STIRLING PARK

BAFFIN WAY, BROUGH HU15 1WP



2, 3, 4 AND 5 BEDROOM HOMES







OUTSTANDING DESIGN

BARRATT HOMES ARE BUILT AROUND THE WAY YOU WANT TO LIVE

Careful consideration and attention to detail goes into every home we build, and our homes are flexible and adaptable to suit every lifestyle. Open plan living spaces are integral to our design, helping you make the most of space and natural light, and allowing every room to be enjoyed to its maximum potential.

We also know how vital outdoor space is in creating places people love to live in. Whether it's gardens or landscaped areas, we make sure there's plenty surrounding the homes we build, for the whole neighbourhood to enjoy.

AWARD-WINNING CUSTOMER SERVICE AND QUALITY

WITH YOU EVERY STEP OF THE WAY

Barratt Homes has years of experience building thoughtfully designed, high quality homes. We've repeatedly been awarded 5 stars by the Home Builders Federation, year after year. And that's not all. Our homes come with an NHBC Buildmark Warranty which gives you a 10 year structural warranty and a 2 year fixtures and fittings warranty* as standard. This is just one of the added benefits of buying a new home.

We do all we can to make moving easy, putting people in touch with dedicated experts throughout the journey, which is why for more than 50 years, we have earned ourselves an enviable reputation for excellence.

At Barratt we build every type of home for every type of home buyer, in great locations the length and breadth of the country. Whether you're putting your first foot on the property ladder, moving up to a larger home or even downsizing, Barratt can help you find the home that suits you perfectly.







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.



















STIRLING PARK AMENITIES

BAFFIN WAY, BROUGH HU15 1WP







NURSERIES

Busy Bees Children's Day Nursery Welton Road, Brough HU15 1AF

Elloughton Private Nursery with Little Acorns 88 Main Street, Brough HU15 1HU

PRIMARY SCHOOLS

Hunsley Primary School, Bluebird Way Brough HU15 1XB 0.2 mile

Welton Primary School Elloughtonthorpe Way, Brough HU15 1TJ 0.5 miles

Brough Primary School 60 Welton Road, Brough HU15 1BH

Elloughton Primary School Stockbridge Road, Brough HU15 1HN

SECONDARY SCHOOL

South Hunsley School and Sixth Form College East Dale Road, Melton, North Ferriby HU14 3HS 2 miles

LOCAL COUNCIL

East Riding of Yorkshire Council

DOCTOR

The Ridings, Brough Surgery 4 Centurion Way, Brough HU15 1AY 0.8 miles

DENTIST

Brough Dental Studio 19 Welton Road, Brough HU15 1DR 1.3 miles

HOSPITALS

Hull Royal Infirmary Hospital Anlaby Road, Hull HU3 2JZ 0.1 miles

Castle Hill Hospital Castle Road, Cottingham HU16 5JQ 8 miles

VET

Medivet, Brough 60 Welton Road, Brough HU15 1BH

Archway Veterinary Practice 100 Welton Road, Brough HU15 1BH 1 mile

BUS SERVICE

East Yorkshire Motor Services 252 Anlaby Road, Hull HU3 2RS

TRAIN STATION

Brough Train Station Station Road, Brough HU15 1DZ 1.4 miles

AIRPORT

Humberside Airport Grimsby Road, Kirmington DN39 6YH 18 4 miles

TAXI SERVICE

Riverside Travel, Brough

GYM & SPORTS

Welton Waters Adventure Centre Common Lane, Welton, Brough, East Yorkshire HU15 1PT 11 miles

Unit 7 Toft Court, Skillings Lane, Brough HU15 1BA

Brantingham Parks Gym & Fitness Elloughton Road, Brough HU15 1HX 19 miles

SHOPPING & LEISURE

Bluebird way, Brough

0.2 miles

Morrisons

Welton Road, East Riding of Yorkshire HU15 1AF

Red Hawk Pub

Welton Road, Brough HU15 1AF

Post Office

57 Welton Road, Brough HU15 1AB

1 mile

Sainsbury's

51-53 Skillings Lane, Brough HU15 1BA

12 miles

1-3 Skillings Lane, Brough HU15 1BA

1.2 miles

Harrison Lock Family Butchers 59D Welton Road, Brough HU15 1AB

11miles

57B Welton Road, Brough HU15 1AB



STIRLING PARK

DEVELOPMENT LAYOUT

- Denford 2 bedroom home
- Ellerton 3 bedroom home
- Moresby
- 3 bedroom home
- Denby
- 3 bedroom home Ripon
- 3 bedroom home
- Kingsville 4 bedroom home
- Woodcote 4 bedroom home
- Alderney 4 bedroom home
- Alfreton 4 bedroom home
- Halton 4 bedroom home
- Radleigh 4 bedroom home
- Ascot 4 bedroom home
- Hambleton 5 bedroom home
- Lamberton 5 bedroom home

BCP Bin Collection Point

Visitor Parking Space



Giving nature a home on this development:

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





Gravel Path





Kick













DENFORD

2 BEDROOM HOME







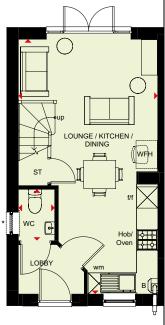












Ground Floor		f.
Lounge / Dinning / Kitchen	3938 x 7205 mm	12'11" x 23'8"
WC	1009 x 1456 mm	3'4" x 4'9"

[Approximate dimensions]	
*Window may be omitted on certain plots. Speak to a Sales Advisor for details on individual plans.	-



First Floor		
Bedroom 1	3943 x 2407 mm	12'11" x 7'11"
Bedroom 2	3943 x 2697 mm	12'11" x 8'10"
Bathroom	1840 x 1920 mm	6'0" x 6'4"

(Approximate dimensions)

KEY

Boiler

m Washing machine space

w Wardrobe space

Dimension location





ELLERTON

3 BEDROOM HOME







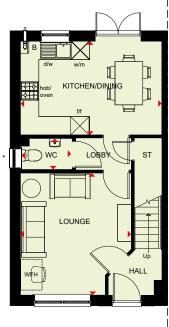














Ground Flo	or	
Lounge	3605 x 3967mm	11'10" x 13'0"
Kitchen	4593 x 3048mm	15'1" x 10'0"
WC	1668 x 1016mm	5'6" x 3'4"

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

İ
BEDROOM 2 BEDROOM 3 W LANDING
BATHROOM
w Up
EDROOM 1
ENSUIT

First Floor		
Bedroom 1	3605 x 3683mm	11'10" x 12'1"
En suite	1918 x 1716mm	6'3" x 5'8"
Bedroom 2	2708 x 3245mm	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)

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

KEY

(Approximate dimensions)

В Boiler

ST

Dishwasher space

Wardrobe space

Store Washing machine space

f/f Fridge/freezer space WFH

Working from home space





MORESBY

3 BEDROOM HOME







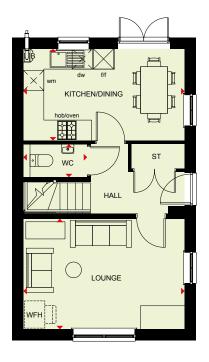




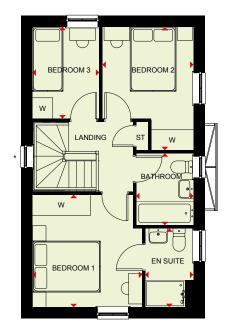








Ground Floor		
Lounge	4735 x 3245 mm	15'6" x 10'8"
Kitchen/Dining	4735 x 2696 mm	15'6" x 8'10"
WC	1874 v 974 mm	6'2" v 3'2"



First Floor		
Bedroom 1	3226 x 3307 mm	10'7" x 10'10"
En Suite	1416 x 2322 mm	4'8" x 7'7"
Bedroom 2	2674 x 3628 mm	8'9" x 11'11"
Bedroom 3	1968 x 2696 mm	6'5" x 8'10"
Bathroom	1688 x 2120 mm	5'6" x 6'11"

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

KEY

B Boiler

dw Dishwasher space

/ Wardrobe space

ST Store wm Washing machine space f/f Fridge/freezer space

Working from home space





DENBY

3 BEDROOM HOME







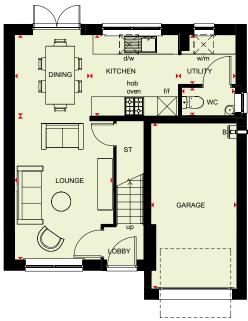












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	Ĺ	
Ground Floo	or	
Lounge	3067 x 4457mm	10'1" x 14'7"
Kitchen	2750 x 2523mm	9'0" x 8'3"
Dining	2330 x 2523mm	7'8" x 8'3"
Utility	1784 x 1533mm	5'10" x 5'0"
WC	1662 x 869mm	5'5" x 2'10"

(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 3829mm	10'1" x 12'7"
Bedroom 3	2722 x 3284mm	8'11" x 10'9"
Bathroom	1950 x 1913mm	6′5″ x 6′3″

(Approximate dimensions)

KEY

B Boiler

2663 x 5142mm

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





KINGSVILLE

3 BEDROOM HOME











Ground Floor		
Dining/Family	3931 x 4800 mm	12'11" x 15'9"
Kitchen	1866 x 3060 mm	6'1" x 10'0"
Study	1866 x 2744 mm	6'1" x 9'0"
WC	940 v 1415 mm	2'10" v 5'4"

First Floor		
Lounge	3936 x 3625 mm	12'11" x 11'11"
Bedroom 1	3936 x 3037 mm	12'11" x 10'0"
En Suite	1551 x 2163 mm	5'1" x 7'1"

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

Second Floor		
Bedroom 2	3936 x 3503 mm	12'11" x 11'6"
Bedroom 3	3936 x 3488 mm	12'11" x 11'5"
Bathroom	1705 x 1963 mm	5'7" x 6'5"

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

KEY

Boiler

В

d/w Dishwasher space Wardrobe space

ST Store f/f Fridge/freezer space Dimension location

Washing machine space

BH/ST Bulkhead Store







WOODCOTE

4 BEDROOM HOME







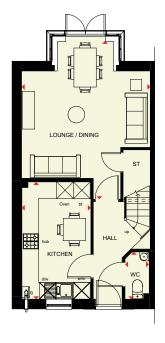


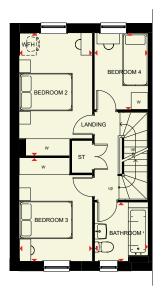














Ground Floo	or	
Lounge / dining	4603 x 5645 mm	15'1" x 18'6"
Kitchen	2481 x 4211 mm	8'2" x 13'10"
WC	940 v 1402 mm	2'10" v 5'7"

First Floor		
Bedroom 2	2608 x 4409 mm	8'7" x 14'6"
Bedroom 3	2608 x 3717 mm	8'7" x 12'2"
Bedroom 4	1912 x 2779 mm	6'3" x 9'1"
Bathroom	1912 x 2112 mm	6'3" x 6'11"

l	Second Flo	oor	
	Bedroom 1	3482 x 5645 mm	11'5" x 18'6"
	Dressing	2594 x 2574 mm	8'6" x 8'5"
	En Suite	1926 x 2486 mm	6'4" x 8'2"

KEY

Boiler

Washing machine space

w Dishwasher space

BH Bulkhead

ST Store

В

f/f Fridge/freezer space

Working from home space

WFH

W Wardrobe space





ALDERNEY

4 BEDROOM HOME





















Ground Floor		
Lounge	3095 x 5143 mm	10'2" x 16'10"
Kitchen/Breakfast/Family	4623 x 4598 mm	15'2" x 15'1"
Dining	2967 x 3307 mm	9'9" x 10'10"
WC	854 x 1641 mm	2'10" x 5'5"

(Approximate dimensions)

First Floor	

Bedroom 1	4618 x 3104 mm	15'2" x 10'2"
En Suite	1191 x 2075 mm	3'11" x 6'10"
Bedroom 2	4510 x 3110 mm	14'10" x 10'2"
Bedroom 3	3737 x 3110 mm	12'3" x 10'2"
Bedroom 4	2148 x 2270 mm	7′1″ x 7′5″
Bathroom	1702 x 2075 mm	5'7" x 6'10"

(Approximate dimensions)

KEY

Boiler

В

dw Dishwasher space

w Wardrobe space

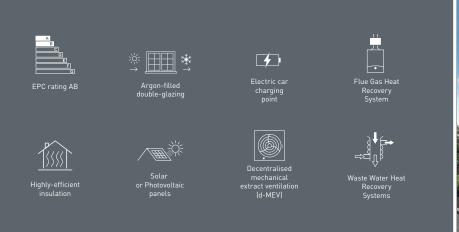
ST Store wm Washing machine space f/f Fridge/freezer space
WFH Working from home space





ALFRETON

4 BEDROOM HOME





CYL

BHST

3585 x 3836 mm 1411 x 2598 mm

5647 x 2486 mm

2572 x 3570 mm

3145 x 3513 mm

2572 x 2187 mm

LANDING

BATHROOM

BEDROOM 3

First Floor

Bedroom 1

Bedroom 3

Bedroom 4

Bathroom

En Suite Bedroom 2

10



	HALL	OUNGE
Ground Floor		
Lounge	5719 x 3473 mm	18' 7" X 11' 3"
Kitchen/Family	5111 x 4115 mm	16'7'' X 13'5"

Ground Floor		
Lounge	5719 x 3473 mm	18' 7" X 11' 3"
Kitchen/Family	5111 x 4115 mm	16'7'' X 13'5"
Dining Room	3309 x 2688 mm	10'8" X 8'8"
Study	2565 x 2115 mm	8'4" X 6'9"
Utility	1520 x 1573 mm	4'9" X 5'1"
WC	900 x 1650 mm	2'9" X 5'4"

(Approximate dimensions)

KEY В Boiler Washing machine space Tumble dryer space

ST f/f Fridge/freezer space Wardrobe space Store w d/w Dishwasher BH ST Bulkhead store

◆ Dimension location





W

11'7" X 12'5"

18'5" X 8'1"

8'4" X 11'7"

10'3" X 11'5"

HALTON

4 BEDROOM HOME





















Ground Floor

Lounge	3380 x 4938 mm	11'1" x 16'2"
Kitchen/ Dining/Family	5501 x 4000 mm	18'1" x 13'1"
WC	864 x 1742 mm	2'10" x 5'9"
Utility	1771 x 1776 mm	5'10" x 5'10"
Garage	2655 x 5240 mm	8'9" x 17'2"

(Approximate dimensions)

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

First	Floor

Bedroom 1	3536 x 3775 mm	11'7" x 12'5"
En Suite	2698 x 1801 mm	8'10" x 5'11"
Bedroom 2	3536 x 3622 mm	11'7" x 11'11"
Bedroom 3	3108 x 3655 mm	10'2" x 12'0"
Bedroom 4	2853 x 3463 mm	9'4" x 11'4"
Bathroom	2076 x 1959 mm	6'10" x 6'5"

(Approximate dimensions)

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

KEY

Boiler

dw Dishwasher space

WFH Working from home space

ST Store

В

f/f Fridge/freezer space

W Wardrobe space

wm Washing machine space

td Tumble dryer space





RADLEIGH

4 BEDROOM HOME





















Ground Floor		
Lounge	3361 x 5041 mm	11'0" x 16'6"
Kitchen/Dining/ Family	8110 x 3578 mm	26'7" x 11'9"
Study	2273 x 2153 mm	7′5″ x 7′1″
Utility	1558 x 1655 mm	5′1″ x 5′5″
WC	850 x 1621 mm	2'9" x 5'4"

First Floor		
Bedroom 1	3557 x 3853mm	11'8" x 12'8"
En Suite	1465 x 2287 mm	4'10" x 7'6"
Bedroom 2	3423 x 4335 mm	11'3" x 14'3"
Bedroom 3	2824 x 3345 mm	9'3" x 11'0"
Bedroom 4	2973 x 3147 mm	9'9" x 10'4"
Bathroom	2137 x 1694 mm	7'0" x 5'7"

KEY

Boiler

В

Dishwasher space

Wardrobe space

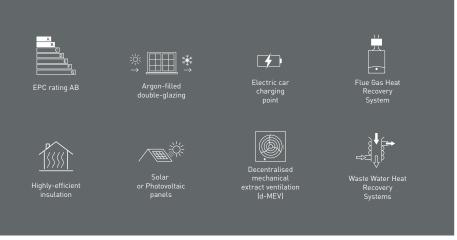
ST Store Washing machine space f/f Fridge/freezer space td Tumble dryer space



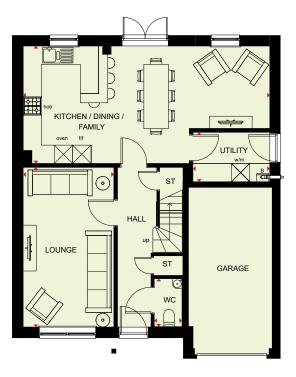


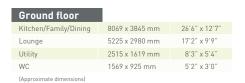
ASCOT

4 BEDROOM HOME











First floor		
Bedroom 1	4320 x 3208 mm	14'2" x 10'6"
En Suite	2186 x 1395 mm	7'2" x 4'7"
Bedroom 2	4010 x 3097 mm	13'2" x 10'2"
Bathroom	2574 x 2027 mm	8'5" x 6'8"
Study	2342 x 2032 mm	7'8" x 6'8"
Bedroom 3	5033 x 2749 mm	16'6" x 9'0"
Bedroom 4	3186 x 3416 mm	10'5" x 11'2"

(Approximate dimensions)

KEY B

ST Store

Boiler

wm Washing machine space

w Wardrobe space

f/f Fridge freezer space







HAMBLETON

5 BEDROOM HOME









Ground Floor		
Lounge	3385 x 4763 mm	11'1" x 15'8"
Kitchen/Dining/Family	8330 x 4088 mm	27'4" x 13'5"
Study / Dining	2712 x 3622 mm	8'11" x 11'11"
Utility	2039 x 1595 mm	6'8" x 5'3"
WC	1567 x 1067 mm	5'2" x 3'6"

First Floor		
Bedroom 1	3750 x 4209 mm	12'4" x 13'10"
En suite	1490 x 2018 mm	4'11" x 6'7"
Bedroom 2	2706 x 3916 mm	8'11" x 12'10"
Bedroom 3	3385 x 3893 mm	11'1" x 12'9"
Bedroom 4	3018 x 3916 mm	9'11" x 12'10"
Bedroom 5	2523 x 2305 mm	8'3" x 7'7"
Bathroom	1953 x 2931 mm	6'5" x 9'7"

(Approximate dimensions)

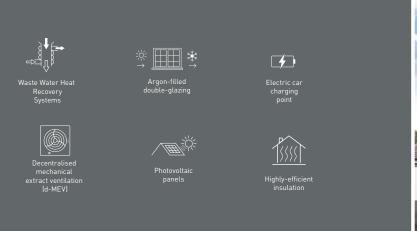
KEY В Boiler dw Dishwasher space WFH Working from home space f/f ST Fridge/freezer space W Wardrobe space Store Washing machine space Tumble dryer space Dimension location



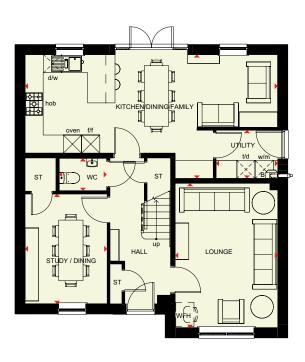


LAMBERTON

5 BEDROOM HOME









Ground Floor		
Lounge	3385 x 4763 mm	11'1" x 15'8"
Kitchen/Dining/Family	8330 x 4088 mm	27'4" x 13'5"
Study / Dining	2712 x 3622 mm	8'11" x 11'11"
Utility	2039 x 1595 mm	6'8" x 5'3"
WC	1567 x 1067 mm	5'2" x 3'6"

First Floor		
Bedroom 1	3750 x 4209 mm	12'4" x 13'10"
En suite	1490 x 2018 mm	4'11" x 6'7"
Bedroom 2	2706 x 3916 mm	8'11" x 12'10"
Bedroom 3	3385 x 3893 mm	11'1" x 12'9"
Bedroom 4	3018 x 3916 mm	9'11" x 12'10"
Bedroom 5	2523 x 2305 mm	8'3" x 7'7"
Bathroom	1953 x 2931 mm	6'5" x 9'7"

Working from home space

Wardrobe space

Dimension location

(Approximate dimensions)

WFH

W

 KEY
 B
 Boiler
 dw
 Dishwasher space

 ST
 Store
 f/f
 Fridge/freezer space

 wm
 Washing machine space
 td
 Tumble dryer space



(Approximate dimensions)



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 buildingsafety 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.













