

WELCOME TO



CLIPSTONE PARK





## WELCOME TO CLIPSTONE PARK

You can enjoy the best of town and country living at Clipstone Park, with beautiful countryside waiting to be explored 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. Ideal for commuting, you'll be within a 10-minute drive of the new junction 11a on M1 and you can be in London Euston within 30 minutes or in Milton Keynes within 9 minutes using the fast train from Leighton Buzzard train station.

This outstanding location will see the creation of a new community designed around open countryside, equipped play areas and winding footpaths for you and your family to explore. The nearby Grand Union Canal is the perfect place for those weekend runs, walks or family bike rides, as is Tiddenfoot Waterside Park which is less than three miles away. Here you can enjoy the local wildlife in what was once a working quarry.



# 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.





## PRIDE IN THE JOB

We're proud to advise that our Clipstone Park Site Manager, Marian, is a NHBC Pride in the Job Award winner for 2024.

The NHBC Pride in the Job Award is the most highly regarded competition in the housebuilding industry – a prestigious award dedicated to recognising site managers who achieve the highest standards in quality home building.

## 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 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 your perfectly.

### DON'T JUST TAKE OUR WORD FOR IT - HEAR FROM OUR CUSTOMERS

"The home itself provides plenty of space for our friends and family to stay and with each room feeling bright and airy, we are so glad to finally have a place to call our own. We really enjoy the perfect balance of quiet semi-rural life combined with urban living on offer here at Clipstone Park."

**Chris and Harriet**



"We were so surprised with the value for money at the development, it's incredible that we were able to purchase a new four bedroom detached home. We have our bedroom, an office each and we are preparing the new room for the baby. It's amazing to have so much space."

**Silene and Robin**

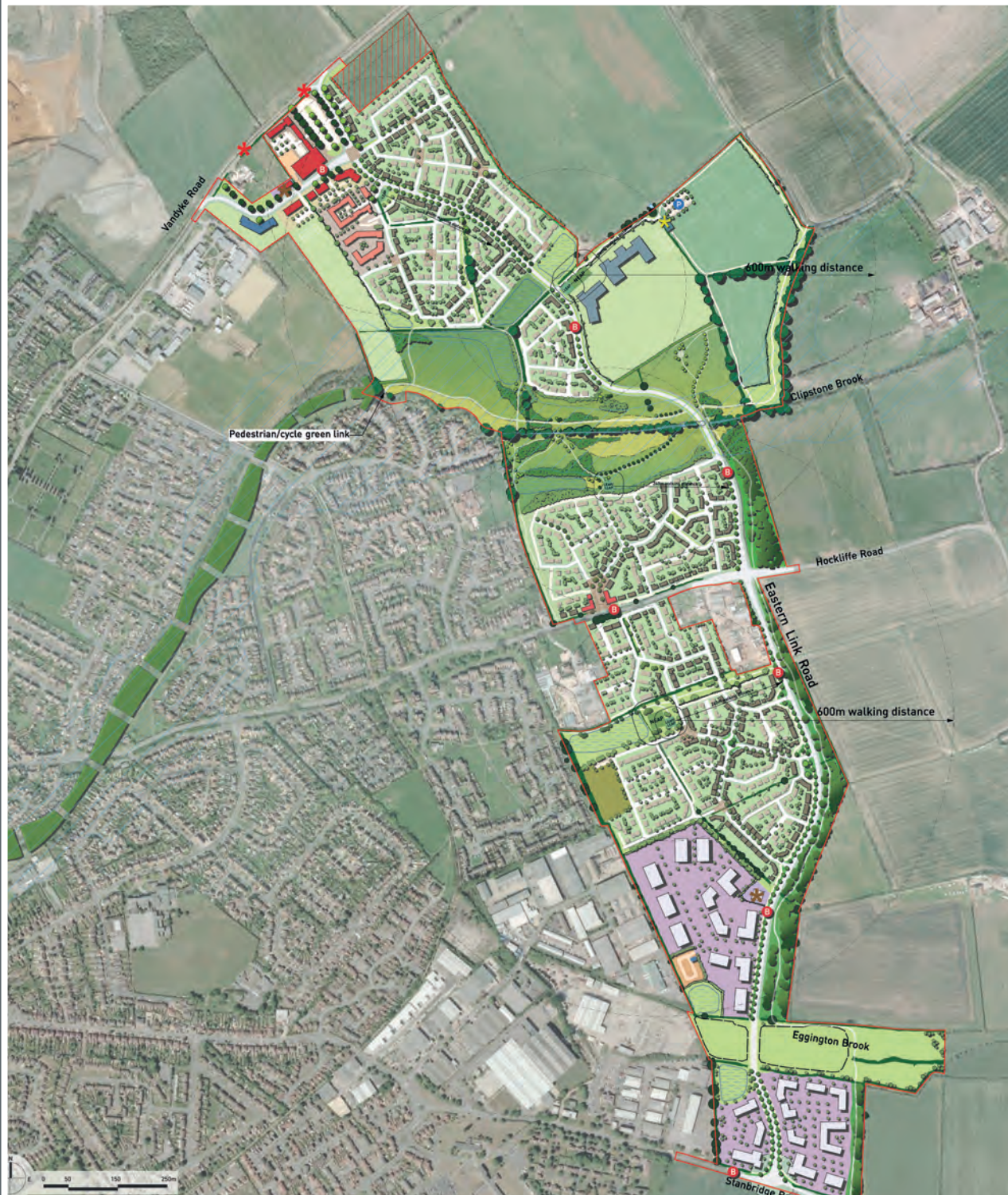


"The area surrounding the development is very nice and quiet, with lots of local shops close by!"

**Jeevan and Radha**







# CLIPSTONE PARK

## FIND OUT ABOUT THE NEW FACILITIES COMING TO CLIPSTONE PARK

Welcome to Clipstone Park, a new landmark development set on the edge of Leighton Buzzard. Designed to create a new community, this development has been carefully planned to blend with the environment, as well as supply an exceptional range of new facilities to support your family needs. These exciting new facilities include a mixed lower and middle school, a neighbourhood centre, a range of sports facilities incorporating a sports pavilion, local shops and numerous parks and equipped play areas, as well as assisted living for the elderly.

We are committed to investing not only in new facilities for residents local to Clipstone Park, but also Leighton Buzzard, including improvements to local bus services and investment in local education, healthcare, libraries and other key facilities within the town.

- 1 Neighbourhood Centre
- 2 Combined lower and middle school and extension to secondary school with leisure facilities
- 3 Sport facilities with sports pavilion
- 4 Assisted living for the elderly

- 5 Clipstone Brook Park
- 6 Local centre
- 7 Equipped play areas
- 8 Employment area





## OUTSTANDING DESIGN

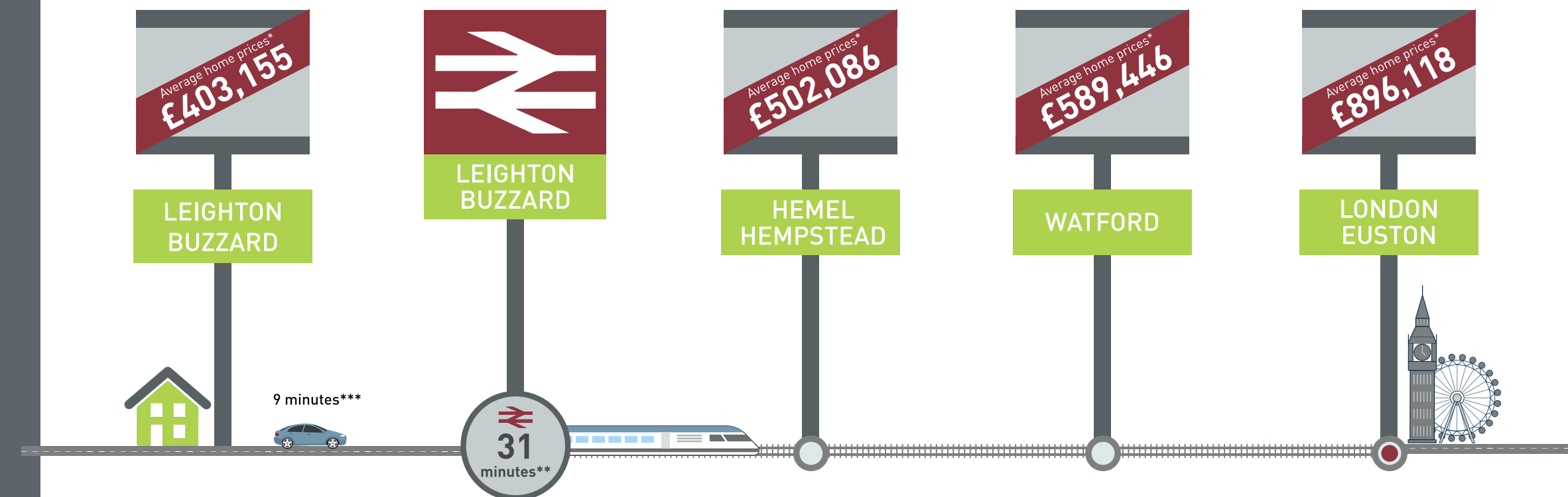
BARRATT HOMES ARE BUILT AROUND THE WAY YOU WANT TO LIVE

Careful consideration and attention to detail goes into every home we build. Our homes are flexible to suit every lifestyle; our flowing, multi-purpose rooms are adaptable for work, home schooling, play – and everything in between.

We also know how vital outdoor space is in creating places people love to live – whether it's gardens or landscaped areas. That's why we have made sure there is plenty surrounding these homes, with over 75% of the development dedicated to open space, for the whole neighbourhood to enjoy.

# CLIPSTONE PARK

## Commute to the capital in 40 minutes



Average value of home\* Time by train to London Euston\*\* Time by car to Leighton Buzzard train station\*\*\*

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

\*Average house prices based on any property type over the last 12 months from Zoopla (June 2023 to June 2024)

\*\* travel times sourced from Google Maps based on the fastest times.

\*\*\*Travel time by car based on the quickest route from Google Maps from development to train station.



# 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

- Gravel path
- New tree line
- Play area
- Mature trees

Giving nature a home on this development:

- Bat box
- Bat brick
- Swift box
- Bird box
- Sparrow terrace

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



barratthomes.co.uk



## 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.



Nothing in this code affects any other rights the customer has by law and does not replace any legislation that applies to the new home. Customers do not have to make a complaint to the New Homes Ombudsman Service if they are not satisfied with a matter that is covered by the code. They may decide to take other action, such as through the civil courts or other ombudsman or regulator. 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.



# FEATURES WITHIN YOUR BARRATT HOME



## Argon-filled Double-glazing

Lets the heat in and keeps the cold out.



## Photovoltaic Panels

Photovoltaics means converting light into electricity and will be installed on the roof depending on the orientation of the specific property.



## Decentralised Mechanical Extract Ventilation (d-MEV)

Quiet, small fans that run continuously will extract the stale air out of the room.



## Waste Water Heat Recovery Systems

The outgoing waste warm water is used to pre-heat the fresh cold mains water coming into the home, reducing the energy required to heat water up.



## Highly-efficient Insulation

The enhanced thermal performance within the external walls and loft space, keeps the warmth in and the cold out, helping with the energy-efficiency of the home.



## Fibre Connectivity



## Flue Gas Heat Recovery

Boiler efficiency is increased and can save up to 50% of the gas used to heat hot water annually.



## Airtightness

Focuses on the elimination of all unintended gaps in the external structure of the building, an essential part of creating an energy-efficient living environment.



## Water Savings

The latest water and energy saving technologies used in our kitchen and bathroom fittings could help reduce consumption per day per person compared to the national average.



## Larger Radiators

With the added conservation of power and energy use, lower temperatures will be used for heating radiators which results in them being wider than average.



## Increased Floor Insulation



## Electric Car Charging Point

An electric vehicle charging point installed at your home means you can charge your car at your convenience.



**SCAN**  
FOR MORE INFORMATION



**BARRATT**  
HOMES



# MAIDSTONE

## 3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Highly-efficient insulation



Electric car charging point



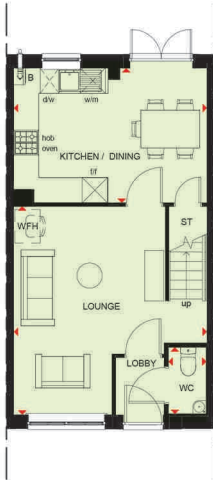
Decentralised mechanical extract ventilation (d-MEV)



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]

<b>KEY</b>	<b>B</b>	Boiler
	<b>ST</b>	Store
	<b>BH/ST</b>	Bulkhead Store

<b>wm</b>	Washing machine space
<b>dw</b>	Dishwasher space
<b>f/f</b>	Fridge/freezer space

<b>WFH</b>	Working from home space
<b>W</b>	Wardrobe space
<b>↔</b>	Dimension location



# ELLERTON

## 3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Highly-efficient insulation



Electric car charging point



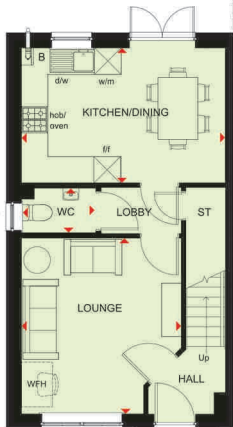
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



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



### 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 Adviser 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]

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

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





# MORESBY

## 3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Highly-efficient insulation



Electric car charging point



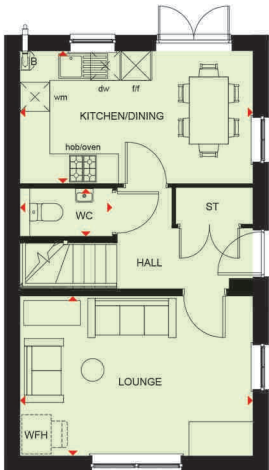
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



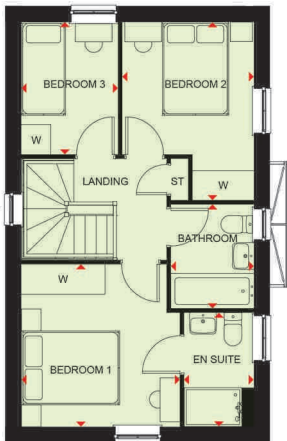
\* Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans.



### 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

## 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

Dining/Family	3702 x 4757 mm	12'8" x 15'6"
Kitchen	1846 x 3040 mm	4'11" x 10'0"
Study	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	2900 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
ST	Store
w/m	Washing machine space

d/w	Dishwasher space
f/f	Fridge/freezer space
BH/ST	Bulkhead Store

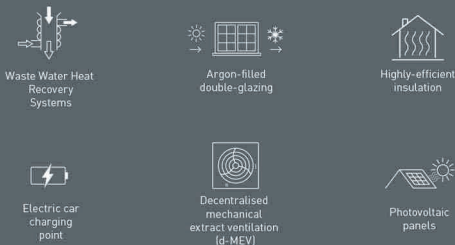
W	Wardrobe space
↔	Dimension location



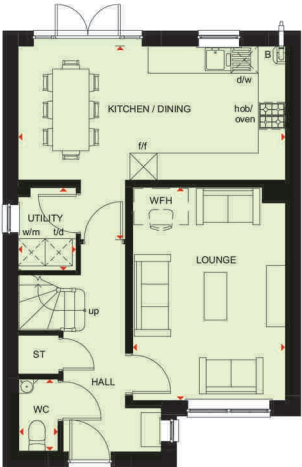


# KINGSLEY

## 4 BEDROOM HOME

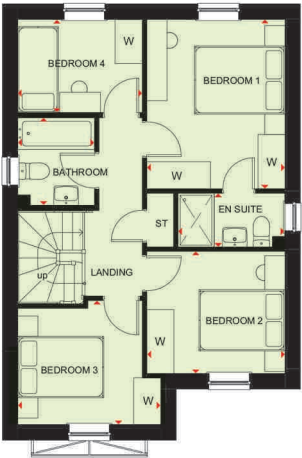


\* Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans.



### 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	td	Tumble dryer space	WFH	Working from home space
	ST	Store	dw	Dishwasher space	W	Wardrobe space
	wm	Washing machine space	f/f	Fridge/freezer space	↔	Dimension location

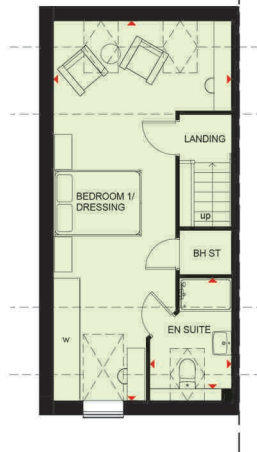
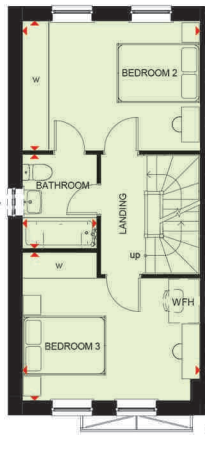
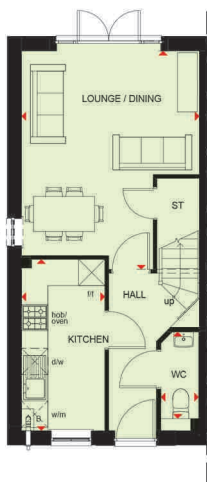


# NORBURY

## 3 BEDROOM HOME



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



### 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




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BDW004981/JUL24

# 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



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



### 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



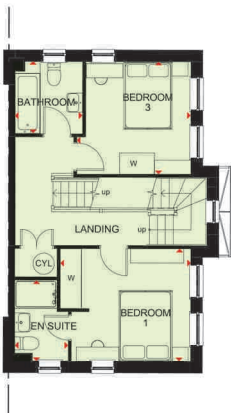
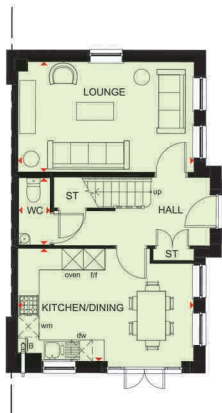
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



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



### 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/t Fridge/freezer space  
WFH Working from home space

W Wardrobe space  
◀ ▶ Dimension location




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BWD004981/JUL24

# 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



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



### 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"

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

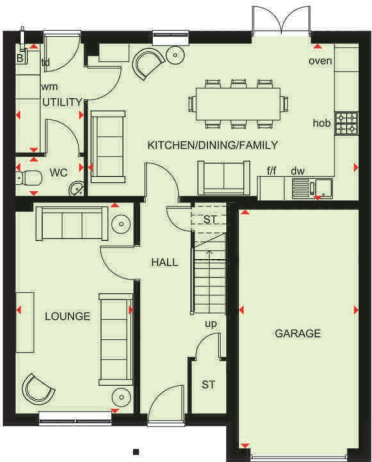


# ASHBURTON

## 4 BEDROOM HOME



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



### 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)

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



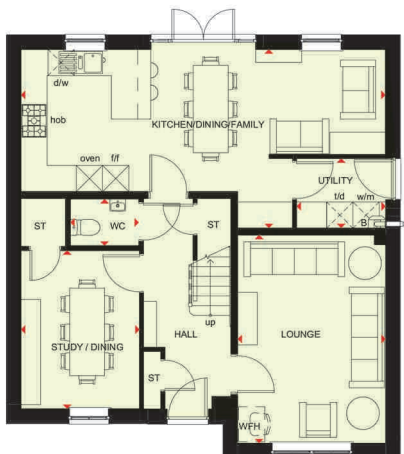


# LAMBERTON

## 5 BEDROOM HOME



\* 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)

<b>KEY</b>	B Boiler	dw Dishwasher space	WFH Working from home space
	ST Store	fff Fridge/freezer space	W Wardrobe space
	wm Washing machine space	td Tumble dryer space	➔ Dimension location



**IMPORTANT NOTICE:**

These particulars are for illustration only. We operate a policy of continuous product development and individual features such as windows and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. Computer generated images are indicative only and do not accurately depict individual plots. Photography depicts typical Barratt developments. Floor plans are intended to give a general indication of the proposed floor layout only. As such they are not intended to be used for carpet sizes, appliances, spaces or items of furniture. Every effort has been made to give an accurate representation of the plot layouts with final dimensions due for release. Please check with the Sales Adviser at point of sale for final confirmed dimensions of the specific plot. Kitchen designs are indicative only and are subject to change. Travel times and distances are as sourced from Google Maps.co.uk.

\*We are the only major national housebuilder to be awarded this key industry award 11 years in a row. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. Based on HBF star rating scheme from 2010 to 2020 derived from the NHBC national new homes survey at eight weeks (<https://www.hbf.co.uk/policy/policy-and-wider-work-program/customer-satisfaction-survey/#tab-downloads>), over 90% of Barratt Developments PLC group customer would recommend our brands to a friend.

^"We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes.

^First 2 years covered by Builder Warranty & NHBC Guarantee or similar. Years 3-10 covered by NHBC insurance or similar. Full exclusions and limitations can be found on the NHBC website. Available on virtually all of our developments. BDW004943/JUL24

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