



BARRATT
HOMES

BARRATT HOMES AT BOURNE



0333 355 8472

barratthomes.co.uk



Located just outside of Bourne, your new home has plenty to offer you and your family. You'll have lots of green open space and public footpaths on your doorstep to explore, including the nearby Bourne woods. The market town benefits from an array of high-street shops, fantastic restaurants, cafés and bars. Plus, find a range of 'outstanding' Ofsted rated schools nearby.

This sought-after location is ideal for first-time buyers, families and commuters alike, with fantastic road links nearby. The A15 and A1 are both easily accessible, linking you to Stamford, Peterborough, Grantham and Lincoln all within an hour. For commuters, there are direct trains to London King's Cross from Peterborough railway station which is just a 25-minute drive away.

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 in. At Barratt Homes we have a vision that goes beyond bricks and mortar. We aim to create inspiring communities of tomorrow that fulfil our customers' every need whilst respecting today's environment.

Our homes are thoughtfully designed and built to the highest quality, whilst the design and layout of our developments create a true sense of place. But our homes are not only great places to live; they are good for the environment and good for future generations too.



Play
area for
the community



150+
Timber frame
homes



40+
150+
new trees
planted



48
bat and bird
boxes installed



24
swift bricks
installed

Features on selected plots only. *We', 'our', 'us' refers to the Barratt Developments PLC Group brands including Barratt Homes, David Wilson Homes and Barratt London. Please speak to a Sales Adviser for details of the features available on the home and development you are interested in. Visit our website for more information. Information correct at time of publishing.



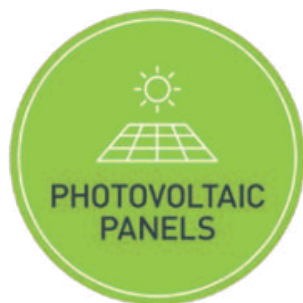
BARRATT
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ENERGY-EFFICIENT HOMES

THE FEATURES AND BENEFITS



Save thousands per year on your energy bills with a brand-new energy efficient home. Every new home we build has been designed with the future in mind. We use innovative design and smart technologies to make your new home more economical, comfortable and enjoyable to live in. **Selected homes at Barratt Homes at Bourne will benefit from these energy saving features.**



Features on selected plots only. The changes apply to individual homes, rather than across an entire development, so please liaise with the Sales Adviser on the development you are interested in about the specific inclusions of individual homes. We, 'our', 'us' refers to the Barratt Developments PLC Group brands including Barratt Homes, David Wilson Homes and Barratt London. Please speak to a Sales Adviser for details of the features available on the home and development you are interested in. 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. Information correct at time of publishing.



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KENLEY

2 BEDROOM HOME

- Natural light floods through oversized windows in this two bedroom home
- French doors in the open-plan kitchen and dining area lead to the garden
- A front-aspect lounge and convenient storage space create a great place for modern living
- On the first floor are two double bedrooms and a family bathroom



Ground Floor

| | | |
|----------------|---------------|----------------|
| Lounge | 3943 x 3668mm | 12'11" x 12'0" |
| Kitchen/Dining | 3943 x 3654mm | 12'11" x 11'4" |
| WC | 1888 x 1050mm | 6'2" x 3'5" |

(Approximate dimensions)

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



First Floor

| | | |
|-----------|---------------|---------------|
| Bedroom 1 | 3943 x 2865mm | 12'11" x 9'5" |
| Bedroom 2 | 3943 x 2316mm | 12'11" x 7'7" |
| Bathroom | 1953 x 1853mm | 6'5" x 6'1" |

(Approximate dimensions)

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

KEY

- B Boiler
- ST Store
- wm Washing machine space

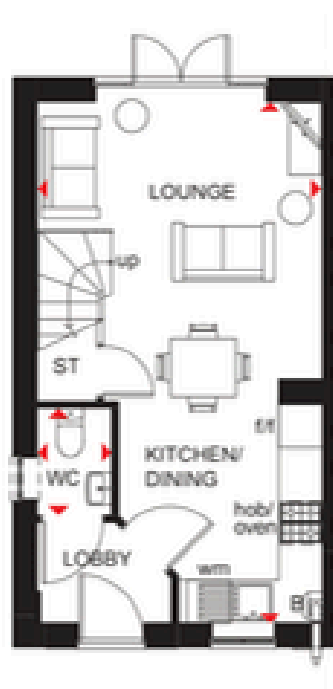
- f/f Fridge/freezer space
- Dimension location



DENFORD

2 BEDROOM HOME

- Free-flowing living space creates a flexible terraced home, ideal for first-timers and downsizers
- French doors lead to the rear garden giving the open-plan lounge, dining area and fitted kitchen a bright and airy feeling
- Upstairs are two double bedrooms and the bathroom



Ground Floor

| | | |
|---------------------------|---------------|----------------|
| Kitchen/ Dining/Lounge | 3943 x 7210mm | 12'11" x 23'8" |
| WC | 1040 x 1490mm | 3'5" x 4'11" |

(Approximate dimensions)



First Floor

| | | |
|-----------|---------------|----------------|
| Bedroom 1 | 3943 x 2412mm | 12'11" x 7'11" |
| Bedroom 2 | 3943 x 2702mm | 12'11" x 8'10" |
| Bathroom | 1840 x 1920mm | 6'0" x 6'4" |

(Approximate dimensions)

| | | | | |
|------------|-------|-----------------------|----|----------------------|
| KEY | B | Boiler | FF | Fridge/freezer space |
| | BH ST | Bulkhead store | W | Wardrobe space |
| | wm | Washing machine space | •• | Dimension location |

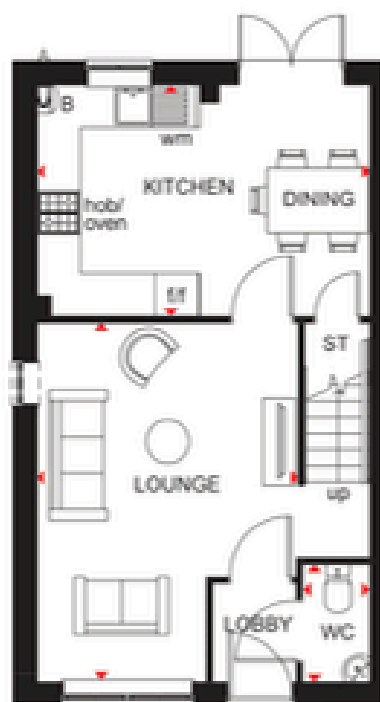


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MAIDSTONE

3 BEDROOM SEMI-DETACHED HOME

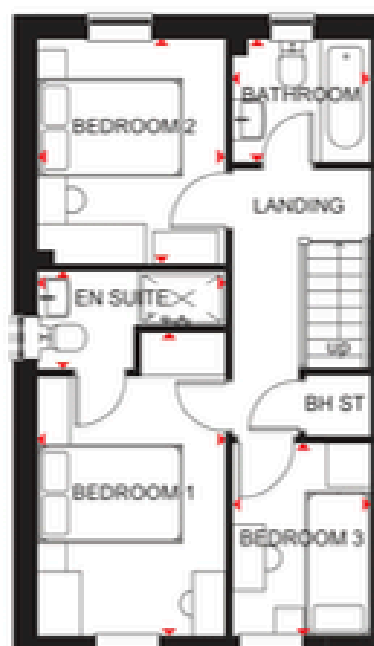
- An ideal family home designed with plenty of space for modern living
- The ground floor comprises a good-sized lounge and an open-plan kitchen with dining area and French doors leading to the garden
- The first floor has two double bedrooms – the generous main bedroom with en suite – a single bedroom and family bathroom



Ground Floor

| | | |
|----------------|---------------|----------------|
| Lounge | 4598 x 4955mm | 15'11" x 16'3" |
| Kitchen/Dining | 4598 x 3202mm | 15'11" x 10'6" |
| WC | 935 x 1620mm | 3'11" x 5'4" |

(Approximate dimensions)



First Floor

| | | |
|-----------|---------------|---------------|
| Bedroom 1 | 2592 x 4204mm | 8'6" x 13'10" |
| En Suite | 2592 x 1365mm | 8'6" x 4'6" |
| Bedroom 2 | 2592 x 3112mm | 8'6" x 10'3" |
| Bedroom 3 | 1918 x 2676mm | 6'4" x 8'9" |
| Bathroom | 1918 x 1702mm | 6'4" x 5'7" |

(Approximate dimensions)

| | | |
|------------|-----------------------------|---------------------------------|
| KEY | B Boiler | wm Washing machine space |
| | ST Store | f/f Fridge/freezer space |
| | BH ST Bulkhead store | •• Dimension location |



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ELLERTON

3 BEDROOM SEMI-DETACHED HOME

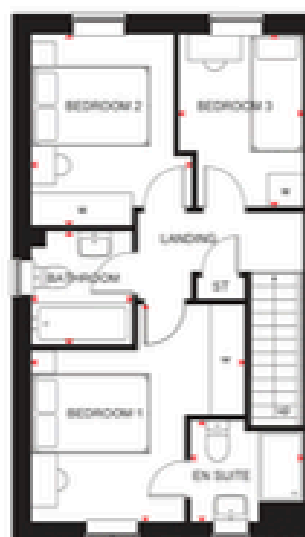
- Bright, practical home, ideal for modern family living
- Large, open-plan kitchen with ample dining space has French doors leading to the rear garden
- Good-sized lounge for all the family to relax in
- Upstairs, the main bedroom has an en suite shower room, and there is a further double bedroom, a 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 3488mm | 11'10" x 12'1" |
| 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 | FF | Fridge/freezer space | •• | Dimension location |
| | ST | Store | dw | Dishwasher space | | |
| | wm | Washing machine space | w | Wardrobe space | | |
| | | | | | | |



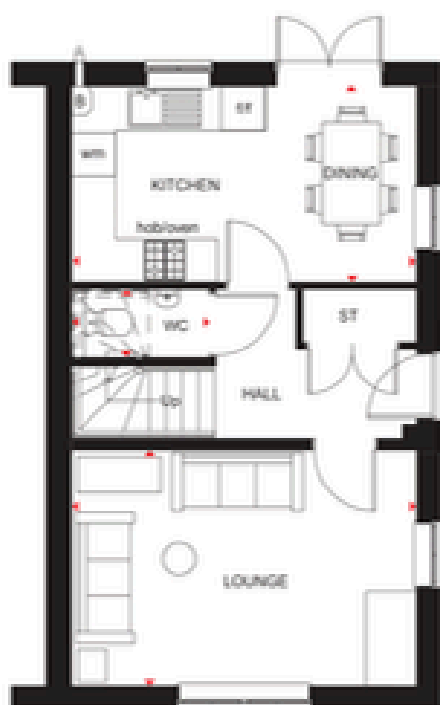
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MORESBY

3 BEDROOM END-TERRACED HOME

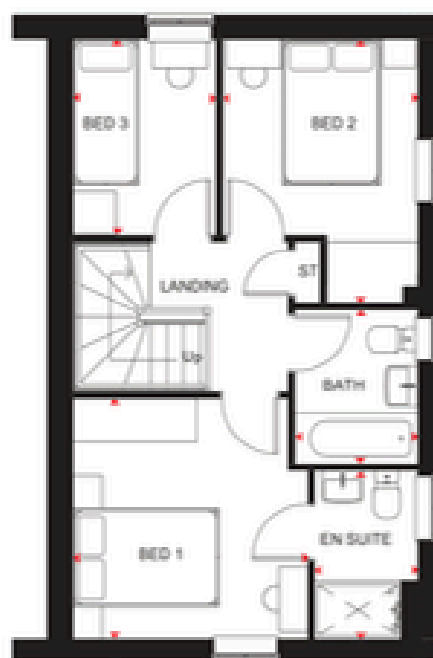
- A bright family home full of light and plenty of space
- The ground floor comprises a dual-aspect lounge and an open-plan kitchen with dining area opening onto the garden
- The first floor accommodates two double bedrooms, the main with en suite, a single bedroom and family bathroom



Ground Floor

| | | |
|----------------|---------------|---------------|
| Lounge | 4737 x 3250mm | 15'6" x 10'8" |
| Kitchen/Dining | 4737 x 2696mm | 15'6" x 8'10" |
| WC | 1891 x 945mm | 6'2" x 3'1" |

(Approximate Dimensions)



First Floor

| | | |
|-----------|---------------|----------------|
| Bedroom 1 | 3229 x 3312mm | 10'7" x 10'10" |
| En Suite | 2322 x 1421mm | 7'7" x 4'8" |
| Bedroom 2 | 2682 x 3428mm | 8'10" x 11'11" |
| Bedroom 3 | 2696 x 1968mm | 8'10" x 6'5" |
| Bathroom | 2120 x 1688mm | 6'11" x 5'6" |

(Approximate Dimensions)

KEY B Boiler
ST Store
wm Washing machine space

f/f Fridge/freezer space
••• Dimension location



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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 | 2669 x 2523mm | 8'10" x 8'3" |
| Dining | 2397 x 2523mm | 7'10" 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 | wm | Washing machine space | •• | Dimension location |
|-----|-------|----------------|----|-----------------------|----|--------------------|
| | ST | Store | fr | Fridge/freezer space | | |
| | BH ST | Bulkhead store | w | Wardrobe 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, main with en suite, and a family bathroom



Ground Floor

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

(Approximate dimensions)



First Floor

| | | |
|-----------|---------------|---------------|
| Bedroom 1 | 4196 x 4048mm | 13'9" x 13'4" |
| En Suite | 2011 x 1661mm | 6'7" x 5'5" |
| Bedroom 2 | 3176 x 3506mm | 10'5" x 11'6" |
| Bedroom 3 | 2766 x 3776mm | 9'1" x 12'5" |
| Bedroom 4 | 2888 x 3123mm | 9'6" x 10'3" |
| Bathroom | 2046 x 1899mm | 6'9" x 6'3" |

(Approximate dimensions)

| | | | | | | |
|------------|----|-----------------------|----|----------------------|----|--------------------|
| KEY | B | Boiler | ff | Fridge/freezer space | •• | Dimension location |
| | ST | Store | dw | Dishwasher space | | |
| | wm | Washing machine space | td | Tumble dryer space | | |



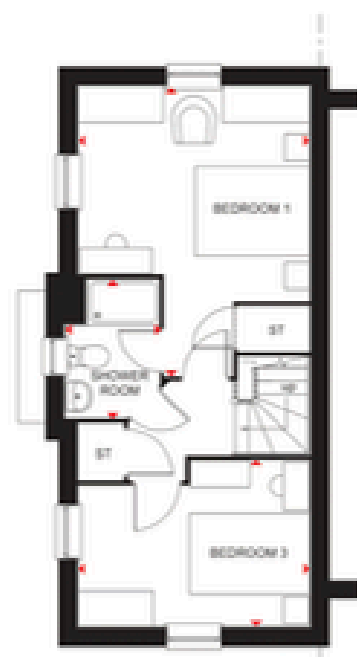
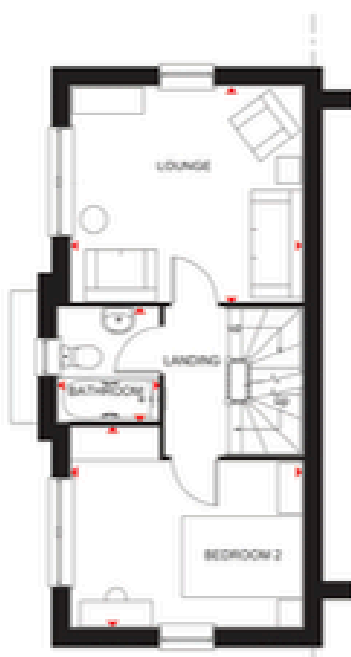
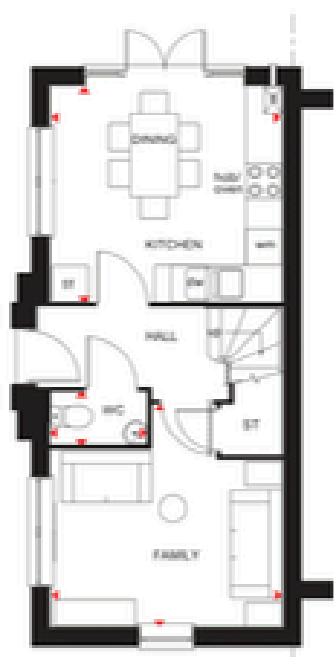
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BRENTFORD

3 BEDROOM SEMI-DETACHED HOME

- Bright family home designed over three storeys
- Open-plan kitchen with dining area and French doors to the garden, and a separate family room are on the ground floor
- The first floor has a dual-aspect lounge, one double bedroom and the family bathroom
- Two double bedrooms, the main with dual-access en suite, are on the top floor



Ground Floor

| | | |
|----------------|---------------|---------------|
| Kitchen/Dining | 4044 x 3581mm | 13'3" x 11'8" |
| Family Room | 4097 x 3677mm | 13'5" x 12'0" |
| WC | 1818 x 882mm | 5'11" x 2'10" |

(Approximate dimensions)

First Floor

| | | |
|-----------|---------------|---------------|
| Lounge | 4097 x 3581mm | 13'5" x 11'8" |
| Bedroom 2 | 4097 x 3022mm | 13'5" x 10'0" |
| Bathroom | 1710 x 2115mm | 5'7" x 6'11" |

(Approximate dimensions)

Second Floor

| | | |
|-------------|---------------|----------------|
| Bedroom 1 | 4097 x 4827mm | 13'5" x 15'10" |
| Bedroom 3 | 4098 x 2783mm | 13'5" x 9'1" |
| Shower Room | 1568 x 2147mm | 5'1" x 7'0" |

(Approximate dimensions)

KEY

| | | | |
|----|-----------------------|-----|----------------------|
| B | Boiler | ff | Fridge/freezer space |
| ST | Store | dw | Dishwasher space |
| wm | Washing machine space | ■ ■ | Dimension location |



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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 with a separate dual-aspect dining room
- Upstairs are three double bedrooms, the main bedroom with en suite, a single bedroom and a family bathroom



Ground Floor

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

(Approximate dimensions)



First Floor

| | | |
|-----------|---------------|----------------|
| Bedroom 1 | 4623 x 3104mm | 15'2" x 10'2" |
| En Suite | 2075 x 1191mm | 6'10" x 3'11" |
| Bedroom 2 | 4523 x 3115mm | 14'10" x 10'3" |
| Bedroom 3 | 3724 x 3115mm | 12'3" x 10'3" |
| Bedroom 4 | 2275 x 2163mm | 7'6" x 7'1" |
| Bathroom | 2075 x 1700mm | 6'10" x 5'7" |

(Approximate dimensions)

KEY

- B Boiler
- ST Store
- wm Washing machine space

- 1/1 Fridge/freezer space
- dw Dishwasher space
- ➔➔ Dimension location



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RADLEIGH

4 BEDROOM DETACHED HOME

- A bright and airy family home
- The large open-plan kitchen has dining and family areas and French doors leading to the garden. There is also a separate utility room
- A spacious lounge and separate study are also on the ground floor
- Upstairs are four double bedrooms, the main bedroom with en suite shower room, and a family bathroom



Ground Floor

| | | |
|---------------------------|---------------|---------------|
| Lounge | 3361 x 5046mm | 11'0" x 16'7" |
| Kitchen/ Dining/Family | 8110 x 3583mm | 26'7" x 11'9" |
| Utility | 1558 x 1455mm | 5'1" x 5'5" |
| Study | 2273 x 2158mm | 7'5" x 7'1" |
| WC | 884 x 1455mm | 2'11" x 5'5" |

(Approximate dimensions)



First Floor

| | | |
|-----------|---------------|---------------|
| Bedroom 1 | 3570 x 3858mm | 11'9" x 12'8" |
| En Suite | 1452 x 2289mm | 4'9" x 7'6" |
| Bedroom 2 | 3423 x 4335mm | 11'3" x 14'3" |
| Bedroom 3 | 2824 x 3250mm | 9'3" x 11'0" |
| Bedroom 4 | 2973 x 3152mm | 9'9" x 10'4" |
| Bathroom | 2137 x 1499mm | 7'0" x 5'7" |

(Approximate dimensions)

| | | | |
|------------|---------------------------------|--------------------------------|-------------------------------|
| KEY | B Boiler | fr Fridge/freezer space | w Wardrobe space |
| | ST Store | dw Dishwasher space | ♦ ♦ Dimension location |
| | wm Washing machine space | td Tumble dryer space | |



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ALFRETON

4 BEDROOM DETACHED HOME

- This impressive family home provides an open-plan kitchen with French doors leading to the rear garden as well as a separate study
- The dual-aspect lounge also features French doors and is the ideal place for families to relax in
- The first floor features four double bedrooms, with the main bedroom including an en suite and the family bathroom



Ground Floor

| | | |
|----------------|-------------------|------------------|
| Lounge | 3475 mm x 5748 mm | 11' 5" x 18' 10" |
| Kitchen/Family | 4960 mm x 4133 mm | 16' 3" x 13' 7" |
| Dining Room | 2793 mm x 3324 mm | 9' 10" x 10' 11" |
| Study | 2579 mm x 2104 mm | 8' 6" x 6' 11" |
| Utility | 1400 mm x 1510 mm | 5' 3" x 4' 11" |
| WC | 864 mm x 1450 mm | 2' 10" x 5' 5" |



First Floor

| | | |
|-----------|-------------------|------------------|
| Bedroom 1 | 3600 mm x 3851 mm | 11' 10" x 12' 8" |
| En Suite | 1425 mm x 2612 mm | 4' 8" x 8' 7" |
| Bedroom 2 | 5644 mm x 2600 mm | 18' 7" x 8' 2" |
| Bedroom 3 | 2581 mm x 3544 mm | 8' 6" x 11' 8" |
| Bedroom 4 | 2527 mm x 3160 mm | 11' 7" x 10' 4" |
| Bathroom | 2581 mm x 2176 mm | 8' 6" x 7' 2" |

| KEY | B | Boiler | wm | Washing machine space | td | Tumble dryer space |
|-----|-------|----------------|----|-----------------------|----|--------------------|
| | ST | Store | ff | Fridge/freezer space | w | Wardrobe space |
| | BH ST | Bulkhead store | dw | Dishwasher | | Dimension location |



BARRATT
HOMES

DEPOSIT BOOST WE COULD HELP YOU MOVE SOONER THAN YOU THINK

If you have a 10% deposit, we could boost it by a further 5%



- 85% Mortgage
£306,000
- 10% Customer's Deposit
£36,000
- 5% Barratt Homes Deposit Boost
£18,000

Example home value

£360,000

LET'S GIVE YOUR PLANS A BOOST



Available to first-time buyers and existing homeowners



We could boost your deposit by 5%



So you would need a smaller mortgage

*Full terms apply. Please speak to our sales team for further details



BARRATT
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MOVEMAKER

Take the hassle out of selling your existing home. We could get you moving to a brand new Barratt home in just 5 simple steps.

1

FIND YOUR HOME

Discover your ideal new home at your chosen development and complete a Movemaker application.

2

VALUE YOUR EXISTING PROPERTY

We will instruct two estate agents who will arrange independent valuations of your current property.

3

AGREE THE SELLING PRICE

Once a price is agreed the Movemaker agreement can then be completed and the estate agent will begin to market your property.

4

FIND A BUYER

The estate agent will help to complete the sale smoothly and efficiently. Remember, we will cover their fees then manage the sale for you.

5

MOVING DAY

Now you can move into your dream Barratt home, saving money and hassle.

Offer available on selected plots only, terms and conditions apply. Speak to one of our sales advisers now or visit our website. Following withdrawal or termination of any offer, we reserve the right to extend, reintroduce or amend any such offer as we see fit at any time. Purchasers must sign a Movemaker Agreement with us. Offer is subject to use of a Barratt Homes nominated estate agent to market and sell your existing home. Barratt Homes will pay the nominated estate agent's fees provided you go on to buy a new Barratt home.



BARRATT
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PART EXCHANGE

With us as your guaranteed buyer, you could be in your new sooner than you think!

1

GET IN TOUCH

Discover your ideal new home at your chosen development

2

ORGANISE A MEETING WITH A FINANCIAL ADVISER

We'll book you an appointment to speak to a Financial Expert to understand how much you can borrow

3

CHOOSE YOUR NEW HOME

We will hold your dream home off the market pending the valuations on your current property

4

WE'LL MAKE AN OFFER ON YOUR CURRENT HOME

We'll arrange two independent valuations of your current property and then agree a selling price with you at fair value for your home - based on a presumed sale within 8 - 10 weeks

5

WE BUY YOUR OLD HOUSE AND YOU RESERVE YOUR NEW HOME

Once you accept our formal offer, we'll start the legal process to buy your home

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BARRATT
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.

