

HOLLYGATE GREEN

HOLLYGATE LANE, COTGRAVE, NOTTINGHAMSHIRE, NG12 3JW



2, 3, 4 & 5 BEDROOM HOMES



A PRIME LOCATION FOR ALL HOMEBUYERS

NEW 2, 3, 4 & 5 BEDROOM HOMES FROM BRITAIN'S LEADING HOUSE BUILDER

Hollygate Green is set against a beautiful rural backdrop, in the desirable borough of Rushcliffe. Offering a range of thoughtfully designed homes and ideally located on the outskirts of Nottingham; just a 15 minute drive away.

Your new home will form part of a growing community, offering effortless commuter links, 'Outstanding' schools, rolling countryside and easy access to vibrant towns and cities packed with amenities.





OUT AND ABOUT

THERE'S PLENTY TO SEE AND DO

Day to day

Your everyday essentials are close by to your new home at Hollygate Green, including a post office, library, GP, leisure centre and a Sainsbury's local located in the centre of Cotgrave. Further afield in the popular town of West Bridgford, you'll find a range of supermarkets, eateries, bars and pubs for you to visit. Families moving to the area also have a number of great schooling options for you to choose from.

Out with the family

There's plenty of activities within a 15-minute drive. If you're a fan of film, Showcase Cinema de Lux and Cineworld can be found in Nottingham and if you enjoy the arts take a trip to the theatre offering great fun for the whole family. Looking to have a shopping spree? You can find High Street stores and small independent shops in both Nottingham and West Bridgford; just 15 minutes away. If you're looking for something a little more adventurous, visit Holme Pierrepont National Water sports Centre, where you could try a host of activities.

Fun with friends

Enjoy socialising with friends in the pubs that are just a stone's throw away from your new home. If you're looking to venture a little further, enjoy a vibrant night life in West Bridgford and Nottingham City Centre. You can sample the numerous bars, pubs and restaurants available which are accessible by bus and park and ride.



LOCAL AREA

DISCOVER HOLLYGATE GREEN

Set in the Nottinghamshire countryside, Hollygate Green is just stone's throw away from Cotgrave Country Park and Grantham Canal, giving you the perfect opportunity to explore the great outdoors.

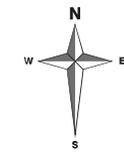
Cotgrave is moments away, whilst neighbouring suburb of West Bridgford and the City of Nottingham are just a short drive away. Hollygate Green also benefits from great road links, including the A606, A46, A52 and the M1 which are just a short commute away from the development. Radcliffe-on-Trent Train Station is four miles away, whilst East Midlands International Airport is a 35 minute drive.

Keen golfers will be pleased to learn that The Nottinghamshire Golf and Country club is just 6 minutes away from your new home at Hollygate Green, making fitting a trip around the course into your schedule effortless.



HOLLYGATE GREEN

- **Bedale**
2 bedroom home
 - **Kenley**
2 bedroom home
 - **Maidstone**
3 bedroom home
 - **Ellerton**
3 bedroom home
 - **Denby**
3 bedroom home
 - **Maresby**
3 bedroom home
 - **Lutterworth**
3 bedroom home
 - **Kingsville**
3 bedroom home
 - **Queensbury**
3 bedroom home
 - **Haversham**
3 bedroom home
 - **Hemsworth**
4 bedroom home
 - **Kenford**
4 bedroom home
 - **Hale**
4 bedroom home
 - **Radleigh**
4 bedroom home
 - **Alfreton**
4 bedroom home
 - **Lamberton**
5 bedroom home
 - **Fallow**
5 bedroom home
 - **Marlowe**
5 bedroom home
 - **Malvern**
5 bedroom home
 - **Affordable Housing**
- First Homes:**
- **Denford**
2 bedroom home
- BCP **Bin Collection Point**
- S/S **Sub Station**
- SH** **Show Homes**
- SC** **Sales Centre**



- Play Area**
- Balancing pond**
- New tree line**
- Mature Trees**
- Allotments**
- Mown grass path**
- Hoggin Path**
- Photovoltaic Panels**
PV panels are not shown on this site plan, please speak to our Sales Advisor for details on where these will be located.
- Electric Vehicle Charging**
All plots to have EVF points. Please refer to working drawings for specific EV information.

- Giving nature a home on this development:**
- Hedgehog Highway** Selected plots*
 - Swift Nesting Brick Sparrow Terrace** Selected plots*
 - Bat Box** Selected plots*
 - Enclosed Bat Box** Selected plots*
 - Bird Box** Selected plots*
 - Starting Nest Box** Selected plots*
 - Owl Box** Selected plots*
 - Reptile Hibernaculum** Selected plots*

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

barratthomes.co.uk
0333 355 8472



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.



ZERO CARBON READY HOMES FOR THE FUTURE

In preparation for Future Home Standards, which is part of the Government's initiative for new homes to be Zero Carbon ready from 2025, a number of stepping stone changes have been made which are now included within some of our homes.



1.

PHOTOVOLTAIC PANELS

Photovoltaics panels capture the sun's energy and convert it into electricity that you can use in your home.

Solar Panels (PV) can help to reduce energy costs

£454.00 annual cost savings

£308 from solar energy
£126 from Smart Export Guarantee (SEG)*

4.

WASTE WATER HEAT RECOVERY SYSTEM & MIXERGY TANK

Smart technology and Mixergy tank recovers the heat that would normally be lost down the drain.

5.

ARGON-FILLED DOUBLE GLAZING

Argon-filled double glazing as standard allows heat from the sun in whilst minimising heat loss.

2.

HIGHLY EFFICIENT INSULATION

This will help to lower energy bills and increase the overall energy-efficiency of your home.

3.

FLUE GAS HEAT RECOVERY

This technology recycles the waste energy which might have been lost into the atmosphere.

6.

DECENTRALISED MECHANICAL EXTRACT VENTILATION

This energy-efficient ventilation uses small fans to ensure good indoor air quality in your home.

ACM FANS

Primarily used to cool and ventilate areas within the home for maximum energy performance.

An energy-efficient Barratt home

7.

GROUND FLOOR CONSTRUCTION

Insulating the floor structures minimises overall heat loss and prevents draughts.

8.

ELECTRIC VEHICLE CAR CHARGER (EVCP)

Charge your electric car from your home, at your convenience, available on selected plots.

AIRTIGHTNESS

The elimination of unintended gaps to external structures ensures the best energy efficiency.

9.

TIMBER FRAME

This is a low-carbon emitting construction method for our homes.

Even more energy saving features



EXPLORE MORE

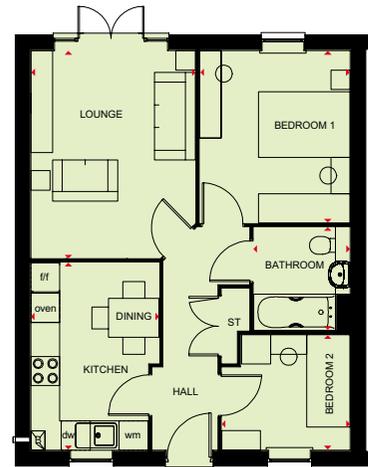
SCAN TO FIND OUT MORE ABOUT OUR ENERGY SAVING FEATURES



*Cost savings are estimated and provided as an example, and are available to view and download at <https://qrco.de/bf6h1y>. Refer to working drawings for plot specific information. Energy-efficient features are plot specific, check with your Sales Advisor for more information. For more information on energy-efficiency in our homes visit <https://www.barratthomes.co.uk/energy-efficient-built-in/energy-efficient-homes/>.

BEDALE

2 BEDROOM TERRACED HOME



Dimensions

Lounge	3412 x 4278 mm	11'2" x 14'0"
Kitchen/ Dining Room	2662 x 3863 mm	8'9" x 12'8"
Bedroom 1	3124 x 3550 mm	10'3" x 11'8"
Bedroom 2	2663 x 2376 mm	8'9" x 7'10"
Bathroom	2001 x 2124 mm	6'7" x 7'0"

(Approximate dimensions)

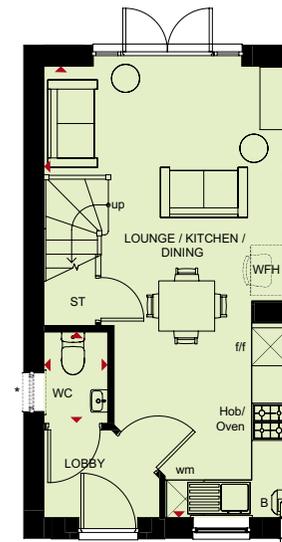


KEY	B Boiler	f/f Fridge/freezer space
	ST Store	W Wardrobe space
	wm Washing machine space	◀▶ Dimension location



DENFORD

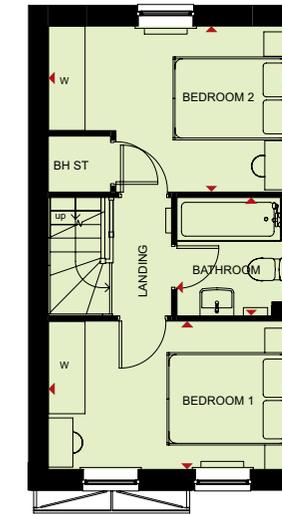
2 BEDROOM HOME



Ground Floor

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]

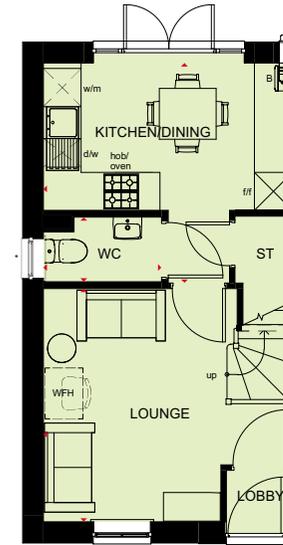


KEY	B Boiler	wm Washing machine space	W Wardrobe space
	ST Store	f/f Fridge/freezer space	↔ Dimension location
	BH ST Bulkhead Store	WFH Working from home space	



KENLEY

2 BEDROOM HOME



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 be omitted on certain plots. Speak to a Sales Advisor 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]

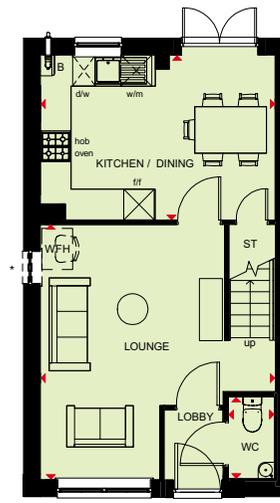


KEY	B Boiler	w/m Washing machine space	WFH Working from home space
	ST Store	d/w Dishwasher space	W Wardrobe space
	BH ST Bulkhead Store	f/f Fridge/freezer space	◀▶ Dimension location



MAIDSTONE

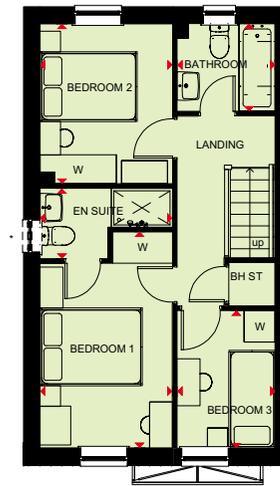
3 BEDROOM HOME



Ground Floor

Lounge	4598 x 4950 mm	15'1" x 16'3"
Kitchen/Dining	4593 x 3202 mm	15'1" x 10'6"
WC	901 x 1586 mm	2'11" x 5'2"

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



First Floor

Bedroom 1	2592 x 4199 mm	8'6" x 13'9"
En suite	2592 x 1365 mm	8'6" x 4'6"
Bedroom 2	2592 x 3107 mm	8'6" x 10'2"
Bedroom 3	1918 x 2676 mm	6'3" x 8'9"
Bathroom	1918 x 1702mm	6'3" x 5'7"

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

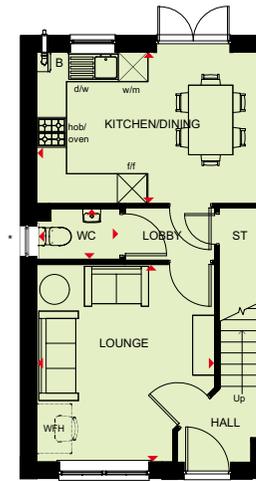
KEY	B Boiler	w/m Washing machine space	WFH Working from home space
	ST Store	d/w Dishwasher space	W Wardrobe space
	BH ST Bulkhead Store	f/f Fridge/freezer space	◀▶ Dimension location



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.

ELLERTON

3 BEDROOM HOME



Ground Floor

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

[Approximate dimensions]

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



First Floor

Bedroom 1	3605 x 3683 mm	11'10" x 12'1"
En suite	1918 x 1716 mm	6'3" x 5'8"
Bedroom 2	2708 x 3245 mm	8'11" x 10'8"
Bedroom 3	2109 x 2932 mm	6'11" x 9'7"
Bathroom	1703 x 1917 mm	5'7" x 6'3"

[Approximate dimensions]

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

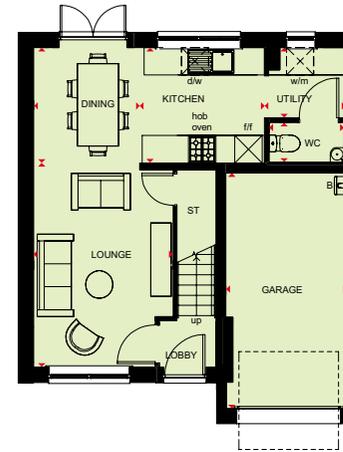


KEY	B Boiler	dw Dishwasher space	W Wardrobe space
	ST Store	f/f Fridge/freezer space	◀▶ Dimension location
	wm Washing machine space	WFH Working from home space	



DENBY

3 BEDROOM HOME



Ground Floor

Lounge	3067 x 4457 mm	10'1" x 14'7"
Kitchen	2750 x 2523 mm	9'0" x 8'3"
Dining	2330 x 2523 mm	7'8" x 8'3"
Utility	1784 x 1533 mm	5'10" x 5'0"
WC	1662 x 869 mm	5'5" x 2'10"
Garage	2663 x 5142 mm	8'9" x 16'10"

(Approximate dimensions)



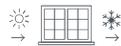
First Floor

Bedroom 1	2770 x 4361 mm	9'1" x 14'4"
En suite	2026 x 1412 mm	6'8" x 4'8"
Bedroom 2	3072 x 3829 mm	10'1" x 12'7"
Bedroom 3	2722 x 3284 mm	8'11" x 10'9"
Bathroom	1950 x 1913 mm	6'5" x 6'3"

(Approximate dimensions)



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation



Electric car charging point

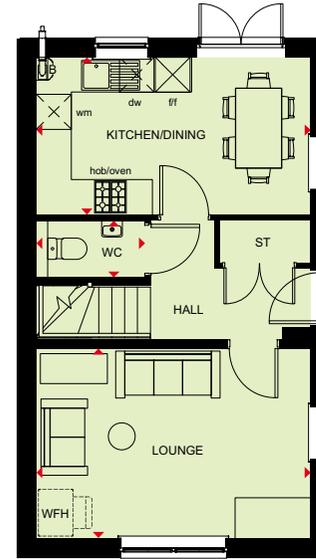
KEY
 B Boiler
 ST Store
 BH ST Bulkhead Store

wm Washing machine space
 dw Dishwasher space
 f/f Fridge/freezer space
 WFH Working from home space
 W Wardrobe space
 ◀▶ Dimension location



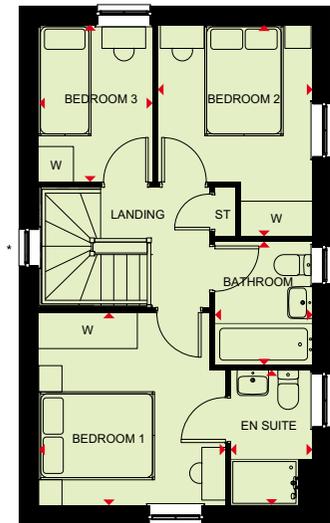
MORESBY

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 x 976 mm	6'2" x 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 Advisor for details on individual plans.



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	



LUTTERWORTH

3 BEDROOM HOME



Ground Floor

Lounge	3040 x 5380 mm	10'0" x 17'8"
Kitchen/Dining	4278 x 5385 mm	14'0" x 17'8"
WC	994 x 1504 mm	3'3" x 4'11"

(Approximate dimensions)



First Floor

Bedroom 1	3107 x 3594 mm	10'2" x 11'9"
En suite	1648 x 2159 mm	5'5" x 7'1"
Bedroom 2	3406 x 3158 mm	11'2" x 10'4"
Bedroom 3	3542 x 2129 mm	11'7" x 7'0"
Bathroom	2519 x 1954 mm	8'3" x 6'5"

(Approximate dimensions)

- Waste Water Heat Recovery Systems
- Argon-filled double-glazing
- Flue Gas Heat Recovery
- Decentralised mechanical extract ventilation (d-MEV)

- Photovoltaic panels
- Highly-efficient insulation
- Electric car charging point

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



KINGSVILLE

3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Decentralised mechanical extract ventilation (d-MEV)



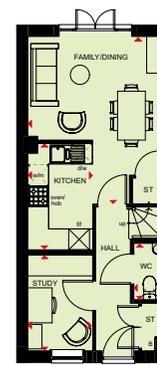
Photovoltaic panels



Highly-efficient insulation

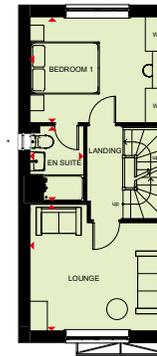


Electric car charging point



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	860 x 1615 mm	2'10" x 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"

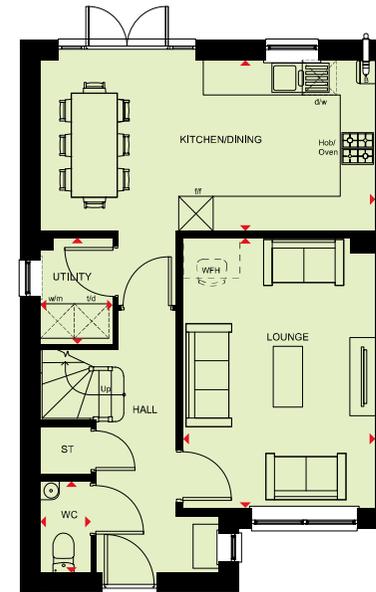
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KEY	B Boiler	d/w Dishwasher space	W Wardrobe space
	ST Store	f/f Fridge/freezer space	◀▶ Dimension location
	w/m Washing machine space	BH ST Bulkhead Store	



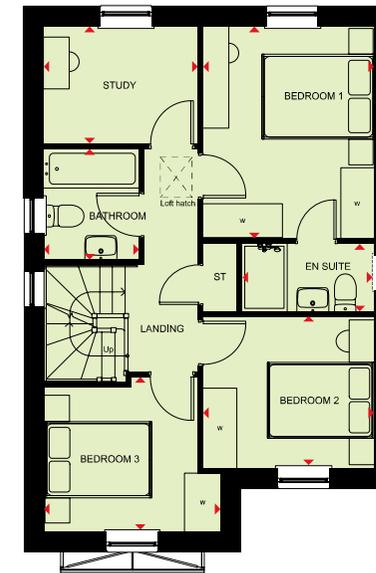
QUEENSBURY

3 BEDROOM HOME



Ground Floor

Hall	2155 x 4566 mm	7'1" x 14'12"
Stairs	1000 x 6000 mm	3'3" x 19'8"
Lounge	3362 x 4685 mm	11'0" x 15'4"
WC	856 x 1580 mm	2'10" x 5'2"
Utility	1273 x 1839 mm	4'2" x 6'0"
Kitchen/Dining	5854 x 4245 mm	19'2" x 13'11"



First Floor

Bedroom 1 (Double)	3040 x 3747 mm	9'12" x 12'3"
Bedroom 2 (Double)	3040 x 2676 mm	9'12" x 8'9"
Bedroom 3 (Double)	3132 x 2733 mm	10'3" x 8'11"
En suite 1	2352 x 1194 mm	7'8" x 3'11"
Bathroom	1686 x 1957 mm	5'6" x 6'5"
Landing	1303 x 3937 mm	4'3" x 12'11"
Study Upstairs	2740 x 2071 mm	8'12" x 6'9"

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



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



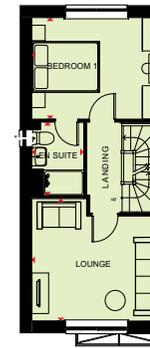
Electric car charging point



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



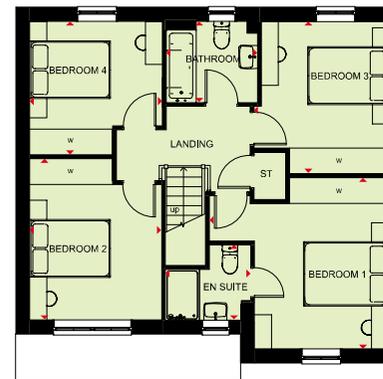
HEMSWORTH

4 BEDROOM HOME



Ground Floor

Lounge	4897 x 3310 mm	16'0" x 10'10"
Kitchen/Dining	5253 x 3297 mm	17'3" x 10'10"
WC	1598 x 976 mm	5'2" x 3'2"
Utility	2044 x 1598 mm	6'8" x 5'2"
Garage	6025 x 3000 mm	19'9" x 9'10"



First Floor

Bedroom 1	4219 x 4007 mm	13'10" x 13'1"
En suite	2010 x 1661 mm	6'7" x 5'5"
Bedroom 2	3775 x 3107 mm	12'4" x 10'2"
Bedroom 3	3566 x 3169 mm	11'8" x 10'5"
Bedroom 4	3123 x 3126 mm	10'3" x 10'3"
Bathroom	2151 x 1901 mm	7'1" x 6'3"

[Approximate dimensions]

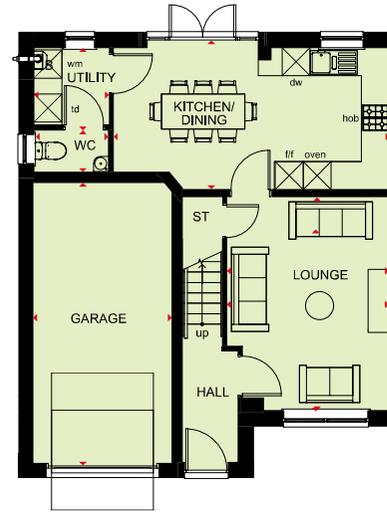


KEY	B Boiler	dw Dishwasher space	WFH Working from home space
	ST Store	f/f Fridge/freezer space	W Wardrobe space
	wm Washing machine space	td Tumble dryer space	◀▶ Dimension location



KENNFORD

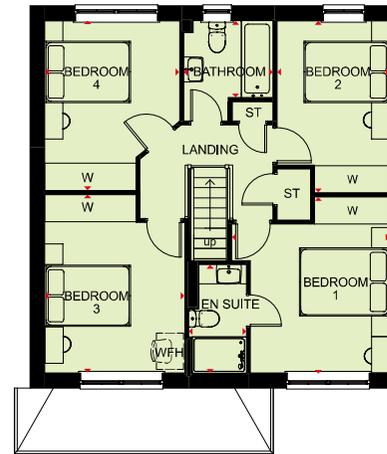
4 BEDROOM HOME



Ground Floor

Lounge	4573 x 3500 mm	15'0" x 11'5"
Kitchen/Dining	5938 x 3035 mm	19'6" x 9'11"
WC	1623 x 923 mm	5'3" x 3'0"
Utility	1652 x 1623 mm	5'5" x 5'4"
Garage	6000 x 3000 mm	19'8" x 9'10"

(Approximate dimensions)



First Floor

Bedroom 1	3881 x 3500 mm	12'8" x 11'5"
En suite	2387 x 1276 mm	7'9" x 4'2"
Bedroom 2	3791 x 2498 mm	12'5" x 8'2"
Bedroom 3	3931 x 3107 mm	12'10" x 10'2"
Bedroom 4	3739 x 2994 mm	12'3" x 9'9"
Bathroom	2208 x 1980 mm	7'3" x 6'6"

(Approximate dimensions)



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



HALE

4 BEDROOM HOME



Ground Floor

Lounge	3380 x 5160 mm	11'1" x 16'11"
Kitchen/Dining/ Family	5511 x 3995 mm	18'1" x 13'11"
Utility	1982 x 1696 mm	6'6" x 5'7"
WC	997 x 1662 mm	3'3" x 5'5"
Garage	3000 x 6000 mm	9'10" x 19'8"

[Approximate dimensions]

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



First Floor

Bedroom 1	3536 x 3990 mm	11'7" x 13'11"
En suite	2698 x 1804 mm	8'10" x 5'11"
Bedroom 2	3536 x 3617 mm	11'7" x 11'10"
Bathroom	2076 x 1989 mm	6'10" x 6'6"
Bedroom 3	3463 x 3655 mm	11'4" x 12'0"
Bedroom 4	3107 x 3458 mm	10'2" x 11'4"

[Approximate dimensions]

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



KEY
 B Boiler
 ST Store
 w/m Washing machine space

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

W Wardrobe space
 ◀▶ Dimension location



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 3853 mm	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	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

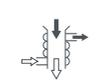


ALFRETON

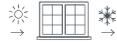
4 BEDROOM HOME



Selected plots across our development will feature solar PV panels, please speak to our sales adviser for more information



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation



Electric car charging point



Ground Floor

Lounge	3470 x 5743 mm	11'5" x 18'10"
Kitchen/Family	4960 x 4133 mm	16'3" x 13'7"
Dining Room	2698 x 3324 mm	8'10" x 10'11"
Study	2548 x 2104 mm	8'4" x 6'11"
Utility	1600 x 1510 mm	5'3" x 4'11"
WC	866 x 1650 mm	2'10" x 5'5"

(Approximate dimensions)



First Floor

Bedroom 1	3595 x 3851 mm	11'10" x 12'8"
En suite	1487 x 2612 mm	4'11" x 8'7"
Bedroom 2	5666 x 2495 mm	18'7" x 8'2"
Bedroom 3	2581 x 3559 mm	8'6" x 11'8"
Bedroom 4	3537 x 3155 mm	11'7" x 10'4"
Bathroom	2581 x 2176 mm	8'6" x 7'2"

(Approximate dimensions)

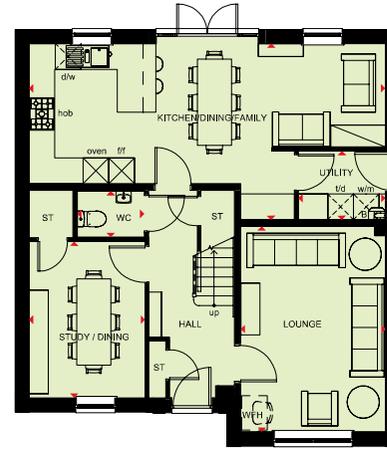
KEY
 B Boiler
 ST Store
 BH ST Bulkhead store

wm Washing machine space
 f/f Fridge/freezer space
 dw Dishwasher
 td Tumble dryer space
 W Wardrobe space
 ◀▶ Dimension location



LAMBERTON

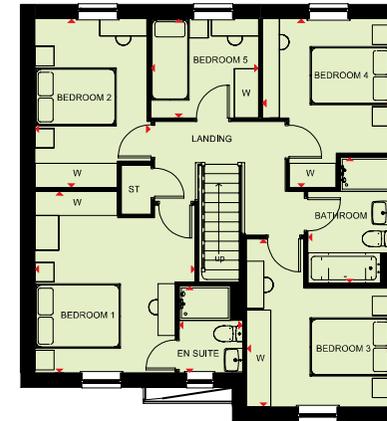
5 BEDROOM HOME



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"

(Approximate dimensions)



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
 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



MARLOWE

5 BEDROOM HOME



Ground Floor

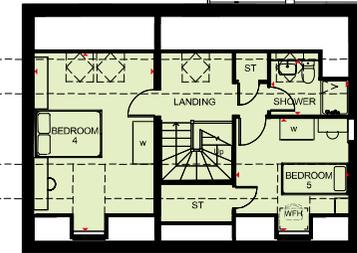
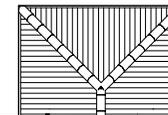
Lounge	3478 x 6988 mm	11'5" x 22'11"
Kitchen/Family	3384 x 6282 mm	11'1" x 20'7"
Dining	3184 x 3357 mm	10'5" x 11'0"
WC	909 x 1600 mm	3'0" x 5'3"
Utility	2061 x 1784 mm	6'9" x 5'10"

(Approximate dimensions)



First Floor

Bedroom 1	3184 x 6282 mm	10'5" x 20'7"
En suite 1	3384 x 2849 mm	11'1" x 9'4"
Bedroom 2	3483 x 3673 mm	11'5" x 12'1"
En suite 2	2062 x 1632 mm	6'9" x 5'4"
Bedroom 3	3483 x 2656 mm	11'5" x 8'9"
Bathroom	3096 x 1698 mm	10'2" x 5'7"



Second Floor

Bedroom 4	3458 x 5078 mm	11'4" x 16'8"
Bedroom 5	3246 x 3214 mm	10'8" x 10'7"
Shower	2241 x 1576 mm	7'4" x 5'2"

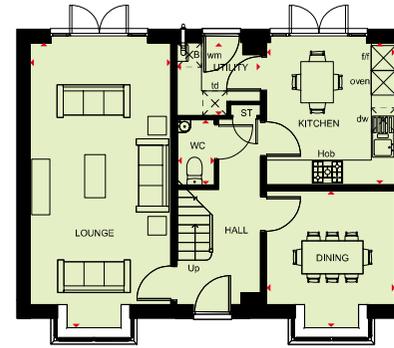
(Approximate dimensions)

KEY	B	Boiler	f/f	Fridge/freezer space	WFH	Working from home space
	ST	Store	t/d	Tumble dryer space	W	Wardrobe space
	w/m	Washing machine space	CYL	Cylinder	◀▶	Dimension location
	d/w	Dishwasher space				



MALVERN

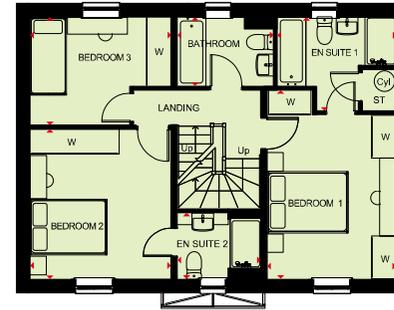
5 BEDROOM HOME



Ground Floor

Lounge	3478 x 6988 mm	11'5" x 22'11"
Kitchen	3184 x 3480 mm	10'5" x 11'5"
Dining	3184 x 3357 mm	10'5" x 11'0"
WC	870 x 1600 mm	2'10" x 5'3"
Utility	2062 x 1784 mm	6'9" x 5'10"

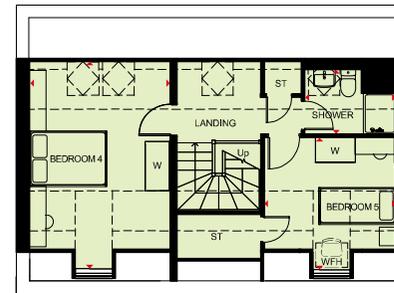
[Approximate dimensions]



First Floor

Bedroom 1	3184 x 4631 mm	10'5" x 15'2"
En suite 1	2934 x 2298 mm	9'8" x 7'6"
Bedroom 2	3483 x 3673 mm	11'5" x 12'1"
En suite 2	2062 x 1632 mm	6'9" x 5'4"
Bedroom 3	3483 x 2656 mm	11'5" x 8'9"
Bathroom	2374 x 1698 mm	7'9" x 5'7"

[Approximate dimensions]



Second Floor

Bedroom 4	3458 x 5078 mm	11'4" x 16'8"
Bedroom 5	3246 x 3239 mm	10'8" x 10'8"
Shower	2241 x 1576 mm	7'4" x 5'2"

[Approximate dimensions]

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



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 8472

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.



BARRATT
HOMES

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