

NURSERY FIELDS

CHALCRAFT LANE, NORTH BERSTED, WEST SUSSEX, PO21 5TS



A BRAND NEW COLLECTION OF 2, 3 & 4 BEDROOM HOMES



BARRATT
HOMES

WELCOME TO BARRATT HOMES



Barratt Homes welcomes you to Nursery Fields, a collection of new homes in North Bersted. With a choice of award-winning sand and shingle beaches only a short cycle ride you can enjoy the very best of countryside and coastal living in a bustling seaside location. You'll find plenty to see and do, right on your doorstep, with local shops and restaurants just round the corner, as well as a great choice of leisure facilities to support your health and wellbeing.

North Bersted is located just outside Bognor Regis town with excellent links to Chichester, Worthing, and beyond to Brighton. Bognor Regis is a popular coastal tourist destination for all ages who are looking to enjoy the bustling arcades or relax on one of the many beaches that surround the area. Favoured for its choice of outdoor leisure activities, there is lots to keep the family happy including Waterloo Square Crazy Golf, activities at Arun Leisure Centre, as well as windsurfing and sailing at nearby Bognor Regis Sailing Club. If golf is your passion, then you'll be spoilt for choice with two just a short drive away. The Bill Way Cycle Route is a great day out for walkers and cyclists who enjoy getting out amongst nature.

If you're looking for convenience on your doorstep, then you'll find a local Tesco Express and a village pharmacy just a short walk away. There are a choice of local pubs, independent cafes and sports and recreational facilities close by too.

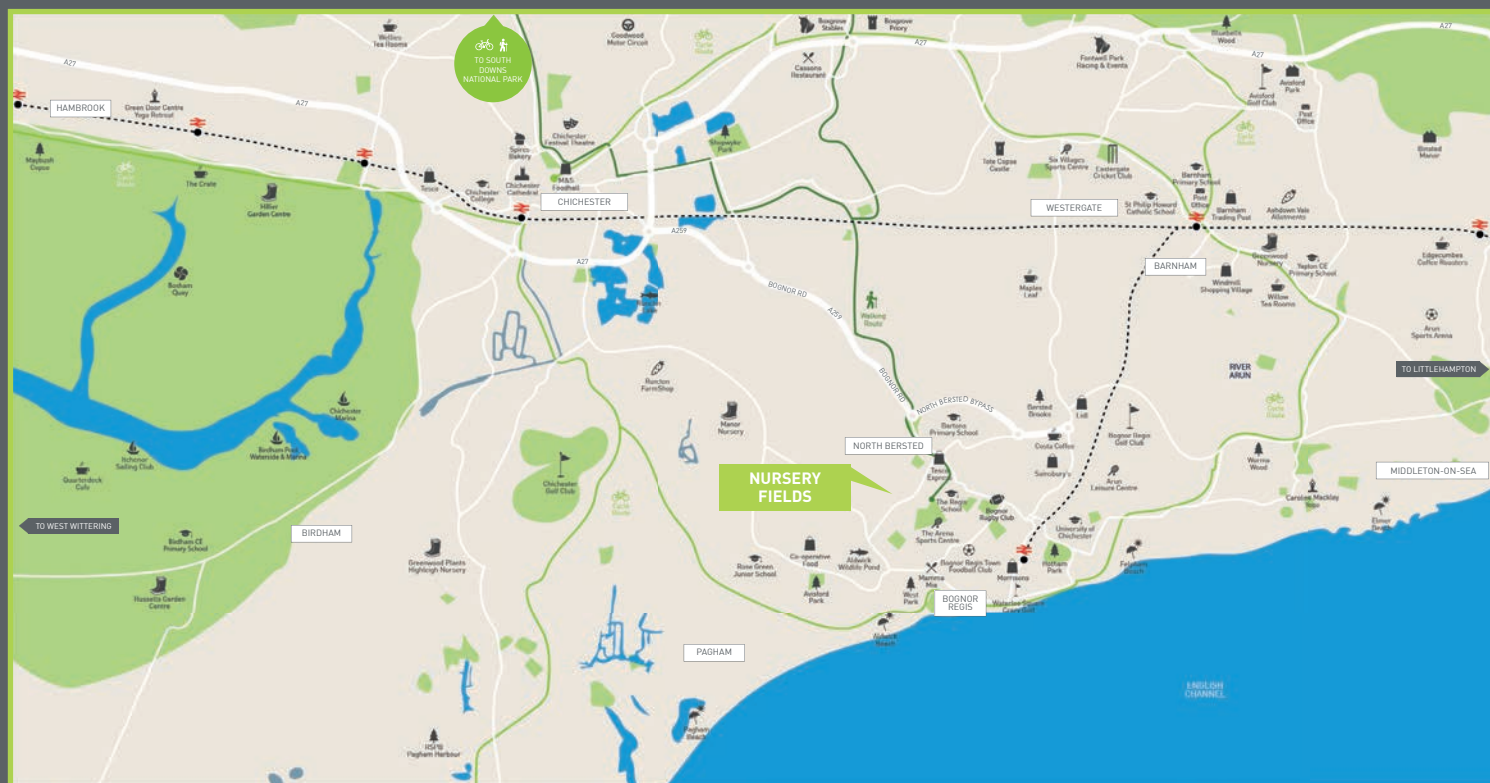
The community spirit in North Bersted is thriving, with plenty of events organised throughout the year available at the Bersted Green Community Hub.

If you're wanting to venture a little further, Chichester is home to many high street stores and well-known restaurants, perfect for long weekends and catching up with friends over brunch. Cineworld Chichester is a go-to for entertainment for the whole family, with weekly premieres and the latest showstoppers. Nearby Goodwood Motor Circuit is also a fun day out with motorsport events such as Festival of Speed and Goodwood Revival.

There are excellent travel links from Nursery Fields, with the A27 connecting you to Brighton and London Gatwick. Barnham Train Station offers services to Portsmouth and central London, and has cycle storage facilities should you wish to cycle on your commute.



NURSERY FIELDS AMENITIES



LOCAL HIGHLIGHTS

EDUCATION

0.5 miles Southway Primary School	0.9 miles The Regis Sixth Form School
0.9 miles Nyewood CoFE School	0.9 miles Bartons Primary School
1.2 miles South Bersted CoFE Primary School	5.2 miles University of Chichester

SHOPPING

0.5 miles Tesco Express	0.9 miles Westmeads Pharmacy
1.8 miles Lidl	1.9 miles Sainsbury's
1.9 miles Arun Retail Park	2.2 miles Morrisons

HEALTH & LEISURE

0.7 miles The Arena Sports Centre	0.9 miles Bognor Rugby Football Club
2.1 miles The Arcade Bognor Beach	3.2 miles Bognor Regis Golf Club
4.8 miles Flip Out Chichester	5.9 miles Cineworld

FROM NURSERY FIELDS

2.1 miles Bognor Regis	8.4 miles Chichester
23.9 miles Portsmouth Harbour	48.0 miles Gatwick Airport

Information is correct at time of printing, is not to scale, and is provided for reference only. Distances provided by Google Maps. You will need to contact schools directly for details of catchment areas. Cycle route information provided by osmaps.com and sustrans.org.uk. Walking trail information provided by alltrails.com.

WELL CONNECTED

BY RAIL

From Barnham Train Station

9 mins

CHICHESTER

26 mins

WORTHING

29 mins

PORTSMOUTH

51 mins

BRIGHTON

BY BUS

On Route 700
From Chichester Road
Littlehampton to Chichester

4 mins

BARNHAM
TRAIN STATION

9 mins

BOGNOR
REGIS

18 mins

CHICHESTER
CITY CENTRE

46 mins

LITTLEHAMPTON

BY CAR

From Nursery Fields

6 mins

BERSTED BROOKS
NATURE RESERVE

24 mins

SELSEY

40 mins

WEST
WITTERING

67 mins

GATWICK
AIRPORT

WALKING TRAIL

There are many walking routes to enjoy locally, with a variety suited to differing abilities (easy, moderated and hard) depending on the terrain and route of choice.

NORTH BERSTED TO EAST MARDEN CIRCULAR

Through South Downs National Park

Distance: 34 miles
Destination Points: Chichester, East Marden, Boxgrove, Oving
Suitable For: Hiking, Bird Watching, Wildlife, Biking

For other routes visit alltrails.com

CYCLE ROUTES

1. BILL WAY ROUTE

National Cycle Route 288

Distance: 9 miles
Destination Points: Chichester to Selsey
[Access via Hunston or South Mundham]

2. DOVER TO ST. AUSTELL ROUTE

National Cycle Route 2





Distance: 378 miles
Destination Points: Dover to St. Austell
[Access via Bognor Regis Beach]



NURSERY FIELDS







BARRATT HOMES SITE PLAN

KEYS

-  Birdham 2 bedroom apartment
-  Matlock 2 bedroom home
-  Greystone 2 bedroom home
-  Allerthorpe 3 bedroom home
-  Linstock 4 bedroom home
-  Lavenham 4 bedroom home
-  Rowan 4 bedroom home

First Homes:














-  Chalcroft 1 bedroom home
-  Croft 3 bedroom home
-  Holland 3 bedroom home
-  Elbridge 4 bedroom home

-  Marketing Suite
-  Show Home
-  Bins Store
-  Visitor Parking Space
-  Local Area of Play
-  Neighbourhood Equipped Area of Play

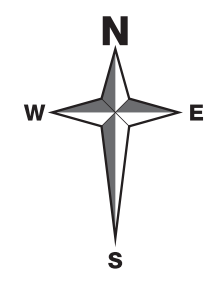
-  Electric Vehicle charging

-  Photovoltaic panels

Giving nature a home on this development:

-  Swift Nesting Brick
-  Bat Box
-  Hedgehog Highway
-  Log Pile
-  Barn Owl Box
-  Bird Box
-  Insect Hotel
-  Play Area
-  Hogging Path
-  SUDS
-  New Tree Line
-  Mature Tree Line
-  Communal Orchard

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



barratthomes.co.uk



THE BIRDHAM

2 BEDROOM APARTMENT



Argon-filled
double-glazing



Highly-efficient
insulation



Waste Water Heat
Recovery
Systems



Electric car
charging
point



A/B EPC Rating



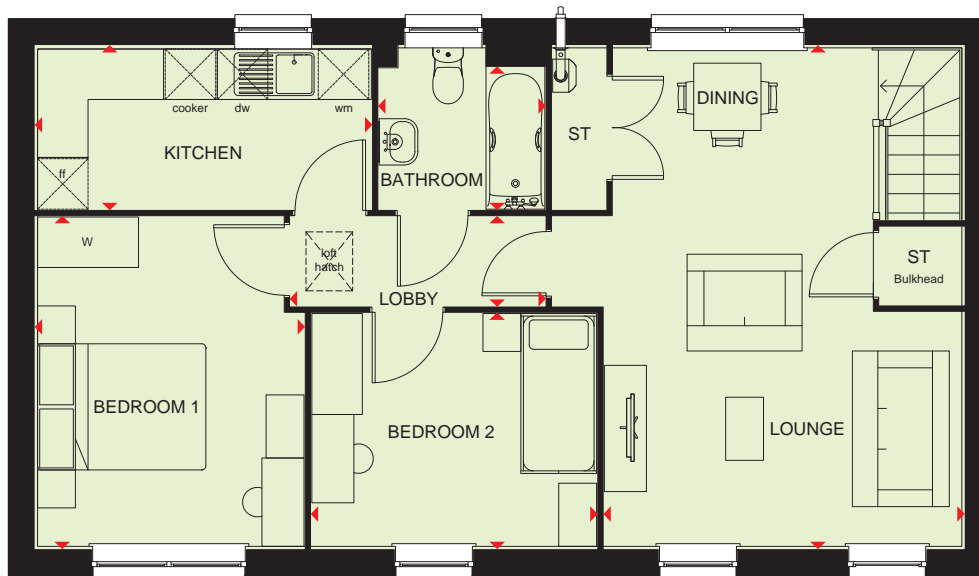
Decentralised
mechanical
extract ventilation
(d-MEV)



Photovoltaic
panels



Flue Gas Heat
Recovery



First Floor

Kitchen	3930 x 1900 mm	12'9" x 6'2"
Bedroom 1	3160 x 3910 mm	10'4" x 12'8"
Bedroom 2	3375 x 2780 mm	11'1" x 9'1"
Lounge/Dining	4855 x 5920 mm	15'9" x 19'4"
Bathroom	1860 x 1910 mm	6'1" x 6'3"

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



THE MATLOCK

2 BEDROOM HOME WITH A STUDY



Argon-filled
double-glazing



Highly-efficient
insulation



Waste Water Heat
Recovery
Systems



Electric car
charging
point



A/B EPC Rating



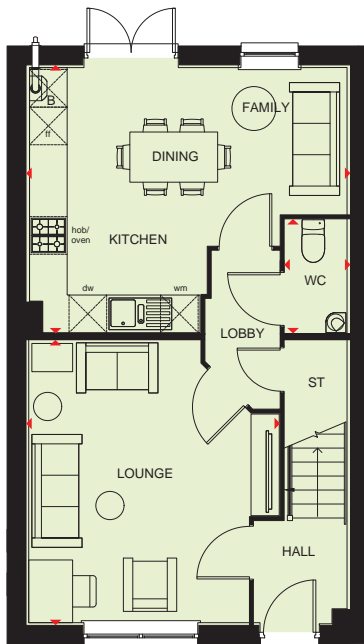
Decentralised
mechanical
extract ventilation
(d-MEV)



Photovoltaic
panels



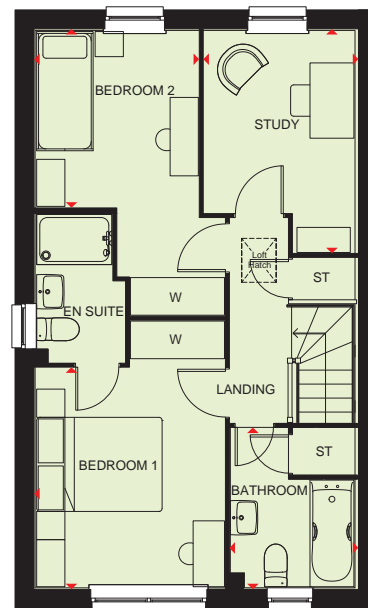
Flue Gas Heat
Recovery



Ground Floor

Lounge	3500 x 4500 mm	11'4" x 14'7"
Kitchen/Breakfast/ Family	5040 x 4220 mm	16'5" x 13'8"
WC	960 x 1800 mm	3'1" x 5'9"

[Approximate dimensions]



First Floor

Bedroom 1	2990 x 4230 mm	9'8" x 13'8"
En suite	1400 x 2350 mm	4'5" x 7'7"
Bedroom 2	2990 x 4315 mm	9'8" x 14'1"
Study	2380 x 3515 mm	7'8" x 11'5"
Bathroom	1960 x 2520 mm	6'4" x 8'2"

[Approximate dimensions]

KEY

B Boiler
ST Store
wm Washing machine space

dw Dishwasher space
f/f Fridge/freezer space
W Wardrobe space

◀▶ Dimension location



THE GREYSTONE

2 BEDROOM HOME



Argon-filled
double-glazing



Highly-efficient
insulation



Waste Water Heat
Recovery
Systems



Electric car
charging
point



A/B EPC Rating



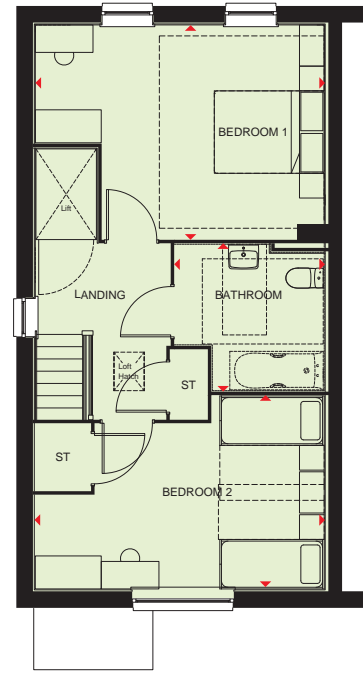
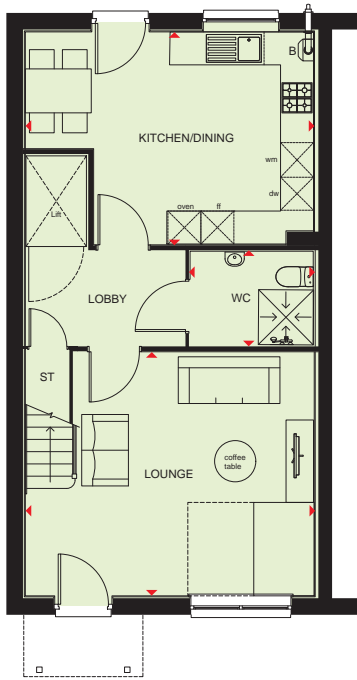
Decentralised
mechanical
extract ventilation
(d-MEV)



Photovoltaic
panels



Flue Gas Heat
Recovery



Ground Floor

Lounge	5255 x 4420 mm	17'2" x 14'5"
Lobby	2890 x 1710 mm	9'5" x 5'6"
Kitchen/Dining	5240 x 3880 mm	17'2" x 12'7"
WC	2245 x 1710 mm	7'4" x 5'6"

First Floor

Bedroom 1	5255 x 3900 mm	17'2" x 12'8"
Bedroom 2	5255 x 3515 mm	17'2" x 11'5"
Bathroom	2710 x 2510 mm	8'9" x 8'2"

KEY

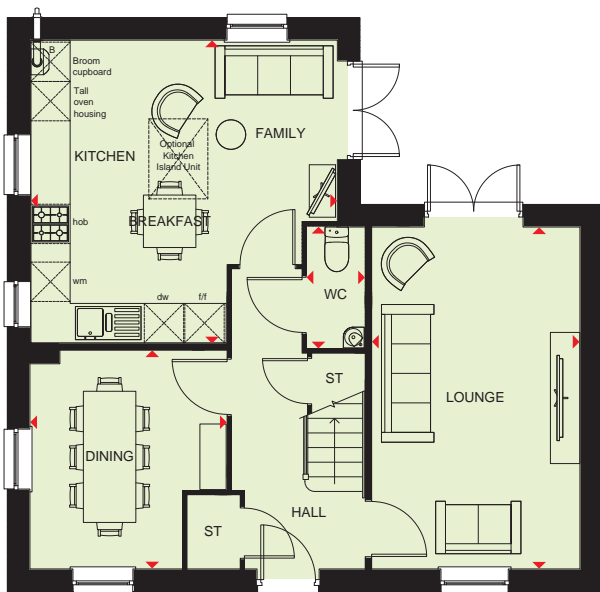
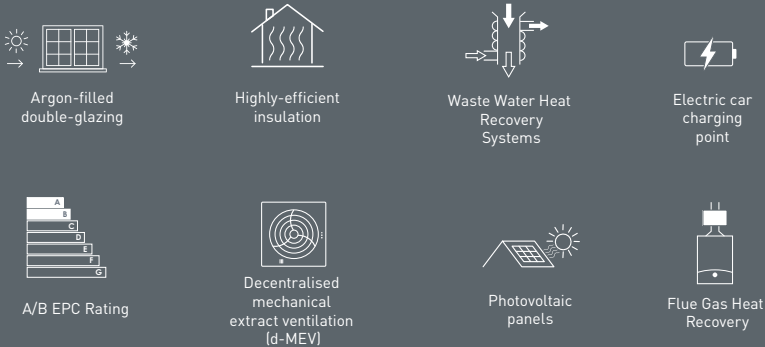
B Boiler
ST Store
wm Washing machine space

dw Dishwasher space
f/f Fridge/freezer space
◀▶ Dimension location



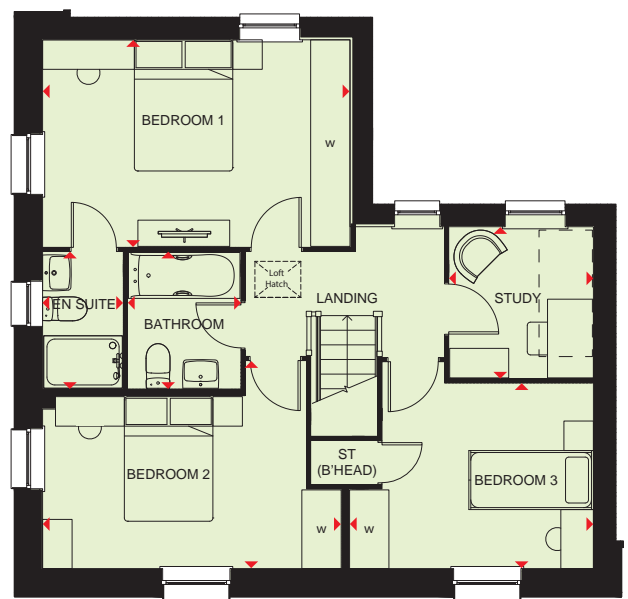
THE ALLERTHORPE

3 BEDROOM HOME WITH A STUDY



Ground Floor

Lounge	3200 x 5210 mm	10'5" x 17'1"
Dining	2980 x 3310 mm	9'7" x 10'8"
Kitchen/Breakfast/Family	4700 x 4645 mm	15'4" x 15'2"
WC	860 x 1840 mm	2'8" x 6'0"



First Floor

Bedroom 1	4690 x 3140 mm	15'3" x 10'3"
En suite	1210 x 2060 mm	3'9" x 6'7"
Bedroom 2	4545 x 3150 mm	14'9" x 10'3"
Bedroom 3	3710 x 3130 mm	12'1" x 10'3"
Study	2185 x 2300 mm	7'1" x 7'5"
Bathroom	1700 x 2060 mm	5'6" x 6'7"

KEY	B	Boiler	dw	Dishwasher space	◄►	Dimension location
	ST	Store	f/f	Fridge/freezer space		
	wm	Washing machine space	w	Wardrobe space		



THE LINSTOCK

4 BEDROOM HOME WITH A STUDY



Argon-filled double-glazing



Highly-efficient insulation



Waste Water Heat Recovery Systems



Electric car charging point



A/B EPC Rating



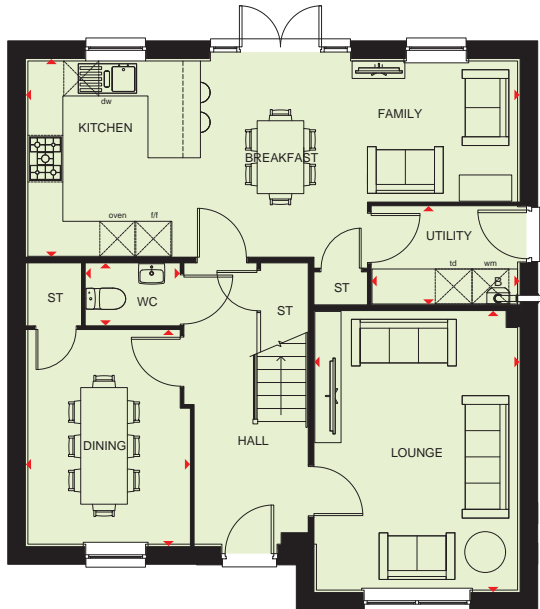
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels

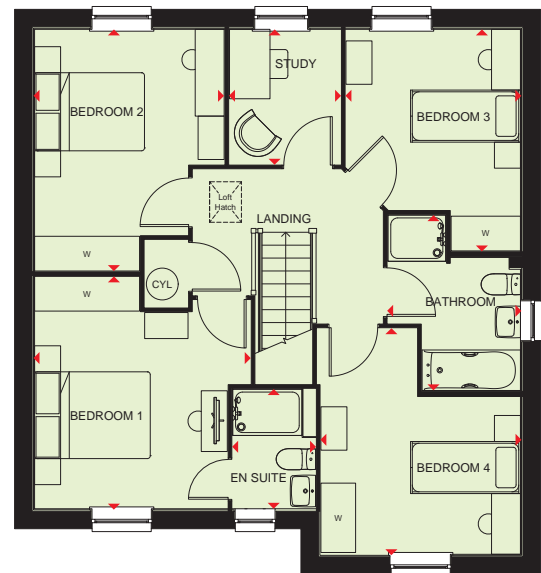


Flue Gas Heat Recovery



Ground Floor

Kitchen/Breakfast/Family	8400 x 3940 mm	27'5" x 12'9"
Utility	2500 x 1660 mm	8'2" x 5'4"
Dining	2765 x 3660 mm	9'1" x 12'0"
Lounge	3470 x 3770 mm	11'3" x 12'3"
WC	1600 x 1040 mm	5'2" x 3'4"
Hall	1920 x 4800 mm	6'2" x 15'7"



First Floor

Bedroom 1	3725 x 4000 mm	12'2" x 13'1"
En suite	1420 x 2125 mm	4'6" x 6'9"
Bedroom 2	3270 x 4170 mm	10'7" x 13'6"
Bedroom 3	3010 x 3820 mm	9'8" x 12'5"
Bedroom 4	3440 x 3900 mm	11'2" x 12'7"
Study	1910 x 2315 mm	6'2" x 7'6"
Bathroom	2260 x 3120 mm	7'4" x 10'2"

KEY

B	Boiler	dw	Dishwasher space	CYL	Cylinder
ST	Store	td	Tumble dryer space	w	Wardrobe space
wm	Washing machine space	f/f	Fridge/freezer space	◀▶	Dimension location



THE LAVENHAM

4 BEDROOM HOME



Argon-filled double-glazing



Highly-efficient insulation



Waste Water Heat Recovery Systems



Electric car charging point



A/B EPC Rating



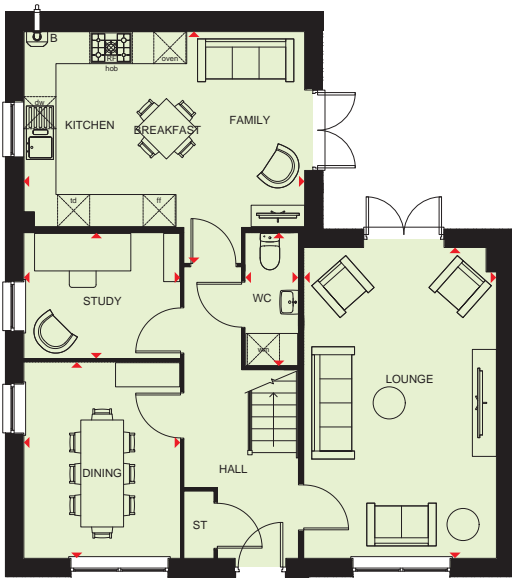
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Flue Gas Heat Recovery



Ground Floor

Kitchen/Family/Breakfast	5245 x 3640 mm	17'2" x 11'9"
Lounge	3580 x 5810 mm	11'7" x 19'0"
Dining	2910 x 3640 mm	9'5" x 11'9"
Study	2910 x 2315 mm	9'5" x 7'5"
WC	960 x 2460 mm	3'2" x 8'1"



First Floor

Bedroom 1	3530 x 5800 mm	11'5" x 19'0"
En suite	2760 x 1425 mm	9'0" x 4'6"
Bedroom 2	4840 x 3410 mm	15'8" x 11'2"
Bedroom 3	2975 x 4590 mm	9'7" x 15'0"
Bedroom 4	2170 x 3950 mm	7'1" x 12'9"
Bathroom	1850 x 3000 mm	6'0" x 9'8"

KEY

B	Boiler
ST	Store
wm	Washing machine space

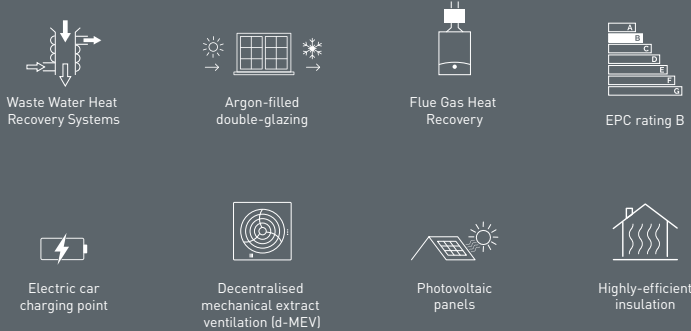
dw	Dishwasher space
td	Tumble dryer space
f/f	Fridge/freezer space

CYL	Cylinder
w	Wardrobe space
◀▶	Dimension location



THE ROWAN

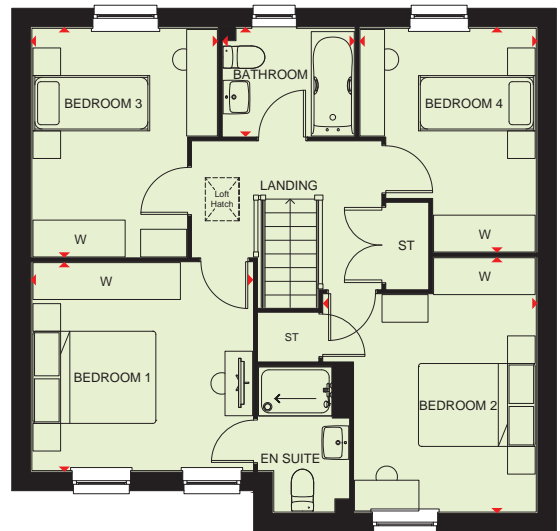
4 BEDROOM HOME



Ground Floor

Kitchen/Dining/Family	8160 x 3125 mm	26'7" x 10'2"
Lounge	3400 x 5090 mm	11'1" x 16'6"
Study	2615 x 2115 mm	8'5" x 6'9"
Utility	1560 x 1680 mm	5'1" x 5'5"
WC	900 x 1680 mm	2'9" x 5'5"

[Approximate dimensions]



First Floor

Bedroom 1	3570 x 3360 mm	11'7" x 11'0"
En suite	1460 x 2400 mm	4'7" x 7'8"
Bedroom 2	3425 x 4115 mm	11'2" x 13'5"
Bedroom 3	3000 x 3700 mm	9'8" x 12'1"
Bedroom 4	2845 x 3615 mm	9'3" x 11'8"
Bathroom	2125 x 1730 mm	6'9" x 5'6"

[Approximate dimensions]

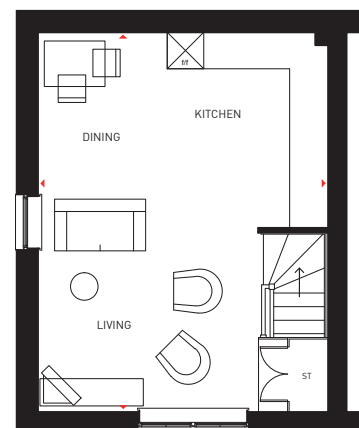
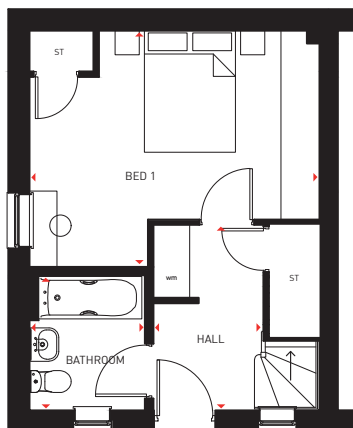
KEY	B Boiler	dw Dishwasher space	W Wardrobe space
	ST Store	f/f Fridge/freezer space	◀ ▶ Dimension location
	wm Washing machine space	td Tumble dryer space	



THE CHALCROFT

1 BEDROOM HOME

- Carefully designed starter home with hallway and integrated utility area, and modern bathroom.
- Spacious double bedroom with plenty of storage and an area for working from home.
- Open-plan living and kitchen to the first floor with additional storage and a separate dining area.



Ground Floor		
Hall/Utility	1650mm x 2920mm	5'4 x 9'5
Bathroom	1960mm x 2210mm	6'4 x 7'2
Bed 1	4725mm x 3890mm	15'5 x 12'7

First Floor		
Living/Kitchen/Dining	4710mm x 6200mm	15'4 x 20'3

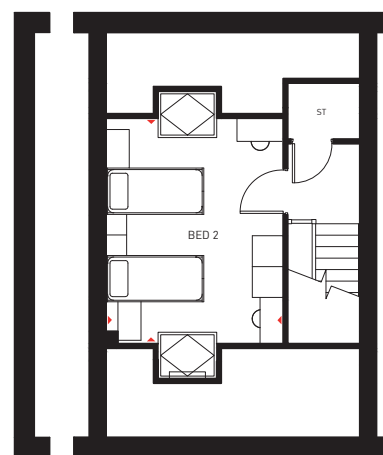
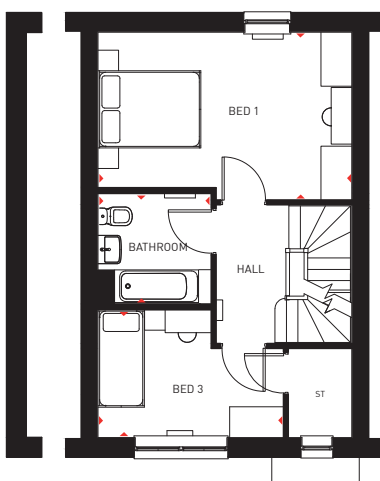
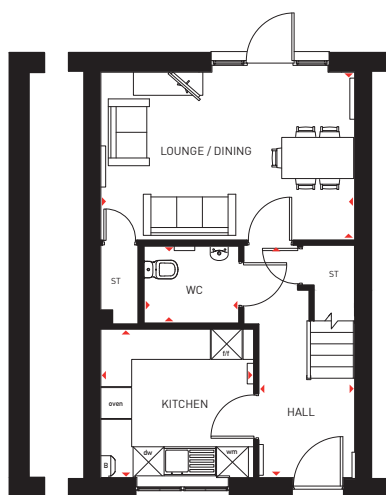
KEY

B	Boiler	CYL	Cylinder	wm	Washing machine space	td	Tumble dryer space
ST	Store	f/f	Fridge/freezer space	dw	Dishwasher space	◀▶	Dimension location

THE CROFT

3 BEDROOM HOME

- Spacious home with a separate modern kitchen and living dining room overlooking the garden.
- There are three good-sized bedrooms, with two doubles and a modern family bathroom.
- Plenty of storage across the three floors with a WC to the ground floor accessed from the main hallway.



Ground Floor

Hall	1830mm x 4520mm	6'0 x 14'8
Kitchen	2980mm x 2900mm	9'7 x 9'5
WC	1880mm x 1500mm	6'1 x 4'9
Lounge/Dining	4880mm x 3320mm	16'0 x 10'8

First Floor

Bed 1	4880mm x 3320mm	16'0 x 10'8
Bed 3	3580mm x 2520mm	11'7 x 8'2
Bathroom	2210mm x 2200mm	7'2 x 7'2

Second Floor

Bed 2	3430mm x 4320mm	11'2 x 14'1
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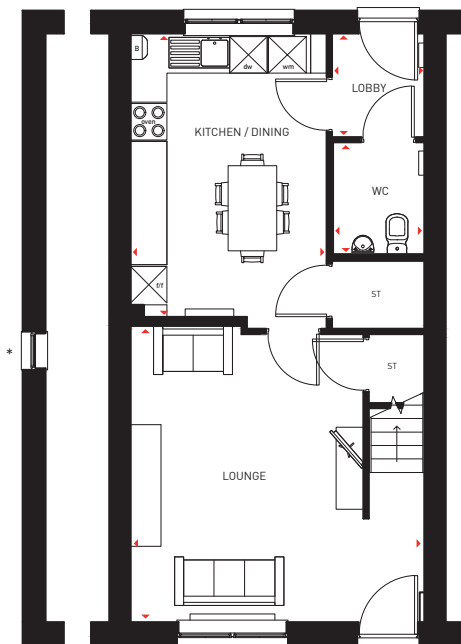
KEY

B	Boiler	CYL	Cylinder	wm	Washing machine space	td	Tumble dryer space
ST	Store	f/f	Fridge/freezer space	dw	Dishwasher space	◀▶	Dimension location

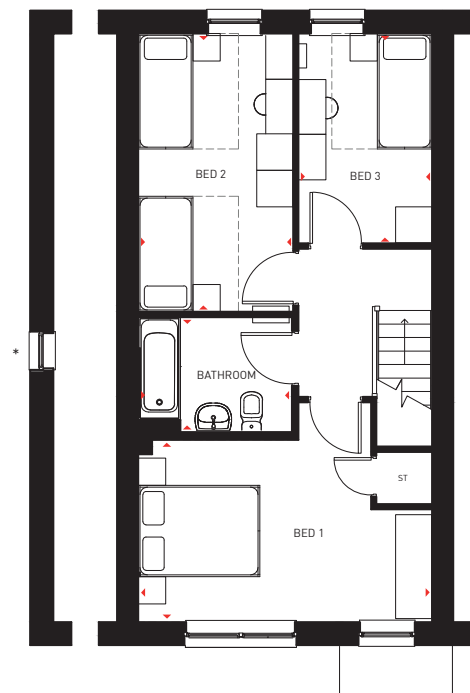
THE HOLLAND

3 BEDROOM HOME

- Thoughtfully designed home with a spacious front aspect living room, and separate kitchen dining room.
- There are three good-sized double bedrooms and a modern family bathroom.
- Plenty of storage and a large downstairs WC accessed from a lobby area to the rear of the home.



*Side windows removed from plots 39, 41, 42, 43, 44, 62, 65, 66, 72, 73, 74



Ground Floor		
Lounge	4840mm x 4880mm	15'8 x 15'9
Kitchen/Dining	3220mm x 4730mm	10'5 x 15'5
Lobby	1510mm x 1730mm	4'9 x 5'6
WC	1510mm x 1840mm	4'9 x 6'0

First Floor		
Bed 1	4840mm x 3670mm	15'8 x 12'0
Bathroom	2580mm x 1725mm	8'4 x 5'6
Bed 2	2580mm x 4600mm	8'4 x 15'0
Bed 3	2160mm x 3475mm	7'0 x 11'4

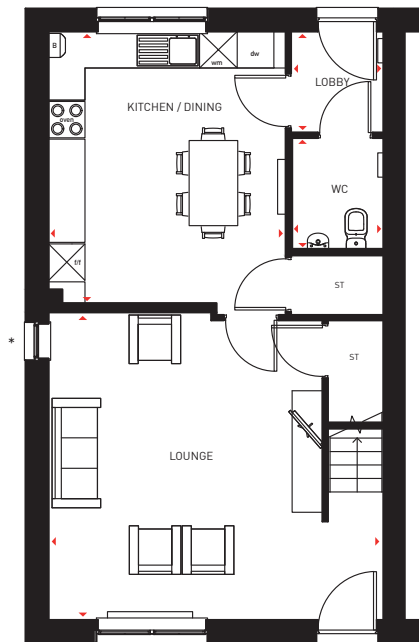
KEY

B	Boiler	CYL	Cylinder	wm	Washing machine space	td	Tumble dryer space
ST	Store	f/f	Fridge/freezer space	dw	Dishwasher space	◀▶	Dimension location

THE ELBRIDGE

4 BEDROOM HOME

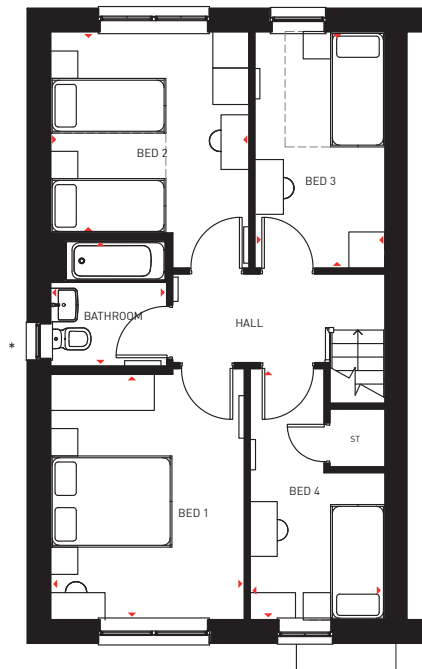
- Thoughtfully designed home with a spacious front aspect living room, and separate kitchen dining room.
- There are four bedrooms, three doubles and a good-sized single, and a modern family bathroom.
- Plenty of storage and a large downstairs WC accessed from a lobby area to the rear of the home.



*Side windows removed from plots 212 & 215

Ground Floor

Lounge	4500mm x 5160mm	14'7 x 16'9
Kitchen/Dining	3900mm x 4450mm	12'7 x 14'5
WC	1510mm x 1845mm	4'9 x 6'0



First Floor

Bed 1	3130mm x 4165mm	10'2 x 13'6
Bed 2	3275mm x 3810mm	10'7 x 12'5
Bathroom	1725mm x 2200mm	5'6 x 7'2
Bed 3	2135mm x 3810mm	7'0 x 12'5
Bed 4	2285mm x 4165mm	7'5 x 13'6

KEY

B	Boiler	CYL	Cylinder	wm	Washing machine space	td	Tumble dryer space
ST	Store	f/f	Fridge/freezer space	dw	Dishwasher space	◀▶	Dimension location

GIVING NATURE A HOME

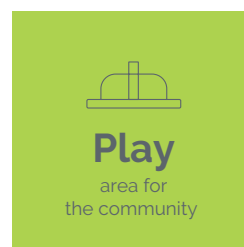
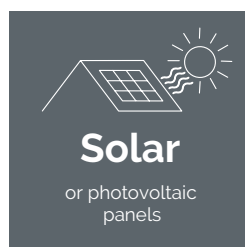
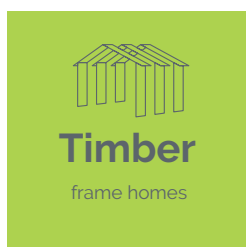
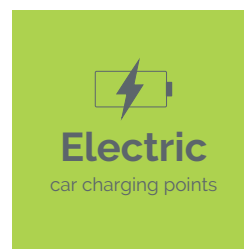
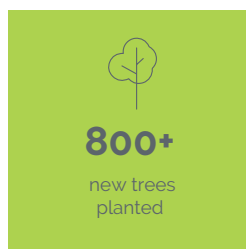
BUILDING SUSTAINABLE COMMUNITIES

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



YOU COULD SAVE UP TO £1,980* WITH OUR IMPROVED ENERGY-EFFICIENT HOMES



Photovoltaics



Increased Loft Insulation



Maintain 100mm Cavity With Full Fill Insulation



Photographic Evidence



4

Airtightness



Increased Floor Insulation



Enhanced Double Glazing



Waste Water Heat Recovery



Larger Radiators
Future Proof Air
Source Heat Pump



Decentralised
Mechanical
Extract Ventilation

65%* MORE ENERGY-EFFICIENT



BENEFITS OF BUYING TIMBER FRAMED

ENERGY EFFICIENT

All new buildings have to conform to energy efficiency standards. Our timber frame homes easily meet these standards, saving you money on energy and helping the environment

KEEPING IT QUIET

We use high quality acoustic dampening and sound insulation materials together with the latest construction methods to minimise sound transfer between rooms or adjoining properties.

DRAUGHT-FREE

In accordance with all Barratt construction standards, the timber frame construction method ensures your home is very well insulated compared to an older style property.

FIRE RESISTANT

We ensure high levels of fire resistance. The wood is protected by gypsum plasterboard and has cavity barriers between external cladding and frame wall panel. Fire stops are in place too.

HIGH QUALITY

The timber frame manufacturers we work with excel at what they do. They are certified by the NHBC, and also have further accreditation from TRADA¹ and BBA².

EXCELLENCE ASSURED

You can feel confident when you choose a Barratt timber frame home knowing you'll continue to enjoy its superb quality for many years to come.



FSC – Forest Stewardship Council / PEFC – Programme for the Endorsement of Forest Certification. Promoting environmentally appropriate, socially beneficial, and economically viable management of the world's forests.

¹ TRADA – Timber Research and Development Association. TRADA is an internationally recognised centre of excellence on the specification and use of timber and wood products.

² BBA – British Board of Agreement. The BBA is committed to helping businesses and organisations supply the construction industry with products, systems and installers of the highest quality.

barratthomes.co.uk
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