

# OLD DURHAM GATE

BENT HOUSE LANE, DURHAM DH1 2DX



3 AND 4 BEDROOM HOMES



**BARRATT**  
HOMES

# GIVING NATURE A HOME

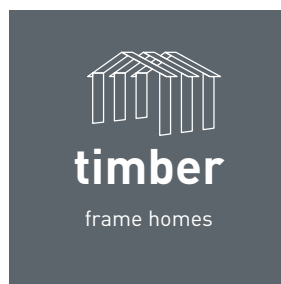
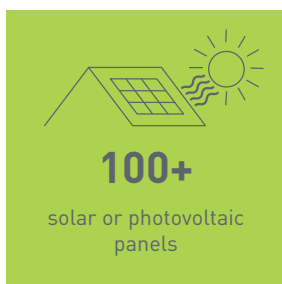
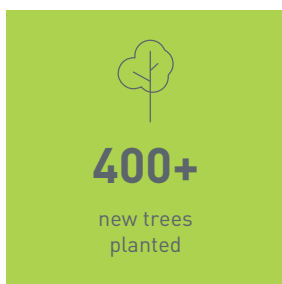
## BUILDING SUSTAINABLE COMMUNITIES

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.



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





# OLD DURHAM GATE

## DEVELOPMENT LAYOUT



### OLD DURHAM GATE DEVELOPMENT LAYOUT



FALLOW	5 bedroom detached house
BRAMBLING	4 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
THORNTON	4 bedroom detached house
HAVERSHAM	4 bedroom semi-detached house
HOBBY	4 bedroom semi-detached house
BLACKBIRD	4 bedroom detached house
NIGHTJAR	4 bedroom detached house
KITTIWAKE	3 bedroom semi-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



Waste Water Heat Recovery



Argon-filled double-glazing



Flue Gas Recovery System



Decentralised mechanical extract ventilation (d-MEV)



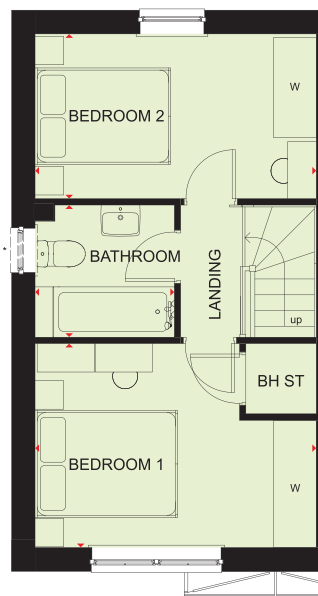
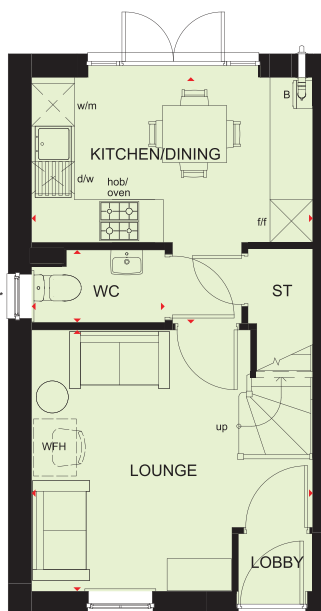
Solar or Photovoltaic panels



Highly-efficient insulation



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
ST	Store
BH ST	Bulkhead Store

w/m	Washing machine space
d/w	Dishwasher space
f/f	Fridge/freezer space

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



# ANCONA

## 3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Smart Thermostat



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



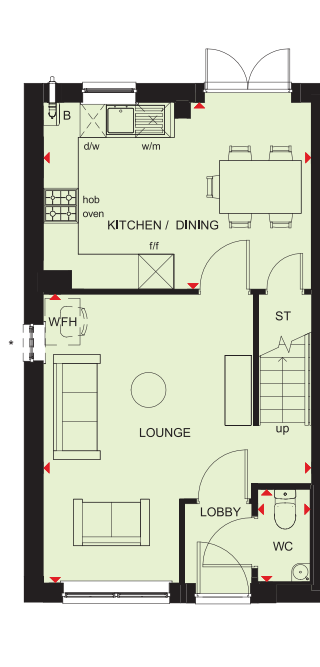
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation

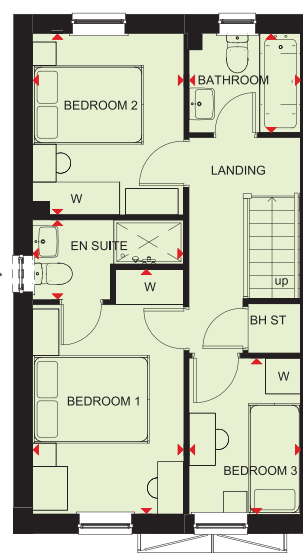


### Ground Floor

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
ST	Store
BH/ST	Bulkhead Store

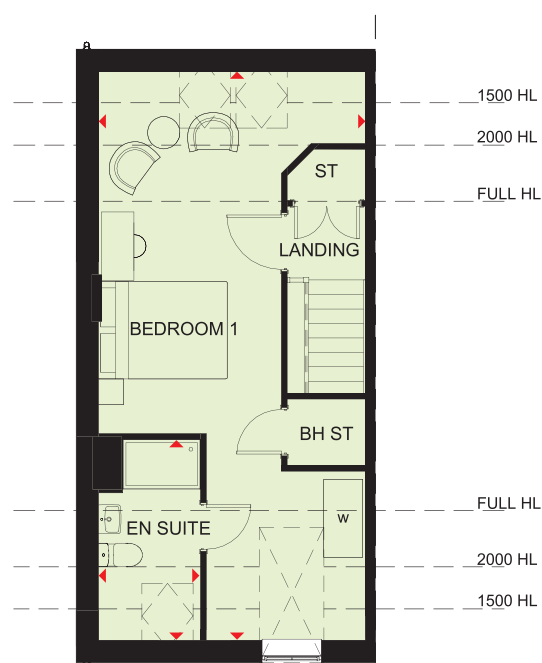
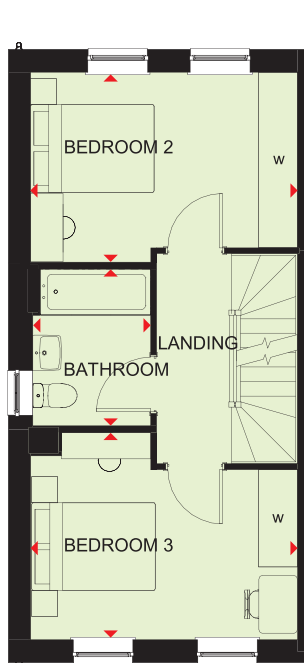
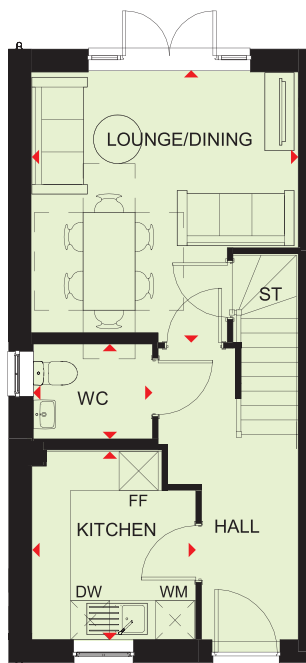
wm	Washing machine space
dw	Dishwasher space
f/f	Fridge/freezer space

WFH	Working from home space
W	Wardrobe 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

BH ST Bulkhead store

wm Washing machine space

dw Dishwasher space

f/f Fridge/freezer space

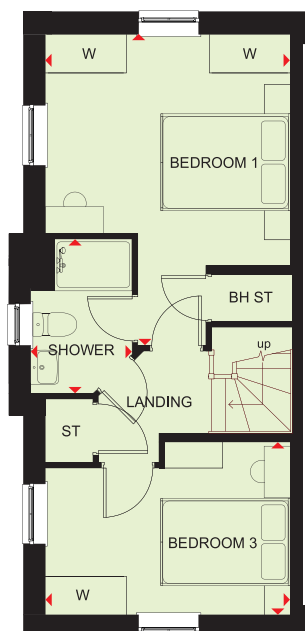
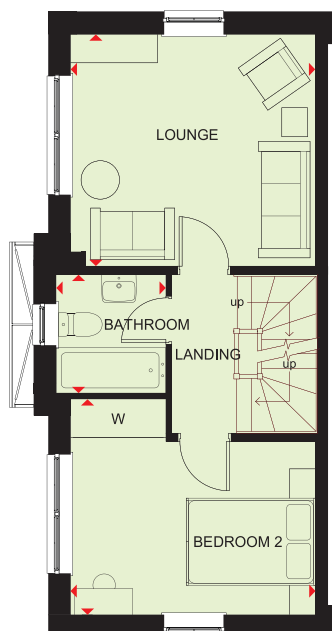
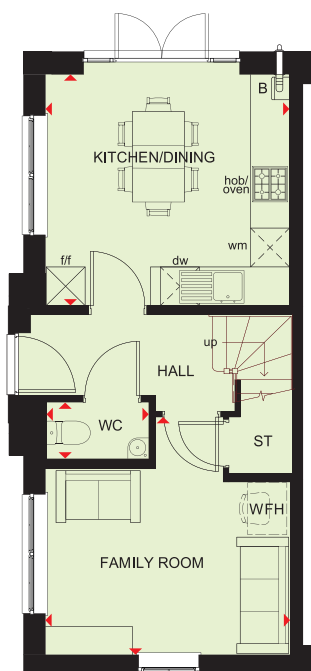
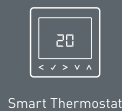
w Wardrobe space

◀ ▶ Dimension location



# BRENTFORD

## 3 BEDROOM HOME



### Ground Floor

Kitchen/Dining	3771 x 3576 mm	12'4" x 11'9"
Family Room	3784 x 3677 mm	12'5" x 12'1"
WC	1579 x 873 mm	5'2" x 2'10"

(Approximate dimensions)

### First Floor

Lounge	3784 x 3585 mm	12'5" x 11'9"
Bedroom 2	3841 x 3339 mm	12'7" x 10'11"
Bathroom	1700 x 1834 mm	5'7" x 6'0"

(Approximate dimensions)

### Second Floor

Bedroom 1	3784 x 4806 mm	12'5" x 15'9"
Bedroom 3	3784 x 2672 mm	12'5" x 8'9"
Bathroom	1567 x 2382 mm	5'2" x 7'10"

(Approximate dimensions)

**KEY** B Boiler  
ST Store  
wm Washing machine space

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

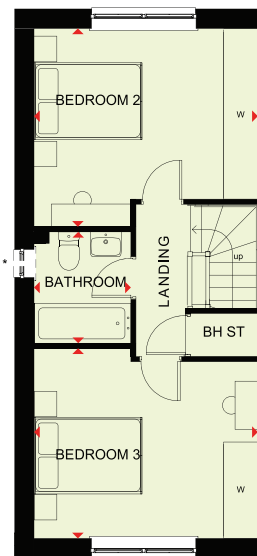
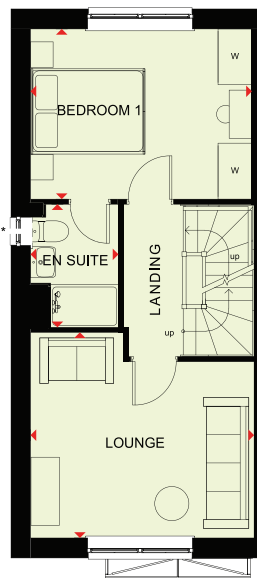
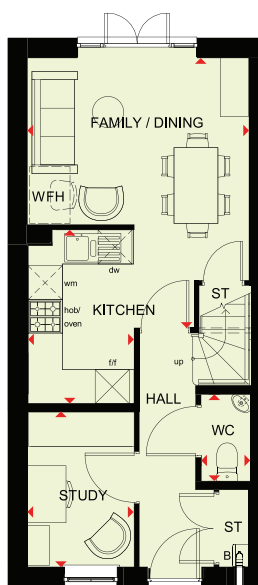
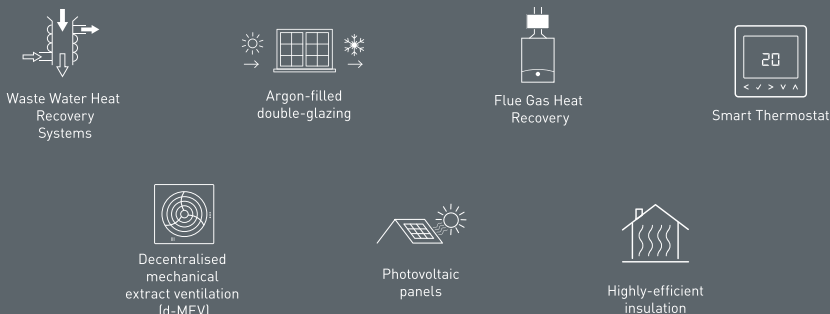
WFH Working from home space  
W Wardrobe space  
◀▶ Dimension location





# HAVERSHAM

## 3 BEDROOM HOME



### Ground Floor

Family/Dining	3902 x 4758 mm	12'10" x 15'7"
Kitchen	1866 x 3060 mm	6'1" x 10'0"
Study	1879 x 2739 mm	6'2" x 9'0"
WC	860 x 1527 mm	2'10" x 5'0"

(Approximate dimensions)

### First Floor

Lounge	3940 x 3623 mm	12'11" x 11'11"
Bedroom 1	3902 x 2998 mm	12'10" x 9'10"
En Suite	1551 x 2169 mm	5'1" x 7'1"

(Approximate dimensions)

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

### Second Floor

Bedroom 2	3940 x 3494 mm	12'11" x 11'6"
Bedroom 3	3940 x 3351 mm	12'11" x 11'0"
Bathroom	1705 x 1963 mm	5'7" x 6'5"

(Approximate dimensions)

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

### KEY

B Boiler  
ST Store  
BH ST Bulkhead store

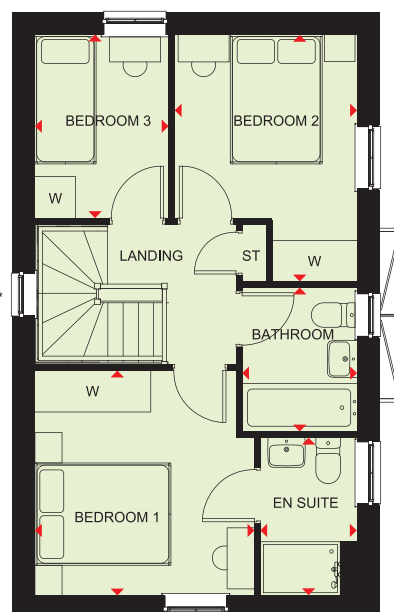
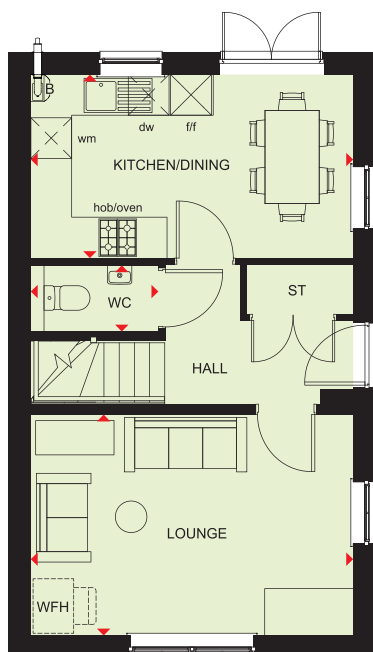
wm Washing machine space  
f/f Fridge/freezer space  
dw Dishwasher space

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



# MORESBY

## 3 BEDROOM HOME



### 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		



# HOBBY

## 4 BEDROOM HOME



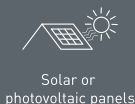
Waste Water Heat Recovery Systems



Argon-filled double-glazing



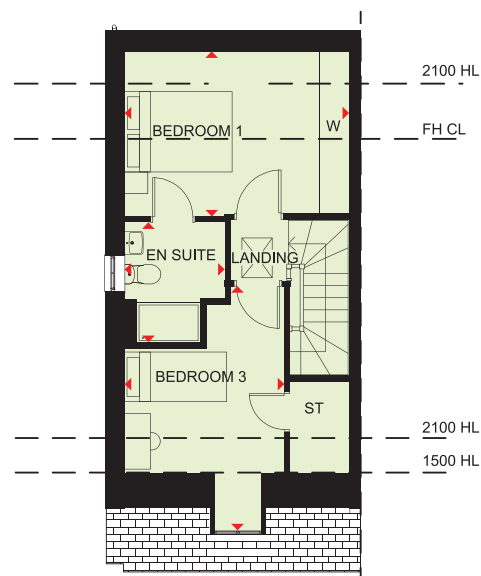
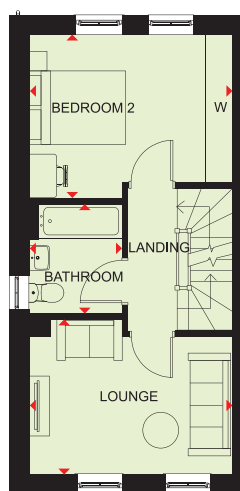
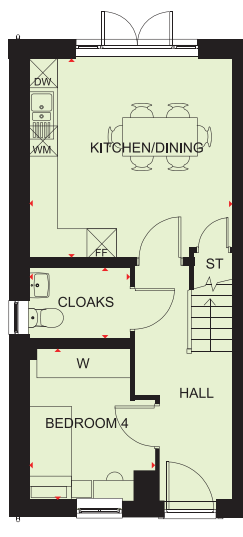
Decentralised mechanical extract ventilation (d-MEV)



Solar or photovoltaic panels



Highly-efficient insulation



### Ground Floor

Kitchen/Dining	4172 x 4060 mm	13'8" x 13'4"
Bedroom 4	2591 x 3086 mm	8'6" x 10'2"
Cloaks	2057 x 1476 mm	6'9" x 4'10"

[Approximate dimensions]

### First Floor

Lounge	4185 x 3160 mm	13'9" x 10'4"
Bedroom 2	4222 x 3351 mm	13'10" x 11'0"
Bathroom	1898 x 2241 mm	6'3" x 7'4"

[Approximate dimensions]

### Second Floor

Bedroom 1	4222 x 3099 mm	13'10" x 10'2"
En suite	1873 x 2255 mm	6'2" x 7'5"
Bedroom 3	2979 x 4540 mm	9'9" x 14'11"

[Approximate dimensions]

### KEY

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





# STARLING

## 3 BEDROOM DETACHED 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

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

ST Store

BH ST Bulkhead store

wm Washing machine space

f/f Fridge/freezer space

dw Dishwasher space

td Tumble dryer space

w Wardrobe space

WFH Working from home

◀ ▶ Dimension location



# NIGHTJAR

## 4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Smart Thermostat



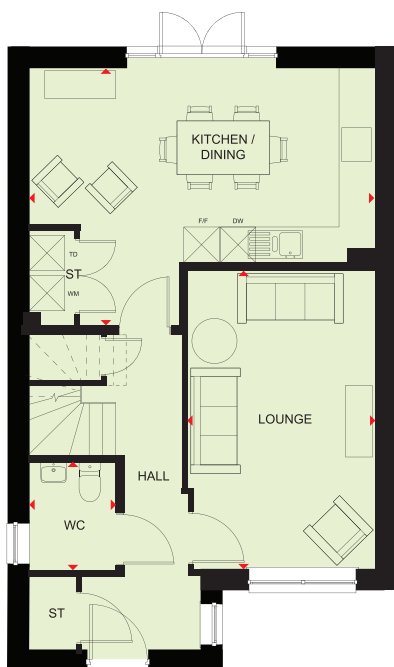
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



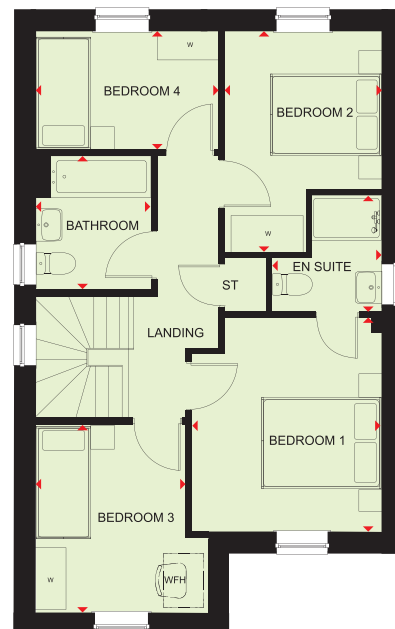
Highly-efficient insulation



### 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



## 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.

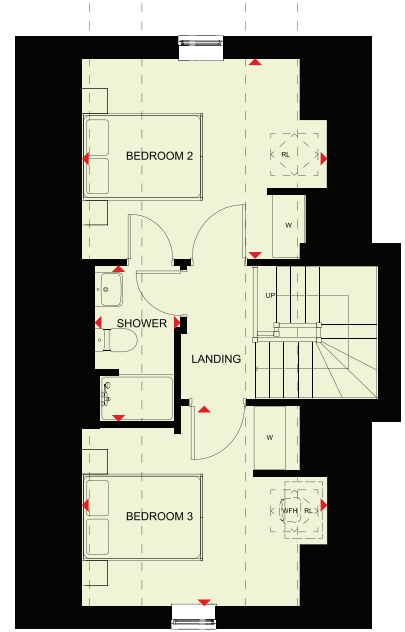
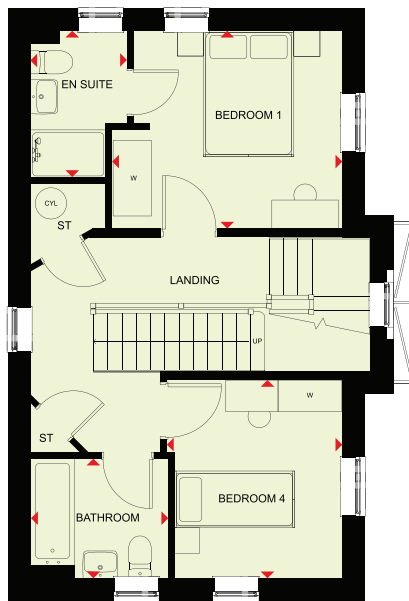
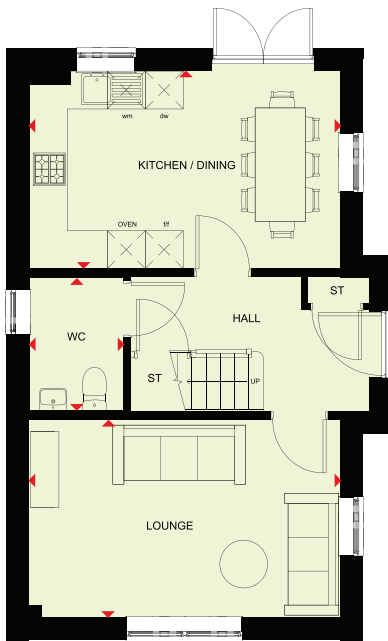
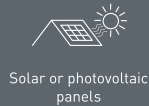
<b>KEY</b>	<b>B</b> Boiler	<b>dw</b> Dishwasher space	<b>WFH</b> Working from home space
	<b>ST</b> Store	<b>f/f</b> Fridge/freezer space	<b>W</b> Wardrobe space
	<b>wm</b> Washing machine space	<b>td</b> Tumble dryer space	<b>◀▶</b> Dimension location





# TEXEL

## 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
ST	Store	f/f	Fridge freezer space	RL	Rooflight
CYL	Cylinder	dw	Dishwasher space	WFH	Working from home space

◀▶ Dimension location



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.

BDW003939/NOV23

# ALDERNEY

## 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



\* 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		



# 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**

**0333 355 8470**

Calls to 03 numbers are charged at the same rate as dialing 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.

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