

BOWLAND MEADOW PHASE 2 & 3

CHIPPING LANE, LONGRIDGE, PRESTON PR3 2NA



A RANGE OF TWO, THREE AND FOUR BEDROOM HOMES

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.



BUYING A **NEW** HOME IS AN EXCITING JOURNEY

HERE ARE 5 REASONS WHY YOU SHOULD MOVE WITH BARRATT

1. Award winners, time and time again

Barratt customers are delighted with their new homes. In fact, more than 90% of them would recommend us to a friend. Their high praise has ensured that we've* been accredited with a 5 Star rating from the Home Builders Federation more times than any other national major housebuilder.

Our Site Managers have picked up more awards than any other housebuilder, winning NHBC Pride in the Job awards for quality workmanship and demonstrating our dedication and commitment to building homes of the very highest standard.

2. 10 years peace of mind

The NHBC warranty and insurance policy, known as Buildmark, is designed to give you peace of mind. Buildmark provides the following cover:

- Insolvency cover: If we become insolvent and are therefore unable to finish the construction of your home, NHBC may repay your deposit or any reasonable extra amount you have to pay for your home to be finished.
- Builder warranty period: For the first two years we are responsible for rectifying any defects covered by the warranty. The warranty is backed by NHBC's resolution service and guarantee.
- Insurance cover: In the eight years that follow the builder warranty period, NHBC provides insurance cover for damage caused by defects to certain parts of the home and also for contaminated land.

3. More choice, more style

When you've chosen the right home, you can get creative with additional finishes from our Choices^ range. You could have your home exactly the way you want it, when you choose your preferred flooring, furnishings, appliances, fixtures, fittings and much more. Choices is associated with the build stage of your home, so the earlier you reserve and start the process, the more options you can choose from, all fitted and waiting for you when you move in.

*We' and 'only' refer to the Barratt Developments Plc Group Brands.

†First 2 years covered by Builder Warranty and 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.

Choices^ range is subject to build stage and additional cost.

Some of the features shown may not be available with every Barratt home or on every Barratt Homes development. Please speak to a Sales Adviser for details of the features available on the home and development you are interested in.

*Source: GOV.UK. This figure represents the level of energy-efficiency of existing housing stock only (homes built up to 2007 when EPCs were introduced).

**Source: Water UK

^Indicative figures, based on research from Briary Energy, April 2022



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

Our light, open-plan homes 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. Our leading designers also factor real furniture sizes into their designs so your home won't be full of awkward nooks and crannies.

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

No matter how cold it is outside, you'll feel warm in a brand-new Barratt home. We use highly thermally efficient insulation and argon-filled double-glazing as standard, which allows the heat from the sun in whilst minimising heat loss. This means you could enjoy lower energy bills, whatever the weather. In fact, a brand-new home could be cheaper to run and save you thousands each year, compared to an updated Victorian equivalent^.

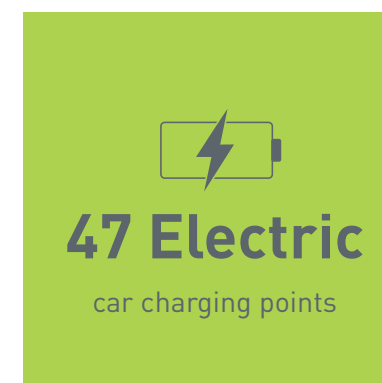
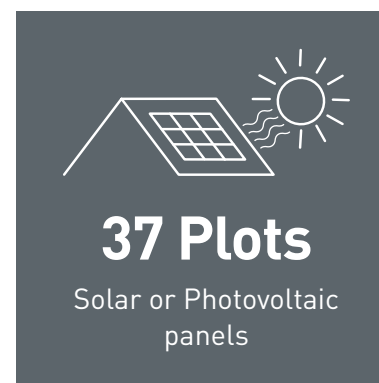
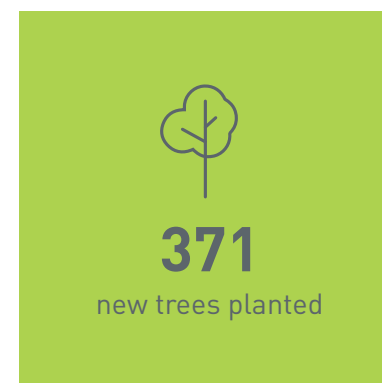
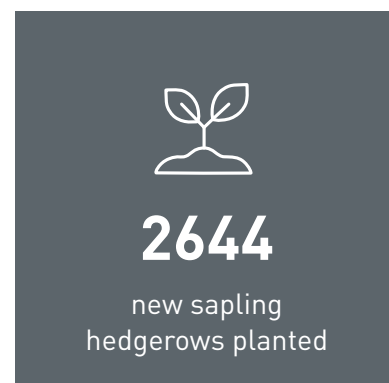
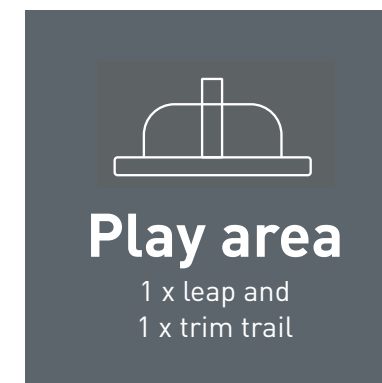
Find out more, talk to one of our Sales Advisers today.

CREATING A SUSTAINABLE COMMUNITY WHERE FAMILIES AND NATURE CAN THRIVE

At Barratt Homes, we do more than simply craft beautiful homes and desirable developments.

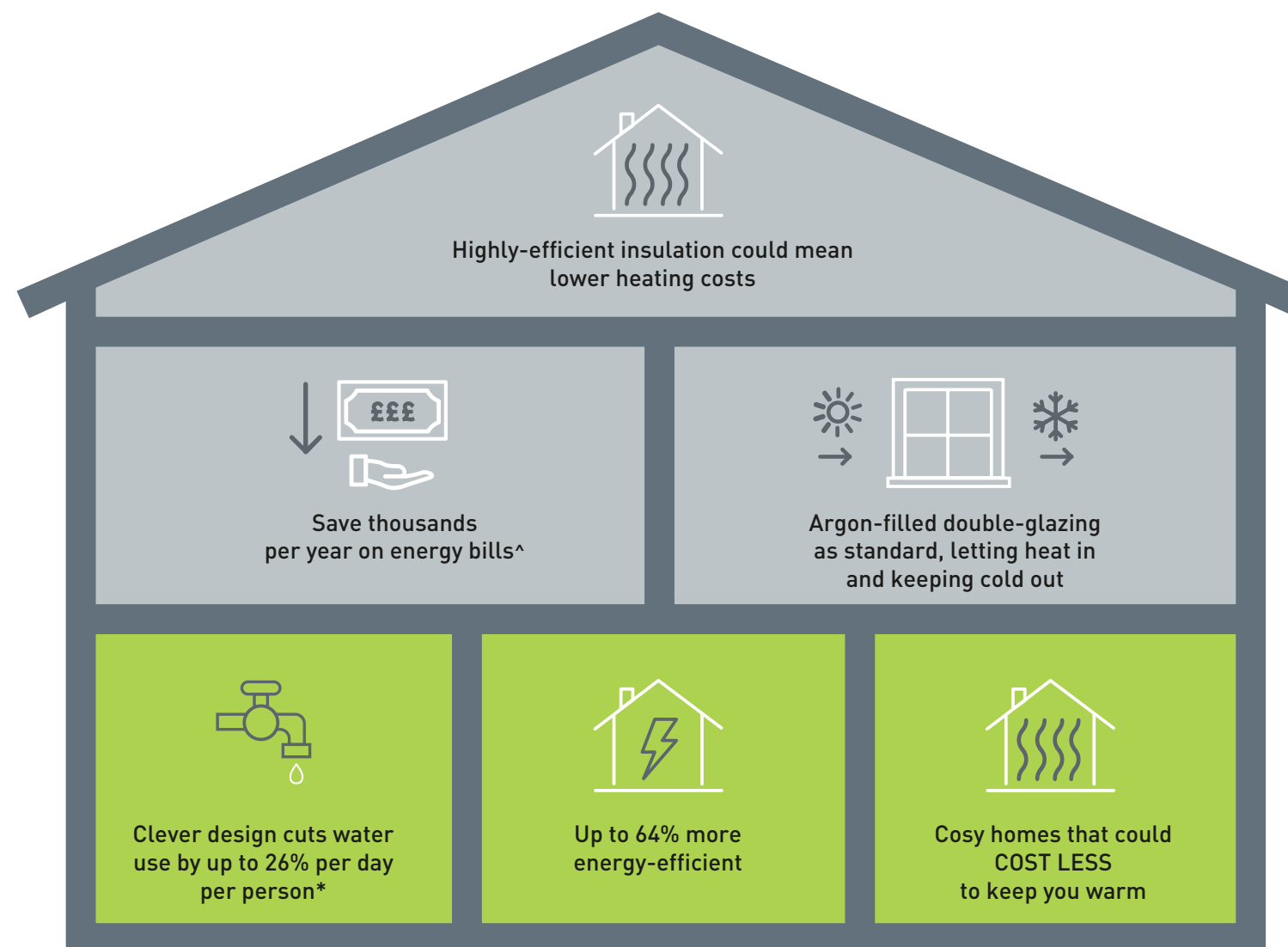
We design and build great places that meet the highest standards, and that promote sustainable, healthy and happy living for our customers.

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 July 2023.

*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.

BOWLAND MEADOW, LONGRIDGE

Chipping Lane, Longridge, Lancashire PR3 2RG

KEY

- Alderney 4 bedroom home
- Thornton 4 bedroom home
- Windermere 4 bedroom home
- Ripon 4 bedroom home
- Kingsville 3/4 bedroom home
- Ellerton 3 bedroom home
- Moresby 3 bedroom home
- Denby 3 bedroom home
- Lutterworth 3 bedroom home
- Ennerdale 3 bedroom home
- Andover 3 bedroom home
- Folkestone 3 bedroom home
- Bedale 2 bedroom home
- Belmont 2 bedroom home
- Affordable homes

- House Sparrow Nesting Terrace
- Nest Brick
- Bat Tube
- Swift Nesting Brick



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

barratthomes.co.uk



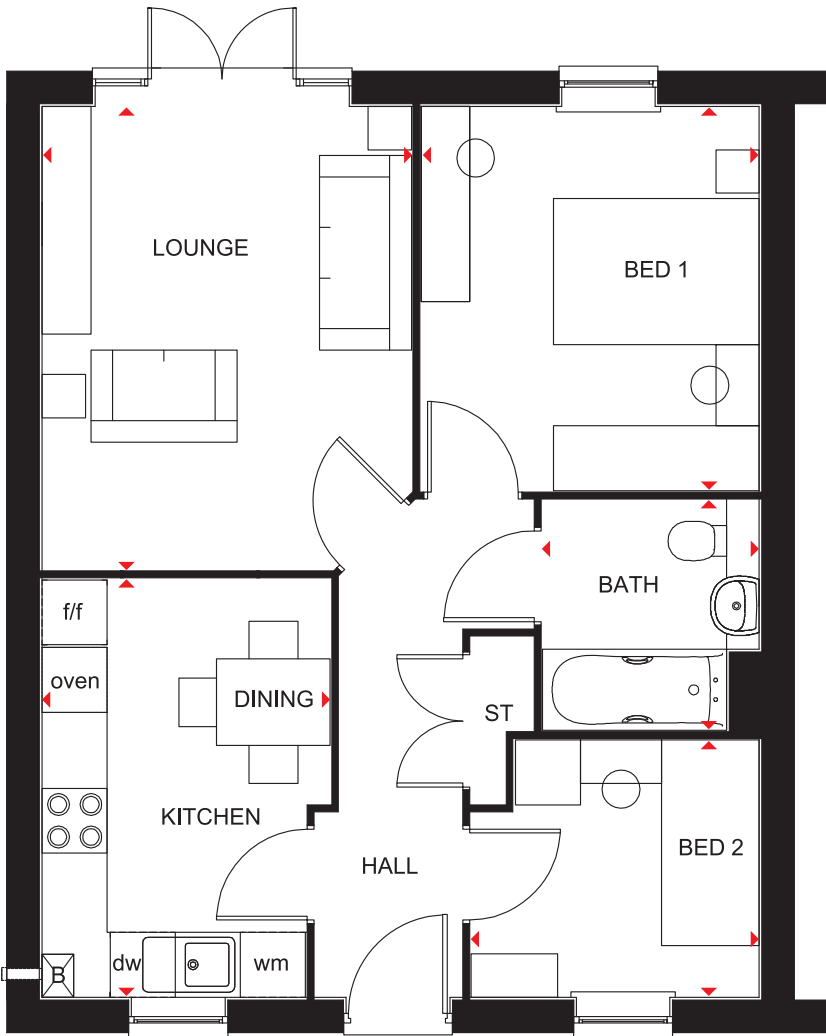
BEDALE

THE CLASSIC
COLLECTION

2 BEDROOM TERRACED HOME



- Compact, terraced bungalow for convenient one-level living
- Front-aspect fitted kitchen with dining area
- Good-sized lounge with French doors leading to the garden
- Two bedrooms - one rear-aspect double and one front-aspect single - and a fitted bathroom



Dimensions

Lounge	3412 x 4278mm	11'2" x 14'0"
Kitchen/ Dining Room	2662 x 3863mm	8'9" x 12'8"
Bedroom 1	3124 x 3550mm	10'3" x 11'8"
Bedroom 2	2663 x 2376mm	8'9" x 7'10"
Bathroom	2001 x 2124mm	6'7" x 7'0"

(Approximate dimensions)

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

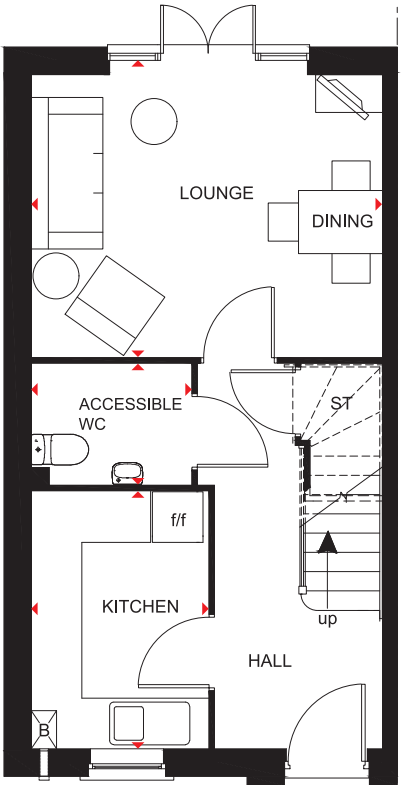
BELMONT

THE CLASSIC
COLLECTION

2 BEDROOM HOME



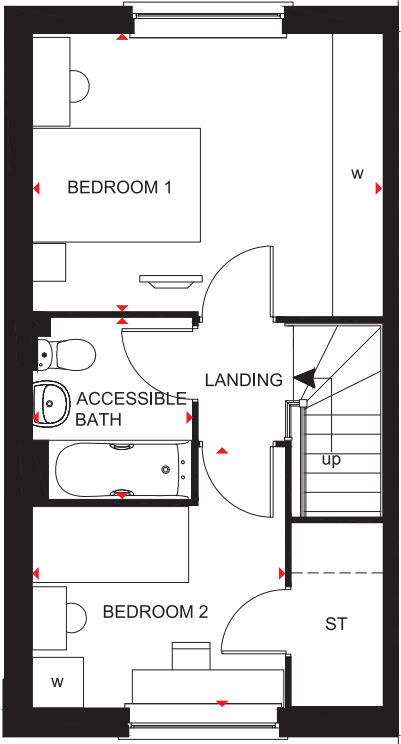
- A flexible 2 bedroom home offering open-plan lounge and dining room with French doors opening onto the rear garden
- Ground floor also has a stylish, separate kitchen
- First floor features one double bedroom, one single bedroom and a family bathroom



Ground Floor

Kitchen	2099 x 3052mm	6'9" x 10'0"
Lounge/Dining	4170 x 3350mm	13'7" x 11'0"
WC	1893 x 1426mm	6'2" x 4'7"

(Approximate dimensions)



First Floor

Bedroom 1	4170 x 3350mm	13'7" x 11'0"
Bedroom 2	2999 x 3087mm	9'3" x 10'1"
Bathroom	1895 x 2153mm	6'2" x 7'1"

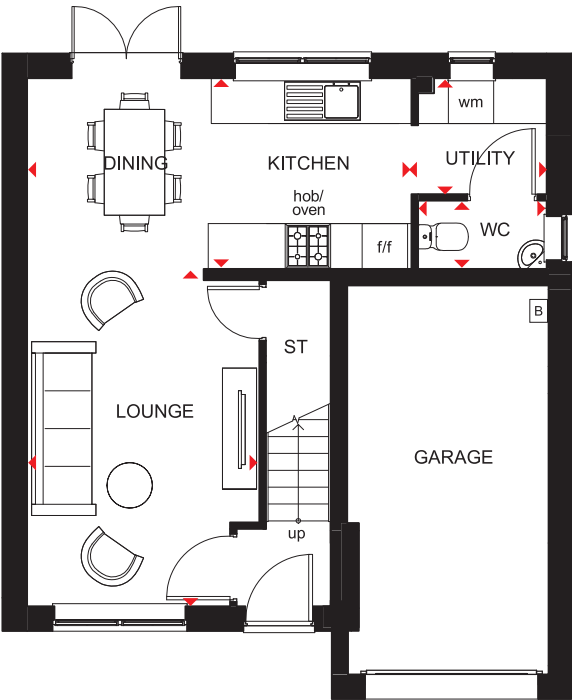
(Approximate dimensions)

- KEY**
- | | | | |
|-----|----------------------|----|--------------------|
| B | Boiler | W | Wardrobe |
| ST | Store | ◀▶ | Dimension location |
| f/f | Fridge/freezer space | | |

3 BEDROOM DETACHED HOME



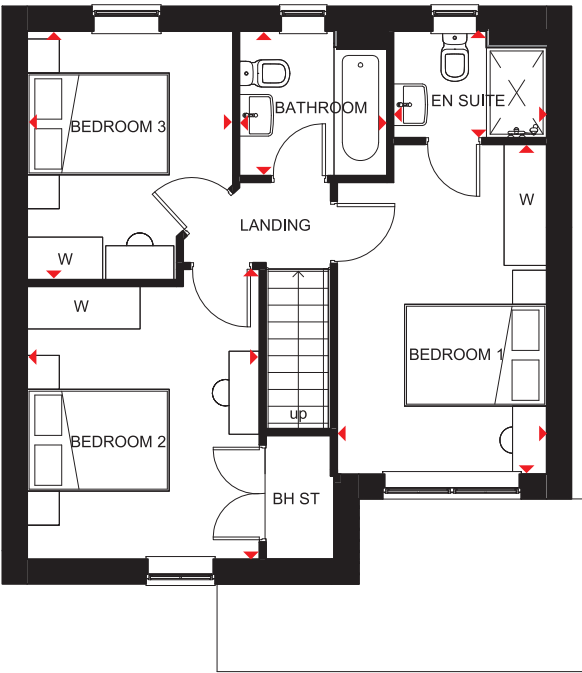
- Free-flowing living space creates a flexible family home
- Large windows and French doors to the rear garden give the open-plan lounge, dining area, kitchen and utility a bright and airy feeling
- Integral garage adds convenience and security
- Upstairs are three double bedrooms – the main bedroom with en suite – and the family bathroom



Ground Floor

Lounge	3072 x 4462mm	10'1" x 14'8"
Kitchen/Dining	5085 x 2523mm	16'8" x 8'3"
Utility	1789 x 1533mm	5'10" x 5'0"
WC	1701 x 903mm	5'7" x 3'0"

(Approximate dimensions)



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 3834mm	10'1" x 12'7"
Bedroom 3	2722 x 3289mm	8'11" x 10'9"
Bathroom	1950 x 1913mm	6'5" x 6'3"

(Approximate dimensions)

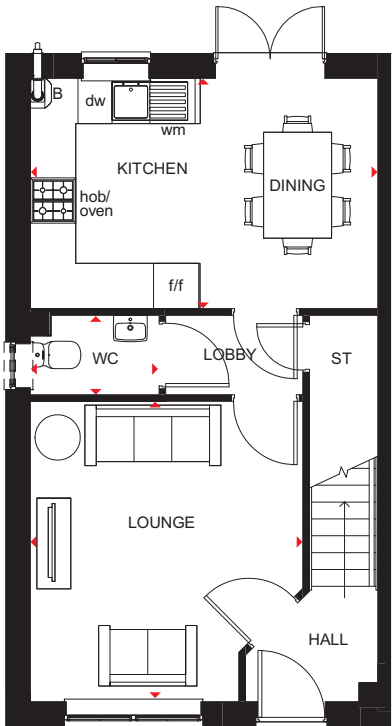
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	w	Wardrobe
	wm	Washing machine space		

ELLERTON

3 BEDROOM HOME



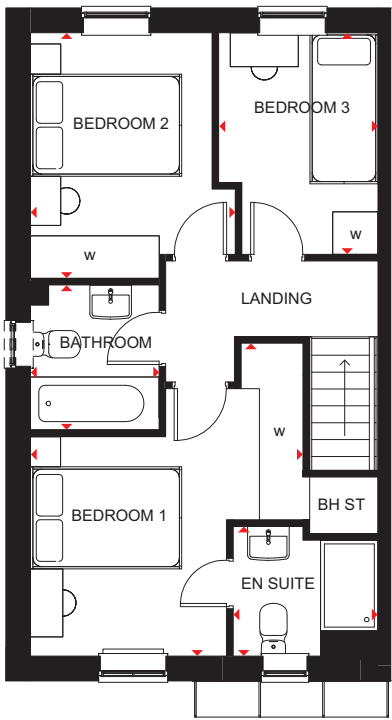
- Bright, practical home, ideal for modern family living
- Large, open-plan kitchen with ample dining space has French doors leading to the rear garden
- Good-sized lounge for all the family to relax in
- Upstairs the main bedroom has an en suite shower room, and there is a further double bedroom, a single bedroom and a family bathroom



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)



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)

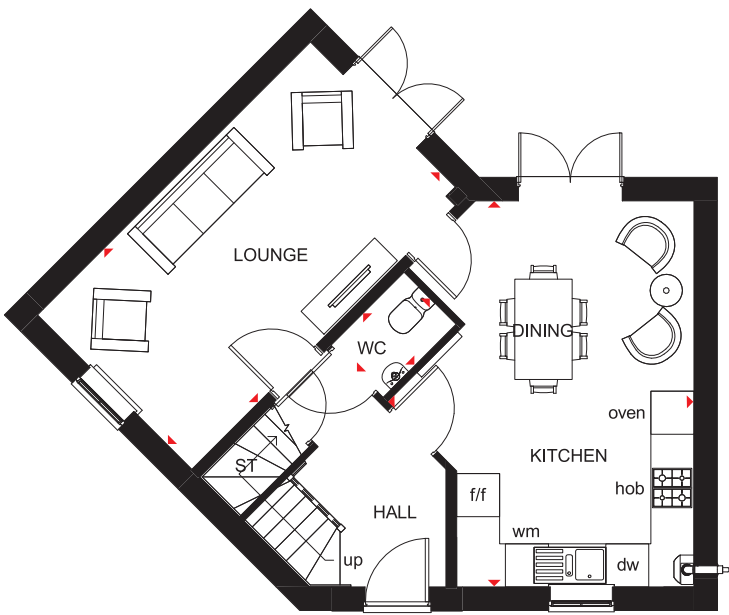
KEY	B	Boiler	wm	Washing machine space	W	Wardrobe space
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	BH ST	Bulkhead store	dw	Dishwasher space		

LUTTERWORTH

3 BEDROOM HOME



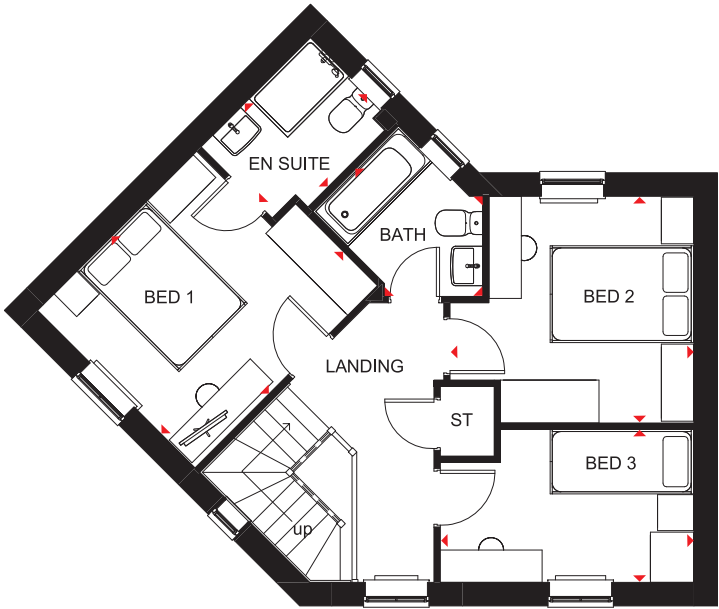
- Great use of a corner plot to create a spacious detached home
- Bright and flexible areas to enjoy modern-day living
- French doors open onto the rear garden from both the dual-aspect lounge and the open-plan kitchen with dining area
- Galleried landing leads to two double bedrooms – the main bedroom with en suite – a single bedroom and the family bathroom



Ground Floor

Lounge	5385 x 3045mm	17'8" x 10'0"
Kitchen/Dining	4274 x 5385mm	14'0" x 17'8"
WC	1028 x 1441mm	3'4" x 4'9"

(Approximate dimensions)



First Floor

Bedroom 1	3107 x 3599mm	10'2" x 11'10"
En Suite	1648 x 2159mm	5'5" x 7'1"
Bedroom 2	3404 x 3163mm	11'2" x 10'5"
Bedroom 3	3540 x 2134mm	11'7" x 7'0"
Bathroom	2519 x 1958mm	8'3" x 6'5"

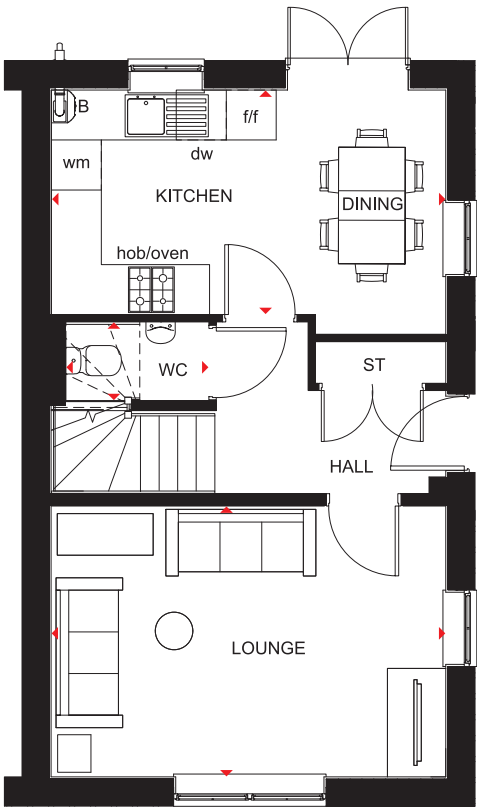
(Approximate dimensions)

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

3 BEDROOM HOME



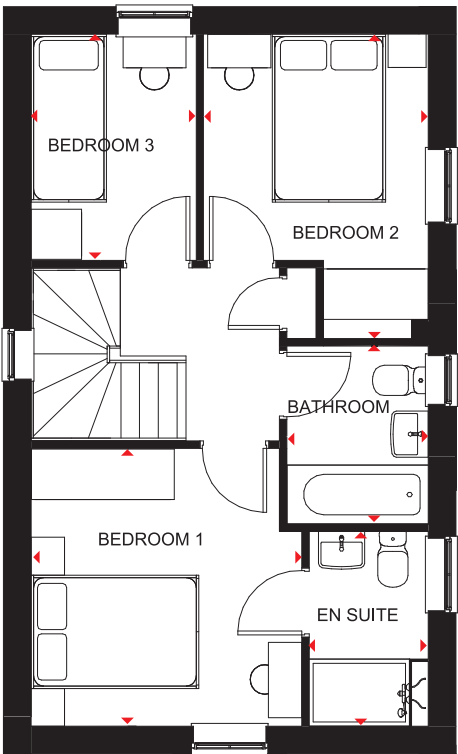
- A bright family home full of light and plenty of space
- The ground floor has a dual-aspect lounge and an open-plan kitchen and dining area with French doors opening onto the garden
- The first floor has two double bedrooms, the main bedroom with en suite, one single bedroom and a family bathroom



Ground Floor

Lounge	4735 x 3250mm	15'6" x 10'8"
Kitchen/Dining	4735 x 2933mm	15'6" x 9'7"
WC	1891 x 945mm	6'2" x 3'1"

(Approximate dimensions)



First Floor

Bedroom 1	3310 x 3196mm	10'10" x 10'6"
En suite	2322 x 1441mm	7'7" x 4'9"
Bedroom 2	3397 x 2674mm	11'2" x 8'9"
Bedroom 3	2696 x 1963mm	8'10" x 6'5"
Bathroom	2120 x 1700mm	6'11" x 5'9"

(Approximate dimensions)

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

ENNERDALE

3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon Filled double-glazing



Smart Thermostats



A/B EPC Rating



Flue Gas Heat Recovery System



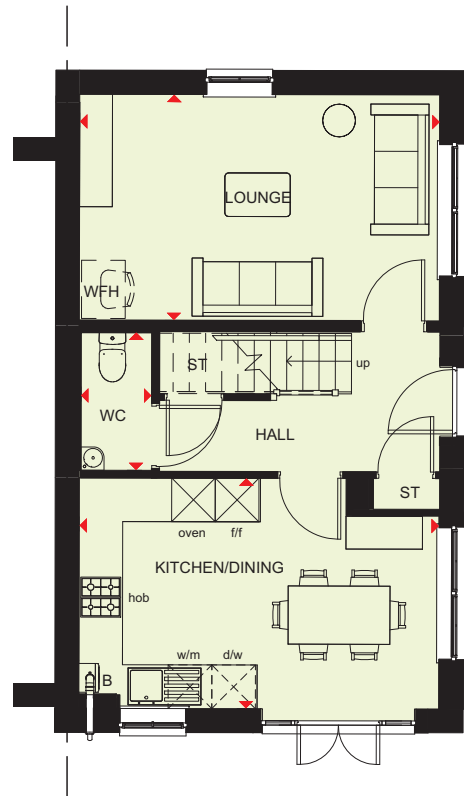
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



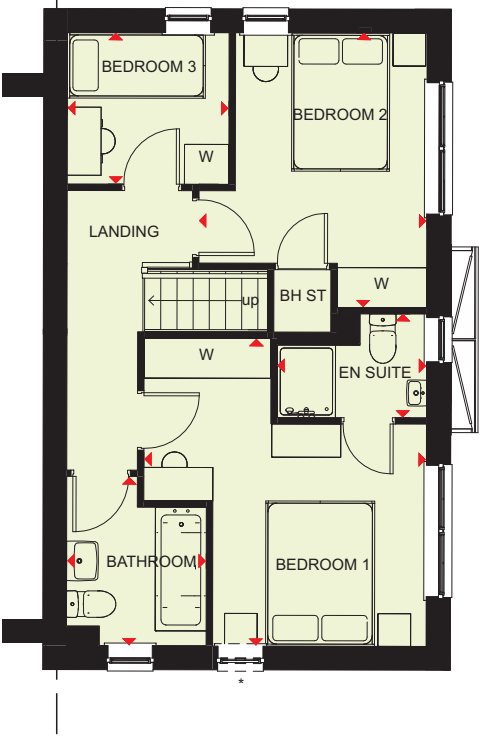
Highly-efficient insulation



Ground Floor

Lounge	4955 x 3107 mm	16'3" x 10'2"
Kitchen/Dining	4955 x 3170 mm	16'3" x 10'5"
WC	980 x 1895 mm	3'3" x 6'3"

(Approximate dimensions)



First Floor

Bedroom 1	3893 x 4239 mm	12'9" x 13'11"
En Suite	2056 x 1427 mm	6'9" x 4'8"
Bedroom 2	3140 x 3783 mm	10'4" x 12'5"
Bedroom 3	2227 x 2089 mm	7'4" x 6'10"
Bathroom	1924 x 2329 mm	6'4" x 7'8"

(Approximate dimensions)

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

KEY	B Boiler	dw Dishwasher space	BH/ST Bulkhead Store
	ST Store	f/f Fridge/freezer space	W Wardrobe space
	wm Washing machine space	WFH Working From Home space	◀▶ Dimension location



FOLKESTONE

3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon Filled double-glazing



Smart Thermostats



A/B EPC Rating



Flue Gas Heat Recovery System



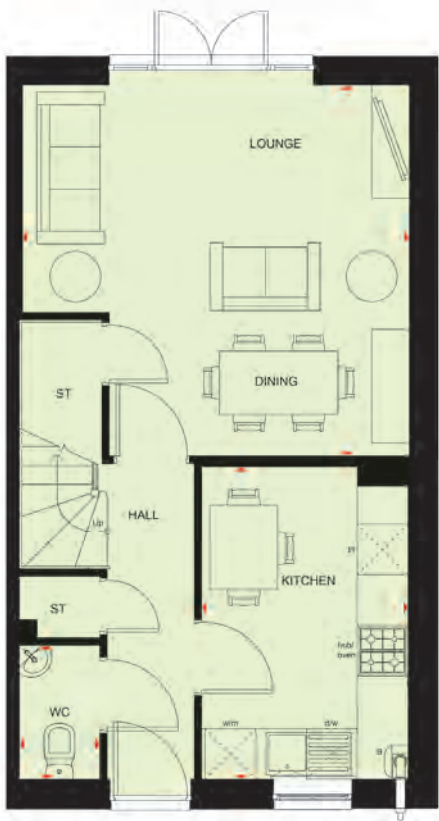
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation



Ground Floor

Lounge/Dining	4593 x 4445 mm	15'1" x 14'7"
Kitchen	2458 x 3713 mm	8'1" x 12'2"
WC	913 x 1575 mm	3'0" x 5'2"

(Apporoximate dimensions)



First Floor

Bedroom 1	2597 x 4205 mm	8'6" x 13'10"
Ensuite	2597 x 1325 mm	8'6" x 4'4"
Bedroom 2	2597 x 3107 mm	8'6" x 10'2"
Bedroom 3	1913 x 2708 mm	6'3" x 8'11"
Bathroom	1913 x 2138 mm	6'3" x 7'0"

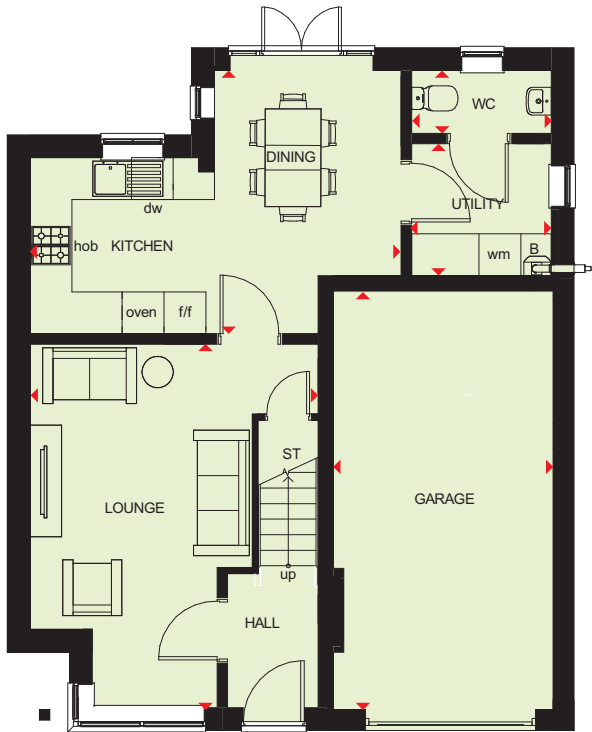
(Apporoximate dimensions)

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



ANDOVER

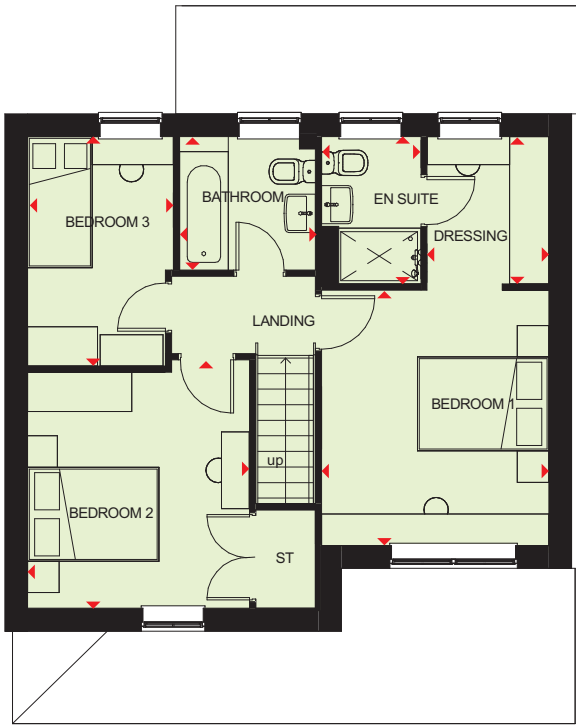
3 BEDROOM HOME



Ground Floor

Lounge	5376 x 4144 mm	17'6" x 13'5"
Kitchen/Dining	5334 x 3855 mm	17'5" x 12'6"
Utility	2083 x 2062 mm	6'8" x 6'7"
WC	2083 x 944 mm	6'8" x 3'0"
Garage	5920 x 3161 mm	19'4" x 10'3"

(Approximate dimensions)



First Floor

Bedroom 1	3702 x 3263 mm	12'1" x 10'7"
En suite	2165 x 1486 mm	7'1" x 4'8"
Dressing Area	2165 x 1792 mm	7'1" x 5'8"
Bedroom 2	3426 x 3184 mm	11'2" x 10'4"
Bedroom 3	3341 x 2176 mm	10'9" x 7'1"
Bathroom	2076 x 1902 mm	6'8" x 6'2"

(Approximate dimensions)



Waste Water Heat Recovery Systems



Argon Filled double-glazing



Smart Thermostats



A/B EPC Rating



Flue Gas Heat Recovery System



Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation

KEY B Boiler
ST Store
wm Washing machine space

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



ALDERNEY

4 BEDROOM DETACHED HOME



Waste Water Heat Recovery Systems



Argon Filled double-glazing



Smart Thermostats



A/B EPC Rating



Flue Gas Heat Recovery System



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		



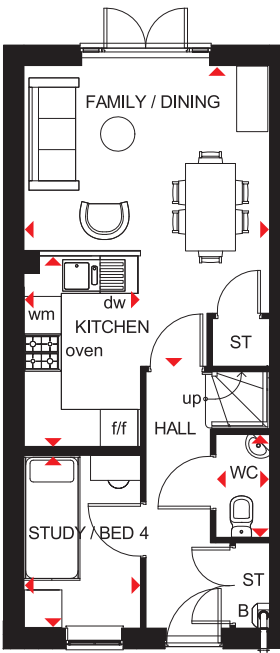
We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. The images and the dimensions given are illustrative for this 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.

KINGSVILLE

4 BEDROOM SEMI-DETACHED HOME



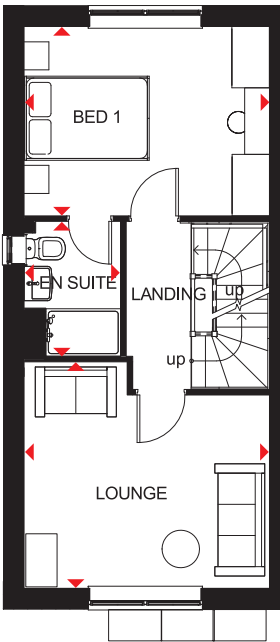
- An ideal family home designed over three floors
- A generous open-plan kitchen with dining and family areas, and a fourth bedroom/study are on the ground floor
- On the first floor oversized windows fill the lounge and main bedroom with light, giving them a bright and airy feeling, and the bedroom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

(Approximate dimensions)

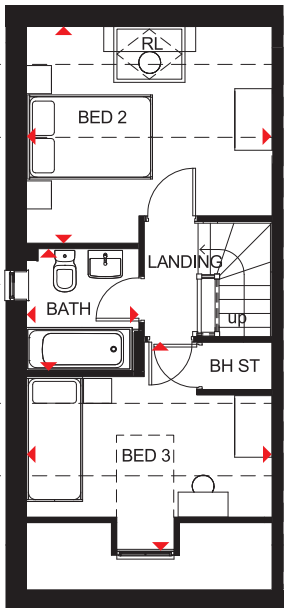


First Floor

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.

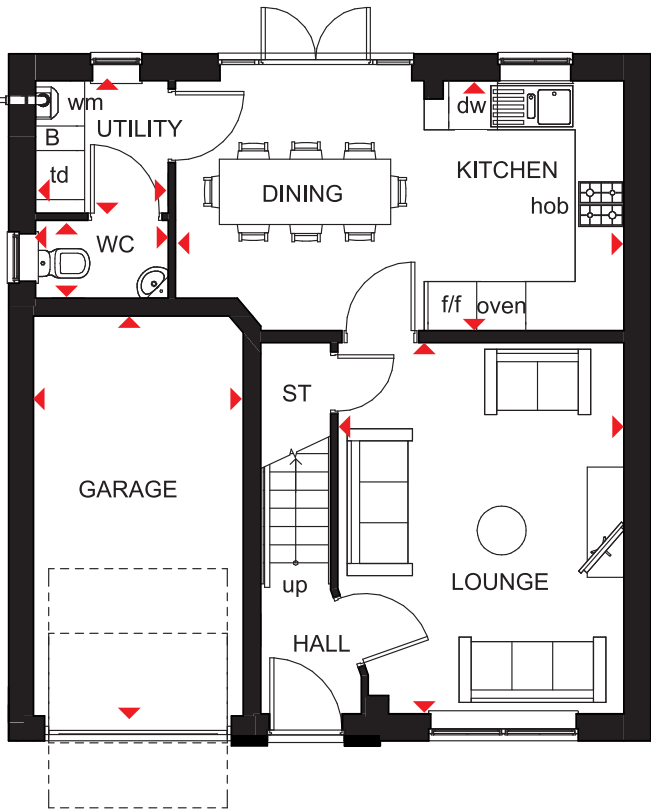
KEY	B	Boiler	wm	Washing machine space	RL	Roof light
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	BH ST	Bulkhead Store	dw	Dishwasher space		

WINDERMERE

4 BEDROOM DETACHED HOME



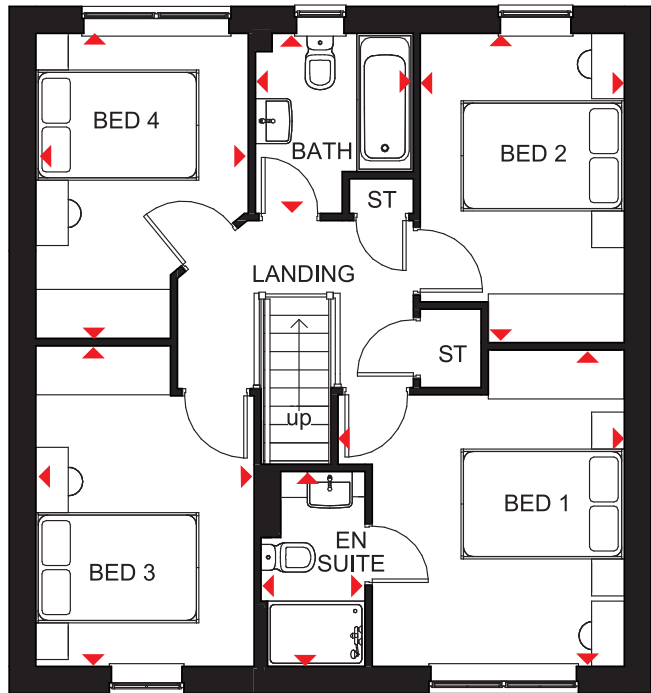
- Light flows into this bright, airy family home through oversized windows, giving a feeling of spaciousness
- The large open-plan kitchen is ideal for modern living with a dining area that has French doors leading to the garden, and a separate utility room
- A spacious lounge is the perfect place for all the family to relax in
- Upstairs are four double bedrooms, the main with en suite, and a family bathroom



Ground Floor

Lounge	3506 x 4548mm	11'6" x 14'11"
Kitchen/Dining	5497 x 3060mm	18'0" x 10'0"
Utility	1627 x 1623mm	5'4" x 5'4"
WC	1627 x 952mm	5'4" x 3'1"
Garage	2568 x 4900mm	8'5" x 16'1"

(Approximate dimensions)



First Floor

Bedroom 1	3506 x 3881mm	11'6" x 12'9"
En Suite	1272 x 2390mm	4'2" x 7'10"
Bedroom 2	2498 x 3791mm	8'2" x 12'5"
Bedroom 3	2675 x 3931mm	8'9" x 12'11"
Bedroom 4	2604 x 3739mm	8'7" x 12'3"
Bathroom	1934 x 2208mm	6'4" x 7'3"

(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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