

# WEST END GREEN, HALIFAX

PADDOCK LANE, HALIFAX, WEST YORKSHIRE, HX2 0NT



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.





# 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.

## CONVENIENT LIVING

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.



[barratthomes.co.uk](http://barratthomes.co.uk)



**BARRATT**  
HOMES



# WEST END GREEN AMENITIES

PADDOCK LANE, HALIFAX, WEST YORKSHIRE, HX2 0NT



## 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

## VETS

- 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.



**Bat and bird**

boxes



**Wildflower**

meadows



**Bee-friendly**

planting



**New trees**

planted



**New sapling  
hedgerows**

planted



**Hedgehog**

highways



**Electric**

car charging points

**barratthomes.co.uk**



**BARRATT  
HOMES**



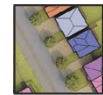
# WEST END GREEN

## DEVELOPMENT LAYOUT

- **Elland**  
2 bedroom home
- **Wagtail**  
2 bedroom home
- **Ellerton**  
3 bedroom home
- **Moresby**  
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
- GB** Grit Box
- V** Visitors Parking Space
- BCP** Bin Collection Point



New Tree Line



Mature Trees



Tarmac Path



Swale



Giving nature a home on this development:

**Hedgehog Highway**  
Selected plots\*



**Bird Box**  
Selected plots\*



**Bat Box Enclosed Bat Box**  
Selected plots\*



**Water Butts**



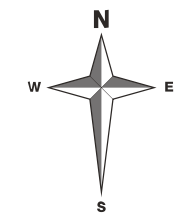
**Photovoltaic Panels**  
Photovoltaic panels are included on every home



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



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



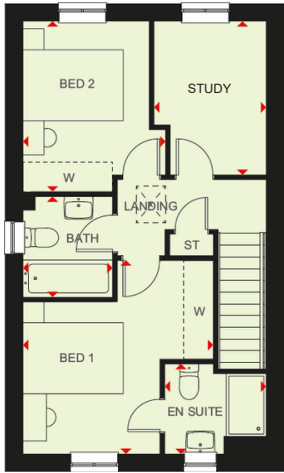
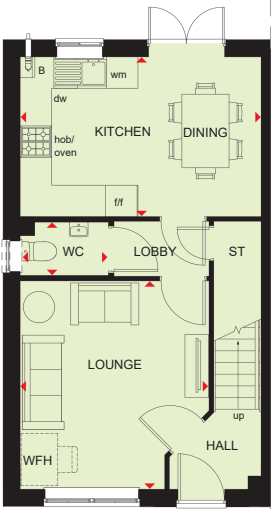
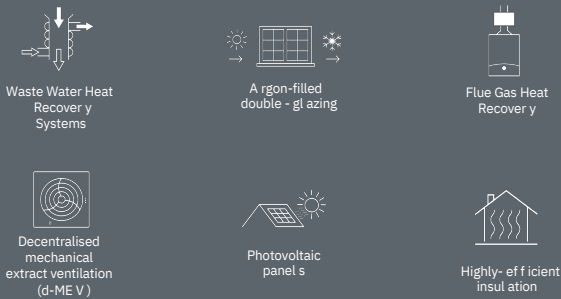
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# ELLAND

## 2 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"
Study	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

<b>KEY</b>	<b>B</b> Boiler	<b>f/f</b> Fridge/freezer space	<b>WFH</b> Working from home space
	<b>ST</b> Store	<b>dw</b> Dishwasher space	<b>◀▶</b> Dimension location
	<b>wm</b> Washing machine space	<b>w</b> Wardrobe space	



# WAGTAIL

## 2 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



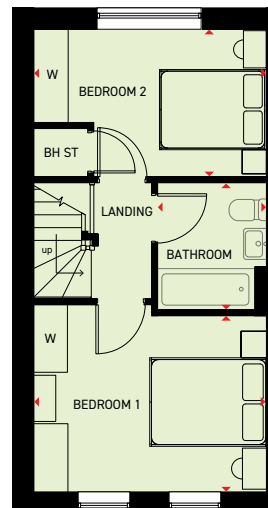
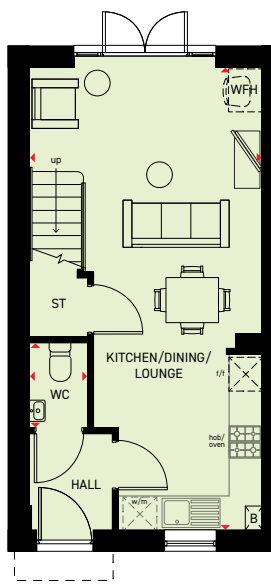
Decentralised mechanical extract ventilation (d-MEV)



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 2218mm	6'3" x 7'3"

(Approximate dimensions)

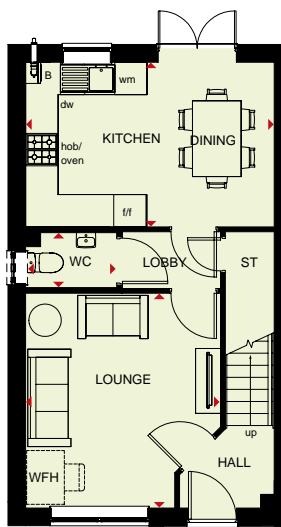
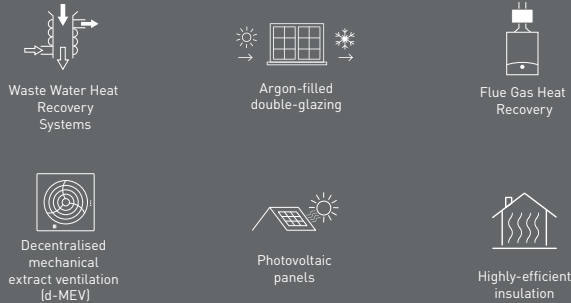
<b>KEY</b>	<b>B</b> Boiler	<b>t/f</b> Fridge/freezer space	<b>W</b> Wardrobe space
	<b>ST</b> Store	<b>w/m</b> Washing machine space	<b>◀ ▶</b> Dimension location
	<b>BH ST</b> Bulkhead store	<b>WFH</b> Working from home space	





# ELLERTON

## 3 BEDROOM HOME

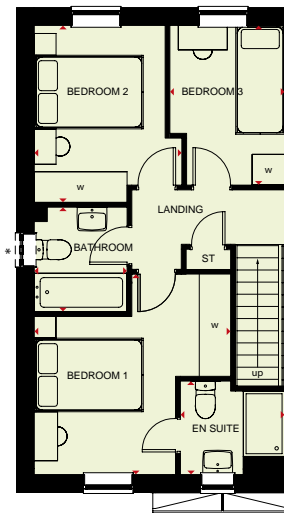


### Ground Floor

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]

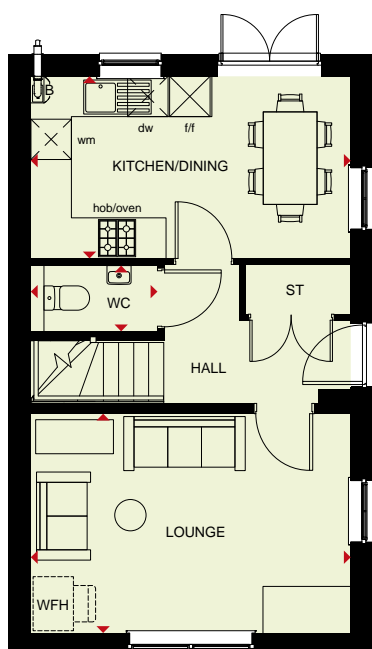
\*Window only applicable to certain plots

<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space	WFH	Working from home space
	ST	Store	dw	Dishwasher space	◀▶	Dimension location
	wm	Washing machine space	w	Wardrobe space		



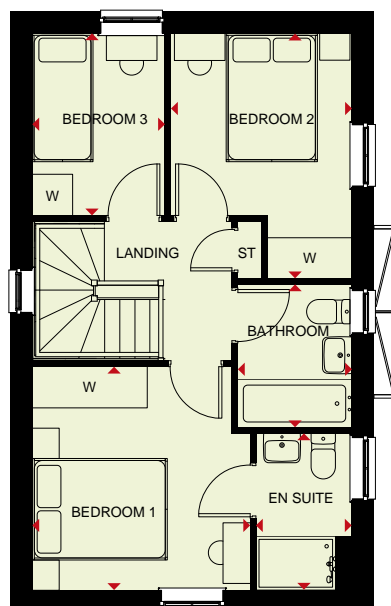
# MORESBY

## 3 BEDROOM HOME



### Ground Floor

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"

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

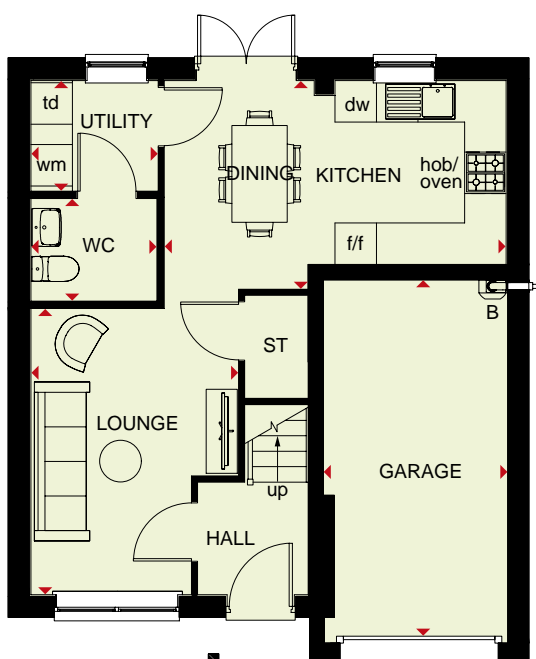
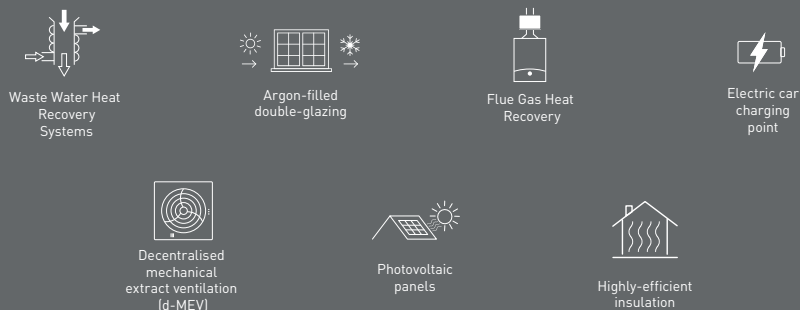
<b>KEY</b>	B	Boiler	dw	Dishwasher space	w	Wardrobe space
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	wm	Washing machine space	WFH	Working from home space		





# STARLING

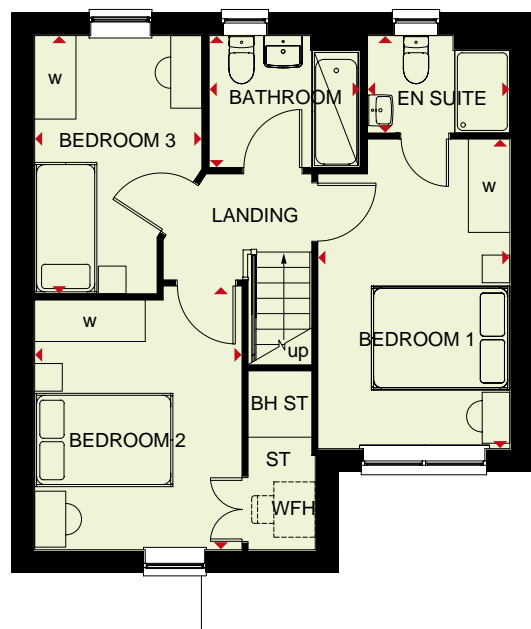
## 3 BEDROOM DETACHED HOME



### 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

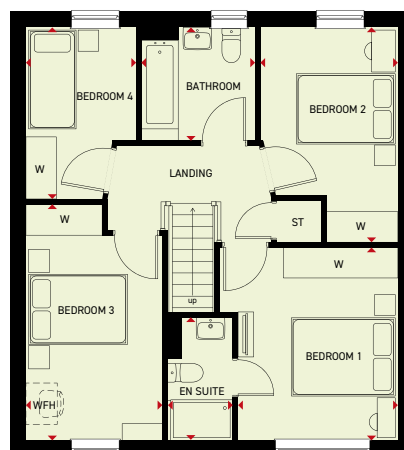
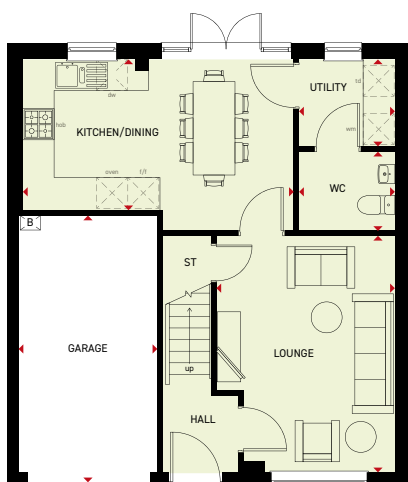
Bedroom 1	4476 x 2775mm	14'8" x 9'1"
En suite	1159 x 2022mm	3'10" x 6'8"
Bedroom 2	3001 x 3612mm	9'10" x 11'10"
Bedroom 3	3735 x 2420mm	12'3" x 7'11"
Bathroom	1876 x 2150mm	6'2" x 7'1"

(Approximate dimensions)

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



## 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

B Boiler  
ST Store  
f/f Fridge/freezer space

wm Washing machine space  
dw Dishwasher space  
WFH Working from home space

W Wardrobe space  
◀ ▶ Dimension location



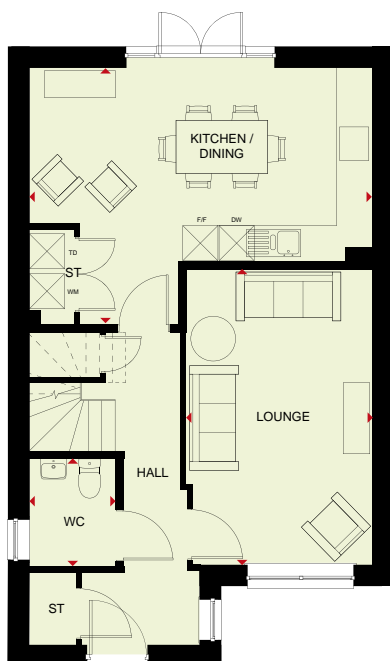


# NIGHTJAR

## 4 BEDROOM HOME



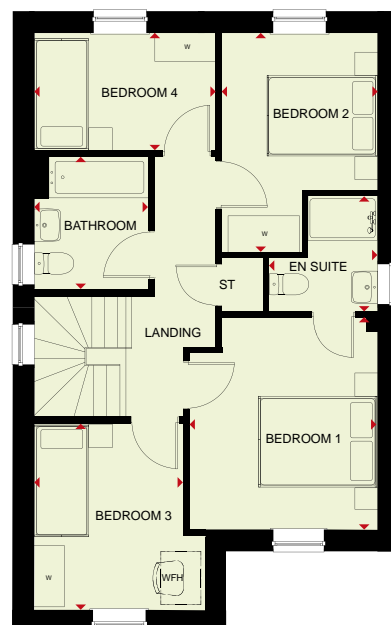
\*Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans.



### 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



### Ground Floor

Dining	3101 x 3178mm	10'2" x 10'5"
Lounge	3247 x 5120mm	11'4" x 16'6"
Kitchen/Family	5045 x 3463mm	16'9" x 10'7"
WC	2944 x 1485mm	9'7" x 4'10"

[Approximate dimensions]

### First Floor

Bedroom 1	3973 x 3338mm	13'0" x 10'11"
En Suite	985 x 2762mm	3'2" x 9'0"
Bedroom 2	4509 x 2823mm	14'9" x 9'3"
Bedroom 3	3823 x 3075mm	12'6" x 10'1"
Bedroom 4	2251 x 2281mm	7'4" x 7'5"
Bathroom	2826 x 2173mm	9'3" x 7'1"

[Approximate dimensions]

<b>KEY</b>	<b>B</b> Boiler	<b>wm</b> Washing machine space	<b>WFH</b> Working from home space
	<b>ST</b> Store	<b>f/f</b> Fridge freezer space	<b>w</b> Wardrobe space
	<b>BH ST</b> Bulkhead store	<b>dw</b> Dishwasher space	<b>◀▶</b> Dimension location



We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. The images and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs, dimensions and energy efficiency features depicted are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.

BDW004320/APR24



# 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  
ST Store  
f/f Fridge/freezer space

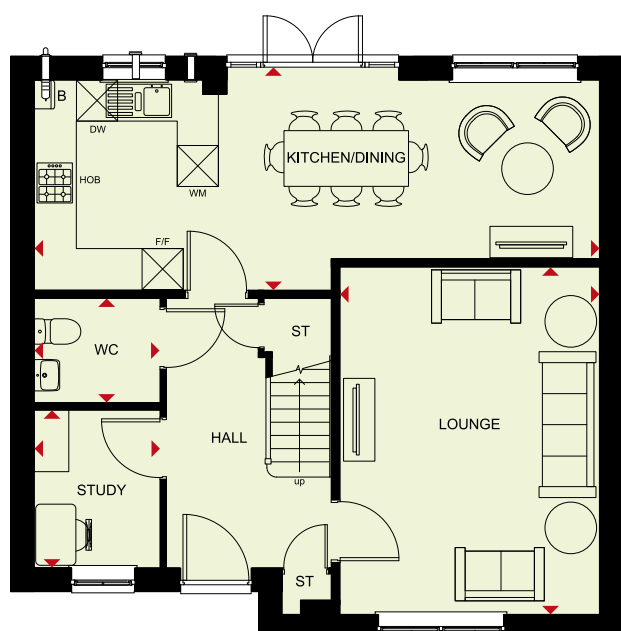
wm Washing machine space  
dw Dishwasher space  
WFH Working from home space

W Wardrobe space  
◀ ▶ Dimension location



# KESTREL

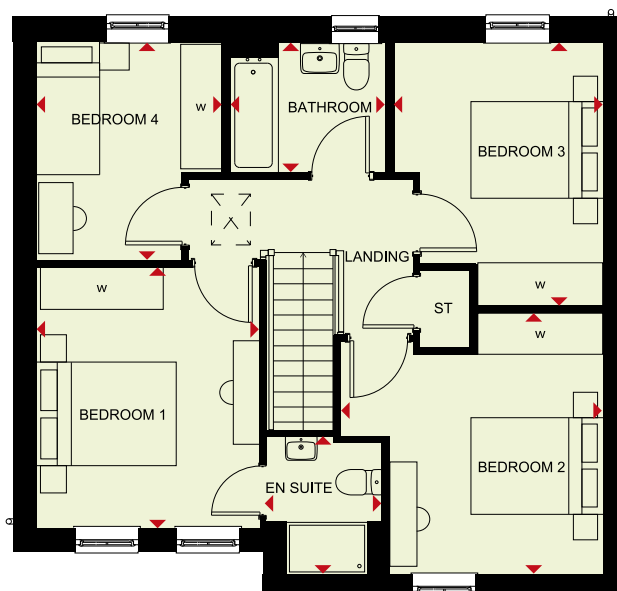
## 4 BEDROOM HOME



### 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
ST	Store
wm	Washing machine space

dw	Dishwasher space
f/f	Fridge/freezer space
W	Wardrobe space

◀▶ Dimension location





# 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.<sup>†</sup> 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.<sup>-</sup> so you can settle in to your new home without the worry of unexpected costs.<sup>^</sup>

## 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.

<sup>†</sup>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.<sup>^</sup> 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.



**barratthomes.co.uk**

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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.



**BARRATT**  
HOMES