  
5 bedroom home
- AH Affordable Housing
- BCP Bin Collection Point
- V Visitor Parking Space
- S/S Substation

-  Parkland area
-  Existing trees
-  Balancing pond
-  New tree line
-  Bat box
-  Swift nest box
-  Sparrow terrace
-  House martin nest
-  Bird nesting box

Positioning of our sustainability features are subject to change. Speak to a Sales Adviser for more information.



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

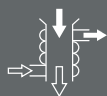


Images and site layout are intended for illustrative purposes only and should be treated as general guidance only. Site layout including parking arrangements, social/affordable housing, community buildings, play areas and public open spaces may change to reflect changes in the planning permission for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

BWM/TheElms/VREAL/SUSTAINABILITYPLAN/FEB24

# KENLEY

## 2 BEDROOM HOME



Waste Water Heat  
Recovery  
Systems



Argon-filled  
double-glazing



Flue Gas Heat  
Recovery



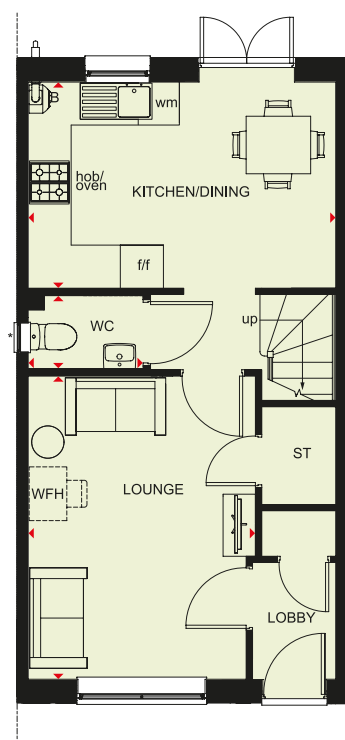
Decentralised  
mechanical  
extract ventilation  
(d-MEV)



Photovoltaic  
panels



Highly-efficient  
insulation

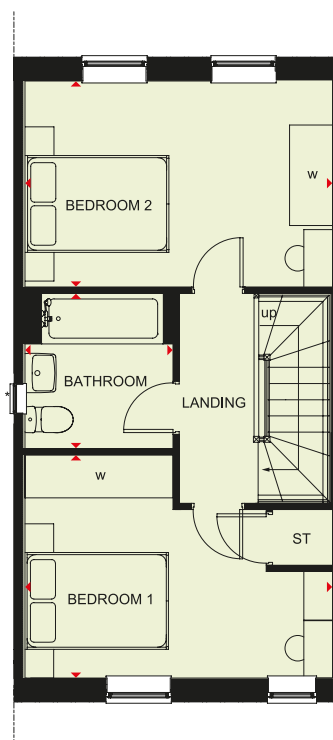


### Ground Floor

Lounge	4253 x 3120mm	13'10" x 10'2"
Kitchen/Dining	2901 x 4323mm	9'5" x 14'2"
WC	1636 x 1075mm	5'4" 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	4322 x 3139mm	14'2" x 10'3"
Bedroom 2	4322 x 2901mm	14'2" x 9'5"
Bathroom	2080 x 1853mm	6'8" x 6'1"

[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
ST	Store	WFH	Working from home
wm	Washing machine space	w	Wardrobe space

◀ ▶ Dimension location

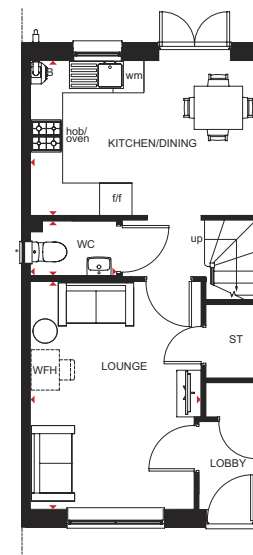




## KENLEY

### 2 BEDROOM HOME

- Natural light floods through oversized windows in this two bedroom home
- French doors in the open-plan kitchen and dining area lead to the garden
- A front-aspect lounge and convenient storage space create a great place for modern living
- On the first floor are two double bedrooms and a family bathroom

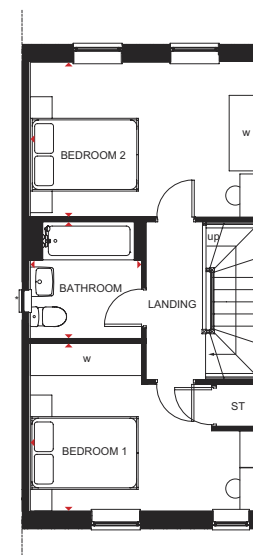


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**BARRATT**  
HOMES



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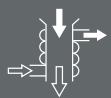
We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes.

BDW001836/SEPT22



# DENFORD

## 2 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



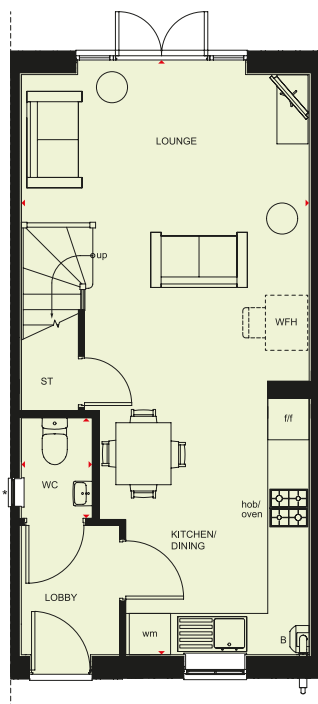
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation

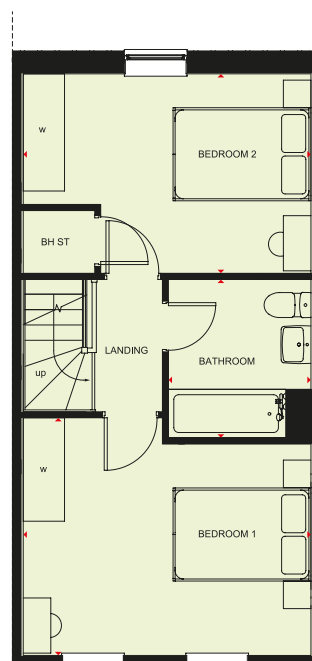


### Ground Floor

Kitchen/Dining/Lounge	4235 x 8467mm	13'9" x 27'8"
WC	1515 x 1063mm	4'10" 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	3475 x 4235mm	11'4" x 13'9"
Bedroom 2	4235 x 2921mm	13'9" x 9'6"
Bathroom	2110 x 2325mm	6'9" x 7'6"

[Approximate dimensions]

#### KEY

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

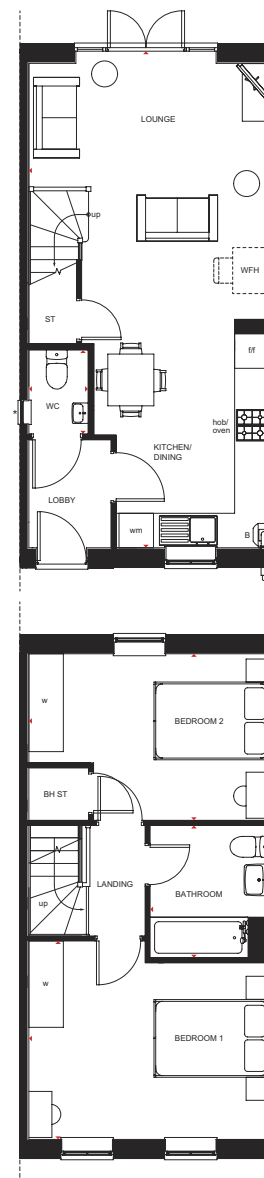




## DENFORD

### 2 BEDROOM HOME

- Free-flowing living space creates a flexible 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	4235 x 8467mm	13'9" x 27'8"
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**BARRATT**  
HOMES

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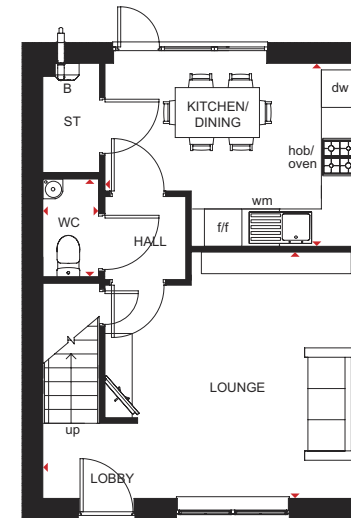
BDW000414/MAR22



## ROSEBERRY

### 2 BEDROOM HOME

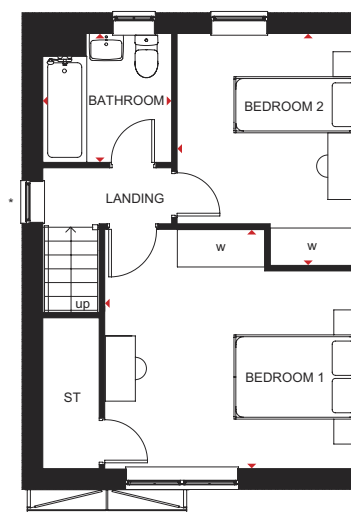
- Light fills this home through oversized windows, giving it a bright and airy feeling
- Downstairs has a fitted kitchen with dining area and French doors that lead onto the rear garden, a separate lounge, storage and a cloakroom
- Upstairs are two double-sized bedrooms and a bathroom. The larger bedroom has plenty of built-in storage space



#### Ground Floor

Lounge	4110 x 3980mm	13'5" x 13'1"
Kitchen/Dining	4101 x 2962mm	13'5" x 9'7"
WC	903 x 1626mm	2'10" x 5'3"

(Approximate dimensions)



#### First Floor

Bedroom 1	4114 x 3864mm	13'5" x 12'7"
Bedroom 2	3745 x 2954mm	12'3" x 9'7"
Bathroom	2093 x 2093mm	6'9" x 6'9"

(Approximate dimensions)

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



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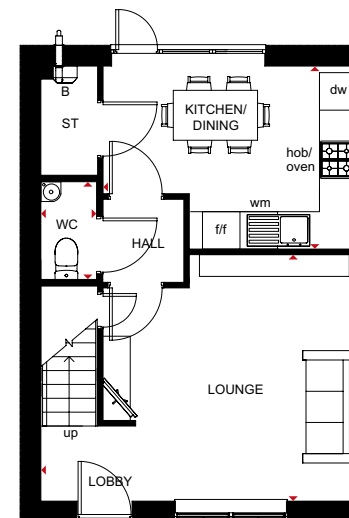
BDW000421/MAR22



## ROSEBERRY

### 2 BEDROOM HOME

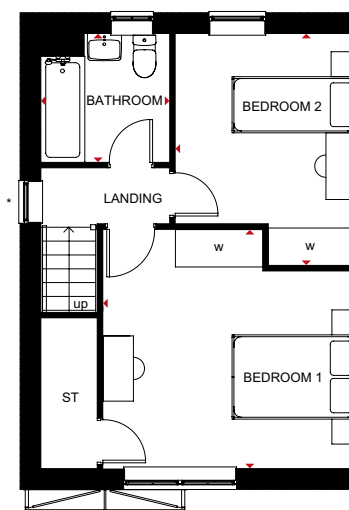
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**BARRATT**  
HOMES



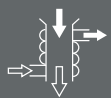
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BDW002877/MARCH23



# ELLERTON

## 3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



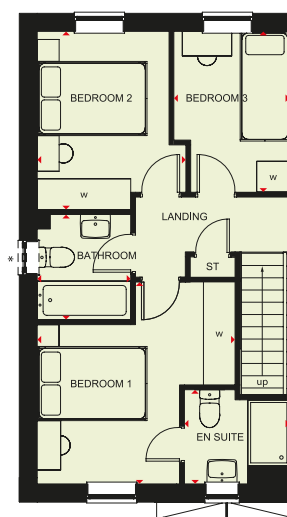
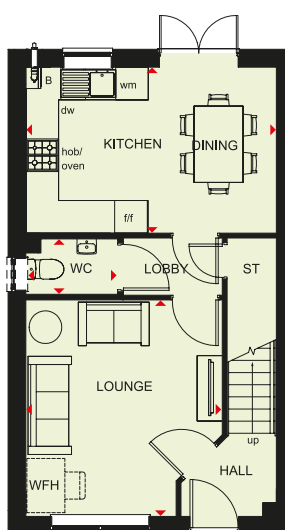
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation



### Ground Floor

Lounge	3605 x 3972mm	11'10" x 13'0"
Kitchen/Dining	4598 x 3048mm	15'1" x 10'0"
WC	1703 x 1050mm	5'7" x 3'5"

[Approximate dimensions]

\*Window only applicable to certain plots

### First Floor

Bedroom 1	3605 x 4138mm	11'10" x 13'7"
En Suite	1918 x 1716mm	6'4" x 5'8"
Bedroom 2	2708 x 3250mm	8'11" x 10'8"
Bedroom 3	2109 x 2932mm	6'11" x 9'7"
Bathroom	1703 x 1917mm	5'7" x 6'3"

[Approximate dimensions]

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#### KEY

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ST	Store	dw	Dishwasher space	◀▶	Dimension location
wm	Washing machine space	w	Wardrobe space		







## ELLERTON 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, a further double bedroom, a single bedroom and a family bathroom



### Ground Floor

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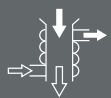
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# ENNERDALE

## 3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



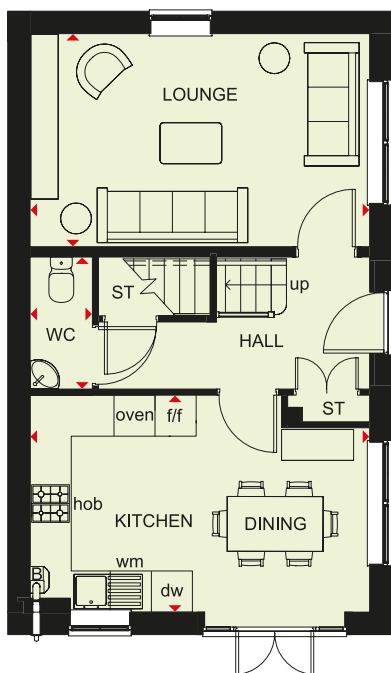
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



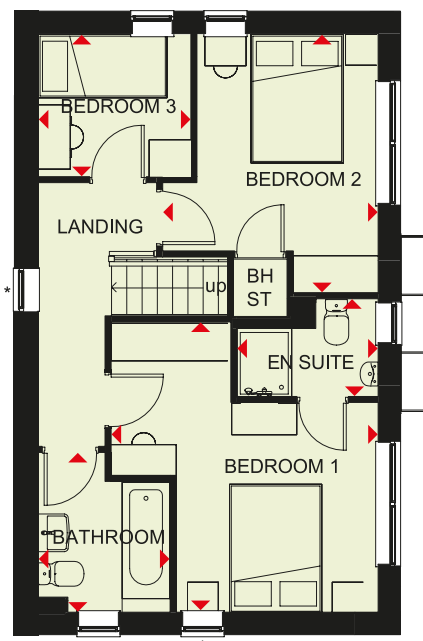
Highly-efficient insulation



### 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	4239 x 3898mm	13'11" x 12'9"
En Suite	2061 x 1427mm	6'9" 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]

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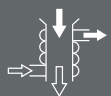
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# ENNERDALE

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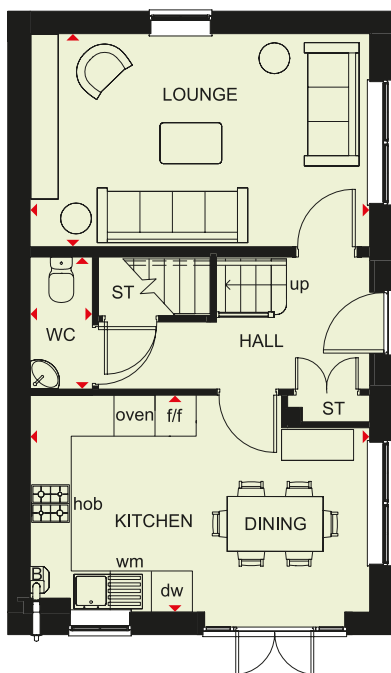
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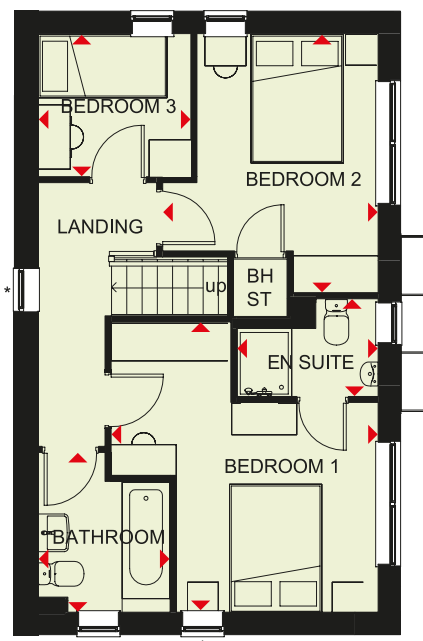
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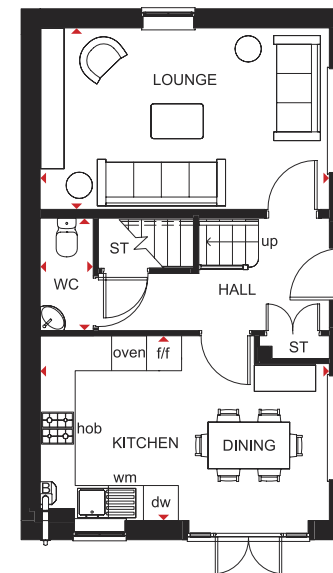




## ENNERDALE

### 3 BEDROOM HOME

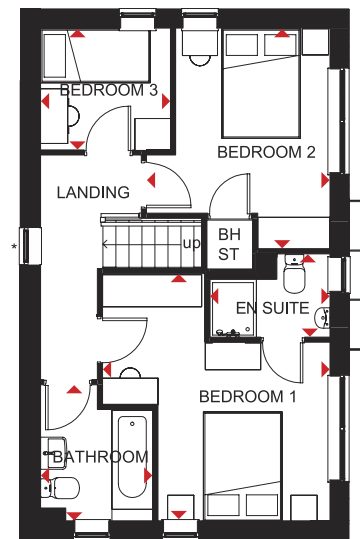
- Light floods into this attractive three bedroom home through oversized windows
- A dual-aspect lounge and bright, fully fitted kitchen with dining area opening onto the garden provide space that's ideal for modern living
- Upstairs are two spacious, dual-aspect double bedrooms, the main with en suite,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



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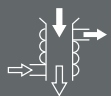
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**BARRATT**  
HOMES

# BEWDLEY

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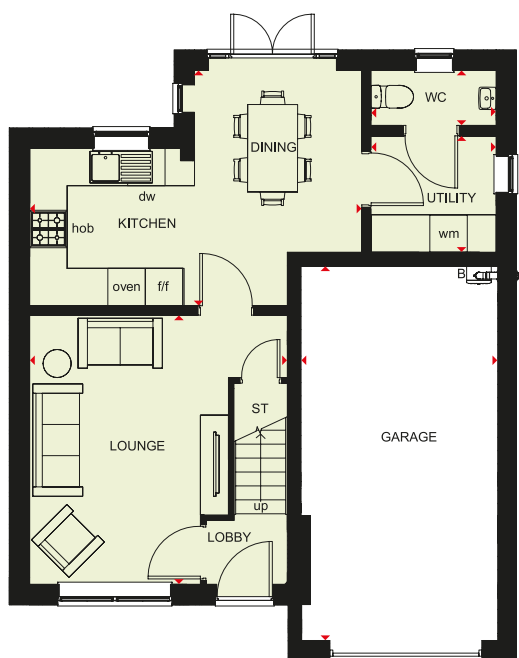
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Photovoltaic  
panels



Highly-efficient  
insulation



### Ground Floor

Lounge	4128 x 4312mm	13'7" x 14'2"
Kitchen/Dining	5320 x 3773mm	17'5" x 12'5"
Utility	2002 x 1865mm	6'7" x 6'1"
WC	2002 x 900mm	6'7" x 2'11"
Garage	3150 x 6000mm	10'4" x 19'8"

(Approximate dimensions)



### First Floor

Bedroom 1	3257 x 4348mm	10'8" x 14'3"
En Suite	2113 x 1425mm	6'11" x 4'8"
Bedroom 2	3185 x 3797mm	10'5" x 12'5"
Bedroom 3	3233 x 3289mm	10'7" x 10'9"
Bathroom	1951 x 1913mm	6'5" 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	dw	Dishwasher space		

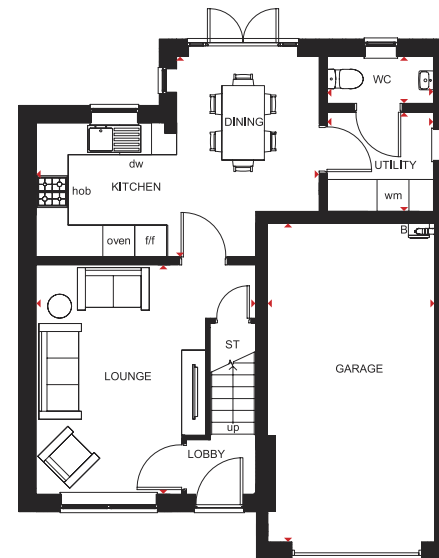




## BEWDLEY

### 3 BEDROOM HOME

- Comfortable detached home with integral garage for added security
- Open-plan kitchen with spacious dining area and French doors to the rear garden
- Separate utility room
- Front-aspect lounge with room for all the family to relax
- An en suite main bedroom is upstairs, with two double bedrooms and a family bathroom



#### Ground Floor

Lounge	4128 x 4312mm	13'7" x 14'2"
Kitchen/Dining	5320 x 3773mm	17'5" x 12'5"
Utility	2002 x 1865mm	6'7" x 6'1"
WC	2002 x 900mm	6'7" x 2'11"
Garage	3150 x 6000mm	10'4" x 19'8"

[Approximate dimensions]



#### First Floor

Bedroom 1	3257 x 4348mm	10'8" x 14'3"
En Suite	2113 x 1425mm	6'11" x 4'8"
Bedroom 2	3185 x 3797mm	10'5" x 12'5"
Bedroom 3	3233 x 3289mm	10'7" x 10'9"
Bathroom	1951 x 1913mm	6'5" x 6'3"

[Approximate dimensions]

<b>KEY</b>	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		



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HOMES



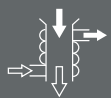
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BWM/442059/DEC21

# COLLATON

## 3 BEDROOM DETACHED HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



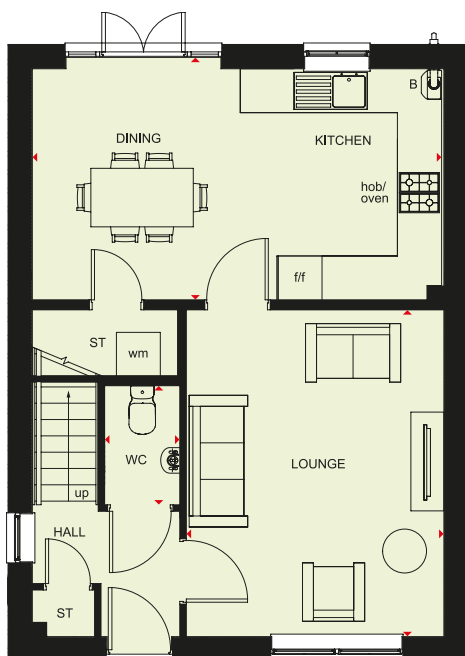
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



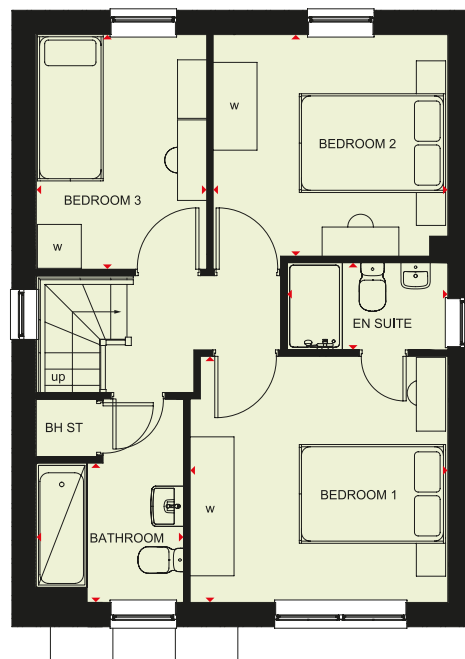
Highly-efficient insulation



### Ground Floor

Lounge	4497 x 3549mm	14'8" x 11'6"
Kitchen/Dining	5655 x 3189mm	18'6" x 10'5"
WC	1595 x 1053mm	5'2" x 3'5"

[Approximate dimensions]



### First Floor

Bedroom 1	3550 x 3392mm	11'6" x 11'1"
En Suite	2226 x 1218mm	7'3" x 3'10"
Bedroom 2	3235 x 3056mm	10'6" x 10'0"
Bedroom 3	3235 x 2357mm	10'6" x 7'7"
Bathroom	2042 x 1931mm	6'7" x 6'3"

[Approximate dimensions]

#### KEY

B Boiler  
ST Store  
BH ST Bulkhead store

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

◀▶ Dimension location



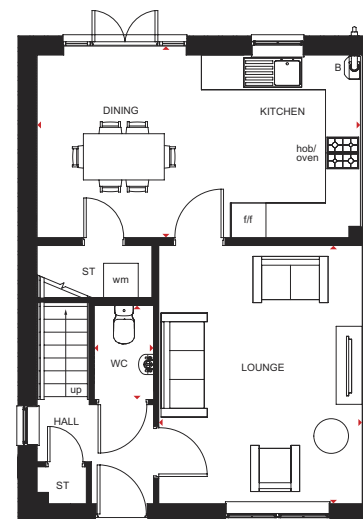




## COLLATON

### 3 BEDROOM DETACHED HOME

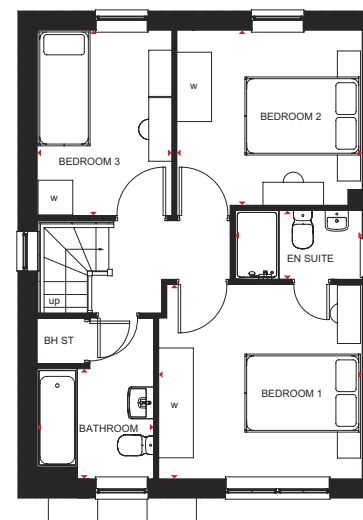
- Spacious home designed for modern living
- Large, open-plan kitchen, with discreet utility space, gets plenty of light via French doors in the dining area that open onto the rear garden
- A front-aspect lounge provides comfortable space to relax in
- Upstairs are two double bedrooms, the main with en suite, a single bedroom, family bathroom and plenty of storage space



#### Ground Floor

Lounge	4497 x 3549mm	14'8" x 11'6"
Kitchen/Dining	5655 x 3189mm	18'6" x 10'5"
WC	1595 x 1053mm	5'2" x 3'5"

[Approximate dimensions]



#### First Floor

Bedroom 1	3550 x 3392mm	11'6" x 11'1"
En Suite	2226 x 1218mm	7'3" x 3'10"
Bedroom 2	3235 x 3056mm	10'6" x 10'0"
Bedroom 3	3235 x 2357mm	10'6" x 7'7"
Bathroom	2042 x 1931mm	6'7" x 6'3"

[Approximate dimensions]

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

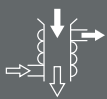
<b>KEY</b>	B	Boiler	wm	Washing machine space	◀▶	Dimension location
	ST	Store	f/f	Fridge/freezer space		
	BH ST	Bulkhead store	w	Wardrobe space		




**BARRATT**  
HOMES

# KINGSVILLE


## 3 BEDROOM HOME




Waste Water Heat Recovery Systems




Argon-filled double-glazing




Flue Gas Heat Recovery



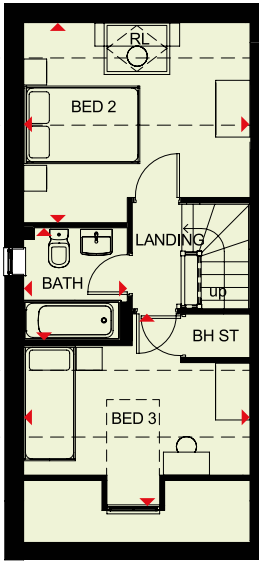
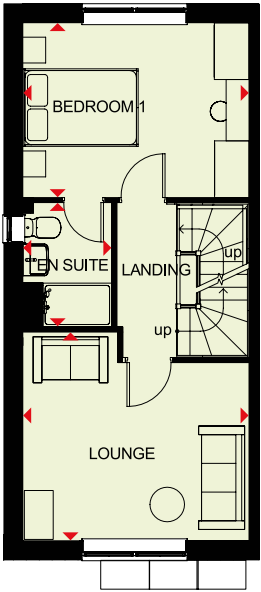
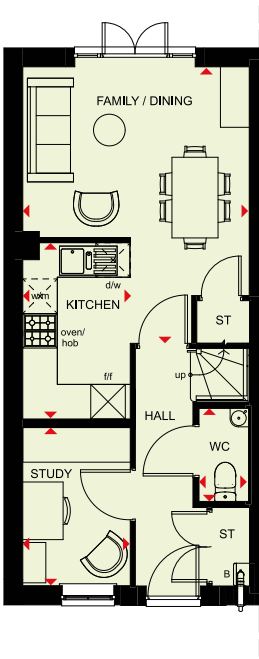
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation



Ground Floor		
Dining/Family	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"

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"

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

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"

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

**KEY**

BBoiler

STStore

BH/STBulkhead Store

w/mWashing machine space

f/fFridge/freezer space

d/wDishwasher space

RLRoof light

◀▶Dimension location

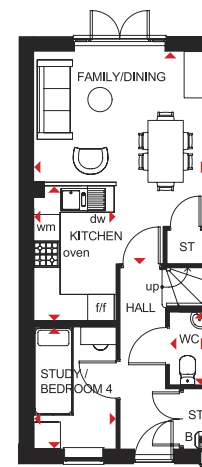




## KINGSVILLE

### 4 BEDROOM HOME

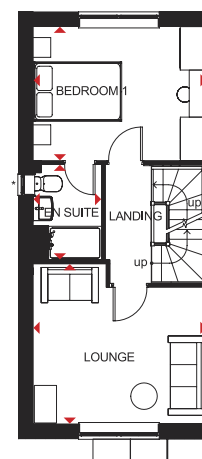
- An ideal family home designed over three floors
- A generous open-plan kitchen with dining and family areas, and a fourth bedroom / study are on the ground floor
- On the first floor, oversized windows fill the lounge and main bedroom with light, giving them a bright and airy feeling, and the bedroom has an en suite
- The second floor offers 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"
Bedroom 4/ Study	1866 x 2749mm	6'1" x 9'0"
WC	861 x 1649mm	2'10" x 5'5"

[Approximate dimensions]

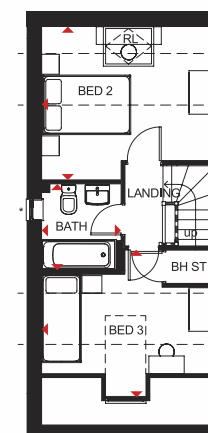


#### First Floor

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	1761 x 1963mm	5'9" x 6'5"

[Approximate dimensions]

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

†Overall floor dimension includes lower ceiling areas,

KEY	B	Boiler	wm	Washing machine space	RL	Roof light
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	BH ST	Bulkhead Store	dw	Dishwasher space		



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HOMES



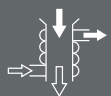
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BWM/442064/DEC21

# OXFORD

## 5 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



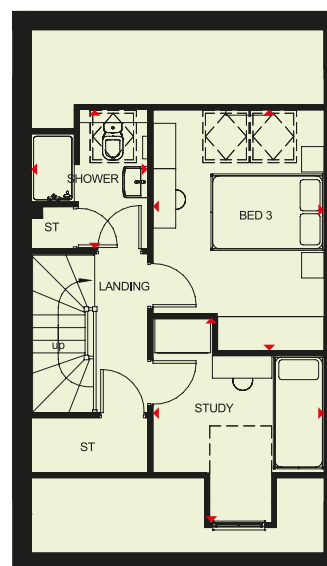
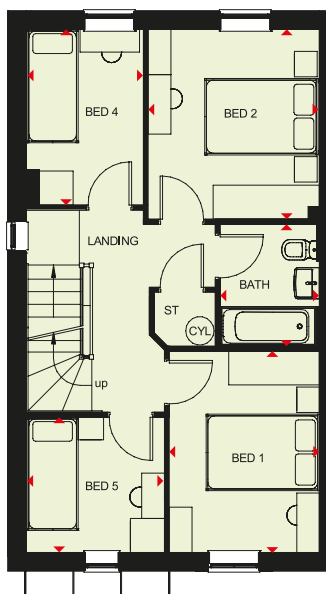
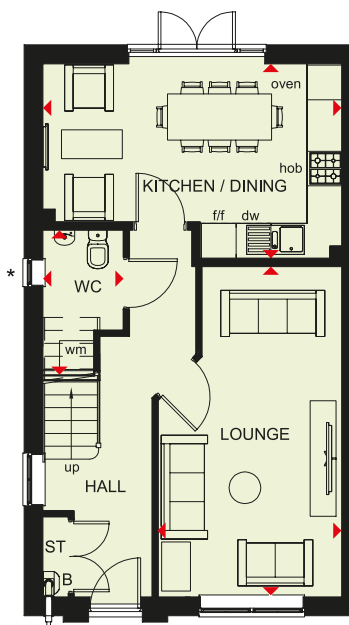
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation



### Ground Floor

Kitchen/Dining	3365 x 5173mm	11'0" x 16'11"
Lounge	3185 x 5720mm	10'5" x 18'9"
WC	1398 x 2512mm	4'7" x 8'3"

[Approximate dimensions]

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

### First Floor

Bedroom 1	2650 x 3556mm	8'8" x 11'8"
Bedroom 2	3023 x 3353mm	9'11" x 11'0"
Bedroom 4	2062 x 3091mm	6'9" x 10'1"
Bedroom 5	2435 x 2399mm	7'11" x 7'10"
Bathroom	1753 x 2150mm	5'9" x 7'0"

[Approximate dimensions]

### Second Floor

Study	3023 x 3574mm	9'11" x 11'8"
Bedroom 3	3023 x 4372mm	9'11" x 14'4"
Shower Room	2062 x 2563mm	6'9" x 8'4"

[Approximate dimensions]

#### KEY

B Boiler  
ST Store  
BH ST Bulkhead Store

CYL Cylinder  
wm Washing machine space  
f/f Fridge/freezer space

dw Dishwasher space  
td Tumble dryer space  
w Wardrobe space

◀ ▶ Dimension location







## OXFORD

### 5 BEDROOM HOME

- This semi-detached home is designed over three floors with the needs of a growing family in mind
- The ground floor has a large open-plan kitchen and dining room with French doors leading to the rear garden, while the lounge has a space for all the family to relax in together
- Upstairs are two double and two single bedrooms and a bathroom on the first floor; a double bedroom, shower room and a study are on the top floor

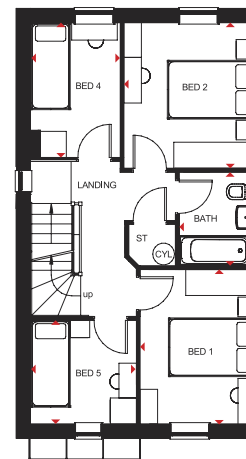


#### Ground Floor

Kitchen/Dining	3365 x 5173mm	11'0" x 16'11"
Lounge	3185 x 5720mm	10'5" x 18'9"
WC	1398 x 2512mm	4'7" x 8'3"

[Approximate dimensions]

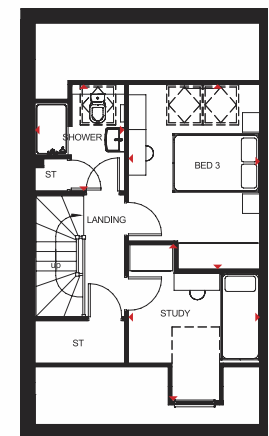
\*Windows may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.



#### First Floor

Bedroom 1	2650 x 3556mm	8'8" x 11'8"
Bedroom 2	3023 x 3353mm	9'11" x 11'0"
Bedroom 4	2062 x 3091mm	6'9" x 10'1"
Bedroom 5	2435 x 2399mm	7'11" x 7'10"
Bathroom	1753 x 2150mm	5'9" x 7'0"

[Approximate dimensions]



#### Second Floor

Study	3023 x 3574mm	9'11" x 11'8"
Bedroom 3	3023 x 4372mm	9'11" x 14'4"
Shower Room	2062 x 2563mm	6'9" x 8'4"

[Approximate dimensions]

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



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HOMES



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BWM/442088/DEC21



## OXFORD

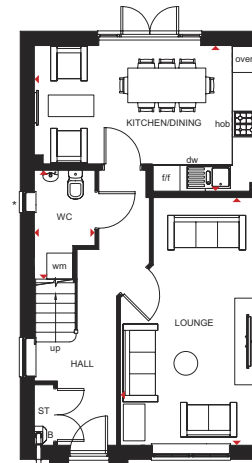
### 5 BEDROOM HOME

- This semi-detached home is designed over three floors with the needs of a growing family in mind
- The ground floor has a large open-plan kitchen and dining room with French doors leading to the rear garden, while the lounge has a space for all the family to relax in together
- Upstairs are two single bedrooms and a bathroom on the first floor; a double bedroom, shower room and a study are on the top floor

Shaftmoor Lane, Hall Green, Birmingham B28 8SN



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HOMES

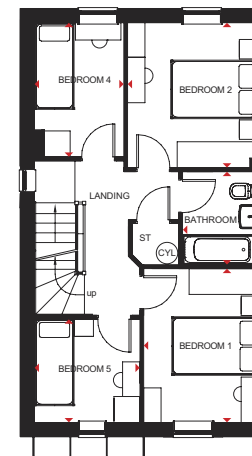


#### Ground Floor

Kitchen/Dining	3365 x 5173mm	11'0" x 16'11"
Lounge	3185 x 5720mm	10'5" x 18'9"
WC	1398 x 2512mm	4'7" x 8'3"

[Approximate dimensions]

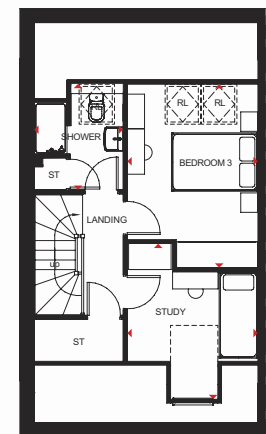
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#### First Floor

Bedroom 1	2650 x 3556mm	8'8" x 11'8"
Bedroom 2	3023 x 3353mm	9'11" x 11'0"
Bedroom 4	2062 x 3091mm	6'9" x 10'1"
Bedroom 5	2435 x 2399mm	7'11" x 7'10"
Bathroom	1753 x 2150mm	5'9" x 7'0"

[Approximate dimensions]



#### Second Floor

Study	3023 x 3574mm	9'11" x 11'8"
Bedroom 3	3023 x 4372mm	9'11" x 14'4"
Shower Room	2062 x 2563mm	6'9" x 8'4"

[Approximate dimensions]

<b>KEY</b>	B	Boiler	wm	Washing machine space	RL	Roof light
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	CYL	Cylinder	dw	Dishwasher space		



# BUILD YOUR FUTURE IN AN ENERGY-EFFICIENT BARRATT HOME

## Designed for modern living

Our cleverly laid out rooms give you flexible, multi-purpose spaces which flow between indoors and out, so you can lead the life you want.

## Energy-efficient and low cost to run

Our homes are built to be efficient and could save you thousands each year on your energy bills. With efficient heating systems, highly thermally efficient insulation throughout and argon-filled double glazing.

## Peace of mind

Our homes come with an NHBC warranty\* and insurance policy, known as Buildmark, which includes a 2 year builder warranty period, followed by an 8 year insurance cover - so you can settle in to your new home without the worry of unexpected costs.

## Award-winning quality year after year

You'll find quality in all our homes and everything we do, that's why year after year we win awards - voted for by the industry and our customers.

## We're here to help

Our expert Sales Advisers are on hand throughout your homebuying journey, giving you the best possible service and support every step of the way.



Scan for more information

\*2-year builder warranty from legal completion directly from Barratt Homes, backed by NHBC's resolution service. Then 8 years of structural defects insurance cover with NHBC. Although all of our homes come with an NHBC warranty, it is not always an NHBC Buildmark Warranty. Please speak to a Sales Adviser on your chosen development to confirm which NHBC warranty will apply to your selected plot. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. Based on HBF brands to a friend.



# 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**  
**0333 355 8475**

Calls to 03 numbers are charged at the same rate as dialling an 01 or 02 number. If your fixed line or mobile service has inclusive minutes to 01/02 numbers, then calls to 03 are counted as part of this inclusive call volume. Non-BT customers and mobile phone users should contact their service providers for information about the cost of calls.



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