



ASHBOURNE AIRFIELD



0333 355 8488
barratthomes.co.uk



BARRATT
HOMES

WELCOME TO ASHBOURNE AIRFIELD

LOCAL AREA

Located in the heart of the Derbyshire Dales is your new home at Ashbourne Airfield. Our stunning homes are ideal for families and commuters alike. With Ashbourne town centre just a 5 minutes drive away, you have plenty of amenities close by and a variety of schools for all ages.

The development boasts fantastic transport links, linking you to nearby towns and cities; Via the A52, you can reach Derby, Burton upon Trent and Stoke on Trent. Not to mention bus services that will connect you to Derby, Matlock, Nottingham and Uttoxeter. Or if you're wanting to travel further afield, you can catch a train at Uttoxeter or Derby train station, located just 12-13 miles away from the development.



LOCAL AMENITIES

Living at Ashbourne Airfield, you can enjoy being close to a variety of everyday conveniences, from local doctor's surgeries, gyms and a leisure centre, supermarkets and convenience shops, post offices, dentists, libraries and schools for all ages. Recreational facilities are plentiful with restaurants and local pubs just a short drive away from your new home, not to mention want an evening at the cinema? Elite Cinema is just 9 minutes away. If you enjoy keeping active, Ashbourne Leisure centre and a selection of gyms can be found close by, or if you're a keen golfer, visit Ashbourne Golf club – just 7 minutes from your new home.



OUT AND ABOUT

There is plenty to do in the surrounding area of Ashbourne. If you love the outdoors, the Peak District is on your doorstep. Just 8 miles away, you can step on the famous stepping stones at Dovedale or feeling adventurous, hike up Thorpe cloud for some spectacular views. Want a family-friendly day out? Carsington Water is just 15 minutes away, where there are endless activities from birdwatching, walking, cycling and even water sports. Or visit Derbion just 12 miles away where you can shop till you drop, catch a movie or feeling competitive, have a game of bowling. Living at this stunning development, you'll never be too far from the action.



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ASHBOURNE AIRFIELD AMENITIES



NURSERY AND PRE-SCHOOLS

Ashbourne Hilltop Primary and Nursery School
Wyaston Road, Ashbourne DE6 1NB

Busy Bees at Ashbourne
13 Derby Road, Ashbourne DE6 1BE

The Mulberry Bush
92 Belper Road, Ashbourne DE6 1BD

St Oswald's Ladybirds Pre-School
Mayfield Road, Ashbourne DE6 1AS

Parkgate Nursery
Cokayne Avenue, Ashbourne DE6 1EJ

PRIMARY SCHOOLS

St Oswald's C of E Primary School
Mayfield Road, Ashbourne DE6 1AS

Clifton C of E Primary School
Cross Side, Clifton, Ashbourne DE6 2GJ

Osmaston C of E (VC) Primary School
Moor Lane, Ashbourne DE6 1LW

SECONDARY SCHOOL AND COLLEGES

Queen Elizabeth's Grammar School
The Green Road, Ashbourne DE6 1EP

QEGS Sixth Form
The Green Road, Ashbourne DE6 1EP

Derby College (DCG)
Derby, DE24 8JE

UNIVERSITIES

Staffordshire University
Stoke-On-Trent, ST4 2DE

University of Derby
Derby, DE22 1GB

HOSPITALS

St Oswald's Hospital
Clifton Road, DE6 1DR

Royal Derby Hospital
Uttoxeter Road, DE22 3NE

DOCTORS

Ashbourne Medical Practice
Clifton Road, Ashbourne DE6 1DR

Henmore Health – Ashbourne Surgery
Clifton Road, Ashbourne DE6 1RR

DENTISTS

Ashbourne Dental Practice
Townhead House, 58 The Green Road, Ashbourne DE6 1EE

White Peak Dental Practice
21 Compton Street, Ashbourne DE6 1BX

Oswald House Dental Practice
7 Church Street, Ashbourne DE6 1AE

TLC 4 Smiles Ashbourne LLP
30 Clifton Road, Ashbourne DE6 1DT

LIBRARY

Ashbourne Library
Compton Street, Ashbourne DE6 1DA

PHARMACIES

Ashbourne Pharmacy
Clifton Road, Ashbourne DE6 1DR

Boots
Unit 7 Horse & Jockey Yard, Derbyshire DE6 1GH

POST OFFICE

Ashbourne Post Office
Shawcroft Centre, Dig Street, Ashbourne DE6 1RT

Osmaston Post Office
The Shoulder of Mutton, Osmaston, Ashbourne DE6 1LW

Mayfield Road Post Office
Mayfield Road, Mayfield, Ashbourne DE6 2BN

SUPERMARKETS

Sainsbury's
Coopers Mill, King Edward Street, Ashbourne DE6 1BW

Co-op Food
Shawcroft Centre, Dig Street, Ashbourne DE6 1GF

Co-op Food
Blenheim Road, Ashbourne DE6 1HA

M&S Foodhall
Beaumont Street, 13B Clifton Road, Ashbourne DE6 1DG

Aldi
Carnation Way, Ashbourne DE6 1AY

LEISURE CENTRE

Ashbourne Leisure Centre
Clifton Road, Ashbourne, DE6 1DR

Peak Fitness Training
2-4 Church Street, Ashbourne DE6 1AE

Transformation HQ Ashbourne
Unit 3, Henmore Industrial estate, Mayfield Road, Ashbourne DE6 1AS

Bphysical
Runway Business Park, Moor Farm Road, Ashbourne DE6 1HD

PB Strength & Fitness Mentoring
Unit 3, Wellington Place, Ashbourne DE6 1HA

RAILWAY AND BUS

Ashbourne bus station
King Edward Street, Ashbourne DE6 1BW

Derby Bus Station
Derby, DE1 2AW

Uttoxeter Bus Station
Uttoxeter, ST14 7LN

Uttoxeter Train Station
Station Road, Uttoxeter ST14 8XG

Derby Train Station
Railway Terrace, Derby DE1 2RU

ASHBOURNE AIRFIELD



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. Ashbourne Airfield is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

Barratt Homes is proud to announce the launch of its exciting new development, Ashbourne Airfield. This development will feature, stunning traditional village style, 2, 3, 4 & 5 bedroom homes, all designed with energy-efficient features such as car charging points and PV panels.

Ashbourne Airfield is located in the heart of the Derbyshire Dales and is just a 5 minutes drive from Ashbourne town centre. Here you'll find a variety of everyday conveniences including a range of schools for all ages, doctor's surgeries, gyms, a leisure centre, restaurants and supermarkets.

Your new home will boast fantastic transport links. Just outside the development you'll find the A52 connecting you to nearby towns and cities, catch a local bus that could take you to Derby, Matlock, Nottingham, Uttoxeter and Burton upon Trent. Or if you need to travel via rail, you can go to Derby or Uttoxeter train station just 12-13 miles away from the development.

Buy with confidence at Ashbourne Airfield with an award-winning house builder. Additionally, all of our homes come with an NHBC Buildmark warranty[^] which give you a 10 year structural warranty and a 2 years fixtures and fittings warranty as standard.

[^] 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.

ASHBOURNE AIRFIELD



GIVING NATURE A HOME

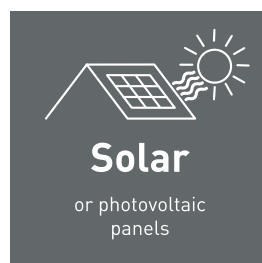
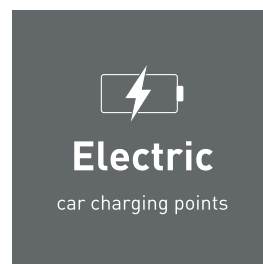
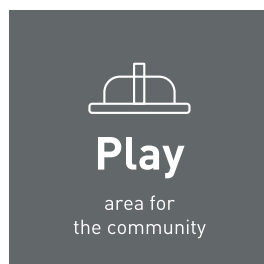
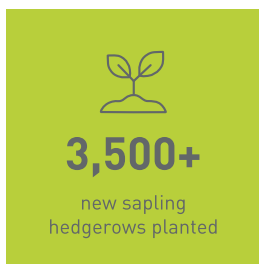
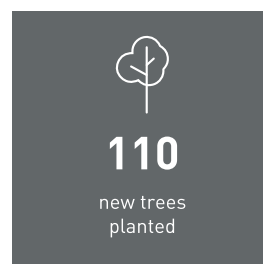
BUILDING SUSTAINABLE COMMUNITIES

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

At Barratt Homes, 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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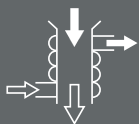
ENERGY-EFFICIENT HOMES

THE FEATURES AND BENEFITS



Save on your energy bills with a brand-new energy efficient home. Every new home we build has been designed with the future in mind. We use innovative design and smart technologies to make your new home more economical, comfortable and enjoyable to live in.

Our homes at Ashbourne Airfield include a number of features that could reduce your energy use and lower your bills



Waste Water Heat
Recovery Systems



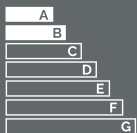
Argon-filled
double-glazing



Improved
Ventilation



Flue Gas Heat
Recovery



A/B EPC
Rating



Electric car
charging point



Photovoltaic
panels



Highly-efficient
insulation

DENFORD

2 BEDROOM HOME

Waste Water Heat Recovery Systems

Argon-filled double-glazing

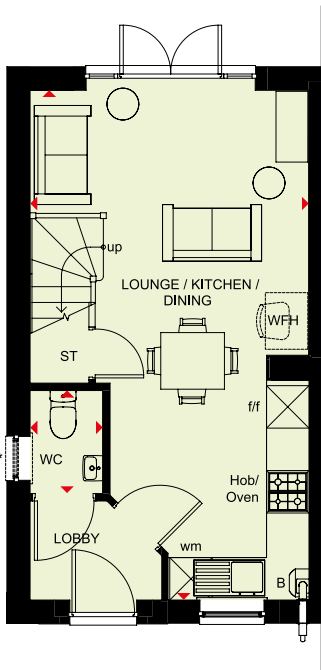
Flue Gas Heat Recovery

Electric car charging point

Decentralised mechanical extract ventilation (d-MEV)

Photovoltaic panels

Highly-efficient insulation

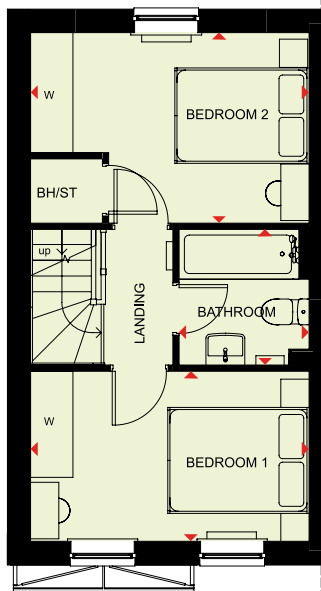


Ground Floor

Lounge / Dining / Kitchen	3938 x 7205 mm	12'11" x 23'8"
WC	1009 x 1456 mm	3'4" x 4'9"

(Approximate dimensions)

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



First Floor

Bedroom 1	3943 x 2407 mm	12'11" x 7'11"
Bedroom 2	3943 x 2697 mm	12'11" x 8'10"
Bathroom	1840 x 1920 mm	6'0" x 6'4"

(Approximate dimensions)

KEY

B	Boiler	wm	Washing machine space
ST	Store	f/f	Fridge/freezer space
BH/ST	Bulkhead Store	WFH	Working from home space

w Wardrobe space | ◀▶ | Dimension location |



MAIDSTONE

3 BEDROOM HOME



Photovoltaic panels



Argon-filled double-glazing



Highly-efficient insulation



Electric car charging point



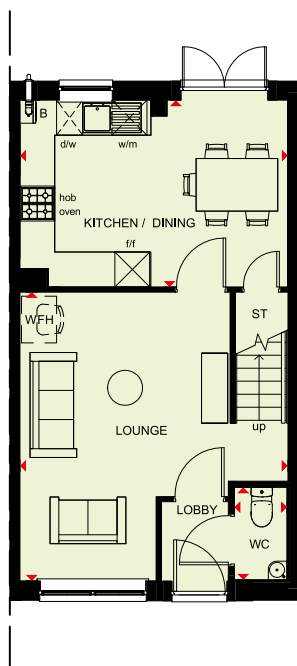
Waste Water Heat Recovery Systems



Decentralised mechanical extract ventilation (d-MEV)



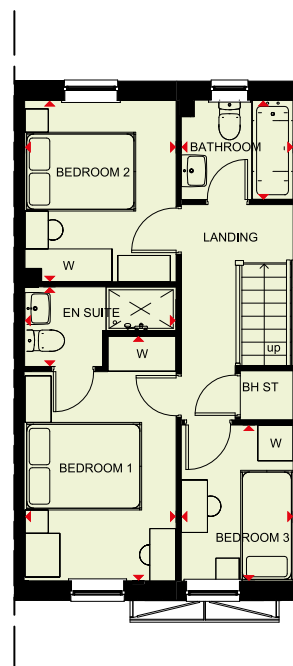
Flue Gas Heat Recovery System



Ground Floor

Lounge	4598 x 4950 mm	15'1" x 16'3"
Kitchen / Dining	4593 x 3202 mm	15'1" x 10'6"
WC	901 x 1586 mm	2'11" x 5'2"

[Approximate dimensions]



First Floor

Bedroom 1	2592 x 4199 mm	8'6" x 13'9"
En Suite	2592 x 1365 mm	8'6" x 4'6"
Bedroom 2	2592 x 3107 mm	8'6" x 10'2"
Bedroom 3	1918 x 2676 mm	6'3" x 8'9"
Bathroom	1918 x 1702 mm	6'3" x 5'7"

[Approximate dimensions]

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



ELLERTON

3 BEDROOM HOME

Waste Water Heat
Recovery
Systems

Argon-filled
double-glazing

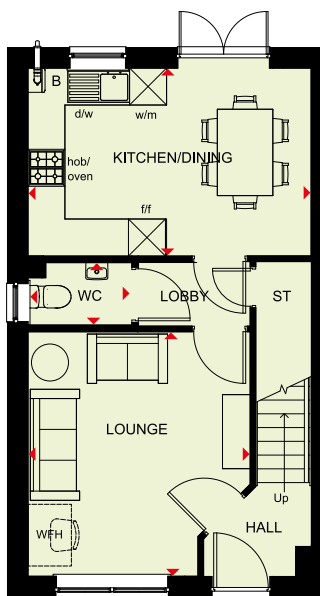
Flue Gas Heat
Recovery

Electric car
charging
point

Decentralised
mechanical
extract ventilation
(d-MEV)

Photovoltaic
panels

Highly-efficient
insulation

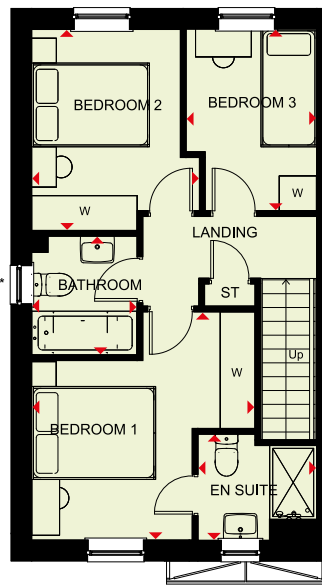


Ground Floor

Lounge	3605 x 3967 mm	11'10" x 13'0"
Kitchen/Dining	4593 x 3048 mm	15'1" x 10'0"
WC	1668 x 1016 mm	5'6" x 3'4"

(Approximate dimensions)

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



First Floor

Bedroom 1	3605 x 3683 mm	11'10" x 12'1"
En suite	1918 x 1716 mm	6'3" x 5'8"
Bedroom 2	2708 x 3245 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 may not be available on certain plots. Speak to Sales Adviser for details on individual plans

KEY

B Boiler
ST Store
wm Washing machine space

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

w Wardrobe space
◀▶ Dimension location



MORESBY

3 BEDROOM HOME

Waste Water Heat Recovery Systems

Argon-filled double-glazing

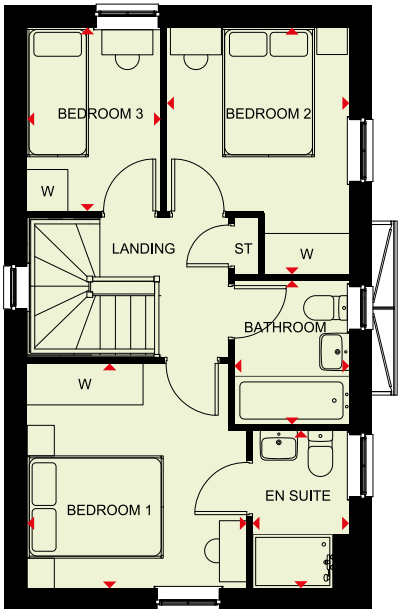
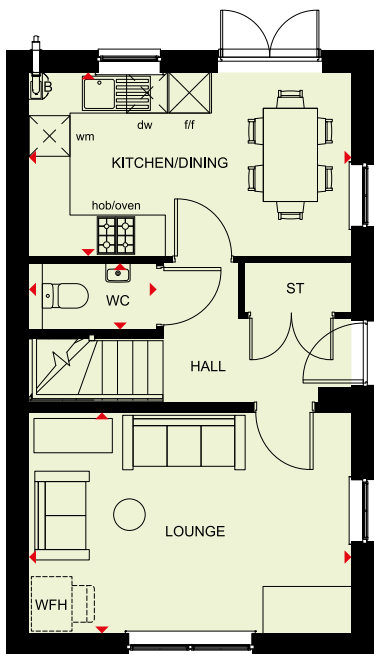
Flue Gas Heat Recovery

Decentralised mechanical extract ventilation (d-MEV)

Photovoltaic panels

Highly-efficient insulation

Electric car charging point



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

KEY

B Boiler

ST Store

wm Washing machine space

dw Dishwasher space

f/f Fridge/freezer space

WFH Working from home space

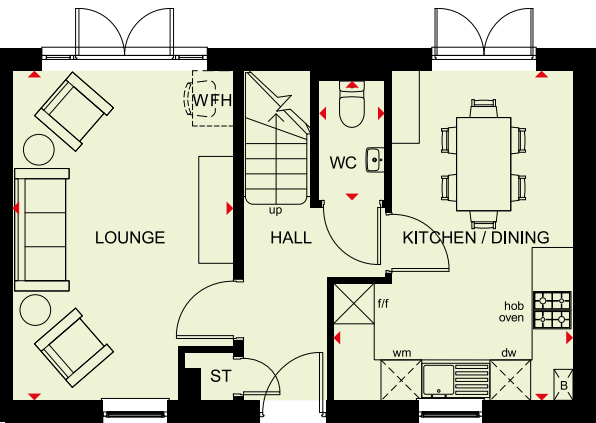
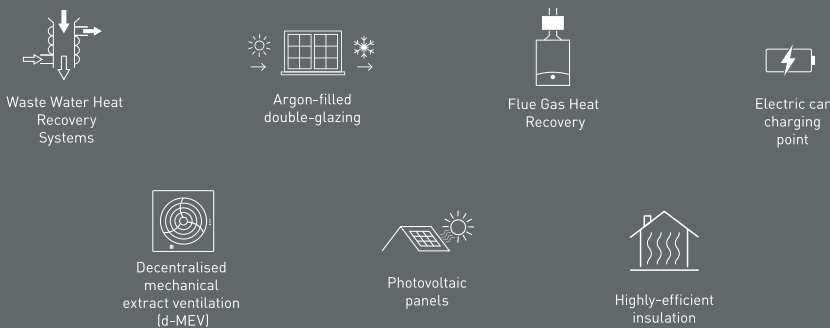
w Wardrobe space

◀▶ Dimension location



BUCHANAN

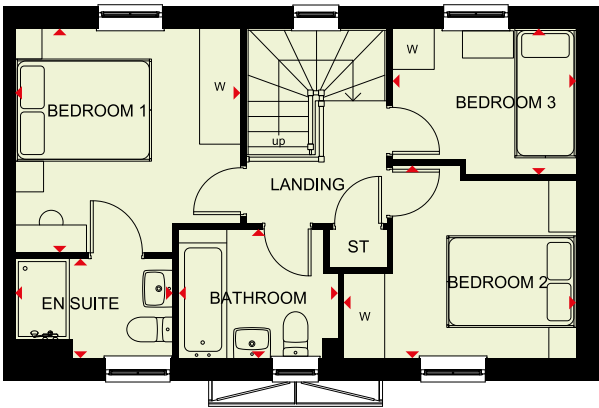
3 BEDROOM HOME



Ground Floor

Lounge	3248 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"

[Approximate dimensions]



First Floor

Bedroom 1	3310 x 3293 mm	10'10" x 10'10"
En Suite	2319 x 1462 mm	7'7" x 4'10"
Bedroom 2	3413 x 2831 mm	11'2" x 9'3"
Bedroom 3	2696 x 2150 mm	8'10" x 7'1"
Bathroom	2335 x 1900 mm	7'8" x 6'3"

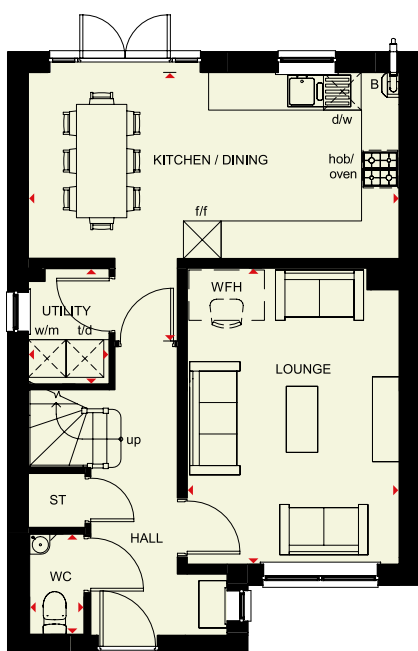
[Approximate dimensions]

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	



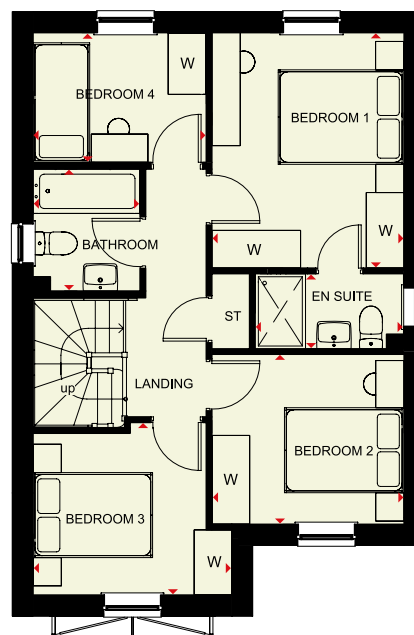
KINGSLEY

4 BEDROOM HOME



Ground Floor

Lounge	3370 x 4705 mm	11'1" x 15'5"
Kitchen / Dining	5895 x 4268 mm	19'4" x 14'0"
Utility	1287 x 1836 mm	4'3" x 6'0"
WC	865 x 1593 mm	2'10" x 5'3"



First Floor

Bedroom 1	3054 x 3740 mm	10'0" x 12'3"
En suite	2361 x 1194 mm	7'9" x 3'11"
Bedroom 2	3054 x 2700 mm	10'0" x 8'10"
Bedroom 3	3160 x 2742 mm	10'4" x 9'0"
Bedroom 4	2754 x 2060 mm	9'0" x 6'9"
Bathroom	1700 x 1937 mm	5'7" x 6'4"

KEY	B	Boiler
	ST	Store
	wm	Washing machine space

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

WFH	Working from home space
W	Wardrobe space
d/d	Dimension location



ALFRETON

4 BEDROOM HOME

Waste Water Heat
Recovery
Systems

Argon-filled
double-glazing

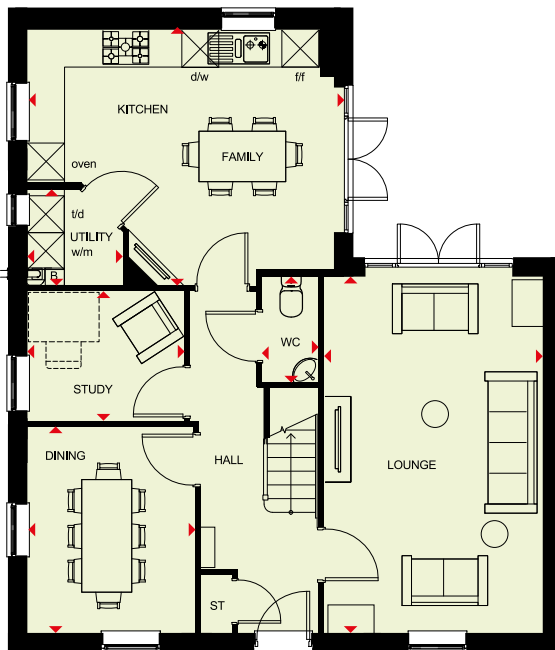
Flue Gas Heat
Recovery

Decentralised
mechanical
extract ventilation
(d-MEV)

Photovoltaic
panels

Highly-efficient
insulation

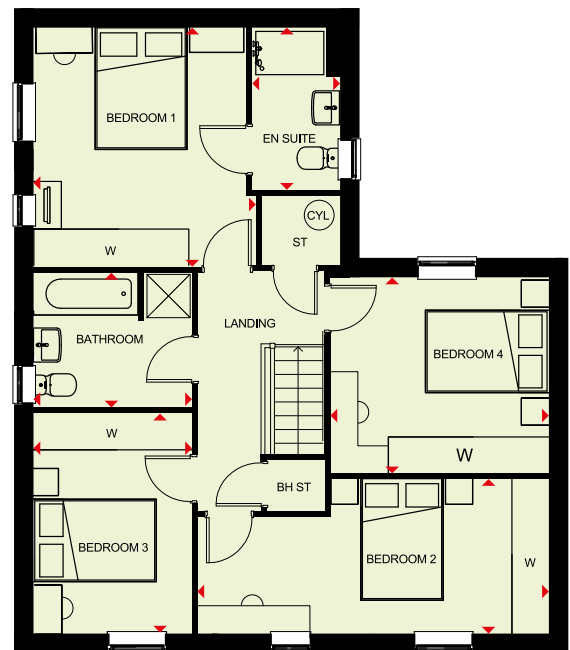
Electric car
charging
point



Ground Floor

Lounge	3470 x 5743 mm	11'5" x 18'10"
Kitchen/Family	4960 x 4133 mm	16'3" x 13'7"
Dining Room	2698 x 3324 mm	8'10" x 10'11"
Study	2548 x 2104 mm	8'4" x 6'11"
Utility	1600 x 1510 mm	5'3" x 4'11"
WC	866 x 1650 mm	2'10" x 5'5"

(Approximate dimensions)



First Floor

Bedroom 1	3595 x 3851 mm	11'10" x 12'8"
En Suite	1487 x 2612 mm	4'11" x 8'7"
Bedroom 2	5666 x 2495 mm	18'7" x 8'2"
Bedroom 3	2581 x 3559 mm	8'6" x 11'8"
Bedroom 4	3537 x 3155 mm	11'7" x 10'4"
Bathroom	2581 x 2176 mm	8'6" 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

td Tumble dryer space
w Wardrobe space
◀▶ Dimension location



RADLEIGH

4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



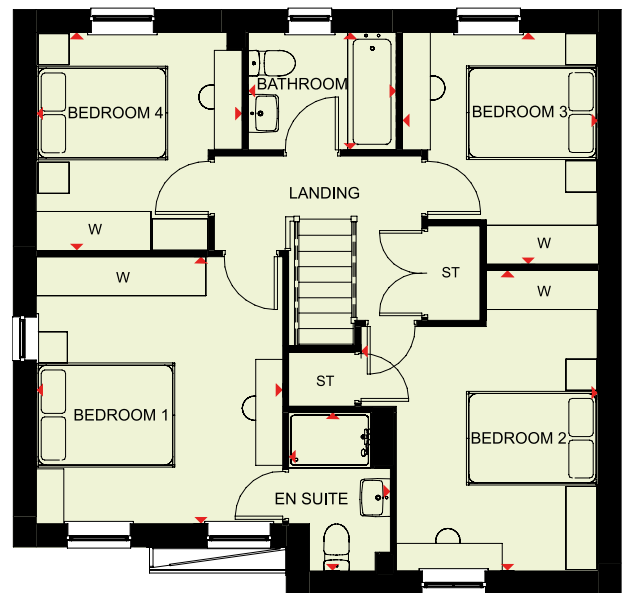
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation



Ground Floor

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

First Floor

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

KEY

B	Boiler
ST	Store
wm	Washing machine space

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

w	Wardrobe space
◀▶	Dimension location



FALLOW

5 BEDROOM HOME

Waste Water Heat
Recovery
Systems

Argon-filled
double-glazing

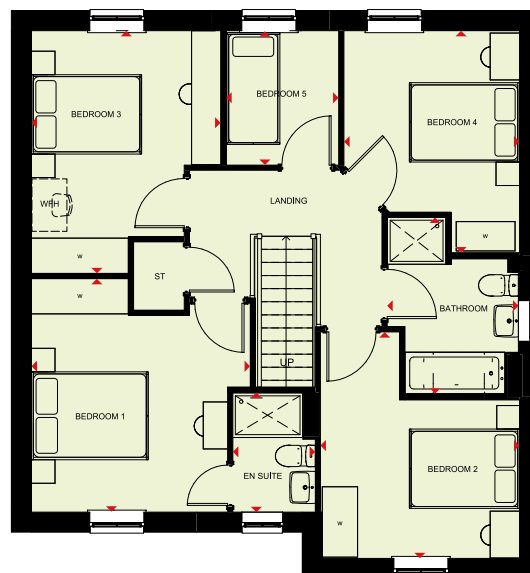
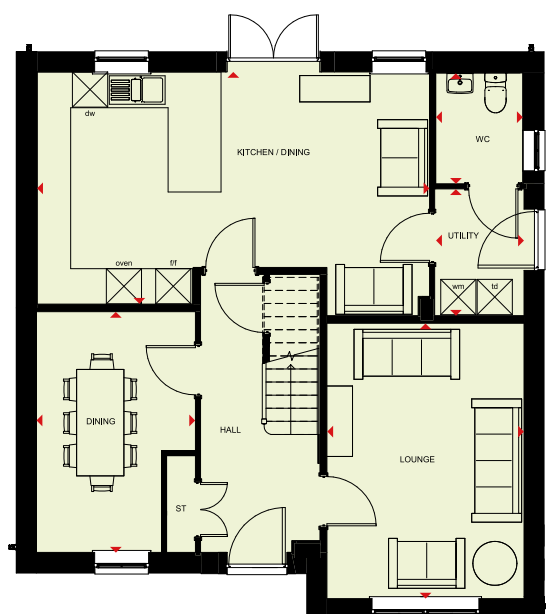
Flue Gas Heat
Recovery

Electric car
charging
point

Decentralised
mechanical
extract ventilation
i.e. M-EV

Photovoltaic
panels

Highly-efficient
insulation



Ground Floor

Lounge	3357 x 4693 mm	11'0" x 15'5"
Kitchen/Dining	6685 x 3961 mm	21'11" x 13'0"
Dining	2710 x 4107 mm	8'11" x 13'6"
WC	1485 x 1905 mm	4'10" x 6'3"
Utility	1503 x 2160 mm	4'11" x 7'1"

[Approximate dimensions]

First Floor

Bedroom 1	3725 x 3971 mm	12'3" x 13'0"
En Suite	1404 x 2042 mm	4'7" x 6'8"
Bedroom 2	3388 x 3854 mm	11'1" x 12'8"
Bedroom 3	3226 x 4133 mm	10'7" x 13'7"
Bedroom 4	2988 x 3780 mm	9'10" x 12'5"
Bedroom 5	1916 x 2289 mm	6'3" x 7'6"
Bathroom	2234 x 3003 mm	7'4" x 9'10"

[Approximate dimensions]

KEY

B Boiler
ST Store
wm Washing machine space

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

WFH Working from home space
W Wardrobe space
◀▶ Dimension location



MARLOWE

5 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



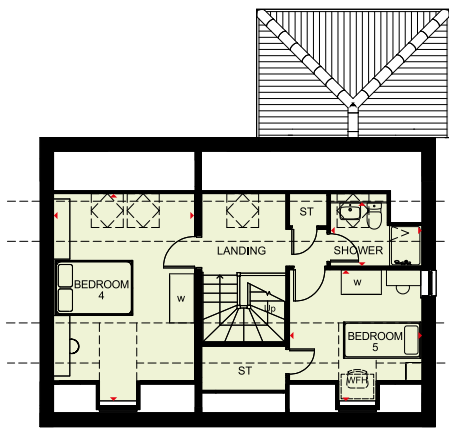
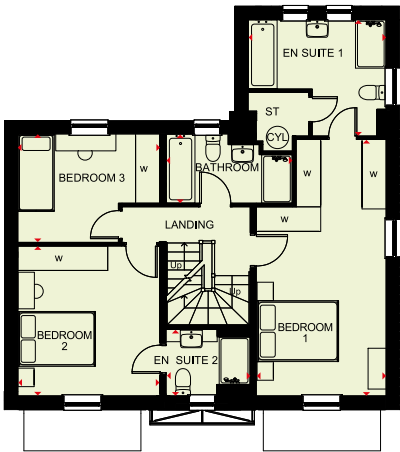
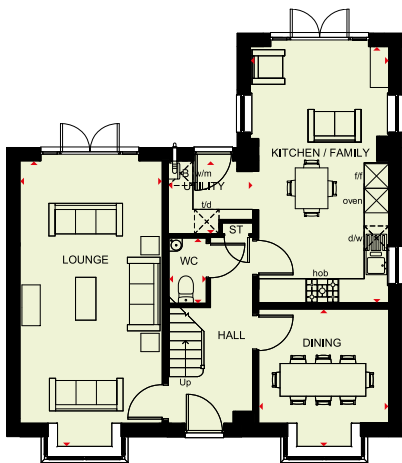
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation



Ground Floor

Lounge	3478 x 6988 mm	11'5" x 22'11"
Kitchen/Family	3384 x 6282 mm	11'1" x 20'7"
Dining	3184 x 3357 mm	10'5" x 11'0"
WC	909 x 1600 mm	3'0" x 5'3"
Utility	2061 x 1784 mm	6'9" x 5'10"

[Approximate dimensions]

First Floor

Bedroom 1	3184 x 6282 mm	10'5" x 20'7"
En Suite	3384 x 2849 mm	11'1" x 9'4"
Bedroom 2	3483 x 3673 mm	11'5" x 12'1"
En Suite 2	2062 x 1632 mm	6'9" x 5'4"
Bedroom 3	3483 x 2656 mm	11'5" x 8'9"
Bathroom	3096 x 1698 mm	10'2" x 5'7"

[Approximate dimensions]

Second Floor

Bedroom 4	3458 x 5078 mm	11'4" x 16'8"
Bedroom 5	3246 x 3214 mm	10'8" x 10'7"
Shower	2241 x 1576 mm	7'4" x 5'2"

[Approximate dimensions]

KEY B Boiler
ST Store
wm Washing machine space

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

WFH Working from home location
W Wardrobe space
◀▶ Dimension location



ASHBOURNE AIRFIELD



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

A brand-new home could reduce your running costs¹

Peace of mind

Our homes come with an NHBC warranty² 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 year after year we win awards - voted for by the industry and our customers.

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.

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MOVEMAKER: WE COULD PAY YOUR ESTATE AGENT FEES

- Available for existing homeowners
- We agree an asking price for your current home after 2 independent valuations
- And then cover the estate agent costs

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YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER DEBT SECURED ON IT AND YOU MUST AT ALL TIMES, COMPLY WITH YOUR OBLIGATIONS UNDER THE LEASE

Talk to us to find out more



BARRATT
HOMES



PART EXCHANGE: WE COULD BE YOUR GUARANTEED BUYER

- Available to existing homeowners
- We could be your guaranteed buyer and offer fair value for your current property
- There will be no estate agent fees and no chain

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER DEBT SECURED ON IT AND YOU MUST AT ALL TIMES, COMPLY WITH YOUR OBLIGATIONS UNDER THE LEASE

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HOMES



KEY WORKER DEPOSIT CONTRIBUTION: COULD SAVE YOU THOUSANDS

- Available to a wide range of Key Workers
- We could contribute thousands towards your deposit, speak to our Sales Adviser for further information

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER DEBT SECURED ON IT AND YOU MUST AT ALL TIMES, COMPLY WITH YOUR OBLIGATIONS UNDER THE LEASE

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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.



