

KNIGHTS GATE

NEW LANE, HUNTINGTON, YORK YO32 9ND



1, 2, 3 AND 4 BEDROOM HOMES



BARRATT
— HOMES —



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.

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.



GIVING NATURE A HOME AT KNIGHTS GATE, HUNTINGTON

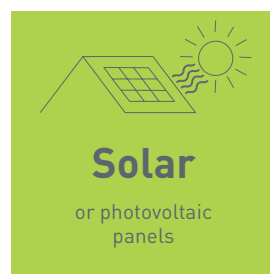
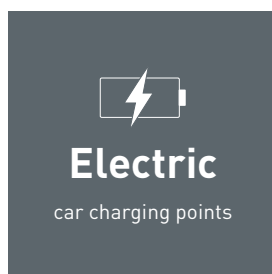
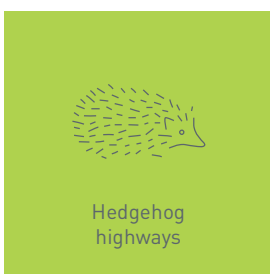
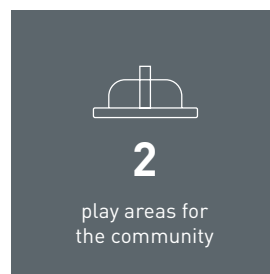
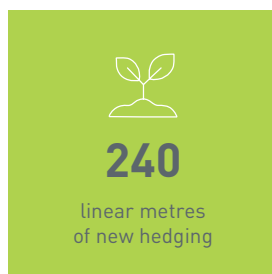
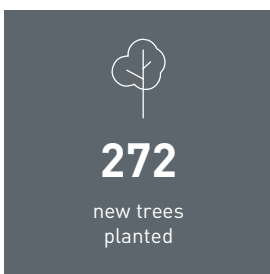
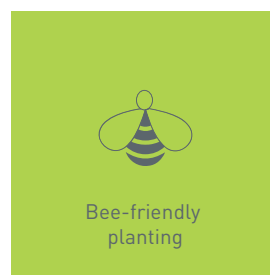
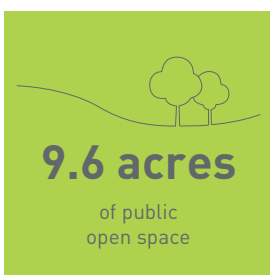
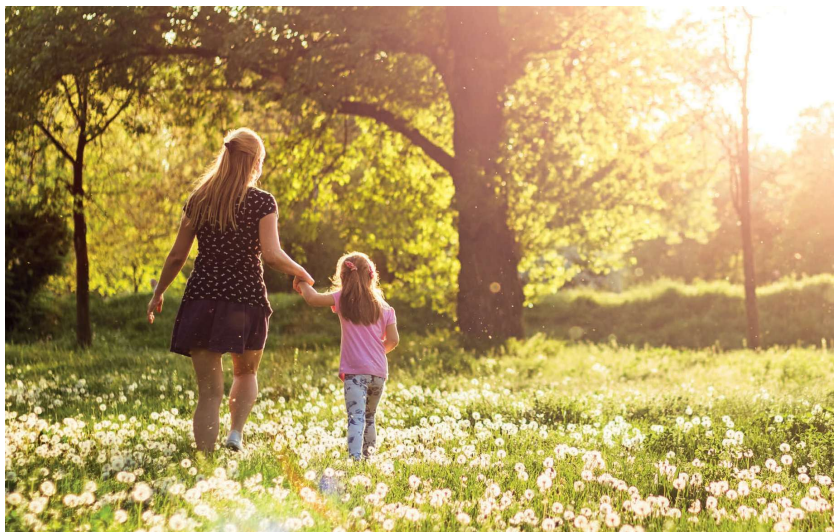
BUILDING SUSTAINABLE COMMUNITIES

Throughout the planning process before starting build, we consider where we can introduce nature and where we can strengthen it.

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.



barratthomes.co.uk



KNIGHTS GATE

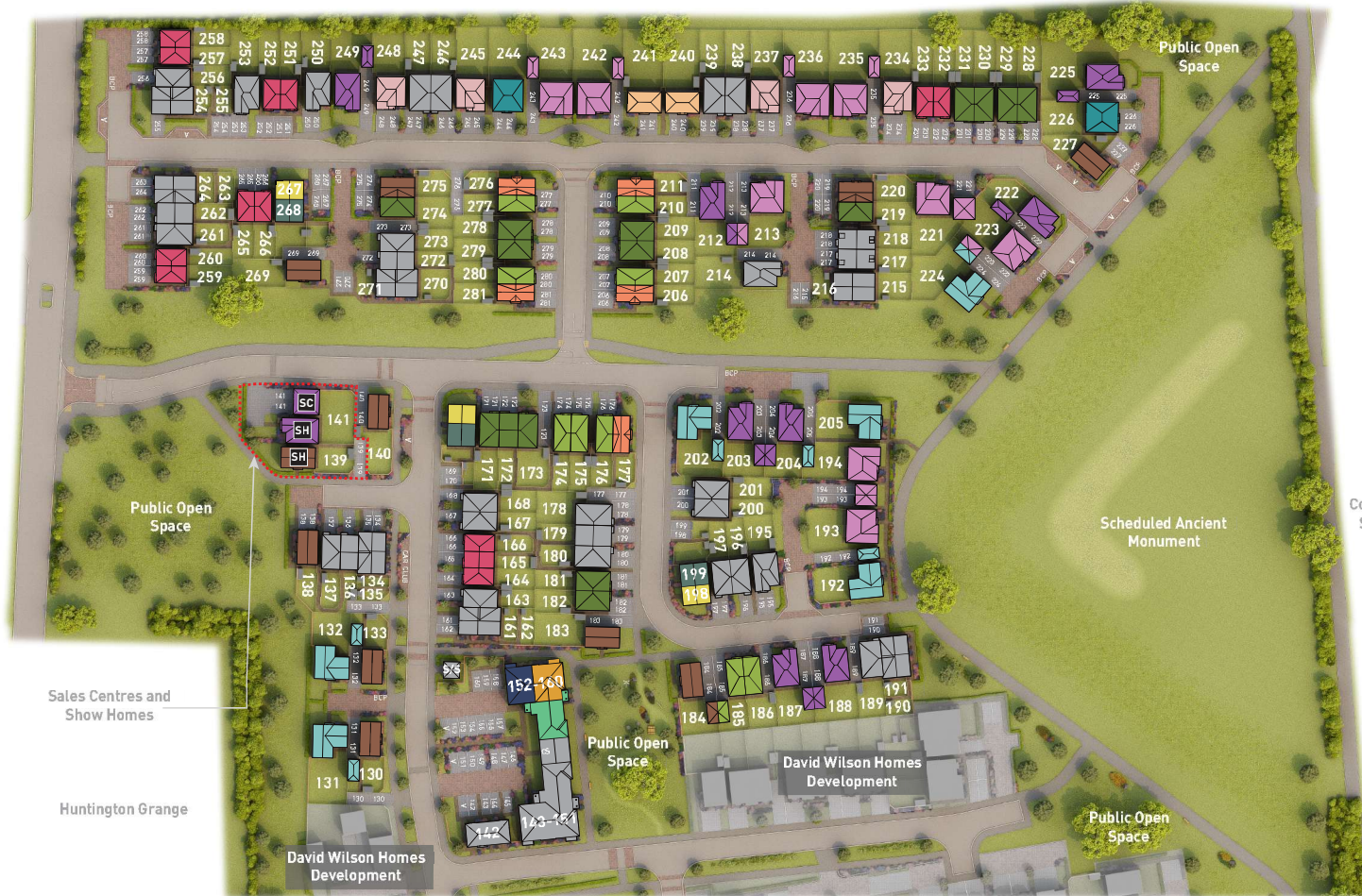
DEVELOPMENT LAYOUT

- Loughton 1 bedroom apartment
- Coleford 2 bedroom apartment
- Hornsea 2 bedroom apartment
- Oakwood 1 bedroom home
- Tulip 2 bedroom home
- Denford 2 bedroom home
- Ellerton 3 bedroom home
- Moresby 3 bedroom home
- Denby 3 bedroom home
- Brentford 3 bedroom home
- Buchanan 3 bedroom home
- Haversham 4 bedroom home
- Kingsley 4 bedroom home
- Windermere 4 bedroom home
- Alderney 4 bedroom home
- Radleigh 4 bedroom home

● Affordable Housing

SH Show Homes
SC Sales Centre

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



Play Area

Tarmac Path

Existing Trees

New Tree Line

Kickabout Area

Electric Vehicle Charging

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

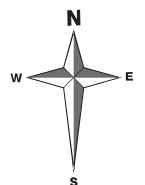
Giving nature a home on this development:

Bat Box
Selected plots*

Hedgehog Highways

Bird Box
Selected plots*

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



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BARRATT
 HOMES

ALDERNEY

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	3095 x 5143 mm	10'2" x 16'10"
Kitchen/Breakfast/Family	4623 x 4598 mm	15'2" x 15'1"
Dining	2967 x 3307 mm	9'9" x 10'10"
WC	854 x 1641 mm	2'10" x 5'5"

[Approximate dimensions]



First Floor

Bedroom 1	4618 x 3104 mm	15'2" x 10'2"
En Suite	1191 x 2075 mm	3'11" x 6'10"
Bedroom 2	4510 x 3110 mm	14'10" x 10'2"
Bedroom 3	3737 x 3110 mm	12'3" x 10'2"
Bedroom 4	2148 x 2270 mm	7'1" x 7'5"
Bathroom	1702 x 2075 mm	5'7" x 6'10"

[Approximate dimensions]

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		

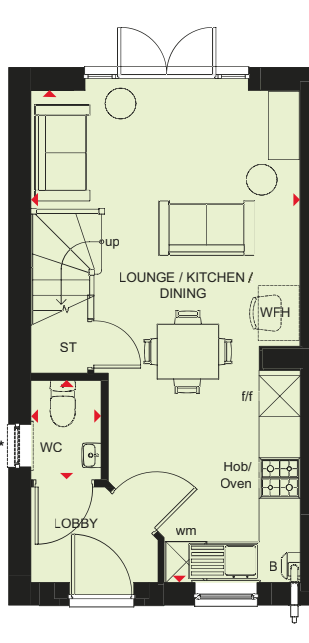


We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. The images and the dimensions given are illustrative for this 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.

BDW004610/MAY24

DENFORD

2 BEDROOM HOME

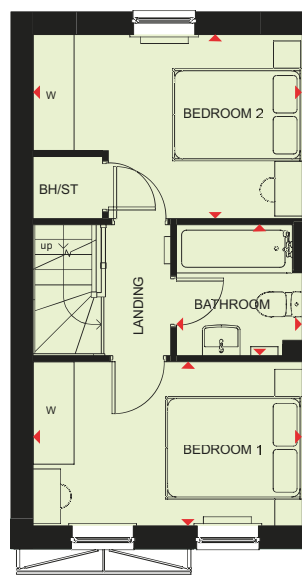


Ground Floor

Lounge / Dining / Kitchen	3938 x 7205mm	12'11" x 23'8"
WC	1009 x 1456mm	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 2407mm	12'11" x 7'11"
Bedroom 2	3943 x 2697mm	12'11" x 8'10"
Bathroom	1840 x 1920mm	6'0" x 6'4"

[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



ELLERTON

3 BEDROOM HOME



Photovoltaic panels



Argon-filled double-glazing



Highly-efficient insulation



Electric car charging point



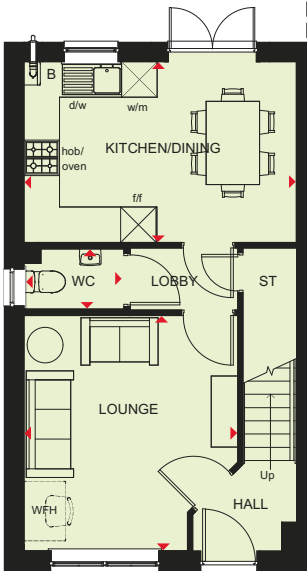
Waste Water Heat Recovery Systems



Decentralised mechanical extract ventilation (d-MEV)



Flue Gas Heat Recovery System

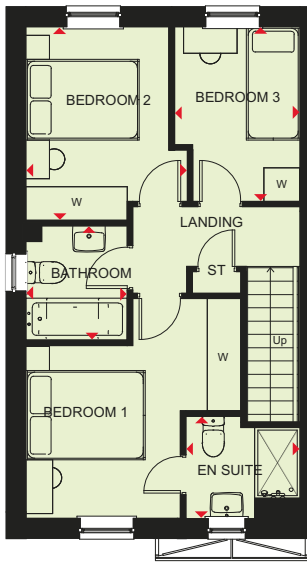


Ground Floor

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



Ground 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

KEY

B Boiler

ST Store

wm Washing machine space

dw Dishwasher space

f/f Fridge/freezer space

WFH Working from home space

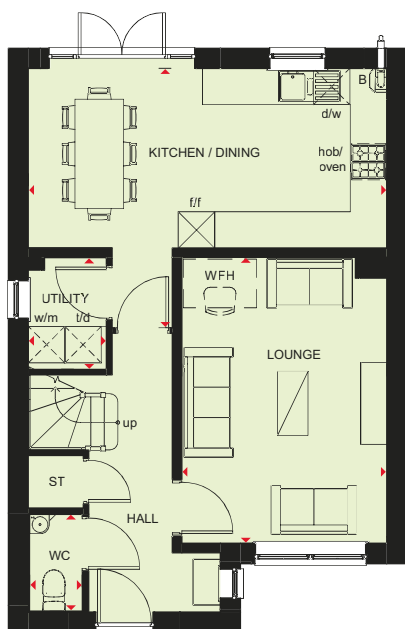
w Wardrobe space

◀▶ Dimension location



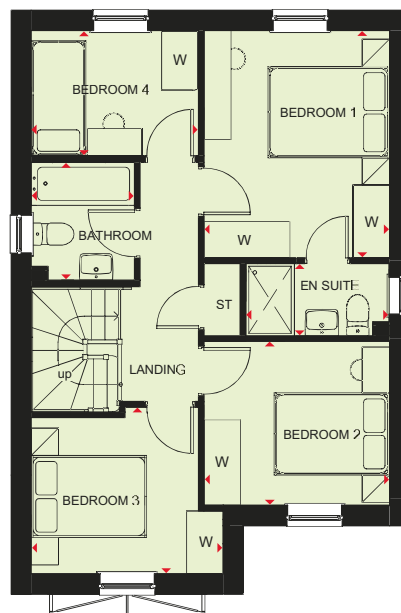
KINGSLEY

4 BEDROOM HOME



Ground Floor

Lounge	3370 x 4705mm	11'1" x 15'5"
Kitchen / Dining	5895 x 4268mm	19'4" x 14'0"
Utility	1287 x 1836mm	4'3" x 6'0"
WC	865 x 1593mm	2'10" x 5'3"



First Floor

Bedroom 1	3054 x 3740mm	10'0" x 12'3"
En suite	2361 x 1194mm	7'9" x 3'11"
Bedroom 2	3054 x 2700mm	10'0" x 8'10"
Bedroom 3	3160 x 2742mm	10'4" x 9'0"
Bedroom 4	2754 x 2060mm	9'0" x 6'9"
Bathroom	1700 x 1937mm	5'7" x 6'4"

KEY

B Boiler
ST Store
wm Washing machine space

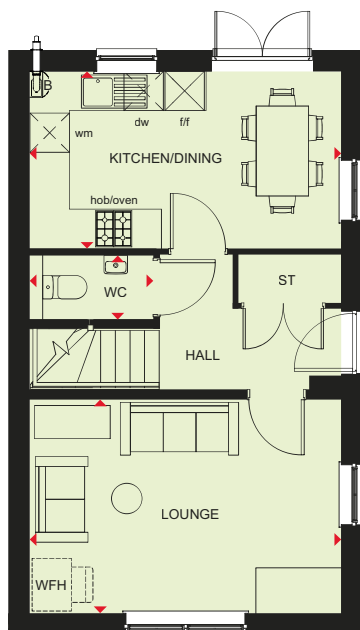
td Tumble dryer space
dw Dishwasher space
f/f Fridge/freezer space

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



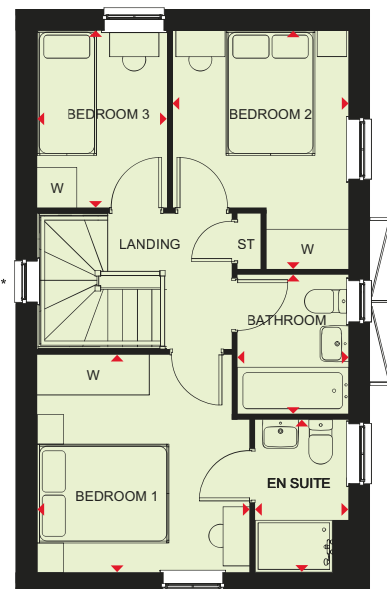
MORESBY

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 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		



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BDW004455/MAR24

OAKWOOD

1 BEDROOM HOME



A/B EPC
rating



Argon-filled
double-glazing



Flue Gas Heat
Recovery



Electric car
charging point



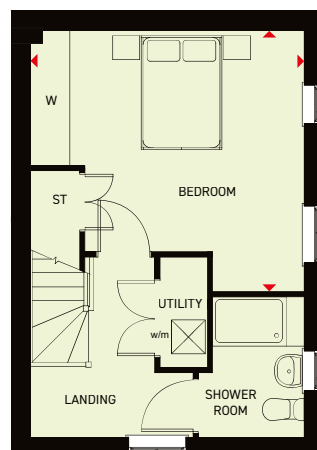
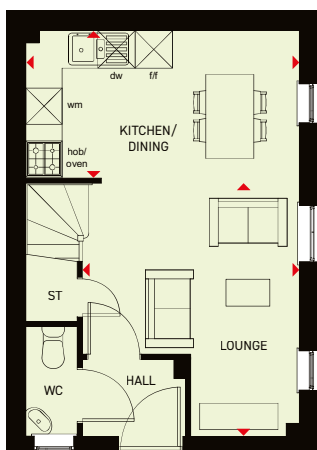
Decentralised mechanical
extract ventilation (d-MEV)



Photovoltaic
panels



Highly-efficient
insulation



Ground Floor

Kitchen/Dining	4497 x 2437mm	14'8" x 8'0"
Lounge	4150 x 3568mm	13'6" x 11'7"

(Approximate dimensions)

First Floor

Bedroom	4497 x 4271mm	14'8" x 14'0"
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(Approximate dimensions)

KEY

ST Store

f/f Fridge/freezer space

w/m Washing machine space

dw Dishwasher space

W Wardrobe space

◀ ▶ Dimension location



THE TULIP

2 BEDROOM HOME



A/B EPC
rating



Argon-filled
double-glazing



Flue Gas Heat
Recovery



Electric car
charging point



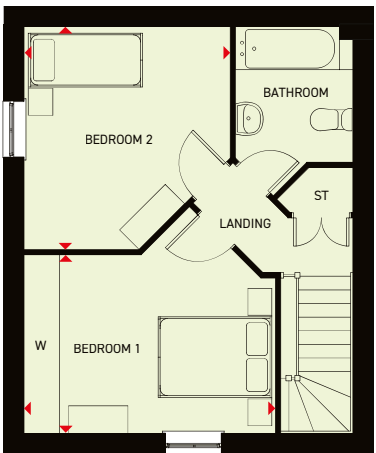
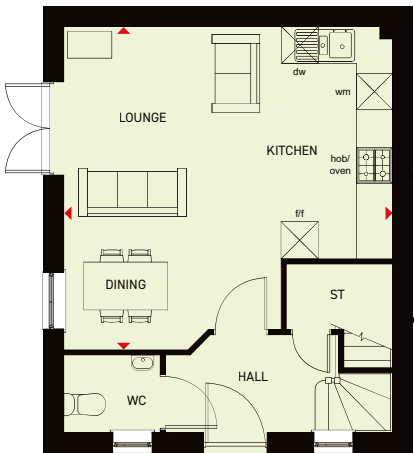
Decentralised mechanical
extract ventilation (d-MEV)



Photovoltaic
panels



Highly-efficient
insulation



Ground Floor

Kitchen/Dining/Lounge	5403 x 5290mm	17'7" x 17'4"
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(Approximate dimensions)

First Floor

Bedroom 1	4127 x 2936mm	13'5" x 9'6"
Bedroom 2	3651 x 3392mm	12'0" x 11'2"

(Approximate dimensions)

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



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.



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.



barratthomes.co.uk

0333 355 8466

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.

BDW004718/MAY24



BARRATT
HOMES