Your new home at Laurel Chase, Morpeth

COTTINGWOOD, MORPETH, NORTHUMBERLAND NE61 3GQ



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.













STUNNING HOMES IN A GREAT LOCATION

LAUREL CHASE OFFERS A UNIQUE COLLECTION OF 3, 4 AND 5 BEDROOM HOMES, LOCATED WITHIN THE MARKET TOWN OF MORPETH.

Living at Laurel Chase, your new home is less than a mile from Morpeth's ever-popular town centre. Wander cobbled streets, browse independent shops and catch up with friends in cosy cafés, all just moments from home.

With views of the River Wansbeck running through, this traditional market town combines history, modern comfort and natural beauty all within the heart of Northumberland. It offers a semi-rural location, whilst still being within easy commuting distance of Newcastle upon Tyne.

Morpeth is home to highly regarded schools and is perfectly placed for exploring the Northumberland countryside and coastline.

LOCAL AREA

THE PERFECT BLEND OF HISTORIC CHARM AND MODERN LIVING

We choose the location of our new homes carefully and Laurel Chase is no exception.

Weekends in Morpeth are made for strolls through Carlisle Park, picnics and dog walks on Northumberland beaches and family adventures at Whitehouse Farm.

When it's time to unwind, choose from hearty Sunday lunches, stone-baked pizzas or coffee and cake in an independent café.

For shopping, Sanderson Arcade blends high-street favourites and independent charm, while the bustling weekly market offers fresh local produce and artisan finds.









- The Maidstone 3 Bedroom Home
- The Moresby 3 Bedroom Home
- The Lutterworth 3 Bedroom Home
- The Denby 3 Bedroom Home
- The Kingsville 3 Bedroom Home
- The Lockton 3 Bedroom Home
- The Kingsley 4 Bedroom Home
- The Hesketh 4 Bedroom Home
- The Thornton 4 Bedroom Home
- The Riggit 4 Bedroom Home
- The Alderney 4 Bedroom Home
- The Radleigh 4 Bedroom Home
- The Bittern 5 Bedroom Home
- The Fallow 5 Bedroom Home
- The Marlowe 5 Bedroom Home
- **Affordable Housing**
- **Visitors Parking Space**
- BCP **Bin Collection Point**
- POS Public Open Space
- LEAP Local Equipped Area for Play

Show Home

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



Please speak to your Sales Advisor for specific plot locations.

Giving Nature a Home on this Development:

Bird Box - Starling Nest Box Selected plots*

Bat Box - Enclosed Bat Box Selected plots*

Swift Nesting Brick - Sparrow Terrace Selected plots*

Hedgehog Highway Selected plots*

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





MAIDSTONE

3 BEDROOM HOME





















Ground Floor		
Lounge	4602 x 4887mm	14'11" x 10'6"
Kitchen/Dining	4552 x 3202mm	14'11" x 10'6"
WC	901 x 1587mm	2'11" x 5'2"

2597 x 4190mm	8'6" x 13'9"
2597 x 1365mm	8'6" x 4'6"
2597 x 3098mm	8'6" x 10'2"
1918 x 2662mm	6'4" x 8'9"
1918 x 1702mm	6'4" x 5'7"
	2597 x 1365mm 2597 x 3098mm 1918 x 2662mm

(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

Dimension location



(Approximate dimensions)



MORESBY

3 BEDROOM DETACHED HOME





















Ground Floor		
Kitchen/Dining	4735 x 2696mm	15'6" x 8'10"
Lounge	4735 x 3250mm	15'6" x 10'8"
WC	1891 x 945mm	6'2" x 3'1"

(Approximate	dimensions

First Floor		
Bedroom 1	3226 x 3312mm	10'7" x 10'10"
En suite	2322 x 1421mm	7'7" x 4'8"
Bedroom 2	2679 x 3628mm	8'9" x 11'11"
Bedroom 3	2696 x 1968mm	8'10" x 6'5"
Bathroom	2120 x 1688mm	6'11" x 5'6"

(Approximate dimensions)

KEY

Boiler

d/w f/f

Dishwasher space

Fridge/freezer space

W

Wardrobe space

ST w/m

В

Store Washing machine space

WFH Working from home space

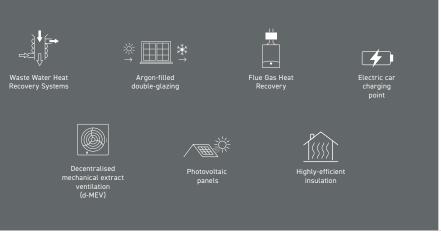




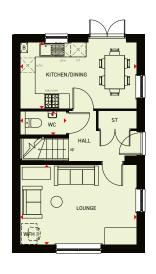


MORESBY

3 BEDROOM SEMI-DETACHED HOME









Ground Floor		
Kitchen/Dining	4735 x 2696mm	15'6" x 8'10"
Lounge	4735 x 3250mm	15'6" x 10'8"
WC	1891 x 945mm	6'2" x 3'1"

(Approximate dimensions)

First Floor		
Bedroom 1	3226 x 3312mm	10'7" x 10'10"
En suite	2322 x 1421mm	7'7" x 4'8"
Bedroom 2	2679 x 3628mm	8'9" x 11'11"
Bedroom 3	2696 x 1968mm	8'10" x 6'5"
Bathroom	2120 x 1688mm	6'11" x 5'6"

(Approximate dimensions)

KEY	В	Boiler	d/w	Dishwasher space	W	Wardrobe space
	ST	Store	f/f	Fridge/freezer space	\leftrightarrow	Dimension location
	w/m	Washing machine space	WFH	Working from home space		





LUTTERWORTH

3 BEDROOM HOME





















Ground Floor		
Lounge	5385 x 3045mm	17'8" x 10'0"
Kitchen/Dining	4274 x 5385mm	14'0" x 17'8"
WC	1028 x 1441mm	3'4" x 4'9"

(Approximate dir	nensions
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First Floor		
Bedroom 1	3107 x 3599mm	10'2" x 11'10
En Suite	1648 x 2159mm	5'5" x 7'1"
Bedroom 2	3404 x 3163mm	11'2" x 10'5"
Bedroom 3	3540 x 2134mm	11'7" x 7'0"
Bathroom	2519 x 1958mm	8'3" x 6'5"

(Approximate dimensions)

KEY

Boiler

d/w

W

Wardrobe space

В ST w/m

Store Washing machine space

Dishwasher space f/f Fridge/freezer space WFH

Working from home space





DENBY

3 BEDROOM HOME























Ground Floor		
Lounge	3064 x 4416mm	10'1" x 14'6"
Kitchen	2753 x 2523mm	9'0" x 8'3"
Dining	2304 x 2523mm	7'7" x 8'3"
Utility	1789 x 1533mm	5'10" x 5'0"
WC	1667 x 869mm	5'6" x 2'10"
Garage	2725 x 5153mm	8'11" x 16'11"

(Approximate dimensions)

First Floor		
Bedroom 1	2740 x 4332mm	9'0" x 14'3"
En suite	2026 x 1412mm	6'8" x 4'8"
Bedroom 2	3064 x 3820mm	10'1" x 12'6"
Bedroom 3	2693 x 3275mm	8'10" x 10'9"
Bathroom	1950 x 1913mm	6'5" x 6'3"

(Approximate dimensions)

KEY

В Boiler

w/m

Washing machine space

WFH

Working from home space

ST BH ST Bulkhead Store

Store

d/w f/f

Dishwasher space Fridge/freezer space W

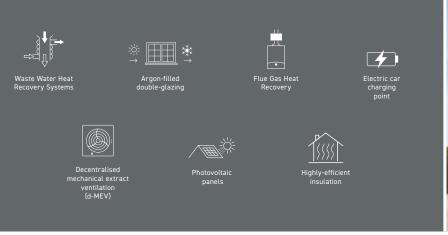
Wardrobe space Dimension location





KINGSVILLE

3 BEDROOM HOME











Ground Floor		
Family/Dining	3903 x 4757mm	12'10" x 15'7'
Kitchen	1866 x 3060mm	6'1" x 10'0"
Study	1879 x 2739mm	6'2" x 9'0"
WC	860 x 1527mm	2'10" x 5'0"

(Approximate	dimensions
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First Floor		
Lounge	3940 x 3632mm	12'11" x 11'11"
Bedroom 1	3903 x 2998mm	12'10" x 9'10"
En suite	1551 x 2169mm	5'1" x 7'1"

(Annr	nvimate	dimension	e)

3494mm 12'11" x 11'6"
3355mm 12'11" x 11'0"
1963mm 5'7" x 6'5"

Approximate dimensions

KEY	В	Boiler	w/m	Washing machine space	W	Wardrobe space
	ST	Store	d/w	Dishwasher space	RL	Roof Light
	BH ST	Bulkhead Store	f/f	Fridge/freezer space	4)	Dimension location





LOCKTON

3 BEDROOM HOME



Waste Water Heat



Argon-filled



lectric car

Electric car charging













Ground Floor		
Lounge	3291 x 3638mm	10'10 x 11'11"
Kitchen/Dining	5545 x 3848mm	18'2" x 12'7"
WC	897 x 1910mm	2'11" x 6'3"

(Approximate dimensions)

First Floor		
Bedroom 1	3145 x 4945mm	10'4" x 16'3"
En suite	2154 x 1426mm	7'1" x 4'8"
Bedroom 2	3360 x 2979mm	11'0" x 9'9"
Bedroom 3	3585 x 2979mm	11'9" x 9'9"
Bathroom	2097 x 1910mm	6'11" x 6'3"

(Approximate dimensions)

KEY

Boiler Store w/m

Washing machine space

Dishwasher space

()

Wardrobe space

ST BH ST

В

Bulkhead Store

d/w f/f

Fridge/freezer space





KINGSLEY

4 BEDROOM HOME





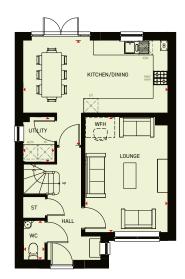














Ground Floor		
Kitchen/Dining	5854 x 4245mm	19'2" x 13'11"
Lounge	3362 x 4685mm	11'0" x 15'4"
Utility	1273 x 1839mm	4'2" x 6'0"
WC	856 x 1580mm	2'10" x 5'2"

(Approximate dimensions)

First Floor		
Bedroom 1	3040 x 3747mm	10'0" x 12'4"
En suite	2352 x 1194mm	7'9" x 3'11"
Bedroom 2	3040 x 2676mm	10'0" x 8'9"
Bedroom 3	3132 x 2733mm	10'3" x 9'0"
Bedroom 4	2740 x 2071mm	9'0" x 6'10"
Bathroom	1686 x 1957mm	5'6" x 6'5"

(Approximate dimensions)

KEY

В Boiler ST

w/m

Store

Washing machine space

td d/w Tumble dryer space

Dishwasher space Fridge/freezer space WFH Working from home space

W

Wardrobe space Dimension location





HESKETH

4 BEDROOM HOME

























Cre	ALLIN A	Eleer
Gre		Floor

Lounge	4963 x 3113mm	16'3" x 10'3"
Kitchen/Dining	4963 x 3175mm	16'3" x 10'5"
WC.	925 v 1923mm	3'0" v 6'/\"

(Approximate dimensions)

Linet	Floor
TH St	ELUUUI

Bedroom 1	3684 x 3175mm	12'1" x 10'5"
En suite	1511 x 2282mm	4'11" x 7'6"
Bedroom 3	3220 x 3175mm	10'7" x 10'5"
Bathroom	1903 x 2038mm	6'3" x 6'8"

(Approximate dimensions)

Second	Elgar
- 2ECUIIU	

Bedroom 2	4076 x 3532mm	13'4" x 11'7"
Bedroom 4	4076 x 3175mm	13'4" x 10'5"
Shower	1323 x 2168mm	4'4" x 7'1"

(Approximate dimensions)

KEY

В Boiler ST Store

Washing machine space

w/m

d/w f/f

WFH

Dishwasher space Fridge/freezer space

W RL Working from home space

Wardrobe space Roof Light Dimension location





THORNTON

4 BEDROOM SEMI-DETACHED HOME









Ground Floor		
Lounge	3158 x 6549mm	10'4" x 21'6"
Kitchen/Dining	3993 x 6549mm	13'1" x 21'6"
WC	1618 x 1508mm	5'4" x 4'11"
Litility	1452 v 2053mm	5'5" v 4'9"

(Approximate dimensions

First Floor		
Bedroom 1	2997 x 3833mm	9'10" x 12'7"
En suite	1594 x 1846mm	5'3" x 6'1"
Bedroom 2	4704 x 2871mm	15'5" x 9'5"
Bedroom 3	3525 x 3220mm	11'7" x 10'7"
Bedroom 4	2218 x 3259mm	7'3" x 10'8"
Bathroom	1967 x 1846mm	6'5" x 6'1"

(Approximate dimensions)

KEY	В	Boiler	td	Tumble dryer space	WFH	Working from home space
	ST	Store	d/w	Dishwasher space	W	Wardrobe space
	w/m	Washing machine space	f/f	Fridge/freezer space	4)	Dimension location





THORNTON

4 BEDROOM DETACHED HOME









Electric car charging















Ground Floor		
Lounge	3158 x 6549mm	10'4" x 21'6"
Kitchen/Dining	3993 x 6549mm	13'1" x 21'6"
WC	1618 x 1508mm	5'4" x 4'11"
Utility	1652 x 2053mm	5'5" x 6'9"

(Approximate dimensions)

First Floor		
Bedroom 1	2997 x 3833mm	9'10" x 12'7"
En suite	1594 x 1846mm	5'3" x 6'1"
Bedroom 2	4704 x 2871mm	15'5" x 9'5"
Bedroom 3	3525 x 3220mm	11'7" x 10'7"
Bedroom 4	2218 x 3259mm	7'3" x 10'8"
Bathroom	1967 x 1846mm	6'5" x 6'1"

(Approximate dimensions)

KEY

B Boiler

td Tumble dryer space

d/w

е

WFH Working from home space

ST w/m Store
Washing machine space

Dishwasher space Fridge/freezer space

W

Wardrobe space
Dimension location





THORNTON

4 BEDROOM TERRACE HOME









Ground Floor		
Lounge	3158 x 6549mm	10'4" x 21'6"
Kitchen/Dining	3993 x 6549mm	13'1" x 21'6"
WC	1618 x 1508mm	5'4" x 4'11"
Litility	1452 v 2053mm	5'5" v 6'9"

(Approximate dimensions

First Floor		
Bedroom 1	2997 x 3833mm	9'10" x 12'7"
En suite	1594 x 1846mm	5'3" x 6'1"
Bedroom 2	4704 x 2871mm	15'5" x 9'5"
Bedroom 3	3525 x 3220mm	11'7" x 10'7"
Bedroom 4	2218 x 3259mm	7'3" x 10'8"
Bathroom	1967 x 1846mm	6'5" x 6'1"

(Approximate dimensions)

KEY	В	Boiler	td	Tumble dryer space	WFH	Working from home space
	ST	Store	d/w	Dishwasher space	W	Wardrobe space
	w/m	Washing machine space	f/f	Fridge/freezer space	4.	Dimension location





RIGGIT

4 BEDROOM HOME





















Ground Floor		
Lounge	3602 x 5403mm	11'0" x 17'9"
Kitchen/Dining/Family	5819 x 3709mm	19'1" x 12'2"
Utility/WC	1570 x 2461mm	5'2" x 8'1"

(Approximate dimension	nne	10

First Floor		
Bedroom 1	4804 x 4244mm	15'9" x 13'11"
Bedroom 2	3261 x 4932mm	10'8" x 16'2"
Bedroom 3	3159 x 3458mm	10'4" x 11'4"
Bedroom 4	2685 x 3375mm	8'10" x 11'1"
Bathroom	2063 x 2976mm	6'9" x 9'9"
En Suite	2417 x 1486mm	7'11" x 4'11"

(Approximate dimensions)

KEY

Boiler

td d/w Tumble dryer space

WFH Working from home space W Wardrobe space

ST w/m

В

Store

Dishwasher space f/f

Washing machine space

Fridge/freezer space





ALDERNEY

4 BEDROOM HOME





















Ground	Floor

Lounge	3103 x 5120mm	10'2" x 16'10"
Kitchen/Breakfast/Family	4582 x 4593mm	15'0" x 15'1"
Dining	2962 x 3249mm	9'9" x 10'8"
WC:	854 x 1644mm	2'10" x 5'5"

(Approximate dimensions)

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Bedroom 1	4595 x 3090mm	15'1" x 10'2"
En suite	1191 x 2075mm	3'11" x 6'10"
Bedroom 2	4509 x 3101mm	14'10" x 10'2"
Bedroom 3	3710 x 3101mm	12'2" x 10"2"
Bedroom 4	2139 x 2261mm	7'0" x 7'5"
Bathroom	1702 x 2075mm	5'7" x 6'10"

(Approximate dimensions)

KEY

В Boiler ST

w/m

Store

Washing machine space

d/w f/f

WFH

Dishwasher space Fridge/freezer space

Working from home space

W

Wardrobe space





RADLEIGH

4 BEDROOM HOME





















Ground Floor		
Lounge	3361 x 5046mm	11'0" x 16'7"
Kitchen/Dining/Family	8110 x 3583mm	26'7" x 11'7"
Study	2273 x 2158mm	7'5" x 7'1"
Utility	1592 x 1655mm	5'3" x 5'5"
WC.	850 x 1655mm	2'9" x 5'5"

(Approximate dimensions)

First Floor	1	
Bedroom 1	3570 x 3858mm	11'9" x 12'8"
En suite	1452 x 2289mm	4'9" x 7'8"
Bedroom 2	3423 x 4335mm	11'3" x 14'3"
Bedroom 3	2824 x 3350mm	9'3" x 11'0"
Bedroom 4	2973 x 3152mm	9'9" x 10'4"
Bathroom	2137 x 1699mm	7'0" x 5'7"

(Approximate dimensions)

KEY

Boiler

Tumble dryer space

Wardrobe space

В ST w/m

Store Washing machine space

td d/w f/f

Dishwasher space Fridge/freezer space







BITTERN

4 BEDROOM HOME























Ground Floor		
Kitchen/Family/Breakfast	5157 x 3646mm	16'11" x 12'0"
Lounge	3545 x 5720mm	11'8" x 18'9"
Dining	2898 x 3611mm	9'6" x 11'10"
Study	2339 x 2284mm	7'8" x 7'6"
WC/Utility	1481 x 2408mm	4'10" x 7'11"

(Approximate dimensions)

First Floor	ı	
Bedroom 1	3585 x 5720mm	11'9" x 18'9"
En suite	2240 x 1425mm	7'4" x 4'8"
Bedroom 2	4809 x 3373mm	15'9" x 11'1"
Bedroom 3	2932 x 4441mm	9'7" x 14'7"
Bedroom 4	2137 x 3957mm	7'0" x 13'0"
Bathroom	1811 x 2997mm	5'11" x 9'8"

(Approximate dimensions)

KEY

В Boiler

ST

BH ST

Store

Bulkhead Store

w/m d/w f/f

Washing machine space Dishwasher space

Fridge/freezer space

td WFH W

Tumble dryer space Working from home space

Wardrobe space





FALLOW

5 BEDROOM HOME























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

(Approximate dimensions)

First Floor		
Bedroom 1	3725 x 3971mm	12'3" x 13'0"
En suite	1404 x 2042mm	4'7" x 6'8"
Bedroom 2	3388 x 3845mm	11'1" x 12'7"
Bedroom 3	3226 x 4133mm	10'7" x 13'7"
Bedroom 4	2988 X 3780mm	8'10" x 12'5"
Bedroom 5	1916 x 2289mm	6'3" x 7'6"
Bathroom	2234 x 3003mm	7'4" x 9'10"

(Approximate dimensions)

KEY

Boiler ST Store

Washing machine space

В

w/m

td d/w

f/f

Tumble dryer space Dishwasher space Fridge/freezer space

WFH W

Working from home space

•

Wardrobe space Dimension location





MARLOWE

5 BEDROOM HOME



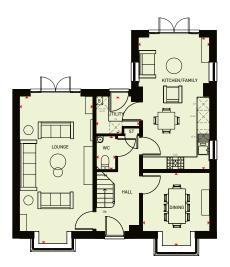




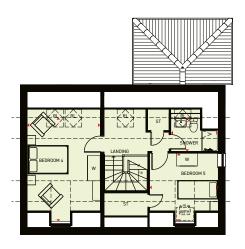












Ground Floor

Lounge	3491 x 7038mm	11'5" x 23'1"
Kitchen/Family	3356 x 6282mm	11'0" x 20'7"
Dining	3192 x 3439mm	10'6" x 11'3"
WC	870 x 1600mm	2'10" x 5'3"
Utility	2062 x 1775mm	6'9" x 5'10"

(Approximate dimensions)

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Bedroom 1	3192 x 6273mm	10'6" x 20'7"
En suite	3356 x 2835mm	11'0" x 9'4"
Bedroom 2	3491 x 3664mm	11'5" x 12'0"
En suite 2	2062 x 1628mm	6'9" x 5'4"
Bedroom 3	3491 x 2642mm	11'5" x 8'8"
Dathroom	2005 v 1700mm	10'2" v E'7"

(Approximate dimensions)

Second Floor

Bedroom 4	3491 x 5348mm	11'5" x 17'7"
Bedroom 5	3232 x 3285mm	10'7" x 10'9"
Shower	2227 v 1576mm	7'/'' > 5'2"

(Approximate dimensions)

KEY

В Boiler ST Store

w/m

Washing machine space

td Tumble dryer space d/w Dishwasher space

Fridge/freezer space

f/f

WFH Working from home space Wardrobe space

Roof Light





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.

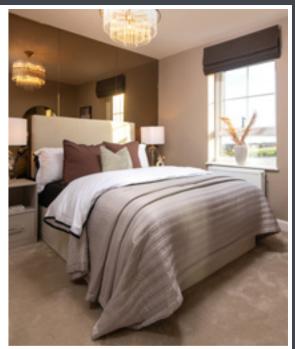
WHAT THE CODE COVERS

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.





Nothing in this code affects any other rights the customer has by law and does not replace any legislation that applies to the new home. Customers do not have to make a complaint to the New Homes Ombudsman Service if they are not satisfied with a matter that is covered by the code. They may decide to take other action, such as through the civil courts or other ombudsman or regulator. 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. Alt images used are for illustrative purposes. These 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 and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.









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