

OLD DURHAM GATE

BENT HOUSE LANE, DURHAM, DH1 2EA



2, 3, 4 AND 5 BEDROOM HOMES



BARRATT
— HOMES —

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](https://www.wateruk.co.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.

STUNNING HOMES IN A GREAT LOCATION

Location is key at Old Durham Gate; you'll be just a stone's throw away from the cobbled streets of Durham city offering a fantastic range of boutique and high street shops, restaurants, bars and a cinema. Tesco Extra, Aldi and The Range are within walking distance so you can easily pop to the shops and run errands.

Families will also benefit from Ofsted rated 'Good' Primary School being close by, as well as Durham University only 6 minutes away. Commuting to work is also simple, with easily accessible links to the A1(M) and Durham train station just 2.5 miles away.



OUT AND ABOUT



Durham City is home to a number of high street names as well as some independently run shops. Durham also has a variety of restaurants and bars that are well worth a visit. If you fancy delving into more city action you can be in Newcastle city centre within 10 minutes on the train. You don't have to venture far to keep the kids entertained and make memories on some fantastic day trips – let them go wild at Adventure Valley and Diggerland.




OLD DURHAM GATE








SITE PLAN

	FALLOW	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
	THORNTON	4 bedroom detached house
	HAVERSHAM	3 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
	ANCONA	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

 All plots built to new regulations and include increased energy efficiency as standard.

	Grassland
	Species rich grassland
	Path
	Swale
	Shrubs
	New trees
	Hedge



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 5702 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 2162 mm	4'8" x 7'1"
Bedroom 2	4670 x 2707 mm	15'4" x 9'1"
Bedroom 3	3026 x 2925 mm	9'11" x 9'5"
Bathroom	2587 x 2060 mm	8'6" 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
◀▶	Dimension location

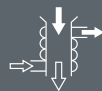


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BDW004895/JULY24

BRENTFORD

3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



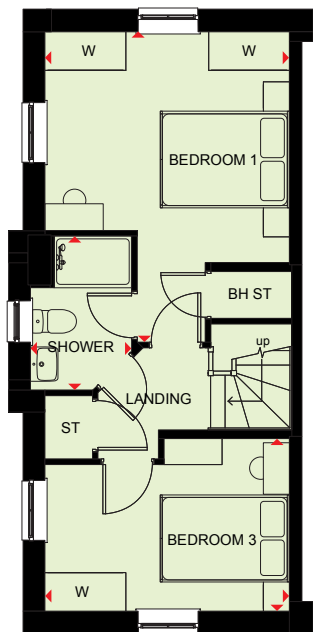
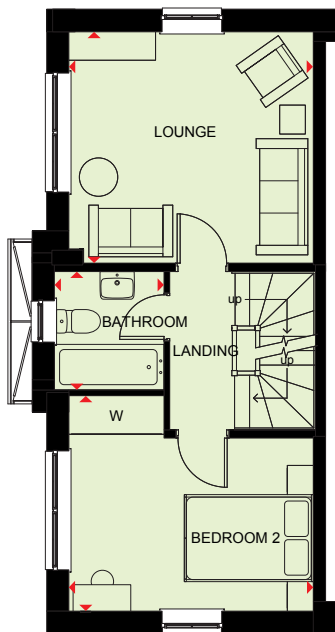
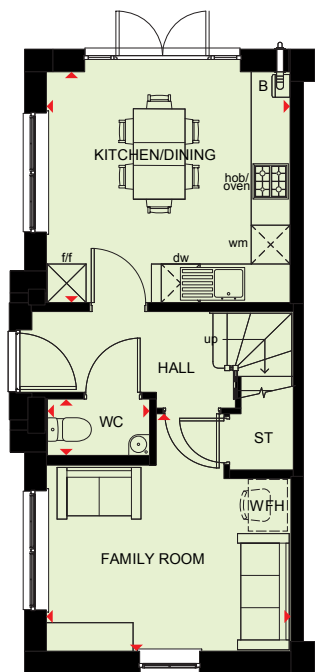
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation



Ground Floor

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	3784 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



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BDW004895/JULY24

NIGHTJAR

4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



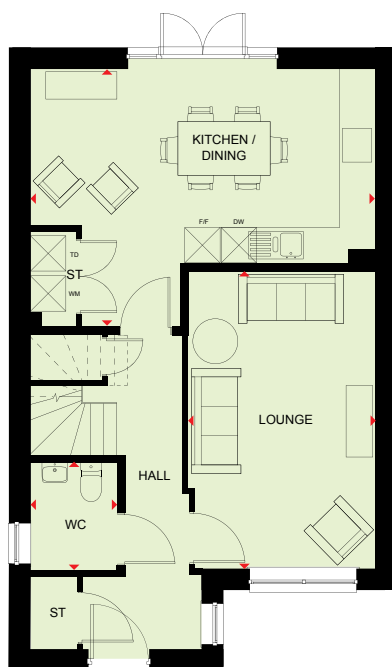
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



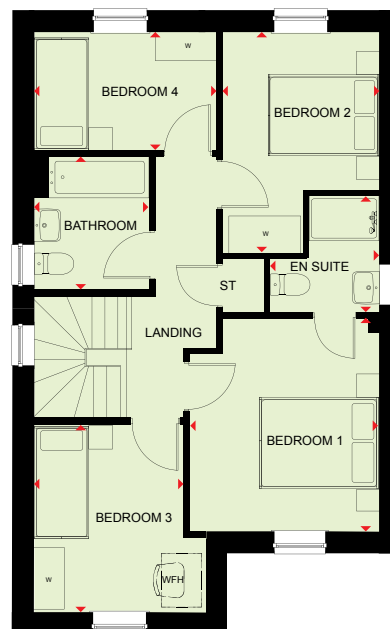
Highly-efficient insulation



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	3250 x 3600mm	10'6" x 11'10"
Bedroom 2	2658 x 3729mm	8'9" x 12'3"
Bedroom 3	2907 x 3186mm	8'4" x 10'5"
Bedroom 4	3086 x 2006mm	10'1" x 6'7"
Bathroom	1930 x 2242mm	6'5" x 7'5"
En Suite	1859 x 1958mm	6'1" x 6'5"

[Approximate dimensions]

KEY

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

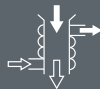


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HAVERSHAM

3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



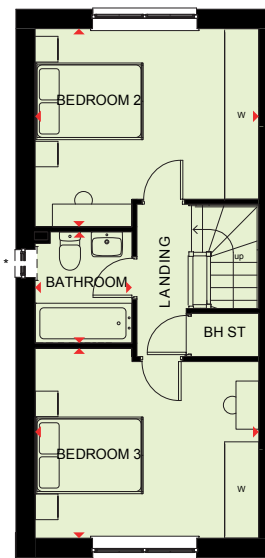
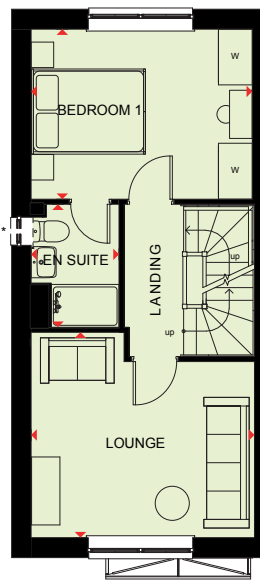
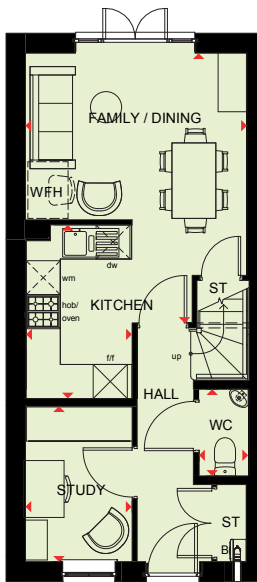
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation



Ground Floor

Family/Dining	3936 x 4818 mm	12'10" x 15'7"
Kitchen	1865 x 3063 mm	6'1" x 10'0"
Study	1865 x 2751 mm	6'2" x 9'0"
WC	861 x 1649 mm	2'10" x 5'0"

[Approximate dimensions]

First Floor

Lounge	3630 x 3936 mm	12'11" x 11'11"
Bedroom 1	3042 x 3936 mm	12'10" x 9'10"
En Suite	1551 x 2163 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	3936 x 3488 mm	12'11" x 11'6"
Bedroom 3	3936 x 3345 mm	12'11" x 11'0"
Bathroom	1695 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



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BDW004895/JULY24

4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



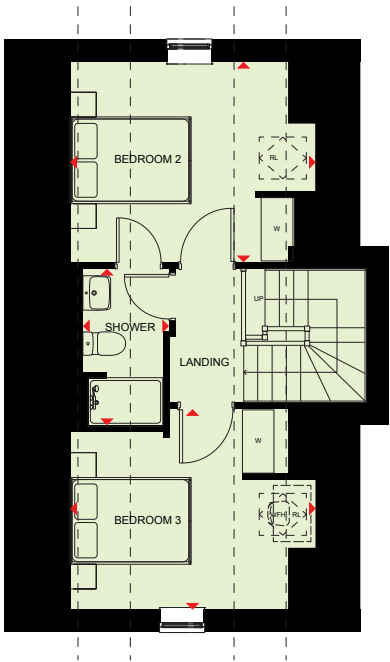
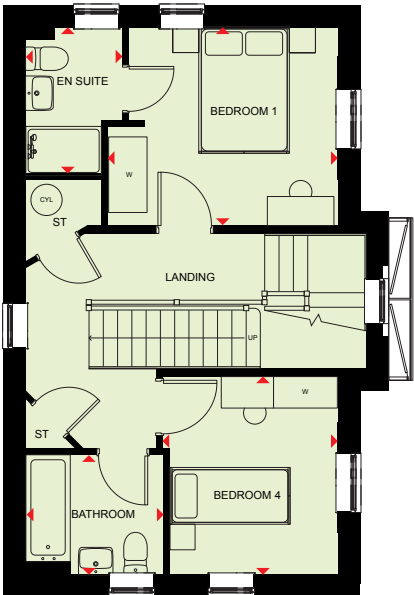
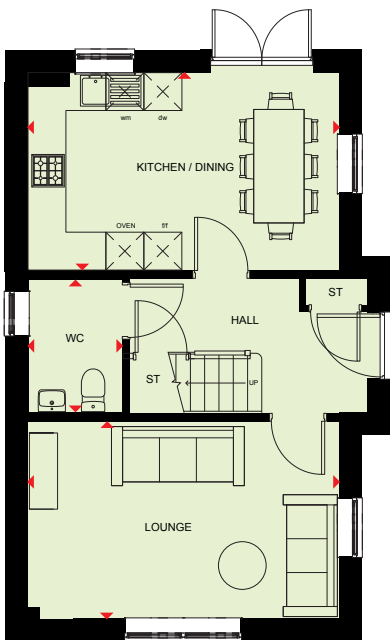
Decentralised mechanical extract ventilation (d-MEV)



Solar or photovoltaic panels



Highly-efficient insulation



Ground Floor

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



RIGGIT

4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



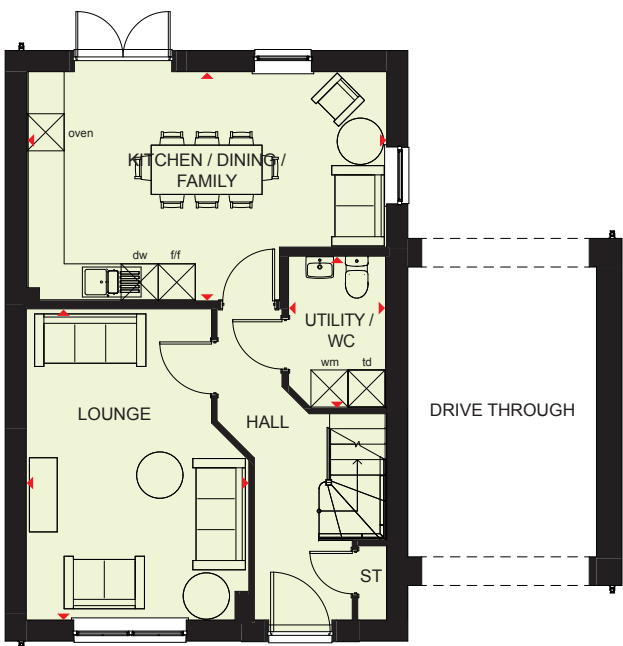
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation



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)



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)

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



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WOODCOTE

4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



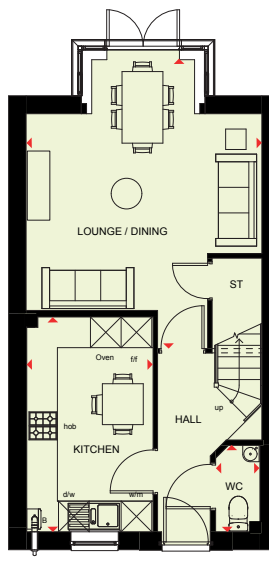
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels

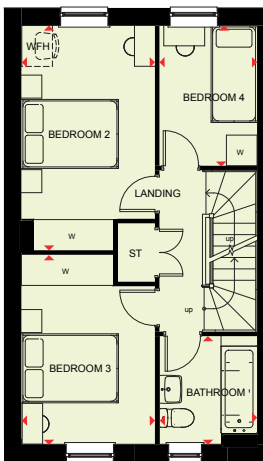


Highly-efficient insulation



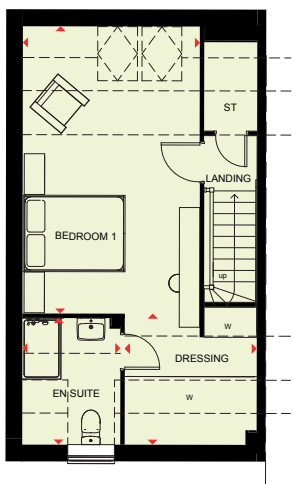
Ground Floor

Lounge / dining	4612 x 5676 mm	15'1" x 18'6"
Kitchen	2471 x 4202 mm	8'2" x 13'10"
WC	850 x 1674 mm	2'10" x 5'7"



First Floor

Bedroom 2	2614 x 4400 mm	8'7" x 14'6"
Bedroom 3	2614 x 3708 mm	8'7" x 12'2"
Bedroom 4	1911 x 2747 mm	6'3" x 9'1"
Bathroom	1911 x 2116 mm	6'3" x 6'11"



Second Floor

Bedroom 1	3489 x 5631 mm	11'5" x 18'6"
Dressing	2607 x 2565 mm	8'6" x 8'5"
En Suite	1917 x 2477 mm	6'4" x 8'2"

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

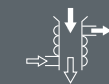


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BDW004895/JULY24

BLACKBIRD

4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



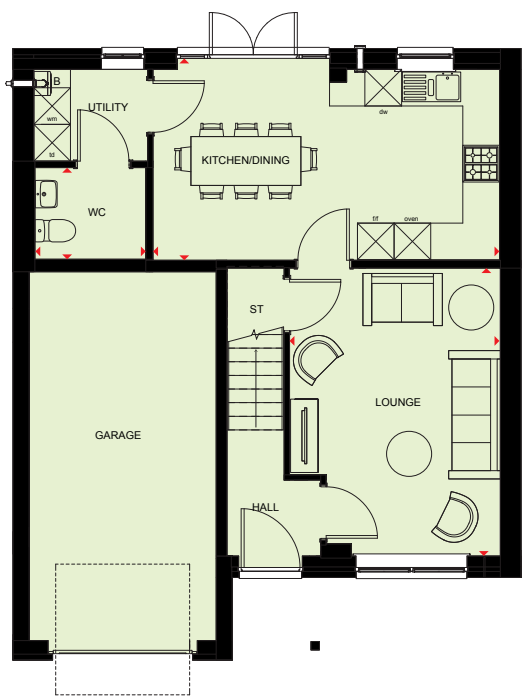
Decentralised mechanical extract ventilation (d-MEV)



Solar or photovoltaic panels



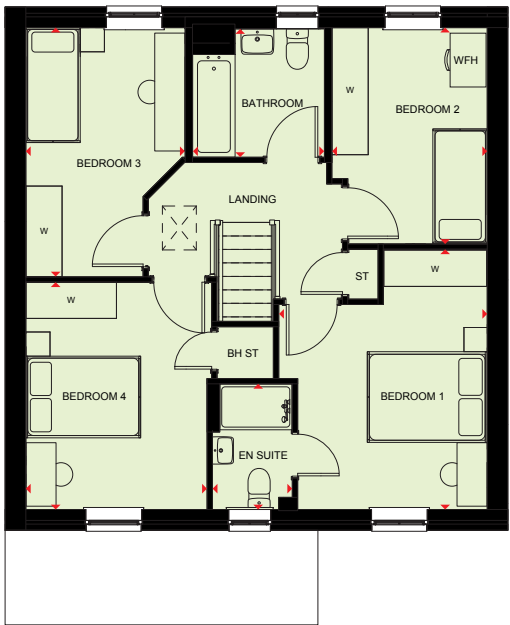
Highly-efficient insulation



Ground Floor

Lounge	3448 x 4710 mm	11'3" x 15'5"
Kitchen/Dining	5668 x 3123 mm	18'7" x 10'3"
WC	1814 x 1499 mm	5'11" x 4'11"

[Approximate dimensions]



First Floor

Bedroom 1	3448 x 4306 mm	11'3" x 14'2"
En Suite	1322 x 2079 mm	4'4" x 6'10"
Bedroom 2	2586 x 3576 mm	8'9" x 11'9"
Bedroom 3	2633 x 4121 mm	8'8" x 13'6"
Bedroom 4	3074 x 3761 mm	10'1" x 12'4"
Bathroom	2174 x 2125 mm	7'2" x 7'0"

[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 space	

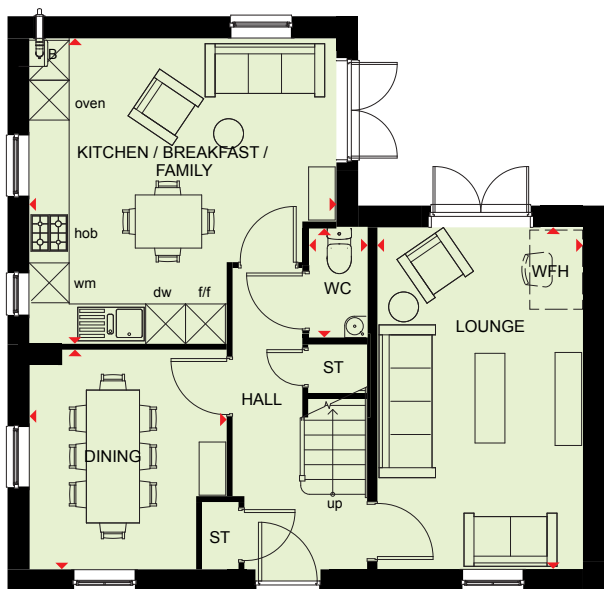
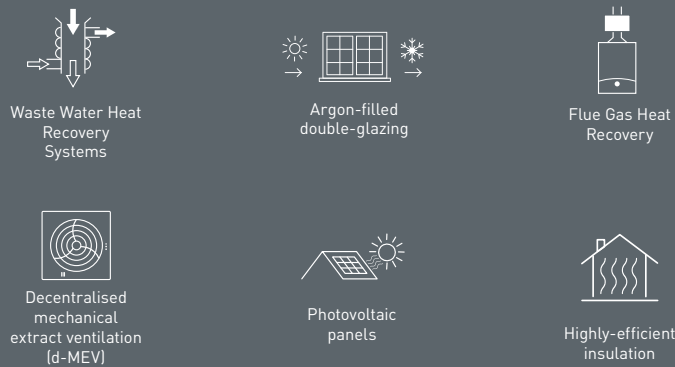


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BDW004895/JULY24

ALDERNEY

4 BEDROOM HOME



Ground Floor

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

[Approximate dimensions]



First Floor

Bedroom 1	4623 x 3104 mm	15'2" x 10'2"
En Suite	1191 x 2075 mm	3'11" x 6'10"
Bedroom 2	4523 x 3115 mm	14'10" x 10'2"
Bedroom 3	3724 x 3115 mm	12'3" x 10'2"
Bedroom 4	2275 x 2163 mm	7'1" x 7'5"
Bathroom	2075 x 1697 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	

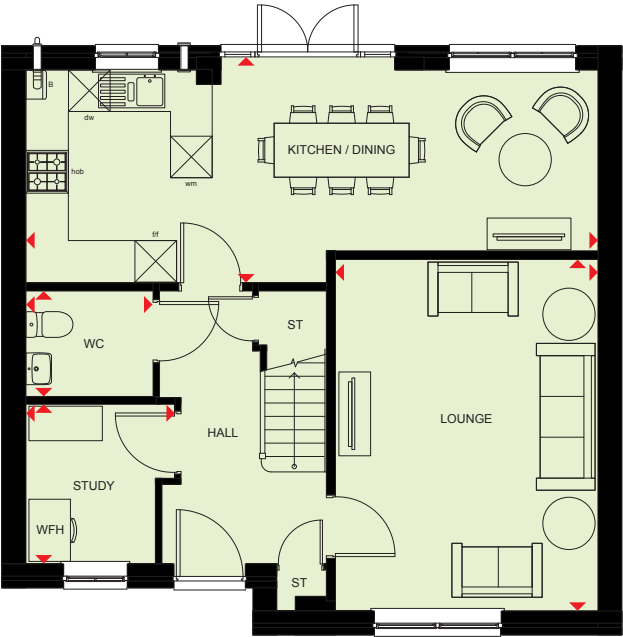
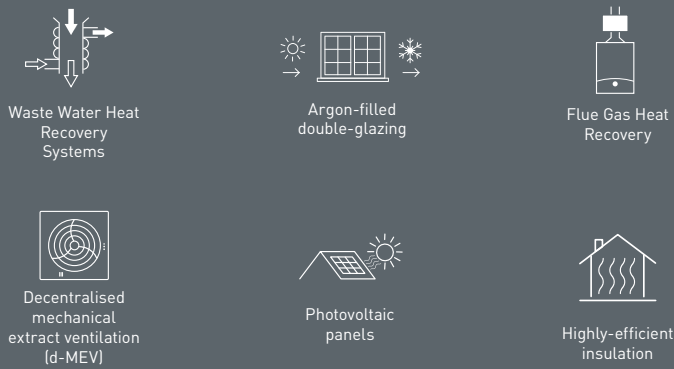


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BDW004895/JULY24

KESTREL

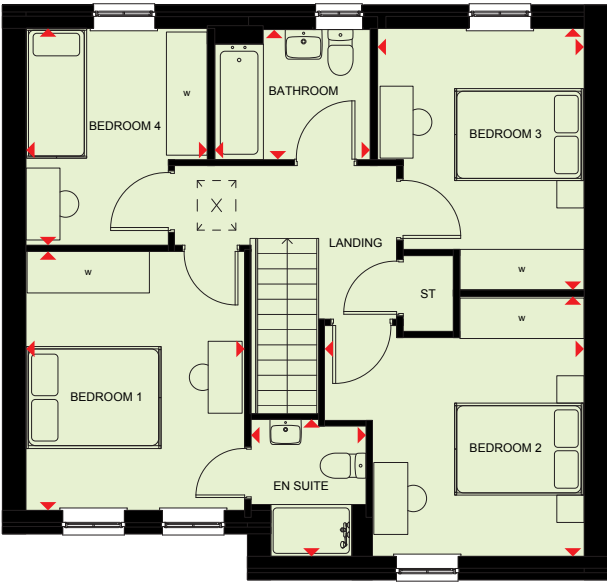
4 BEDROOM HOME



Ground Floor

Kitchen/Dining	8182 x 3037 mm	26'8" x 10'0"
Lounge	3761 x 5025 mm	12'3" x 16'5"
Study	2141 x 2287 mm	7'0" x 7'5"
WC	1813 x 1494 mm	5'9" x 4'9"

[Approximate dimensions]



First Floor

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

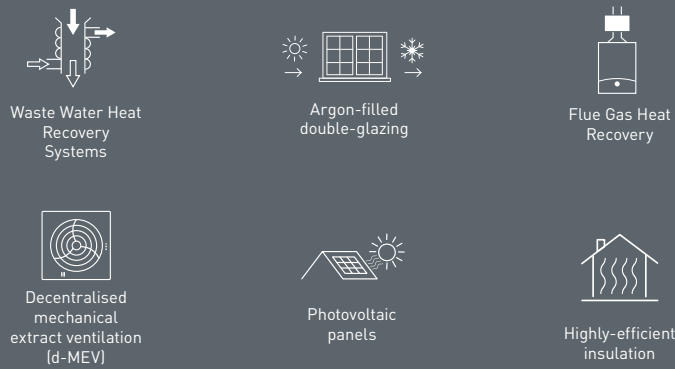
[Approximate dimensions]

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	



FALLOW

5 BEDROOM HOME

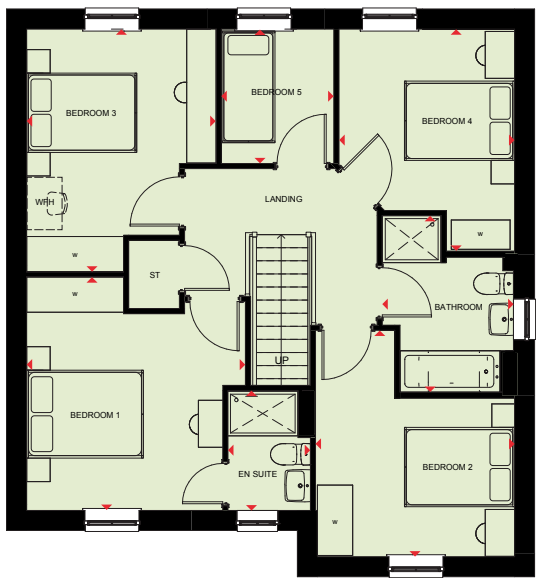


Ground Floor

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



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.





BUILD YOUR FUTURE IN AN ENERGY-EFFICIENT BARRATT HOME

Designed for modern living

Our cleverly laid out rooms give you flexible, multi-purpose spaces which flow between indoors and out, so you can lead the life you want.

Energy-efficient and low cost to run

Our homes are built to be efficient and could save you up to £2,200 per year on your energy bills[^]. With efficient heating systems, highly thermally efficient insulation throughout and argon-filled double glazing.

Peace of mind

Our homes come with a 10-year NHBC Buildmark warranty[†] as standard – which includes a 10-year structural warranty and a 2-year fixtures and fittings warranty – so you can settle in to your new home without the worry of unexpected costs.

Award-winning quality year after year

You'll find quality in all our homes and everything we do, that's why every year since 2010 we've been awarded 5 Stars from the Home Builders Federation, meaning over 90% of our customers would recommend us.*

We're here to help

Our expert Sales Advisers are on hand throughout your homebuying journey, giving you the best possible service and support every step of the way.

[^]Based on HBF "Watt a Save" report published July 2023. [†]2-year builder warranty from legal completion directly from Barratt Homes, backed by NHBC's resolution service. Then 8 years of structural defects insurance cover with NHBC. * 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.

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.



Nothing in this code affects any other rights the customer has by law and does not replace any legislation that applies to the new home. Customers do not have to make a complaint to the New Homes Ombudsman Service if they are not satisfied with a matter that is covered by the code. They may decide to take other action, such as through the civil courts or other ombudsman or regulator. 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. These 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 and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.

barratthomes.co.uk

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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.



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