

# PLATINUM PLACE

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A DEVELOPMENT OF 2, 3 & 4 BEDROOM HOMES



**BARRATT**  
— HOMES —



# PLATINUM PLACE

## SITE PLAN

- DENFORD**  
2 bedroom home
- KENLEY**  
2 bedroom home
- MAIDSTONE**  
3 bedroom home
- ELLERTON**  
3 bedroom home
- MORESBY**  
3 bedroom home
- ENNERDALE**  
3 bedroom home
- BEWDLEY**  
3 bedroom home
- KINGSLEY**  
4 bedroom home
- WOODCOTE**  
4 bedroom home
- RADLEIGH**  
4 bedroom home
- AFFORDABLE HOUSING**
- V Visitor Parking
- B Bin Collection Point
- S/S Substation

### SUSTAINABILITY FEATURES

- Grassland
- Wildflower meadow
- Footpath
- New tree line
- Mature tree line

### THIS DEVELOPMENT ALSO FEATURES;

- Swift boxes
- Bat boxes
- Hedgehog highways





# DENFORD

## 2 BEDROOM HOME



Electric car  
charging  
point



Argon-filled  
double-glazing



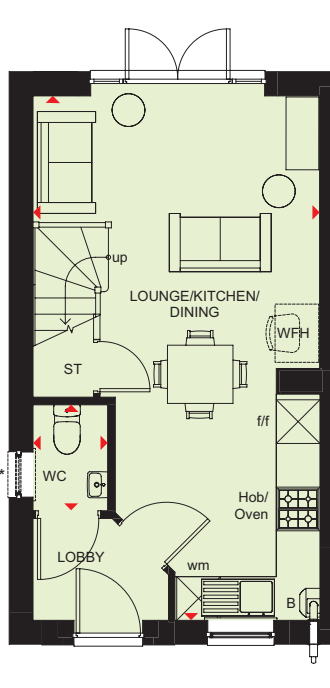
Photovoltaic  
panels



A/B EPC Rating



Highly-efficient  
insulation

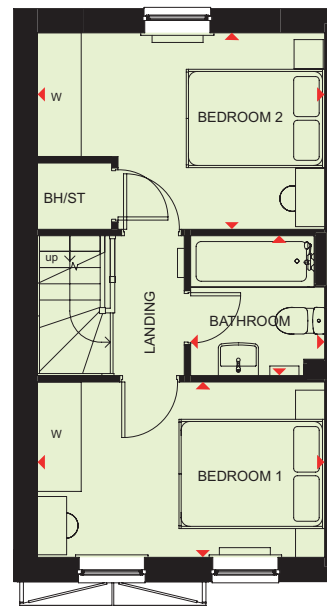


### Ground Floor

Lounge/Dining/ Kitchen	7815 x 3944 mm	25'6" x 12'9"
WC	1513 x 1110 mm	4'9" x 3'6"

[Approximate dimensions]

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



### First Floor

Bedroom 1	3944 x 2401 mm	12'9" x 7'8"
Bedroom 2	3944 x 2703 mm	12'9" x 8'8"
Bathroom	1919 x 1908 mm	6'2" x 6'2"

[Approximate dimensions]

#### KEY

B Boiler

ST Store

BH/ST Bulkhead Store

wm Washing machine space

f/f Fridge/freezer space

WFH Working from home space

w Wardrobe space

◀▶ Dimension location



# KENLEY

## 2 BEDROOM HOME



Electric car  
charging  
point



Argon-filled  
double-glazing



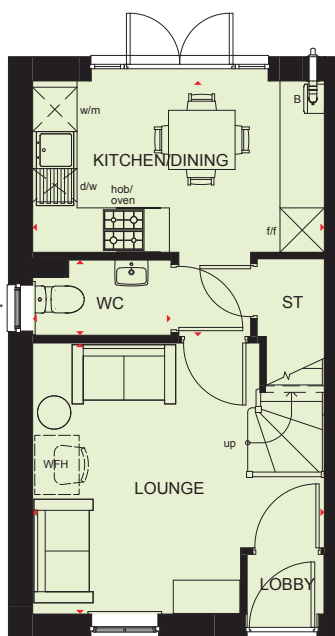
Photovoltaic  
panels



A/B EPC Rating



Highly-efficient  
insulation

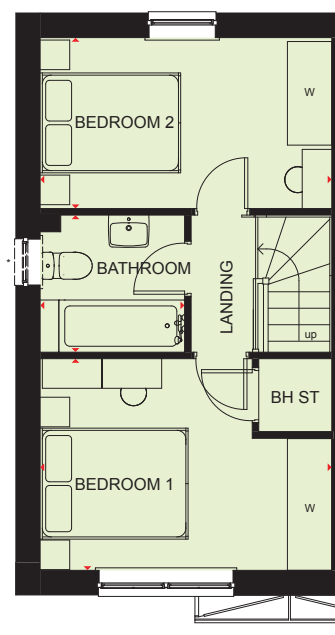


### Ground Floor

Lounge	3944 x 3543 mm	12'9" x 11'6"
Kitchen/Dining	3944 x 2245 mm	12'9" x 7'3"
WC	1912 x 1063 mm	6'2" x 3'4"

[Approximate dimensions]

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



### First Floor

Bedroom 1	3944 x 2841 mm	12'9" x 9'3"
Bedroom 2	3944 x 2291 mm	12'9" x 7'5"
Bathroom	1934 x 1852 mm	6'3" x 6'0"

[Approximate dimensions]

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

#### KEY

B Boiler  
ST Store  
BH ST Bulkhead store

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

WFH Working from home space  
W Wardrobe space  
◀▶ Dimension location



# MAIDSTONE

## 3 BEDROOM HOME



Electric car  
charging  
point



Argon-filled  
double-glazing



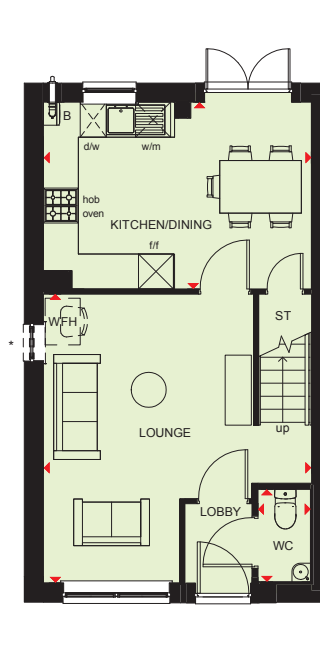
Photovoltaic  
panels



A/B EPC Rating



Highly-efficient  
insulation

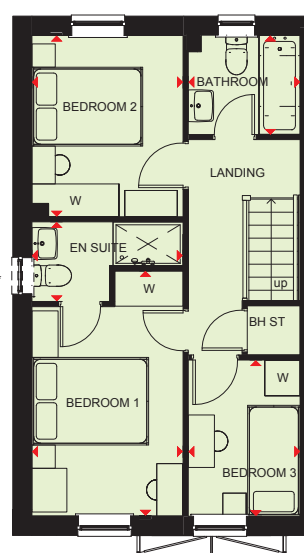


### Ground Floor

Lounge	4879 x 4599 mm	16'0" x 15'0"
Kitchen/Dining	4586 x 3194 mm	15'0" x 10'4"
WC	1611 x 941 mm	5'2" x 3'0"

(Approximate dimensions)

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



### First Floor

Bedroom 1	4179 x 2586 mm	13'7" x 8'4"
En suite	2587 x 1364 mm	8'4" x 4'4"
Bedroom 2	3088 x 2586 mm	10'1" x 8'4"
Bedroom 3	2651 x 1924 mm	8'6" x 6'3"
Bathroom	1924 x 1692 mm	6'3" x 5'5"

(Approximate dimensions)

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

#### KEY

B Boiler  
ST Store  
BH ST Bulkhead store

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

WFH Working from home space  
W Wardrobe space  
◀▶ Dimension location



# ELLERTON

## 3 BEDROOM HOME



Electric car  
charging  
point



Argon-filled  
double-glazing



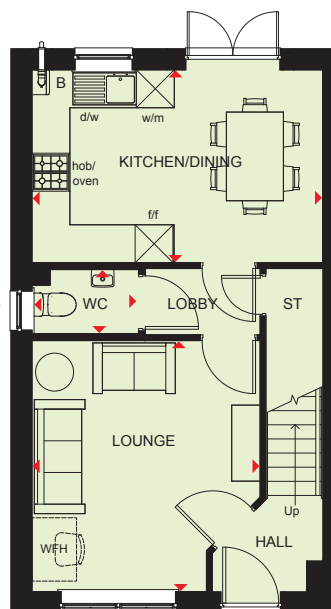
Photovoltaic  
panels



A/B EPC Rating



Highly-efficient  
insulation

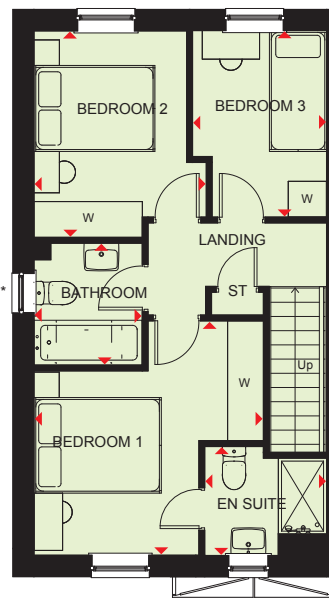


### Ground Floor

Lounge	3896 x 3652 mm	12'7" x 11'9"
Kitchen	4586 x 3037 mm	15'0" x 9'9"
WC	1560 x 1052 mm	5'1" 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	3751 x 3665 mm	12'3" x 12'0"
En suite	1934 x 1696 mm	6'3" x 5'5"
Bedroom 2	3225 x 2684 mm	10'5" x 8'8"
Bedroom 3	2907 x 2134 mm	9'5" x 7'0"
Bathroom	1916 x 1798 mm	6'2" x 5'8"

(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

d/w Dishwasher space  
f/f Fridge/freezer space  
WFH Working from home space

w Wardrobe space  
◀▶ Dimension location



# MORESBY

## 3 BEDROOM HOME



Electric car  
charging  
point



Argon-filled  
double-glazing



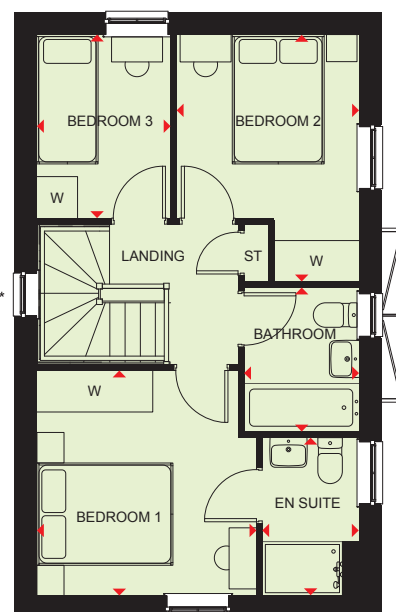
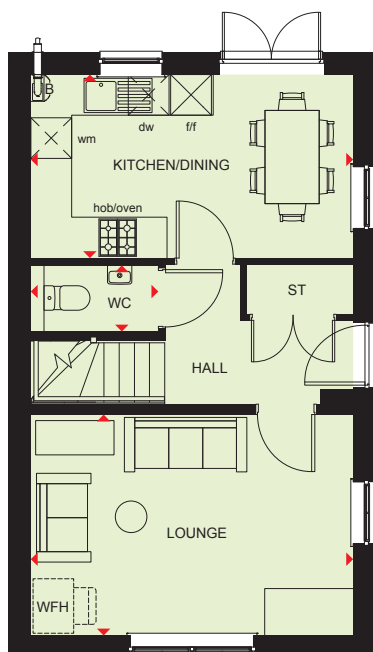
Photovoltaic  
panels



A/B EPC Rating



Highly-efficient  
insulation



### Ground Floor

Lounge	4738 x 3242 mm	15'5" x 10'6"
Kitchen/Dining	4738 x 2676 mm	15'5" x 8'7"
WC	2099 x 1009 mm	6'8" x 3'3"

### First Floor

Bedroom 1	3305 x 3228 mm	10'8" x 10'5"
En suite	2327 x 1422 mm	7'6" x 4'6"
Bedroom 2	3623 x 2682 mm	11'8" x 8'7"
Bedroom 3	2701 x 1992 mm	8'8" x 6'5"
Bathroom	2119 x 1706 mm	6'9" x 5'5"

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

### 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		





# ENNERDALE

## 3 BEDROOM HOME



Electric car  
charging  
point



Argon-filled  
double-glazing



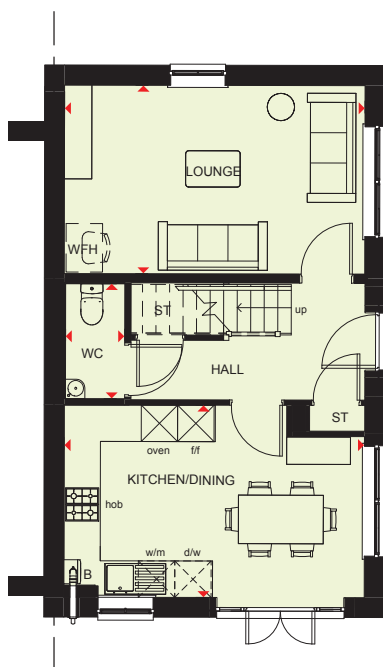
Photovoltaic  
panels



A/B EPC Rating



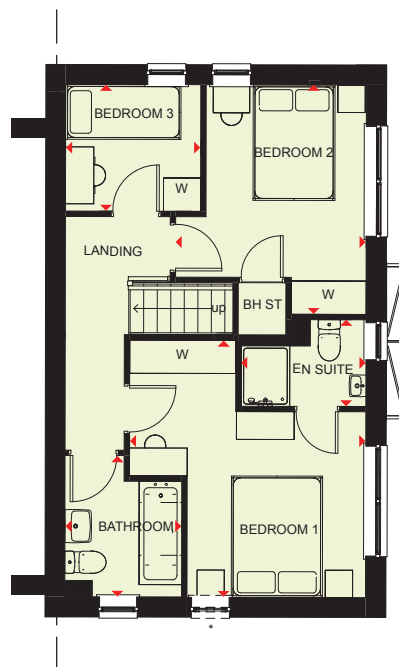
Highly-efficient  
insulation



### Ground Floor

Lounge	4912 x 3098 mm	16'1" x 10'1"
Kitchen/Dining	4899 x 3141 mm	16'0" x 10'3"
WC	1930 x 906 mm	6'3" x 2'9"

[Approximate dimensions]



### First Floor

Bedroom 1	4235 x 3855 mm	13'8" x 12'6"
En suite	2115 x 1426 mm	6'9" x 4'6"
Bedroom 2	3852 x 3121 mm	12'6" x 10'2"
Bedroom 3	2203 x 2064 mm	7'2" x 6'7"
Bathroom	2314 x 1943 mm	7'5" x 6'3"

[Approximate dimensions]

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

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





# BEWDLEY

## 3 BEDROOM HOME



Electric car  
charging  
point



Argon-filled  
double-glazing



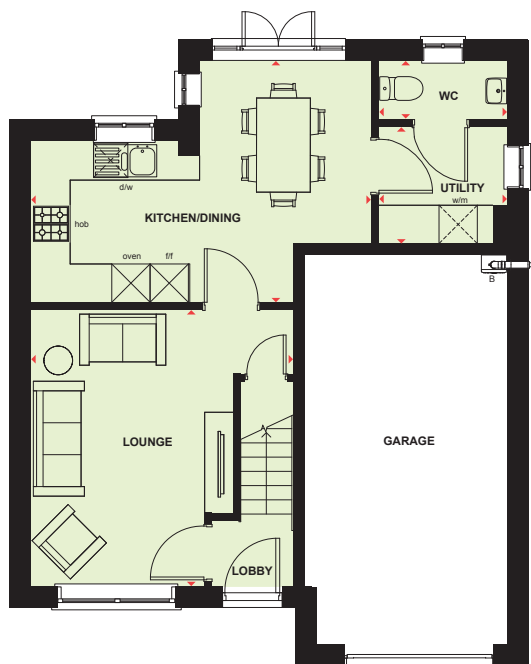
Photovoltaic  
panels



A/B EPC Rating



Highly-efficient  
insulation



### Ground Floor

Lounge	4289 x 4093 mm	14'0" x 13'4"
Kitchen	5303 x 3757 mm	17'3" x 12'3"
Utility	1985 x 1858 mm	6'5" x 6'0"
WC	1985 x 891 mm	6'5" x 2'9"

[Approximate dimensions]



### First Floor

Bedroom 1	4328 x 3242 mm	14'1" x 10'6"
En suite	2103 x 1415 mm	6'9" x 4'6"
Bedroom 2	3782 x 3170 mm	12'4" x 10'4"
Bedroom 3	3274 x 3213 mm	10'7" x 10'5"
Bathroom	1951 x 1903 mm	6'4" x 6'2"

[Approximate dimensions]

### KEY

B Boiler  
f/f Fridge/freezer space

dw Dishwasher space  
wm Washing machine space

W Wardrobe space  
◀▶ Dimension location



# KINGSLEY

## 4 BEDROOM HOME



Electric car  
charging  
point



Argon-filled  
double-glazing



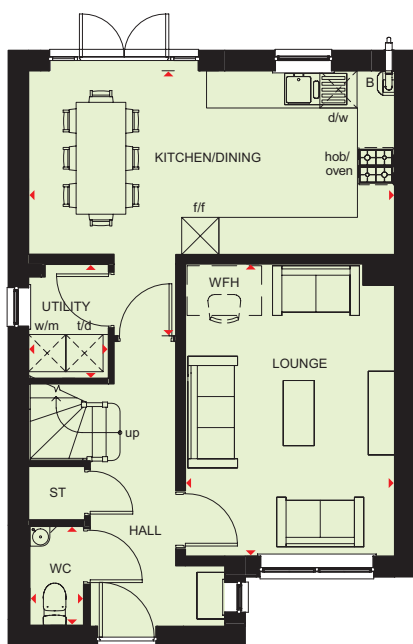
Photovoltaic  
panels



A/B EPC Rating

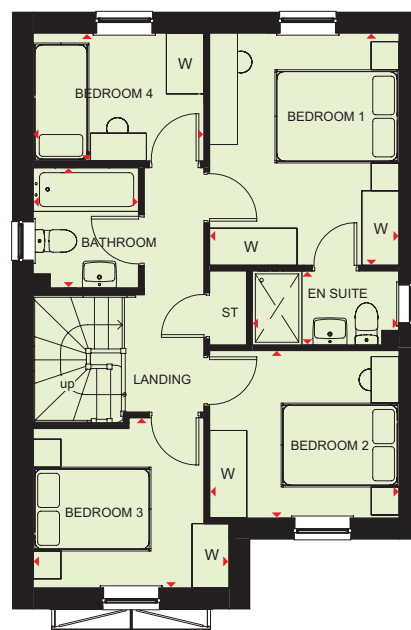


Highly-efficient  
insulation



### Ground Floor

Lounge	4686 x 3788 mm	15'5" x 12'4"
Kitchen/Dining	5834 x 4082 mm	19'1" x 13'3"
Utility	1841 x 1263 mm	6'0" x 4'1"
WC	1603 x 879 mm	5'2" x 2'8"



### First Floor

Bedroom 1	3736 x 3029 mm	12'2" x 9'9"
En suite	2291 x 1193 mm	7'5" x 3'9"
Bedroom 2	3059 x 2665 mm	10'0" x 8'7"
Bedroom 3	3112 x 2786 mm	10'2" x 9'1"
Bedroom 4	2729 x 2060 mm	8'9" x 6'7"
Bathroom	1956 x 1739 mm	6'4" x 5'7"

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





# WOODCOTE

## 4 BEDROOM HOME



Electric car  
charging  
point



Argon-filled  
double-glazing



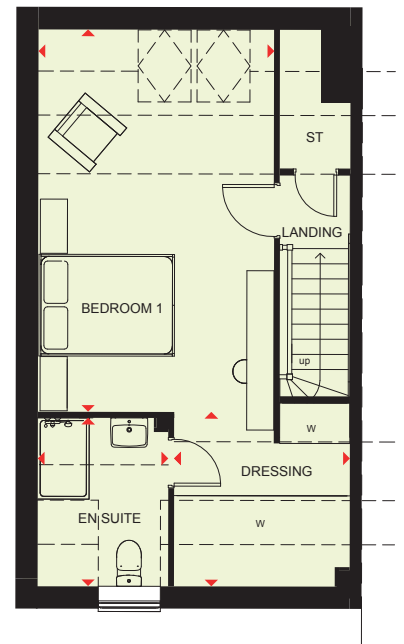
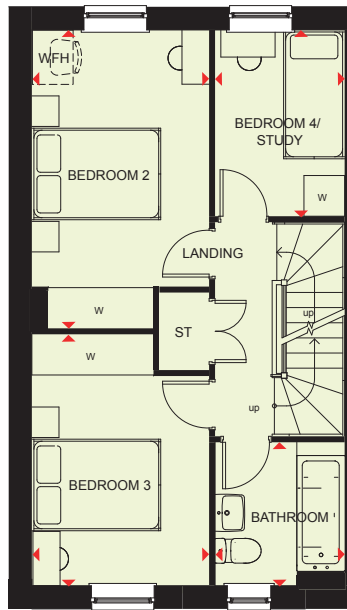
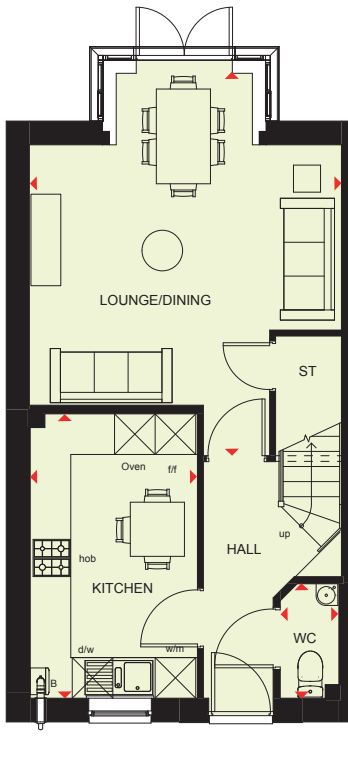
Photovoltaic  
panels



A/B EPC Rating



Highly-efficient  
insulation



### Ground Floor

Lounge/Dining	4612 x 4594 mm	15'1" x 15'0"
Kitchen	4201 x 2471 mm	13'7" x 8'1"
WC	1673 x 850 mm	5'4" x 2'7"

### First Floor

Bedroom 2	4399 x 2613 mm	14'4" x 8'5"
Bedroom 3	3707 x 2613 mm	12'1" x 8'5"
Bedroom 4/Study	2746 x 1910 mm	9'0" x 6'2"
Bathroom	2115 x 1910 mm	6'9" x 6'2"

### Second Floor

Bedroom 1	5630 x 3488 mm	18'4" x 11'4"
Dressing	2607 x 2564 mm	8'5" x 8'4"
En suite	2476 x 1917 mm	8'1" x 6'2"

### KEY

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



# RADLEIGH

## 4 BEDROOM HOME



Electric car  
charging  
point



Argon-filled  
double-glazing



Photovoltaic  
panels



A/B EPC Rating



Highly-efficient  
insulation



### Ground Floor

Lounge	5051 x 3351 mm	16'5" x 10'9"
Kitchen/Dining/Family	8049 x 3455 mm	26'4" x 11'3"
Study	2251 x 2096 mm	7'3" x 6'8"
Utility	1633 x 1531 mm	5'3" x 5'0"
WC	1633 x 888 mm	5'3" x 2'9"

### First Floor

Bedroom 1	3833 x 3573 mm	12'5" x 11'7"
En suite	2323 x 1563 mm	7'6" x 5'1"
Bedroom 2	4310 x 2873 mm	14'1" x 9'4"
Bedroom 3	3326 x 2800 mm	10'9" x 9'1"
Bedroom 4	3128 x 2948 mm	10'2" x 9'6"
Bathroom	2136 x 1689 mm	7'0" x 5'5"

**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 regulatory requirements. Registered developers aim to make sure that all new homes are ready for occupation before the handover date. There are no snags or defects at handover and 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. An NHBC warranty and insurance policy, known as Buildmark, which includes a 2 year builder warranty period, followed by an 8 year insurance cover.



This page should not be edited

**BACK COVER**

**barratthomes.co.uk**

**0330 057 6000**

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P1002653/MAY25



**BARRATT**  
HOMES