

Barratt Homes  
at  
Richmond Park



**BARRATT**  
— 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.



# RICHMOND PARK

## DEVELOPMENT LAYOUT

- **Alverton** 2 bedroom home
- **Moresby** 3 bedroom home
- **Maidstone** 3 bedroom home
- **Ellerton** 3 bedroom home
- **Norbury** 3 bedroom home
- **Lutterworth** 3 bedroom home
- **Milfield** 4 bedroom home
- **Tamerton** 4 bedroom home
- **Chester** 4 bedroom home
- **Hesketh** 4 bedroom home
- **Alfreton** 4 bedroom home
- **Lamberton** 5 bedroom home

● **Affordable Housing**

BCP **Bin Collection Point**

V **Visitors Parking**

 **Photovoltaic Panels**  
Photovoltaic panels are included on every home

 **Electric Vehicle Charging**  
Electric vehicle charging points are included on every home. Please speak to your Sales Adviser for specific plot locations

 **Gravel Path**

 **New Tree Line**

 **Attenuation Basin**

**Giving nature a home on this development:**

 **Bat Brick**  
Selected plots\*

 **Swift Nesting Brick**  
Selected plots\*

 **Hedgehog Highway**  
Selected plots\*

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



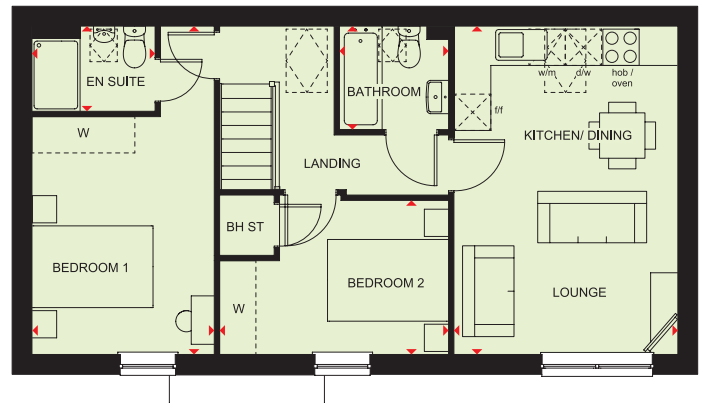
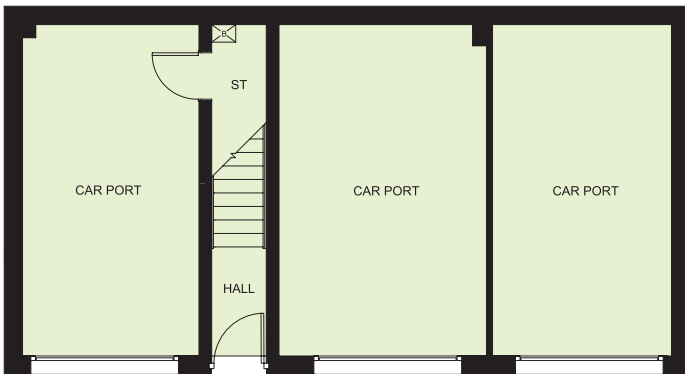
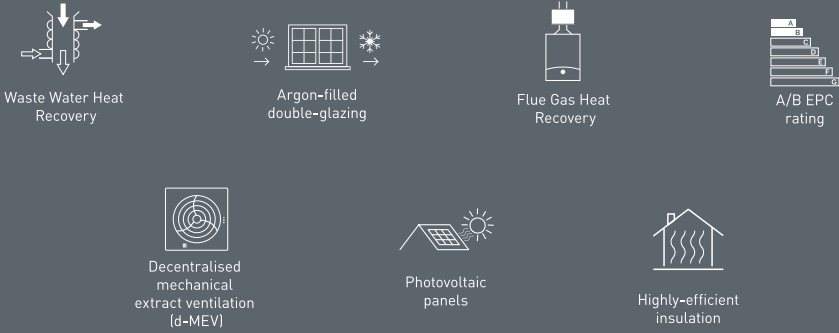
[barrathomes.co.uk](http://barrathomes.co.uk)

 **NEW HOMES QUALITY CODE**

 **BARRATT HOMES**

# ALVERTON

## 2 BEDROOM COACH HOUSE



### First Floor

Lounge	3611 x 3732 mm	11'10" x 12'3"
Kitchen/Dining	1789 x 3732 mm	5'10" x 12'3"
Bedroom 1	3024 x 3914 mm	9'11" x 12'10"
En suite	1398 x 2035 mm	4'7" x 6'8"
Bedroom 2	2538 x 3692 mm	8'4" x 12'2"
Bathroom	1701 x 1755 mm	5'7" x 5'9"

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



# MORESBY

## 3 BEDROOM HOME



Decentralised mechanical extract ventilation (d-MEV)



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Photovoltaic panels



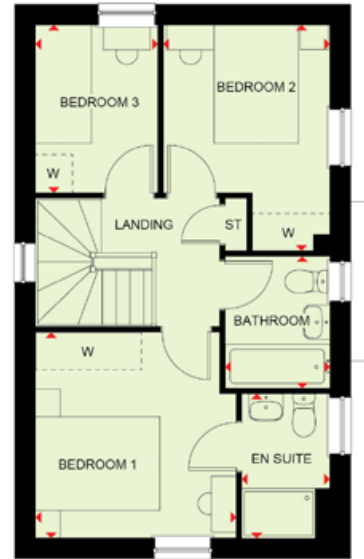
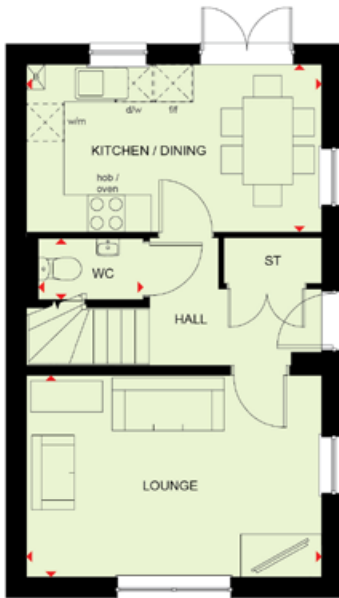
Highly-efficient insulation



Flue Gas Heat Recovery System



A/B EPC rating



### Ground Floor

Kitchen/Dining	4735 x 2696 mm	15'6" x 8'10"
Lounge	4735 x 3245 mm	15'6" x 8'10"

[Approximate dimensions]

### First Floor

Bedroom 1	3226 x 3307 mm	10'7" x 10'10"
En suite	1416 x 2322 mm	4'8" x 7'7"
Bedroom 2	2674 x 3628 mm	8'9" x 11'11"
Bedroom 3	1968 x 2696 mm	6'5" x 8'10"
Bathroom	1688 x 2120 mm	5'6" x 6'11"

[Approximate dimensions]

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



# MAIDSTONE

## 3 BEDROOM HOME



Decentralised mechanical extract ventilation (d-MEV)



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Photovoltaic panels



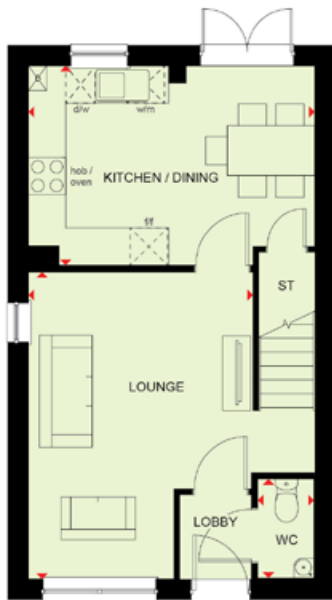
Highly-efficient insulation



Flue Gas Heat Recovery System



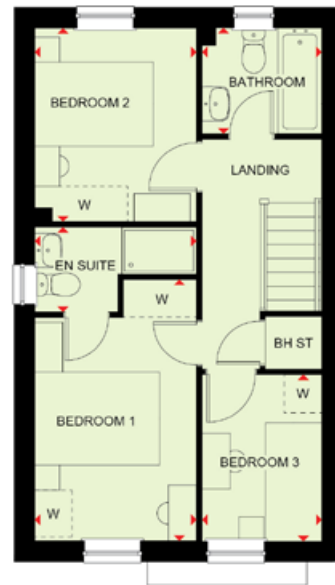
A/B EPC rating



### Ground Floor

Kitchen/Dining	4593 x 3202 mm	15'1" x 10'6"
Lounge	4598 x 4930 mm	15'1" x 16'2"

[Approximate dimensions]



### First Floor

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

[Approximate dimensions]

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



# ELLERTON

## 3 BEDROOM HOME



Decentralised mechanical extract ventilation (d-MEV)



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Photovoltaic panels



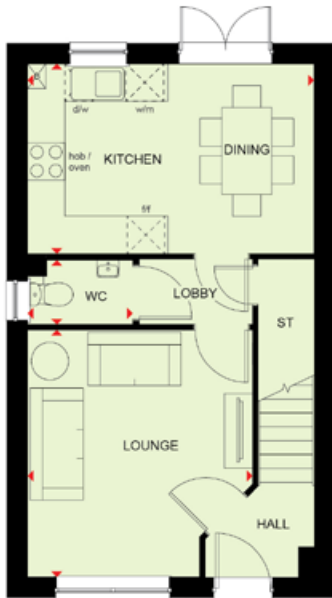
Highly-efficient insulation



Flue Gas Heat Recovery System



A/B EPC rating



### Ground Floor

Kitchen/Dining	4593 x 3048 mm	15'1" x 10'0"
Lounge	3605 x 3967 mm	11'10" x 13'0"
[Approximate dimensions]		



### First Floor

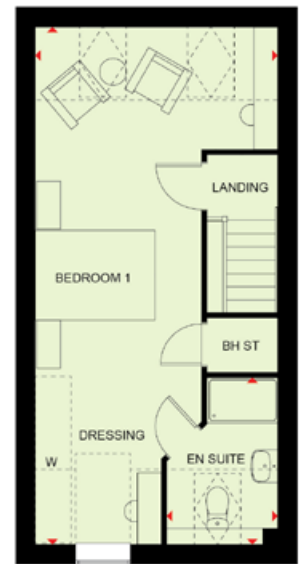
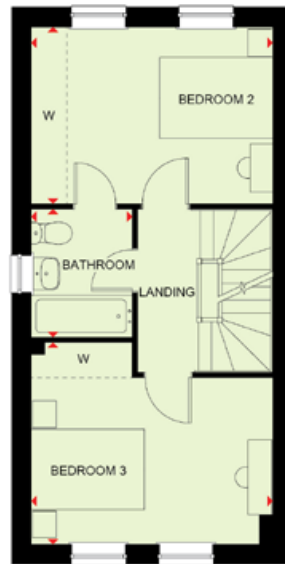
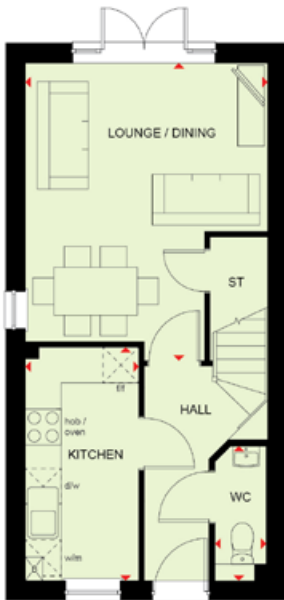
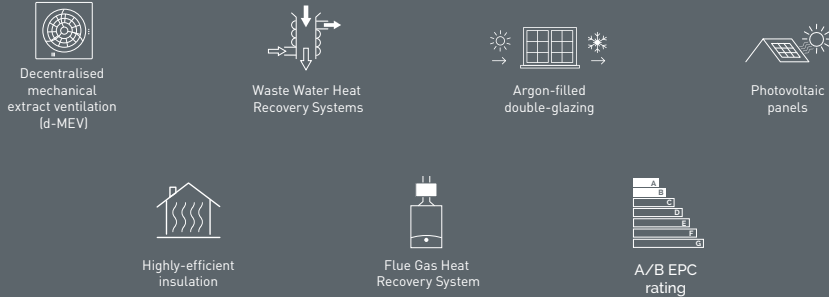
Bedroom 1	3605 x 3683 mm	11'10" x 12'1"
En suite	1918 x 1716 mm	6'3" x 5'8"
Bedroom 2	2708 x 3245 mm	8'11" x 10'8"
Bedroom 3	2109 x 2932 mm	6'11" x 9'7"
Bathroom	1703 x 1917 mm	5'7" x 6'3"
[Approximate dimensions]		

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



# NORBURY

## 3 BEDROOM HOME



### Ground Floor

Kitchen	1900 x 3910 mm	6'3" x 12'10"
Lounge/dining	4056 x 4986 mm	13'4" x 16'4"

### First Floor

Bedroom 2	4056 x 2960 mm	13'4" x 9'9"
Bedroom 3	4056 x 3381 mm	13'4" x 11'1"

### Second Floor

Bedroom 1	4056 x 8663 mm	13'4" x 28'5"
En suite	1858 x 2524 mm	6'1" x 8'3"

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



# LUTTERWORTH

## 3 BEDROOM HOME



Decentralised mechanical extract ventilation (d-MEV)



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Photovoltaic panels



Highly-efficient insulation



Flue Gas Heat Recovery System



A/B EPC rating



### Ground Floor

Kitchen/Dining	4276 x 5385 mm	14'0" x 17'8"
Lounge	3040 x 5380 mm	10'0" x 17'8"

[Approximate dimensions]

### First Floor

Bedroom 1	3107 x 3594 mm	10'2" x 11'9"
En suite	1648 x 2159 mm	5'5" x 7'1"
Bedroom 2	3404 x 3158 mm	11'2" x 10'4"
Bedroom 3	3540 x 2129 mm	11'7" x 7'0"
Bathroom	2519 x 1954 mm	8'3" x 6'5"

[Approximate dimensions]

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



# MILFIELD

## 4 BEDROOM HOME



Decentralised mechanical extract ventilation (d-MEV)



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Photovoltaic panels



Highly-efficient insulation



Flue Gas Heat Recovery System



A/B EPC rating



### Ground Floor

Kitchen/Dining	5819 x 4461 mm	19'1" x 14'8"
Lounge	3511 x 5014 mm	11'6" x 16'5"
[Approximate dimensions]		

### First Floor

Bedroom 1	4626 x 3435 mm	15'3" x 11'3"
En suite	2247 x 1746 mm	7'4" x 5'9"
Bedroom 2	3253 x 4932 mm	10'8" x 16'2"
Bedroom 3	2872 x 3228 mm	9'5" x 10'7"
Bedroom 4	2872 x 3228 mm	9'5" x 10'7"
Bathroom	2697 x 2844 mm	8'10" x 9'4"
[Approximate dimensions]		

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



# TAMERTON

## 4 BEDROOM HOME



Decentralised mechanical extract ventilation (d-MEV)



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Photovoltaic panels



Highly-efficient insulation



Flue Gas Heat Recovery System



A/B EPC rating



### Ground Floor

Lounge	4767 x 3327 mm	15'8" x 10'11"
Kitchen/Breakfast	2994 x 4583 mm	9'10" x 15'0"
Dining	2776 x 3662 mm	9'1" x 12'0"
Study	3099 x 2084 mm	10'2" x 6'10"

[Approximate dimensions]



### First Floor

Bedroom 1	2961 x 4091 mm	9'9" x 13'5"
En suite	1939 x 2474 mm	6'4" x 8'1"
Bedroom 2	2776 x 3664 mm	9'1" x 12'0"
Bedroom 3	2947 x 2960 mm	9'8" x 9'9"
Bedroom 4	2785 x 3387 mm	9'2" x 11'1"
Bathroom	1941 x 2316 mm	6'4" x 7'7"

[Approximate dimensions]

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



# CHESTER

## 4 BEDROOM HOME



Decentralised mechanical extract ventilation (d-MEV)



Flue Gas Heat Recovery System



Waste Water Heat Recovery Systems



Argon-filled double-glazing



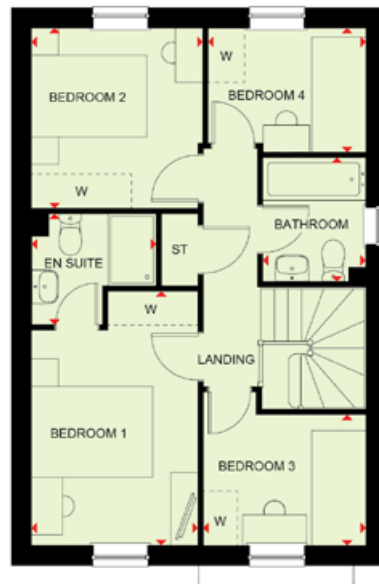
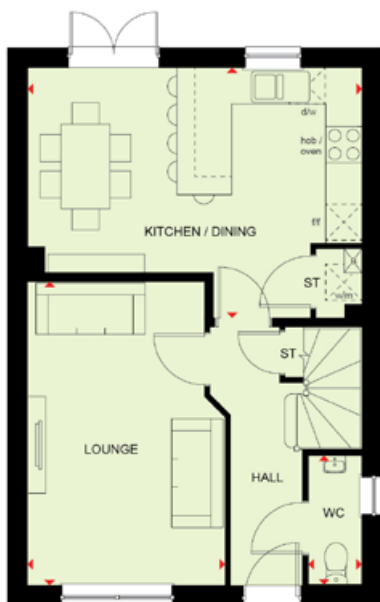
Photovoltaic panels



Highly-efficient insulation



A/B EPC rating



### Ground Floor

Kitchen/Dining	5515 x 4135 mm	18'1" x 13'7"
Lounge	3259 x 5016 mm	10'8" x 16'5"

[Approximate dimensions]

### First Floor

Bedroom 1	2746 x 4200 mm	9'0" x 13'9"
En suite	2053 x 1835 mm	6'9" x 6'0"
Bedroom 2	2826 x 2981 mm	9'3" x 9'9"
Bedroom 3	2686 x 2537 mm	8'10" x 8'4"
Bedroom 4	2606 x 2055 mm	8'7" x 6'9"
Bathroom	1698 x 2048 mm	5'7" x 6'9"

[Approximate dimensions]

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



# HESKETH

## 4 BEDROOM HOME



Decentralised mechanical extract ventilation (d-MEV)



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Photovoltaic panels



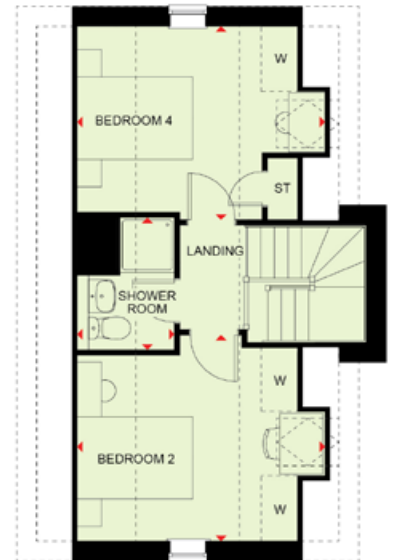
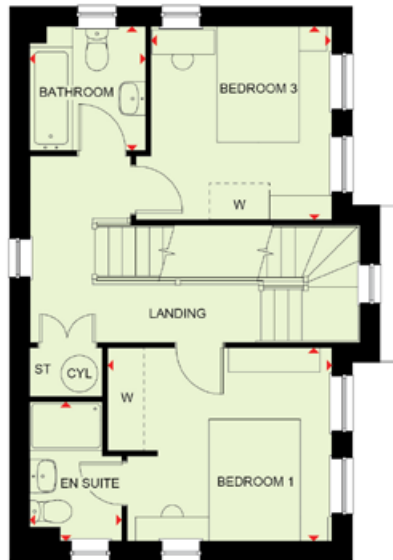
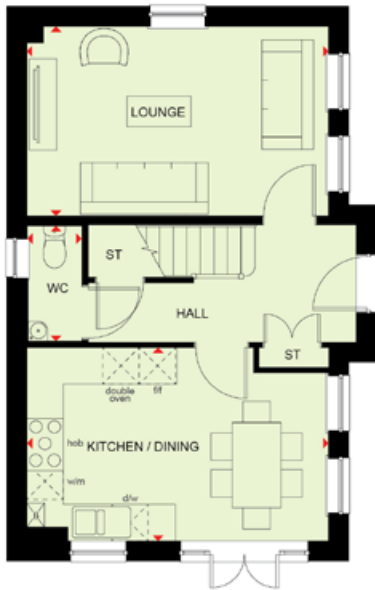
Highly-efficient insulation



Flue Gas Heat Recovery System



A/B EPC rating



### Ground Floor

Kitchen/Dining	4958 x 3175 mm	16'3" x 10'2"
Lounge	4958 x 3108 mm	16'3" x 10'2"

### First Floor

Bedroom 1	3679 x 3175 mm	12'1" x 10'5"
En suite	1511 x 2282 mm	4'11" x 7'6"
Bedroom 3	3215 x 3175 mm	10'7" x 10'5"
Bathroom	1903 x 2038 mm	6'3" x 6'8"

### Second Floor

Bedroom 2	4076 x 3382 mm	13'4" x 11'1"
Bedroom 4	4076 x 3175 mm	13'4" x 10'5"
Shower room	1410 x 2168 mm	4'8" x 7'1"

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



# ALFRETON

## 4 BEDROOM HOME



Decentralised mechanical extract ventilation (d-MEV)



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Photovoltaic panels



Highly-efficient insulation



Flue Gas Heat Recovery System



A/B EPC rating



### Ground Floor

Lounge	3470 x 5743 mm	11'5" x 18'10"
Kitchen/Breakfast	4960 x 4133 mm	16'3" x 13'7"
Dining	2698 x 3324 mm	8'10" x 10'11"
Study	2548 x 2104 mm	8'4" x 6'11"

[Approximate dimensions]



### First Floor

Bedroom 1	3595 x 3851 mm	11'10" x 12'8"
En suite	1487 x 2612 mm	4'11" x 8'7"
Bedroom 2	5666 x 2495 mm	18'7" x 8'2"
Bedroom 3	2581 x 3559 mm	8'6" x 11'8"
Bedroom 4	3537 x 3155 mm	11'7" x 10'4"
Bathroom	2581 x 2176 mm	8'6" x 7'2"

[Approximate dimensions]

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



# LAMBERTON

## 5 BEDROOM DETACHED HOME



Decentralised mechanical extract ventilation (d-MEV)



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Photovoltaic panels



Highly-efficient insulation



Flue Gas Heat Recovery System



A/B EPC rating



### Ground Floor

Kitchen/Dining	8330 x 4088 mm	27'4" x 13'5"
Lounge	3385 x 4763 mm	11'1" x 15'8"
Dining/Study	2712 x 3622 mm	8'11" x 11'11"

[Approximate dimensions]



### First Floor

Bedroom 1	3750 x 4209 mm	12'4" x 13'10"
En suite	1490 x 2018 mm	4'11" x 6'7"
Bedroom 2	2706 x 3916 mm	8'11" x 12'10"
Bedroom 3	3385 x 3893 mm	11'1" x 12'9"
Bedroom 4	3018 x 3916 mm	9'11" x 12'10"
Bedroom 5	2523 x 2305 mm	8'3" x 7'7"
Bathroom	1953 x 2931 mm	6'5" x 9'7"

[Approximate dimensions]

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



# CREATING A SUSTAINABLE COMMUNITY

## WHERE FAMILIES AND NATURE CAN THRIVE

At Barrat Homes, we do more than simply craft beautiful homes and desirable developments. We design sustainable and energy-efficient places to live that enhance and support the environment, whilst helping you live in harmony with nature.



**24**

bat and bird  
boxes



**20**

new trees  
planted



**427+**

new sapling  
hedgerows planted



# BARRATT HOMES HISTORY

## LIVING THE MODERN LIFE, IN A MODERN TOWN

Barratt is Britain's best-known housebuilder. We've been in business since 1958 and have built over 300,000 new homes, together with a reputation for quality, innovation and great value for money.

Our commitment to continuous product development coupled with the highest standards of design, construction, finish and customer service, has earned Barratt every major housebuilding industry award in recent years.

We're building for everyone. With more than 400 developments from North East Scotland to the Isle of Wight, we offer the widest choice of locations and prices in Britain today. Homes for all kinds of buyers, from studio apartments to 7 bedroom top-of-the-range homes.

Whichever you choose, we set out to provide the highest standards. Wherever we build, we aim to make a positive contribution. Our developments are in desirable locations where people want to live and are carefully planned to provide stylish and safe living environments.

And we're committed to customer service. Whether you're a first-time buyer or moving on, we can help you every step of the way, from reservation to completion and beyond. We've worked hard to earn our reputation and we continue to do so, year in year out, to further improve the service we provide. As a result you can buy Barratt with confidence.



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. The Woodlands is a marketing name only and may not be the designated postal address, which may be determined by The Post Office. \*We are the only major national housebuilder to be awarded this key industry award every year since 2010. "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 2022 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/latest-results/>), over 90% of Barratt Developments PLC group customer would recommend our brands to a friend. \*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. \*\*"exclusive", "we" and "us" refers to the Barratt Developments PLC Group brands.

# 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](http://barratthomes.co.uk)

**0330 057 6000**

Calls to 03 numbers are charged at the same rate as dialling an 01 or 02 number. If your fixed line or mobile service has inclusive minutes to 01/02 numbers, then calls to 03 are counted as part of this inclusive call volume. Non-BT customers and mobile phone users should contact their service providers for information about the cost of calls.



**BARRATT**  
— HOMES —

P1143308/DEC25