# WEST END GREEN, HALIFAX

PADDOCK LANE, HALIFAX, WEST YORKSHIRE, HX2 ONT



**DEVELOPMENT BROCHURE** 







## **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.







## **WEST END GREEN**

### **FANTASTIC LOCATION**

West End Green features a collection of 2, 3 and 4 bedroom homes nestled in the historic town of Halifax.

Ideally located close to scenic countryside and within easy walking distance of local amenities, West End Green offers the perfect place to call home. Its prime position also provides convenient access to the M62 and its connection to the M1, offering efficient travel across the wider region.



West End Green is ideally located with excellent transport connections, including nearby bus links and train services accessible from Halifax town centre. It also offers convenient access to the M62, connecting to the M1, making travel to cities such as Leeds, Manchester, Sheffield and the wider region easy.

West End Green is close to the countryside and within walking distance of local amenities like Morrisons, Asda, and a post office. Halifax West End Golf Club is on your doorstep, and the town centre, known for its rich history, is only a 10-minute drive away.

### **MODERN DESIGN**

As a quality, award-winning housebuilder, 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.







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## WEST END GREEN AMENITIES

### PADDOCK LANE, HALIFAX, WEST YORKSHIRE, HX2 ONT







### **SCHOOLS**

- Holy Trinity Primary School Savile Park Road, Halifax HX1 2ES
   Beech Hill School Mount Pleasant Avenue, Halifax HX1 5TN
   The Halifax Academy Gibbet Street, Halifax HX2 0BA

#### **DOCTORS SURGERIES**

- Queens Road Surgery 252 Queens Road, Halifax HX1 4NJ Spring Hall Medical Practice Spring Hall Lane, Halifax HX1 4JG

#### **DENTAL SURGERIES**

- Queens Road Dental Practice 252 Queens Road, Halifax HX1 4NJ
- Halifax Dental Care 1 King Cross Street, Halifax HX1 2SH

- •Halifax Veterinary Hospital 48 Prescott Street, Halifax HX1 2QW •4 Paws Veterinary Hospital 274 King Cross Road, Halifax HX1 3JP

#### POST OFFICES

- Halifax Post Office 5 Market Street, Halifax HX1 1PB
- •Boothtown Post Office 38 Boothtown Road, Halifax HX3 6NE

#### **HOSPITAL**

•Calderdale Royal Hospital - Salterhebble Hill, Halifax HX3 0PW

#### TRAIN STATION

• Halifax Train Station - Horton Street, Halifax HX1 1QE

### SUPERMARKETS

- •Tesco Superstore Haugh Shaw Road, Halifax HX1 3TU
- •Sainsbury's Wade Street, Halifax HX1 1SN

#### **PUBS AND RESTAURANTS**

- •The Shibden Mill Inn Shibden Mill Fold, Halifax HX3 7UL
- •The Piece Hall Blackledge, Halifax HX1 1RE •The Cross Keys 3 Whitegate Road, Halifax HX3 9AE

### **NURSERIES**

- •Tiny Tree Nursery & Out of School Club 15-17 Savile Park Road, Halifax HX1 2EN
- Farthing Wood Private Day Nursery Prospect House, New Lane, Halifax HX3 0TE

### **OPTICIANS**

- •Vision Express Opticians 6 Woolshops, Halifax HX1 1RU
- •Specsavers Opticians 1-3 Market Street, Halifax HX1 1PB

#### **PHARMACIES**

- •Queens Road Pharmacy 238 Queens Road, Halifax HX1 4NE
- •Boots Pharmacy 7-11 Market Street, Halifax HX1 1PB

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## GIVING NATURE A HOME AT WEST END GREEN

### **BUILDING SUSTAINABLE COMMUNITIES**

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

At West End Green, 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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# WEST END GREEN

## **DEVELOPMENT LAYOUT**



**New Tree Line** 



**Mature Trees** 



**Tarmac Path** 



Swale



Giving nature a home on this development:

> Hedgehog Highway



**Bird Box** 



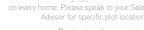
**Bat Box Enclosed Bat Box** 





**Photovoltaic Panels** 





2 Miles

To Halifax **City Centre** 

Public Open

**Existing** Residential Development Positioning of our sustainability features are subject to change. Speak to a Sales Adviser for



barratthomes.co.uk BARRATT

## WAGTAIL

## 2 BEDROOM HOME



















Ground	d 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	
Podroom 1	/

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

В Boiler

f/f Fridge/freezer space

Wardrobe space

ST BH ST

Store Bulkhead store w/m

Washing machine space Working from home space

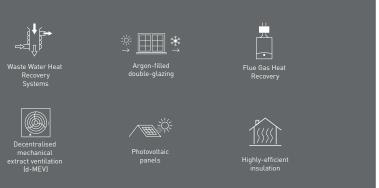




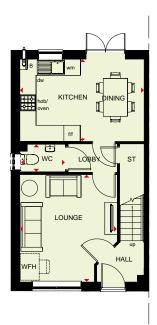


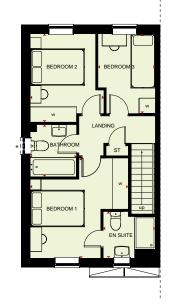
## **ELLERTON**

## 3 BEDROOM HOME









Ground Floor		
Lounge	3605 x 3972 mm	11'10" x 13'0"
Kitchen/Dining	4598 x 3048 mm	15'1" x 10'0"
WC:	1703 x 1050 mm	5'7" x 3'5"

(Approximate dimensions)

\*Window only applicable to certain plots

First Floor		
Bedroom 1	3605 x 3687 mm	11'10" x 12'1"
En suite	1918 x 1716 mm	6'4" x 5'8"
Bedroom 2	2708 x 3250 mm	8'11" x 10'8"
Bedroom 3	2109 x 2932 mm	6'11" x 9'7"
Bathroom	1703 x 1917 mm	5'7" x 6'3"

(Approximate dimensions

\*Window only applicable to certain plots

KEY	В	Boiler	f/f	Fridge/freezer space	WFH	Working from home sp
	ST	Store	dw	Dishwasher space	$\leftrightarrow$	Dimension location
	wm	Washing machine space	W	Wardrobe space		





## **MORESBY**

### 3 BEDROOM HOME









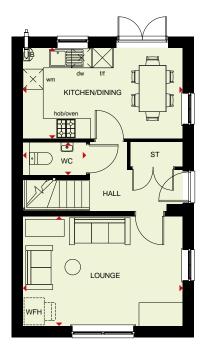
Electric ca charging



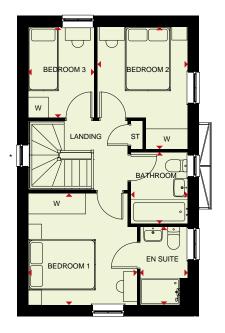








Ground Flo	oor	
Lounge	4735 x 3245 mm	15'6" x 10'8"
Kitchen/Dining	4735 x 2696 mm	15'6" x 8'10"
WC	1874 x 976 mm	6'2" x 3'2"



First Floor		
Bedroom 1	3226 x 3307 mm	10'7" x 10'10"
En Suite	1416 x 2322 mm	4'8" x 7'7"
Bedroom 2	2674 x 3628 mm	8'9" x 11'11"
Bedroom 3	1968 x 2696 mm	6'5" x 8'10"
Bathroom	1688 x 2120 mm	5′6″ x 6′11″

 $<sup>^{\</sup>ast}$  Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots

KEY

B Boiler

Store

ST

lw Dishwasher space

w Wardrobe space

wm Washing machine space

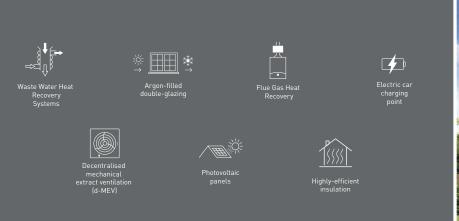
f/f Fridge/freezer space
WFH Working from home space



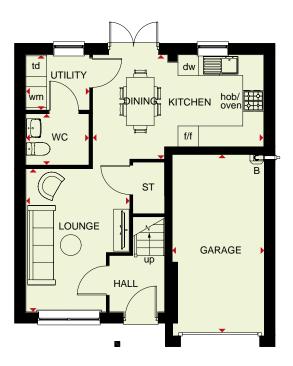


## STARLING

## 3 BEDROOM DETACHED HOME







Ground Floo	or	
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)

w BEDROOM 3	BATHROOM EN SUITE
w BEDROOM 2	BEDROOM 1 BH ST ST
	[WFH

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"

KEY	В	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		





## **KITE**

### 4 BEDROOM HOME





















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** 

Boiler

wm dw Washing machine space

W **← →**  Wardrobe space

В ST Store

f/f

Fridge/freezer space

WFH

Dishwasher space Working from home space

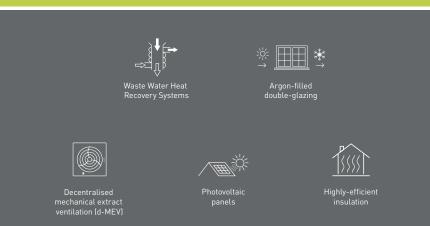






## **NIGHTJAR**

## 4 BEDROOM HOME





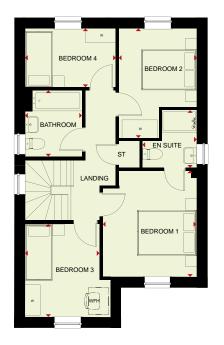
\*Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans.



Ground F	loor
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Lounge	3166 x 5015 mm	10'5" x 16'5"
Kitchen/Dining	5819 x 4323 mm	19'1" x 14'2"
WC	1/75 v 1832 mm	/,'10" v /,'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 Fridge/freezer space

dw Dishwasher space

td Tumble dryer space

WFH Working from home space

w Wardrobe space





## NIGHTINGALE

## 4 BEDROOM HOME















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"

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 ST Store

BH ST Bulkhead store

wm Washing machine space f/f Fridge freezer space dw Dishwasher space WFH Working from home space

w Wardrobe space

Dimension location





## SOAY

## 4 BEDROOM HOME









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"

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

f/f

Fridge/freezer space

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"

 KEY
 B
 Boiler
 wm
 Washing machine space
 W
 Wardrobe space

 ST
 Store
 dw
 Dishwasher space
 ◆ Dimension location

Working from home space

WFH

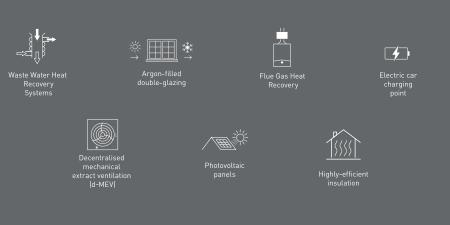
(Approximate dimensions)





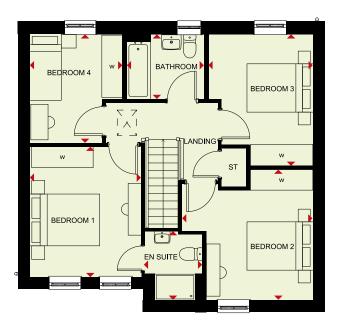
## KESTREL

### 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"

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	В	Boiler	dw	Dishwasher space	•	Dimension location
	ST	Store	f/f	Fridge/freezer space		

Wardrobe space

Washing machine 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.

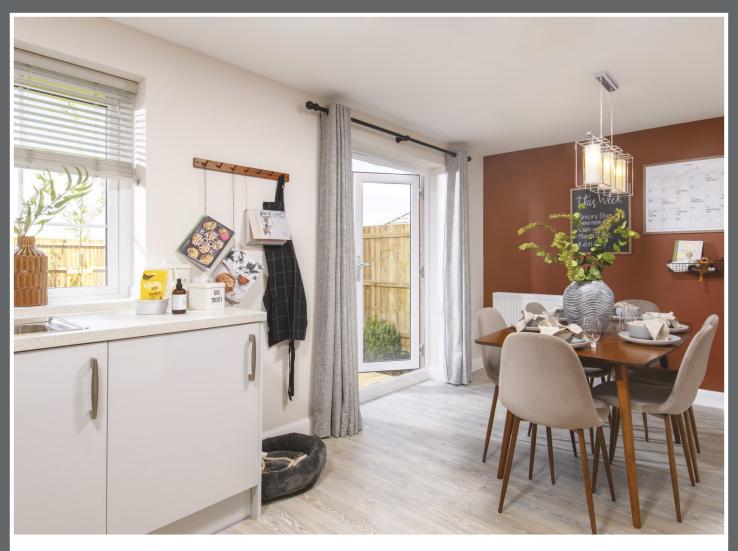
We believe that solid foundations are as important to a customer relationship as they are to a building. During the planning and design process we go to great lengths to make sure the homes and developments we build are perfectly in tune with the needs and aspirations of their prospective owners.

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/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 buildingsafety 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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