



A brand-new collection of 3 and 4-bedroom homes





# WELCOME TO CHATTERIS GATE

A stunning collection of energy-efficient 3 and 4-bedroom homes, surrounded by open green space.

Enjoy rural walks, vibrant local amenities, and easy access to Peterborough and Cambridge.

Chatteris Gate offers residents the opportunity to live amidst the scenic beauty of the Fens in Chatteris.

# YOUR NEW HOME

- Kingsville**  
3 bedroom home
- Bewdley**  
3 bedroom home
- Maidstone**  
3 bedroom home
- Ellerton**  
3 bedroom home
- Moresby**  
3 bedroom home
- Kingsley**  
4 bedroom home
- Hesketh**  
4 bedroom home
- Chester**  
4 bedroom home
- Alderney**  
4 bedroom home
- Alfreton**  
4 bedroom home
- Radleigh**  
4 bedroom home
- Hemsworth**  
4 bedroom home
- Affordable Housing**

- SH** Show Homes
- MS** Marketing Suite
- BCP** Bin Collection Point
- S/S** Sub Station
- V** Visitor Parking Space



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



# ON YOUR DOORSTEP

 BARRATT HOMES  
 DAVID WILSON HOMES

 Future Development

 School Site

 SH Show Homes

 MS Marketing Suite

BCP Bin Collection Point

S/S Sub Station

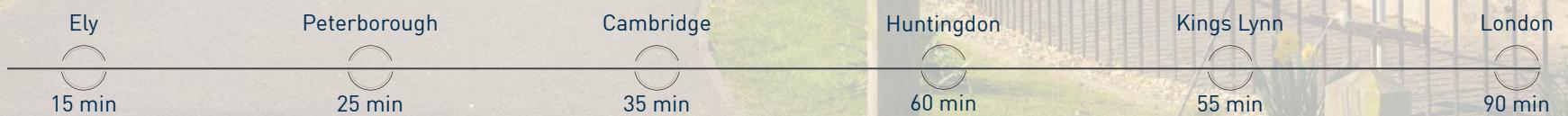
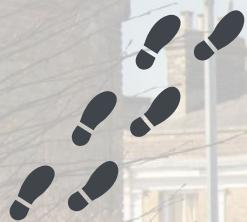
V Visitor Parking Space





# AMENITIES

ON YOUR DOORSTEP



Train times are based on services from Manea Station and are correct at the time of publication. Times may vary; please check with National Rail or your train operator for the latest information.

# ALWAYS IN REACH

Chatteris Gate provides the perfect blend of countryside tranquility and convenient connectivity. Located on the outskirts of Chatteris in Cambridgeshire, this development offers easy access to major roads including the A47, A141, and A14, ensuring smooth travel to Huntingdon, Ely, Cambridge, and beyond.

For rail commuters, nearby stations offer direct links to London and other key destinations. You can reach London King's Cross in under 90 minutes, with fast connections to cities such as Peterborough and Cambridge.





# BUILD YOUR FUTURE IN AN ENERGY-EFFICIENT BARRATT HOME

## **Designed for modern living**

Our cleverly laid out rooms give you flexible, multi-purpose spaces which flow between indoors and out, so you can lead the life you want.

## **Energy-efficient and low cost to run**

A brand-new home could reduce your running costs

## **Peace of mind**

Our homes come with an NHBC warranty\* and insurance policy, known as Buildmark, which includes a 2 year builder warranty period, followed by an 8 year insurance cover - so you can settle in to your new home without the worry of unexpected costs.

## **Award-winning quality year after year**

You'll find quality in all our homes and everything we do, that's why year after year we win awards - voted for by the industry and our customers.

## **We're here to help**

Our expert Sales Advisers are on hand throughout your homebuying journey, giving you the best possible service and support every step of the way.

# WHY BUY FROM BARRATT HOMES?

1

## 5 STARS FOR CUSTOMER SATISFACTION

No other major national housebuilder\*\* has been awarded a Home Builders Federation 5 Star Housebuilder accolade every year since 2010. And it's all thanks to positive recommendations by our customers – in fact, more than 90% would recommend us.

2

## BUILDING HOMES FOR OVER 7 DECADES

We've been established for over 7 decades and in that time have built over 500,000 new homes. Our commitment to quality and innovation is shown in the highest standards of design, construction, finish and the customer service we provide.

3

## AWARD WINNERS, TIME AND TIME AGAIN

Our steadfast commitment to quality has ensured that for over 20 years, our site managers have picked up more awards than any other housebuilder. Winning NHBC Pride in the Job awards for their workmanship demonstrates our dedication and commitment to building homes of the very highest standard.

4

## CREATING PLACES WHERE YOU'LL LOVE TO LIVE, BOTH INSIDE AND OUT

Our light, open-plan properties are really adaptable – every room can suit a variety of lifestyles. Whether you want space for the kids to play or more room to entertain friends, our fantastic range of homes can give you that flexibility. We also go to great lengths to maintain and enhance the local environment on our developments. In fact, we plant an average of 20 shrubs or trees for each home we build, creating a beautiful and sustainable environment to live in.

5

## OUR ENERGY-EFFICIENT HOMES COULD SAVE YOU MONEY

Every home we build is sustainable and energy-efficient – minimising their impact on the environment, whilst reducing your energy costs too. Our homes could save you money by being more energy-efficient than a same sized older home – even after it's been modernised. As a result, you could save a thousands per year on your energy bill.

^We are the only major national housebuilder to be awarded this key industry award every year since 2010. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. Based on HBF star rating scheme from 2010 to 2025 derived from the NHBC national new homes survey at eight weeks (Our cleverly laid out rooms give you flexible, multi-purpose spaces which flow between indoors and out, so you can lead the life you want.), over 95% of Barratt Developments PLC group customer would recommend our brands to a friend.

# KEYWORKER? SAVE THOUSANDS WITH OUR DEPOSIT CONTRIBUTION SCHEME

As a thank you for the support provided to our communities, we are offering key workers a contribution towards your deposit.

With the scheme, for every £20,000 spent on the purchase price of a brand-new Barratt home, we will contribute £1,000 towards your deposit - up to £25,000.

**Here's an example of how it works:**

For a home costing £300,000, you would qualify for a contribution of £15,000.

## ARE YOU ELIGIBLE?



NHS



EDUCATION



POLICE FORCE



FIRE SERVICE



RNLI



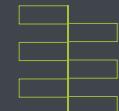
FOSTER CARERS



ENVIRONMENTAL  
SERVICE



NATIONAL  
HIGHWAYS



PROBATION  
SERVICE



LOCAL  
AUTHORITY



PRISON  
SERVICE



MINISTRY  
OF DEFENCE

# HOME TO SELL? WE COULD BE YOUR GUARANTEED BUYER WITH PART EXCHANGE

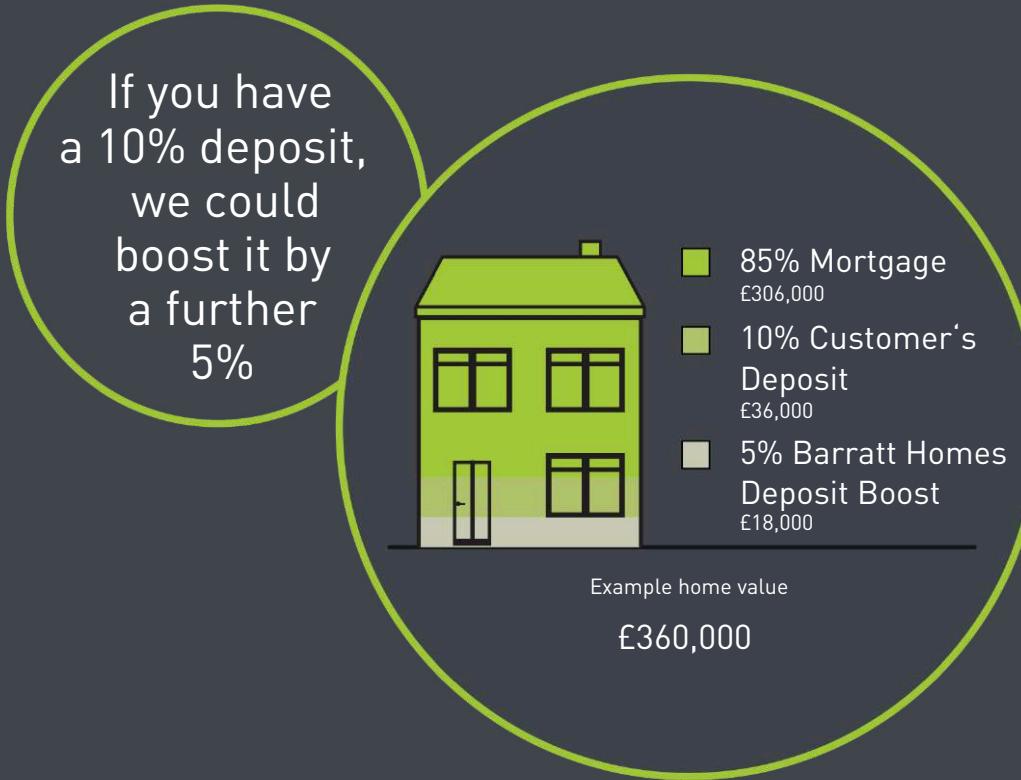
If you're keen to move quickly, our Part Exchange scheme might be just what you need. We could buy your current home from you, giving you peace of mind of having a guaranteed buyer.

You will also avoid the hassle of being in a property chain, paying estate agent fees and you can also stay in your current home until your new one is ready.

Part Exchange makes selling your existing home and moving to your new Barratt home quicker and easier, so you could be moving sooner than you think.



# DEPOSIT BOOST WE COULD HELP YOU MOVE SOONER THAN YOU THINK



## LET'S GIVE YOUR PLANS A BOOST



Available to first-time buyers  
and existing homeowners



We could boost your  
deposit by 5%



So you would need  
a smaller mortgage

# HOME TO SELL? WE COULD PAY YOUR ESTATE AGENT FEES AND HELP YOU SELL

Make your move to your new Barratt home easier with Movemaker - also known as assisted move. We'll help you arrange your sale – and we'll pay the estate agent fees\*.

Buying a new home is an exciting time in your life, but we understand it can also be a stressful period. You can rest assured that Barratt will be with you every step of the way, and with our Movemaker scheme, we will help to ensure you have a less stressful experience when you move.





THE MAIDSTONE 3 BEDROOM HOME



Electric car  
charging point



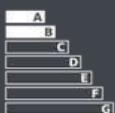
Argon-filled  
double-glazing



Underfloor  
Heating



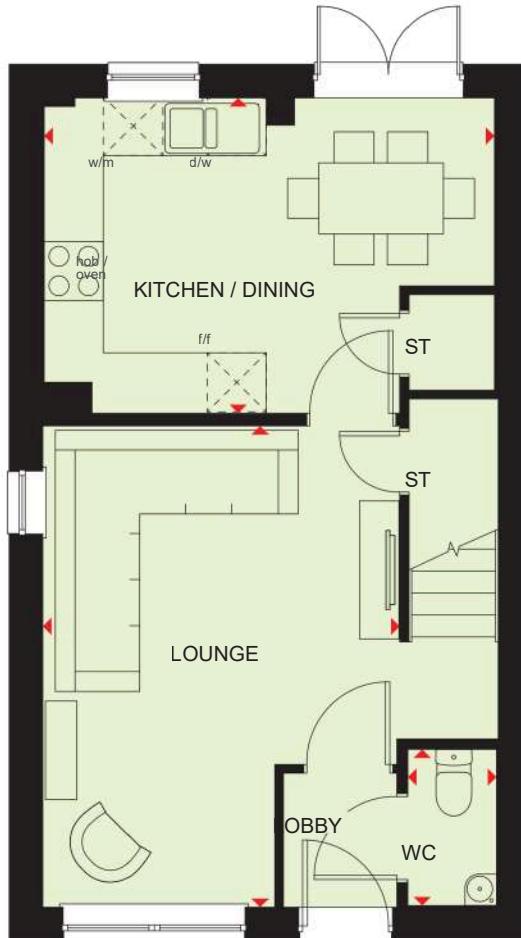
Air Source  
Heat Pump



A/B EPC  
rating



Highly-efficient  
insulation

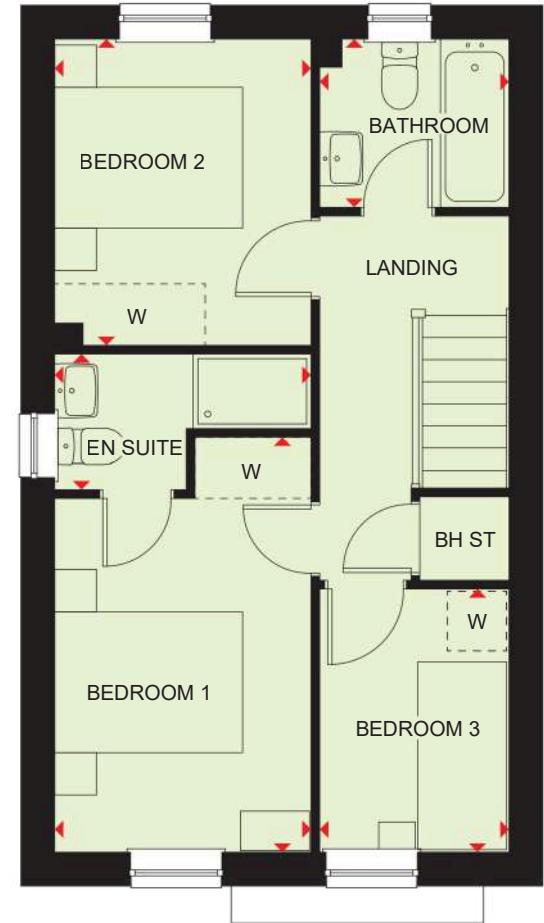


### Ground Floor

|                |                |                |
|----------------|----------------|----------------|
| Lounge         | 3609 x 4887 mm | 11'10" x 16'0" |
| Kitchen/Dining | 4551 x 3202 mm | 14'11" x 10'6" |
| WC             | 901 x 1587 mm  | 2'11" x 5'2"   |

**KEY**

|    |                       |     |                      |
|----|-----------------------|-----|----------------------|
| B  | Boiler                | td  | Tumble dryer space   |
| ST | Store                 | dw  | Dishwasher space     |
| wm | Washing machine space | f/f | Fridge/freezer space |



### First Floor

|           |                |              |
|-----------|----------------|--------------|
| Bedroom 1 | 2597 x 4190 mm | 8'6" x 13'9" |
| Bedroom 2 | 2597 x 3098 mm | 8'6" x 10'2" |
| Bedroom 3 | 1918 x 2662 mm | 6'3" x 8'9"  |
| Bathroom  | 1918 x 1702 mm | 6'3" x 5'7"  |
| En Suite  | 2597 x 1365 mm | 8'6" x 4'6"  |

WFH Working from home space

W Wardrobe space

↔ Dimension location



THE ELLERTON  
3 BEDROOM HOME



Electric car  
charging point



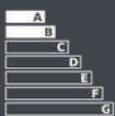
Argon-filled  
double-glazing



Underfloor  
Heating



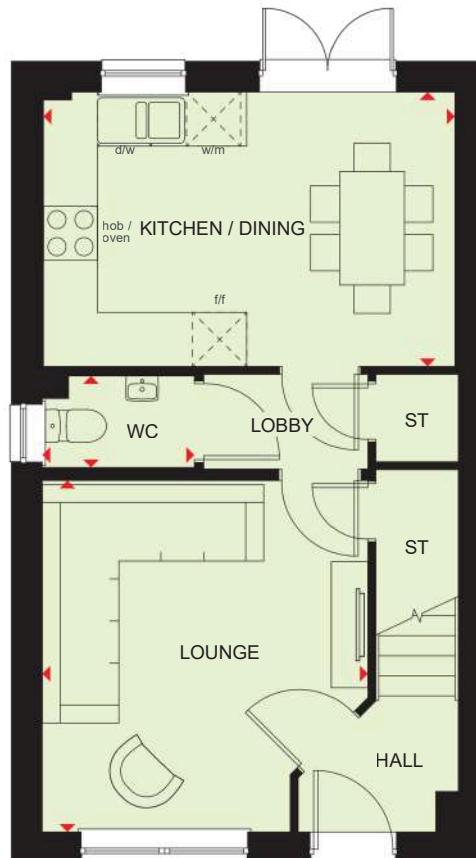
Air Source  
Heat Pump



A/B EPC  
rating



Highly-efficient  
insulation



### Ground Floor

|                |                |                 |
|----------------|----------------|-----------------|
| Lounge         | 3599 x 3904 mm | 11'10" x 12'10" |
| Kitchen/Dining | 4552 x 3048 mm | 14'11" x 10'0"  |
| WC             | 1680 x 1016 mm | 5'6" x 3'4"     |



### First Floor

|           |                |                |
|-----------|----------------|----------------|
| Bedroom 1 | 3599 x 3674 mm | 11'10" x 12'1" |
| En Suite  | 1928 x 1707 mm | 6'4" x 5'7"    |
| Bedroom 2 | 2694 x 3276 mm | 8'10" x 10'7"  |
| Bedroom 3 | 2128 x 2919 mm | 7'0" x 9'7"    |
| Bathroom  | 1700 x 1917 mm | 5'7" x 6'3"    |

KEY B Boiler

td Tumble dryer space

WFH Working from home space

ST Store

dw Dishwasher space

W Wardrobe space

wm Washing machine space

f/f Fridge/freezer space

↔ Dimension location



THE BEWDLEY 3 BEDROOM HOME



Electric car  
charging point



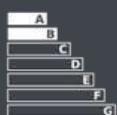
Argon-filled  
double-glazing



Underfloor  
Heating



Air Source  
Heat Pump



A/B EPC  
rating



Highly-efficient  
insulation



### Ground Floor

|         |                |               |
|---------|----------------|---------------|
| Lounge  | 3146 x 4297 mm | 10'4" x 14'1" |
| Kitchen | 2628 x 2514 mm | 8'7" x 8'3"   |
| Dining  | 2682 x 3764 mm | 8'10" x 12'4" |
| Utility | 1993 x 1855 mm | 6'6" x 6'1"   |
| WC      | 1976 x 884 mm  | 6'6" x 2'11"  |



### First Floor

|           |                |               |
|-----------|----------------|---------------|
| Bedroom 1 | 3243 x 4329 mm | 10'8" x 14'2" |
| Bedroom 2 | 3171 x 3782 mm | 10'5" x 12'5" |
| Bedroom 3 | 3214 x 3275 mm | 10'7" x 10'9" |
| En Suite  | 2104 x 1416 mm | 6'11" x 4'8"  |
| Bathroom  | 1951 x 1929 mm | 6'5" x 6'4"   |

### KEY

|    |                       |     |                      |
|----|-----------------------|-----|----------------------|
| B  | Boiler                | td  | Tumble dryer space   |
| ST | Store                 | dw  | Dishwasher space     |
| wm | Washing machine space | f/f | Fridge/freezer space |

WFH Working from home space

W Wardrobe space

↔ Dimension location



THE MORESBY 3 BEDROOM HOME



Electric car  
charging point



Argon-filled  
double-glazing



Underfloor  
Heating



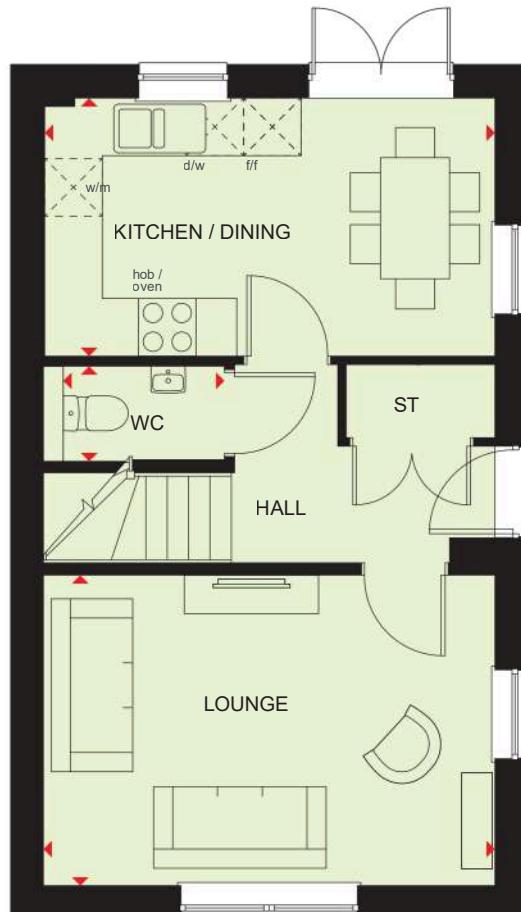
Air Source  
Heat Pump



A/B EPC  
rating

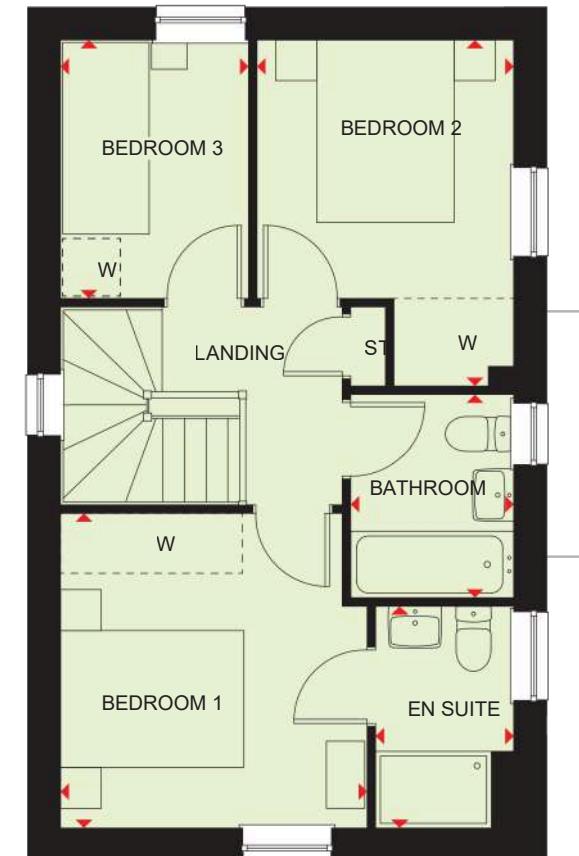


Highly-efficient  
insulation



### Ground Floor

|                  |                |               |
|------------------|----------------|---------------|
| Lounge           | 4707 x 3233 mm | 15'5" x 10'7" |
| Kitchen / Dining | 4707 x 2687 mm | 15'5" x 8'10" |
| WC               | 1682 x 990 mm  | 5'6" x 3'3"   |



### First Floor

|           |                |               |
|-----------|----------------|---------------|
| Bedroom 1 | 3187 x 3282 mm | 10'5" x 10'9" |
| Bedroom 2 | 2667 x 3609 mm | 8'9" x 11'10" |
| Bedroom 3 | 1952 x 2695 mm | 6'5" x 8'10"  |
| Bathroom  | 1691 x 2120 mm | 5'7" x 6'11"  |
| En Suite  | 1432 x 2313 mm | 4'8" x 7'7"   |

#### KEY

|    |                       |     |                      |
|----|-----------------------|-----|----------------------|
| B  | Boiler                | td  | Tumble dryer space   |
| ST | Store                 | dw  | Dishwasher space     |
| wm | Washing machine space | f/f | Fridge/freezer space |

WFH Working from home space

W Wardrobe space

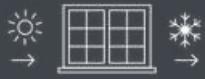
↔ Dimension location



THE KINGSVILLE 3 BEDROOM HOME



Electric car  
charging point



Argon-filled  
double-glazing



Underfloor  
Heating



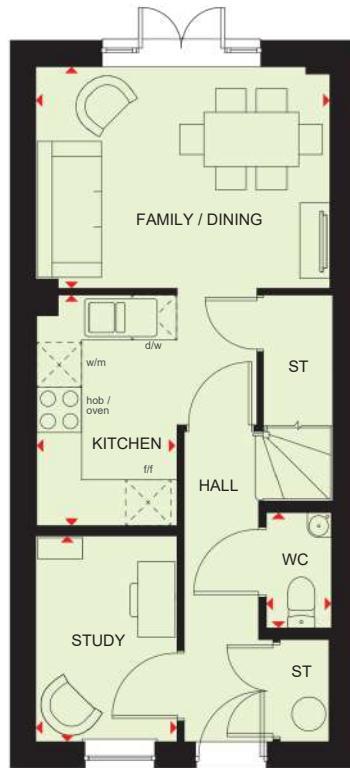
Air Source  
Heat Pump



A/B EPC  
rating

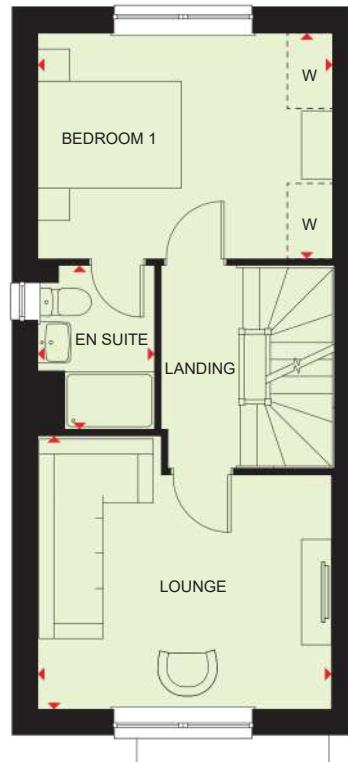


Highly-efficient  
insulation



### Ground Floor

|               |                |               |
|---------------|----------------|---------------|
| Family/Dining | 3903 x 2941 mm | 12'10" x 9'8" |
| Kitchen       | 1879 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"  |



### First Floor

|           |                |                 |
|-----------|----------------|-----------------|
| Lounge    | 3915 x 3632 mm | 12'10" x 11'11" |
| Bedroom 1 | 3915 x 2998 mm | 12'10" x 9'10"  |
| En Suite  | 1551 x 2169 mm | 5'1" x 7'1"     |

### Second Floor

|           |                |                |
|-----------|----------------|----------------|
| Bedroom 2 | 3940 x 3494 mm | 12'11" x 11'6" |
| Bedroom 3 | 3940 x 3358 mm | 12'11" x 11'0" |
| Bathroom  | 1706 x 1963 mm | 5'7" x 6'5"    |



**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



THE HESKETH 4 BEDROOM HOME



Electric car  
charging point



Argon-filled  
double-glazing



Underfloor  
Heating



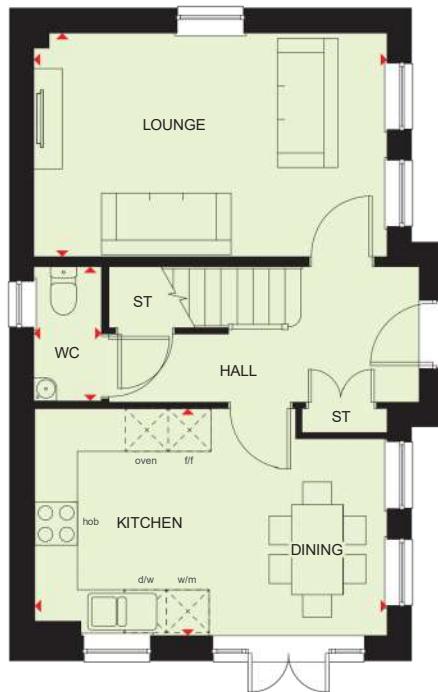
Air Source  
Heat Pump



A/B EPC  
rating

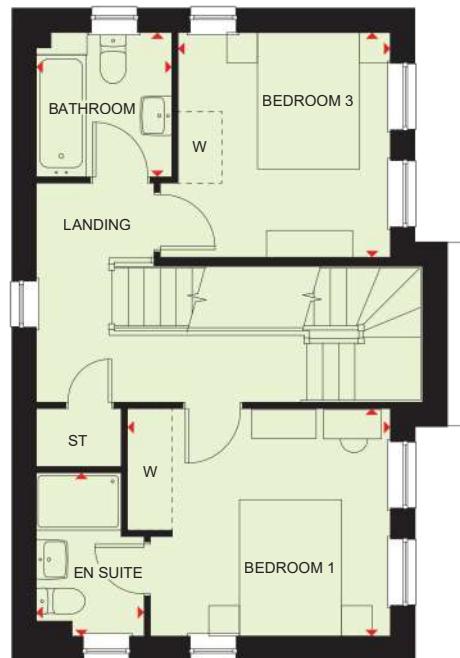


Highly-efficient  
insulation



### Ground Floor

|                |                |               |
|----------------|----------------|---------------|
| Lounge         | 4935 x 3117 mm | 16'2" x 10'3" |
| Kitchen/Dining | 4935 x 3166 mm | 16'2" x 10'5" |
| WC             | 950 x 1878 mm  | 3'1" x 6'2"   |



### First Floor

|           |                |               |
|-----------|----------------|---------------|
| Bedroom 1 | 3665 x 3175 mm | 12'0" x 10'5" |
| Bedroom 3 | 1502 x 2278 mm | 4'11" x 7'6"  |
| Bathroom  | 2958 x 3135 mm | 9'8" x 10'3"  |
| En Suite  | 1889 x 2014 mm | 6'2" x 6'7"   |



### Second Floor

|           |                |               |
|-----------|----------------|---------------|
| Bedroom 2 | 4076 x 3373 mm | 13'4" x 11'1" |
| Bedroom 4 | 4076 x 3135 mm | 13'4" x 10'3" |
| Bathroom  | 1390 x 2167 mm | 4'7" x 7'1"   |

**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      |



THE CHESTER 4 BEDROOM HOME



Electric car  
charging point



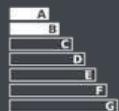
Argon-filled  
double-glazing



Underfloor  
Heating



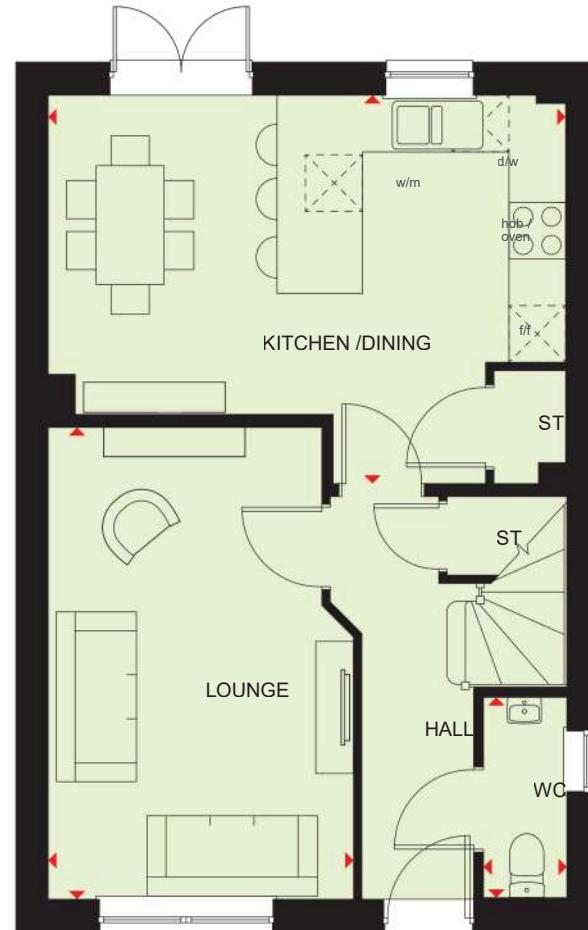
Air Source  
Heat Pump



A/B EPC  
rating



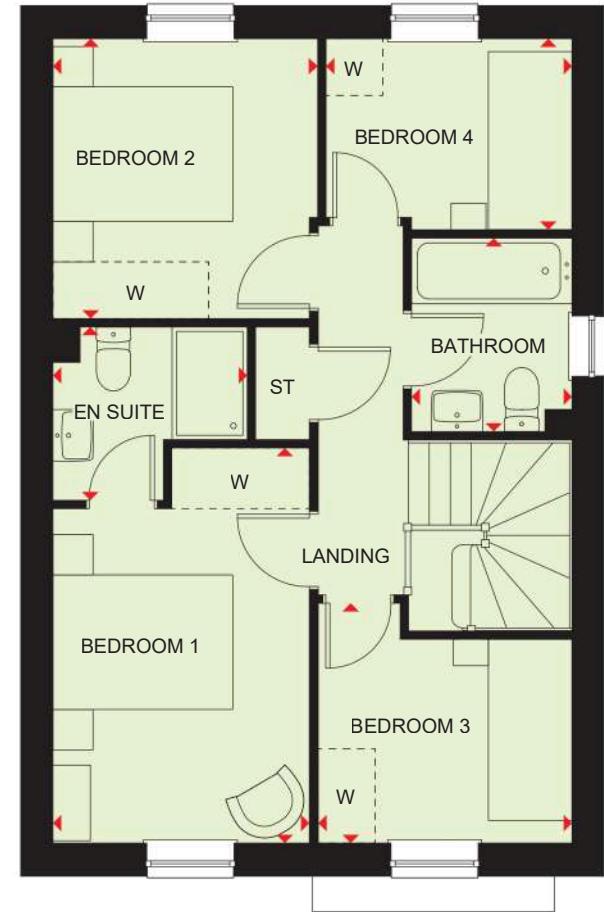
Highly-efficient  
insulation



### Ground Floor

|                |                |               |
|----------------|----------------|---------------|
| Lounge         | 5479 x 4109 mm | 18'0" x 13'6" |
| Kitchen/Dining | 3259 x 5016 mm | 10'8" x 16'5" |
| WC             | 883 x 2124 mm  | 2'11" x 7'0"  |

|            |    |                       |     |                      |
|------------|----|-----------------------|-----|----------------------|
| <b>KEY</b> | B  | Boiler                | td  | Tumble dryer space   |
|            | ST | Store                 | dw  | Dishwasher space     |
|            | wm | Washing machine space | f/f | Fridge/freezer space |



### First Floor

|           |                |               |
|-----------|----------------|---------------|
| Bedroom 1 | 2716 x 4182 mm | 8'11" x 13'9" |
| Bedroom 2 | 2789 x 2963 mm | 9'2" x 9'9"   |
| Bedroom 3 | 2688 x 2539 mm | 8'10" x 8'4"  |
| Bedroom 4 | 2606 x 2022 mm | 8'7" x 6'8"   |
| En Suite  | 2058 x 1835 mm | 6'9" x 6'0"   |
| Bathroom  | 1700 x 2048 mm | 5'7" x 6'9"   |

WFH Working from home space

W Wardrobe space

↔ Dimension location



THE KINGSLEY 4 BEDROOM HOME



Electric car  
charging point



Argon-filled  
double-glazing



Underfloor  
Heating



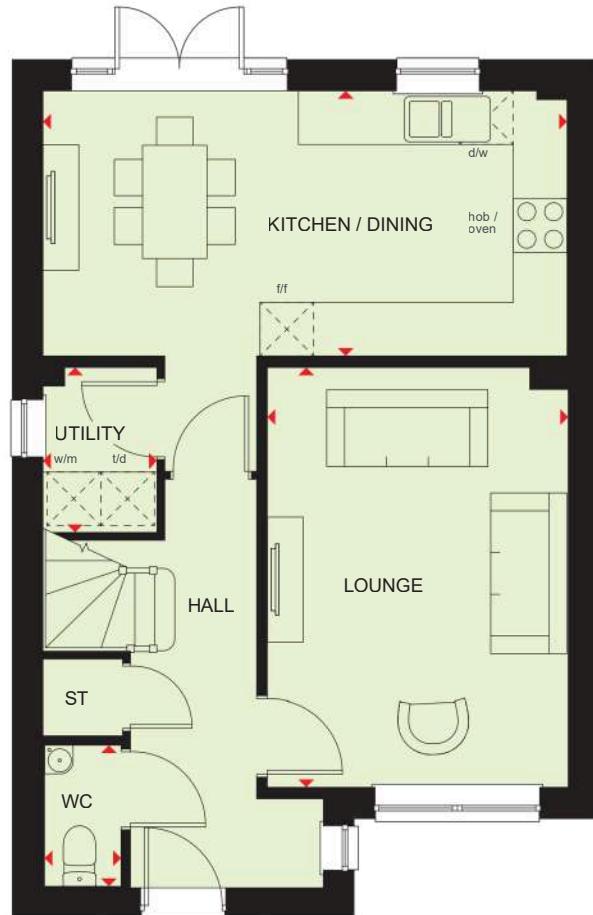
Air Source  
Heat Pump



A/B EPC  
rating

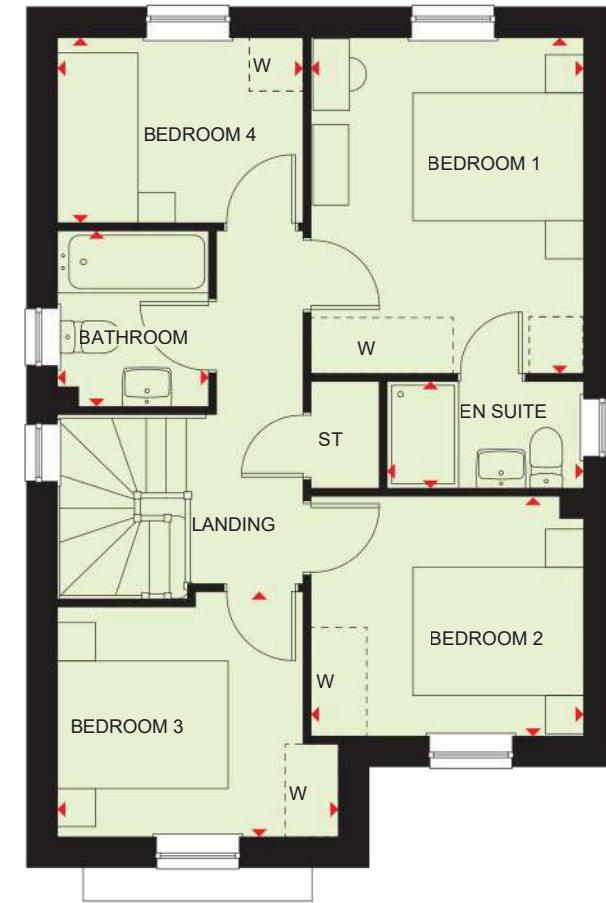


Highly-efficient  
insulation



## Ground Floor

|                |                |               |
|----------------|----------------|---------------|
| Lounge         | 3362 x 4685 mm | 11'0" x 15'4" |
| Kitchen/Dining | 5854 x 2961 mm | 19'2" x 9'9"  |
| Utility        | 1273 x 1839 mm | 4'2" x 6'0"   |
| WC             | 856 x 1580 mm  | 2'10" x 5'2"  |



## First Floor

|           |                |               |
|-----------|----------------|---------------|
| Bedroom 1 | 3040 x 3747 mm | 10'0" x 12'3" |
| Bedroom 2 | 3040 x 2664 mm | 10'0" x 8'9"  |
| Bedroom 3 | 3132 x 2733 mm | 10'3" x 9'0"  |
| Bedroom 4 | 2740 x 2071 mm | 9'0" x 6'10"  |
| Bathroom  | 1686 x 1957 mm | 5'6" x 6'5"   |
| En Suite  | 2192 x 1194 mm | 7'2" x 3'11"  |

### KEY

|    |                       |     |                      |
|----|-----------------------|-----|----------------------|
| B  | Boiler                | td  | Tumble dryer space   |
| ST | Store                 | dw  | Dishwasher space     |
| wm | Washing machine space | f/f | Fridge/freezer space |

WFH Working from home space

W Wardrobe space

↔ Dimension location



# THE ALDERNEY

4 BEDROOM HOME



Electric car  
charging point



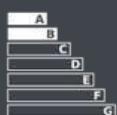
Argon-filled  
double-glazing



Underfloor  
Heating



Air Source  
Heat Pump



A/B EPC  
rating



Highly-efficient  
insulation



### Ground Floor

|                |                |                |
|----------------|----------------|----------------|
| Lounge         | 3103 x 5120 mm | 10'2" x 16'10" |
| Kitchen/Family | 4582 x 4593 mm | 15'0" x 15'1"  |
| Dining         | 2962 x 3249 mm | 9'9" x 10'8"   |
| WC             | 854 x 1644 mm  | 2'10" x 5'5"   |

### First Floor

|           |                |               |
|-----------|----------------|---------------|
| Bedroom 1 | 4588 x 3090 mm | 15'1" x 10'2" |
| Bedroom 2 | 3945 x 2629 mm | 12'11" x 8'8" |
| Bedroom 3 | 3143 x 2771 mm | 10'4" x 9'1"  |
| Bedroom 4 | 2139 x 2261 mm | 7'0" x 7'5"   |
| En Suite  | 1191 x 2075 mm | 3'11" x 6'10" |
| Bathroom  | 1702 x 2075 mm | 5'7" x 6'10"  |

### KEY

|    |                       |     |                      |
|----|-----------------------|-----|----------------------|
| B  | Boiler                | td  | Tumble dryer space   |
| ST | Store                 | dw  | Dishwasher space     |
| wm | Washing machine space | f/f | Fridge/freezer space |

WFH Working from home space

W Wardrobe space

► Dimension location



THE ALFRETON

4 BEDROOM HOME



Electric car  
charging point



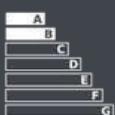
Argon-filled  
double-glazing



Underfloor  
Heating



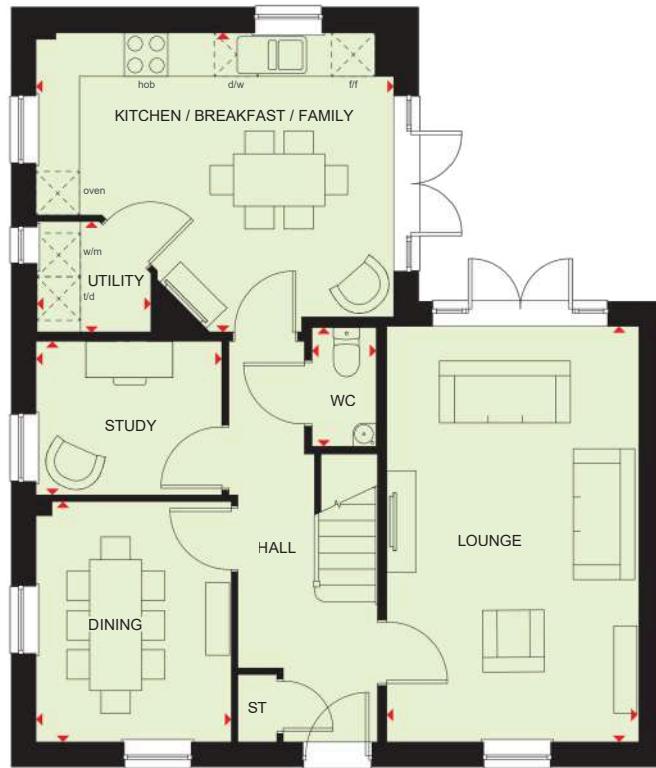
Air Source  
Heat Pump



A/B EPC  
rating



Highly-efficient  
insulation



### Ground Floor

|                |                |                |
|----------------|----------------|----------------|
| Lounge         | 3455 x 5720 mm | 11'4" x 18'9"  |
| Kitchen/Family | 4932 x 4116 mm | 16'2" x 13'6"  |
| Dining         | 2689 x 3310 mm | 8'10" x 10'10" |
| Study          | 2565 x 2116 mm | 8'5" x 6'11"   |
| Utility        | 1573 x 1531 mm | 5'2" x 5'0"    |
| WC             | 886 x 1636 mm  | 2'11" x 5'4"   |



### First Floor

|           |                |               |
|-----------|----------------|---------------|
| Bedroom 1 | 3586 x 3837 mm | 11'9" x 12'7" |
| Bedroom 2 | 5647 x 2486 mm | 18'6" x 8'2"  |
| Bedroom 3 | 2572 x 3570 mm | 8'5" x 11'9"  |
| Bedroom 4 | 3513 x 3146 mm | 11'6" x 10'4" |
| En Suite  | 1411 x 2598 mm | 4'8" x 8'6"   |
| Bathroom  | 2572 x 2187 mm | 8'5" x 7'2"   |

#### KEY

|    |                       |     |                      |
|----|-----------------------|-----|----------------------|
| B  | Boiler                | td  | Tumble dryer space   |
| ST | Store                 | dw  | Dishwasher space     |
| wm | Washing machine space | f/f | Fridge/freezer space |

WFH Working from home space

W Wardrobe space

↔ Dimension location

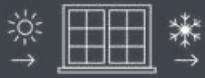


# THE RADLEIGH

4 BEDROOM HOME



Electric car  
charging point



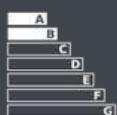
Argon-filled  
double-glazing



Underfloor  
Heating



Air Source  
Heat Pump



A/B EPC  
rating



Highly-efficient  
insulation



### Ground Floor

|                |                |               |
|----------------|----------------|---------------|
| Lounge         | 3359 x 5059 mm | 11'0" x 16'7" |
| Kitchen/Dining | 8069 x 3101 mm | 26'6" x 10'2" |
| Study          | 2261 x 2104 mm | 7'5" x 6'11"  |
| Utility        | 1542 x 1632 mm | 5'1" x 5'4"   |
| WC             | 855 x 1606 mm  | 2'10" x 5'3"  |



### First Floor

|           |                |               |
|-----------|----------------|---------------|
| Bedroom 1 | 3523 x 3844 mm | 11'7" x 12'7" |
| Bedroom 2 | 3398 x 4321 mm | 11'2" x 14'2" |
| Bedroom 3 | 2810 x 3337 mm | 9'3" x 10'11" |
| Bedroom 4 | 2959 x 3139 mm | 9'8" x 10'4"  |
| En Suite  | 1500 x 2308 mm | 4'11" x 7'7"  |
| Bathroom  | 2137 x 1700 mm | 7'0" x 5'7"   |

### KEY

|    |                       |     |                      |
|----|-----------------------|-----|----------------------|
| B  | Boiler                | td  | Tumble dryer space   |
| ST | Store                 | dw  | Dishwasher space     |
| wm | Washing machine space | f/f | Fridge/freezer space |

WFH Working from home space

W Wardrobe space

↔ Dimension location



THE HEMSWORTH 4 BEDROOM HOME



Electric car  
charging point



Argon-filled  
double-glazing



Underfloor  
Heating



Air Source  
Heat Pump



A/B EPC  
rating



Highly-efficient  
insulation



### Ground Floor

|                |                |                |
|----------------|----------------|----------------|
| Lounge         | 3269 x 4819 mm | 10'9" x 15'10" |
| Kitchen/Dining | 5246 x 3213 mm | 17'3" x 10'6"  |
| Utility        | 2029 x 1625 mm | 6'8" x 5'4"    |
| WC             | 940 x 1625 mm  | 3'1" x 5'4"    |



### First Floor

|           |                |                |
|-----------|----------------|----------------|
| Bedroom 1 | 4225 x 3993 mm | 13'10" x 13'1" |
| Bedroom 2 | 3073 x 3760 mm | 10'1" x 12'4"  |
| Bedroom 3 | 3154 x 3552 mm | 10'4" x 11'8"  |
| Bedroom 4 | 3115 x 3109 mm | 10'3" x 10'2"  |
| En Suite  | 2044 x 1747 mm | 6'8" x 5'9"    |
| Bathroom  | 2151 x 1887 mm | 7'1" x 6'2"    |

### KEY

|    |                       |     |                      |
|----|-----------------------|-----|----------------------|
| B  | Boiler                | td  | Tumble dryer space   |
| ST | Store                 | dw  | Dishwasher space     |
| wm | Washing machine space | f/f | Fridge/freezer space |

WFH Working from home 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 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.

Nothing in this code affects any other rights the customer has by law and does not replace any legislation that applies to the new home. Customers do not have to make a complaint to the New Homes Ombudsman Service if they are not satisfied with a matter that is covered by the code. They may decide to take other action, such as through the civil courts or other ombudsman or regulator.