



CHATTERIS GATE

A brand-new collection of 2, 3 and 4-bedroom homes



BARRATT
HOMES

A person in a blue jacket is walking a small dog on a gravel path that winds through a dense forest. The path is flanked by vibrant green grass and surrounded by tall trees with fresh green leaves, creating a canopy effect. Sunlight filters through the branches, casting dappled shadows on the path.

WELCOME TO CHATTERIS GATE

A stunning collection of energy-efficient 2, 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**



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

Air Source Heat Pumps
Air Source Heat Pumps are included in every home.

Giving nature a home on this development:

Swift Nesting Brick

Hedgehog Highway

Bat Box

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

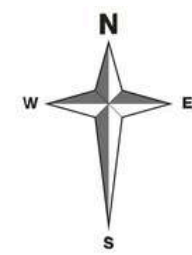
ON YOUR DOORSTEP

- 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



Shops	Cafés + Pubs	Pharmacy	Library & Community Hub	Pocket Park	Primary School	Gym	Football Club	Secondary School
6 min	8 min	8 min	10 min	12 min	14 min	16 min	20 min	24 min



Town Centre	Train Station	Ely	Huntingdon	Peterborough	Cambridge	Kings Lynn	Bedford	Northampton	Stansted Airport
3 min	12 min	25 min	30 min	35 min	40 min	50 min	55 min	65 min	65 min



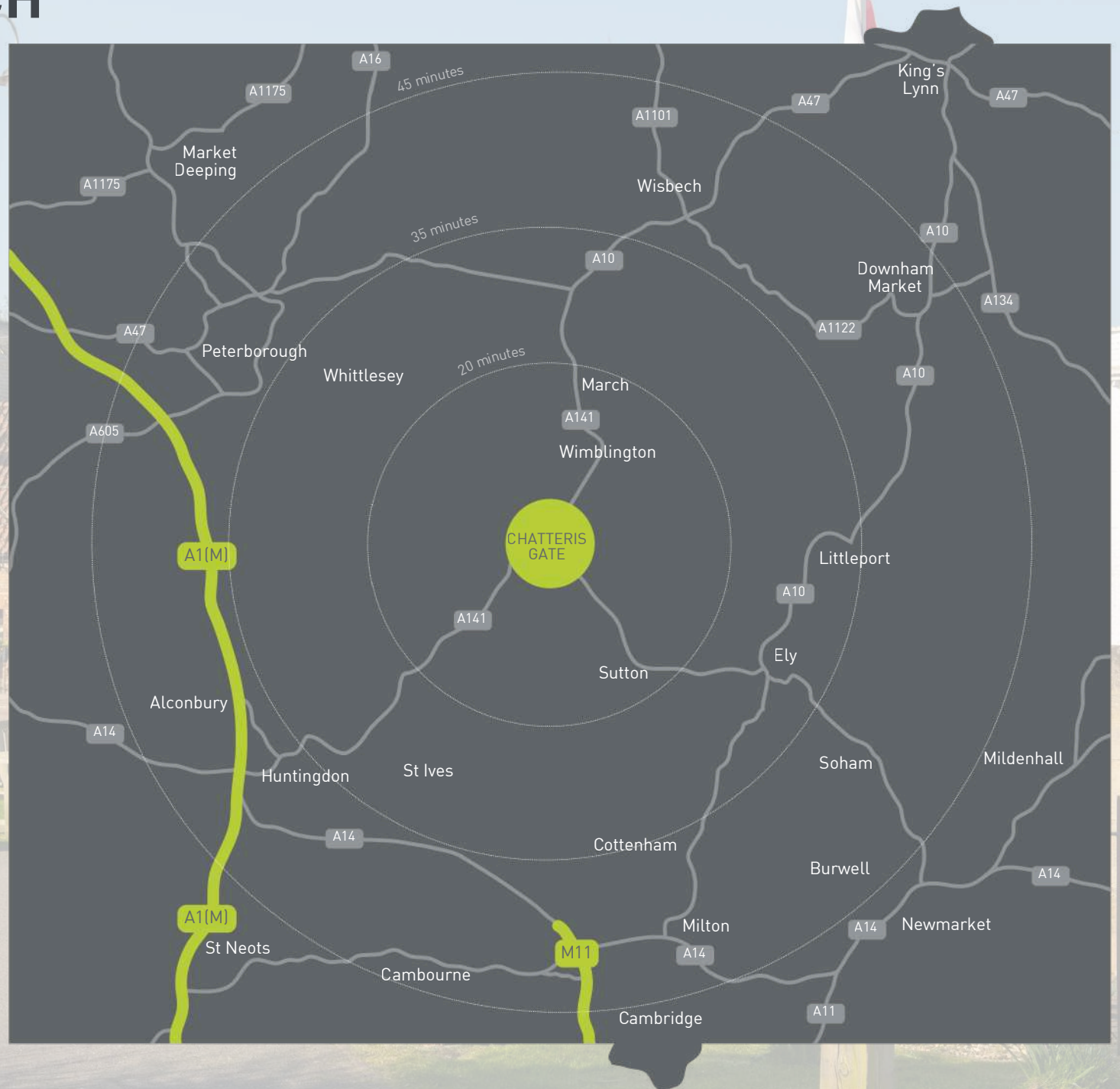
Ely	Peterborough	Cambridge	Huntingdon	Kings Lynn	London
15 min	25 min	35 min	60 min	55 min	90 min

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



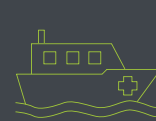
EDUCATION



POLICE FORCE



FIRE SERVICE



RNLI



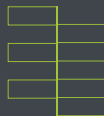
FOSTER CARERS



**ENVIRONMENTAL
SERVICE**



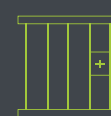
**NATIONAL
HIGHWAYS**



**PROBATION
SERVICE**



**LOCAL
AUTHORITY**



**PRISON
SERVICE**



**MINISTRY
OF DEFENCE**

*Full terms apply. Please speak to our sales team for further details

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.



1

Get in touch

Book an appointment at a development near you.



2

Choose your home

We'll then arrange two independent valuations of your current property.



3

We'll make you an offer

We'll agree a selling price at fair value for your home – based on a presumed sale within eight to ten weeks.



4

We'll buy your home

Once you accept our formal offer, we'll buy your current home and take it in Part Exchange.



5

Time to get moving

You'll be free to move into your brand new home.

DEPOSIT BOOST WE COULD HELP YOU MOVE SOONER THAN YOU THINK

If you have
a 10% deposit,
we could
boost it by
a further
5%



- 85% Mortgage
£306,000
- 10% Customer's
Deposit
£36,000
- 5% Barratt Homes
Deposit Boost
£18,000

Example home value
£360,000

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.



Step 1

Reserve your brand new home, complete a Movemaker application and we'll take your new home off the market



Step 2

An asking price for your current home will be agreed after 2 independent valuations



Step 3

We'll instruct an estate agent to handle the sale of your current home



Step 4

We'll cover the estate agent costs



Step 5

You move into your brand-new home



THE MAIDSTONE 3 BEDROOM HOME



Electric car
charging point



Argon-filled
double-glazing



Underfloor
Heating



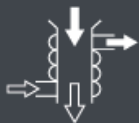
Air Source
Heat Pump



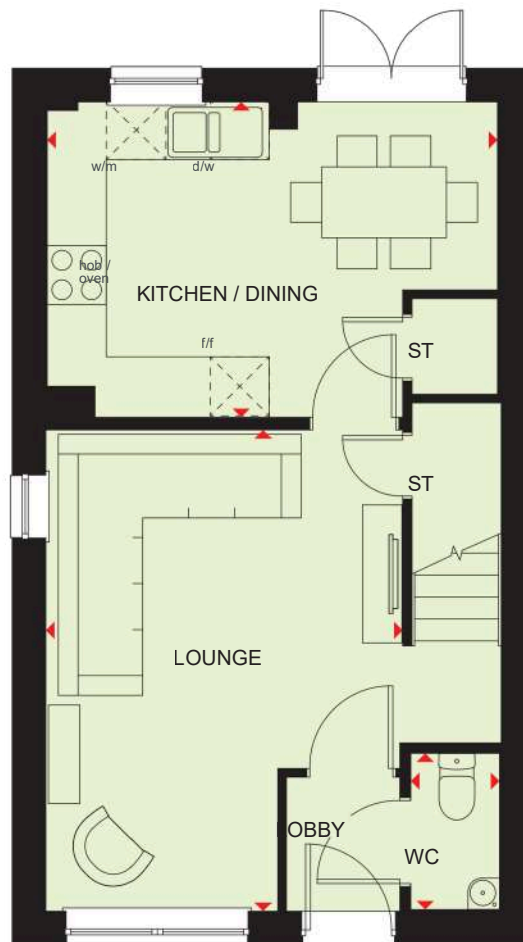
A/B EPC
rating



Highly-efficient
insulation

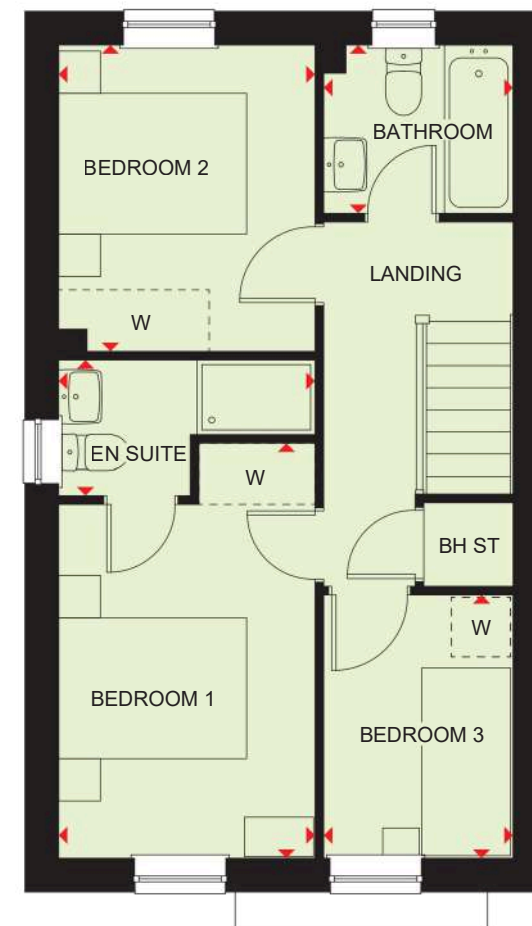


Waste Water Heat
Recovery Systems



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"



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"

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 ELLERTON 3 BEDROOM HOME



Electric car
charging point



Argon-filled
double-glazing



Underfloor
Heating



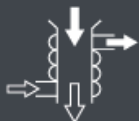
Air Source
Heat Pump



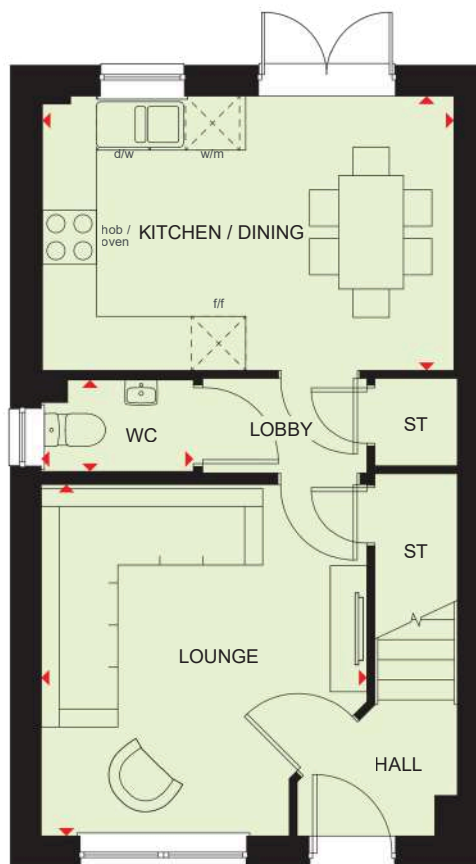
A/B EPC
rating



Highly-efficient
insulation

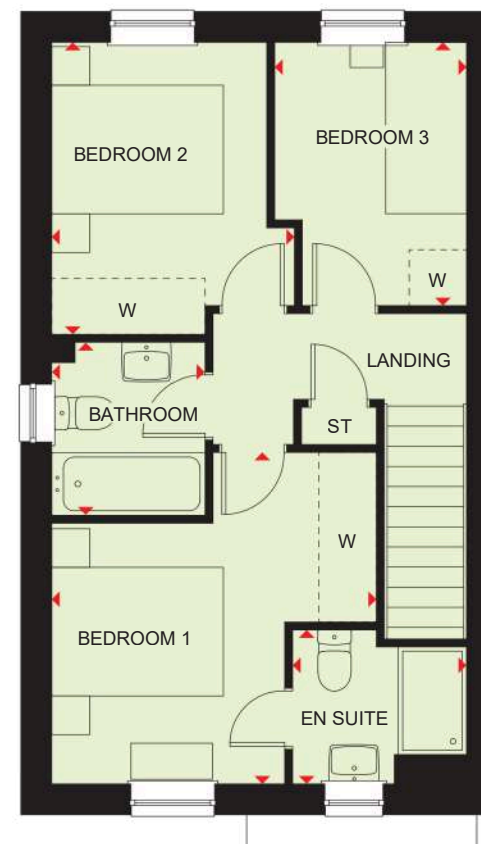


Waste Water Heat
Recovery Systems



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
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 BEWDLEY 3 BEDROOM HOME



Electric car
charging point



Argon-filled
double-glazing



Underfloor
Heating



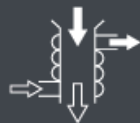
Air Source
Heat Pump



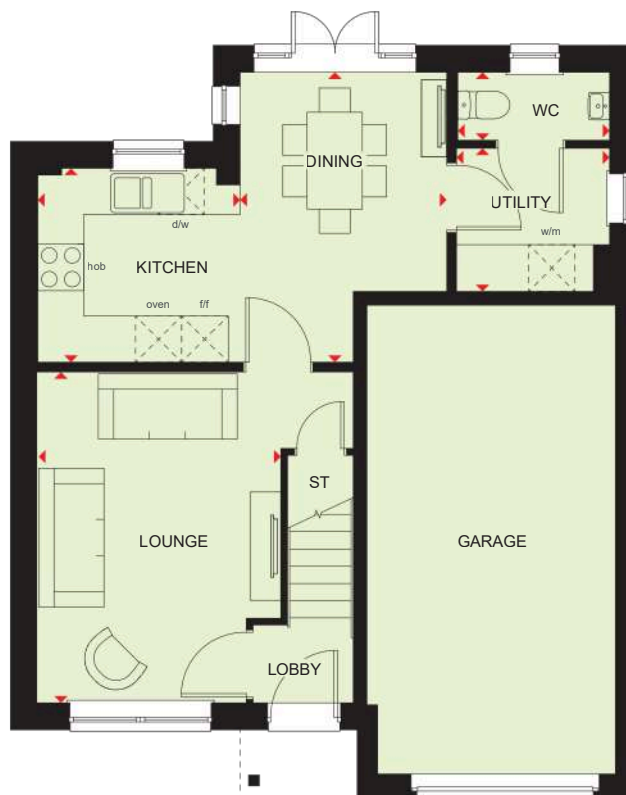
A/B EPC
rating



Highly-efficient
insulation



Waste Water Heat
Recovery Systems



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



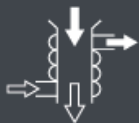
Air Source
Heat Pump



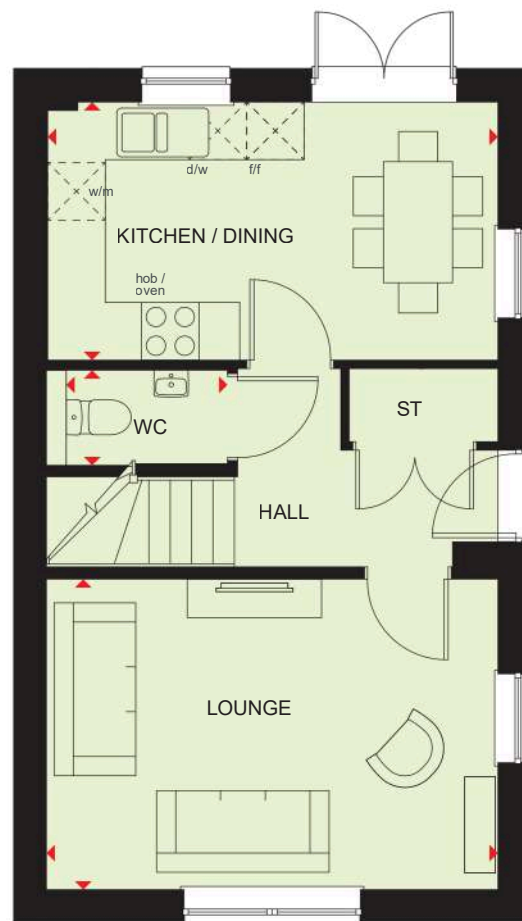
A/B EPC
rating



Highly-efficient
insulation

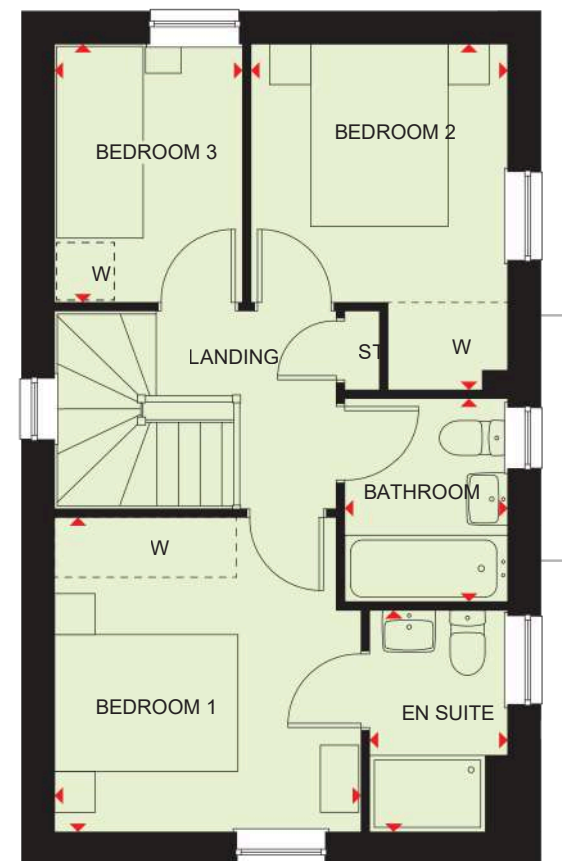


Waste Water Heat
Recovery Systems



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



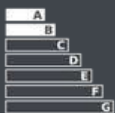
Argon-filled
double-glazing



Underfloor
Heating



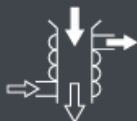
Air Source
Heat Pump



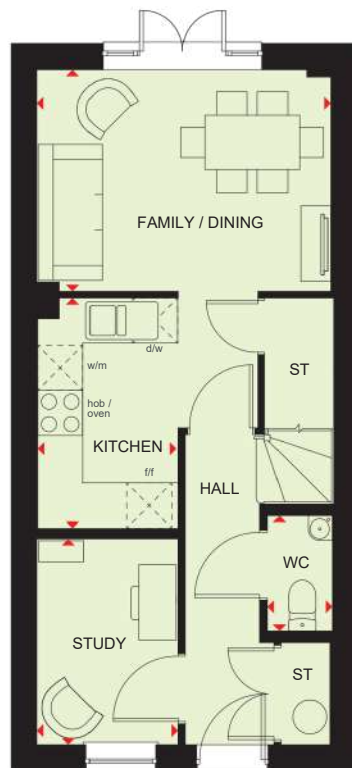
A/B EPC
rating



Highly-efficient
insulation

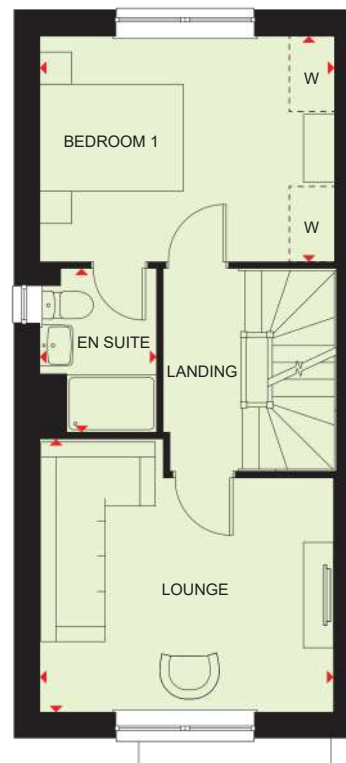


Waste Water Heat
Recovery Systems



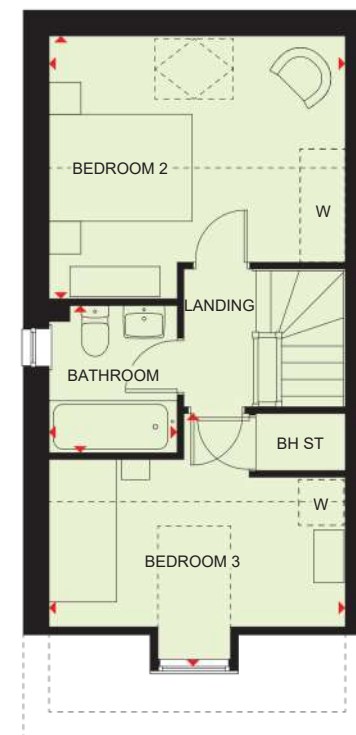
Ground Floor

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	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 HESKETH 4 BEDROOM HOME



Electric car
charging point



Argon-filled
double-glazing



Underfloor
Heating



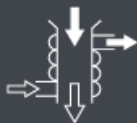
Air Source
Heat Pump



A/B EPC
rating



Highly-efficient
insulation

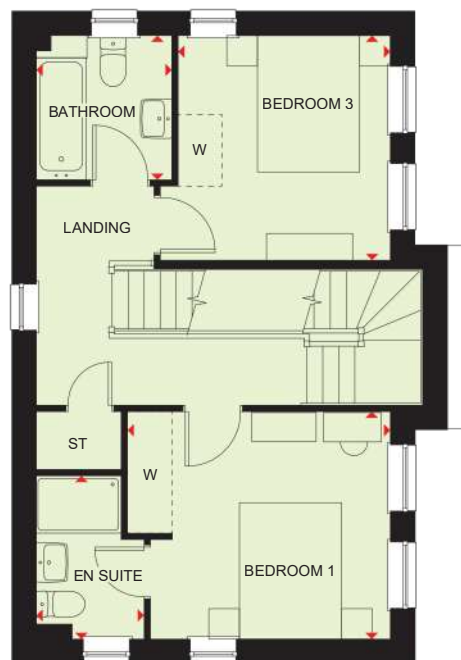


Waste Water Heat
Recovery Systems



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



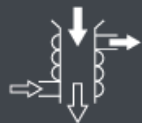
Air Source
Heat Pump



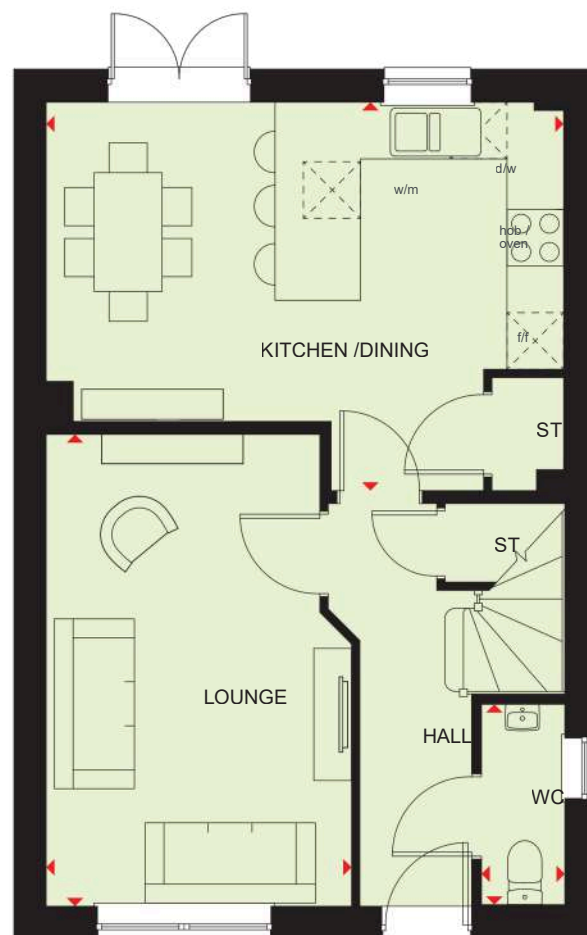
A/B EPC
rating



Highly-efficient
insulation

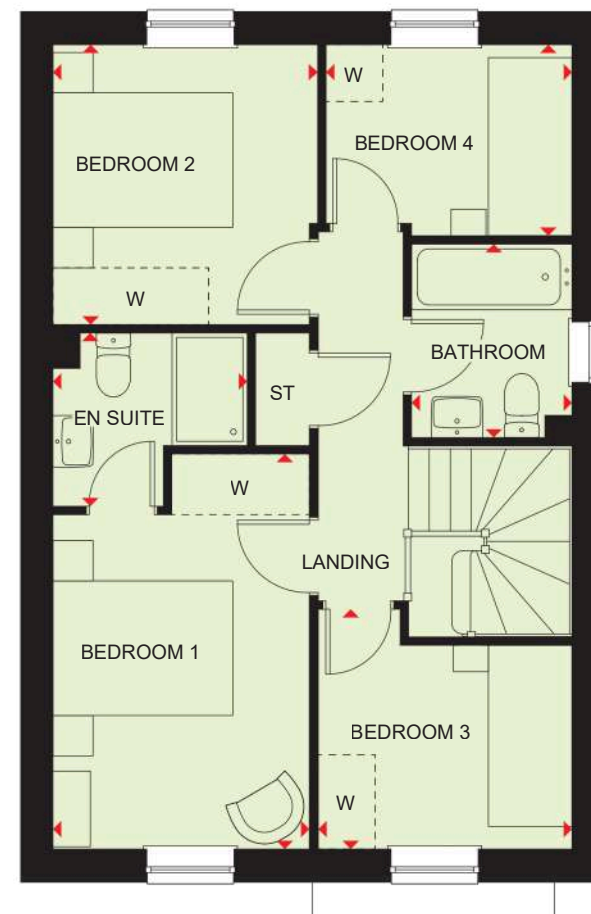


Waste Water Heat
Recovery Systems



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"



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"

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 KINGSLEY 4 BEDROOM HOME



Electric car
charging point



Argon-filled
double-glazing



Underfloor
Heating



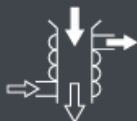
Air Source
Heat Pump



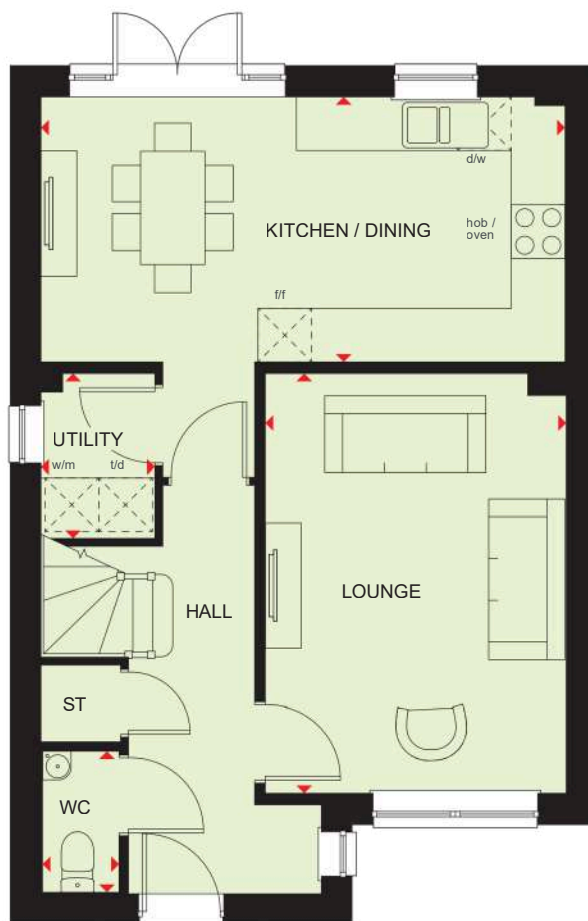
A/B EPC
rating



Highly-efficient
insulation

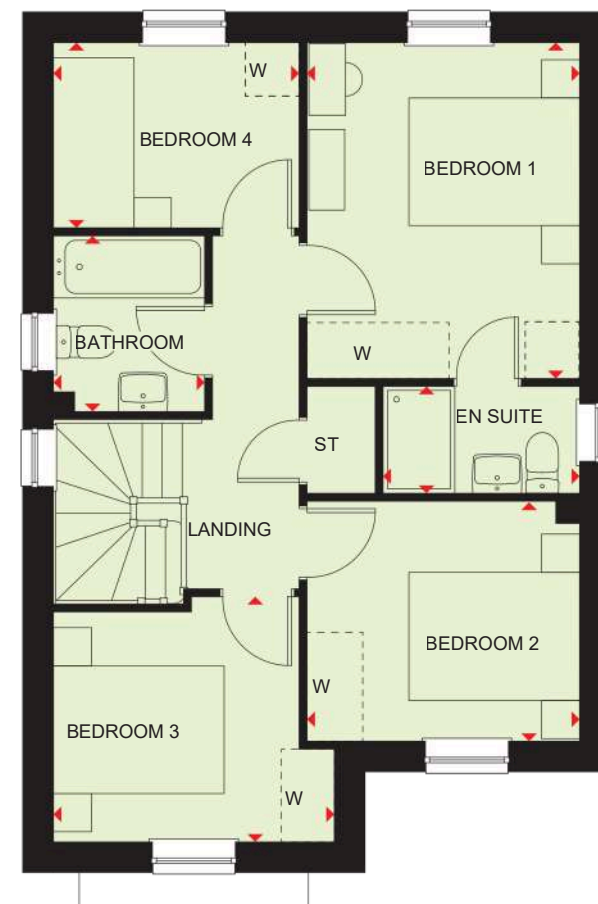


Waste Water Heat
Recovery Systems



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



Under-floor
Heating



Air Source
Heat Pump



A/B EPC
rating



Highly-efficient
insulation



Waste Water Heat
Recovery Systems



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



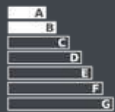
Argon-filled
double-glazing



Under-floor
Heating



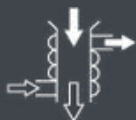
Air Source
Heat Pump



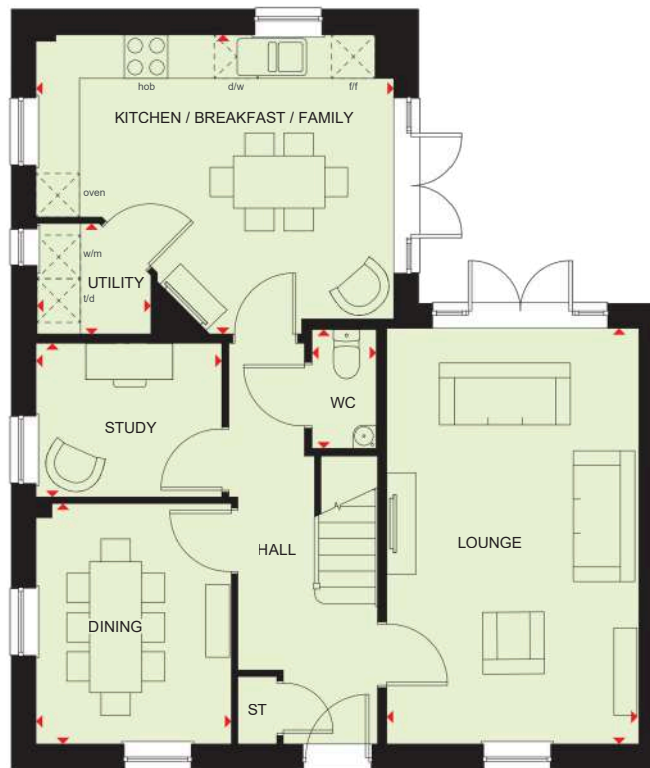
A/B EPC
rating



Highly-efficient
insulation



Waste Water Heat
Recovery Systems



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



Under-floor
Heating



Air Source
Heat Pump



A/B EPC
rating



Highly-efficient
insulation



Waste Water Heat
Recovery Systems



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



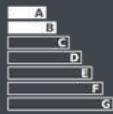
Argon-filled
double-glazing



Under-floor
Heating



Air Source
Heat Pump



A/B EPC
rating



Highly-efficient
insulation



Waste Water Heat
Recovery Systems



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.

