

THE SKYLARKS, HIPPERHOLME

BRIGHOUSE ROAD, CALDERDALE, HALIFAX, WEST YORKSHIRE, HX3 8EF



DEVELOPMENT BROCHURE



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.



WELCOME TO THE SKYLARKS

A FANTASTIC LOCATION

The Skylarks features a collection of energy-efficient 3 and 4 bedroom homes nestled in the popular village of Hipperholme.

Living here, your new home will be surrounded by scenic woodland views alongside plenty of open green space. You can enjoy a range of excellent local amenities nearby, including essential shops, traditional pubs and cosy cafes. Families will also be pleased to know there's a fantastic selection of schools for all ages close to the development.

Its prime position benefits from excellent commuter links, making it an ideal location for professionals.



CONVENIENT LIVING

This brand-new development is located just 2 miles from Brighouse train station and 3 miles from Halifax, making commuting to major towns and neighbouring cities easy.

The M62 motorway is only a short drive away, providing quick links to Leeds, Manchester, and beyond. Public transport options are excellent, with regular bus services and nearby train stations offering hassle-free travel.



MODERN DESIGN

As a quality, award-winning homebuilder, we're proud to create homes that are built to last and adapt to modern life. We understand the significance of multi-functional space, access to the outdoors and quality interior design. That's why our homes benefit from adaptable living space for working from home, open-plan layouts, French doors to bring the outside in and fully turfed gardens.



barrathomes.co.uk



BARRATT
HOMES

THE SKYLARKS LOCAL AMENITIES



DOCTORS

Kos Clinic
Roydlands St, Hipperholme,
Halifax HX3 8AF

DENTIST

The Old Church Dental Practice
Leeds Rd, Hipperholme, Halifax HX3 8NU

HOSPITAL

Calderdale Royal Hospital
Halifax, HX3 0PW

PHARMACIES

Medichem Pharmacy
Roydlands St, Hipperholme,
Halifax HX3 8AF

Ramzys Pharmacy
8 Leeds Rd, Hipperholme, Halifax HX3 8ND

OPTICIANS

Thornton Optometry & Co
Co-Op Shopping Parade, Denholme Gate Rd,
Hipperholme, Halifax HX3 8LT

VET

My Caring Vet
Co-Operative Shopping Parade,
Hipperholme, Halifax HX3 8LT

NURSERIES

Lightcliffe Pre-School
2 Brighouse Rd, Hipperholme,
Halifax HX3 8AA

Greenglade Day Nursery & Forest School

Denholme Gate Rd, Hipperholme,
Halifax HX3 8HX

SCHOOLS

Lightcliffe C of E Primary School
Wakefield Road Lightcliffe, Hipperholme,
Halifax HX3 8SH

Lightcliffe Academy

Stoney Ln, Lightcliffe, Halifax HX3 8TL

Brighouse High School

Finkil St, Brighouse, HD6 2NY

Hipperholme Grammar School

Bramley Ln, Hipperholme,
Halifax HX3 8JE

SUPERMARKETS

Tesco Express
Leeds Rd, Hipperholme, Halifax, HX3 8HQ

Tesco Superstore

Huddersfield Rd, Brighouse, HD6 1RZ

Sainsbury's

Mill Ln, Brighouse, HD6 1PQ

Co-op

Denholme Gate Rd, Hipperholme,
Halifax HX3 8LT

Sainsbury's

Wade St, Halifax HX1 1SB

POST OFFICE

Bailiff Bridge Post Office
647-651 Bradford Rd, Bailiff Bridge,
Brighouse HD6 4DY

TRANSPORT

Halifax Train Station
Horton St, Halifax HX1 1QE

Brighouse Train Station
Railway Street, Brighouse, HD6 1HF
Bus Stop on Brighouse Road

SPORT AND LEISURE

Fit20
Unit 6, LRP Business Park, Halifax Rd,
Hipperholme, Halifax HX3 8ER

Pennine Retail Park
Horton St, Halifax HX1 1QE

Lightcliffe Golf Club
Knowle Top Rd, Lightcliffe, Hipperholme,
Halifax HX3 8SW

PureGym
Broad St Plaza, Halifax HX1 1YH

PUBS AND RESTAURANTS

The Hop Monkey@The Whitehall
The Whitehall, Leeds Rd, Hipperholme,
Halifax HX3 8NA

The Cock of the North Bar
The Conclave Southedge Works,
Hipperholme, Halifax HX3 8EF

The Hare & Hounds
Denholme Gate Rd, Hipperholme,
Halifax HX3 8JQ

Brook's Restaurant & Bar
6 Bradford Rd, Brighouse HD6 1RW

GIVING NATURE A HOME AT THE SKYLARKS

BUILDING SUSTAINABLE COMMUNITIES

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

At The Skylarks, 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.



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BARRATT
HOMES

THE SKYLARKS

DEVELOPMENT

- Wagtail
2 bedroom home
- Redpoll
3 bedroom home
- Merlin
3 bedroom home
- Redshank
3 bedroom home
- Starling
3 bedroom home
- Kite
4 bedroom home
- Nightjar
4 bedroom home
- Nightingale
4 bedroom home
- Soay
4 bedroom home
- Kestrel
4 bedroom home
- Affordable Housing
- SH Show Home
- MS Marketing Suite
- V Visitors Parking Space
- BCP Bin Collection Point
- S/S Substation
- Public Right of Way
- Self-Build Plots
Speak to a Sales Adviser for more information.



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 **BARRATT**
HOMES

WAGTAIL

2 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



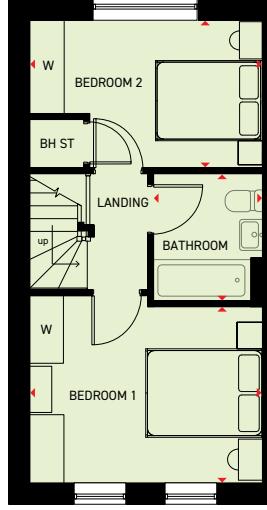
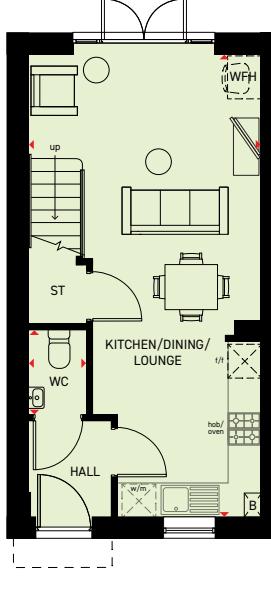
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation



Ground Floor

Kitchen/Dining/Lounge	4073 x 8073mm	13'4" x 26'6"
WC	1015 x 1483mm	3'4" x 4'10"

(Approximate dimensions)

First Floor

Bedroom 1	4073 x 3080mm	13'4" x 10'1"
Bedroom 2	4073 x 2590mm	13'4" x 8'6"
Bathroom	1916 x 2218m	6'3" x 7'3"

(Approximate dimensions)

KEY

B Boiler

ST Store

BH ST Bulkhead store

f/f

w/m

WFH

Fridge/freezer space

Washing machine space

Working from home space

W

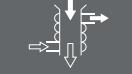
Wardrobe space

Dimension location



RED POLL

3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



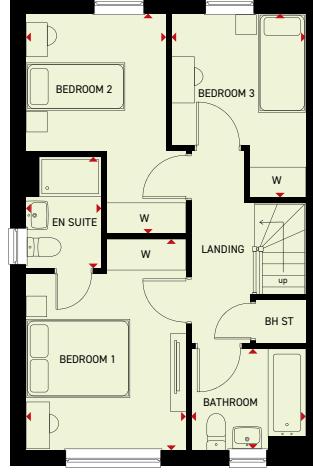
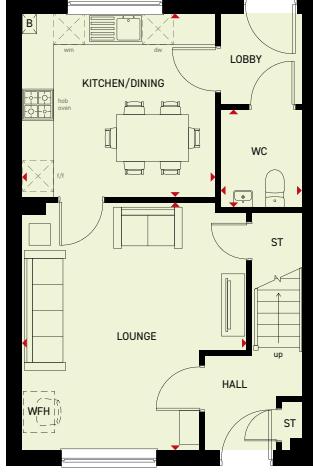
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation



Ground Floor

Lounge	4316 x 4751mm	14'2" x 15'7"
Kitchen/Dining	3739 x 3523mm	12'3" x 11'7"
WC	1927 x 1833mm	6'4" x 6'0"

(Approximate dimensions)

First Floor

Bedroom 1	3115 x 4026mm	10'3" x 13'3"
En suite	1415 x 2159mm	4'8" x 7'1"
Bedroom 2	2698 x 4306mm	8'10" x 14'2"
Bedroom 3	2606 x 3559mm	8'7" x 11'8"
Bathroom	2189 x 1904mm	7'2" x 6'3"

(Approximate dimensions)

KEY

B Boiler

f/f

Fridge/freezer space

WFH

Working from home space

ST Store

wm

Washing machine space

W Wardrobe space

BH ST Bulkhead store

dw

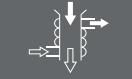
Dishwasher space

Dimension location



MERLIN

3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



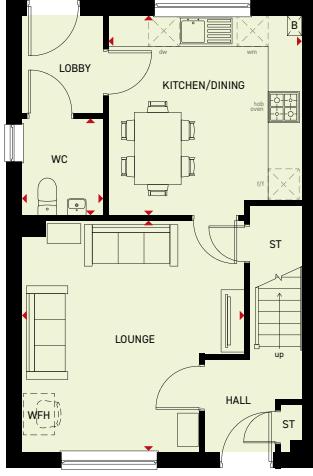
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation



Ground Floor

Lounge	4294 x 4444mm	14'1" x 14'7"
Kitchen/Dining	3673 x 3849mm	12'1" x 12'8"
WC	1473 x 1841mm	4'10" x 6'0"

(Approximate dimensions)

First Floor

Bedroom 1	3089 x 4026mm	10'2" x 13'3"
En suite	1400 x 2159mm	4'7" x 7'1"
Bedroom 2	2966 x 4306mm	9'9" x 14'2"
Bedroom 3	2555 x 3559mm	8'5" x 11'8"
Bathroom	2145 x 1926mm	7'0" x 6'4"

(Approximate dimensions)

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

KEY

B Boiler

ST Store

BH ST Bulkhead store

f/f

Fridge/freezer space

wm

Washing machine space

dw

Dishwasher space

WFH

Working from home space

W

Wardrobe space

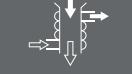
◀ ▶

Dimension location



REDSHANK

3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



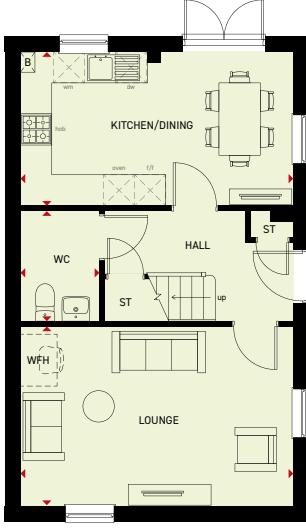
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation



Ground Floor

Lounge	5257 x 3437mm	17'3" x 11'3"
Kitchen/Dining	5257 x 2964mm	17'3" x 9'9"
WC	1480 x 2072mm	4'10" x 6'10"

(Approximate dimensions)

First Floor

Bedroom 1	4120 x 4120mm	13'6" x 13'6"
En suite	2082 x 2128mm	6'10" x 7'0"
Bedroom 2	3291 x 3436mm	10'10" x 11'3"
Bedroom 3	2497 x 2233mm	8'2" x 7'4"
Bathroom	1905 x 2150mm	6'3" x 7'1"

(Approximate dimensions)

KEY

B Boiler
ST Store
BH ST Bulkhead store

f/f

Fridge/freezer space
wm Washing machine space
dw Dishwasher space

WFH

Working from home space
W Wardrobe space
◀ ▶ Dimension location



STARLING

3 BEDROOM DETACHED HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



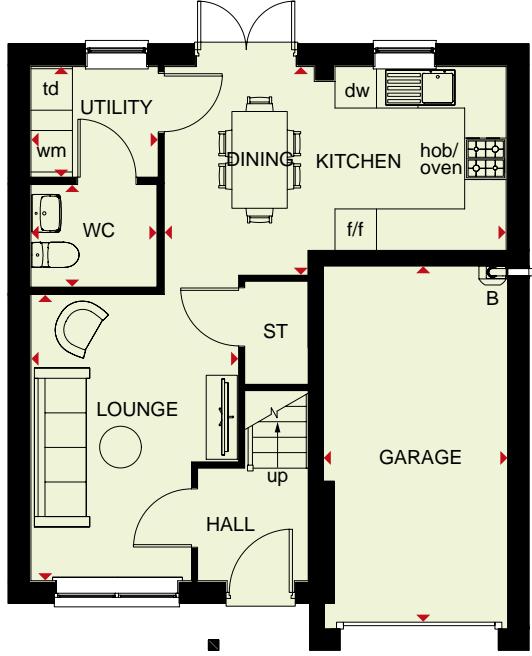
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation



Ground Floor

Kitchen/Dining	3016 x 4944mm	9'11" x 16'3"
Lounge	4139 x 3304mm	13'7" x 10'10"
Utility	1600 x 1840mm	5'3" x 6'0"
WC	1450 x 1788mm	4'9" x 5'10"
Garage	5155 x 2668mm	16'11" x 8'9"

(Approximate dimensions)

First Floor

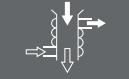
Bedroom 1	4476 x 2775mm	14'8" x 9'1"
En suite	1159 x 2022mm	3'10" x 6'8"
Bedroom 2	3001 x 3612mm	9'10" x 11'10"
Bedroom 3	3735 x 2420mm	12'3" x 7'11"
Bathroom	1876 x 2150mm	6'2" x 7'1"

(Approximate dimensions)

KEY	B	Boiler	wm	Washing machine space	td	Tumble dryer space	↔	Dimension location
ST	Store		f/f	Fridge/freezer space	w	Wardrobe space		
BH ST	Bulkhead store		dw	Dishwasher space	WFH	Working from home		



4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



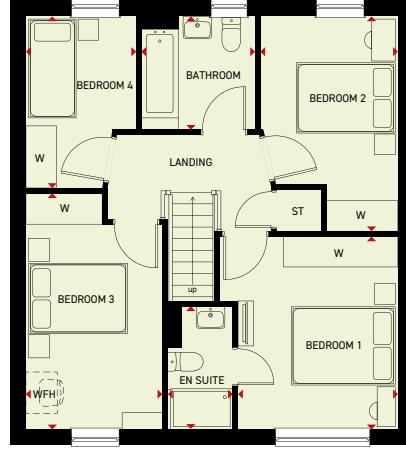
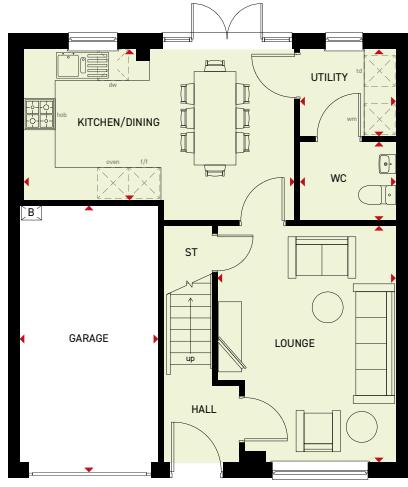
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation



Ground Floor

Lounge	3447 x 4542mm	11'4" x 14'11"
Kitchen/Dining	5225 x 3291mm	17'2" x 10'10"
Utility	1843 x 1677mm	6'1" x 5'6"
WC	1821 x 1455mm	6'0" x 4'9"
Garage	2638 x 4903mm	8'8" x 16'1"

(Approximate dimensions)

First Floor

Bedroom 1	3447 x 3745mm	11'4" x 12'3"
En suite	1266 x 2393mm	4'2" x 7'10"
Bedroom 2	2657 x 4140mm	8'9" x 13'7"
Bedroom 3	2653 x 4571mm	8'8" x 15'0"
Bedroom 4	2133 x 3311mm	7'0" x 10'10"
Bathroom	2180 x 2152mm	7'2" x 7'1"

(Approximate dimensions)

KEY

B	Boiler	wm	Washing machine space	W	Wardrobe space
ST	Store	dw	Dishwasher space	►	Dimension location
f/f	Fridge/freezer space	WFH	Working from home space		



NIGHTJAR

4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Decentralised mechanical extract ventilation (d-MEV)



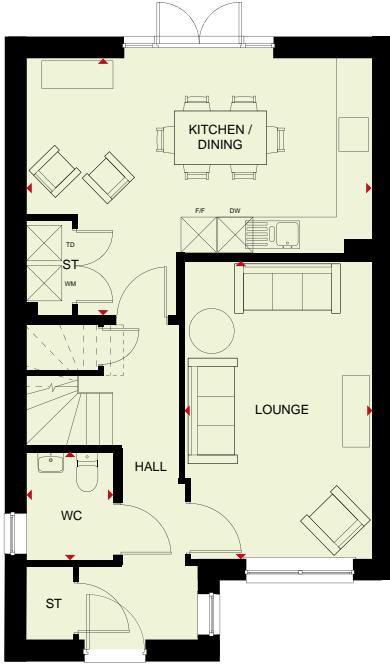
Photovoltaic panels



Highly-efficient insulation



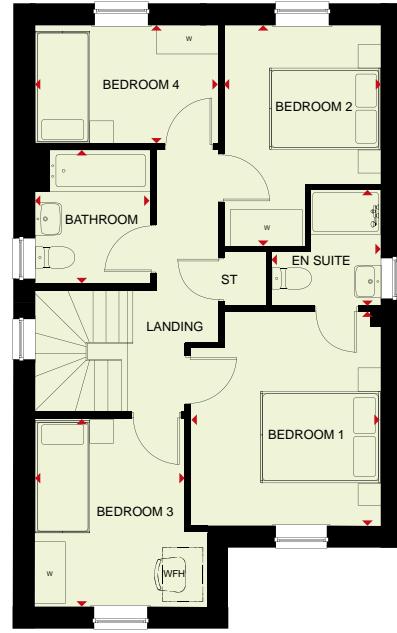
*Window may not be available on certain plots. Speak to Sales Adviser for details on individual plots.



Ground Floor

Lounge	3166 x 5015 mm	10'5" x 16'5"
Kitchen/Dining	5819 x 4323 mm	19'1" x 14'2"
WC	1475 x 1832 mm	4'10" x 6'0"

(Approximate dimensions)



First Floor

Bedroom 1	3250 x 3600 mm	10'8" x 11'10"
Bedroom 2	2658 x 3729 mm	8'9" x 12'3"
Bedroom 3	2907 x 3186 mm	9'6" x 10'5"
Bedroom 4	3086 x 2006 mm	10'1" x 6'7"
Bathroom	1930 x 2242 mm	6'4" x 7'4"
En Suite	1859 x 1958 mm	6'1" x 6'5"

(Approximate dimensions)

KEY

B Boiler
ST Store
wm Washing machine space

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

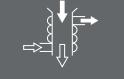
WFH Working from home space

w Wardrobe space
► Dimension location



NIGHTINGALE

4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Smart Thermostat



Decentralised mechanical extract ventilation (d-MEV)



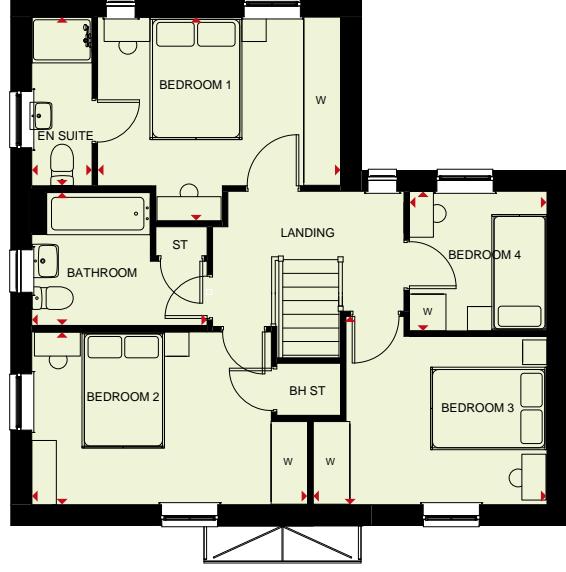
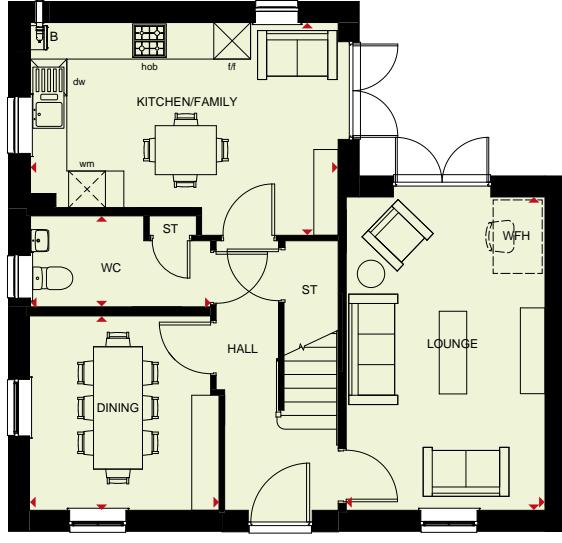
Solar or Photovoltaic panels



Highly-efficient insulation



Electric car charging point



Ground Floor

Dining	3170 x 3100 mm	16'6" x 12'4"
Lounge	3240 x 5120 mm	10'1" x 27'0"
Kitchen/Family	3020 x 5030 mm	7'8" x 6'5"
WC	1480 x 2940 mm	4'10" x 6'1"

(Approximate dimensions)

First Floor

Bedroom 1	3970 x 2760 mm	12'6" x 10'8"
En Suite	980 x 2760 mm	6'10" x 5'6"
Bedroom 2	4500 x 2790 mm	12'7" x 12'6"
Bedroom 3	3810 x 2750 mm	12'6" x 10'2"
Bedroom 4	2250 x 2280 mm	10'6" x 8'11"
Bathroom	2170 x 2830 mm	6'0" x 7'2"

(Approximate dimensions)

KEY

B Boiler

wm

Washing machine space

WFH Working from home space

ST Store

f/f

Fridge freezer space

w Wardrobe space

BH ST Bulkhead store

dw

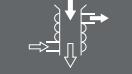
Dishwasher space

► Dimension location



SOAY

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	3245 x 4927mm	10'8" x 16'2"
Kitchen/Dining	5459 x 3684mm	17'11" x 12'1"
Utility	1518 x 2072mm	5'0" x 6'10"
WC	1450 x 2037mm	4'9" x 6'8"
Garage	2733 x 4948mm	9'0" x 16'3"

(Approximate dimensions)

First Floor

Bedroom 1	3245 x 3737mm	10'8" x 12'3"
En suite	2566 x 1360mm	8'5" x 4'6"
Bedroom 2	3113 x 3658mm	10'3 x 12'0"
Bedroom 3	2748 x 3647mm	9'0" x 12'0"
Bedroom 4	2748 x 3448mm	9'0" x 11'4"
Bathroom	2198 x 1913mm	7'3" x 6'3"

(Approximate dimensions)

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

KEY

B Boiler

wm

Washing machine space

W

Wardrobe space

ST Store

dw Dishwasher space

Dimension location

f/f Fridge/freezer space

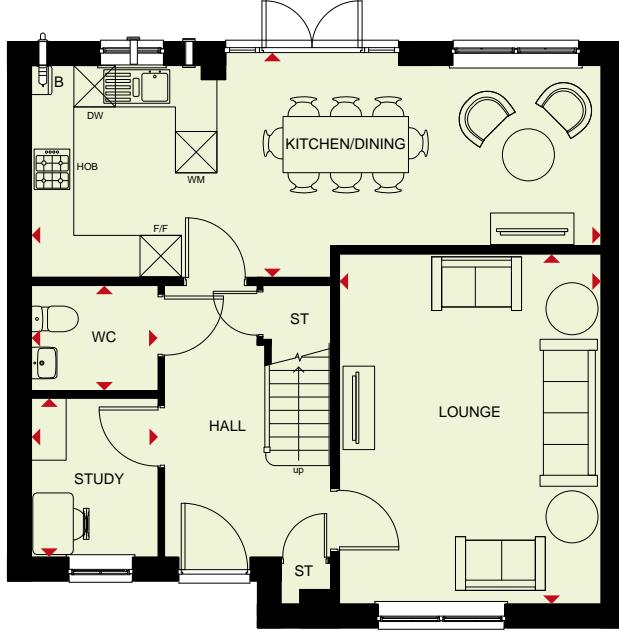
WFH

Working from home space



KESTREL

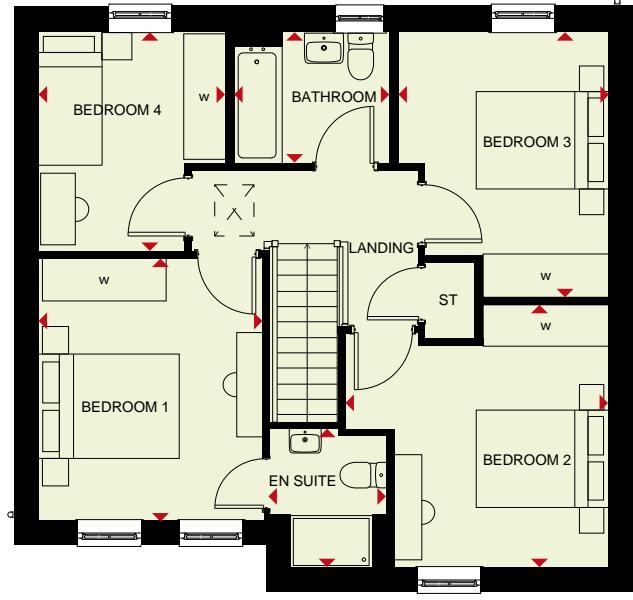
4 BEDROOM HOME



Ground Floor

Kitchen/Dining	8182 x 3037 mm	26'8" x 10'0"
Lounge	3761 x 5025 mm	12'3" x 16'5"
Study	1911 x 2287 mm	6'3" x 7'5"
WC	1893 x 1494 mm	6'2" x 4'9"

(Approximate dimensions)



First Floor

Bedroom 1	3226 x 3798 mm	10'6" x 12'5"
Bedroom 2	3800 x 3812 mm	12'5" x 12'5"
Bedroom 3	3027 x 3845 mm	9'9" x 12'6"
Bedroom 4	2682 x 3184 mm	8'8" x 10'4"
En suite	1669 x 2064 mm	5'5" x 6'8"
Bathroom	2265 x 1906 mm	7'4" x 6'3"

(Approximate dimensions)

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



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.





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

According to HBF data a brand-new home could be cheaper to run than an older home, meaning you could reduce your running costs.† With efficient heating systems, highly thermally efficient insulation throughout and argon-filled double glazing.

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 every year since 2010 we've been awarded 5 Stars from the Home Builders Federation, meaning over 90% of our customers would recommend us.*

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.

†Based on Government and Ofgem data in the HBF "Watt a Save" reports which provide annual average usage figures for existing homes vs new-build homes in the UK. ^ 2-year builder warranty from legal completion directly from Barratt Homes, backed by NHBC's resolution service. Then 8 years of structural defects insurance cover with NHBC. * 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 2022 derived from the NHBC national new homes survey at eight weeks (<https://www.hbf.co.uk/policy-policy-and-wider-work-program/customer-satisfaction-survey/latest-results/>), over 90% of Barratt Developments PLC group customer would recommend our brands to a friend.

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.



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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.

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