

CARRICK MEADOWS



A STUNNING DEVELOPMENT OF 3 & 4 BEDROOM HOMES

CARRICK MEADOWS

DEVELOPMENT LAYOUT

- Craigend** 3 bedroom semi-detached home
- Glamis** 4 bedroom detached home
- Fenton** 4 bedroom detached home
- Kinloch** 4 bedroom detached home
- Dean** 4 bedroom detached home
- Campbell** 4 bedroom detached home
- Balloch** 4 bedroom detached home

- SH** Show Homes
- MS** Marketing Suite

S/S Substation



Play Area



SUDS



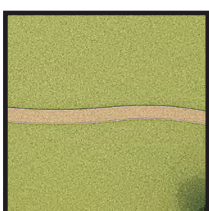
New Tree Line



Mature Trees



Gravel Path



Wild Flowers Meadow



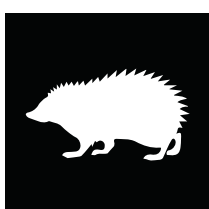
Photovoltaic Panels

Photovoltaic panels are included on every home

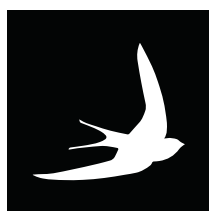


Giving nature a home on this development:

Hedgehog Highway
Selected plots*



Swift Nesting Brick
Selected plots*



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

barratthomes.co.uk

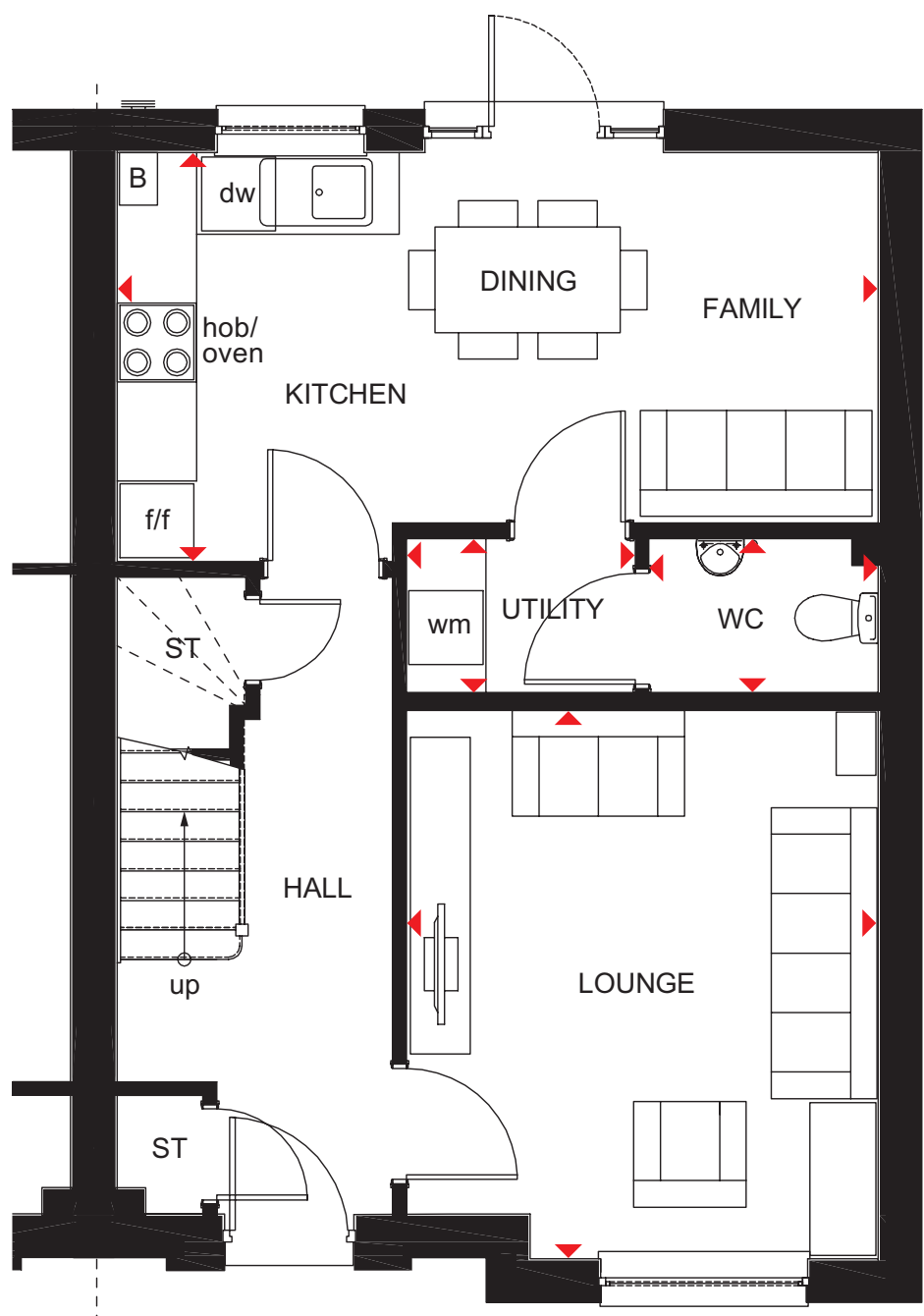


Images and development layouts are for illustrative purposes, should be used for general guidance only and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Development layouts including house types and tenures, the location of affordable housing, parking arrangements, play areas, landscaping and public open spaces are subject to change including any changes required due to a change in planning permission. Carrick Meadows is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

CRAIGEND

3 BEDROOM SEMI-DETACHED HOME

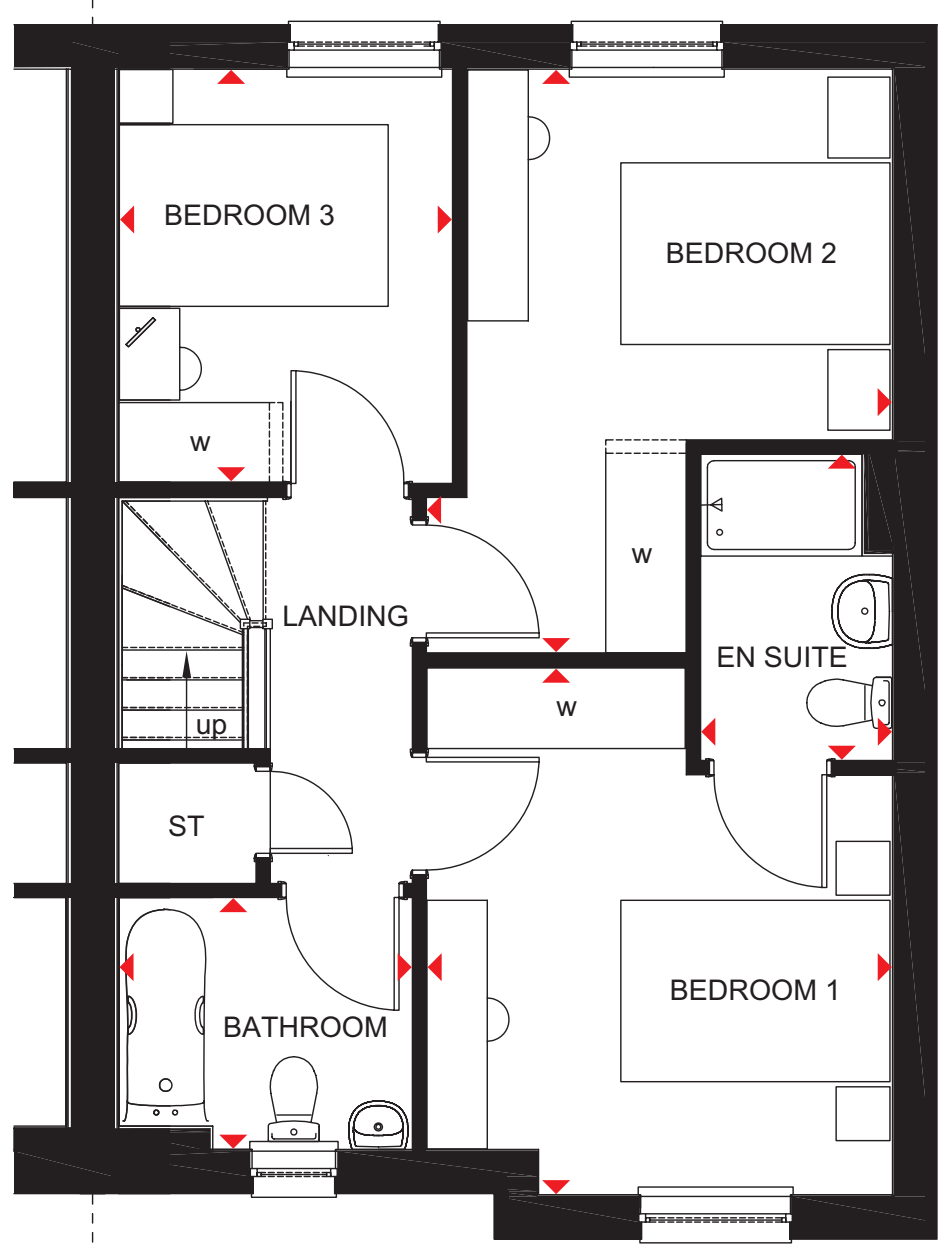
- Spacious open-plan kitchen with dining and family areas, and access to the rear garden and utility
- Bright, front-aspect lounge provides room for everyone to relax
- Plenty of storage space and a cloakroom complete the ground floor making this a practical family home
- Upstairs are three double bedrooms, the main with en suite, and a family bathroom



Ground Floor

Lounge	3565 x 4141mm	11'8" x 13'7"
Kitchen/ Family/Dining	5752 x 3082mm	18'10" x 10'1"
WC	1732 x 1161mm	5'8" x 3'10"
Utility	1728 x 1161mm	5'8" x 3'10"

(Approximate dimensions)



First Floor

Bedroom 1	3465 x 3923mm	11'4" x 12'10"
En Suite	1427 x 2280mm	4'8" x 7'6"
Bedroom 2	3465 x 4340mm	11'4" x 14'3"
Bedroom 3	2482 x 3114mm	8'2" x 10'3"
Bathroom	2182 x 1876mm	7'2" x 6'2"

(Approximate dimensions)

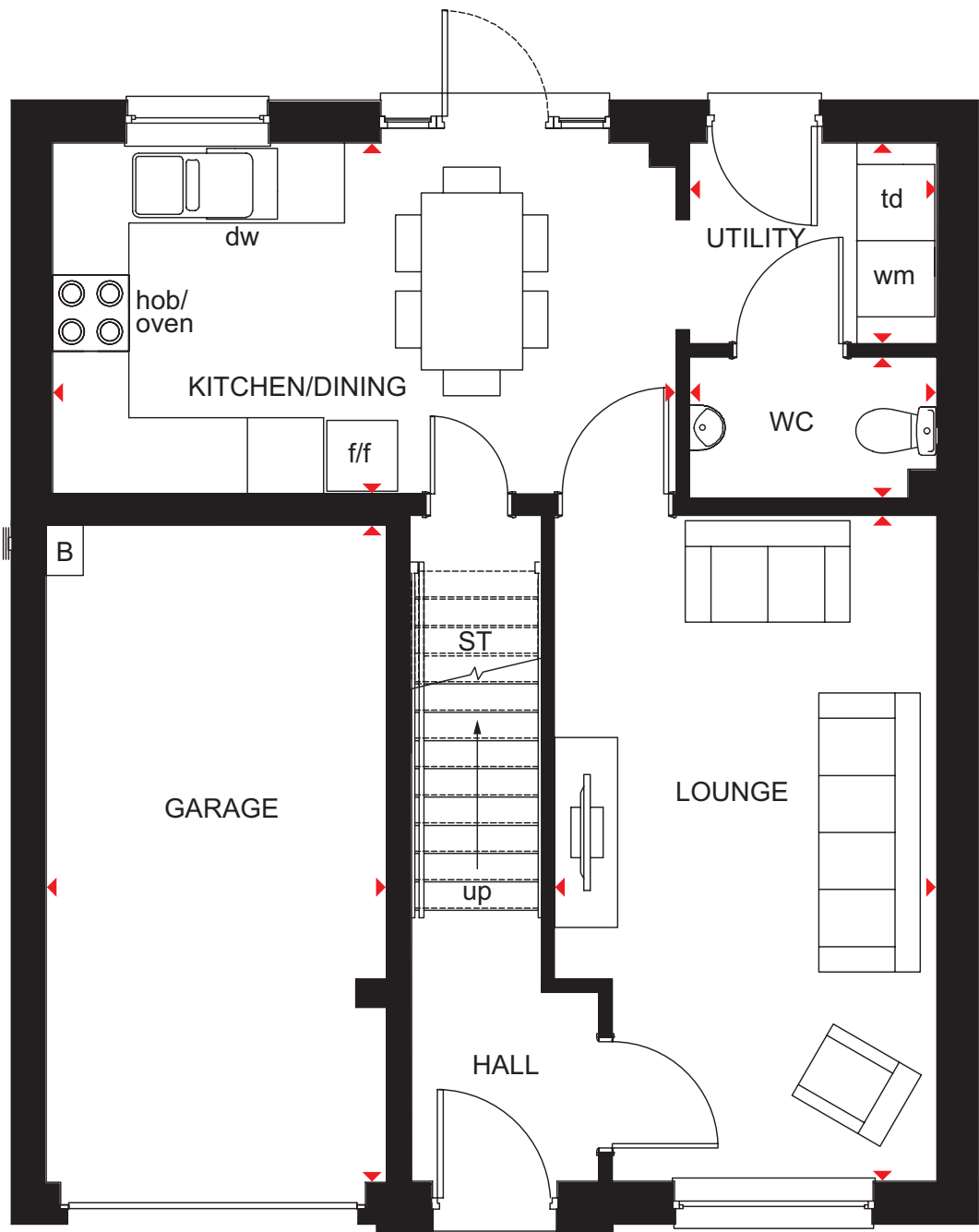
KEY	B	Boiler	f/f	Fridge/freezer space	◀▶	Dimension location
	ST	Store	dw	Dishwasher space		
	wm	Washing machine space	w	Wardrobe space		



GLAMIS

4 BEDROOM DETACHED HOME

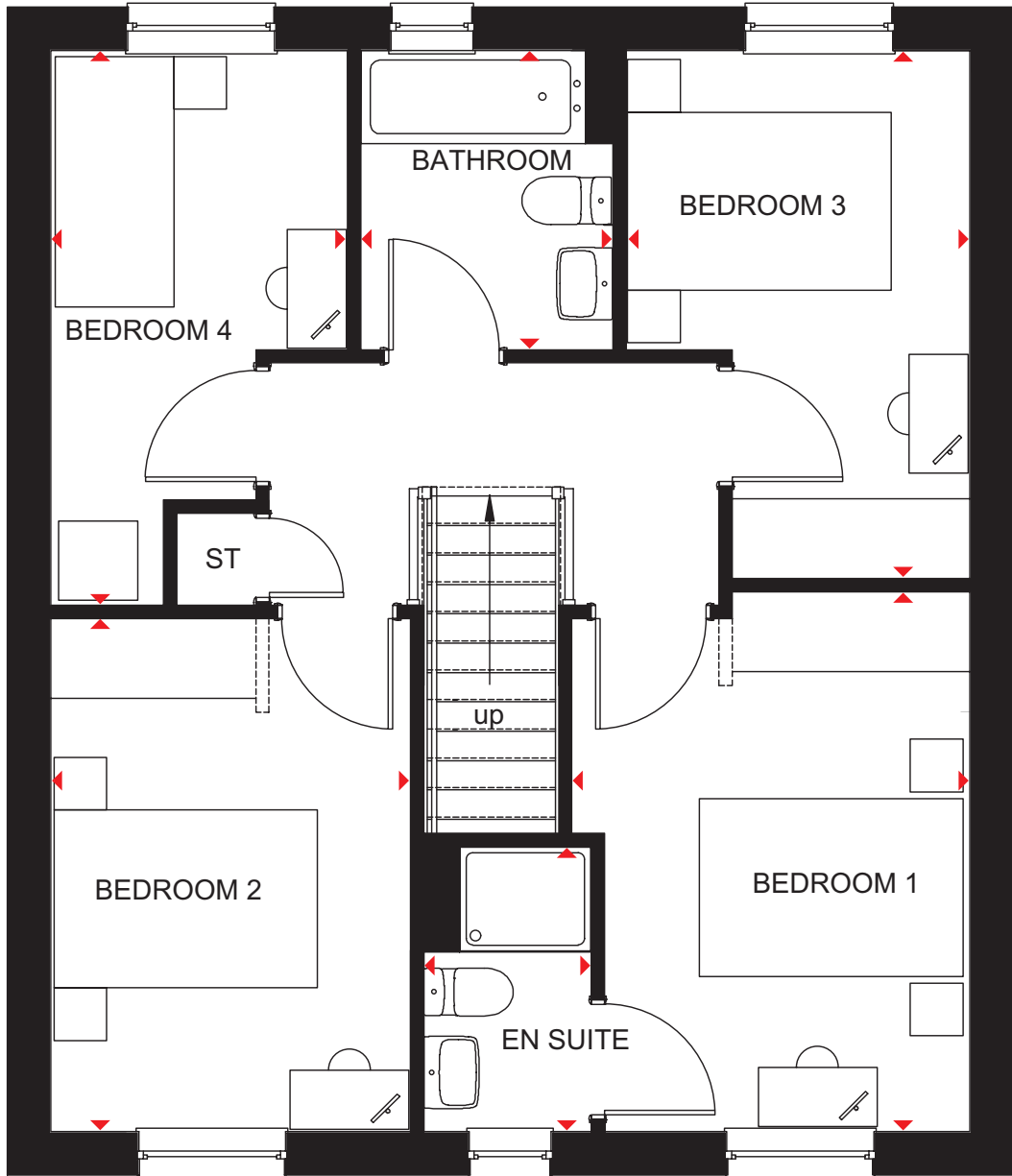
- This detached home features four bedrooms and large living spaces for you and your family
- The ground floor has an integral garage, a large lounge and open kitchen with dining area. A functional utility room leads to the family garden
- On the first floor you will find three double bedrooms and one single which can easily be used as a comfortable home office
- There's a family bathroom with bath, and the main bedroom is en suite



Ground Floor

Lounge	3015 x 5251mm	9'11" x 17'3"
Kitchen/Dining	4919 x 2766mm	16'2" x 9'1"
WC	1948 x 1114mm	6'5" x 3'8"
Utility	1948 x 1592mm	6'5" x 5'3"
Garage	2681 x 5185mm	8'10" x 17'10"

[Approximate dimensions]



First Floor

Bedroom 1	3018 x 4098mm	9'11" x 13'5"
En Suite	1272 x 2165mm	4'2" x 7'1"
Bedroom 2	2727 x 3895mm	8'11" x 12'9"
Bedroom 3	2605 x 4009mm	8'7" x 13'2"
Bedroom 4	2251 x 4212mm	7'5" x 13'10"
Bathroom	1916 x 2272mm	6'3" x 7'5"

[Approximate dimensions]

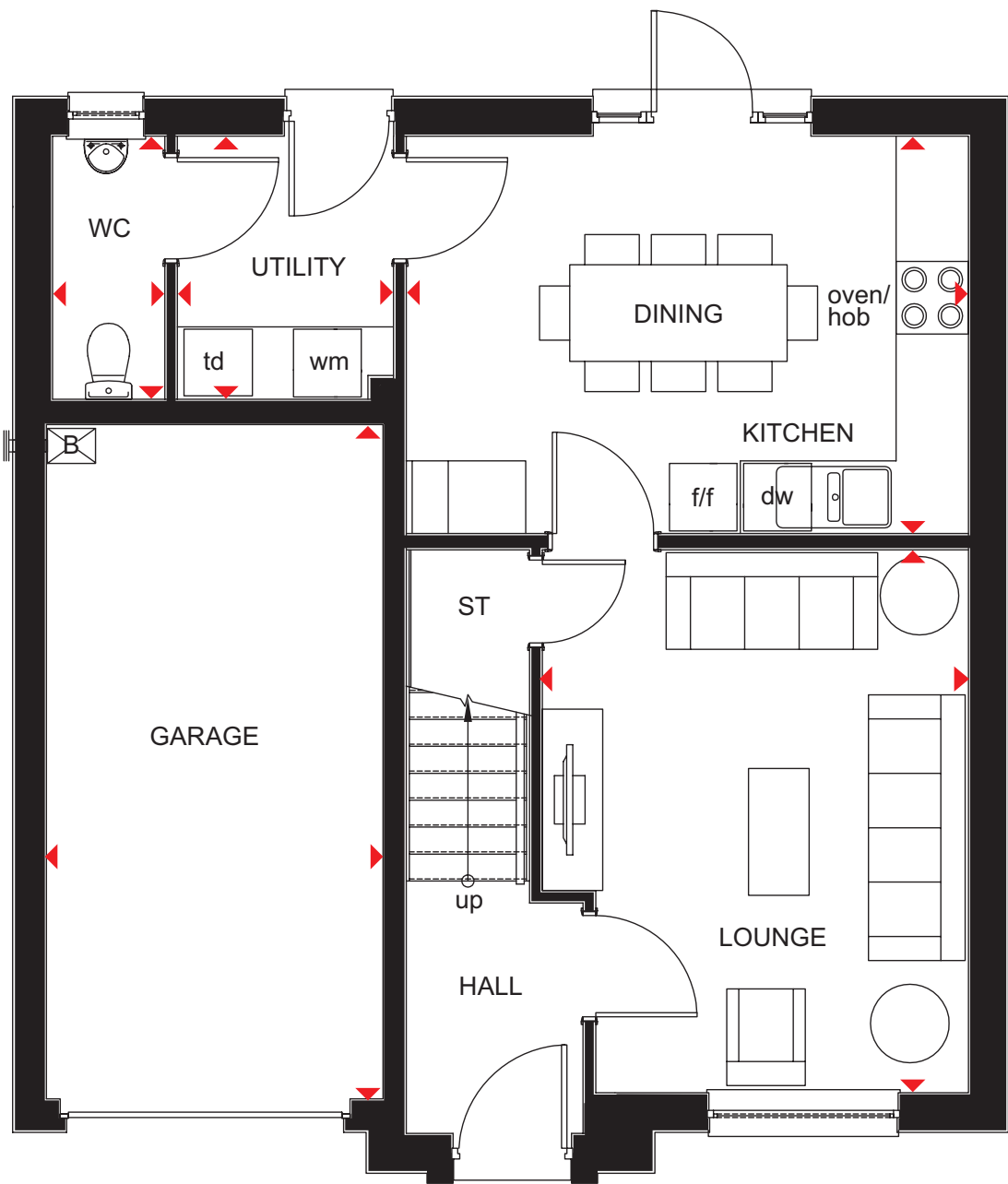
KEY	B Boiler	f/f Fridge/freezer space	◀▶ Dimension location
	ST Store	dw Dishwasher space	
	wm Washing machine space	td Tumble dryer space	



FENTON

4 BEDROOM DETACHED HOME

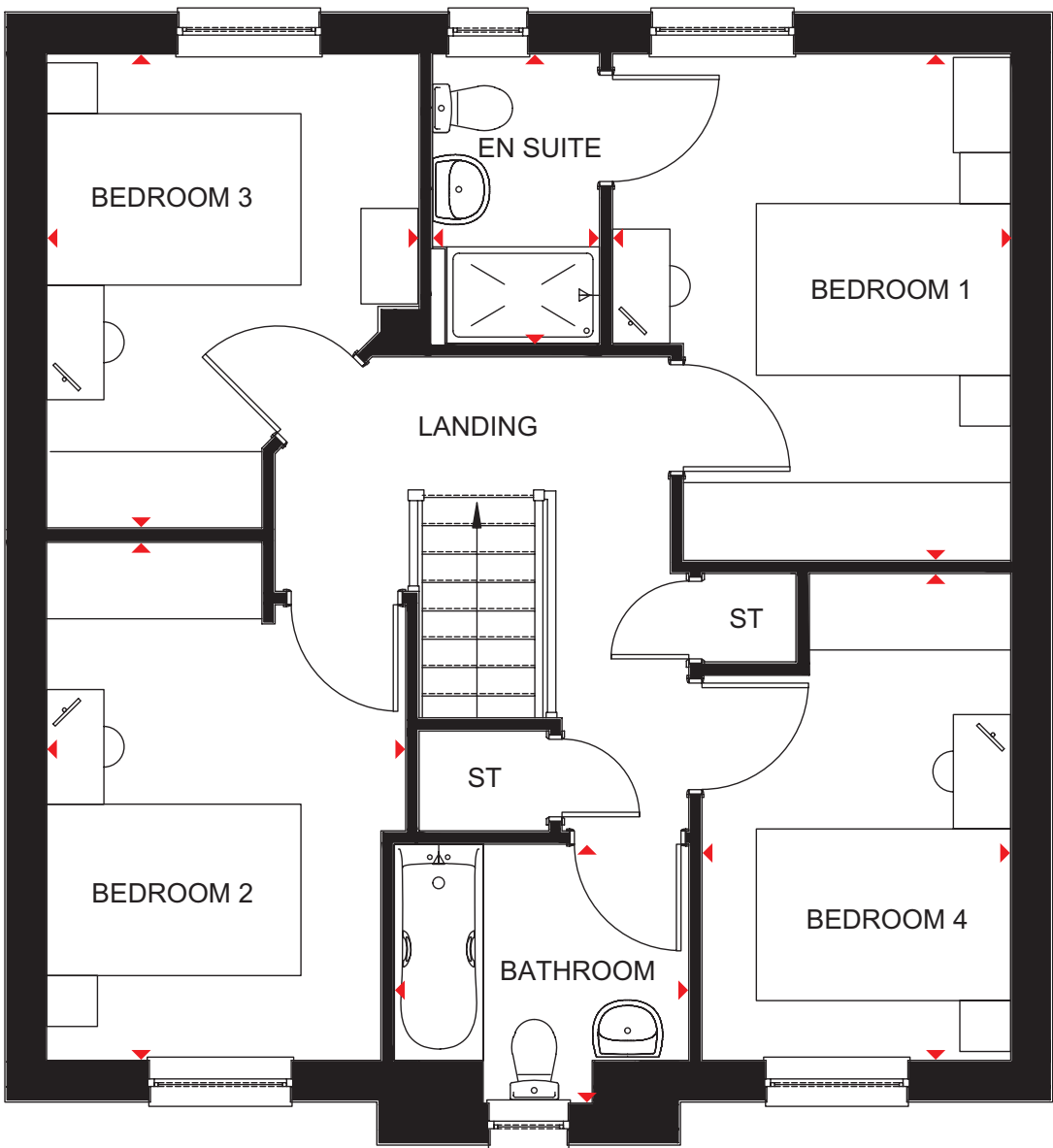
- Large, front-aspect lounge with room for relaxing and entertaining
- Open-plan fitted kitchen with dining area and access to the rear garden, plus a separate utility room and WC
- Integral garage for added convenience and security
- First floor comprises four double bedrooms, the main bedroom with en suite, and a family bathroom



Ground Floor

Lounge	3527 x 4483mm	11'7" x 14'8"
Kitchen/Dining	4652 x 3280mm	15'3" x 10'9"
Utility	1789 x 2141mm	5'10" x 7'0"
WC	929 x 2141mm	3'1" x 7'0"
Garage	2789 x 5520mm	9'2" x 18'1"

[Approximate dimensions]



First Floor

Bedroom 1	3129 x 3984mm	10'3" x 13'1"
En Suite	1313 x 2279mm	4'4" x 7'6"
Bedroom 2	2823 x 4074mm	9'3" x 13'4"
Bedroom 3	2929 x 3729mm	9'7" x 12'3"
Bedroom 4	2426 x 3829mm	8'0" x 12'7"
Bathroom	2316 x 2038mm	7'7" x 6'8"

[Approximate dimensions]

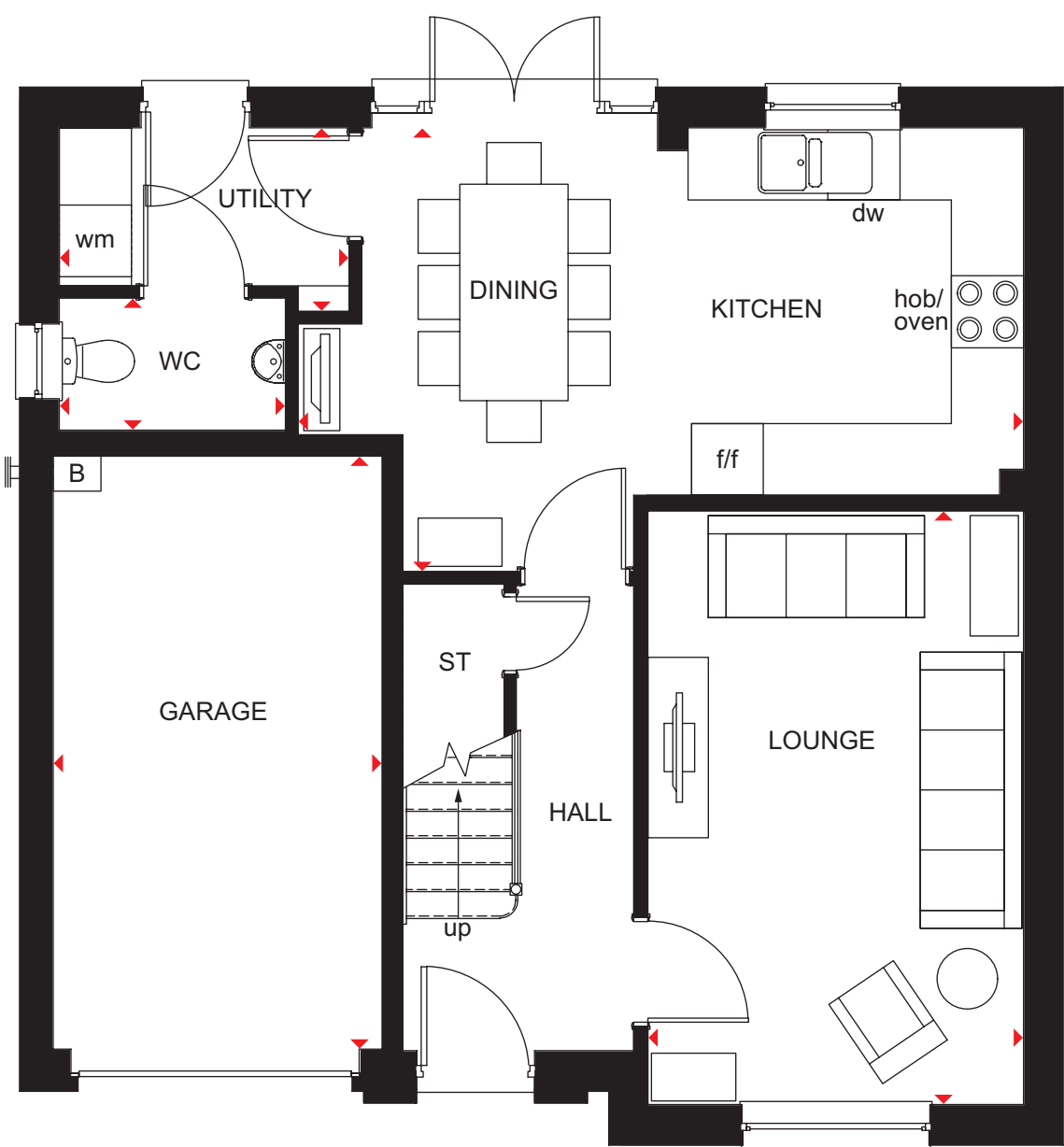
KEY	B	Boiler	f/f	Fridge/freezer space	◀▶	Dimension location
	ST	Store	dw	Dishwasher space		
	wm	Washing machine space	td	Tumble dryer space		



KINLOCH

4 BEDROOM DETACHED HOME

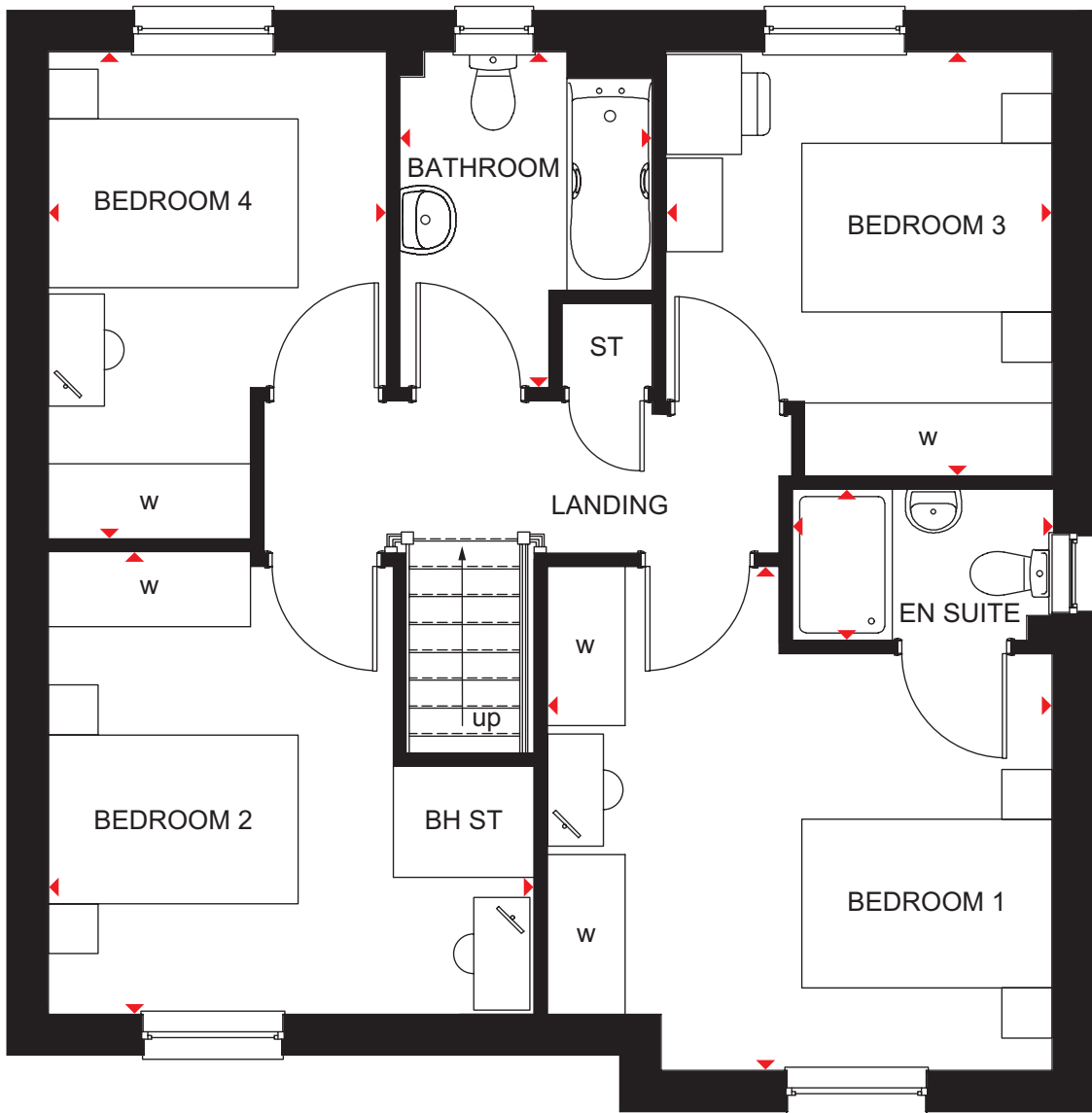
- The large integral garage and front-aspect lounge make up the front of the home
- Comfortable, welcoming kitchen/dining space with a separate utility area and glazed French double doors opening onto the rear garden
- Upstairs is the main bedroom with en suite, three further double bedrooms and a family bathroom



Ground Floor

Lounge	3127 x 4946mm	10'3" x 16'3"
Kitchen/Dining	6042 x 3695mm	19'10" x 12'1"
WC	1884 x 1100mm	6'2" x 3'7"
Utility	2414 x 1526mm	7'11" x 5'0"
Garage	2736 x 4942mm	9'0" x 16'3"

(Approximate dimensions)



First Floor

Bedroom 1	4039 x 4034mm	13'3" x 13'3"
En Suite	2079 x 1210mm	6'10" x 4'0"
Bedroom 2	3886 x 3700mm	12'9" x 12'2"
Bedroom 3	3092 x 3398mm	10'2" x 11'2"
Bedroom 4	2708 x 3898mm	8'11" x 12'9"
Bathroom	2020 x 2689mm	6'8" x 8'10"

(Approximate dimensions)

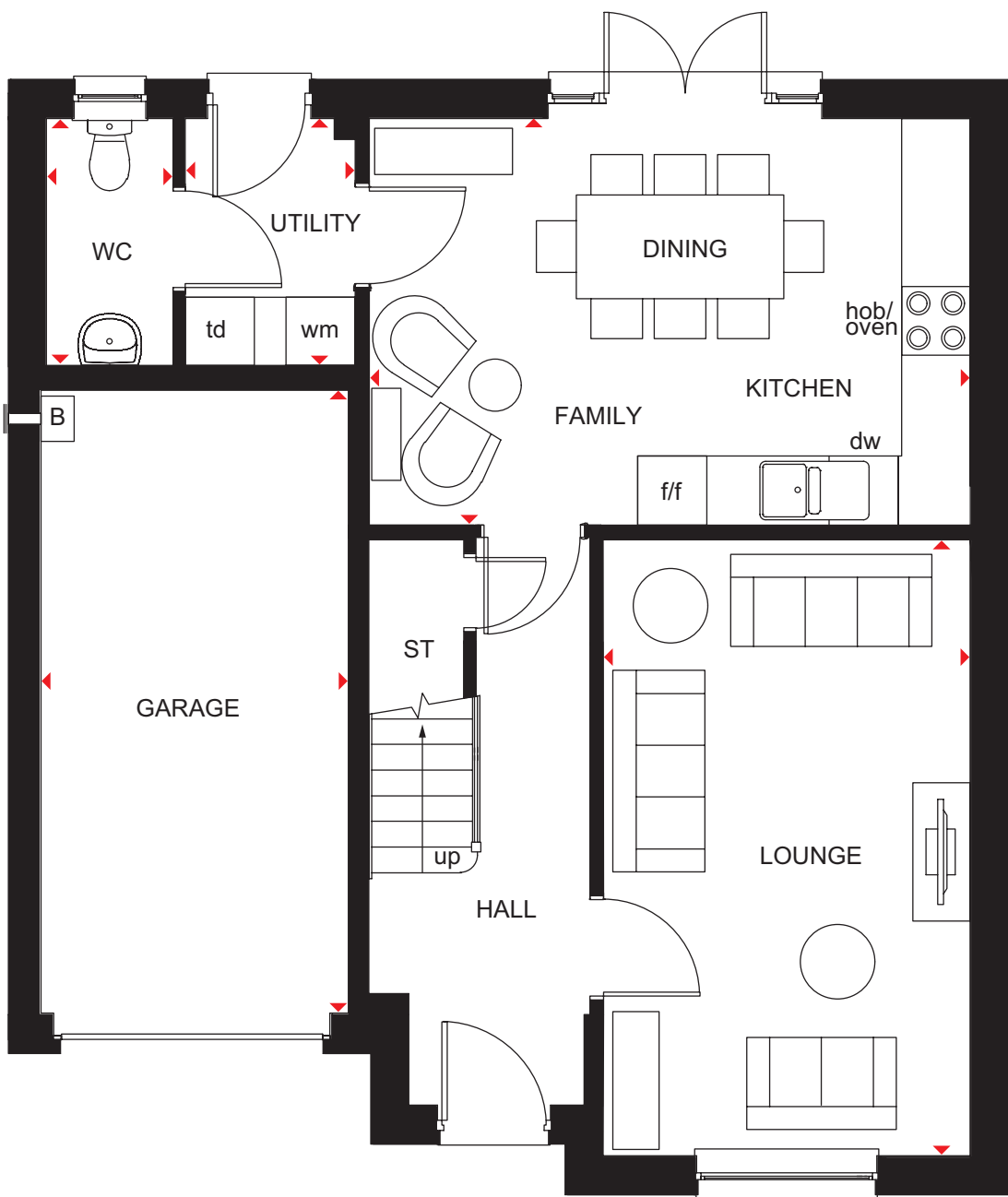
KEY	B Boiler	wm Washing machine space	w Wardrobe space
	ST Store	f/f Fridge/freezer space	◀▶ Dimension location
	BH ST Bulkhead store	dw Dishwasher space	



DEAN

4 BEDROOM DETACHED HOME

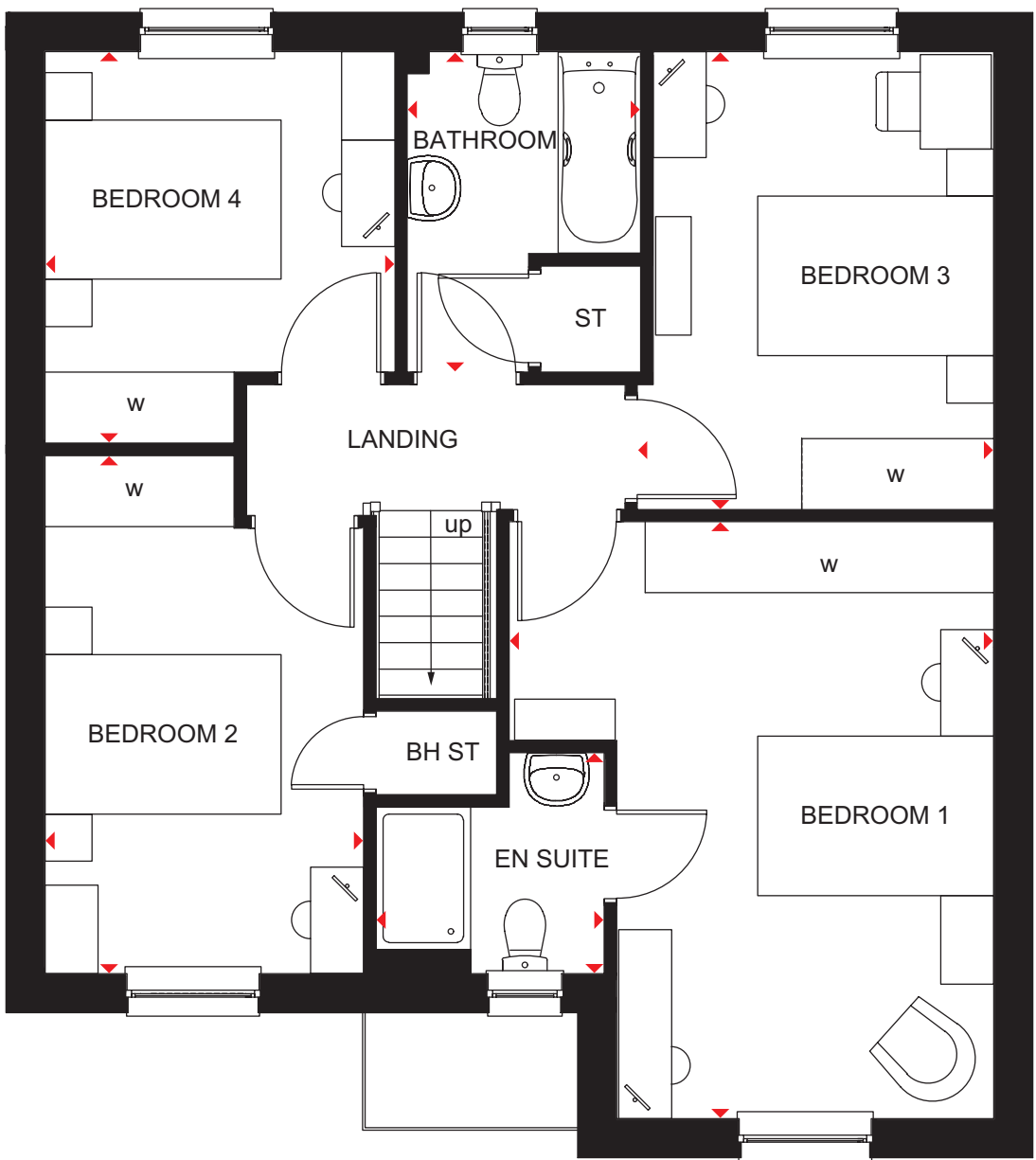
- Spacious kitchen with dining and family areas, separate utility, WC, and access to the garden via French doors
- Front-aspect lounge and an integral garage for added security complete the ground floor
- Upstairs are four double bedrooms, the main bedroom with en suite, and a family bathroom, making this a perfect family home



Ground Floor

Lounge	3203 x 5351mm	10'6" x 17'7"
Kitchen/Dining/Family	5226 x 3535mm	17'2" x 11'7"
Utility	1480 x 2146mm	4'10" x 7'0"
WC	1100 x 2146mm	3'7" x 7'0"
Garage	2673 x 5411mm	8'9" x 17'9"

[Approximate dimensions]



First Floor

Bedroom 1	4103 x 5052mm	13'6" x 16'7"
En Suite	1932 x 1868mm	6'4" x 6'2"
Bedroom 2	2697 x 4384mm	8'10" x 14'5"
Bedroom 3	3018 x 3875mm	9'11" x 12'9"
Bedroom 4	2961 x 3315mm	9'9" x 10'11"
Bathroom	1975 x 2715mm	6'6" x 8'11"

[Approximate dimensions]

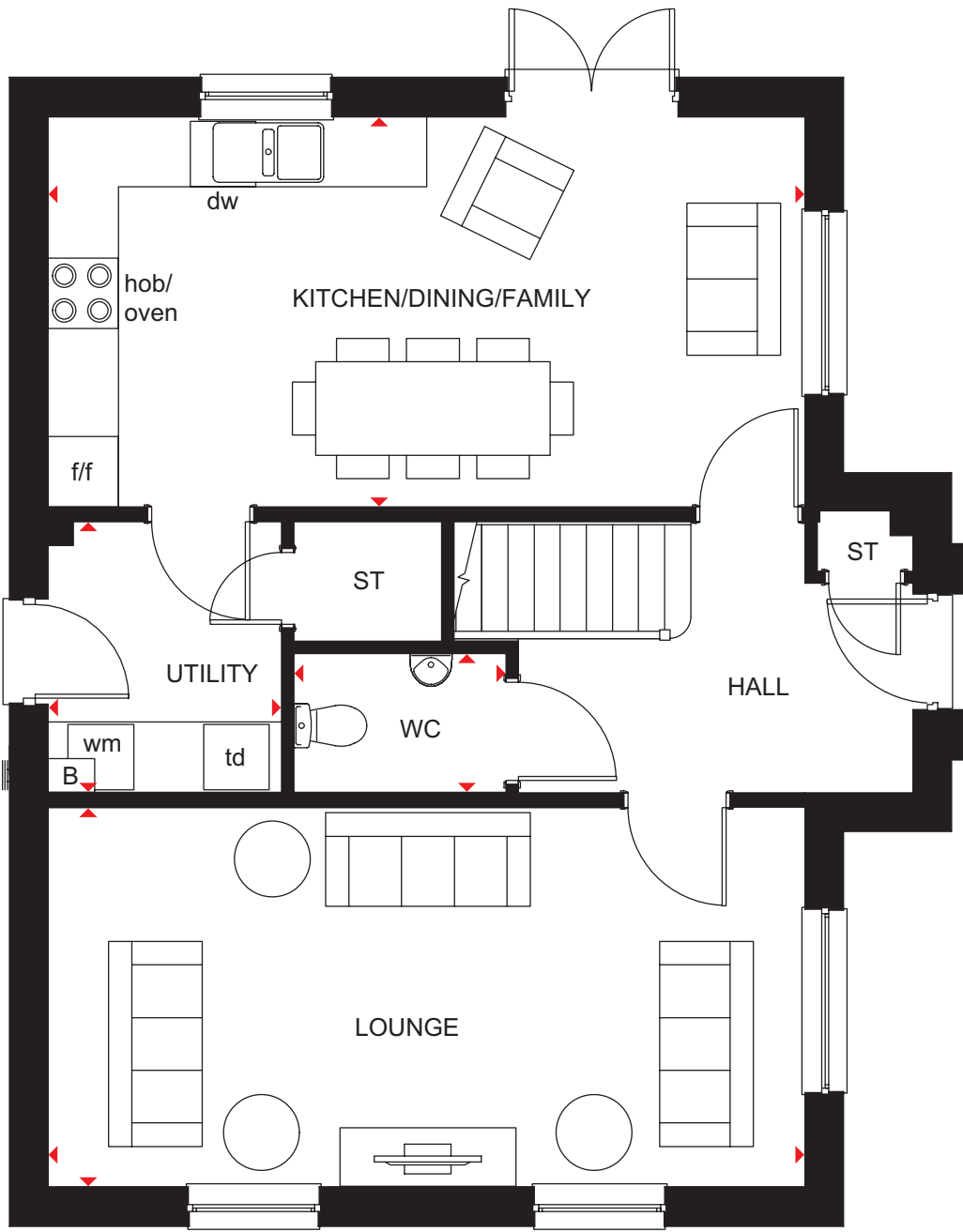
KEY	B Boiler	wm Washing machine space	td Tumble dryer space
	ST Store	f/f Fridge/freezer space	w Wardrobe space
	BH ST Bulkhead store	dw Dishwasher space	◀▶ Dimension location



CAMPBELL

4 BEDROOM DETACHED HOME

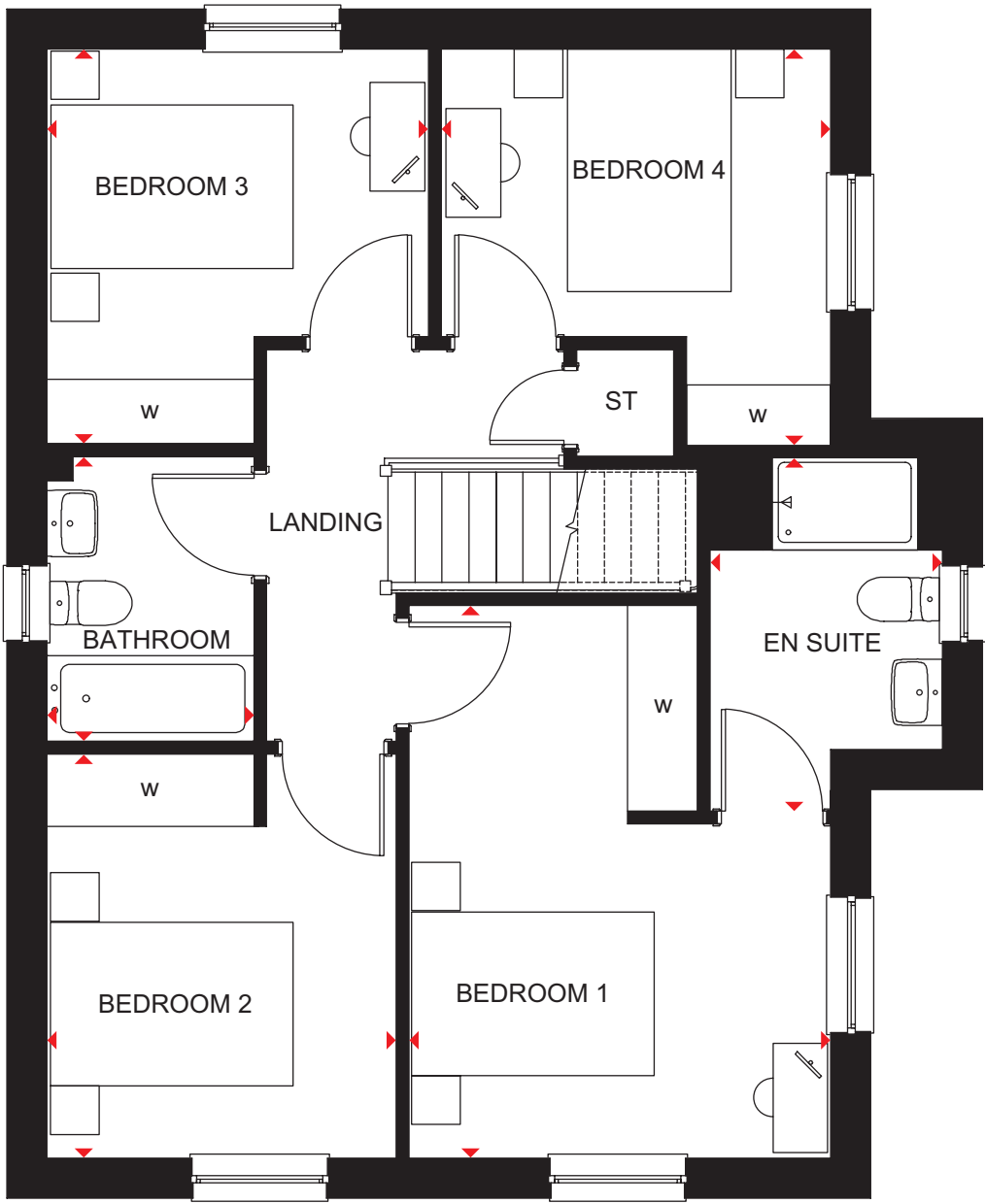
- Large open-plan kitchen includes a dual-aspect dining area with access to the garden via French doors, and a separate utility
- There's plenty of room to relax in comfort in the spacious lounge
- Upstairs is a main bedroom with en suite shower room
- Three further double bedrooms and a family bathroom make this a great family home



Ground Floor

Lounge	6464 x 3238mm	21'2" x 10'7"
Kitchen/ Dining/Family	6464 x 3330mm	21'2" x 10'11"
Utility	2004 x 2311mm	6'7" x 7'7"
WC	1813 x 1186mm	5'11" x 3'11"

[Approximate dimensions]



First Floor

Bedroom 1	3478 x 4564mm	11'5" x 15'0"
En Suite	1917 x 2915mm	6'3" x 9'7"
Bedroom 2	2881 x 3337mm	9'5" x 10'11"
Bedroom 3	3147 x 3258mm	10'4" x 10'8"
Bedroom 4	3212 x 3273mm	10'6" x 10'9"
Bathroom	1707 x 2350mm	5'7" x 7'9"

[Approximate dimensions]

KEY	B	Boiler	f/f	Fridge/freezer space	w	Wardrobe space
	ST	Store	dw	Dishwasher space	◀▶	Dimension location
	wm	Washing machine space	td	Tumble dryer space		

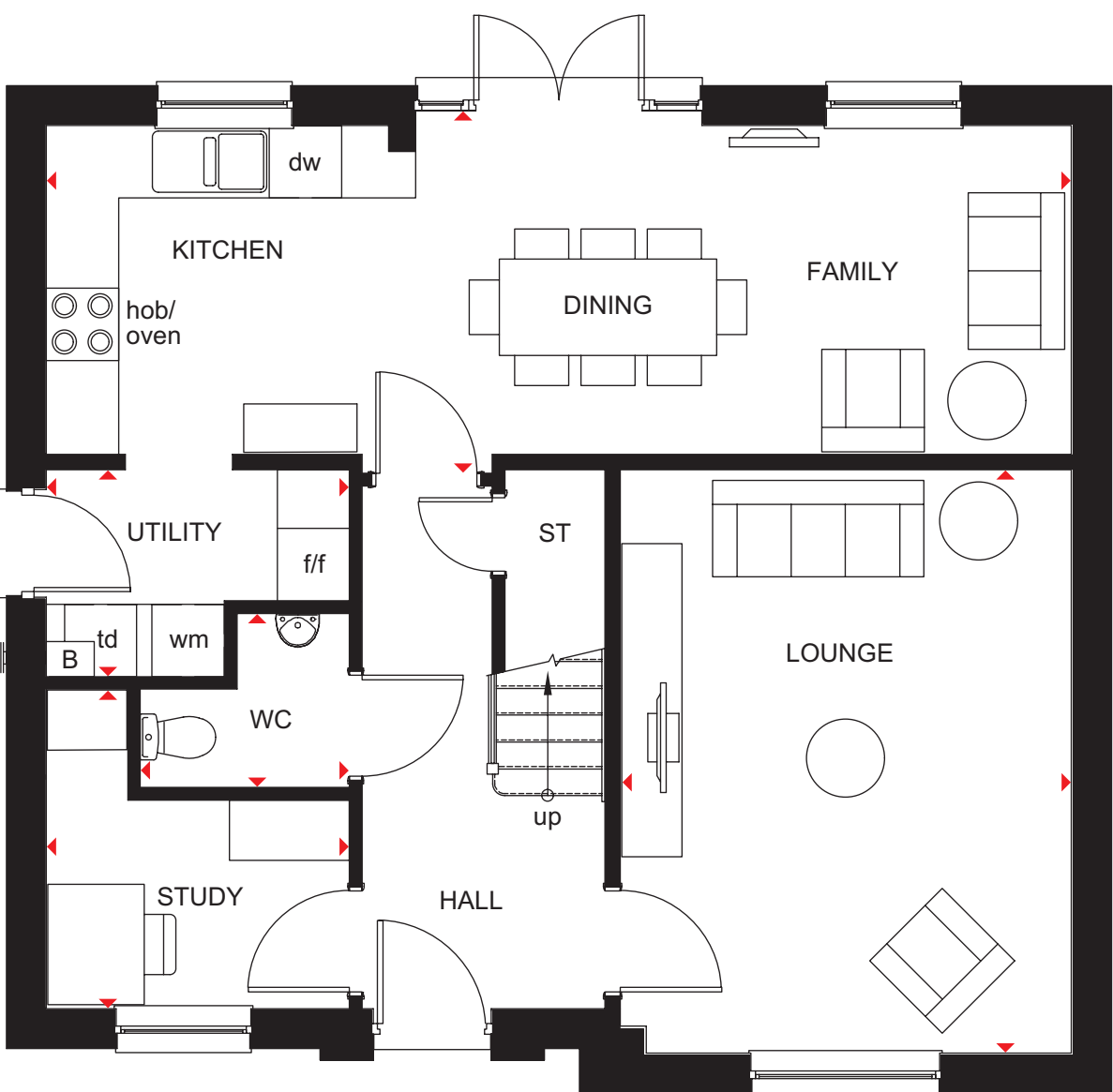


BARRATT
HOMES

BALLOCH

4 BEDROOM DETACHED HOME

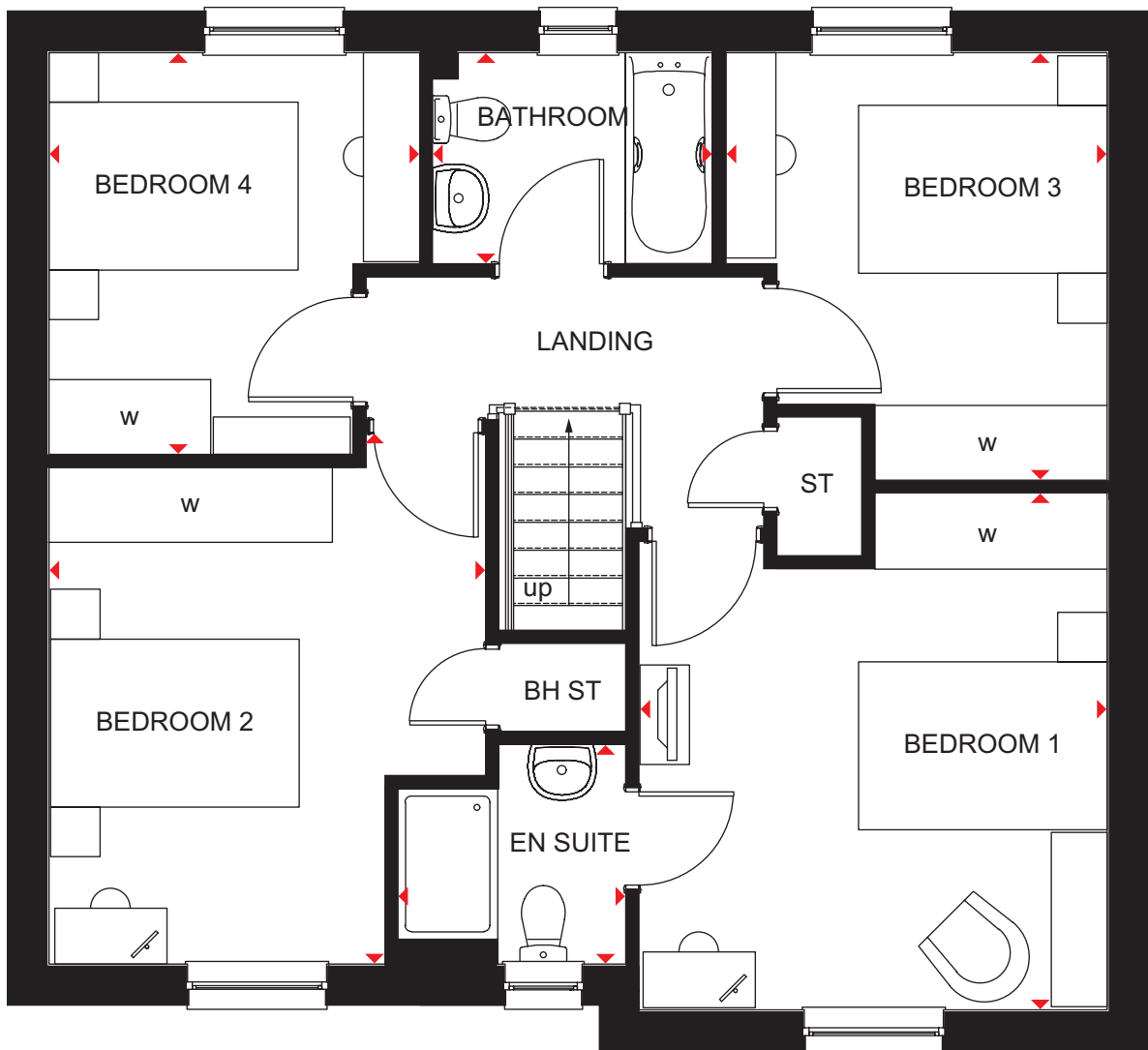
- Beautifully presented family home, fully designed for flexible living
- As you enter the home, you will find the study, WC and large front-aspect lounge off the main hallway
- Open-plan kitchen complete with dining space, family area and utility at the back of the home, with glazed double doors opening out onto the outdoor space
- Upstairs has four corner double bedrooms, complete with one en suite and a main bathroom



Ground Floor

Lounge	3741 x 4843mm	12'3" x 15'11"
Kitchen/ Dining/Family	8502 x 2886mm	27'11" x 9'6"
WC	1734 x 1445mm	5'8" x 4'9"
Utility	2515 x 1717mm	8'3" x 5'8"
Study	2514 x 2651mm	8'3" x 8'8"

(Approximate dimensions)



First Floor

Bedroom 1	3763 x 4156mm	12'4" x 13'8"
En Suite	1830 x 1767mm	6'0" x 5'10"
Bedroom 2	3509 x 4271mm	11'6" x 14'0"
Bedroom 3	3065 x 3436mm	10'1" x 11'3"
Bedroom 4	2978 x 3231mm	9'9" x 10'7"
Bathroom	2250 x 1698mm	7'5" x 5'7"

(Approximate dimensions)

KEY	B	Boiler	wm	Washing machine space	td	Tumble dryer space
	ST	Store	f/f	Fridge/freezer space	w	Wardrobe space
	BH ST	Bulkhead store	dw	Dishwasher space	◀▶	Dimension location



NEW HOMES QUALITY CODE

Housebuilders and developers who build new homes will be expected to register with the New Homes Quality Board (NHQB). As long as a housebuilder or developer has followed the correct registration process, including completing the necessary training, introducing a complaints procedure, and following other processes and procedures that are needed to meet the requirements of this New Homes Quality Code (the code), they will become a registered developer.

Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions of the New Homes Ombudsman, they may have action taken against them, including being removed from the register of registered developers.

The code sets out the requirements that registered developers must meet. The code may be updated from time to time to reflect changes to industry best practice as well as the decisions of the New Homes Ombudsman Service.

All homes built by registered developers must meet building-safety and other regulations. All registered developers should aim to make sure there are no snags or defects in their properties before the keys are handed over to a customer. If there are any snags or defects, these should be put right within the agreed timescales.

WHAT THE CODE COVERS

For the purposes of this code, 'customer' means a person who is buying or intends to buy a new home which they will live in or give to another person. (If a new home is being bought in joint names, 'the customer' includes all the joint customers.) However, the New Homes Quality Board have also started work to consider other groups of customers and what they should be able to expect from a new home. This includes shared owners and people who are buying a new home to let to other people. Any changes the New Homes Quality Board make to the code to reflect the needs of other groups of customers will be developed through consultation, and they will continually assess and review the effectiveness of the code, and any new laws or regulations that apply. Other areas which are not covered by the code are claims for loss of property value or blight (where a property falls in value or becomes difficult to sell because of major public work in the area), personal injury or claims that are not covered by the scheme rules of the New Homes Ombudsman Service.



