

# BARRATT HOMES AT THORESBY VALE

OLLERTON ROAD, EDWINSTOWE, MANSFIELD,  
NOTTINGHAMSHIRE, NG21 9PS



2, 3, 4 & 5 BEDROOM HOMES



**BARRATT**  
— HOMES —

# 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. 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. This is just one of the added benefits of buying a new home.

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.



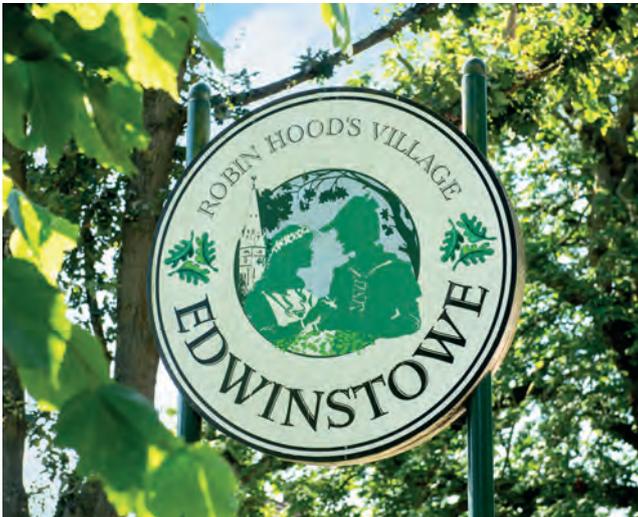
# A PRIME LOCATION FOR ALL HOMEBUYERS

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

Living at Thoresby Vale you'll enjoy a peaceful and scenic balance of rural scenery whilst still benefitting from urban living, your new home is situated in the heart of Sherwood Forest and also has a 350-acre country park on your doorstep. The village of Edwinstowe is just moments away and has all your everyday conveniences.

Commuting is a breeze with Nottingham, Newark on Trent, Sheffield and Doncaster all within easy reach, you'll also be close to the A1 and A614.





## LOCAL AREA

### DISCOVER THORESBY VALE

Walking distance from your new home is the village of Edwinstowe; home to a supermarket, butchers, bakers, café, newsagent and two schools. The village is also home to a variety of restaurants and pubs for you to become acquainted with. For those all-important weekly shops, you can find an Asda and Tesco superstore in nearby Ollerton.

For the little ones in your family, you'll be pleased to know that a brand-new primary school – Thoresby Vale Primary Academy – is on the development, making the dreaded school run a thing of the past. Thoresby Vale will also offer commercial and leisure spaces.

For those who enjoy exploring nature, the development boasts a 350-acre country park where you'll be able to enjoy family walks and picnics. If you want to take in some history why not visit The Major Oak at Sherwood Forest?

# OUT AND ABOUT

## THERE'S PLENTY TO SEE AND DO

### Day to day

The village of Edwinstowe is home to a pharmacy, doctor's surgery and a post office, with nearby Ollerton providing a local dentist.

There is a great choice of supermarkets, convenience stores and takeaways all located just a short drive away from your new home.

### Out with the family

Living at Thoresby Vale you'll never be short of something to do, whether it's an adventure-filled day out at Sherwood Pines, where you can get the adrenaline pumping at Go Ape, enjoy the cycleways or just take in the views on a gentle stroll. For those that enjoy some rest and relaxation, Aqua Sana Spa is just a short drive away.

Fancy a bit more hustle and bustle? Why not head into Nottingham City Centre, where you can shop 'til you drop on the high street as well as the independent shops on offer. After a busy day of retail therapy, you can dine out at one of the many restaurants or if you want to dance the night away you can visit the pubs, bars and clubs Nottingham plays host to.

### Fun with friends

Enjoy socialising with friends in the pubs that are just a stone's throw away from your new home. You can also enjoy entertainment and leisure facilities such as a cinema, crazy golf and ice skating in Nottingham or Mansfield or, relax and unwind with friends at nearby Thoresby Hall and Spa.





# THORESBY-VALE

## EDWINSTOWE

- **Bedale**  
2 bedroom home
  - **Kenley**  
2 bedroom home
  - **Maidstone**  
3 bedroom home
  - **Ellerton**  
3 bedroom home
  - **Collaton**  
3 bedroom home
  - **Moresby**  
3 bedroom home
  - **Lutterworth**  
3 bedroom home
  - **Kingsville**  
3 bedroom home
  - **Queensbury**  
3 bedroom home
  - **Brentford**  
3 bedroom home
  - **Haversham**  
3 bedroom home
  - **Kennford**  
4 bedroom home
  - **Hale**  
4 bedroom home
  - **Radleigh**  
4 bedroom home
  - **Alfreton**  
4 bedroom home
  - **Lamberton**  
5 bedroom home
- BCP **Bin Collection Point**
- P.O.S. **Public Open Space**
- V **Visitor Parking**
- S/S **Sub Station**
- SH **Show Homes**
- SC **Sales Centre**



- Photovoltaic Panels**  
  
PV panels are not shown on this site plan, please speak to our Sales Advisor for details where these will be located.
  - Electric Vehicle Charging**  
  
All plots to have EV charging point. Please refer to working drawings for specific EV information.
  - New Tree Line**  

  - Woodland Planting**  

  - Giving nature a home on this development:**
  - Hedgehog Highway**  

  - Swift Nesting Brick**  

  - Bat Box**  

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



[barratthomes.co.uk](http://barratthomes.co.uk)  
**0333 355 8472**



Images and development layouts are for illustrative purposes, should be used for general guidance only and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Development layouts including house types and tenures, the location of affordable housing, parking arrangements, play areas, landscaping and public open spaces are subject to change including any changes required due to a change in planning permission. Thoresby Vale is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

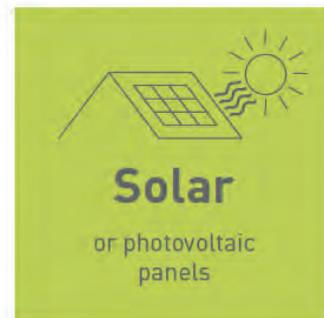
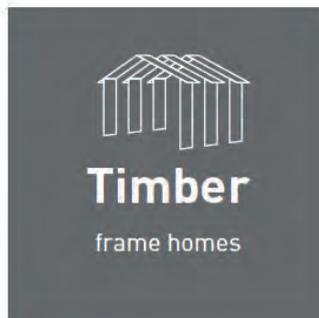
# CREATING A SUSTAINABLE COMMUNITY

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 converts it into electricity that you can use in your home.

**4.**

**WASTE WATER HEAT RECOVERY SYSTEM & MIXERGY TANK**

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

**2.**

**HIGHLY EFFICIENT INSULATION**

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

**5.**

**ARGON-FILLED DOUBLE GLAZING**

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

**3.**

**FLUE GAS HEAT RECOVERY**

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

**AIRTIGHTNESS**

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

**ACM FANS**

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

**6.**

**DECENTRALISED MECHANICAL EXTRACT VENTILATION**

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

**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.

**9.**

**TIMBER FRAME**

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

**Even more energy saving features**

**Solar Panels (PV)** can help to reduce energy costs

**£454.00** annual cost savings

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



**EXPLORE MORE**

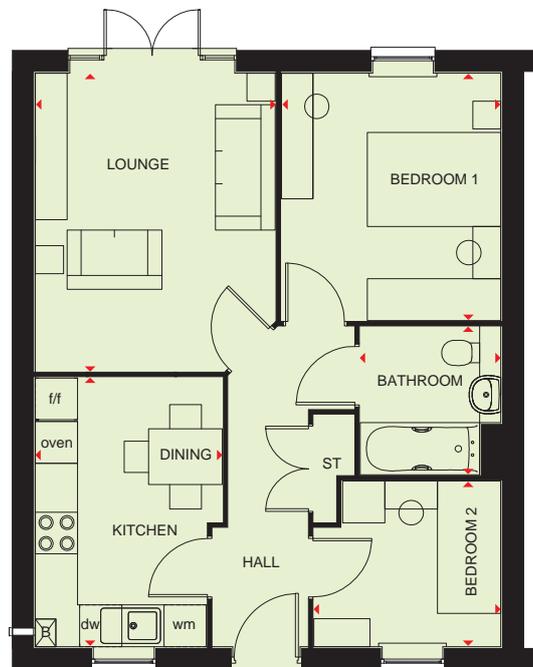
SCAN TO FIND OUT MORE ABOUT OUR ENERGY SAVING FEATURES



\*Cost savings are estimated and provided as an example, and are available to view and download at <https://qr.co.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/efficiency-built-in/energy-efficient-homes/>.

# BEDALE

## 2 BEDROOM 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	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location



# KENLEY

## 2 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



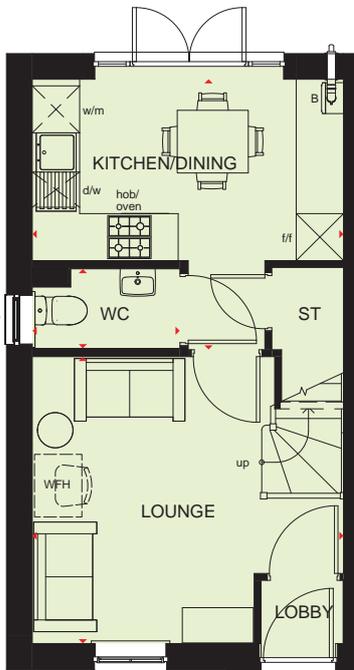
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation

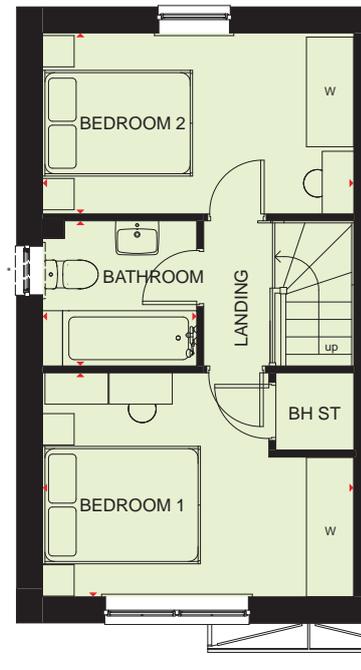


### Ground Floor

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 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)

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

<b>KEY</b>	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



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



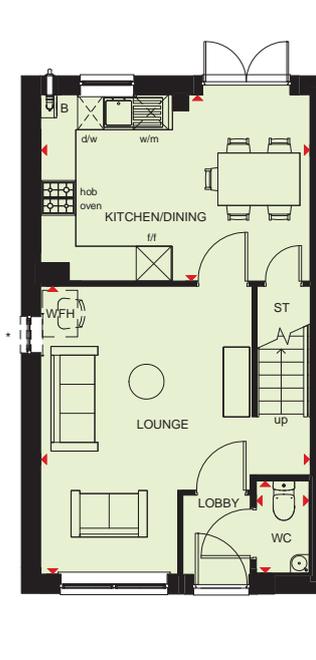
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation

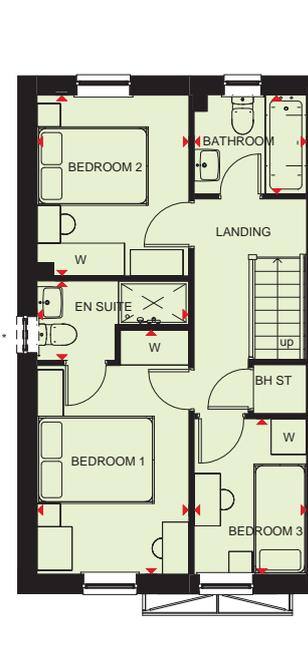


### Ground Floor

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 Sales Adviser 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 1702 mm	6'3" x 5'7"

(Approximate dimensions)

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

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



# ELLERTON

## 3 BEDROOM HOME



Photovoltaic panels



Argon-filled double-glazing



Highly-efficient insulation



Electric car charging point



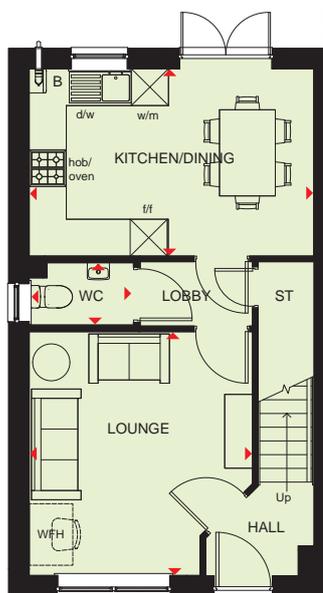
Waste Water Heat Recovery Systems



Decentralised mechanical extract ventilation (d-MEV)



Flue Gas Heat Recovery System



### Ground Floor

Lounge	3605 x 3967 mm	11'10" x 13'0"
Kitchen/Dining	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 Adviser for details on individual plots



### 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 Adviser for details on individual plots

<b>KEY</b>	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		



# COLLATON

## 3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



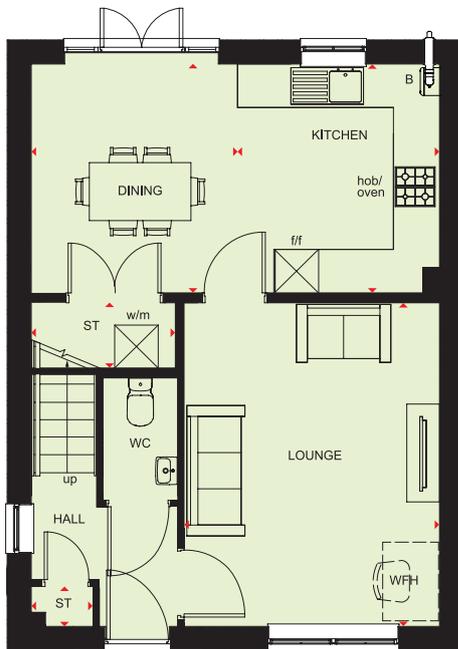
Highly-efficient insulation



Photovoltaic panels



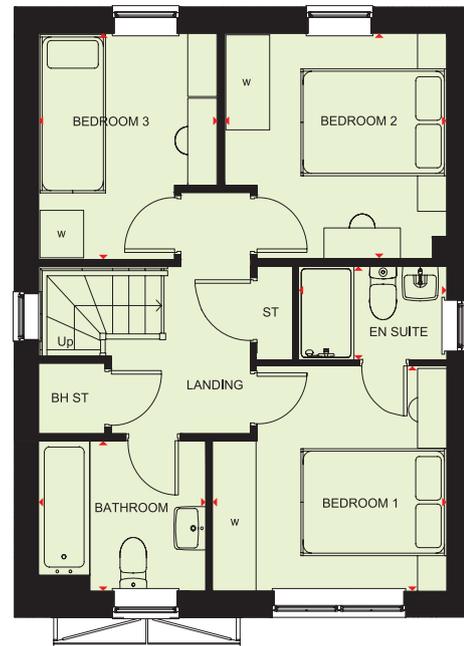
Decentralised mechanical extract ventilation (d-MEV)



### Ground Floor

Kitchen/Dining	5595 x 2795 mm	18'4" x 9'2"
Lounge	3496 x 4095 mm	11'6" x 13'5"
WC	994 x 1466 mm	3'3" x 4'10"

[Approximate dimensions]



### First Floor

Bedroom 1	3216 x 2815 mm	10'7" x 9'3"
En suite	2015 x 1193 mm	6'7" x 3'11"
Bedroom 2	3050 x 2852 mm	10'0" x 9'4"
Bedroom 3	2463 x 2852 mm	8'1" x 9'4"
Bathroom	2297 x 1901 mm	7'6" x 6'3"

[Approximate dimensions]

\*Window may not be available on selected plots. Speak to a sales advisers for details on individual plans.

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



# MORESBY

## 3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



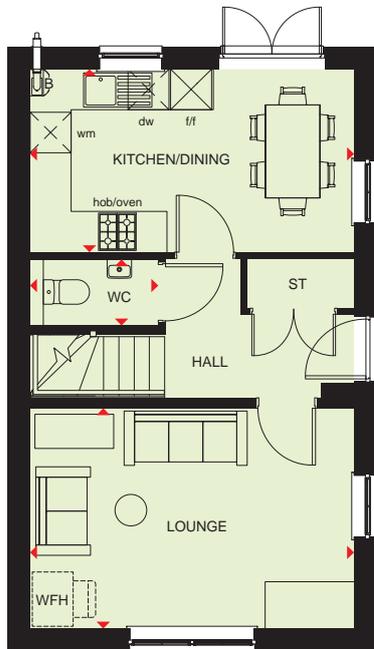
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels

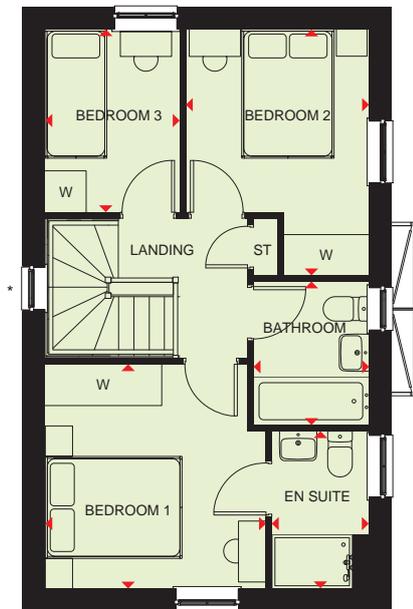


Highly-efficient insulation



### 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"

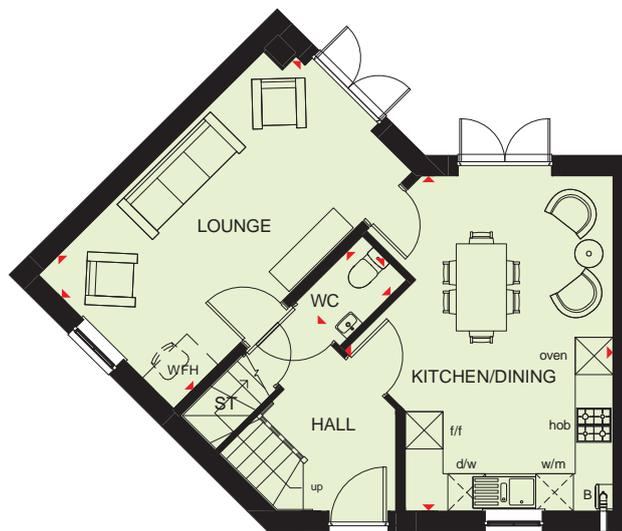
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<b>KEY</b>	B	Boiler	dw	Dishwasher space	w	Wardrobe space
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	wm	Washing machine space	WFH	Working from home space		



# 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]

<b>KEY</b>	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



Electric car charging point



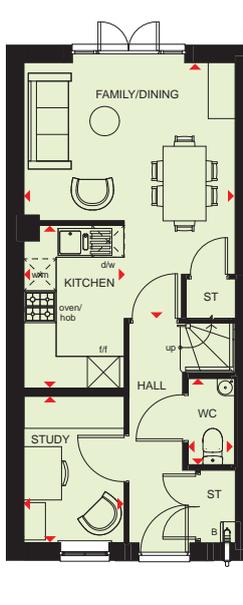
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels

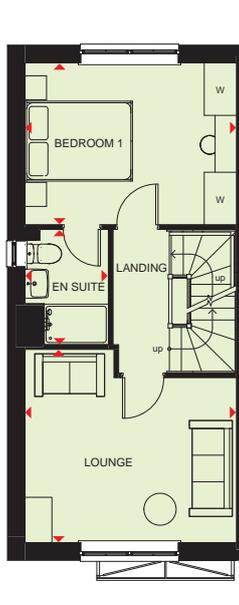


Highly-efficient insulation



### Ground Floor

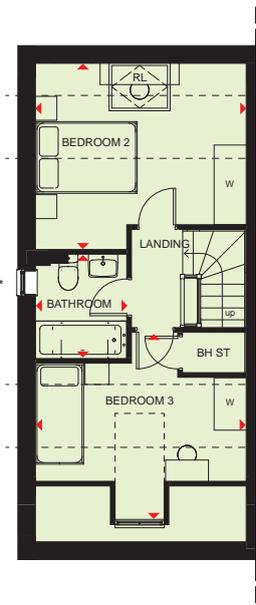
Dining/Family	3931 x 4800 mm	12'11" x 15'9"
Kitchen	1866 x 3060 mm	6'1" x 10'0"
Study	1866 x 2744 mm	6'1" x 9'0"
WC	860 x 1615 mm	2'10" x 5'4"



### 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"

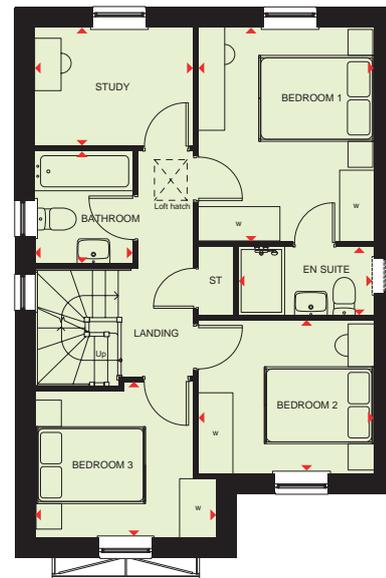
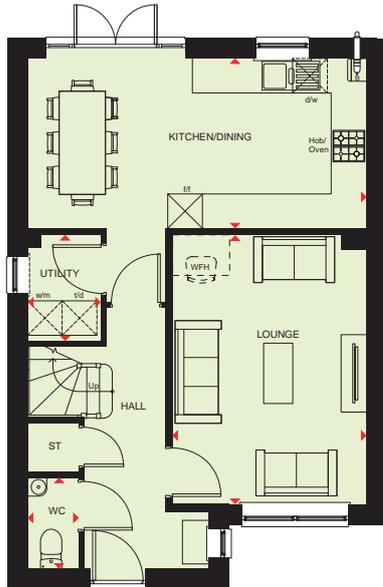
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<b>KEY</b>	B	Boiler	d/w	Dishwasher space	W	Wardrobe space
	ST	Store	i/f	Fridge/freezer space	◀▶	Dimension location
	w/m	Washing machine space	BH ST	Bulkhead Store		



# 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

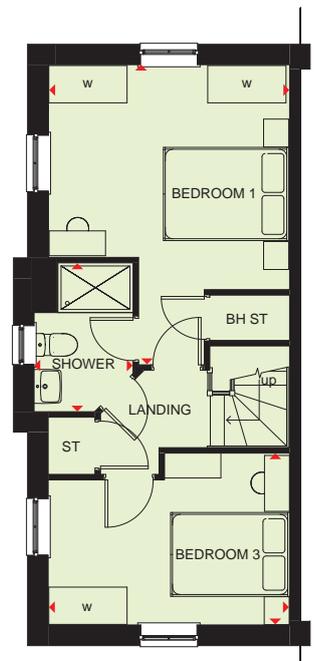
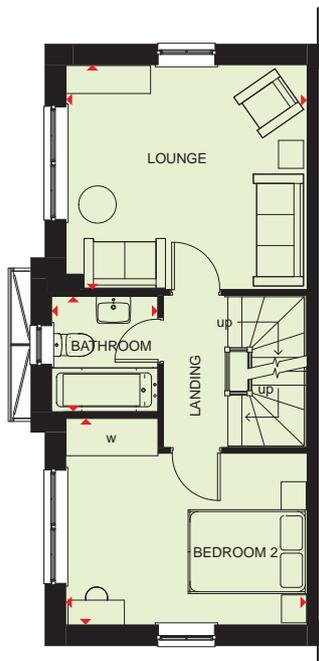
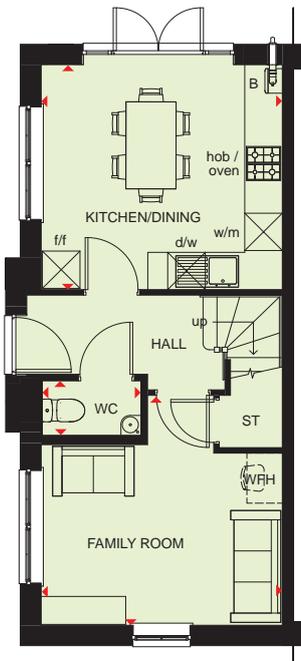
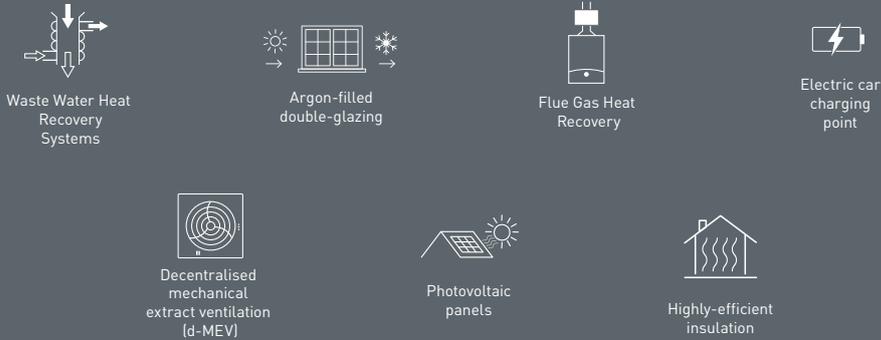
Bedroom 1 (Double)	3040 x 3747 mm	9'12" x 12'3"
Bedroom 2 (Double)	3040 x 2676 mm	9'12" x 8'9"
Bedroom 3 (Double)	3132 x 2733 mm	10'3" x 8'11"
En suite 1	2352 x 1194 mm	7'8" x 3'11"
Bathroom	1686 x 1957 mm	5'6" x 6'5"
Landing	1303 x 3937 mm	4'3" x 12'11"
Study Upstairs	2740 x 2071 mm	8'12" x 6'9"

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



# BRENTFORD

## 3 BEDROOM HOME



### Ground Floor

Kitchen/Dining	3850 x 3620 mm	12'8" x 11'11"
Family Room	3850 x 3700 mm	12'8" x 12'2"
WC	1577 x 877 mm	5'2" x 2'11"

### First Floor

Lounge	3850 x 3620 mm	12'8" x 11'11"
Bedroom 2	3855 x 3323 mm	12'8" x 10'11"
Bathroom	1698 x 1857 mm	5'7" x 6'1"

### Second Floor

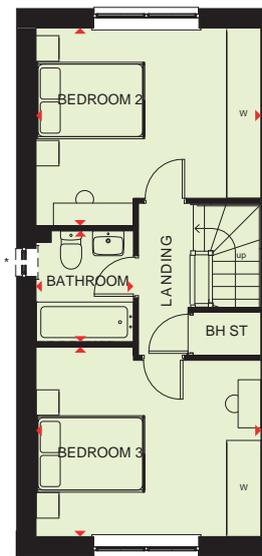
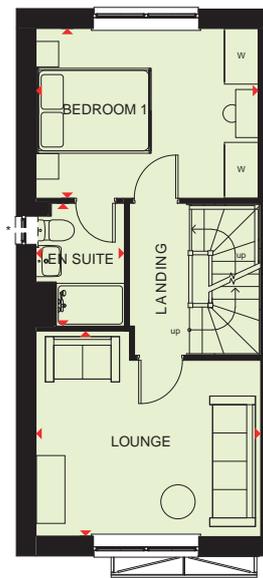
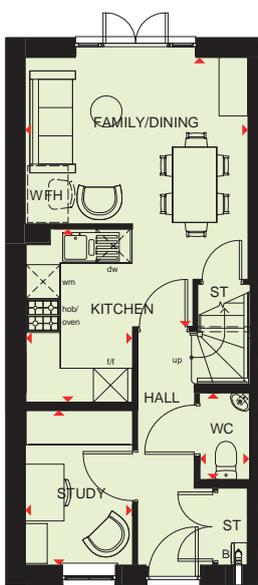
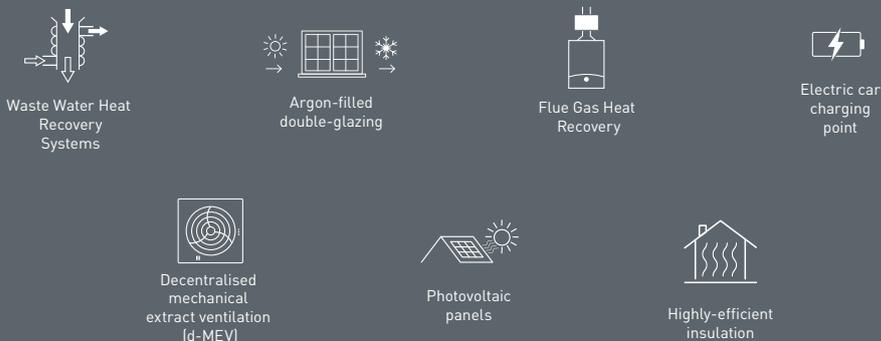
Bedroom 1	3850 x 4829 mm	12'8" x 15'10"
Bedroom 3	3855 x 2765 mm	12'8" x 9'1"
Shower	1581 x 2396 mm	5'2" x 7'10"

<b>KEY</b>	B	Boiler	wm	Washing machine space	WFH	Working from home space
	ST	Store	dw	Dishwasher space	w	Wardrobe space
	BH ST	Bulkhead Store	f/f	Fridge/freezer space	↔	Dimension location



# HAVERSHAM

## 3 BEDROOM HOME



### 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]

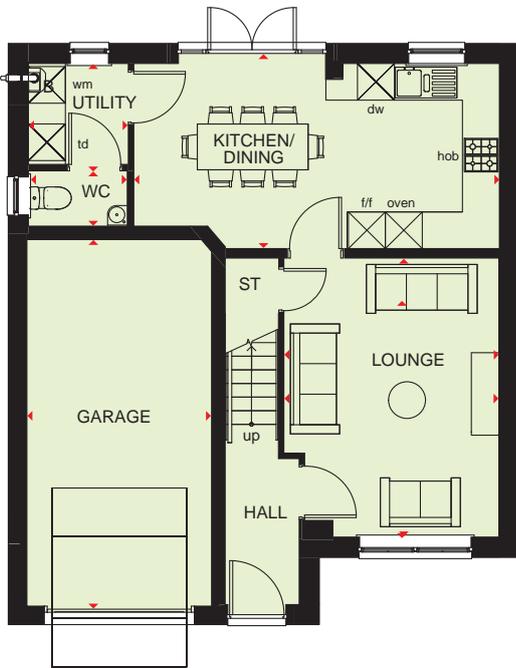
\*Window may be omitted on certain plots. Speak to Sales Adviser for details on individual plans.

<b>KEY</b>	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



# KENNFORD

## 4 BEDROOM HOME



### Ground Floor

Lounge	3495 x 4568 mm	11'6" x 15'0"
Kitchen/Dining	5938 x 3030 mm	19'6" x 9'11"
WC	1589 x 889 mm	5'3" x 2'11"
Utility	1623 x 1652 mm	5'4" x 5'5"
Garage	3000 x 6000 mm	9'10" x 19'8"

[Approximate dimensions]



### First Floor

Bedroom 1	3500 x 3874 mm	11'6" x 12'9"
En suite	1276 x 2390 mm	4'2" x 7'10"
Bedroom 2	2498 x 3786 mm	8'2" x 12'5"
Bedroom 3	3107 x 3926 mm	10'2" x 12'11"
Bedroom 4	2994 x 3734 mm	9'10" x 12'3"
Bathroom	1980 x 2208 mm	6'6" x 7'3"

[Approximate dimensions]

**KEY** B Boiler  
ST Store  
wm Washing machine space

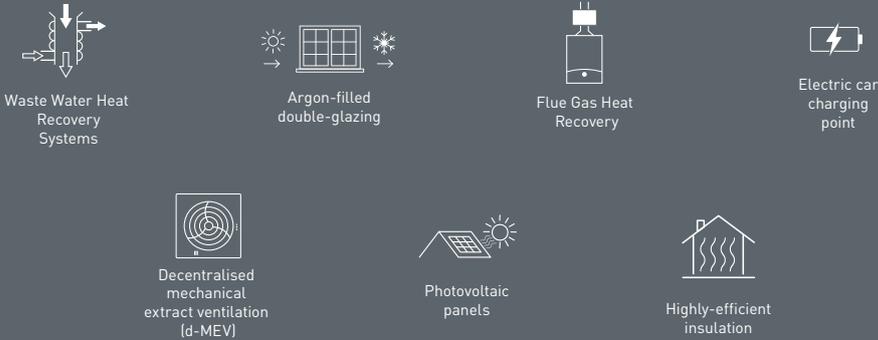
dw Dishwasher space  
f/f Fridge/freezer space  
td Tumble dryer space

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



# 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 13'1"
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 13'1"
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

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



# RADLEIGH

## 4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



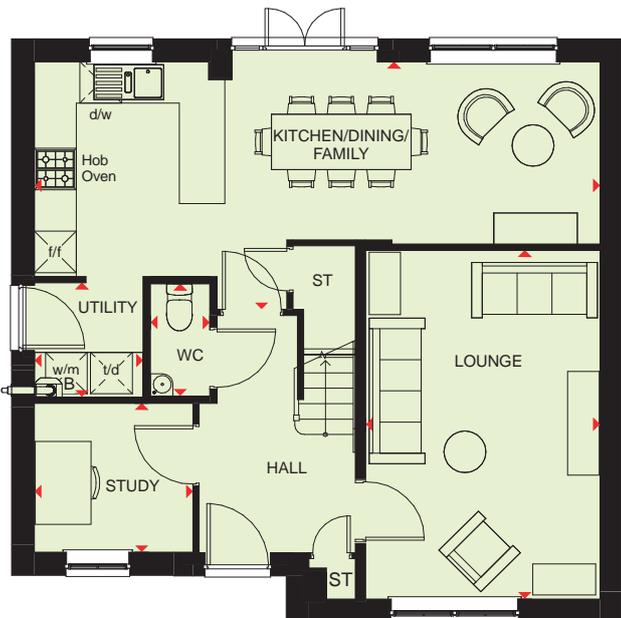
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation



### 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

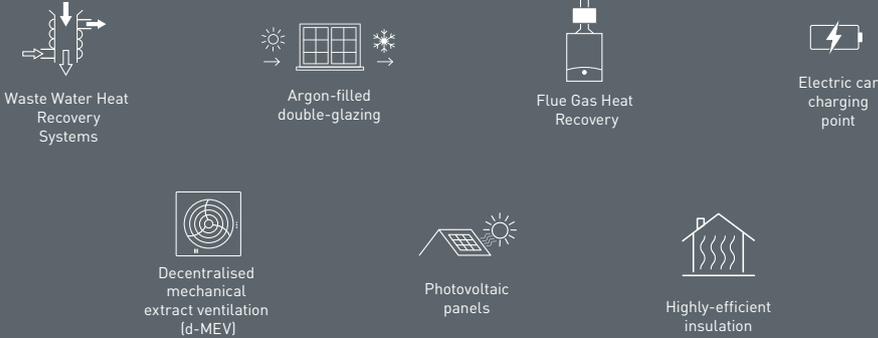
Bedroom 1	3557 x 3853 mm	11'8" x 12'8"
En suite	1465 x 2287 mm	4'10" x 7'6"
Bedroom 2	3423 x 4335 mm	11'3" x 14'3"
Bedroom 3	2824 x 3345 mm	9'3" x 11'0"
Bedroom 4	2973 x 3147 mm	9'9" x 10'4"
Bathroom	2137 x 1694 mm	7'0" x 5'7"

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

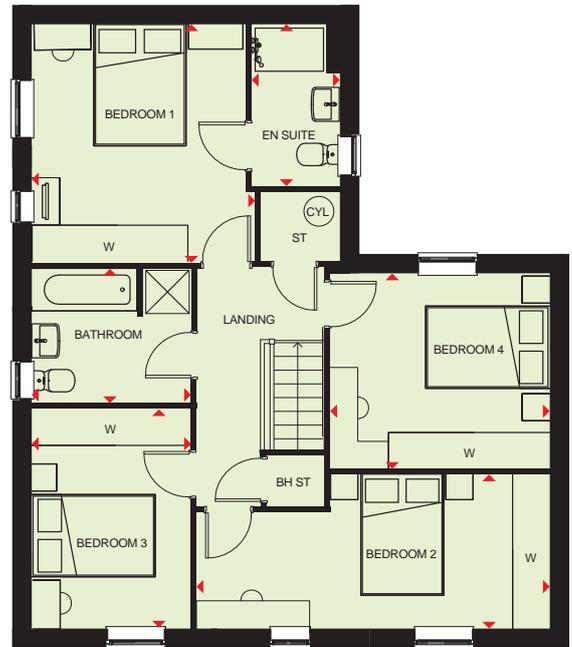
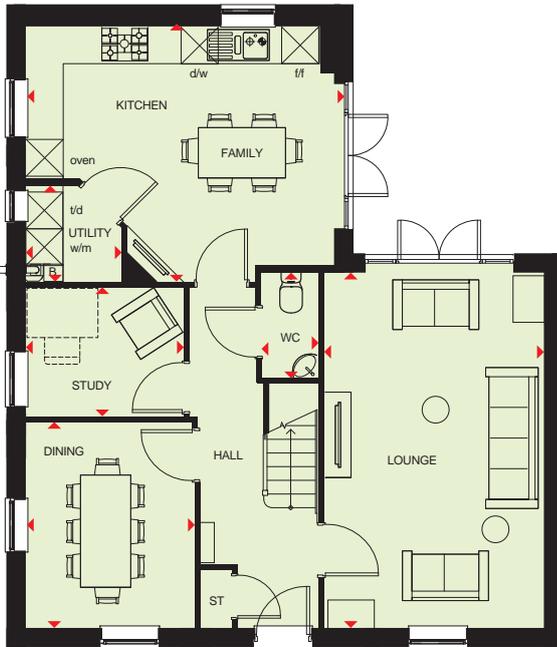


# ALFRETON

## 4 BEDROOM HOME



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



### 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"

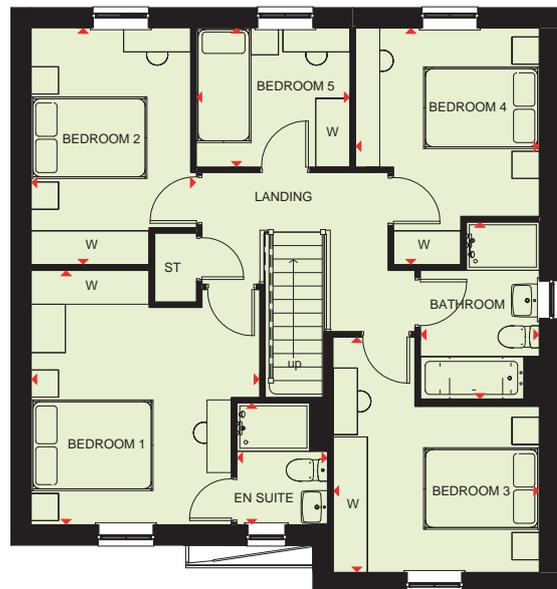
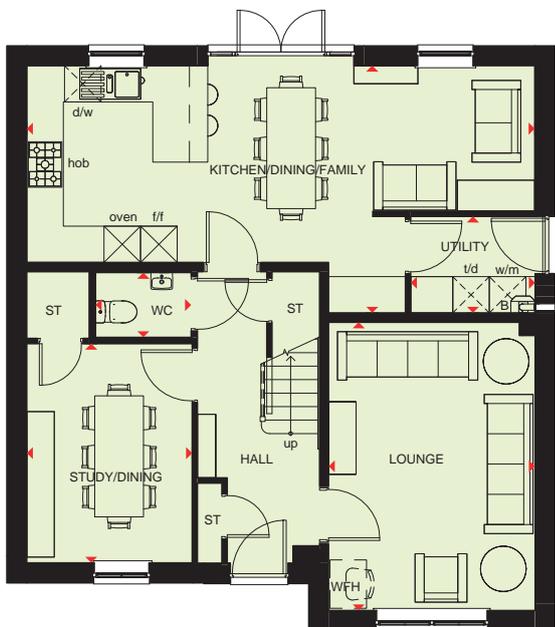
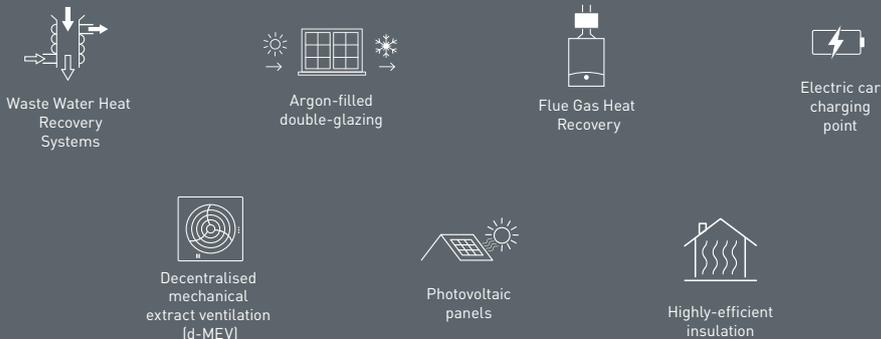
[Approximate dimensions]

<b>KEY</b>	B	Boiler	wm	Washing machine space	f/f	Fridge/freezer space	◀▶	Dimension location
	ST	Store	dw	Dishwasher space	CYL	Cylinder		
	BH ST	Bulkhead store	td	Tumble dryer space	W	Wardrobe space		



# 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]

<b>KEY</b>	B Boiler	wm Washing machine space	WFH Working from home space
	ST Store	dw Dishwasher space	W Wardrobe space
	f/f Fridge/freezer space	td Tumble dryer 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.

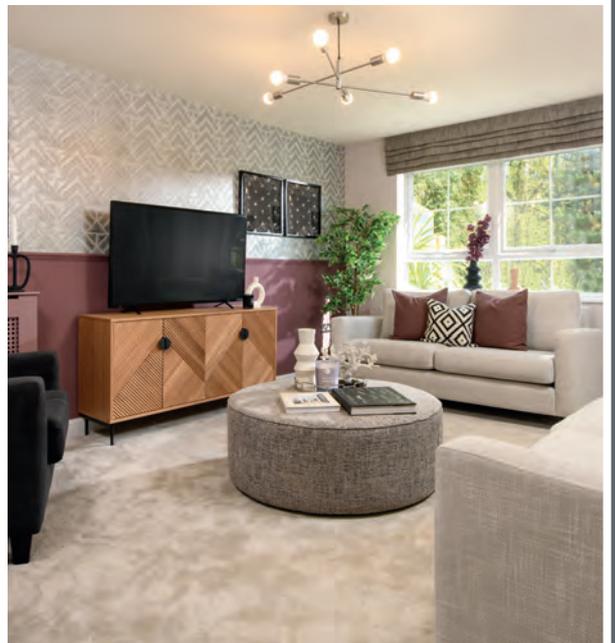
Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions 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. An NHBC warranty and insurance policy, known as Buildmark, which includes a 2 year builder warranty period, followed by an 8 year insurance cover.



**barratthomes.co.uk**

**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. BDW005497/DEC24



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