

CUCKOO FIELDS

Station Road, Hailsham, East Sussex, BN27 2BY



A NEW DEVELOPMENT IN HAILSHAM



BARRATT
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. The NHBC warranty and insurance policy, known as Buildmark, is designed to give you peace of mind. Buildmark provides the following cover:

- **Insolvency cover:** If we become insolvent and are therefore unable to finish the construction of your home, NHBC may repay your deposit or any reasonable extra amount you have to pay for your home to be finished.
- **Builder warranty period:** For the first two years we are responsible for rectifying any defects covered by the warranty. The warranty is backed by NHBC's resolution service and guarantee.
- **Insurance cover:** In the eight years that follow the builder warranty period, NHBC provides insurance cover for damage caused by defects to certain parts of the home and also for contaminated land.

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.





STUNNING HOMES IN A GREAT LOCATION

**DISCOVER CUCKOO FIELDS, AN EXCITING NEW
DEVELOPMENT OF 2, 3, 4 AND 5 BEDROOM
HOMES IN EAST SUSSEX.**

Hailsham has an excellent variety of amenities and great transport links to Eastbourne, Brighton and Bexhill. The nearby shops can cater for your daily needs and you'll be close to the Cuckoo Trail.



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.



Over
17 acres
of green space



200+
bat and bird
boxes installed



Bee-friendly
planting



6 no.
log piles



Hedgehog highways



800+
new trees
planted



a fitness trail and
4 play areas



Electric
car charging points

barratthomes.co.uk



BARRATT
HOMES

Cuckoo Fields

Barratt Homes

- Kenley**
2 bedroom home
 - Ellerton**
3 bedroom home
 - Moresby**
3 bedroom home
 - Maidstone**
3 bedroom home
 - Kingsley**
4 bedroom home
 - Alderney**
4 bedroom home
 - Hemsworth**
4 bedroom home
 - Alfreton**
4 bedroom home
 - Radleigh**
4 bedroom home
 - Lamberton**
5 bedroom home
 - Affordable Housing**
- BCP **Bin Collection Point**
- BS **Bin Store**
- CS **Cycle Store**
- V **Visitor Parking**
- S/S **Sub Station**
- MP **Meeting Point**

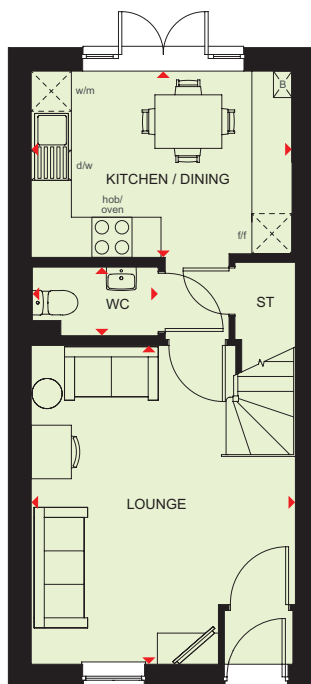
- Photovoltaic Panels**
PV panels are not shown on this site plan, please speak to our Sales Adviser for details where these will be located.
 - Electric Vehicle Charging**
All plots to have EVC point. Please refer to working drawings for specific EV information.
 - New Tree Line**
 - Mature Trees**
 - Parkland Space**
 - Play Area**
 - SUDS**
- Giving nature a home on this development:**
- Bee Brick**
Selected plots*
 - Swift Nesting Brick**
Selected plots*
 - Bat Box**
Selected plots*
 - Bird Box**
Selected plots*
 - Hedgehog Highway**
Selected plots*
 - Log Piles**

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



KENLEY

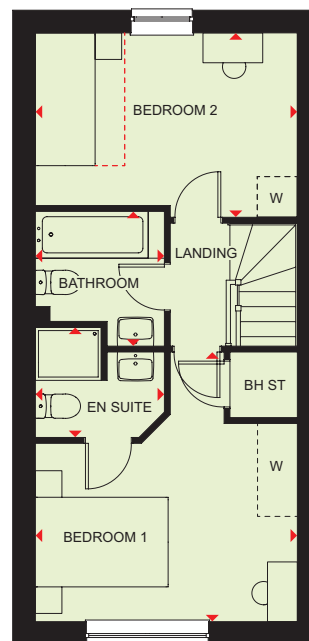
2 BEDROOM HOME



Ground Floor

Lounge	4762 x 3947 mm	15'7" x 12'11"
Kitchen/Dining	3897 x 2729 mm	12'9" x 8'11"
WC	1914 x 1059 mm	6'3" x 3'6"

[Approximate dimensions]



First Floor

Bedroom 1	4062 x 3947 mm	13'4" x 12'11"
Bedroom 2	3947 x 2778 mm	12'11" x 9'1"
En suite	1944 x 1642 mm	6'5" x 5'5"
Bathroom	2030 x 1944 mm	6'8" x 6'5"

[Approximate dimensions]

KEY

B Boiler
ST Store
BH ST Bulkhead Store

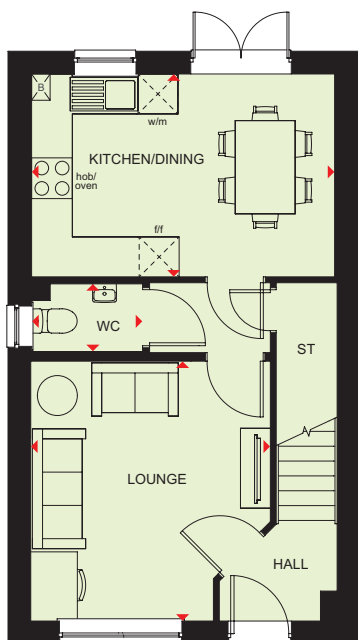
w/m Washing machine space
d/w Dishwasher space
f/f Fridge/freezer space

w Wardrobe space
◀▶ Dimension location



ELLERTON

3 BEDROOM HOME

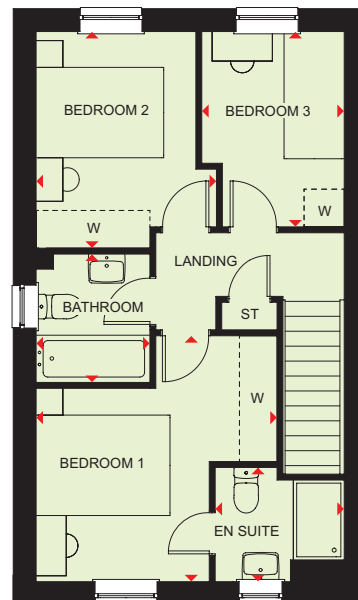


Ground Floor

Lounge	3904 x 3599 mm	12'10" x 11'10"
Kitchen/Dining	4552 x 3048 mm	14'11" x 10'0"
WC	1697 x 1050 mm	5'7" x 3'5"

(Approximate dimensions)

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



First Floor

Bedroom 1	3674 x 3599 mm	12'1" x 11'10"
Bedroom 2	3235 x 2387 mm	10'7" x 7'10"
Bedroom 3	2917 x 2128 mm	9'7" x 7'0"
En suite	1928 x 1707 mm	6'4" x 5'7"
Bathroom	1917 x 1700 mm	6'3" x 5'7"

(Approximate dimensions)

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

KEY

B	Boiler
ST	Store
w/m	Washing machine space

f/f	Fridge/freezer space
w	Wardrobe space
◀▶	Dimension location



MORESBY SEMI-DETACHED

3 BEDROOM HOME

Waste Water Heat
Recovery
Systems

Argon-filled
double-glazing

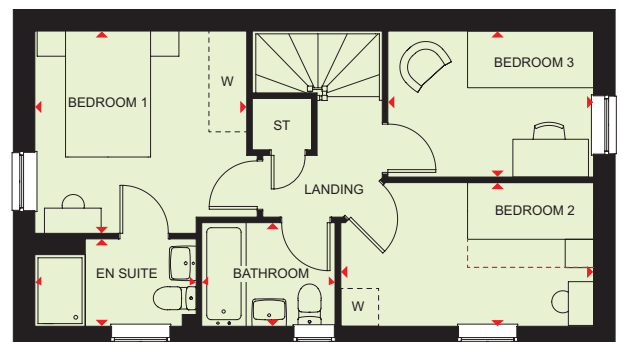
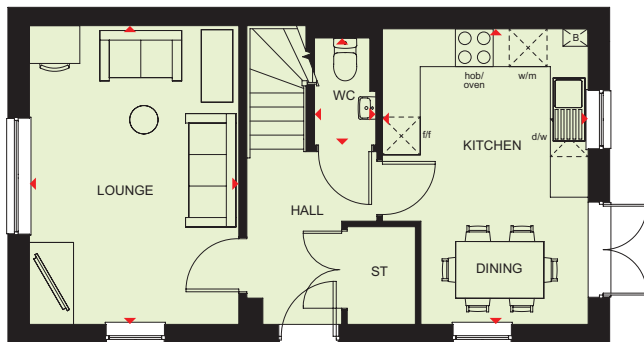
Flue Gas Heat
Recovery
System

Electric car
charging
point

Decentralised
mechanical
extract ventilation
(d-MEV)

Photovoltaic
panels

Highly-efficient
insulation



Ground Floor

Lounge	4742 x 3324 mm	15'7" x 10'11"
Kitchen/Dining	4691 x 3266 mm	15'5" x 10'9"
WC	1912 x 1007 mm	6'3" x 3'4"

First Floor

Bedroom 1	3530 x 3211 mm	11'7" x 10'6"
En suite	2561 x 1443 mm	8'5" x 4'9"
Bedroom 2	4012 x 2336 mm	13'2" x 7'8"
Bedroom 3	3266 x 2318 mm	10'9" x 7'7"
Bathroom	2120 x 1700 mm	6'11" x 5'7"

Plots 232, 240, 324 & 378.

KEY	B Boiler	d/w Dishwasher space	◀ ▶ Dimension location
	ST Store	f/f Fridge/freezer space	
	w/m Washing machine space	w Wardrobe space	

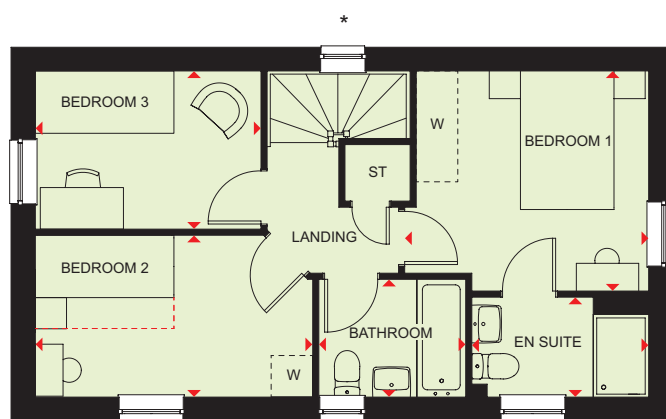
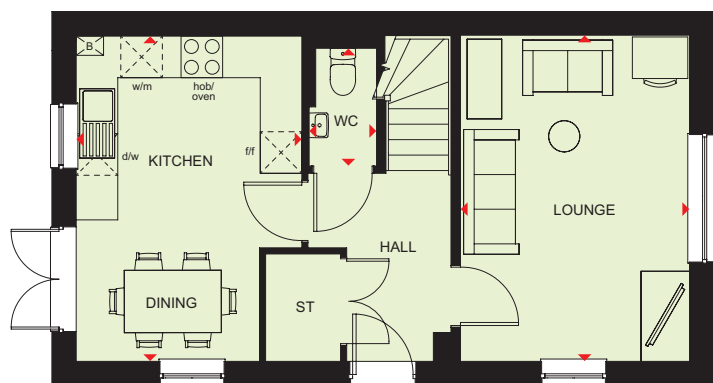


We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. The images and the dimensions given are illustrative for this 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.

BDW005221/OCT24

MORESBY DETACHED

3 BEDROOM HOME



Ground Floor

Lounge	4707 x 3306 mm	15'5" x 10'10"
Kitchen/Dining	4694 x 3257 mm	15'5" x 10'8"
WC	1905 x 1007 mm	6'3" x 3'4"

First Floor

Bedroom 1	3521 x 3176 mm	11'7" x 10'5"
Bedroom 2	4003 x 2336 mm	13'2" x 7'8"
Bedroom 3	3257 x 2283 mm	10'8" x 7'6"
En suite	2552 x 1443 mm	8'4" x 4'9"
Bathroom	2120 x 1700 mm	6'11" x 5'7"

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

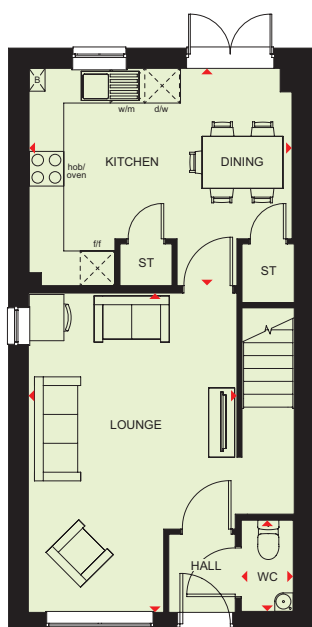
Plots 231, 249, 289, 342, 348 & 369.

KEY	B	Boiler	d/w	Dishwasher space	◀▶	Dimension location
	ST	Store	f/f	Fridge/freezer space		
	w/m	Washing machine space	w	Wardrobe space		



MAIDSTONE

3 BEDROOM HOME

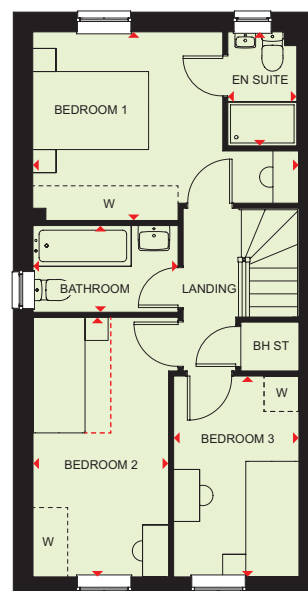


Ground Floor

Lounge	5526 x 4602 mm	18'2" x 15'1"
Kitchen/Dining	4551 x 3760 mm	14'11" x 12'4"
WC	1621 x 934 mm	5'4" x 3'1"

(Approximate dimensions)

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



First Floor

Bedroom 1	4602 x 3264 mm	15'1" x 10'9"
Bedroom 2	4492 x 2510 mm	14'9" x 8'3"
Bedroom 3	3476 x 2168 mm	11'5" x 7'1"
En suite	1973 x 1193 mm	6'6" x 3'11"
Bathroom	2510 x 1500 mm	8'3" x 4'11"

(Approximate dimensions)

KEY

B Boiler
ST Store
BH ST Bulkhead Store

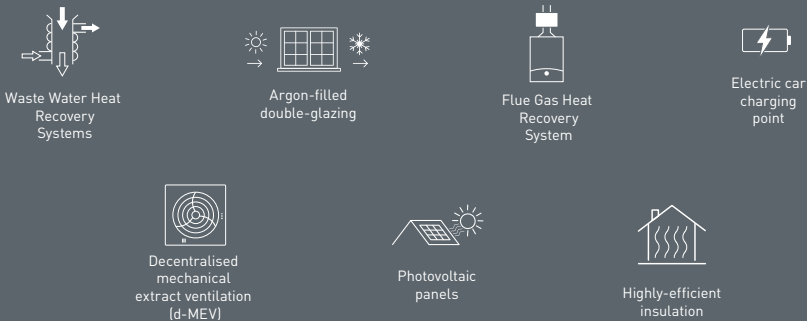
w/m Washing machine space
d/w Dishwasher space
f/f Fridge/freezer space

w Wardrobe space
◀▶ Dimension location



ALDERNEY

4 BEDROOM HOME



Ground Floor

Lounge	6222 x 3446 mm	20'5" x 11'4"
Kitchen/Breakfast/Family	4593 x 4582 mm	15'1" x 15'0"
Dining	5120 x 3103 mm	16'10" x 10'2"
WC	1678 x 888 mm	5'6" x 2'11"

[Approximate dimensions]

First Floor

Bedroom 1	4595 x 3090 mm	15'1" x 10'2"
Bedroom 2	4509 x 2629 mm	14'10" x 8'8"
Bedroom 3	3710 x 2771 mm	12'2" x 9'1"
Bedroom 4	2261 x 2139 mm	7'0" x 7'5"
En suite	2075 x 1191 mm	6'10" x 3'11"
Bathroom	2063 x 1702 mm	6'9" x 5'7"

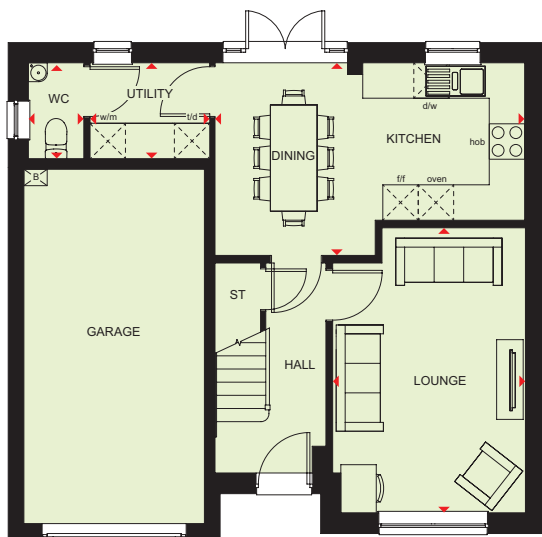
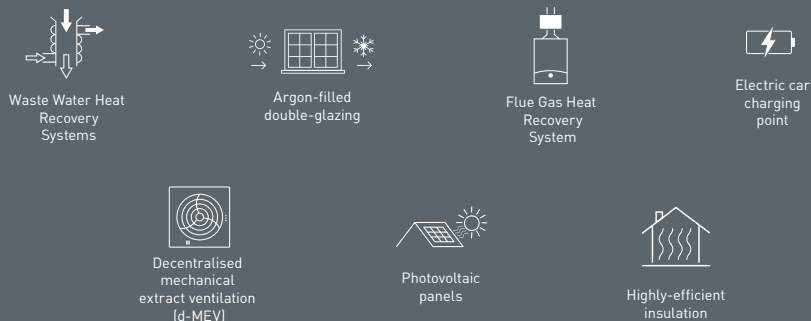
[Approximate dimensions]

KEY	B	Boiler	d/w	Dishwasher space	◀▶	Dimension location
	ST	Store	f/f	Fridge freezer space		
	w/m	Washing machine space	w	Wardrobe space		



HEMSWORTH

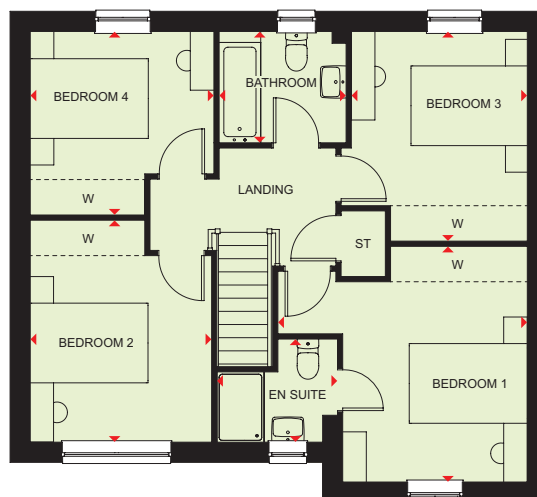
4 BEDROOM HOME



Ground Floor

Lounge	4828 x 3266 mm	15'10" x 10'9"
Kitchen/Dining	5246 x 3263 mm	17'3" x 10'8"
Utility	2029 x 1625 mm	6'8" x 5'4"
WC	1625 x 957 mm	5'4" x 3'2"

[Approximate dimensions]



First Floor

Bedroom 1	4225 x 3993 mm	13'10" x 13'1"
Bedroom 2	3760 x 3073 mm	12'4" x 10'1"
Bedroom 3	3551 x 3155 mm	11'8" x 10'4"
Bedroom 4	3112 x 3109 mm	10'3" x 10'2"
En suite	2044 x 1747 mm	6'8" x 5'9"
Bathroom	2151 x 1886 mm	7'1" x 6'2"

[Approximate dimensions]

KEY	B	Boiler	d/w	Dishwasher space	w	Wardrobe space
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	w/m	Washing machine space	t/d	Tumble dryer space		



ALFRETON

4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery System



Electric car charging point



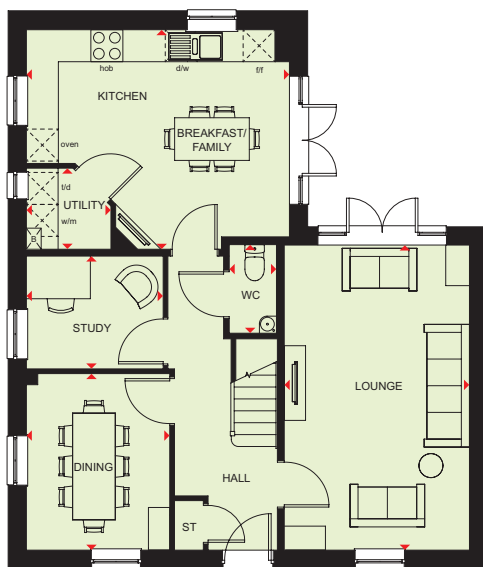
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



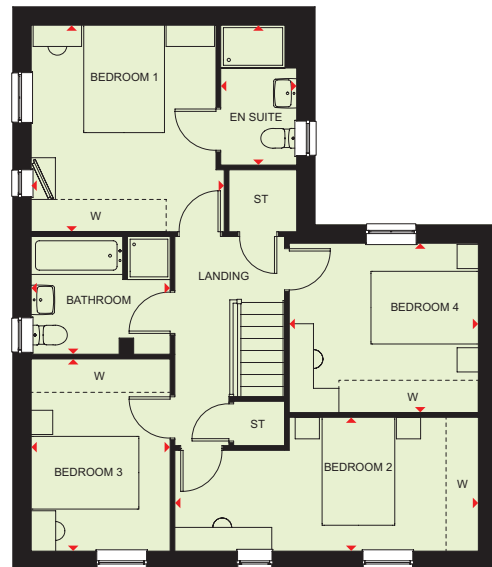
Highly-efficient insulation



Ground Floor

Lounge	5720 x 3473 mm	18'9" x 11'5"
Kitchen/Breakfast	4932 x 4116 mm	16'2" x 13'6"
Dining	3310 x 2689 mm	10'10" x 8'10"
Study	2565 x 2116 mm	8'5" x 6'11"
Utility	1586 x 1520 mm	5'2" x 5'0"
WC	1695 x 920 mm	5'7" x 3'0"

(Approximate dimensions)



First Floor

Bedroom 1	3837 x 3586 mm	12'7" x 11'9"
Bedroom 2	5638 x 2486 mm	18'6" x 8'2"
Bedroom 3	3570 x 2581 mm	11'9" x 8'6"
Bedroom 4	3513 x 3146 mm	11'6" x 10'4"
En suite	2598 x 1411 mm	8'6" x 4'8"
Bathroom	2581 x 2187 mm	8'6" x 7'2"

(Approximate dimensions)

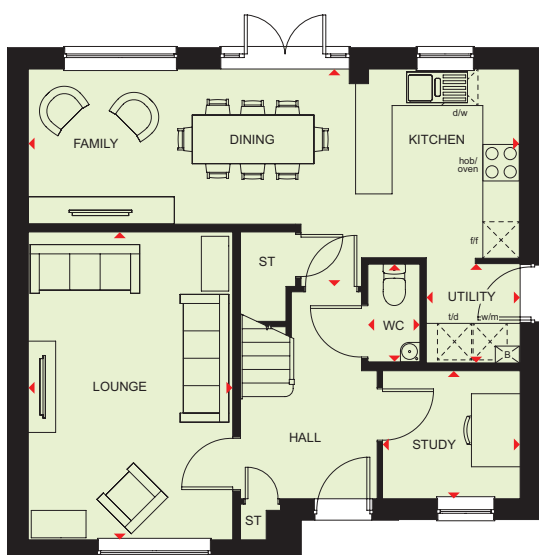
KEY

B	Boiler	d/w	Dishwasher space	w	Wardrobe space
ST	Store	f/f	Fridge freezer space	◀▶	Dimension location
w/m	Washing machine space	t/d	Tumble dryer space		



RADLEIGH

4 BEDROOM HOME



Ground Floor

Lounge	5059 x 3359 mm	16'7" x 11'0"
Kitchen/Dining/Family	8069 x 3572 mm	26'6" x 11'9"
Utility	1632 x 1542 mm	5'4" x 5'1"
Study	2261 x 2104 mm	7'5" x 6'11"
WC	1640 x 889 mm	5'5" x 2'11"

First Floor

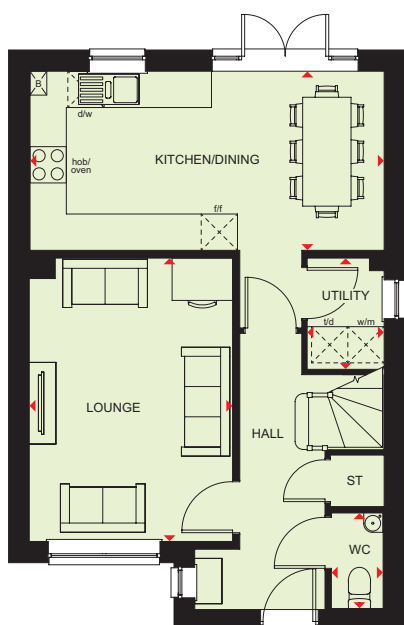
Bedroom 1	3844 x 3523 mm	12'7" x 11'7"
Bedroom 2	4321 x 3398 mm	14'2" x 11'2"
Bedroom 3	3337 x 2810 mm	10'11" x 9'3"
Bedroom 4	3139 x 2959 mm	10'4" x 9'8"
En suite	2308 x 1500 mm	7'7" x 4'11"
Bathroom	2137 x 1700 mm	7'0" x 5'7"

KEY	B	Boiler	d/w	Dishwasher space	w	Wardrobe space
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	w/m	Washing machine space	t/d	Tumble dryer space		



KINGSLEY

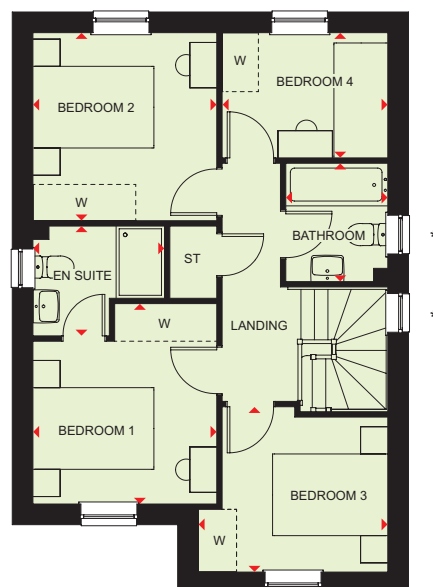
4 BEDROOM HOME



Ground Floor

Lounge	4685 x 3362 mm	15'4" x 11'0"
Kitchen/Dining	5854 x 2962 mm	19'2" x 9'9"
Utility	1839 x 1273 mm	6'0" x 4'2"
WC	1614 x 890 mm	5'4" x 2'11"

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



First Floor

Bedroom 1	3313 x 3040 mm	10'10" x 10'0"
Bedroom 2	3109 x 3040 mm	10'2" x 10'0"
Bedroom 3	3132 x 2733 mm	10'3" x 9'0"
Bedroom 4	2740 x 2071 mm	9'0" x 6'10"
En suite	2175 x 1816 mm	7'2" x 5'11"
Bathroom	1957 x 1686 mm	6'5" x 5'6"

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

KEY

B Boiler
ST Store
w/m Washing machine space

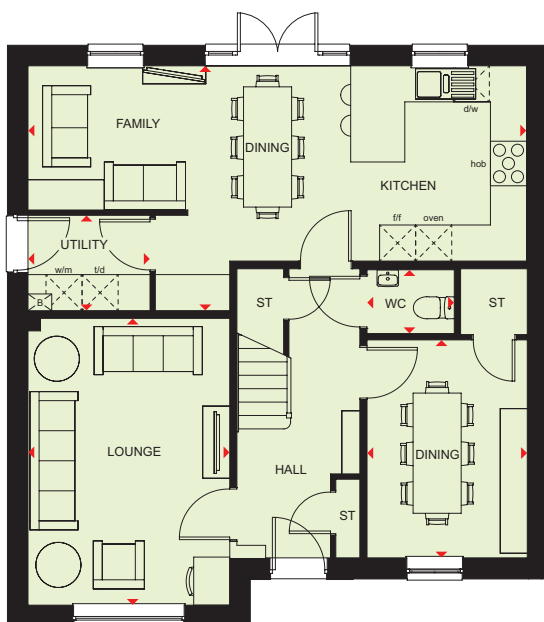
t/d Tumble dryer space
d/w Dishwasher space
f/f Fridge/freezer space

w Wardrobe space
◀▶ Dimension location



LAMBERTON

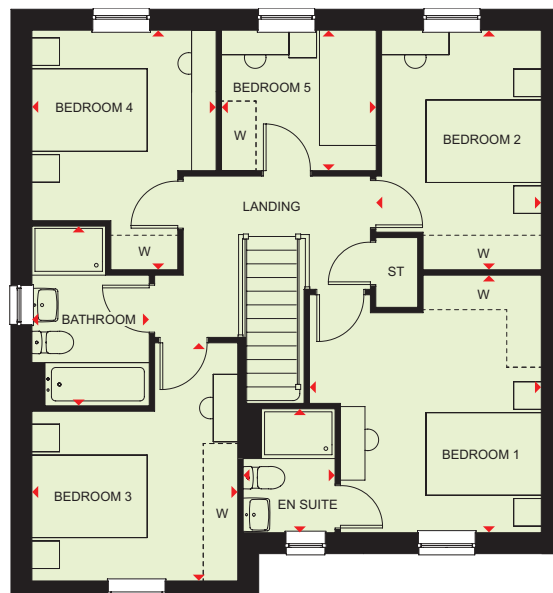
5 BEDROOM HOME



Ground Floor

Lounge	4772 x 3357 mm	15'8" x 11'0"
Kitchen/Dining/Family	8294 x 4074 mm	27'3" x 13'4"
Dining	3627 x 2667 mm	11'11" x 8'9"
Utility	2031 x 1587 mm	6'8" x 5'2"
WC	1469 x 1095 mm	4'10" x 3'7"

[Approximate dimensions]



First Floor

Bedroom 1	4200 x 3781 mm	13'9" x 12'5"
Bedroom 2	3907 x 2604 mm	12'10" x 8'7"
Bedroom 3	2523 x 2291 mm	8'3" x 7'6"
Bedroom 4	3907 x 3004 mm	12'10" x 9'10"
Bedroom 5	3884 x 3357 mm	12'9" x 11'0"
En suite	2021 x 1499 mm	6'8" x 4'11"
Bathroom	2931 x 1914 mm	9'7" x 6'3"

[Approximate dimensions]

KEY

B	Boiler
ST	Store
w/m	Washing machine space

d/w	Dishwasher space
f/f	Fridge/freezer space
t/d	Tumble dryer space

w	Wardrobe space
◀▶	Dimension location



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.



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0333 355 8468

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BARRATT
HOMES

BDW005221/OCT24