



**BARRATT**  
HOMES

A stylized white line drawing of a bee, facing right, with its wings spread. The wings are decorated with a pattern of diagonal lines, and the body is simple with a segmented appearance.

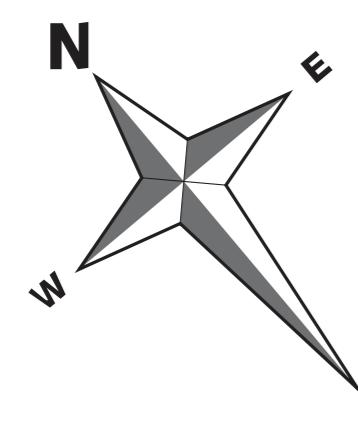
*Honeymans  
Helm*

# Honeymans Helm

- Matlock**  
3 Bedroom Home
- Martham**  
3 Bedroom Home
- Marwood**  
3 Bedroom Home
- Elsdon**  
3 Bedroom Home
- Plumstead**  
3 Bedroom Home
- Birtley**  
3 Bedroom Home
- Kelling**  
4 Bedroom Home
- Sheringham**  
4 Bedroom Home

- Affordable Housing**

- SH** Show Homes
- SC** Sales Centre



- BS** Bin Store
- CS** Cycle Store
- S/S** Substation
- BCP** Bin Collection Point
- V** Visitor Parking Space



- Existing Trees**
- New Tree Line**
- Gravel Path**
- Attenuation Basin**
- Play Area**



#### Electric Vehicle Charging

Electric vehicle charging points are included on every home. Please speak to your Sales Adviser for specific plot locations

#### Photovoltaic Panels

Photovoltaic panels are included on every home



#### Giving nature a home on this development:

##### Bat Box

Selected plots

##### Swift Box

Selected plots

##### Hedgehog Highway

Applies to all gardens

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





## 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.

# 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.



# MATLOCK

## 3 BEDROOM HOME



Argon-Filled Double-Glazing



Highly-Efficient Insulation



Photovoltaic Panels



Air Source Heat Pump



Electric Car Charging Point



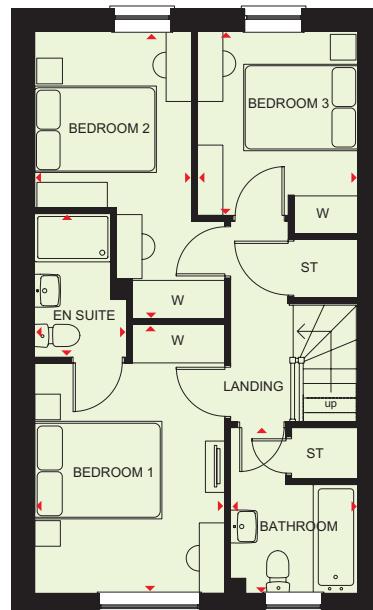
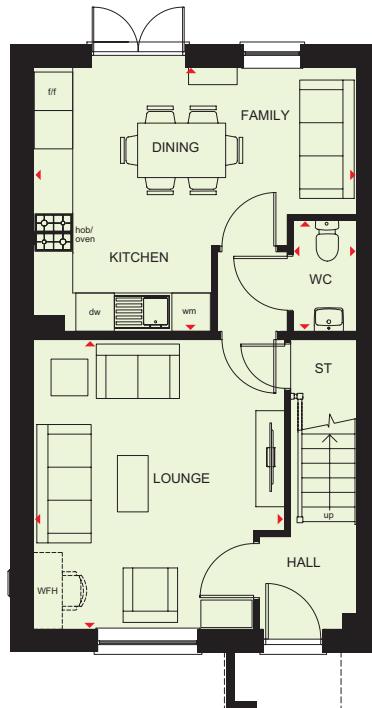
Waste Water Heat Recovery Systems



Decentralised Mechanical Extract Ventilation (d-MEV)



A/B EPC Rating



### Ground Floor

Lounge	3925 x 4528 mm	12'11" x 14'10"
Kitchen/Dining/Family	5075 x 4130 mm	16'8" x 13'7"
WC	998 x 1735 mm	3'3" x 5'8"

(Approximate dimensions)

### First Floor

Bedroom 1	2972 x 4200 mm	9'9" x 13'8"
En Suite	1438 x 2245 mm	4'9" x 7'4"
Bedroom 2	2452 x 4497 mm	8'1" x 14'9"
Bedroom 3	2511 x 3177 mm	8'3" x 10'5"
Bathroom	1991 x 2588 mm	6'6" x 8'6"

(Approximate dimensions)

### KEY

B	Boiler
ST	Store
wm	Washing machine space

dw	Dishwasher space
f/f	Fridge/freezer space
WFH	Working From Home space

BH/ST	Bulkhead Store
W	Wardrobe space
↔	Dimension location



# MARTHAM

## 3 BEDROOM HOME



Argon-Filled Double-Glazing



Highly-Efficient Insulation



Photovoltaic Panels



Air Source Heat Pump



Electric Car Charging Point



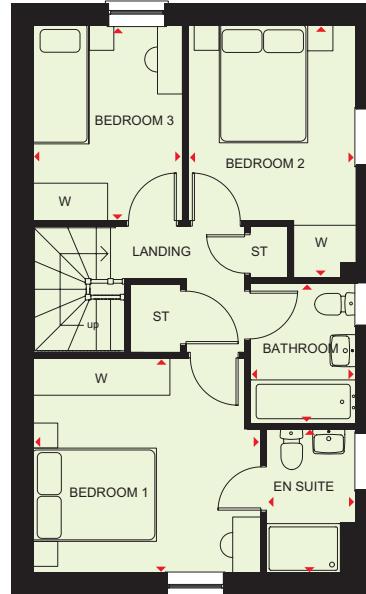
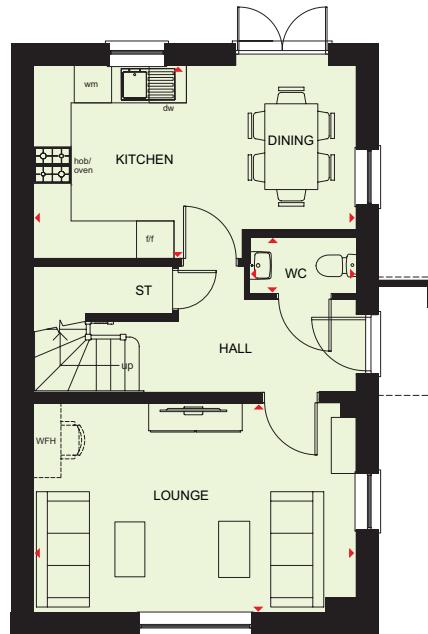
Waste Water Heat Recovery Systems



Decentralised Mechanical Extract Ventilation (d-MEV)



A/B EPC Rating



### Ground Floor

Lounge	5185 x 3375 mm	17'0" x 11'11"
Kitchen/Dining	5172 x 3096 mm	17'0" x 10'2"
WC	1703 x 900 mm	5'7" x 2'11"

(Approximate dimensions)

### First Floor

Bedroom 1	3657 x 3453 mm	12'0" x 11'4"
En Suite	1188 x 2311 mm	3'11" x 7'7"
Bedroom 2	2697 x 4044 mm	8'10" x 13'3"
Bedroom 3	2401 x 3131 mm	7'11" x 10'3"
Bathroom	1700 x 2255 mm	5'7" x 7'5"

(Approximate dimensions)

### KEY

B Boiler  
ST Store  
wm Washing machine space

dw Dishwasher space  
f/f Fridge/freezer space  
WFH Working From Home space

BH/ST Bulkhead Store  
W Wardrobe space  
↔ Dimension location



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BDW/HH/SEPT25

# MARWOOD

## 3 BEDROOM HOME



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Highly-Efficient Insulation



Photovoltaic Panels



Air Source Heat Pump



Electric Car Charging Point



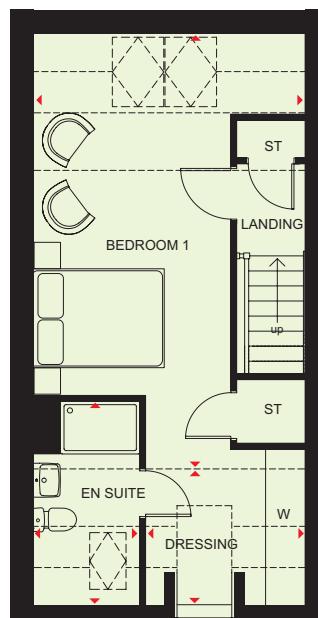
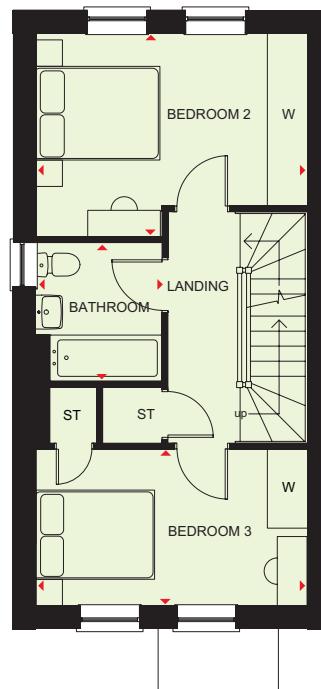
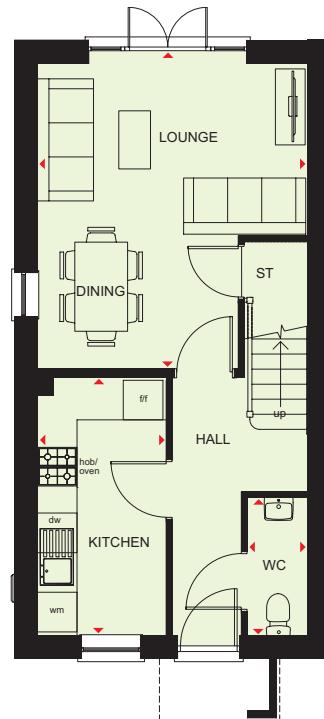
Waste Water Heat Recovery Systems



Decentralised Mechanical Extract Ventilation (d-MEV)



A/B EPC Rating



### Ground Floor

Lounge/Dining	4105 x 4626 mm	13'6" x 15'2"
Kitchen	1950 x 3901 mm	6'5" x 12'10"
WC	929 x 2082 mm	3'1" x 6'10"

(Approximate dimensions)

### First Floor

Bedroom 2	4105 x 3082 mm	13'6" x 10'1"
Bedroom 3	4105 x 2368 mm	13'6" x 7'9"
Bathroom	1910 x 2100 mm	6'3" x 6'11"

(Approximate dimensions)

### Second Floor

Bedroom 1	4015 x 6597 mm	13'2" x 21'6"
Dressing	2425 x 1305 mm	7'9" x 4'3"
En Suite	1600 x 3100 mm	5'3" x 10'2"

(Approximate dimensions)

### KEY

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BDW/HH/SEPT25

# ELSDON

## 3 BEDROOM HOME



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Highly-Efficient Insulation



Photovoltaic Panels



Air Source Heat Pump



Electric Car Charging Point



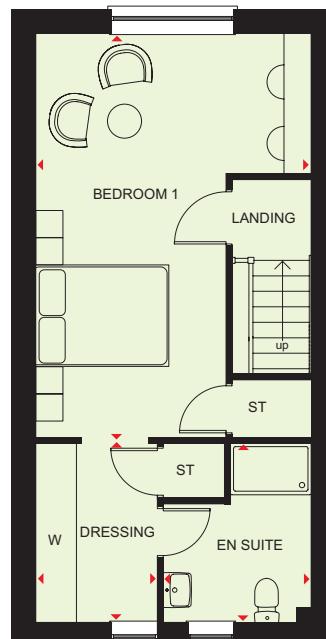
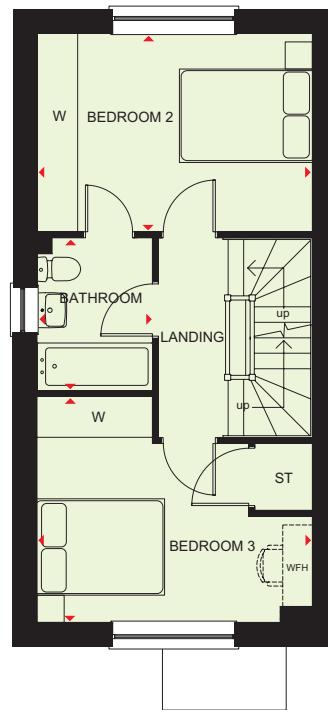
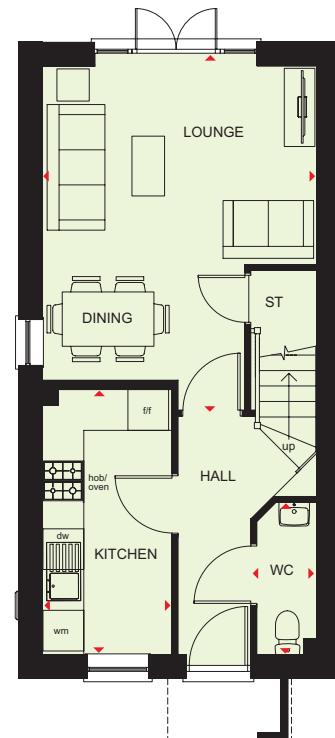
Waste Water Heat Recovery Systems



Decentralised Mechanical Extract Ventilation (d-MEV)



A/B EPC Rating



### Ground Floor

Lounge/Dining	4043 x 4641 mm	13'3" x 15'3"
Kitchen	1900 x 3910 mm	6'3" x 12'10"
WC	895 x 2239 mm	2'9" x 7'3"

(Approximate dimensions)

### First Floor

Bedroom 2	4056 x 2922 mm	13'4" x 9'7"
Bedroom 3	4056 x 3316 mm	13'4" x 10'9"
Bathroom	1700 x 2250 mm	5'7" x 7'5"

(Approximate dimensions)

### Second Floor

Bedroom 1	4056 x 5952 mm	13'4" x 19'6"
Dressing	1789 x 2633 mm	5'9" x 8'7"
En Suite	2177 x 2633 mm	7'2" x 8'8"

(Approximate dimensions)

### KEY

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BH/ST	Bulkhead Store
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BDW/HH/SEPT25

# PLUMSTEAD

## 3 BEDROOM HOME



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Highly-Efficient Insulation



Photovoltaic Panels



Air Source Heat Pump



Electric Car Charging Point



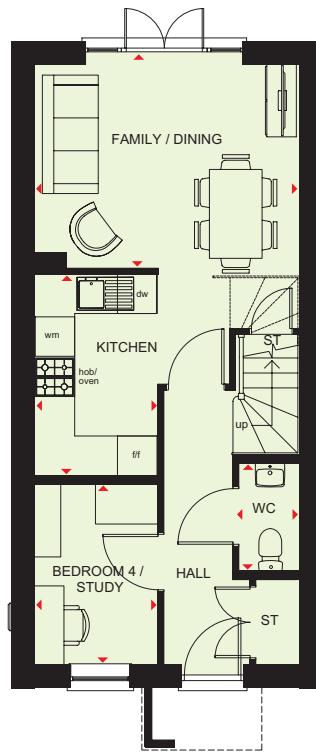
Waste Water Heat Recovery Systems



Decentralised Mechanical Extract Ventilation (d-MEV)



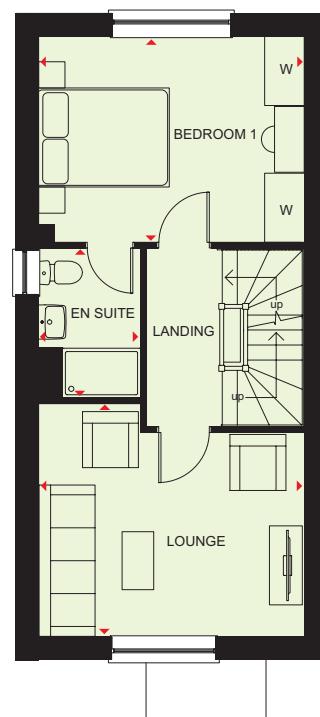
A/B EPC Rating



### Ground Floor

Family/Dining	3980 x 4012 mm	13'1" x 13'2"
Kitchen	1866 x 3060 mm	6'1" x 10'0"
Bedroom 4/Study	1879 x 2732mm	6'2" x 9'0"
WC	925 x 1625 mm	3'0" x 5'4"

(Approximate dimensions)



### First Floor

Lounge	3980 x 3536 mm	13'1" x 11'7"
Bedroom 1	3993 x 3127 mm	13'1" x 10'3"
En Suite	1550 x 2275 mm	5'1" x 7'6"

(Approximate dimensions)



### Second Floor

Bedroom 2	3993 x 3389 mm	13'1" x 11'1"
Bedroom 3	3993 x 3550 mm	13'1" x 11'8"
Bathroom	1700 x 2000 mm	5'7" x 6'7"

(Approximate dimensions)

### KEY

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BDW/HH/SEPT25

# BIRTLLEY

## 3 BEDROOM HOME



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Highly-Efficient Insulation



Photovoltaic Panels



Air Source Heat Pump



Electric Car Charging Point



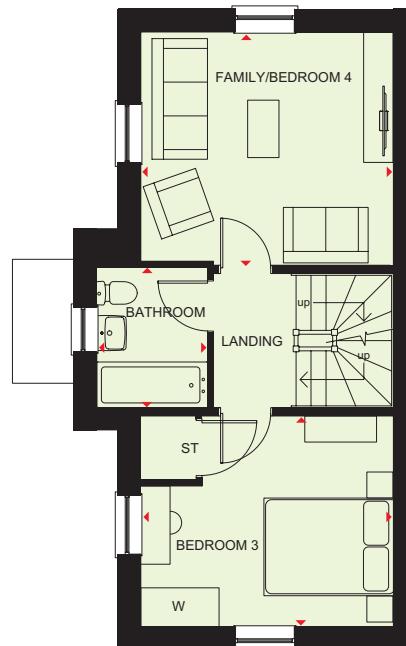
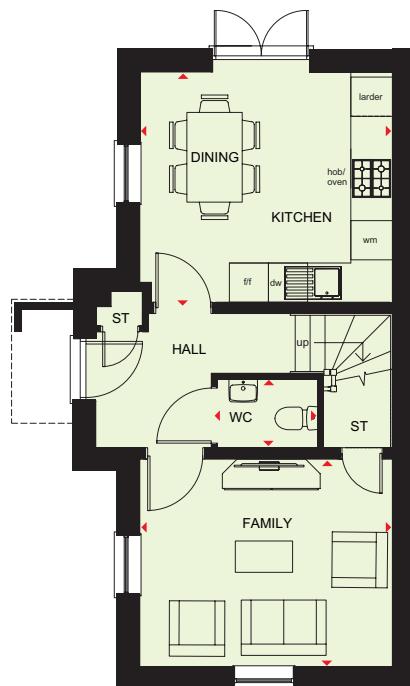
Waste Water Heat Recovery Systems



Decentralised Mechanical Extract Ventilation (d-MEV)



A/B EPC Rating



### Ground Floor

Kitchen/Dining	3822 x 3529 mm	12'6" x 11'7"
Family	3872 x 3179 mm	12'8" x 10'5"
WC	1550 x 1053 mm	5'1" x 3'5"

(Approximate dimensions)

### First Floor

Lounge	3822 x 3576 mm	12'6" x 11'9"
Bedroom 3	3835 x 3226 mm	12'7" x 10'7"
Bathroom	1700 x 2157 mm	5'7" x 7'1"

(Approximate dimensions)

### Second Floor

Bedroom 1	3835 x 3614 mm	12'7" x 11'10"
Bedroom 2	3835 x 3263 mm	12'7" x 10'8"
Shower	1975 x 2398 mm	6'6" x 7'10"

(Approximate dimensions)

### KEY

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BDW/HH/SEPT25

# KELLING

## 4 BEDROOM HOME



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Highly-Efficient Insulation



Photovoltaic Panels



Air Source Heat Pump



Electric Car Charging Point



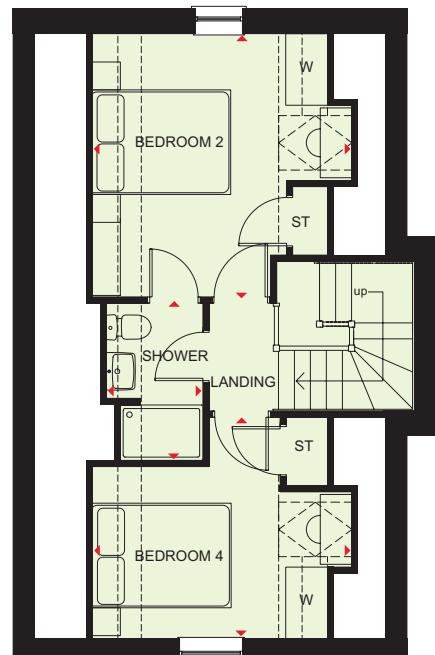
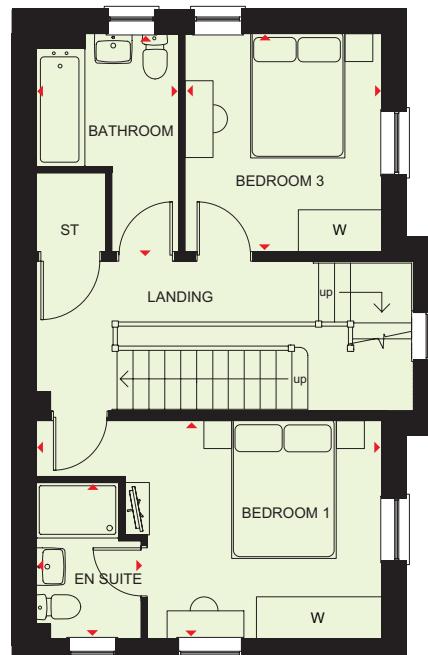
Waste Water Heat Recovery Systems



Decentralised Mechanical Extract Ventilation (d-MEV)



A/B EPC Rating



### Ground Floor

Kitchen/Dining	4947 x 3091 mm	16'3" x 10'2"
Lounge	4960 x 3103 mm	16'3" x 10'2"
WC	1050 x 1844 mm	3'5" x 6'1"

(Approximate dimensions)

### First Floor

Bedroom 1	4960 x 3125 mm	16'3" x 10'3"
En Suite	1506 x 2237 mm	4'11" x 7'4"
Bedroom 3	2822 x 3125 mm	9'3" x 10'3"
Bathroom	2050 x 3125 mm	6'9" x 10'3"

(Approximate dimensions)

### Second Floor

Bedroom 2	3370 x 3774 mm	11'1" x 12'5"
Bedroom 4	3370 x 3174 mm	11'1" x 10'5"
Shower	1383 x 2255 mm	4'6" x 7'5"

(Approximate dimensions)

### KEY

B	Boiler
ST	Store
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BDW/HH/SEPT25

# SHERINGHAM

## 4 BEDROOM HOME



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Photovoltaic Panels



Air Source Heat Pump



Electric Car Charging Point



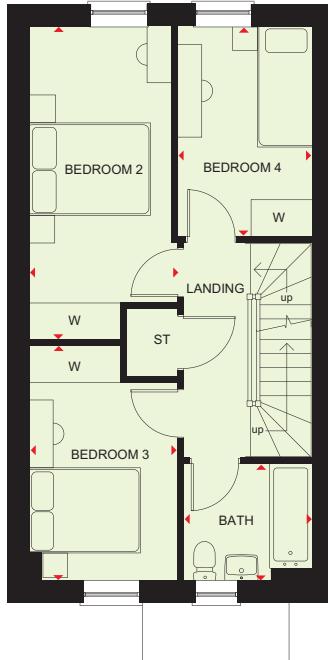
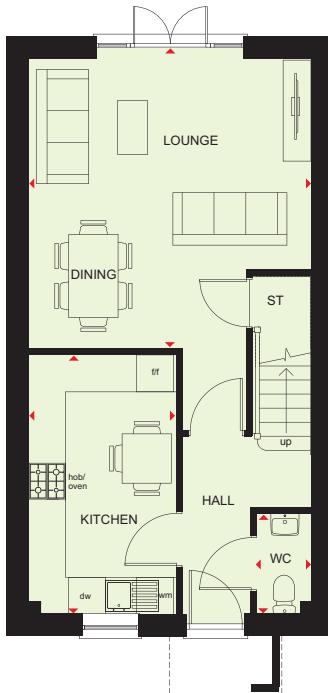
Waste Water Heat Recovery Systems



Decentralised Mechanical Extract Ventilation (d-MEV)



A/B EPC Rating



### Ground Floor

Lounge /Dining	4598 x 4663 mm	15'1" x 15'4"
Kitchen	2400 x 4201 mm	7'10" x 13'9"
WC	900 x 1640 mm	2'11" x 5'5"

(Approximate dimensions)

### First Floor

Bedroom 2	2323 x 5094 mm	7'7" x 16'9"
Bedroom 3	2438 x 3828 mm	8'0" x 12'7"
Bedroom 4	2200 x 3419 mm	7'3" x 11'3"
Bathroom	2100 x 1910 mm	6'11" x 6'3"

(Approximate dimensions)

### Second Floor

Bedroom 1	3486 x 6417 mm	11'5" x 21'1"
Dressing	2619 x 1937 mm	8'6" x 6'4"
En Suite	1950 x 2505 mm	6'5" x 8'3"

(Approximate dimensions)

### KEY

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ST Store  
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# 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.



**barrathomes.co.uk**

**0330 057 6000**

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