



BARRATT
HOMES

Alconbury Weald



0333 355 8484

barratthomes.co.uk

DEVELOPMENT LAYOUT

Subject To
Planning By Others

New
Tree Line



Gravel
Paths



Giving nature a home on this
development:

Bat Box
Selected plots*



Bird Nesting
Brick / Box
Selected plots*



Bug Hotel
Selected plots*



Hedgehog Highway
Selected plots*



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

Development
by
David Wilson Homes

Development
by Others

Public Open
Space

Public Open
Space

Development
by
David Wilson Homes



	Cromwell 3 bedroom home		Chester 4 bedroom home		Milfield 3 bedroom home
	Maidstone 3 bedroom home		Hemsworth 4 bedroom home		Radliegh 4 bedroom home
	Kenton 3 bedroom home		Woodcote 4 bedroom home		Alfreton 4 bedroom home
	Bewdley 3 bedroom home		Hesketh 4 bedroom home		Affordable Housing

BCP	Bin Collection Point	SC	Sales Centre
V	Visitor Parking	SH	Show Home
BS	Bin Store		Sales Centre and Show Homes Area
CS	Cycle Store		

Features on selected plots only. The changes apply to individual homes, rather than across an entire development, so please liaise with the Sales Adviser on the development you are interested in about the specific inclusions of individual homes. We, 'our', 'us' refers to the Barratt Developments PLC Group brands including Barratt Homes, David Wilson Homes and Barratt London. Please speak to a Sales Adviser for details of the features available on the home and development you are interested in. 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. Information correct at time of publishing.



Alconbury Weald is a highly desirable new community, just 4 miles north of Huntingdon. Benefit from excellent commuter links, with easy access to the A1, A14 and A141. Huntingdon train station is just 5 miles away with a direct link to London in just over an hour. Woodland walks and cycle routes help you to walk and cycle safely around the development; the design plans for all homes to be within 400m of bus stops and green spaces, and within 800m of local shops and facilities.

The landscape has been carefully thought through to create established green spaces for all. From pocket-parks and play areas to over 200 acres of woodland. Enjoy convenience on your doorstep; just moments away from a nursery, school, gym, library, sports pitches, walking routes, shops and more. Enjoy the selection of weekly food trucks on the school plaza and frequent community events.

Barratt Homes brings a range of new energy-efficient 3 and 4 bedroom homes. Buy with peace of mind at Alconbury Weald with an award-winning house builder. What's more, 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.[^]

ENERGY-EFFICIENT HOMES

THE FEATURES AND BENEFITS



Save thousands per year on your energy bills with a brand-new energy efficient home. Every new home we build has been designed with the future in mind. We use innovative design and smart technologies to make your new home more economical, comfortable and enjoyable to live in. Our homes at Alconbury Weald will benefit from these energy saving features.



**PHOTOVOLTAIC
PANELS**



**ELECTRIC CAR
CHARGING
POINT**



**WASTE WATER
HEAT RECOVERY
SYSTEM**



**ARGON-FILLED
DOUBLE-GLAZING**



**FLUE GAS
HEAT RECOVERY**



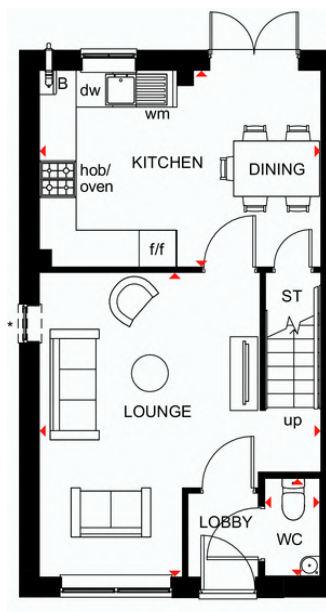
**HIGHLY-EFFICIENT
INSULATION**



**DECENTRALISED
MECHANICAL EXTRACT
VENTILATION**

THE CROMWELL

3 BEDROOM HOME

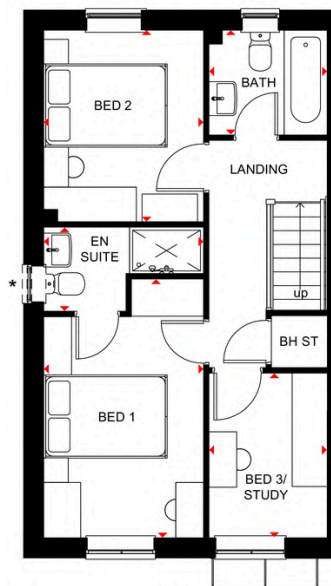


Ground Floor

Lounge	4598 x 4955mm	15'1" x 16'3"
Kitchen/Dining	4598 x 3202mm	15'1" x 10'6"
WC	935 x 1620mm	3'1" x 5'4"

(Approximate dimensions)

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



First Floor

Bedroom 1	2592 x 4204mm	8'6" x 13'10"
En Suite	2592 x 1365mm	8'6" x 4'6"
Bedroom 2	2592 x 3112mm	8'6" x 10'3"
Bedroom 3	1918 x 2676mm	6'4" x 8'9"
Bathroom	1918 x 1702mm	6'4" x 5'7"

(Approximate dimensions)

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

KEY	B	Boiler	wm	Washing machine space	w	Wardrobe space
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	BH ST	Bulkhead store	dw	Dishwasher space		

For planning purposes, rooms (excluding kitchens, bathrooms and en-suites) in our properties may be given different labels or descriptions to those we use for marketing and selling purposes. In our advertising and marketing materials we may label a room a bedroom. That same room may be labelled a study in our planning documents and drawings. For example purposes only, a property we describe in our marketing material as a "4 bedroom" property may be described in our planning documents and drawings as a "3 bedroom" property and describe the 4th bedroom as a "study". If you have any questions or would like more information about what you have read in this disclaimer, please contact our Sales Adviser and/or your solicitor/conveyancer for further information and assistance.

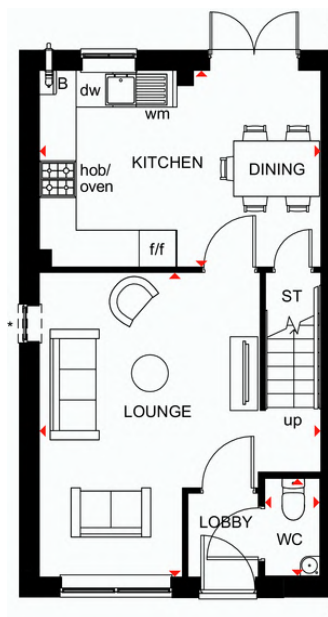
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BARRATT
HOMES

THE MAIDSTONE

3 BEDROOM HOME

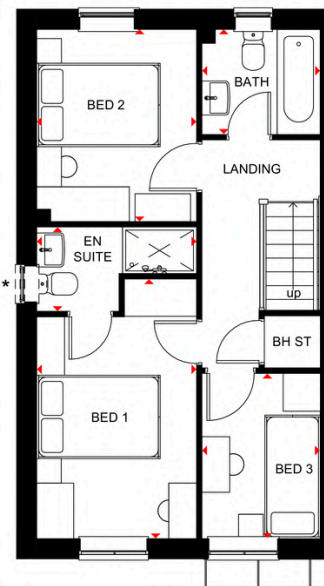


Ground Floor

Lounge	4598 x 4955mm	15'1" x 16'3"
Kitchen/Dining	4598 x 3202mm	15'1" x 10'6"
WC	935 x 1620mm	3'1" x 5'4"

[Approximate dimensions]

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First Floor

Bedroom 1	2592 x 4204mm	8'6" x 13'10"
En Suite	2592 x 1365mm	8'6" x 4'6"
Bedroom 2	2592 x 3112mm	8'6" x 10'3"
Bedroom 3	1918 x 2676mm	6'4" x 8'9"
Bathroom	1918 x 1702mm	6'4" x 5'7"

[Approximate dimensions]

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

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

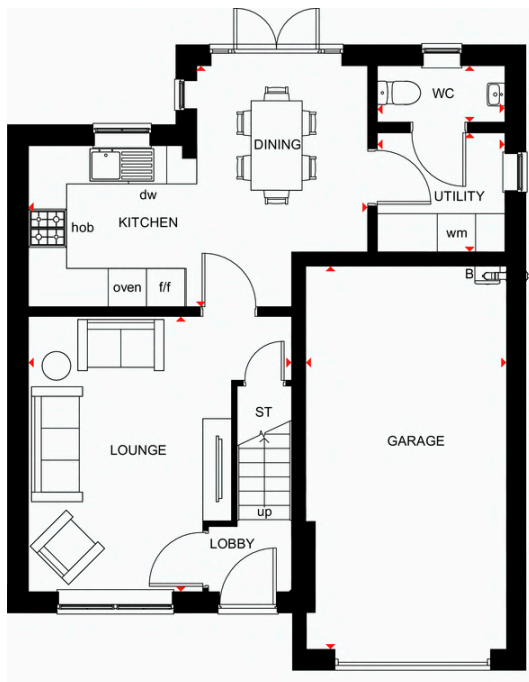
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THE BEWDLEY

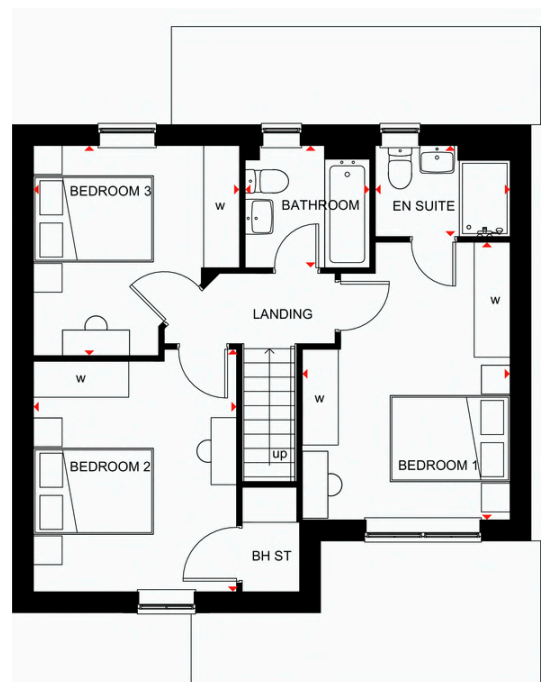
3 BEDROOM HOME



Ground Floor

Lounge	4128 x 4312mm	13'7" x 14'2"
Kitchen/ Dining	5320 x 3773mm	17'5" x 12'5"
Utility	2002 x 1865mm	6'7" x 6'1"
WC	2002 x 900mm	6'7" x 2'11"
Garage	3150 x 6000mm	10'4" x 19'8"

(Approximate dimensions)



First Floor

Bedroom 1	3257 x 4348mm	10'8" x 14'3"
En Suite	2113 x 1425mm	6'11" x 4'8"
Bedroom 2	3185 x 3797mm	10'5" x 12'5"
Bedroom 3	3233 x 3289mm	10'7" x 10'9"
Bathroom	1951 x 1913mm	6'5" x 6'3"

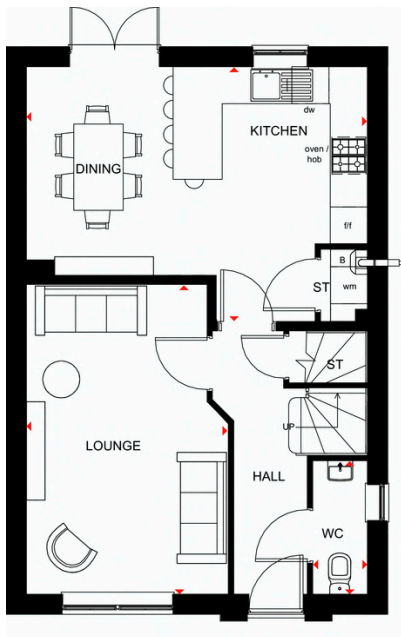
(Approximate dimensions)

KEY	B Boiler	wm Washing machine space	w Wardrobe space
	ST Store	f/f Fridge/freezer space	◀▶ Dimension location
	BH ST Bulkhead store	dw Dishwasher space	

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THE CHESTER

4 BEDROOM HOME



* Additional window to selected plots.

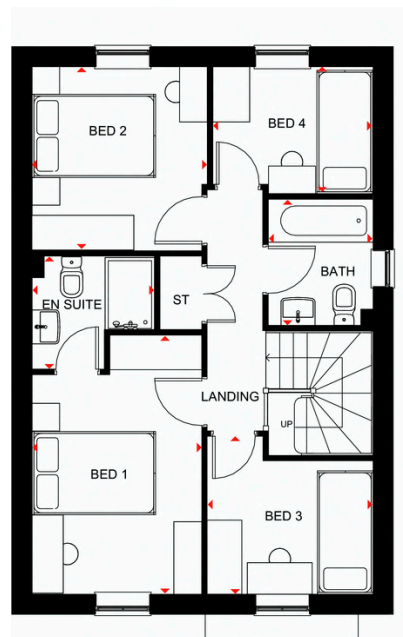
Ground Floor

Lounge	5026 x 3269mm	16'6" x 10'9"
Kitchen/Dining	5520 x 4135mm	18'1" x 13'7"
WC	2164 x 886mm	7'1" x 2'11"

(Approximate dimensions)

KEY	B	Boiler
	ST	Store
	wm	Washing machine space

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



* Window omitted to selected plots.

First Floor

Bedroom 1	4205 x 2746mm	13'10" x 9'0"
En Suite	1983 x 1835mm	6'6" x 6'0"
Bedroom 2	2986 x 2826mm	9'10" x 9'3"
Bedroom 3	2686 x 2537mm	8'10" x 8'4"
Bedroom 4	2606 x 2060mm	8'7" x 6'9"
Bathroom	2048 x 1698mm	6'9" x 5'7"

(Approximate dimensions)

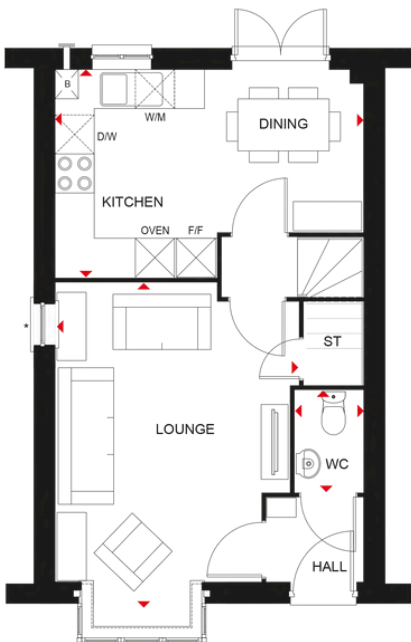
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THE KENTON

3 BEDROOM HOME

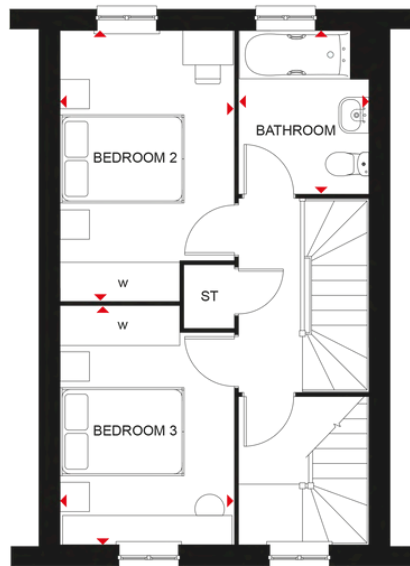


*Window omitted to selected plots

Ground Floor

Lounge	5291 x 3727 mm	17' 4" x 12' 2"
Kitchen/Dining	4726 x 3195 mm	15' 6" x 10' 5"
WC	1562 x 1038 mm	5' 1" x 3' 4"

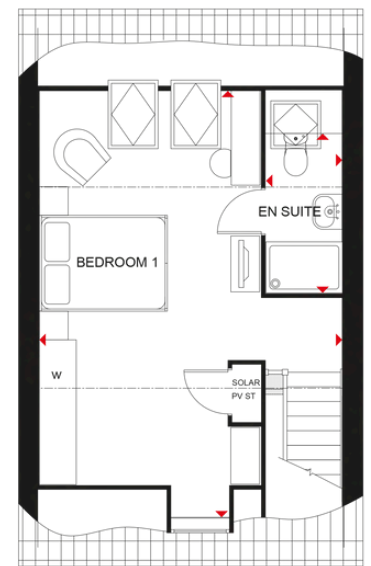
(Approximate dimensions)



First Floor

Bedroom 2	4141 x 2657 mm	13' 7" x 8' 8"
Bedroom 3	3656 x 2658 mm	11' 11" x 8' 8"
Bathroom	2496 x 1986 mm	8' 2" x 6' 6"

(Approximate dimensions)



Second Floor

Bedroom 1	6681* x 4731 mm	21' 11" x 15' 6"
En suite	2496* x 1190 mm	8' 2" x 3' 10"

*Overall floor dimension includes lowered ceiling areas
(Approximate dimensions)

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

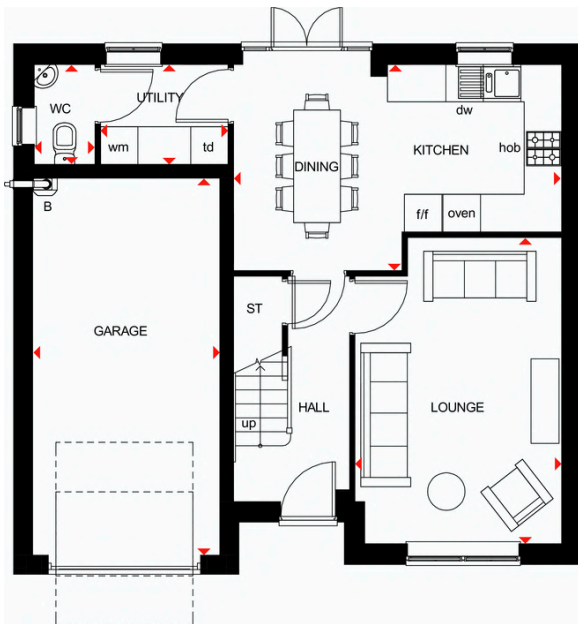
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THE HEMSWORTH

4 BEDROOM HOME



Ground Floor

Lounge	4897 x 3310mm	16'1" x 10'10"
Kitchen/Dining	5253 x 3297mm	17'3" x 10'10"
Utility	1598 x 2044mm	5'3" x 6'8"
WC	1598 x 976mm	5'3" x 3'2"
Garage	6025 x 3000mm	19'9" x 9'10"

(Approximate dimensions)



First Floor

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

(Approximate dimensions)

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

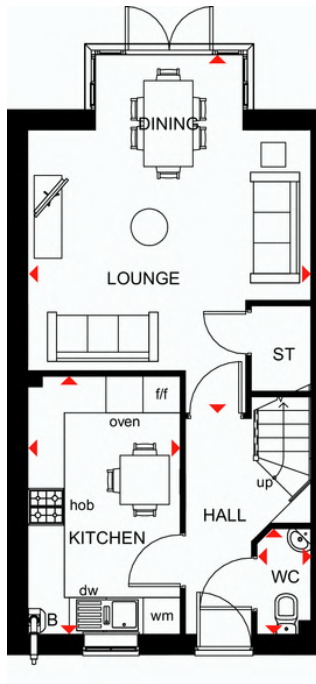
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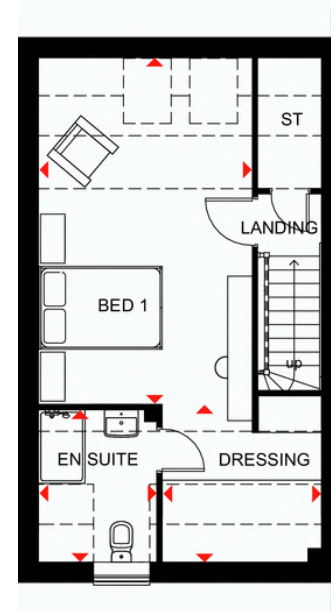
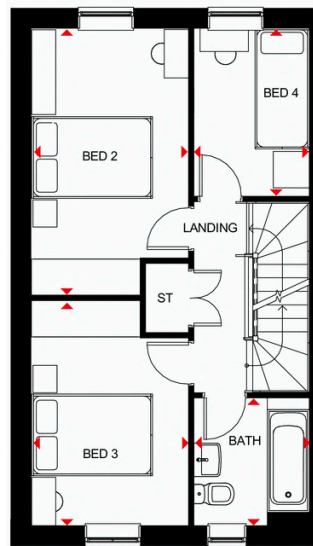
BARRATT
HOMES

THE WOODCOTE

4 BEDROOM HOME



* Window to selected plots.



Ground Floor

Lounge/Dining	5845 x 4608mm	19'2" x 15'1"
Kitchen	4211 x 2481mm	13'10" x 8'2"
WC	1726 x 878mm	5'8" x 2'11"

[Approximate dimensions]

First Floor

Bedroom 2	4414 x 2608mm	14'6" x 8'7"
Bedroom 3	3722 x 2608mm	12'3" x 8'7"
Bedroom 4	2779 x 1912mm	9'1" x 6'3"
Bathroom	2112 x 1912mm	6'11" x 6'3"

[Approximate dimensions]

Second Floor

Bedroom 1	5650 x 3482mm	18'6" x 11'5"
En Suite	1926 x 2486mm	6'4" x 8'2"
Dressing Area	2594 x 2574mm	8'6" x 8'5"

[Approximate dimensions]

*Overall floor dimension includes lower ceiling areas.

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

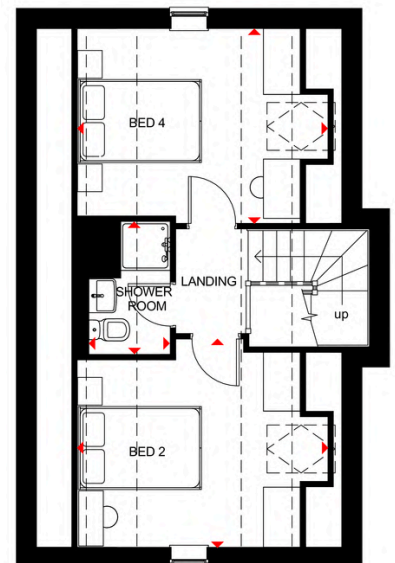
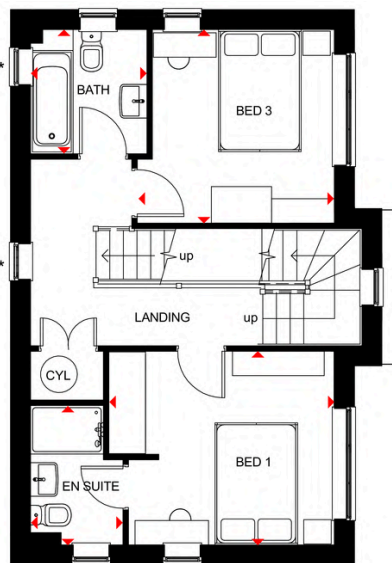
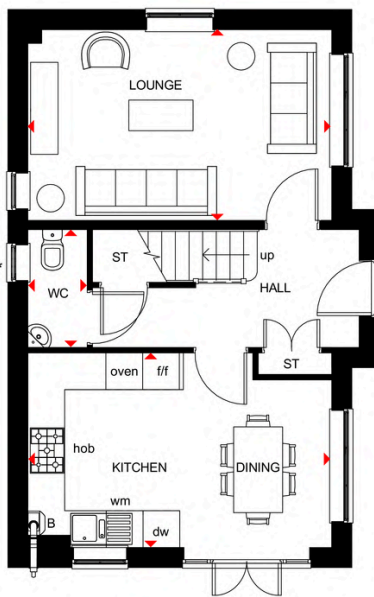
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BARRATT
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THE HESKETH

4 BEDROOM HOME



Ground Floor

Lounge	4963 x 3113mm	16'3" x 10'3"
Kitchen/Dining	4963 x 3175mm	16'3" x 10'5"
WC	925 x 1923mm	3'0" x 6'4"

[Approximate dimensions]

First Floor

Bedroom 1	3684 x 3175mm	12'1" x 10'5"
En Suite	1511 x 2287mm	4'11" x 7'6"
Bedroom 3	3220 x 3175mm	10'7" x 10'5"
Bathroom	1903 x 2038mm	6'3" x 6'8"

[Approximate dimensions]

Second Floor

Bedroom 2	4076 x 3532mm	13'4" x 11'7"
Bedroom 4	4076 x 3175mm	13'4" x 10'5"
Shower room	1323 x 2168mm	4'4" x 7'1"

[Approximate dimensions]

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

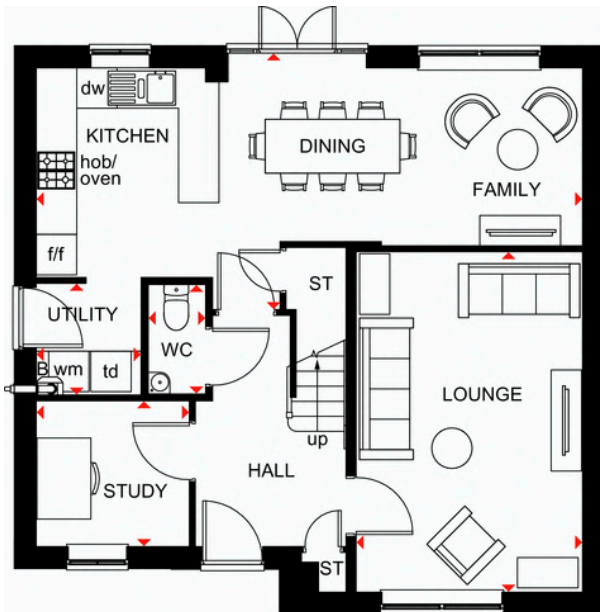
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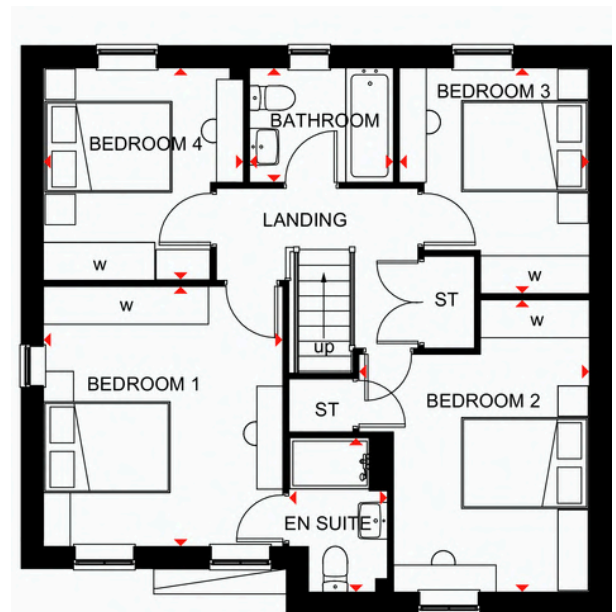
THE RADLEIGH

4 BEDROOM HOME



Ground Floor		
Lounge	3361 x 5046mm	11'0" x 16'7"
Kitchen/ Dining/Family	8110 x 3583mm	26'7" x 11'9"
Utility	1558 x 1655mm	5'1" x 5'5"
Study	2273 x 2158mm	7'5" x 7'1"
WC	850 x 1621mm	2'9" x 5'4"

(Approximate dimensions)



First Floor		
Bedroom 1	3557 x 3858mm	11'9" x 12'8"
En Suite	1465 x 2287mm	4'9" x 7'6"
Bedroom 2	3423 x 4335mm	11'3" x 14'3"
Bedroom 3	2824 x 3350mm	9'3" x 11'0"
Bedroom 4	2973 x 3152mm	9'9" x 10'4"
Bathroom	2137 x 1699mm	7'0" x 5'7"

(Approximate dimensions)

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

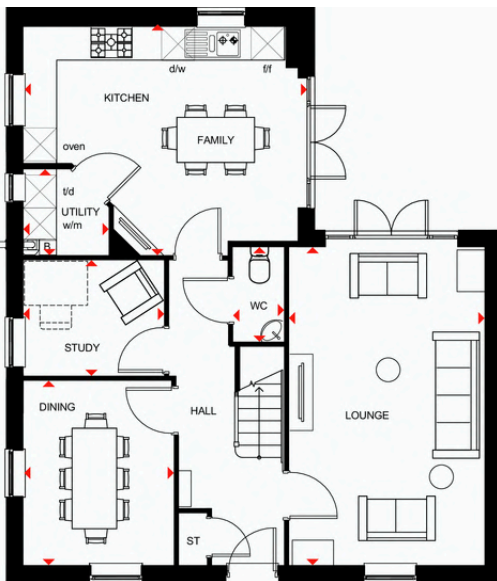
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THE ALFRETON

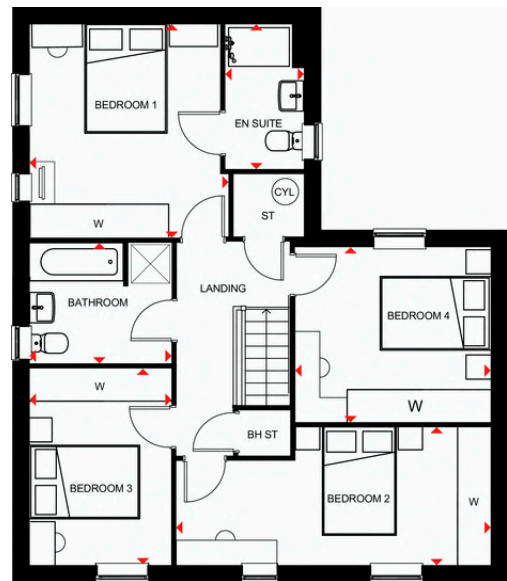
4 BEDROOM HOME



Ground Floor

Lounge	3475 mm x 5748 mm	11' 5" x 18' 10"
Kitchen/Family	4960 mm x 4133 mm	16' 3" x 13' 7"
Dining Room	2703 mm x 3324 mm	8' 10" x 10' 11"
Study	2579 mm x 2104 mm	8' 6" x 6' 11"
Utility	1600 mm x 1510 mm	5' 3" x 4' 11"
WC	866 mm x 1650 mm	2' 10" x 5' 5"

(Approximate dimensions)



First Floor

Bedroom 1	3600 mm x 3851 mm	11' 10" x 12' 8"
En Suite	1425 mm x 2612 mm	4' 8" x 8' 7"
Bedroom 2	5666 mm x 2500 mm	18' 7" x 8' 2"
Bedroom 3	2581 mm x 3564 mm	8' 6" x 11' 8"
Bedroom 4	3537 mm x 3160 mm	11' 7" x 10' 4"
Bathroom	2581 mm x 2176 mm	8' 6" x 7' 2"

(Approximate dimensions)

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

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BARRATT
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 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.



