



CLIPSTONE PARK



3, 4 & 5 BEDROOM HOMES



BARRATT
— HOMES —

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.



WELCOME TO **CLIPSTONE PARK**

Enjoy the best of town and country living at Clipstone Park, with beautiful countryside on your doorstep and the town of Leighton Buzzard less than two miles away from your new home.

The town centre has a range of high street and specialist shops, restaurants and cafés, as well as a weekly market plus a range of supermarket shops for your everyday needs.

Additionally, the development is ideal for commuting and offers easy access to a well-connected transport network, including regular bus services that will take you directly to the town centre and train station – you'll reach London Euston within 30 minutes. This ensures both convenience and connectivity, making it simple to reach key destinations.

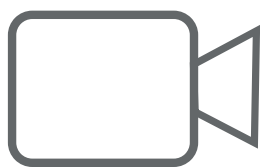
Clipstone Park is an ideal location for those looking for a perfect blend of green space, local amenities, and convenient transport links—all within a growing, vibrant neighbourhood.



WHY CLIPSTONE PARK?

Buy with confidence. Our homes are built by an award winner.

Our Site Manager, Marian, is an NHBC Pride in the Job winner - the best accolade a Site Manager can win!



Take a virtual tour around the development.

TRANSPORT AND YOUR LOCAL AREA

Clipstone Park is a landmark development set within the heart of Leighton Buzzard. Experience all the benefits of town living whilst being surrounded by beautiful countryside.



Direct bus to the town centre and train station every 30 minutes – Monday to Friday from the development.



Just a few minutes' drive or a 8-minute cycle away, you will find Leighton Buzzard town centre with a range of shops, restaurants and supermarkets for your everyday needs.



You can travel into London Euston within 30 minutes, at peak times, from Leighton Buzzard train station.



Embrace a new family lifestyle with countryside and parkland to explore on your doorstep, along with equipped play parks and meandering walks through the local countryside.



For travels further afield, you'll be less than 30 minutes drive from Luton airport.

NOTEABLE AMENITIES NEARBY

Essentials on your doorstep

Clipstone Park is the home to a brand new community, with a range of new facilities available on your doorstep:

- 75% of the development dedicated to open space
- Community centre and sporting facilities
- A range of schools in the area and new schools on the development
- Excellent transport links by road and rail



CREATING A SUSTAINABLE COMMUNITY WHERE FAMILIES AND NATURE CAN THRIVE

Throughout the planning process before starting build, we consider where we can introduce nature and where we can strengthen it.

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.



WAYS WE CAN HELP YOU MOVE

House buying offers and schemes to get you moving

Whether you are a first time buyer or an existing homeowner, we have a variety of schemes available to help you make your move.



Key Worker Deposit Contribution

To show our appreciation for key workers, for every £20,000 spent on the purchase price of a brand-new Barratt home, we will contribute £1,000 towards your deposit - up to £15,000.



Part Exchange

We could be your guaranteed buyer. No stress or fuss, just an easy move for you and your family.



Movemaker

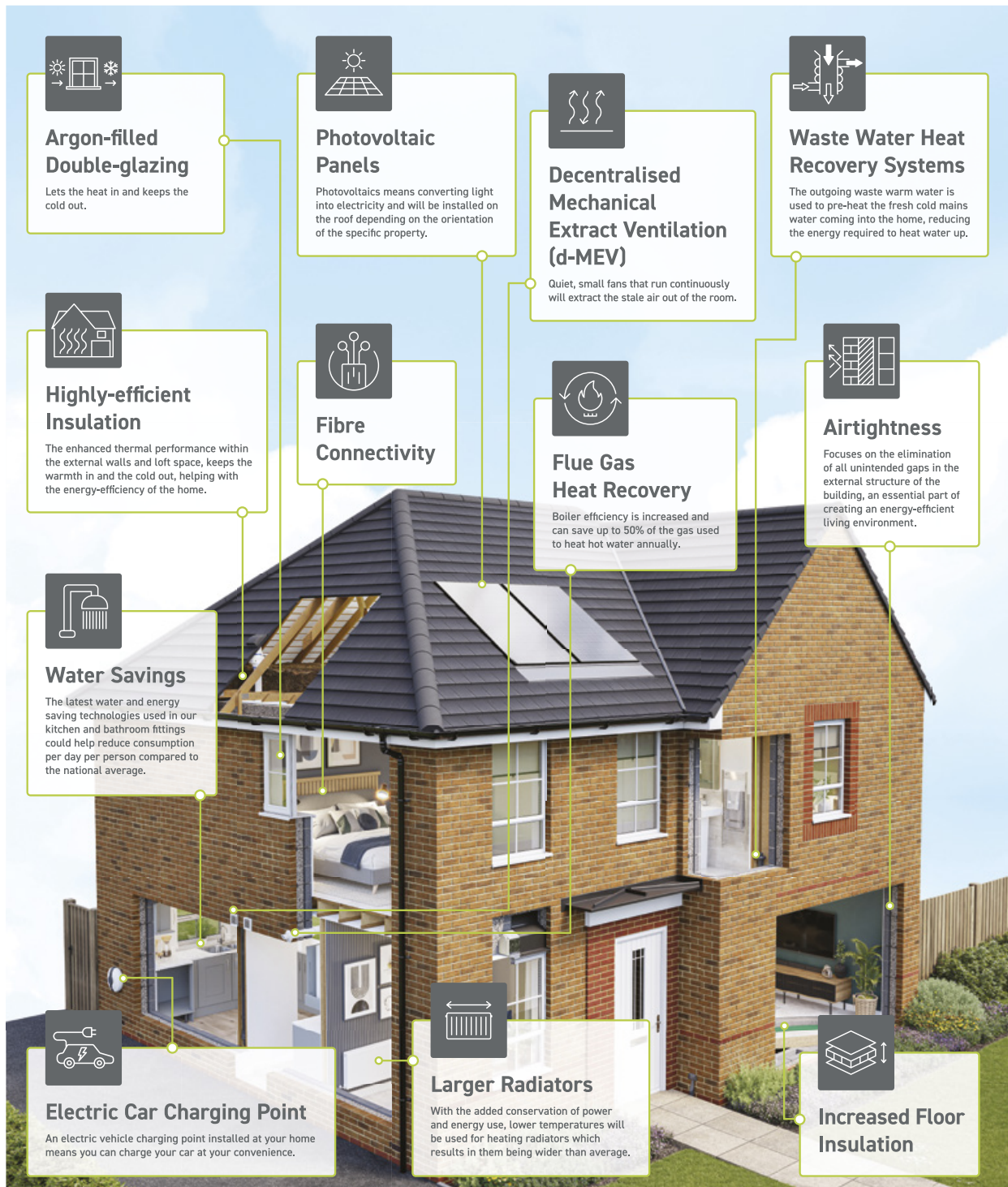
We'll help you arrange the sale of your existing home – and we'll pay the estate agent fees.



Own New – Rate Reducer

Own New – Rate Reducer is a brand-new scheme available on new build homes that could mean lower mortgage rates and reduced monthly payments.

FEATURES WITHIN YOUR BARRATT HOME



CLIPSTONE PARK

Over 21,700 new trees planted throughout the development

Explore the 20 acres of open space including Clipstone Brook Park

New sustainable drainage system (SUDs) ponds. Rain water is channelled to these ponds instead of down drains, which means water is held safely after heavy downpours to help protect against flooding and also creates a habitat for wildlife

205 bat & bird boxes installed, providing nesting opportunities for several species of bats and birds

Hibernaculas & Log Piles - man made structures created to provide shelter for wildlife where they can lay their eggs, raise young and seek refuge from predators

Hedgehog highways to some gardens. Small holes in the bottom of garden fences allow free movement for hedgehogs and other wildlife

Vandyke Upper School - rated 'Good' by Ofsted just a short walk away from your new home











Did you know that Clipstone Park is committed to investing £16.8 million into the local area?

Clipstone Park THE FUTURE OF RESIDENTIAL LIVING

Clipstone Park is highly sought after extension to Leighton Buzzard. Over 1000 homes will be built in this new community, as well as over £16.8million contributions committed to the local area which

include, education opportunities, public amenities and wider infrastructure improvements. Over 75% of the development is dedicated to open green space, which you can enjoy exploring with

your family, along with many everyday facilities such as schools, shops and bus stops, keeping family living at the heart of Clipstone Park

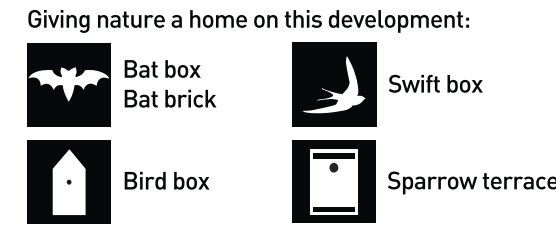
-  Allotments
-  Employment Area
-  Biodiversity Water Habitats
-  Cemetery
-  Play Areas
-  Primary and Secondary schools
-  Care home
-  Leisure Centre
-  Community Centre
-  Sports Facilities - numerous sports fields, football pitches and multi-use pitches

barratthomes.co.uk


BARRATT
HOMES

CLIPSTONE PARK

- Maidstone 3 bedroom home
 - Ellerton 3 bedroom home
 - Moresby 3 bedroom home
 - Kingsville 4 bedroom home
 - Kingsley 4 bedroom home
 - Norbury 3 bedroom home
 - Alderney 4 bedroom home
 - Hesketh 4 bedroom home
 - Radleigh 4 bedroom home
 - Ashburton 4 bedroom home
 - Lamberton 5 bedroom home
 - Affordable housing
- BCP Bin collection point
- V Visitor parking



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



barratthomes.co.uk



MAIDSTONE

3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Highly-efficient insulation



Electric car charging point



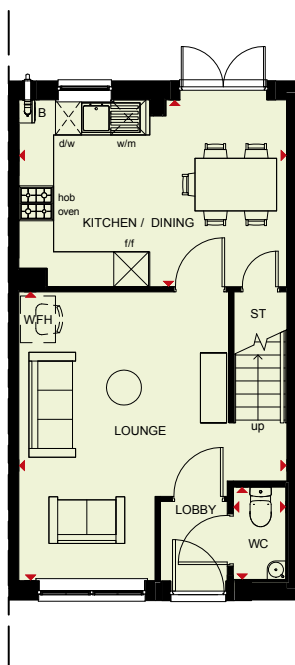
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



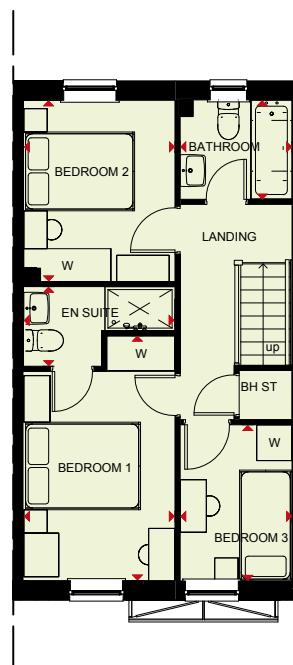
* Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans.



Ground Floor

Lounge	4602 x 4887 mm	15'1" x 16'0"
Kitchen/Dining	4551 x 3202 mm	14'9" x 10'5"
WC	917 x 1604 mm	3'0" x 5'3"

(Approximate dimensions)



First Floor

Bedroom 1	2596 x 4189 mm	8'5" x 13'7"
En suite	2595 x 1365 mm	8'5" x 4'5"
Bedroom 2	2595 x 3098 mm	8'5" x 10'2"
Bedroom 3	1918 x 2661 mm	6'3" x 8'7"
Bathroom	1918 x 1702 mm	6'3" x 5'8"

(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



ELLERTON

3 BEDROOM HOME



Waste Water Heat
Recovery
Systems



Argon-filled
double-glazing



Highly-efficient
insulation



Electric car
charging
point



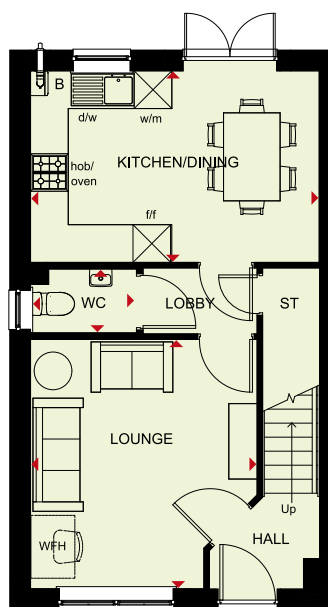
Decentralised
mechanical
extract ventilation
(d-MEV)



Photovoltaic
panels



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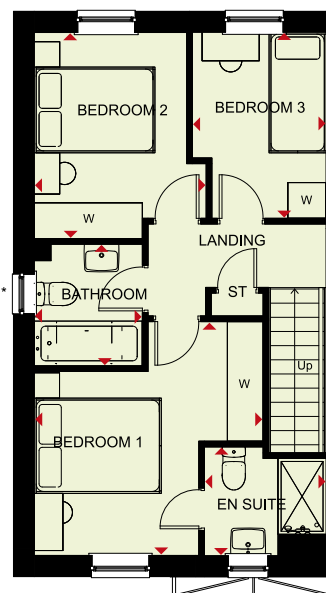


Ground Floor

Lounge	3556 x 3903 mm	11'7" x 12'8"
Kitchen	4551 x 3047 mm	14'9" x 9'10"
WC	1697 x 1050 mm	5'6" x 3'4"

(Approximate dimensions)

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



First Floor

Bedroom 1	3673 x 3612 mm	12'1" x 11'9"
En suite	1927 x 1706 mm	6'3" x 5'6"
Bedroom 2	2694 x 3235 mm	8'8" x 10'7"
Bedroom 3	2099 x 2917 mm	6'9" x 9'6"
Bathroom	1700 x 1917 mm	5'6" x 6'3"

(Approximate dimensions)

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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 HOME



Waste Water Heat
Recovery
Systems



Argon-filled
double-glazing



Highly-efficient
insulation



Electric car
charging
point



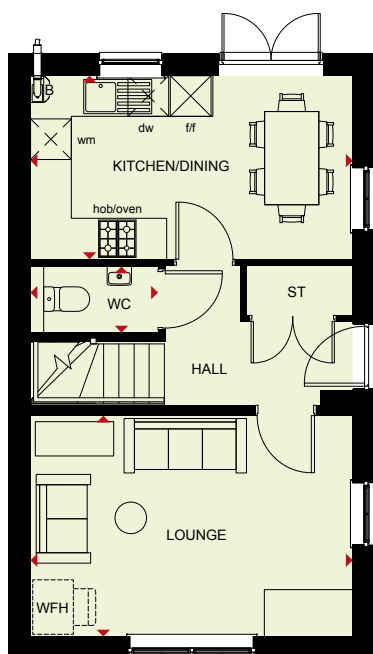
Decentralised
mechanical
extract ventilation
(d-MEV)



Photovoltaic
panels



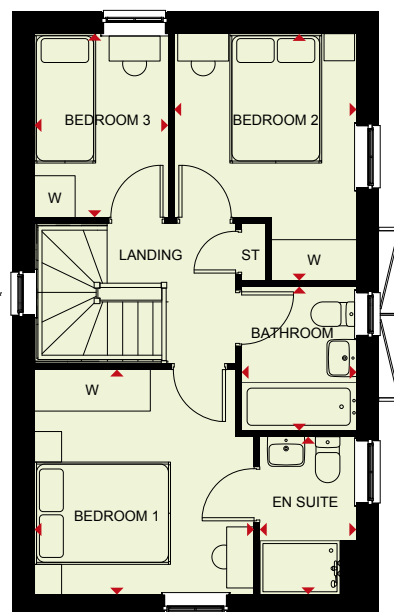
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Ground Floor

Lounge	4706 x 3216 mm	15'4" x 10'5"
Kitchen/Dining	4693 x 2686 mm	15'4" x 8'8"
WC	1885 x 973 mm	6'2" x 3'2"

(Approximate dimensions)



First Floor

Bedroom 1	3281 x 3186 mm	10'8" x 10'4"
En Suite	1432 x 2312 mm	4'7" x 7'6"
Bedroom 2	2667 x 3607 mm	8'7" x 11'8"
Bedroom 3	1950 x 2695 mm	6'4" x 8'4"
Bathroom	1691 x 2120 mm	5'5" x 6'10"

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



KINGSVILLE

4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Highly-efficient insulation



Electric car charging point



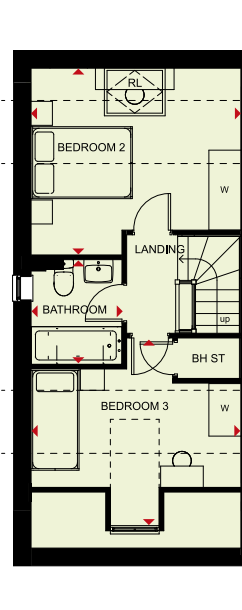
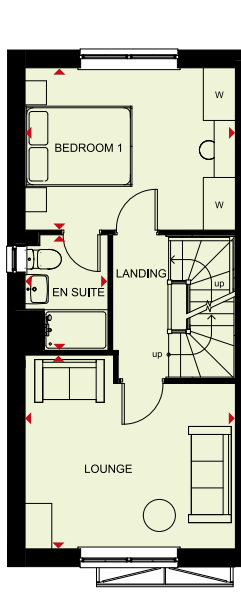
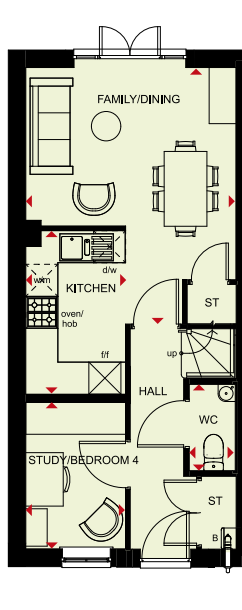
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



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Ground Floor

Dining/Family	3902 x 4757 mm	12'8" x 15'6"
Kitchen	1866 x 3060 mm	6'1" x 10'0"
Study/Bedroom 4	1879 x 2739 mm	6'2" x 9'0"
WC	894 x 1561 mm	2'9" x 5'1"

First Floor

Lounge	3940 x 3632 mm	12'9" x 11'9"
Bedroom 1	3900 x 2997 mm	12'8" x 9'8"
En suite	1551 x 2168 mm	5'1" x 7'1"

Second Floor

Bedroom 2	3940 x 3493 mm	12'9" x 11'5"
Bedroom 3	3940 x 3330 mm	12'9" x 10'9"
Bathroom	1705 x 1963 mm	5'6" x 6'4"

KEY	B	Boiler	w/m	Washing machine space	W	Wardrobe space
	ST	Store	d/w	Dishwasher space	◀▶	Dimension location
	BH ST	Bulkhead Store	f/f	Fridge/freezer space		



KINGSLEY

4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Highly-efficient insulation



Electric car charging point



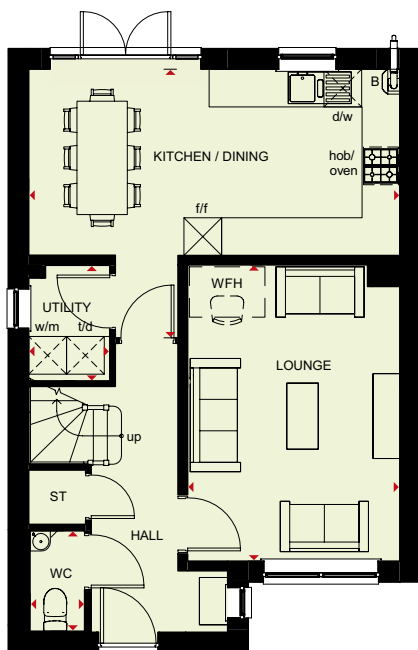
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels

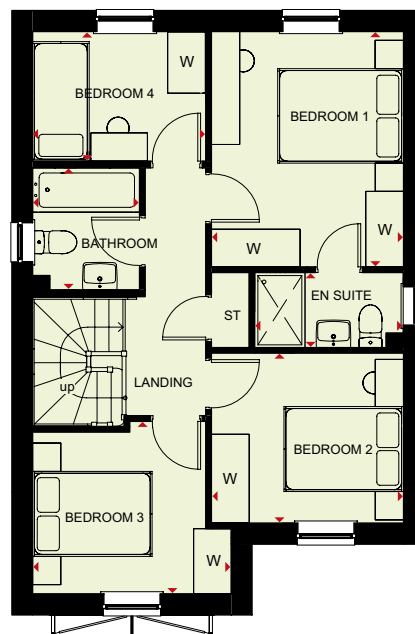


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Ground Floor

Lounge	3361 x 4685 mm	11'0" x 15'4"
Kitchen / Dining	5854 x 4244 mm	19'2" x 13'9"
Utility	1273 x 1839 mm	4'2" x 6'0"
WC	855 x 1579 mm	2'8" x 5'2"



First Floor

Bedroom 1	3039 x 3746 mm	10'0" x 12'3"
En suite	2336 x 1194 mm	7'7" x 3'9"
Bedroom 2	3039 x 2675 mm	10'0" x 8'8"
Bedroom 3	3127 x 2733 mm	10'3" x 9'0"
Bedroom 4	2739 x 2070 mm	9'0" x 6'8"
Bathroom	1686 x 1957 mm	5'5" 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



NORBURY

3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Highly-efficient insulation



Electric car charging point



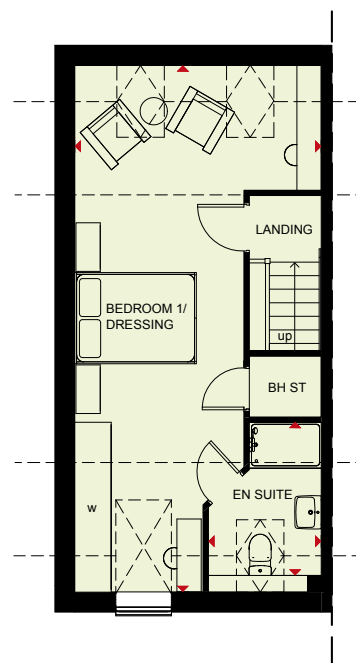
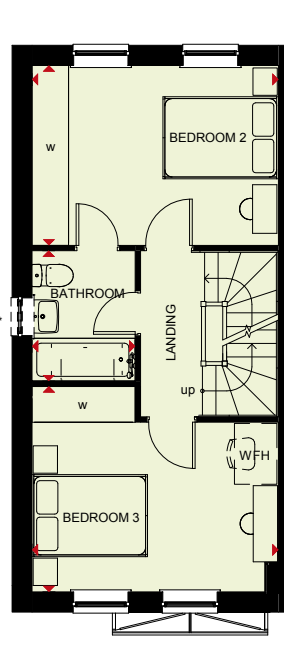
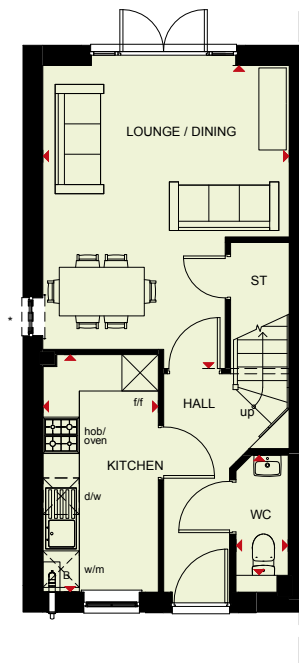
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



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Ground Floor

Lounge/Dining	4022 x 4967 mm	13'2" x 16'3"
Kitchen	1887 x 3892 mm	6'2" x 12'8"
WC	856 x 1996 mm	2'8" x 6'5"

(Approximate dimensions)

First Floor

Bedroom 2	4060 x 2935 mm	13'3" x 9'6"
Bedroom 3	4022 x 3367 mm	13'2" x 11'0"
Bathroom	1700 x 2146 mm	5'6" x 7'0"

(Approximate dimensions)

Second Floor

Bedroom 1/Dressing	4060 x 8645 mm	13'3" x 28'4"
En suite	1868 x 2523 mm	6'1" x 8'3"

(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



ALDERNEY

4 BEDROOM DETACHED HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Highly-efficient insulation



Electric car charging point



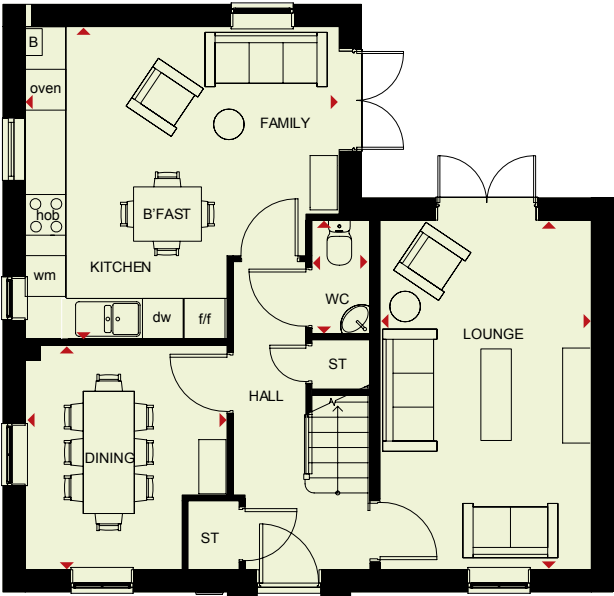
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



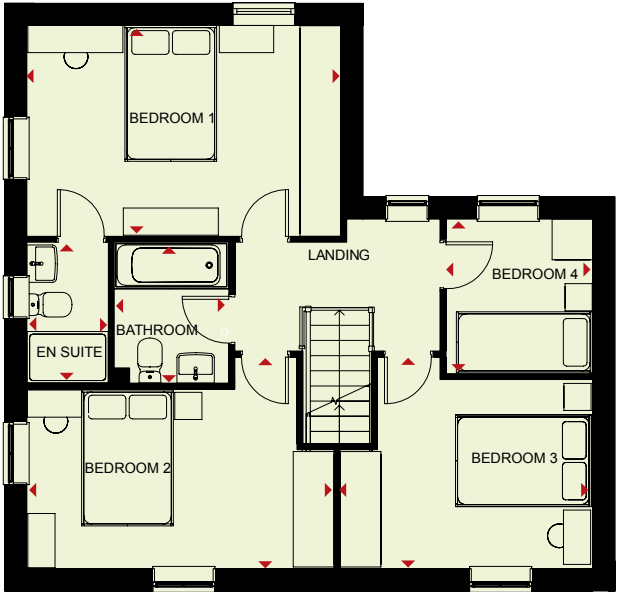
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Ground Floor

Lounge	5120 x 3103 mm	16'8" x 10'2"
Kitchen/Dining/Breakfast	4593 x 4582 mm	15'1" x 15'0"
Dining	3249 x 2962 mm	10'7" x 9'7"
WC	1644 x 853 mm	5'4" x 2'8"

[Approximate dimensions]



First Floor

Bedroom 1	4595 x 3090 mm	15'1" x 10'1"
En Suite	2075 x 1190 mm	6'8" x 3'9"
Bedroom 2	4509 x 3101 mm	14'8" x 10'2"
Bedroom 3	3710 x 3101 mm	12'2" x 10'2"
Bedroom 4	2261 x 2138 mm	7'4" x 7'0"
Bathroom	2075 x 1702 mm	6'8" x 5'6"

[Approximate dimensions]

KEY

B	Boiler
ST	Store
wm	Washing machine space

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



HESKETH

4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Highly-efficient insulation



Electric car charging point



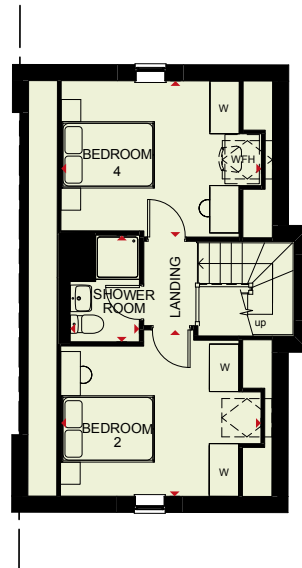
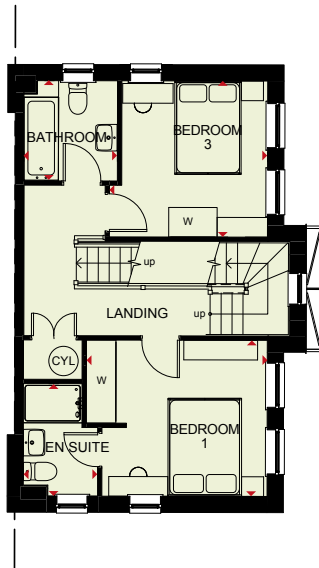
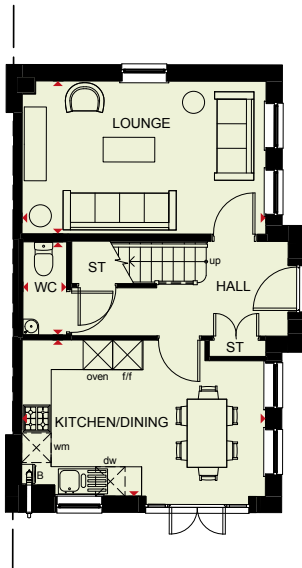
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



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Ground Floor

Lounge	4921 x 3134 mm	16'1" x 10'3"
Kitchen/Dining	4921 x 3174 mm	16'1" x 10'4"
WC	911 x 1895 mm	2'10" x 6'2"

[Approximate dimensions]

First Floor

Bedroom 1	3656 x 3190 mm	11'10" x 10'5"
En Suite	1496 x 2272 mm	4'9" x 7'5"
Bedroom 3	3206 x 3174 mm	10'5" x 10'4"
Bathroom	1888 x 2023 mm	6'2" x 6'6"

[Approximate dimensions]

Second Floor

Bedroom 2	4076 x 3368 mm	13'3" x 11'1"
Bedroom 4	4076 x 3174 mm	13'3" x 10'4"
Shower Room	1410 x 2168 mm	4'6" x 7'1"

[Approximate dimensions]

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



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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RADLEIGH

FOUR BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Highly-efficient insulation



Electric car charging point



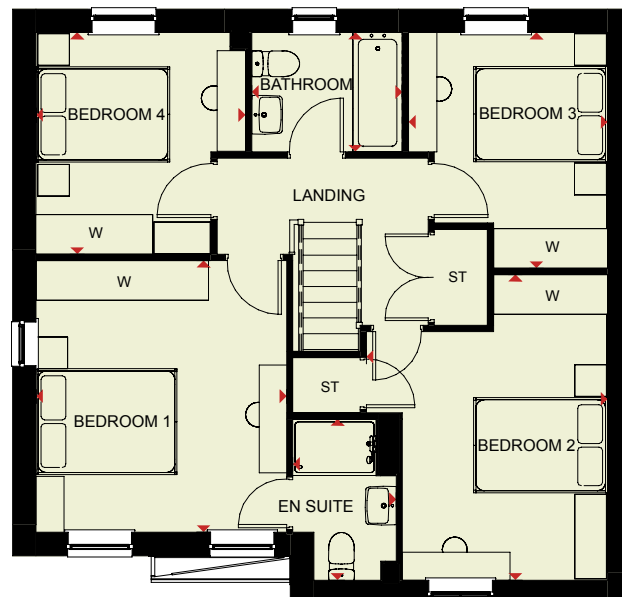
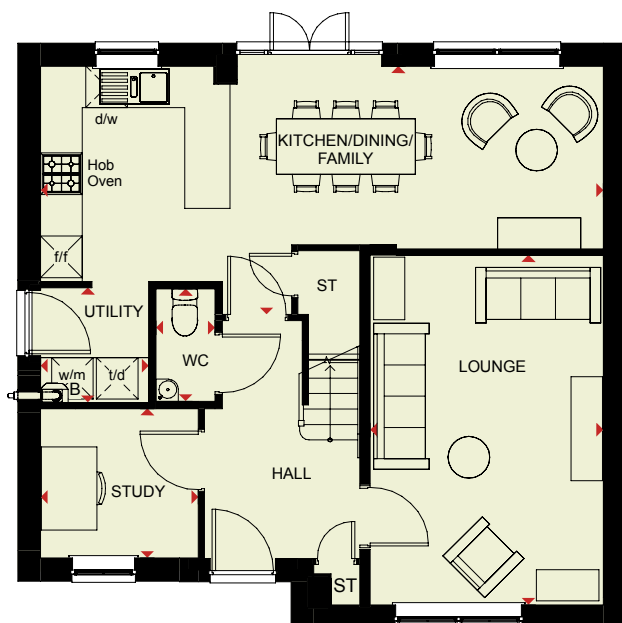
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



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Ground Floor

Lounge	3359 x 5059 mm	11'0" x 16'6"
Kitchen/Dining/Family	8069 x 3572 mm	26'5" x 11'7"
Study	2261 x 2103 mm	7'4" x 6'9"
Utility	1541 x 1631 mm	5'0" x 5'4"
WC	855 x 1606 mm	2'8" x 5'3"

First Floor

Bedroom 1	3522 x 3843 mm	11'5" x 12'6"
En Suite	1500 x 2308 mm	4'9" x 7'6"
Bedroom 2	3398 x 4320 mm	11'1" x 14'2"
Bedroom 3	2810 x 3336 mm	9'2" x 10'9"
Bedroom 4	2958 x 3138 mm	9'7" x 10'3"
Bathroom	2137 x 1700 mm	7'0" x 5'6"

KEY

B Boiler
ST Store
wm Washing machine space

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

w Wardrobe space
◀▶ Dimension location



ASHBURTON

4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Highly-efficient insulation



Electric car charging point



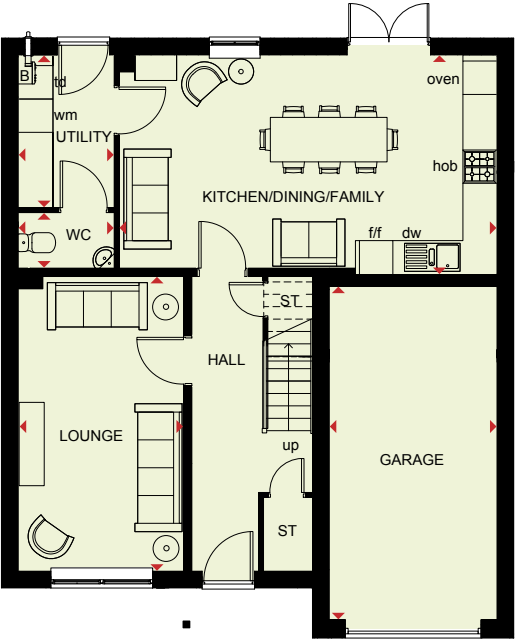
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



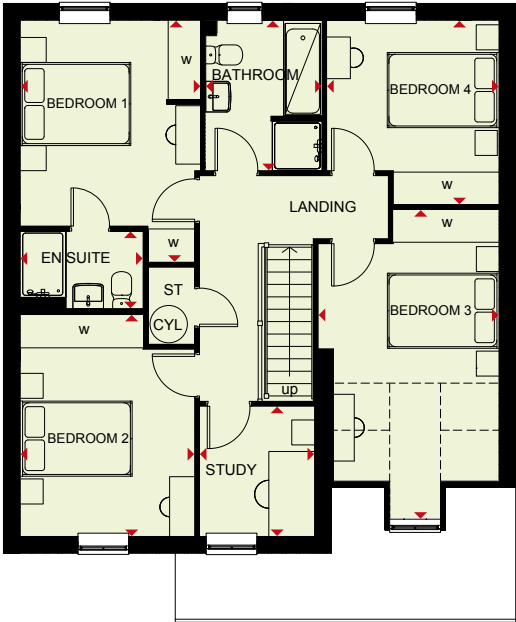
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Ground Floor

Lounge	2892 x 5283 mm	9'5" x 17'3"
Kitchen/Dining/Family	6745 x 3796 mm	22'1" x 12'5"
Utility	1685 x 2708 mm	5'5" x 8'9"
WC	1686 x 999 mm	5'5" x 3'3"
Garage	2940 x 5923 mm	9'6" x 19'4"

[Approximate dimensions]



First Floor

Bedroom 1	3208 x 4314 mm	10'5" x 14'2"
En Suite	2171 x 1395 mm	7'1" x 4'6"
Bedroom 2	3097 x 3941 mm	10'16" x 12'9"
Bedroom 3	3213 x 5542 mm	10'5" x 18'2"
Bedroom 4	3052 x 3279 mm	10'0" x 10'6"
Study	2031 x 2304 mm	6'7" x 7'6"
Bathroom	2089 x 2667 mm	6'9" x 8'8"

[Approximate dimensions]

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



LAMBERTON

5 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Highly-efficient insulation



Electric car charging point



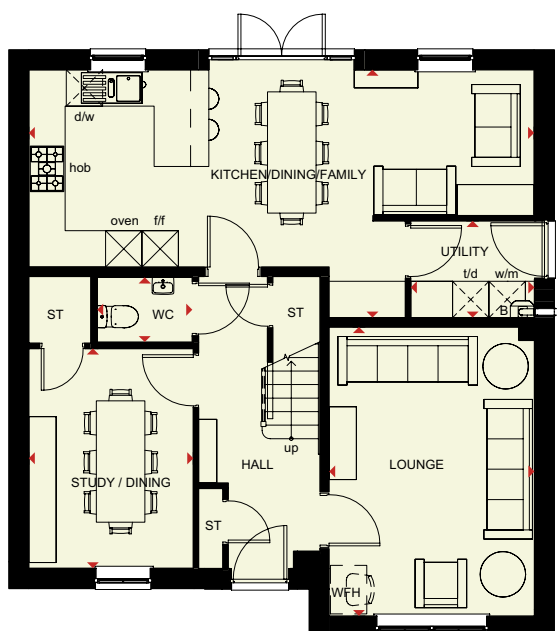
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



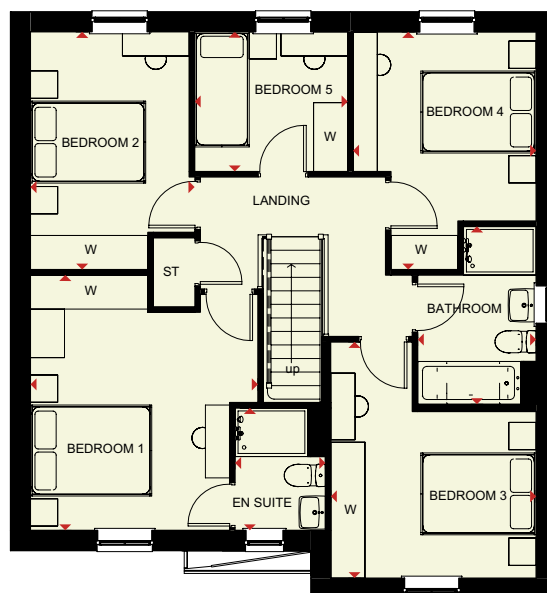
* Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans.



Ground Floor

Lounge	3357 x 4771 mm	11'0" x 15'6"
Kitchen/Dining/Family	8294 x 4073 mm	27'2" x 13'4"
Study / Dining	2666 x 3626 mm	8'7" x 11'9"
Utility	2030 x 1611 mm	6'7" x 5'3"
WC	1514 x 1061 mm	5'0" x 3'5"

[Approximate dimensions]



First Floor

Bedroom 1	3780 x 4200 mm	12'4" x 13'8"
En suite	1499 x 2020 mm	4'9" x 6'6"
Bedroom 2	2698 x 3907 mm	8'8" x 12'8"
Bedroom 3	3357 x 3899 mm	11'0" x 12'8"
Bedroom 4	3004 x 3907 mm	9'8" x 12'8"
Bedroom 5	2523 x 2291 mm	8'3" x 7'5"
Bathroom	1913 x 2931 mm	6'3" x 9'6"

[Approximate dimensions]

KEY

B	Boiler	dw	Dishwasher space	WFH	Working from home space
ST	Store	f/f	Fridge/freezer space	W	Wardrobe space
wm	Washing machine space	td	Tumble dryer space	◀▶	Dimension location



WE BUILD LASTING QUALITY INTO EVERY HOME

At Barratt we build quality into your new home

Here are just a few of the benefits of choosing a Barratt home:

- Energy efficient means cheaper bills
- Sound absorbent and draught-free for your comfort
- Fire resistant for your peace of mind
- 2 Year Warranty[†] means no unexpected repair bills
- Extra reassurance from a 5 Star Housebuilder

And because we're thorough about every little detail, we're confident your home will meet your high expectations.

[†]In addition to the 10 year NHBC structural warranty

We do more than construct; we create high quality homes.

Today, more and more of our homes are built using a modern method of panelised timber frame construction. This allows us to create an engineered frame in a factory controlled environment, which is then assembled on-site, a process that will produce a high quality home – one you'll truly appreciate.

PRECISION AND ATTENTION TO DETAIL AS STANDARD

In recent years developments in construction engineering have become so advantageous that it makes sense to build using specialist engineered timber frames. Worldwide, around 70% of low-rise housing in advanced Western countries is built in this way. That makes it the world's most successful and widely used domestic building method.

Timber frame construction accounts for more than two-thirds of homes built in Scotland; it's easy to see why. It's not just a method of building; it's a commitment to delivering highly engineered living spaces, built to a high specification and quality – suitable for many generations to come.

At Barratt we have been building using this method for many years; so you can rest assured that we have the knowledge and experience to create the highest quality-built home for you.



Engineered to exacting standards



The timber frame system has evolved thanks to decades of research and development. Every timber frame structure is designed by a structural engineer and the technique is enhanced by computer engineering – detailed 3D modelling lets us test the structure within a computer programme before the foundations are laid. Then the frame, floors and roof are produced to those designs, often in highly automated factories.

It's comforting to know your home has been built to such exacting standards.

HIGH ON QUALITY, HERE'S HOW THE BENEFITS STACK UP

Energy efficient

All new buildings have to conform to energy efficiency standards. Our timber frame homes easily meet these standards, saving you money on energy and helping the environment.

Keeping it quiet

We use high quality acoustic dampening and sound insulation materials together with the latest construction methods to minimise sound transfer between rooms or adjoining properties.

Draught-free

In accordance with all Barratt construction standards, the timber frame construction method ensures your home is very well insulated compared to an older style property.

Fire resistant

We ensure high levels of fire resistance. The wood is protected by gypsum plasterboard and has cavity barriers between external cladding and frame wall panel. Fire stops are in place too.

Traditional and sustainable

Timber has a low carbon build process. It's also stood the test of time: many early medieval hardwood timber frame properties are still solid standing structures today.

The timber used in our engineered frames is responsibly sourced, minimising deforestation. It is either FSC approved or PEFC* approved, which means our timber is from sustainable sources.

High quality

The timber frame manufacturers we work with excel at what they do. They are certified by the NHBC, and also have further accreditation from TRADA¹ and BBA².

Excellence assured

You can feel confident when you choose a Barratt timber frame home knowing you'll continue to enjoy its superb quality for many years to come.



This brochure and the information supplied within it have been developed in partnership with the Structural Timber Association – the UK timber manufacturers' trade association – to help explain timber frame within the construction industry, policy makers and the general public

*FSC – Forest Stewardship Council / PEFC – Programme for the Endorsement of Forest Certification. Promoting environmentally appropriate, socially beneficial, and economically viable management of the world's forests.

1. TRADA – Timber Research and Development Association. TRADA is an internationally recognised centre of excellence on the specification and use of timber and wood products.

2. BBA – British Board of Agreement. The BBA is committed to helping businesses and organisations supply the construction industry with products, systems and installers of the highest quality.

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. An NHBC warranty and insurance policy, known as Buildmark, which includes a 2 year builder warranty period, followed by an 8 year insurance cover.



All images, 3D views, fly-throughs and CGI fly-throughs used are for illustrative purposes and certain images may have been digitally enhanced. These and the dimensions given are illustrative for this house type and individual properties may differ, although they will be similar. Please check with your Sales Adviser for exact details 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, 3D views, fly-throughs, CGI fly-throughs 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.

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0333 3558 500

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