

OLD DURHAM GATE

BENT HOUSE LANE, DURHAM DH1 2DX



3 AND 4 BEDROOM HOMES



BARRATT
HOMES

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.



10 acres
of public
open space



50+
bat and bird
boxes installed




5
wildflower
meadows




2 acres
of bee-friendly
planting



2
habitat and
log piles




400+
new trees
planted




4
play areas for
the community



100+ metres
of hedgehog
highways



100+
solar or photovoltaic
panels



timber
frame homes

barratthomes.co.uk



OLD DURHAM GATE

DEVELOPMENT LAYOUT



OLD DURHAM GATE DEVELOPMENT LAYOUT



	FALLOW	5 bedroom detached house
	BRAMBLING	5 bedroom detached house
	KESTREL	4 bedroom detached house
	RIGGIT	4 bedroom detached house
	TEXEL	4 bedroom detached / semi-detached house
	ALDERNEY	4 bedroom detached house
	WOODCOTE	4 bedroom semi-detached house
	BLACKBIRD	4 bedroom detached house
	NIGHTJAR	4 bedroom detached house
	KITTIWAKE	3 bedroom semi-detached / terraced house
	ANCONA	3 bedroom detached house
	STARLING	3 bedroom detached house
	MORESBY	3 bedroom semi-detached house
	MAIDSTONE	3 bedroom semi-detached house
Discounted Market Value / Affordable Housing		
	KENLEY	2 bedroom semi-detached / terraced house
	AFFORDABLE HOUSING	

- Bird box
- Bat box

All plots built to new regulations and include increased energy efficiency as standard. Features including PV panels and other energy efficiency benefits may vary by plot. Please speak to your Sales Adviser for more information.

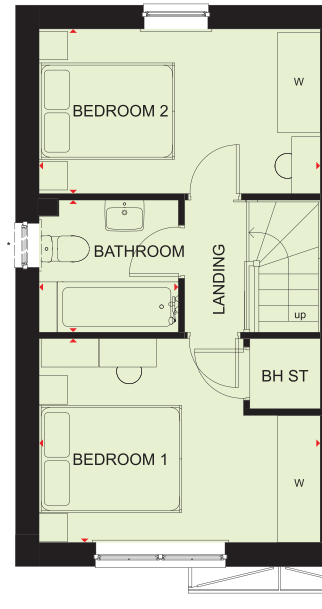
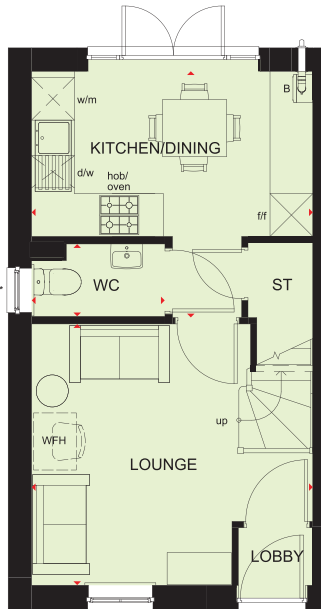
** Properties built in stone.

KENLEY

2 BEDROOM HOME



Selected plots across our development will feature solar PV panels, please speak to our sales adviser for more information



Ground Floor

Lounge	3943 x 3663 mm	12'11" x 12'0"
Kitchen/Dining	3943 x 3454 mm	12'11" x 11'4"
WC	1854 x 1016 mm	6'1" x 3'4"

(Approximate dimensions)

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

First Floor

Bedroom 1	3943 x 2860 mm	12'11" x 9'5"
Bedroom 2	3943 x 2311 mm	12'11" x 7'7"
Bathroom	1953 x 1853 mm	6'5" x 6'1"

(Approximate dimensions)

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

KEY	B	Boiler	w/m	Washing machine space	WFH	Working from home space
	ST	Store	d/w	Dishwasher space	W	Wardrobe space
	BH ST	Bulkhead Store	f/f	Fridge/freezer space	◀▶	Dimension location



ANCONA

3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation



Ground Floor

Kitchen/Dining	3652 x 5689 mm	12'0" x 18'8"
Lounge	3050 x 5702 mm	10'0" x 18'8"
WC	1523 x 1815 mm	5'0" x 5'11"

[Approximate dimensions]

First Floor

Bedroom 1	3081 x 3742 mm	10'1" x 12'3"
En Suite	1416 x 2153 mm	4'8" x 7'1"
Bedroom 2	4670 x 2771 mm	15'4" x 9'1"
Bedroom 3	3026 x 2861 mm	9'11" x 9'5"
Bathroom	2587 x 2060 mm	8'6" x 6'9"

[Approximate dimensions]

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



MAIDSTONE

3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



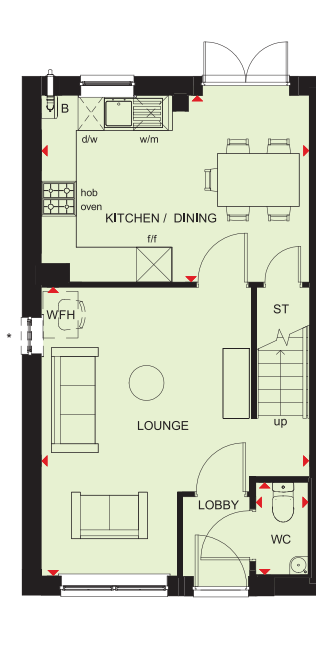
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation

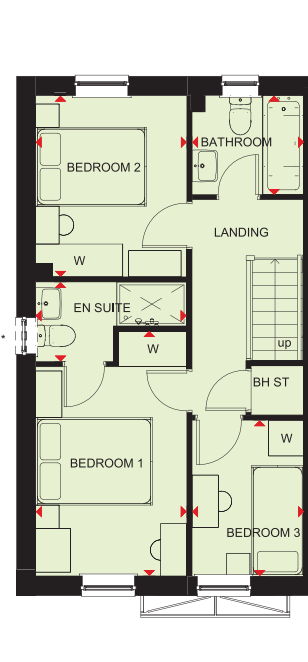


Ground Floor

Lounge	4602 x 4887mm	15'0" x 16'0"
Kitchen/Dining	4552 x 3202mm	14'9" x 10'5"
WC	901 x 1587mm	2'9" 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	2597 x 4190mm	8'5" x 13'7"
En Suite	2597 x 1365mm	8'5" x 4'5"
Bedroom 2	2597 x 3098mm	8'5" x 10'2"
Bedroom 3	1918 x 2662mm	6'3" x 8'7"
Bathroom	1918 x 1702mm	6'2" x 5'5"

(Approximate dimensions)

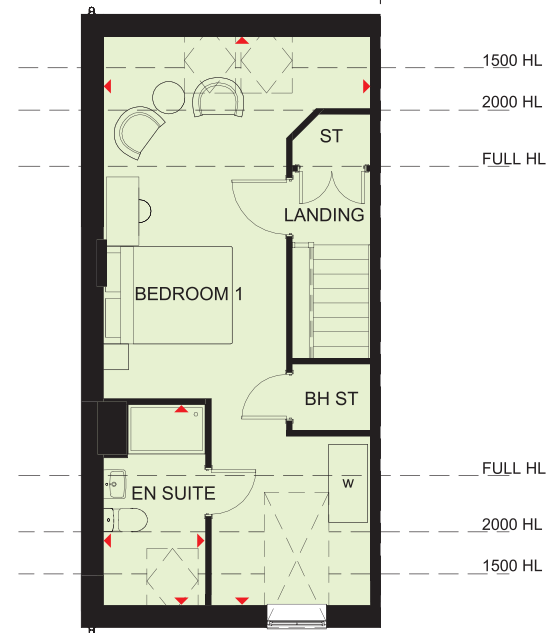
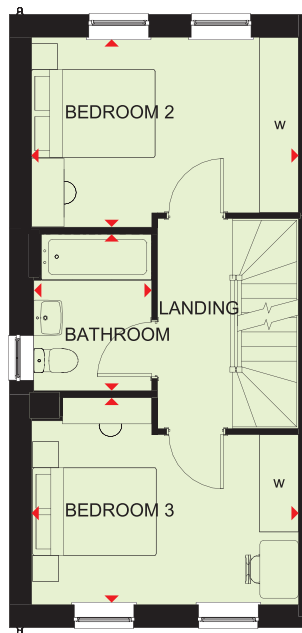
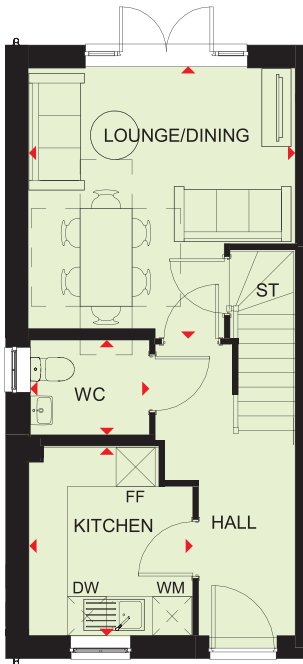
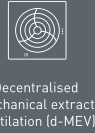
* Window may be omitted on certain plots. Speak to Sales Adviser for details on individual plans.

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



KITTIWAKE

3 BEDROOM HOME



Ground Floor

Lounge/Dining	4110 x 4165 mm	13'6" x 13'8"
Kitchen	2525 x 2917 mm	8'3" x 9'7"
WC	1833 x 1461 mm	6'0" x 4'10"

[Approximate dimensions]

First Floor

Bedroom 2	4110 x 2926 mm	13'6" x 9'7"
Bedroom 3	4110 x 3186 mm	13'6" x 10'5"
Bathroom	1816 x 2405 mm	6'0" x 7'11"

[Approximate dimensions]

Second Floor

Bedroom 1	4110 x 8757 mm	13'6" x 28'9"
En suite	1574 x 3081 mm	5'2" x 10'1"

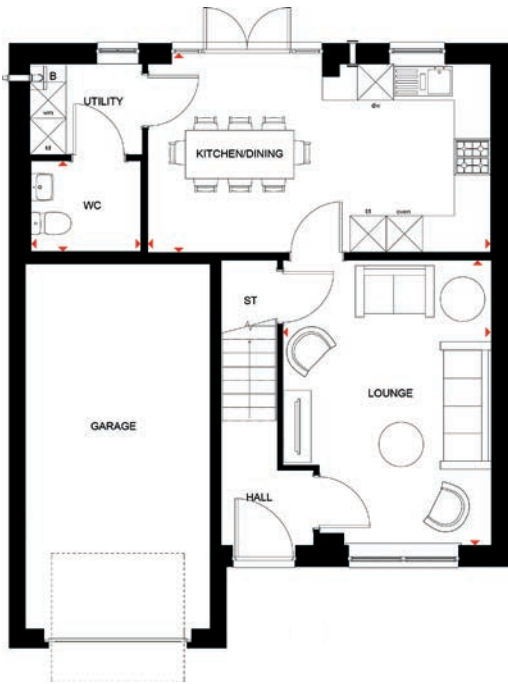
[Approximate dimensions]

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



BLACKBIRD

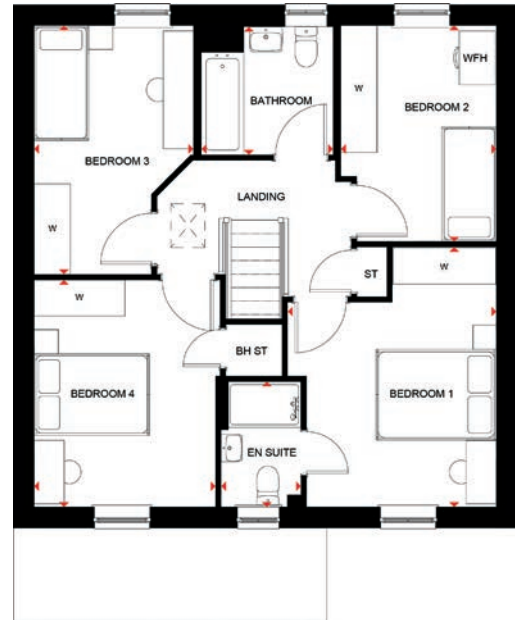
4 BEDROOM HOME



Ground Floor

Lounge	4710 x 3448mm	15'4" x 11'3"
Kitchen/Dining	5668 x 3123mm	18'6" x 10'2"
WC	1814 x 1499mm	5'9" x 4'9"
Utility	1863 x 1500mm	6'1" x 4'9"
Garage	6034 x 3059mm	19'8" x 10'0"

[Approximate dimensions]



First Floor

Bedroom 1	4306 x 3448mm	14'1" x 11'3"
En Suite	2079 x 1322mm	6'8" x 4'3"
Bedroom 2	3576 x 2586mm	11'7" x 8'5"
Bedroom 3	4121 x 2633mm	13'5" x 8'6"
Bedroom 4	3761 x 3074mm	12'3" x 10'1"
Bathroom	2174 x 2125mm	7'1" x 6'9"

[Approximate dimensions]

KEY B Boiler
ST Store
wm Washing machine space

dw Dishwasher space
f/f Fridge/freezer space
td Tumble dryer space

WFH Working from home space
W Wardrobe space
◀▶ Dimension location



KESTREL

4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



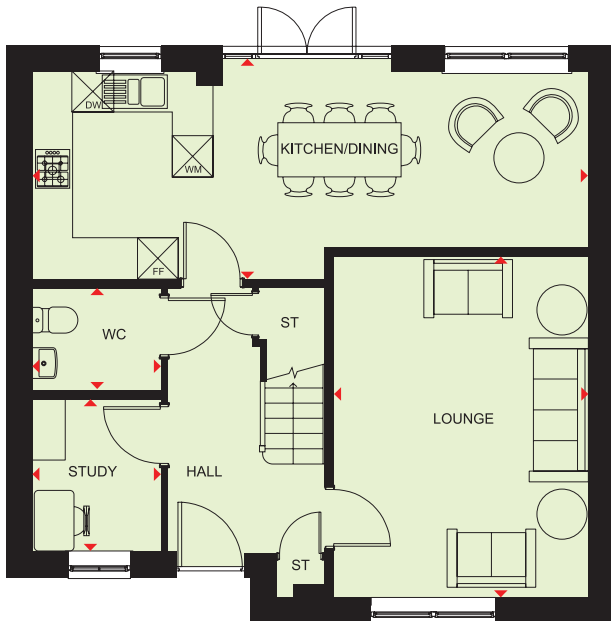
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



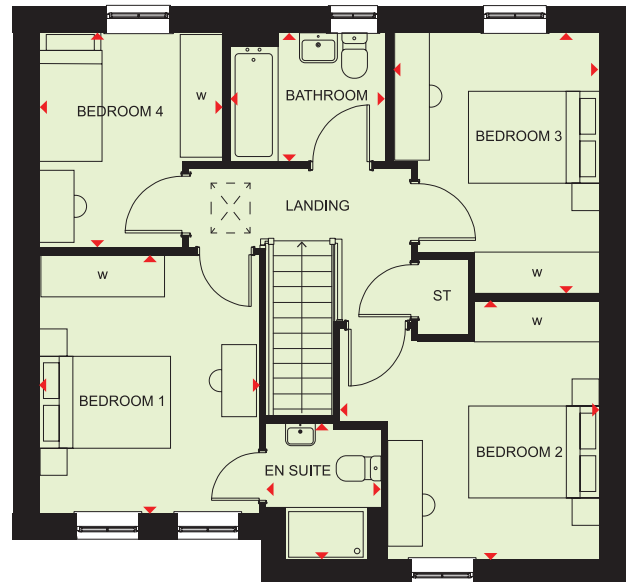
Highly-efficient insulation



Ground Floor

Lounge	3761 x 5025 mm	12'4" x 16'6"
Kitchen/Dining	8182 x 3037 mm	26'10" x 10'0"
Study	1911 x 2287 mm	6'3" x 7'6"
WC	1893 x 1494 mm	6'3" x 4'11"

(Approximate dimensions)



First Floor

Bedroom 1	3226 x 3798 mm	10'7" x 12'6"
En suite	1669 x 2064 mm	5'6" x 6'9"
Bedroom 2	3800 x 3812 mm	12'6" x 12'6"
Bedroom 3	3027 x 3845 mm	9'11" x 12'7"
Bedroom 4	2682 x 3184 mm	8'10" x 10'5"
Bathroom	2265 x 1906 mm	7'5" x 6'3"

(Approximate dimensions)

KEY	ST	Store	f/f	Fridge/freezer space
	wm	Washing machine space	w	Wardrobe space
	dw	Dishwasher space	↔	Dimension location



MORESBY

3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



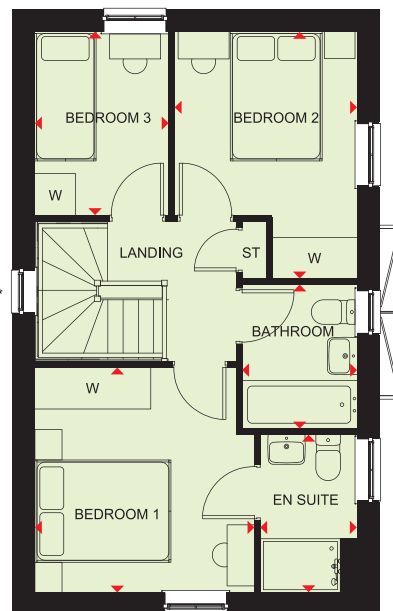
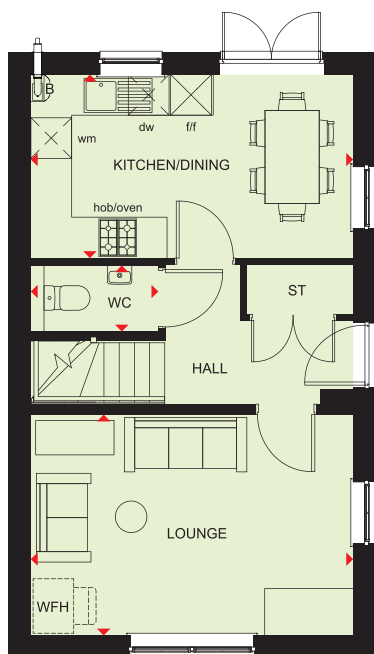
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation



Ground Floor

Lounge:	4735 x 3250mm	15'5" x 10'6"
Kitchen/Dining:	4735 x 2696mm	15'5" x 8'8"
WC:	1891 x 945mm	6'2" x 3'1"

First Floor

Bedroom 1:	3226 x 3312mm	10'7" x 10'8"
En Suite:	2322 x 1421mm	7'6" x 4'6"
Bedroom 2:	2679 x 3628mm	8'7" x 11'9"
Bedroom 3:	2696 x 1968mm	8'8" x 6'4"
Bathroom:	2120 x 1688mm	6'9" x 5'5"

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

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		



FALLOW

5 BEDROOM HOME



Ground Floor

Lounge	3357 x 4693 mm	11'0" x 15'5"
Kitchen/Dining	6685 x 3961 mm	21'11" x 13'0"
Dining	2710 x 4107 mm	8'11" x 13'6"
WC	1485 x 1905 mm	4'10" x 6'3"
Utility	1503 x 2160 mm	4'11" x 7'1"

[Approximate dimensions]

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

First Floor

Bedroom 1	3725 x 3971 mm	12'3" x 13'0"
En Suite	1404 x 2042 mm	4'7" x 6'8"
Bedroom 2	3388 x 3854 mm	11'1" x 12'8"
Bedroom 3	3226 x 4133 mm	10'7" x 13'7"
Bedroom 4	2988 x 3780 mm	9'10" x 12'5"
Bedroom 5	1916 x 2289 mm	6'3" x 7'6"
Bathroom	2234 x 3003 mm	7'4" x 9'10"

[Approximate dimensions]

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

KEY	B	Boiler	dw	Dishwasher space	WFH	Working from home space
	ST	Store	f/f	Fridge/freezer space	W	Wardrobe space
	wm	Washing machine space	td	Tumble dryer space	◀▶	Dimension location



STARLING

3 BEDROOM DETACHED HOME



Ground Floor

Kitchen/Dining	3016 x 4944mm	9'11" x 16'3"
Lounge	4139 x 3304mm	13'7" x 10'10"
Utility	1600 x 1840mm	5'3" x 6'0"
WC	1450 x 1788mm	4'9" x 5'10"
Garage	5155 x 2668mm	16'11" x 8'9"

(Approximate dimensions)

First Floor

Bedroom 1	4476 x 2775mm	14'8" x 9'1"
En suite	1159 x 2022mm	3'10" x 6'8"
Bedroom 2	3001 x 3612mm	9'10" x 11'10"
Bedroom 3	3735 x 2420mm	12'3" x 7'11"
Bathroom	1876 x 2150mm	6'2" x 7'1"

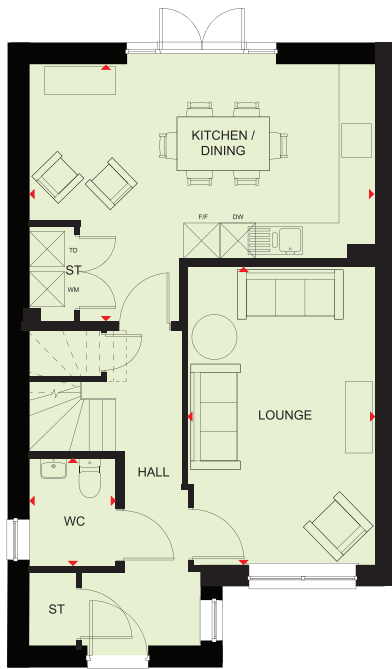
(Approximate dimensions)

KEY	B	Boiler	wm	Washing machine space	td	Tumble dryer space	◀▶ Dimension location
	ST	Store	f/f	Fridge/freezer space	w	Wardrobe space	
	BH ST	Bulkhead store	dw	Dishwasher space	WFH	Working from home	



NIGHTJAR

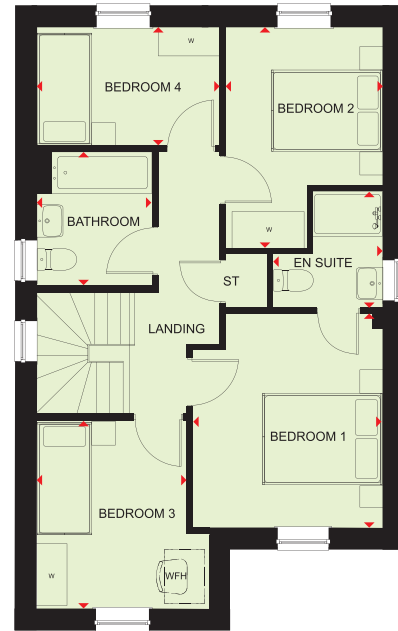
4 BEDROOM HOME



Ground Floor

Lounge	3166 x 5015mm	10'5" x 16'5"
Kitchen/Dining	5819 x 4323mm	19'1" x 14'2"
WC	1475 x 1832mm	4'10" x 6'0"

[Approximate dimensions]



First Floor

Bedroom 1	3213 x 3600mm	10'6" x 11'10"
Bedroom 2	2658 x 3729mm	8'9" x 12'3"
Bedroom 3	2531 x 3168mm	8'4" x 10'5"
Bedroom 4	3086 x 2006mm	10'1" x 6'7"
Bathroom	1948 x 2260mm	6'5" x 7'5"
En Suite	1859 x 1958mm	6'1" x 6'5"

[Approximate dimensions]

KEY B Boiler
ST Store
wm Washing machine space

f/f Fridge/freezer space
dw Dishwasher space
td Tumble dryer space

WFH Working from home space
w Wardrobe space
◀▶ Dimension location



RIGGIT

4 BEDROOM HOME



Ground Floor

Lounge	3602 x 5034 mm	11'10" x 16'6"
Kitchen/Dining/Family	5819 x 3709 mm	19'1" x 12'2"
Utility/WC	1570 x 2461 mm	5'2" x 8'1"

[Approximate dimensions]

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

First Floor

Bedroom 1	4804 x 4244 mm	15'9" x 13'11"
Bedroom 2	3261 x 4932 mm	10'8" x 16'2"
Bedroom 3	3159 x 3458 mm	10'4" x 11'4"
Bedroom 4	2685 x 3375 mm	8'10" x 11'1"
Bathroom	2063 x 2976 mm	6'9" x 9'9"
En Suite	2417 x 1486 mm	7'11" x 4'11"

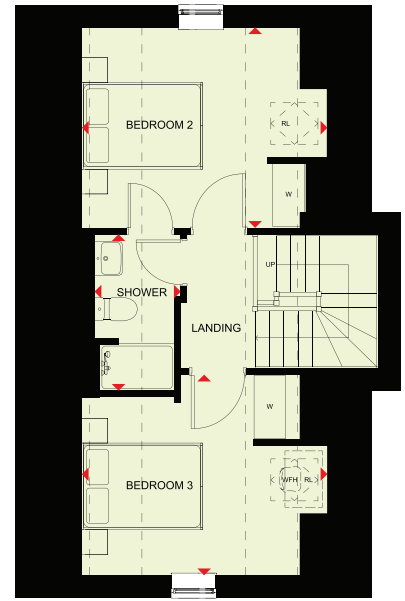
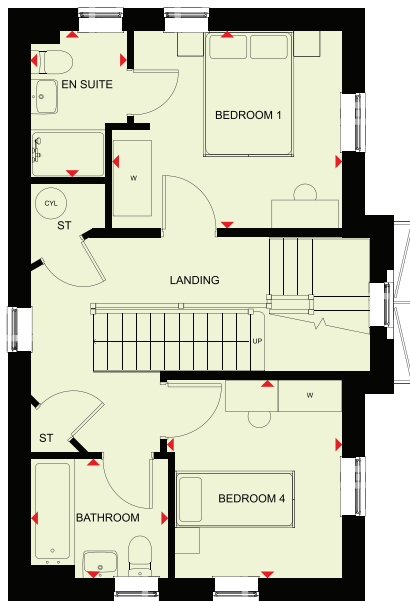
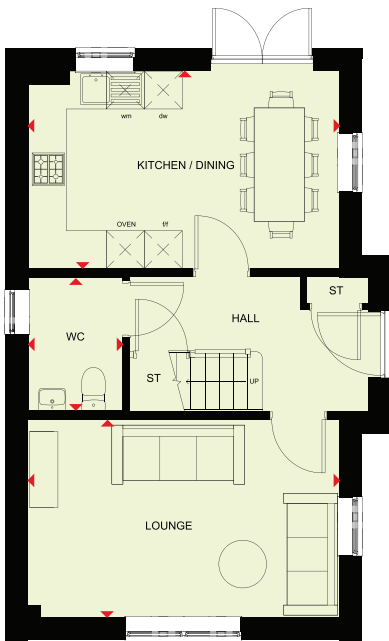
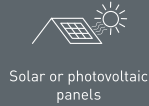
[Approximate dimensions]

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

KEY	B Boiler	dw Dishwasher space	WFH Working from home space
	ST Store	f/f Fridge/freezer space	W Wardrobe space
	wm Washing machine space	td Tumble dryer space	◀▶ Dimension location



4 BEDROOM HOME



Ground Floor

Lounge	4932 x 3126 mm	16'2" x 10'3"
Kitchen/Dining	4919 x 3125 mm	16'2" x 10'3"
WC	1492 x 2084 mm	4'11" x 6'10"

(Approximate dimensions)

First Floor

Bedroom 1	3643 x 3134 mm	11'11" x 10'3"
Bedroom 4	2779 x 3135 mm	9'1" x 10'3"
Bathroom	2175 x 1896 mm	7'2" x 6'3"
En Suite	1536 x 2322 mm	5'0" x 7'7"

(Approximate dimensions)

Second Floor

Bedroom 2	3874 x 3174 mm	12'9" x 10'5"
Bedroom 3	3874 x 3174 mm	12'9" x 10'5"
Shower	1372 x 2474 mm	4'6" x 8'1"

(Approximate dimensions)

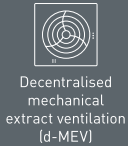
KEY

B	Boiler	wm	Washing machine space	W	Wardrobe space	◀▶	Dimension location
ST	Store	f/f	Fridge freezer space	RL	Rooflight		
CYL	Cylinder	dw	Dishwasher space	WFH	Working from home space		



ALDERNEY

4 BEDROOM HOME



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



Ground Floor

Lounge	5148 x 3110 mm	16'8" x 10'2"
Kitchen/Breakfast/Family	4623 x 4603 mm	15'2" x 15'1"
Dining	3307 x 2972 mm	10'8" x 9'7"
WC	1675 x 853 mm	5'5" x 2'8"

[Approximate dimensions]

First Floor

Bedroom 1	4623 x 3104 mm	15'2" x 10'2"
En Suite	1191 x 2075 mm	3'9" x 6'8"
Bedroom 2	4523 x 3115 mm	14'8" x 10'2"
Bedroom 3	3724 x 3115 mm	12'2" x 10'2"
Bedroom 4	2275 x 2163 mm	7'4" x 7'0"
Bathroom	2075 x 1697 mm	6'8" x 5'5"

[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		



BRAMBLING

5 BEDROOM HOME



The Brambling is a spacious 5-bedroom home designed for modern family living. Downstairs features a generous kitchen/ dining area, lounge and a self-contained apartment. Upstairs, five bedrooms include a main bathroom with en suite and ample storage. With a garage and versatile living spaces, the Brambling combines comfort, practicality, and style for today's lifestyle.



Ground Floor

Lounge	5414 x 3071 mm	178" x 10'1"
Kitchen/Dining	5289 x 3656 mm	17'4" x 12'0"
WC	1061 x 1515 mm	3'5" x 5'0"
Snug	4228 x 3622 mm	13'9" x 11'9"
Garage	3172 x 6050 mm	10'4" x 19'9"

(Approximate dimensions)

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

First Floor

Bedroom 1	3993 x 3354 mm	13'1" x 11'0"
En Suite	2178 x 1506 mm	7'1" x 4'9"
Bedroom 2	2924 x 4820 mm	9'6" x 15'8"
Bedroom 3	3839 x 2986 mm	12'5" x 9'8"
Bedroom 4	2915 x 3505 mm	9'6" x 11'5"
Bedroom 5	2720 x 2178 mm	8'9" x 7'1"
Bathroom	2184 x 2908 mm	7'2" x 9'5"

(Approximate dimensions)

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

KEY	B Boiler	dw Dishwasher space	WFH Working from home space
	ST Store	f/f Fridge/freezer space	W Wardrobe space
	wm Washing machine space	td Tumble dryer 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.



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.

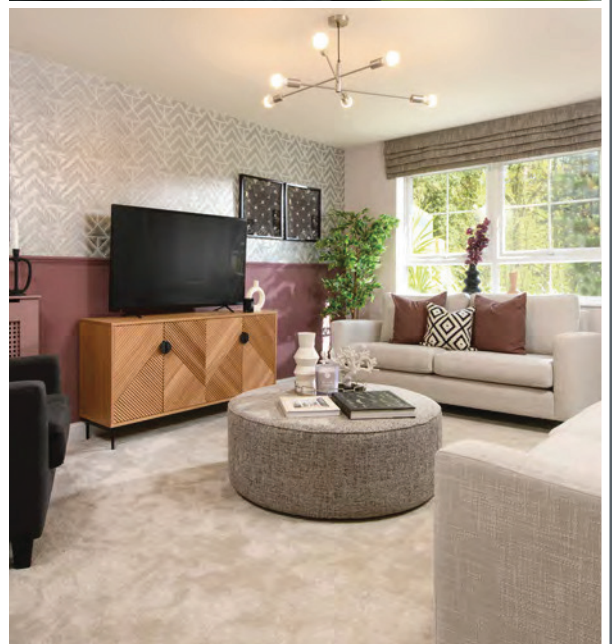
Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions 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](https://www.barratthomes.co.uk)

0333 355 8470

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