# CHURCH FIELDS

ST MICHAEL'S AVENUE, NEW HARTLEY, NORTHUMBERLAND, NE25 ORP



3 AND 4 BEDROOM HOMES







#### **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, and our homes are flexible and adaptable to suit every lifestyle. Open plan living spaces are integral to our design, helping you make the most of space and natural light, and allowing every room to be enjoyed to its maximum potential.

We also know how vital outdoor space is in creating places people love to live in. Whether it's gardens or landscaped areas, we make sure there's plenty surrounding the homes we build, for the whole neighbourhood to enjoy.

#### 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.







# 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.













### CHURCH FIELDS

### **DEVELOPMENT LAYOUT**





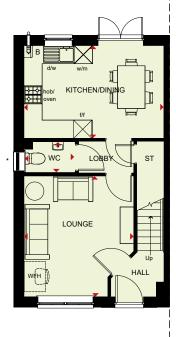
### **ELLERTON**

#### 3 BEDROOM HOME





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



Ground Floor				
Ground Floo	or			
Lounge	3605 x 3967mm	11'10" x 13'0"		
Kitchen	4593 x 3048mm	15'1" x 10'0"		
WC	1668 x 1016mm	5'6" x 3'4"		

(Approximate dimensions)

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

BEDROOM 2 BEDROOM 3
W
BATHROOM
W W W
EN SUITE CONTRACTOR OF THE PROPERTY OF THE PRO

First Floor			
Bedroom 1	3605 x 3683mm	11'10" x 12'1"	
En suite	1918 x 1716mm	6'3" x 5'8"	
Bedroom 2	2708 x 3245mm	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)

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

 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





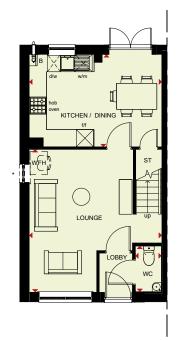
### MAIDSTONE

#### 3 BEDROOM HOME





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Ground Floor				
Loun	ge	4598 x 4950mm	15'1" x 16'3"	
Kitch	en/Dining	4593 x 3202mm	15'1" x 10'6"	
WC		901 x 1586mm	2'11" x 5'2"	

[Approximate dimensions]

\* Window may be omitted on certain plots. Speak to Sales Adviser

for details on individual plans



First Floor		
Bedroom 1	2592 x 4199mm	8'6" x 13'9"
En suite	2592 x 1365mm	8'6" x 4'6"
Bedroom 2	2592 x 3107mm	8'6" x 10'2"
Bedroom 3	1918 x 2676mm	6'3" x 8'9"
Bathroom	1918 x 1702mm	6'3" x 5'7"

\* Window may be omitted on certain plots. Speak to Sales Adviser

 KEY
 B
 Boiler

 ST
 Store

 BH/ST
 Bulkhead Store

wm Washing machine space dw Dishwasher space

dw Dishwasher spacef/f Fridge/freezer space

WFH Working from home space

W Wardrobe spaceDimension location

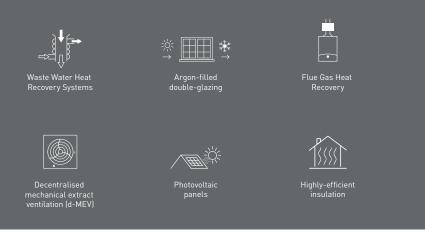
(Approximate dimensions)





### DENBY

#### 3 BEDROOM HOME





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Ground Floor				
Lounge	3067 x 4457mm	10'1" x 14'7"		
Kitchen	2750 x 2523mm	9'0" x 8'3"		
Dining	2330 x 2523mm	7'8" x 8'3"		
Utility	1784 x 1533mm	5′10″ x 5′0″		
WC	1662 x 869mm	5'5" x 2'10"		
Garage	2663 x 5142mm	8'9" x 16'10"		

(Approximate dimensions)

BEDROOM 3	BATHROOM	EN SUITEX
W W BEDROOM 2	ир Вн ST	BEDROOM 1
	wen wen	

First Floor	_	
Bedroom 1	2770 x 4361mm	9'1" x 14'4"
En suite	2026 x 1412mm	6'8" x 4'8"
Bedroom 2	3072 x 3829mm	10'1" x 12'7"
Bedroom 3	2722 x 3284mm	8'11" x 10'9"
Bathroom	1950 x 1913mm	6′5″ x 6′3″

(Approximate dimensions)

KEY B Boiler
ST Store
BH/ST Bulkhead Store

wm Washing machine space

dw Dishwasher spacef/f Fridge/freezer space

 $WFH \ \ Working \ from \ home \ space$ 

w Wardrobe space





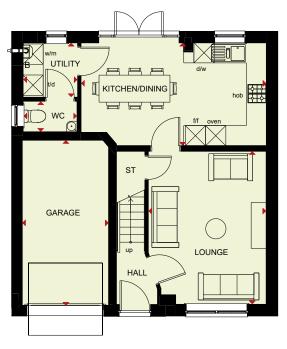
### WINDERMERE

#### 4 BEDROOM HOME





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Ground Floor		
Lounge	3501 x 4543mm	11'6" x 14'11"
Kitchen/Dining	5497 x 3055mm	18'0" x 10'0"
Utility	1627 x 1623mm	5'4" x 5'4"
WC	1593 x 918mm	5'3" x 3'0"
Garage	2568 x 4900mm	8'5" x 16'1"

(Approximate dimensions)

BEDROOM 4	BATHROOM	BEDROOM 2
w	ST	W
BEDROOM 3	EN SUITE	BEDROOM 1

First Floor		
Bedroom 1	3506 x 3874mm	11'6" x 12'9"
En suite	1272 x 2390mm	4'2" x 7'10"
Bedroom 2	2498 x 3786mm	8'2" x 12'5"
Bedroom 3	2675 x 3926mm	8'9" x 12'11"
Bedroom 4	2604 x 3734mm	8'7" x 12'3"
Bathroom	1934 x 2158mm	6'4" x 7'1"

(Approximate dimensions)

KEY	В	Boiler
	ST	Store

wm Washing machine space

Dishwasher space Fridge/freezer space

td Tumble dryer space

WFH Working from home space

W Wardrobe spaceDimension location





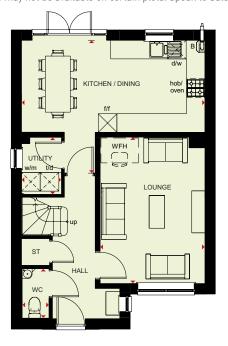
### **KINGSLEY**

#### 4 BEDROOM HOME

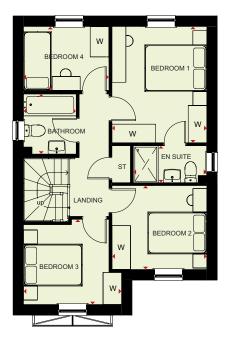




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Ground Floo	or	
Lounge	3370 x 4705mm	11'1" x 15'5"
Kitchen / Dining	5895 x 4268mm	19'4" x 14'0"
Utility	1287 x 1836mm	4'3" x 6'0"
WC	865 x 1593mm	2'10" x 5'3"



First Floor		
Bedroom 1	3054 x 3740mm	10'0" x 12'3"
En suite	2361 x 1194mm	7'9" x 3'11"
Bedroom 2	3054 x 2700mm	10'0" x 8'10"
Bedroom 3	3160 x 2742mm	10'4" x 9'0"
Bedroom 4	2754 x 2060mm	9'0" x 6'9"
Bathroom	1700 x 1937mm	5'7" x 6'4"

K	Ε	γ

В Boiler

Washing machine space

td Tumble dryer space

Dishwasher space

f/f Fridge/freezer space Working from home space

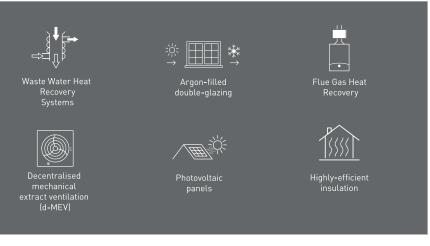
Wardrobe space





### **ALDERNEY**

#### 4 BEDROOM HOME









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"

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

(Approximate dimensions)

Boiler

dw Dishwasher space

w Wardrobe space

ST Store

Washing machine space WFH

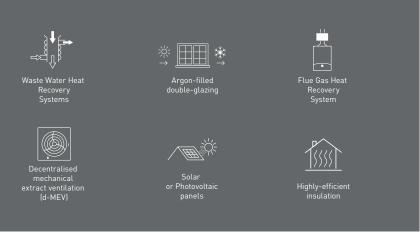
f/f Fridge/freezer space WFH Working from home space





### **RADLEIGH**

#### FOUR BEDROOM HOME





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Ground Floor		
Lounge	3361 x 5041mm	11'0" x 16'6"
Kitchen/Dining/ Family	8110 x 3578 mm	26'7" x 11'9"
Study	2273 x 2153 mm	7′5″ x 7′1″
Utility	1558 x 1655 mm	5'1" x 5'5"
WC	850 x 1621 mm	2'9" x 5'4"

First Floor		
Bedroom 1	3557 x 3853mm	11'8" x 12'8"
En Suite	1465 x 2287 mm	4'10" x 7'6"
Bedroom 2	3423 x 4335 mm	11'3" x 14'3"
Bedroom 3	2824 x 3345 mm	9'3" x 11'0"
Bedroom 4	2973 x 3147 mm	9'9" x 10'4"
Bathroom	2137 x 1694 mm	7′0″ x 5′7″

KEY

Boile

Boiler

dw Dishwasher space

w Wardrobe space

ST Store

Washing machine space

f/f Fridge/freezer space td Tumble dryer space





## 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 buildingsafety 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.













