



TOWCESTER GRANGE





TOWCESTER GRANGE



- Barratt Homes
- David Wilson Homes
- Other Developers
- Existing Development
- Future Public Facilities
- Primary School
- Pond
- Footpath
- Railway Tracks
- Northampton Railway Station



TOWCESTER GRANGE



- **Denford**
2 bedroom home
- **Richmond**
2 bedroom home
- **Ellerton**
3 bedroom home

- **Moresby**
3 bedroom home
- **Oakley**
3/4 bedroom home
- **Maidstone**
3 bedroom home

- **Plumstead**
3 bedroom home
- **Buchanan**
3 bedroom home
- **Alderney**
4 bedroom home

- **Radleigh**
4 bedroom home
- **Hesketh**
4 bedroom home
- **Affordable Housing**

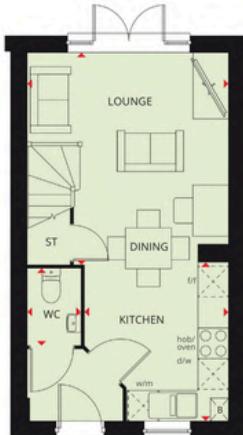
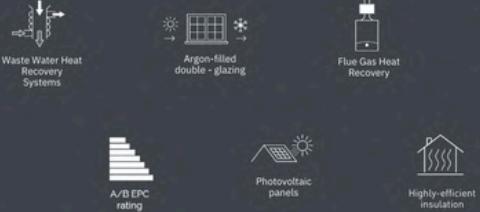
- BCP Bin Collection Point**
- V** Visitor Parking
- SH** Show Homes
- SC** Sales Centre

Giving nature a home on this development:



DENFORD

2 BEDROOM HOME



Ground Floor

Lounge / Kitchen / Dining	3940 x 7205 mm	12'11" x 23'8"
WC	1009 x 1456 mm	3'4" x 4'9"

First Floor

Bedroom 1	3945 x 2407 mm	12'11" x 7'11"
Bedroom 2	3945 x 2697 mm	12'11" x 8'10"
Bathroom	1840 x 1920 mm	6'0" x 6'4"

KEY

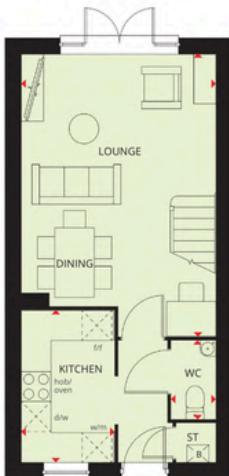
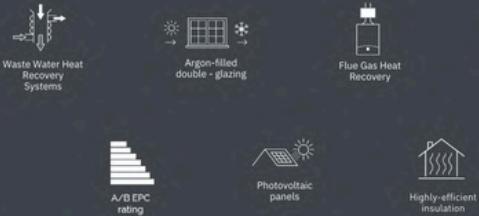
B	Boiler	td	Tumble dryer space	WFH	Working from home space
ST	Store	dw	Dishwasher space	W	Wardrobe space
wm	Washing machine space	f/t	Fridge/freezer space	•	Dimension location



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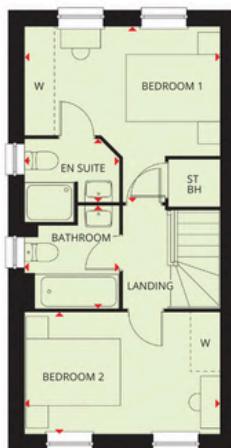
RICHMOND

2 BEDROOM HOME



Ground Floor

Kitchen	1880 x 3063 mm	6'2" x 10'1"
Lounge/ Dining	3938 x 5681 mm	12'11" x 18'8"
WC	870 x 1541 mm	2'10" x 5'1"



First Floor

Bedroom 1	3943 x 3529 mm	12'11" x 11'7"
En Suite	1901 x 1660 mm	6'3" x 5'5"
Bedroom 2	3943 x 2447 mm	12'11" x 8'0"
Bathroom	1901 x 2059 mm	6'3" x 6'9"

KEY

B	Boiler	td	Tumble dryer space	WFH	Working from home space
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wm	Washing machine space	f/t	Fridge/freezer space	●	Dimension location



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ELLERTON

3 BEDROOM HOME



Ground Floor

Lounge	4274 x 3995 mm	14'0" x 13'1"
Kitchen / Dining	5272 x 3463 mm	17'4" x 11'4"
WC	1647 x 1098 mm	5'5" x 3'7"

First Floor

Bedroom 1	3263 x 3595 mm	10'8" x 11'10"
En Suite	2498 x 1200 mm	8'2" x 3'11"
Bedroom 2	3066 x 3773 mm	10'1" x 12'5"
Bedroom 3	2632 x 3520 mm	8'8" x 11'7"
Bathroom	1931 x 1923 mm	6'4" x 6'4"

KEY

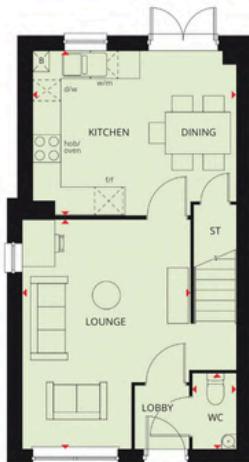
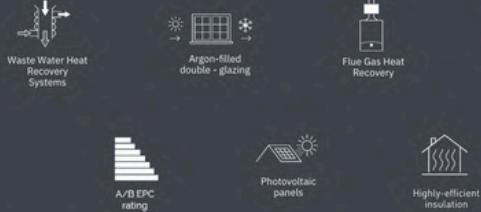
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MAIDSTONE

3 BEDROOM HOME



Ground Floor

Kitchen / Dining	3550 x 4370 mm	11'6" x 14'3"
Lounge	4935 x 3610 mm	16'2" x 11'8"
WC	1630 x 940 mm	5'3" x 3'1"



First Floor

Bedroom 1	4185 x 2600 mm	13'7" x 8'5"
Bedroom 2	3440 x 2370 mm	11'3" x 7'8"
Bedroom 3	2670 x 1915 mm	8'8" x 6'3"
Bathroom	2050 x 1915 mm	6'7" x 6'3"
En Suite	1370 x 2590 mm	4'5" x 8'5"

KEY

B	Boiler
ST	Store
wm	Washing machine space

td

Tumble dryer space
Dishwasher space
Fridge/freezer space

WFH

Working from home space

W

Wardrobe space

↔

Dimension location

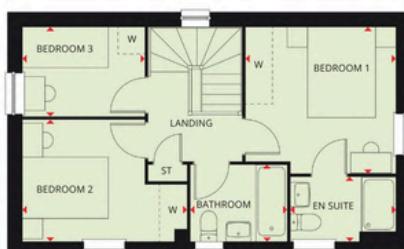


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MORESBY

3 BEDROOM HOME



Ground Floor

Lounge	4735 x 3250 mm	15'6" x 10'7"
Kitchen / Dining	4735 x 2696 mm	15'6" x 8'10"
WC	1891 x 945 mm	6'2" x 3'1"

First Floor

Bedroom 1	3226 x 3312 mm	10'7" x 10'10"
En Suite	2322 x 1421 mm	7'7" x 4'7"
Bedroom 2	2679 x 3628 mm	8'9" x 11'10"
Bedroom 3	2696 x 1968 mm	8'10" x 6'5"
Bathroom	2120 x 1688 mm	6'11" x 5'6"

KEY

B	Boiler
ST	Store
wm	Washing machine space

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

WFH Working from home space

W Wardrobe space

► Dimension location



BUCHANAN

3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



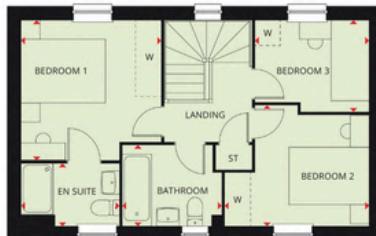
A/B EPC rating



Photovoltaic panels



Highly-efficient insulation



Ground Floor

Lounge	3245 x 4843 mm	10'8" x 15'11"
Kitchen / Dining	3521 x 4848 mm	11'7" x 15'11"
WC	964 x 1754 mm	3'2" x 5'9"

First Floor

Bedroom 1	3263 x 3595 mm	10'10" x 10'10"
En Suite	2498 x 1200 mm	7'7" x 4'1"
Bedroom 2	3066 x 3773 mm	11'2" x 9'3"
Bedroom 3	2632 x 3520 mm	8'10" x 7'1"
Bathroom	1931 x 1923 mm	7'8" 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



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OAKLEY

3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



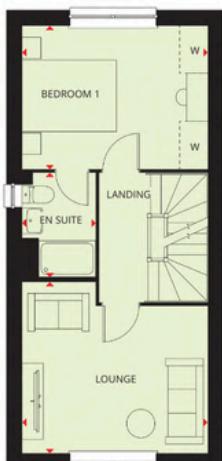
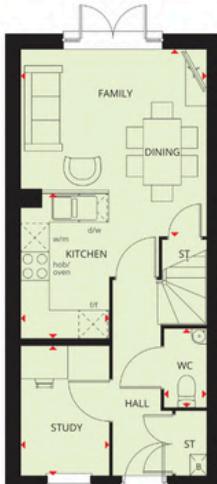
A/B EPC rating



Photovoltaic panels



Highly-efficient insulation



Ground Floor

Dining / Family	3935 x 3957 mm	12'11" x 13'0"
Kitchen	1877 x 3058 mm	6'2" x 10'0"
WC	910 x 1675 mm	3'0" x 5'6"
Study	1877 x 2749 mm	6'2" x 9'0"

First Floor

Lounge	3935 x 3613 mm	12'11" x 11'10"
Bedroom 1	3935 x 3016 mm	12'11" x 9'11"
En Suite	1564 x 2195 mm	5'2" x 7'2"

Second Floor

Bedroom 2	3935 x 3504 mm	12'11" x 11'6"
Bedroom 3	3935 x 3540 mm	12'11" x 11'7"
Bathroom	1695 x 1956 mm	5'7" x 6'5"

KEY

B	Boiler
ST	Store
wm	Washing machine space

td

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

WFH

WFH	Working from home space
W	Wardrobe space

Dimension location

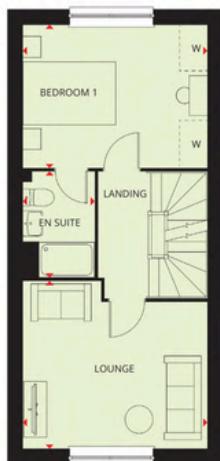
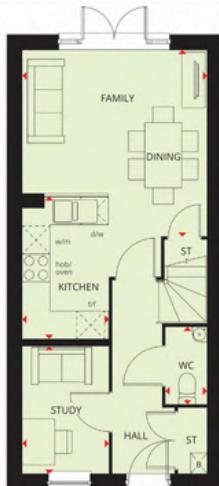


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PLUMSTEAD

3 BEDROOM HOME



Ground Floor

Dining / Family	3992 x 4015 mm	13'1" x 13'2"
Kitchen	1864 x 3060 mm	6'1" x 10'0"
Study	1863 x 2749 mm	6'1" x 9'0"
WC	910 x 1675 mm	3'0" x 5'6"

First Floor

Lounge	3992 x 3600 mm	13'1" x 11'10"
Bedroom 1	3990 x 3077 mm	13'1" x 10'1"
En Suite	1548 x 2282 mm	5'1" x 7'6"

Second Floor

Bedroom 2	3992 x 3397 mm	13'1" x 11'2"
Bedroom 3	3992 x 3562 mm	13'1" x 11'8"
Bathroom	1710 x 1960 mm	5'7" x 6'5"

KEY

B	Boiler
ST	Store
wm	Washing machine space

td

Tumble dryer space

dw

Dishwasher space

f/t

Fridge/freezer space

WFH

Working from home space

W

Wardrobe space

Dimension location



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ALDERNEY

4 BEDROOM HOME



Ground Floor

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

First Floor

Bedroom 1	4618 x 3104 mm	15'2" x 10'2"
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"
En Suite	1191 x 2075 mm	3'11" x 6'10"

KEY

B	Boiler
ST	Store
wm	Washing machine space

td

Tumble dryer space
Dishwasher space
Fridge/freezer space

WFH

Working from home space

W

Wardrobe space

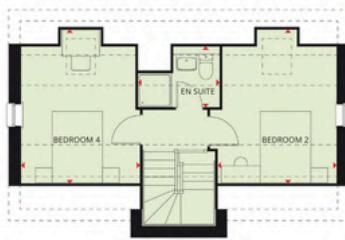
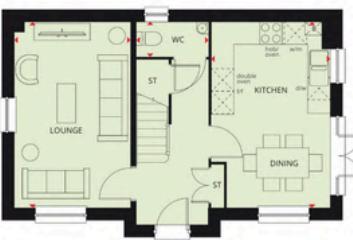
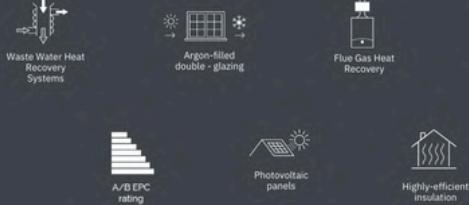
Dimension location



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HESKETH

4 BEDROOM HOME



Ground Floor

Lounge	4958 x 3108 mm	16'3" x 10'2"
Kitchen/Dining	4958 x 3175 mm	16'3" x 10'5"
WC	886 x 1889 mm	2'11" x 6'2"

First Floor

Bedroom 1	3679 x 3175 mm	12'1" x 10'5"
Bedroom 3	3215 x 3175 mm	10'7" x 10'5"
Bathroom	1903 x 2038 mm	6'3" x 6'8"
En Suite	1511 x 2282 mm	4'11" x 7'6"

Second Floor

Bedroom 2	4076 x 3382 mm	13'4" x 11'1"
Bedroom 4	4076 x 3175 mm	13'4" x 10'5"
Bathroom	1410 x 2168 mm	4'8" x 7'1"

KEY	B	Boiler	td	Tumble dryer space	WFH	Working from home space
ST	Boiler		dw	Dishwasher space	W	Wardrobe space
wm	Store		t/f	Fridge/freezer space		Dimension location



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HESKETH

4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



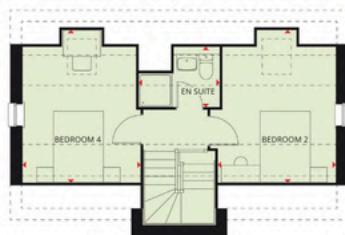
A/B EPC rating



Photovoltaic panels



Highly-efficient insulation



Ground Floor

Lounge	4958 x 3108 mm	16'3" x 10'2"
Kitchen/Dining	4958 x 3175 mm	16'3" x 10'5"
WC	886 x 1889 mm	2'11" x 6'2"

First Floor

Bedroom 1	3679 x 3175 mm	12'1" x 10'5"
Bedroom 3	3215 x 3175 mm	10'7" x 10'5"
Bathroom	1903 x 2038 mm	6'3" x 6'8"
En Suite	1511 x 2282 mm	4'11" x 7'6"

Second Floor

Bedroom 2	4076 x 3382 mm	13'4" x 11'1"
Bedroom 4	4076 x 3175 mm	13'4" x 10'5"
Bathroom	1410 x 2168 mm	4'8" x 7'1"

KEY

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RADLEIGH

4 BEDROOM HOME



Ground Floor

Kitchen/Dining	8110 x 3578 mm	26'7" x 11'9"
Lounge	3361 x 5041 mm	11'0" x 16'6"
Utility	1558 x 1655 mm	5'1" x 5'5"
Study	2273 x 2153 mm	7'5" x 7'1"
WC	850 x 1621 mm	2'9" x 5'4"

First Floor

Bedroom 1	3557 x 3853 mm	11'8" x 12'8"
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"
En Suite	1465 x 2287 mm	4'10" x 7'6"

KEY

B Boiler

td Tumble dryer space

dw Dishwasher space

ST Store

W Wardrobe space

wm Washing machine space

f/t Fridge/freezer space

WfH Working from home space

W Dimension location



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WE'RE HELPING TO MAKE YOUR HOME MORE ENERGY EFFICIENT



Argon-filled double-glazing as standard, to let heat in and keep cold out



Clever design cuts water use by up to **27%** per day per person



Up to **65%** more energy-efficient



Up to **£979** cheaper per year to run



Highly-efficient insulation, so it could cost less to heat



Advanced systems and smart technologies in all our homes

*Indicative figures, based on Government and Ofgem data in the [HBF "Watt a Save" report](#) published January 2025 which provides annual average usage figures for existing homes vs new-build homes in the UK.



BARRATT
HOMES

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

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



BARRATT
HOMES

MOVEMAKER

Take the hassle out of selling your existing home. We could get you moving to a brand new Barratt home in just 5 simple steps.

1

FIND YOUR HOME

Discover your ideal new home at your chosen development and complete a Movemaker application.

2

VALUE YOUR EXISTING PROPERTY

We will instruct two estate agents who will arrange independent valuations of your current property.

3

AGREE THE SELLING PRICE

Once a price is agreed the Movemaker agreement can then be completed and the estate agent will begin to market your property.

4

FIND A BUYER

The estate agent will help to complete the sale smoothly and efficiently. Remember, we will cover their fees then manage the sale for you.

5

MOVING DAY

Now you can move into your dream Barratt home, saving money and hassle.

Offer available on selected plots only, terms and conditions apply. Speak to one of our sales advisers now or visit our website. Following withdrawal or termination of any offer, we reserve the right to extend, reintroduce or amend any such offer as we see fit at any time. Purchasers must sign a Movemaker Agreement with us. Offer is subject to use of a Barratt Homes nominated estate agent to market and sell your existing home. Barratt Homes will pay the nominated estate agent's fees provided you go on to buy a new Barratt home.



BARRATT
HOMES

PART EXCHANGE

With us as your guaranteed buyer, you could be in your new sooner than you think!

1

GET IN TOUCH

Discover your ideal new home at your chosen development

2

ORGANISE A MEETING WITH A FINANCIAL ADVISER

We'll book you an appointment to speak to a Financial Expert to understand how much you can borrow

3

CHOOSE YOUR NEW HOME

We will hold your dream home off the market pending the valuations on your current property

4

WE'LL MAKE AN OFFER ON YOUR CURRENT HOME

We'll arrange two independent valuations of your current property and then agree a selling price with you at fair value for your home - based on a presumed sale within 8 - 10 weeks

5

WE BUY YOUR OLD HOUSE AND YOU RESERVE YOUR NEW HOME

Once you accept our formal offer, we'll start the legal process to buy your home

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BARRATT
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.

