

BURDON GREEN

BOGMA HALL FARM, COXHOE, DURHAM DH6 4EN












3 AND 4 BEDROOM HOMES



BARRATT
— HOMES —

BURDON GREEN

DEVELOPMENT LAYOUT

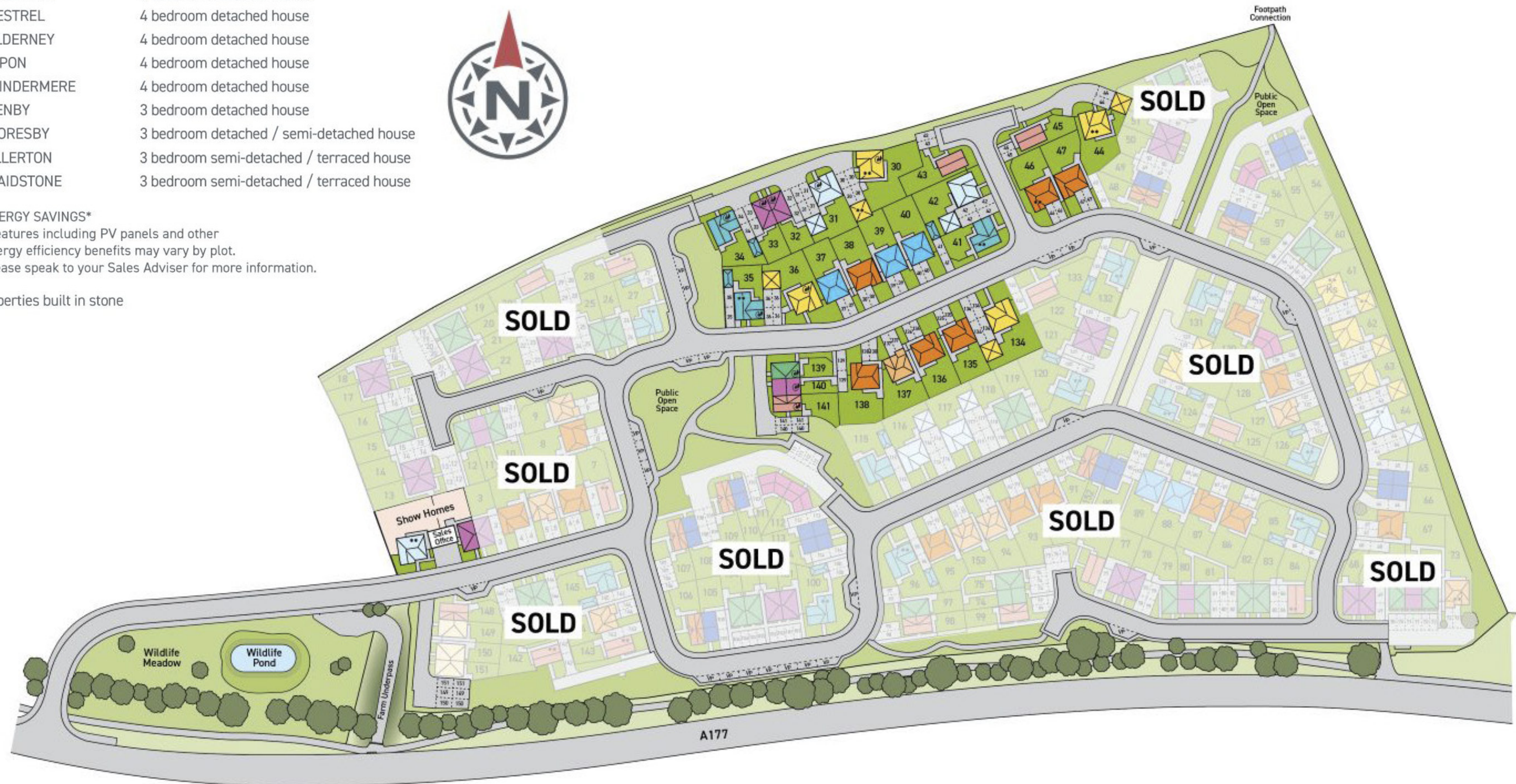
	RADLEIGH	4 bedroom detached house
	KESTREL	4 bedroom detached house
	ALDERNEY	4 bedroom detached house
	RIPON	4 bedroom detached house
	WINDERMERE	4 bedroom detached house
	DENBY	3 bedroom detached house
	MORESBY	3 bedroom detached / semi-detached house
	ELLERTON	3 bedroom semi-detached / terraced house
	MAIDSTONE	3 bedroom semi-detached / terraced house



ENERGY SAVINGS*

*Features including PV panels and other energy efficiency benefits may vary by plot. Please speak to your Sales Adviser for more information.

** Properties built in stone



GIVING NATURE A HOME

BUILDING SUSTAINABLE COMMUNITIES

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.



0.5 acres

of public
open space



1,676m²

wildflower
meadows



5

biodiversity
areas



3

habitat and
log piles



95

new trees
planted



3,000m

of hedgehog
highways

barratthomes.co.uk



BARRATT
HOMES

ELLERTON

3 BEDROOM HOME



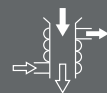
Photovoltaic panels



Argon-filled double-glazing



Highly-efficient insulation



Waste Water Heat Recovery Systems



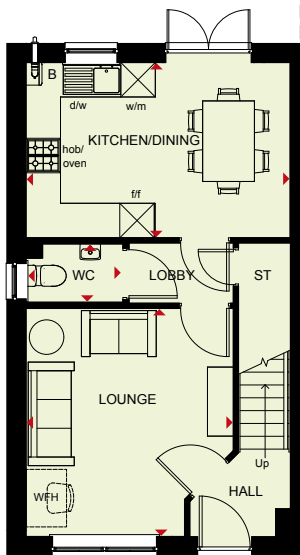
Decentralised mechanical extract ventilation (d-MEV)



Flue Gas Heat Recovery



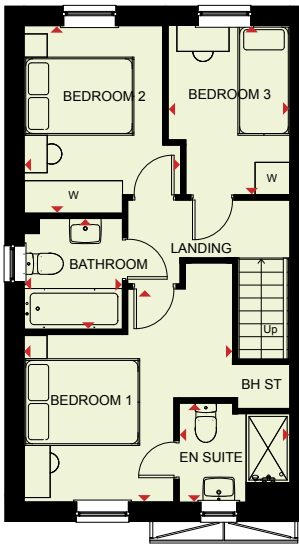
*Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans.



Ground Floor

Lounge	3572 x 3921 mm	11'7" x 12'8"
Kitchen/Dining	4552 x 3039 mm	14'9" x 9'9"
WC	1691 x 1016 mm	5'5" x 3'3"

(Approximate dimensions)



First Floor

Bedroom 1	3573 x 3524 mm	11'7" x 11'5"
En suite	1900 x 1702 mm	6'2" x 5'5"
Bedroom 2	2386 x 3248 mm	7'8" x 10'6"
Bedroom 3	2091 x 2918 mm	6'8" x 9'5"
Bathroom	1717 x 1917 mm	5'6" x 6'2"

(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 HOME


Waste Water Heat
Recovery
Systems

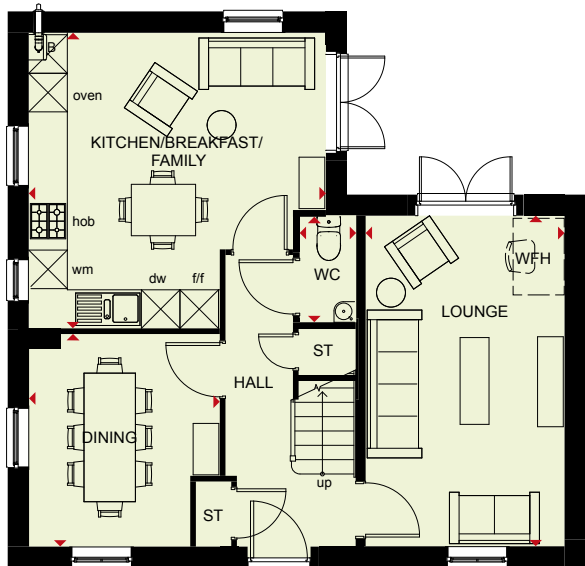

Argon-filled
double-glazing


Flue Gas Heat
Recovery


Decentralised
mechanical
extract ventilation
(d-MEV)


Photovoltaic
panels


Highly-efficient
insulation



Ground Floor

Lounge	3095 x 5143 mm	10'2" x 16'10"
Kitchen/Breakfast/Family	4623 x 4598 mm	15'2" x 15'1"
Dining	2967 x 3307 mm	9'9" x 10'10"
WC	854 x 1641 mm	2'10" x 5'5"

[Approximate dimensions]



First Floor

Bedroom 1	4618 x 3104 mm	15'2" x 10'2"
En Suite	1191 x 2075 mm	3'11" x 6'10"
Bedroom 2	4510 x 3110 mm	14'10" x 10'2"
Bedroom 3	3737 x 3110 mm	12'3" x 10'2"
Bedroom 4	2148 x 2270 mm	7'1" x 7'5"
Bathroom	1702 x 2075 mm	5'7" x 6'10"

[Approximate dimensions]

KEY

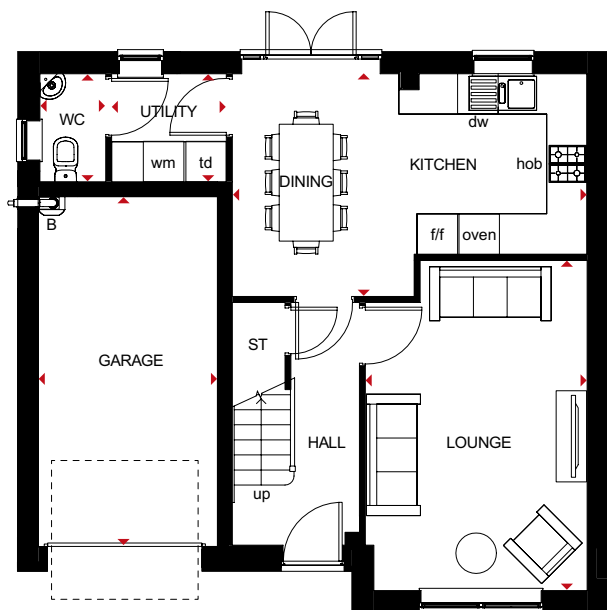
B	Boiler	dw	Dishwasher space	w	Wardrobe space
ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
wm	Washing machine space	WFH	Working from home space		



RIPON

4 BEDROOM DETACHED HOME

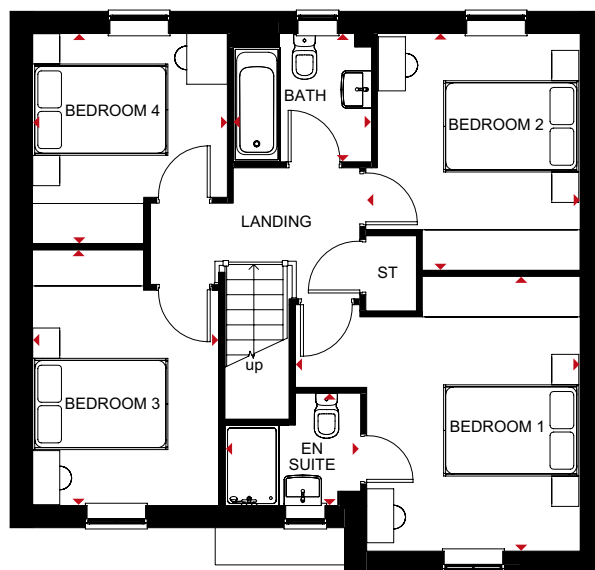
- Bright and spacious four bedroom family home with oversized windows allowing light to flow through
- As well as a generous lounge, the open-plan kitchen with dining area provides room for all the family to enjoy. There is also a separate utility
- Upstairs are four double bedrooms, master with en suite, and a family bathroom



Ground Floor

Lounge	4898 x 3287 mm	16'1" x 10'9"
Kitchen/Dining	5259 x 3151 mm	17'3" x 10'4"
Utility	1700 x 1602 mm	5'7" x 5'3"
WC	976 x 1602 mm	3'2" x 5'3"
Garage	5189 x 2657 mm	17'0" x 8'9"

[Approximate dimensions]



First Floor

Bedroom 1	4196 x 4068 mm	13'9" x 13'4"
En suite	2011 x 1661 mm	6'7" x 5'5"
Bedroom 2	3174 x 3504 mm	10'5" x 11'6"
Bedroom 3	2764 x 3774 mm	9'1" x 12'5"
Bedroom 4	2888 x 3123 mm	9'6" x 10'3"
Bathroom	2046 x 1899 mm	6'9" x 6'3"

[Approximate dimensions]

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

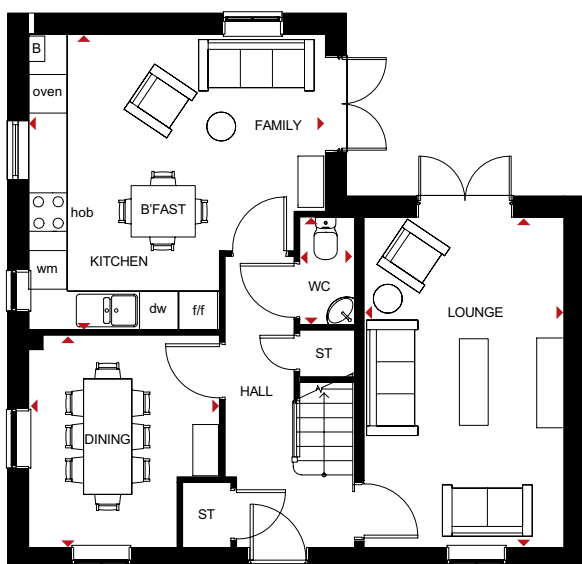


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ALDERNEY

4 BEDROOM DETACHED HOME

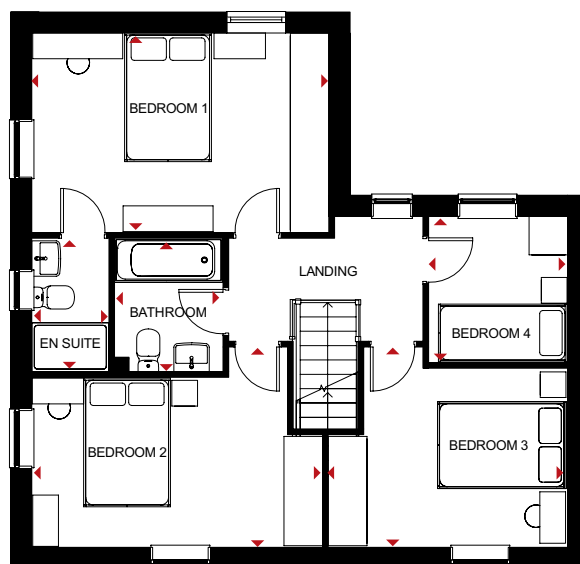
- A large fitted kitchen with family and breakfast areas provides this spacious home with the ideal hub for all the family
- French doors leading to the rear garden from both the kitchen and the separate lounge give it a bright and airy feeling, and there is a separate dual-aspect dining room
- Upstairs are three double bedrooms, the master bedroom with en suite, a single bedroom and a family bathroom



Ground Floor

Lounge	5148 x 3110 mm	16'11" x 10'2"
Kitchen/Family/Breakfast	4623 x 4603 mm	15'2" x 15'1"
Dining	3307 x 2972 mm	10'10" x 9'9"
WC	1675 x 853 mm	5'6" x 2'10"

[Approximate dimensions]



First Floor

Bedroom 1	4623 x 3104 mm	15'2" x 10'2"
En suite	2075 x 1191 mm	6'10" x 3'11"
Bedroom 2	4523 x 3115 mm	14'10" x 10'3"
Bedroom 3	3724 x 3115 mm	12'3" x 10'3"
Bedroom 4	2275 x 2163 mm	7'6" x 7'1"
Bathroom	2075 x 1702 mm	6'10" x 5'7"

[Approximate dimensions]

KEY

B	Boiler
ST	Store
wm	Washing machine space

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



CUSTOMER SERVICE BY BARRATT HOMES

BUILDING OUR CUSTOMER SERVICE TO BE THE BEST

At Barratt we^ are genuinely committed to delivering the highest standards of customer service. The same exacting standards that have helped us win more quality awards than any other major housebuilder also ensure we look after our customers as well as we possibly can.

We believe that solid foundations are as important to a customer relationship as they are to a building. During the planning and design process we go to great lengths to make sure the homes and developments we build are perfectly in tune with the needs and aspirations of their prospective owners.

Our Directors carry out weekly site inspections before, during and after the build process. As your home is built, it is checked at every stage to ensure it reaches the exacting standards we demand.

Our Customer Service Charter lays out our commitments to you and details the care, support and assistance we'll provide you with throughout your purchase and long after you've moved in.

As a result of the outstanding service we provide to our customers, we have been awarded the exceptional accreditation of "5 Star Builder" by the independent Home Builders Federation. 29,000 homebuyers across the country took part in the survey and this honour recognises the highest levels of positive recommendation by our customers, as well as the superior build quality of our homes.





5 GREAT REASONS TO BUY WITH BARRATT

1. 5 Stars for Customer Satisfaction

No other major national housebuilder** has been awarded a Home Builders Federation 5 Star Housebuilder accolade every year since 2010. All thanks to positive recommendations by our customers.

2. Building homes for over 5 decades

We've been established for over 5 decades and in that time have built over 300,000 new homes. Our commitment to quality and innovation is shown in the highest standards of design, construction, finish and the customer service we provide.

3. Award winners, time and time again

Our steadfast commitment to quality has ensured that for the tenth year in a row our site managers have picked up more awards than any other housebuilder, winning NHBC Pride in the Job awards for their workmanship and demonstrating our dedication and commitment to building homes of the very highest standard.

4. Creating places where you'll love to live both inside and out

Our light, open-plan properties 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.

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 45% to 55% more energy efficient than a same sized older home – even after it's been modernised. As a result, you could save a staggering £1,312*** per year on your energy bill.

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



Images may include optional upgrades at additional cost. All information in this document is correct to the best of our knowledge at the time of going to print. Burdon Green is a marketing name only and may not be the designated postal address, which may be determined by The Post Office. **We* refers to the Barratt Developments PLC group brands. ***We* are the only major national housebuilder to be awarded this [key industry] award 10 years running*. *Terms, conditions and exclusions apply. See website or local sales centre for details. See our website or speak to one of our Sales Advisers for details. First 2 years covered by Builder Warranty or similar. Years 3-10 covered by NHBC Insurance or similar. Available on virtually all of our developments. Your statutory rights are unaffected. **Refers to the Barratt Developments PLC Group brands. ***Costs based upon the comparison of a new build four-bed detached house built to 2010 regulations vs. Victorian property [upgraded with modern-day improvements]. An upgraded Victorian home means one which has the following improvements over original build specification: 200mm loft insulation, double glazing to half of all windows, a 72% efficient (non-condensing) gas boiler and insulated hot water cylinder. Source: Zero Carbon Hub and NHBC Foundation 2012.

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 8470

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BARRATT
— HOMES —

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