

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**
4 Bedroom Home
- **The Fallow**
5 Bedroom Home
- **The Marlowe**
5 Bedroom Home
- **Affordable Housing**



- **Shared Ownership**

- **V** **Visitors Parking Space**
- **BCP** **Bin Collection Point**
- **POS** **Public Open Space**
- **LEAP** **Local Equipped Area for Show Home**
- **SH**



Future
Development
by Others



Development by
David Wilson Homes



Electric Vehicle Charging

Electric vehicle charging points are included on every home. 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*

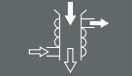
*Positioning of our sustainability features are subject to change. Speak to a Sales Adviser for more information.

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.



MAIDSTONE

3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



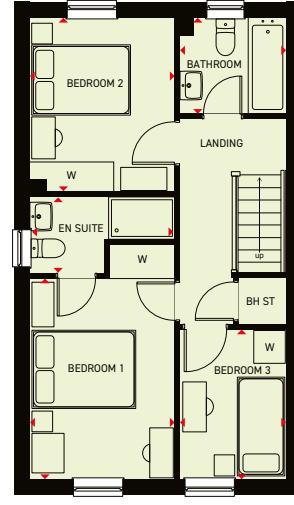
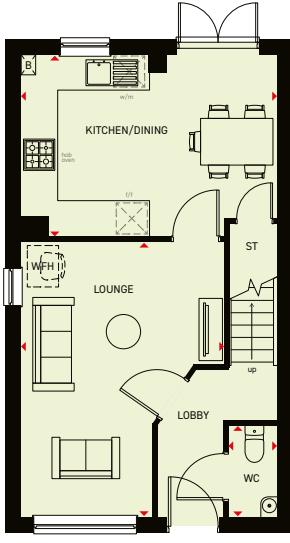
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation



Ground Floor

Lounge	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"

(Approximate dimensions)

First Floor

Bedroom 1	2597 x 4190mm	8'6" x 13'9"
En suite	2597 x 1365mm	8'6" x 4'6"
Bedroom 2	2597 x 3098mm	8'6" x 10'2"
Bedroom 3	1918 x 2662mm	6'4" x 8'9"
Bathroom	1918 x 1702mm	6'4" x 5'7"

(Approximate dimensions)

KEY

B Boiler
ST Store
BH ST Bulkhead store

f/f

w/m Washing machine space
WFH Working from home space

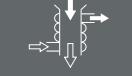
W

Wardrobe space
Dimension location



MORESBY

3 BEDROOM DETACHED HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



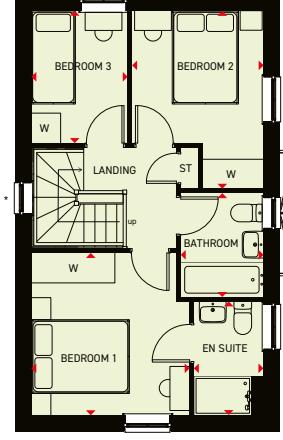
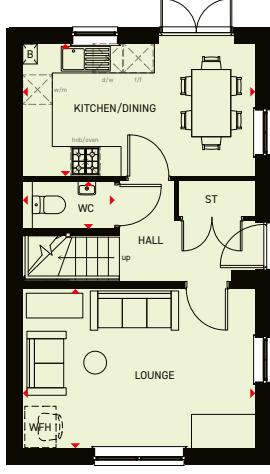
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation



Ground Floor

Kitchen/Dining	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)

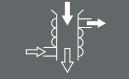
KEY

B	Boiler	d/w	Dishwasher space	W	Wardrobe space
ST	Store	f/f	Fridge/freezer space	►	Dimension location
w/m	Washing machine space	WFH	Working from home space		



MORESBY

3 BEDROOM SEMI-DETACHED HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



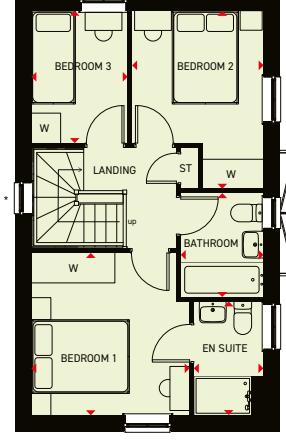
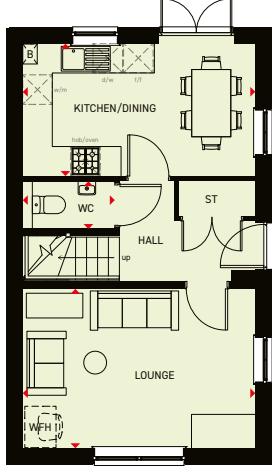
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation



Ground Floor

Kitchen/Dining	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)

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(Approximate dimensions)

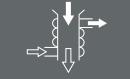
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w/m	Washing machine space	WFH	Working from home space		

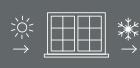


LUTTERWORTH

3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



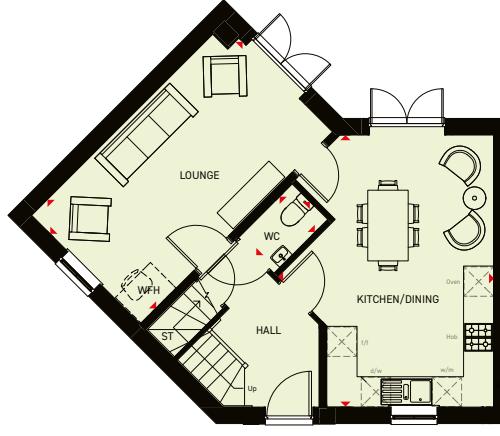
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation



Ground Floor

Lounge	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 dimensions)

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

B Boiler

d/w

Dishwasher space

W

Wardrobe space

ST Store

f/f

Fridge/freezer space

►

Dimension location

w/m

Washing machine space

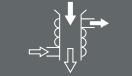
WFH

Working from home space



DENBY

3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



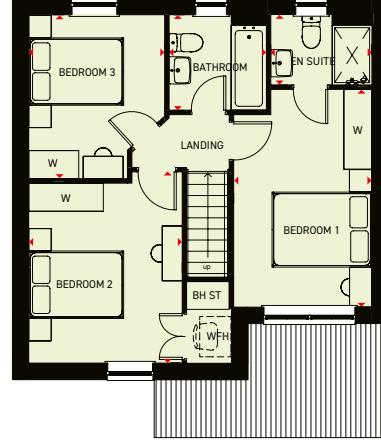
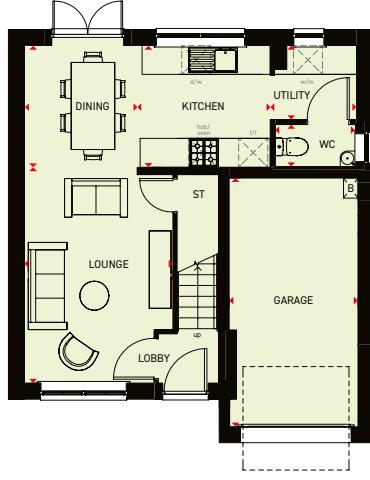
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation



Ground Floor

Lounge	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

B Boiler

ST Store

BH ST Bulkhead Store

w/m

d/w

f/f

Washing machine space

Dishwasher space

Fridge/freezer space

WFH

Working from home space

W

Wardrobe space

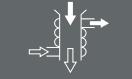
◀ ▶

Dimension location



KINGSVILLE

3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



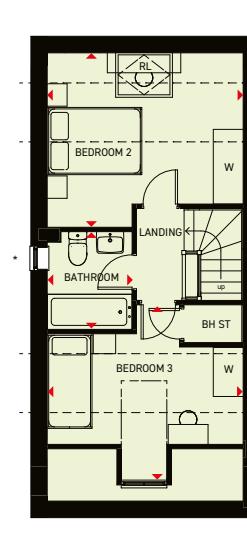
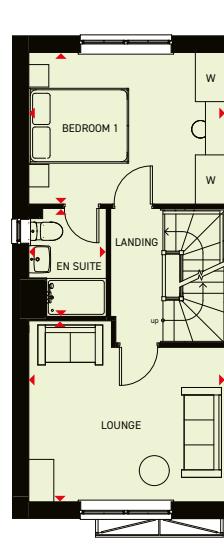
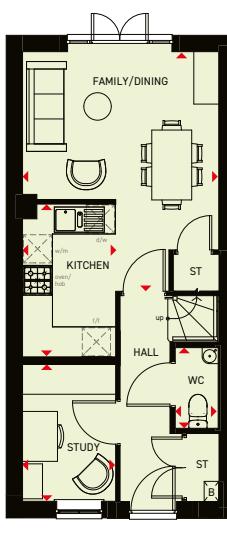
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation



Ground Floor

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)

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"

(Approximate dimensions)

Second Floor

Bedroom 2	3940 x 3494mm	12'11" x 11'6"
Bedroom 3	3940 x 3355mm	12'11" x 11'0"
Bathroom	1705 x 1963mm	5'7" x 6'5"

(Approximate dimensions)

KEY

B Boiler

ST Store

BH ST Bulkhead Store

w/m

d/w Dishwasher space

f/f Fridge/freezer space

W

Wardrobe space

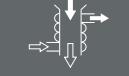
RL Roof Light

Dimension location



LOCKTON

3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



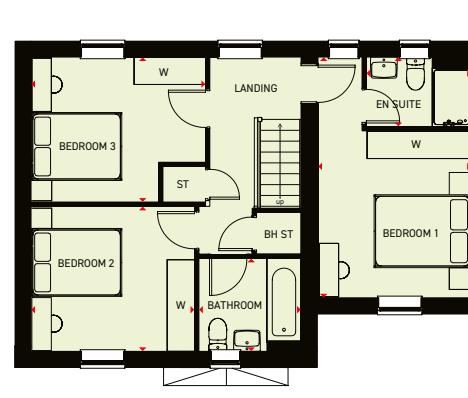
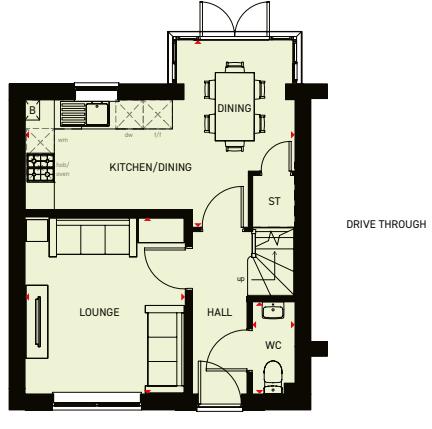
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation



Ground Floor

Lounge	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

B Boiler

ST Store

BH ST Bulkhead Store

w/m

d/w Dishwasher space

f/f Fridge/freezer space

W

Wardrobe space

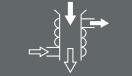


Dimension location



KINGSLEY

4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



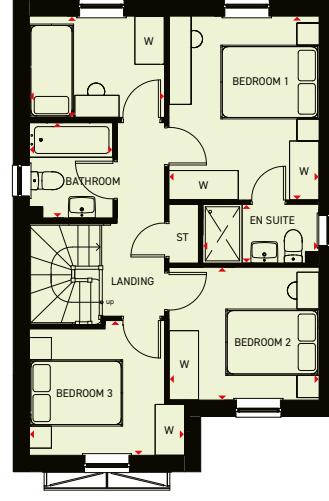
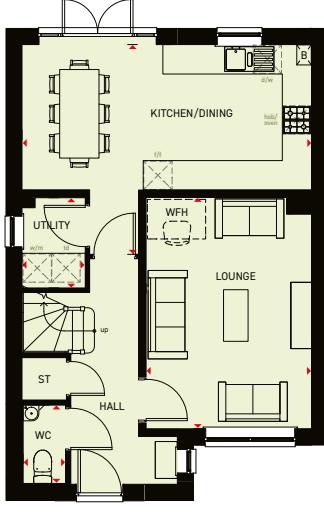
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation



Ground Floor

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

B Boiler

td

Tumble dryer space

WFH

Working from home space

ST Store

d/w

Dishwasher space

Wardrobe space

w/m Washing machine space

f/f

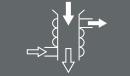
Fridge/freezer space

Dimension location



HESKETH

4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



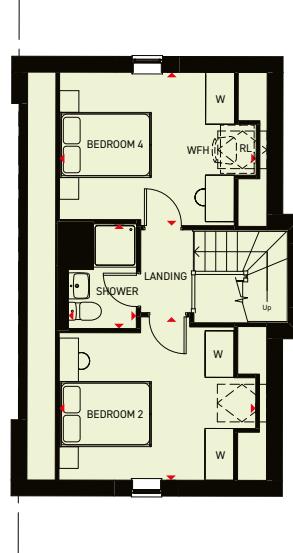
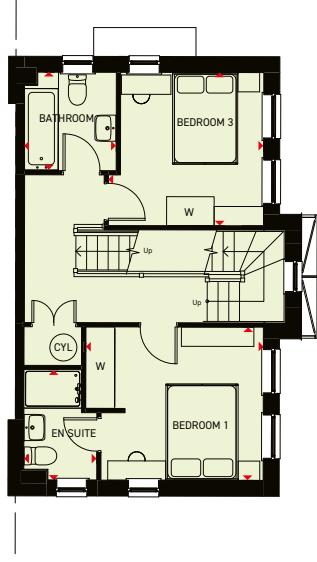
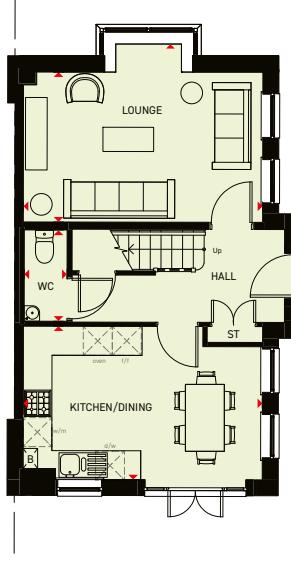
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation



Ground Floor

Lounge	4963 x 3113mm	16'3" x 10'3"
Kitchen/Dining	4963 x 3175mm	16'3" x 10'5"
WC	925 x 1923mm	3'0" x 6'4"

(Approximate dimensions)

First Floor

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 Floor

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

B Boiler

d/w Dishwasher space

W Wardrobe space

ST Store

f/f Fridge/freezer space

RL Roof Light

w/m Washing machine space

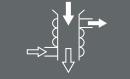
WFH Working from home space

Dimension location



THORNTON

4 BEDROOM SEMI-DETACHED 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	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)

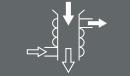
KEY

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ST	Store	d/w	Dishwasher space	W	Wardrobe space
w/m	Washing machine space	f/f	Fridge/freezer space	↔	Dimension location



THORNTON

4 BEDROOM DETACHED HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



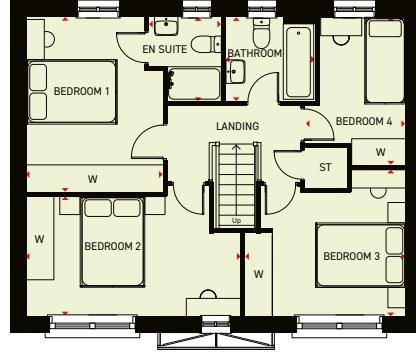
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation



Ground Floor

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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)

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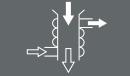
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ST	Store	d/w	Dishwasher space	W	Wardrobe space
w/m	Washing machine space	f/f	Fridge/freezer space	↔	Dimension location



THORNTON

4 BEDROOM TERRACE 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	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)

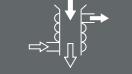
KEY

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



RIGGIT

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	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 dimensions)

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

B

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

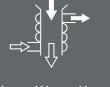
►

Dimension location



ALDERNEY

4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



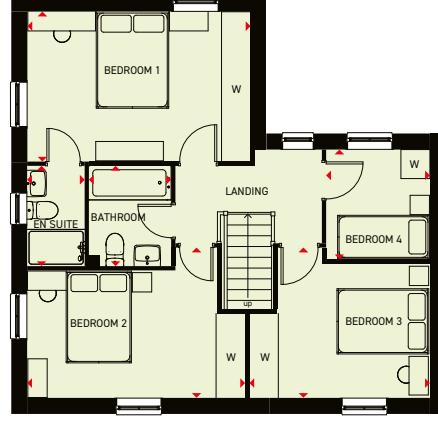
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation



Ground Floor

Lounge	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)

First Floor

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

B

Boiler

d/w

Dishwasher space

W

Wardrobe space

ST

Store

f/f

Fridge/freezer space

►

Dimension location

w/m

Washing machine space

WFH

Working from home space



RADLEIGH

4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



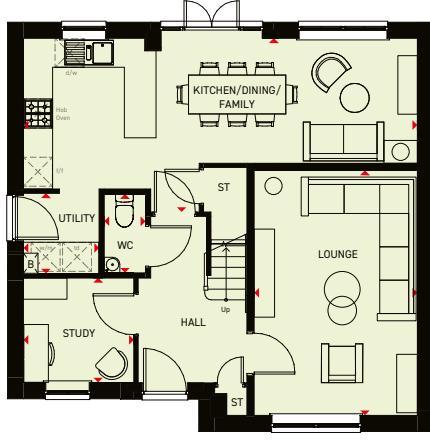
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation



Ground Floor

Lounge	3361 x 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

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

B

Boiler

td

Tumble dryer space

W

Wardrobe space

ST

Store

d/w

Dishwasher space

►

Dimension location

w/m

Washing machine space

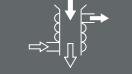
f/f

Fridge/freezer space



BITTERN

4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



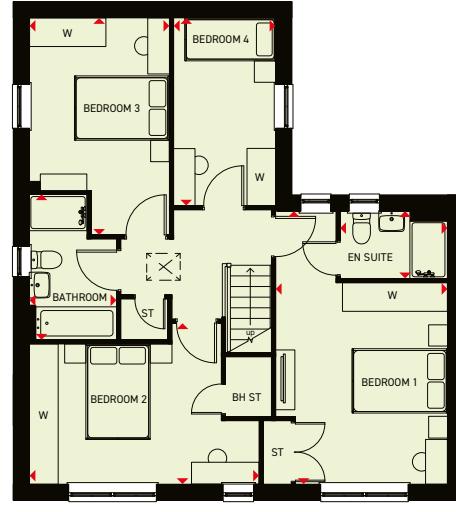
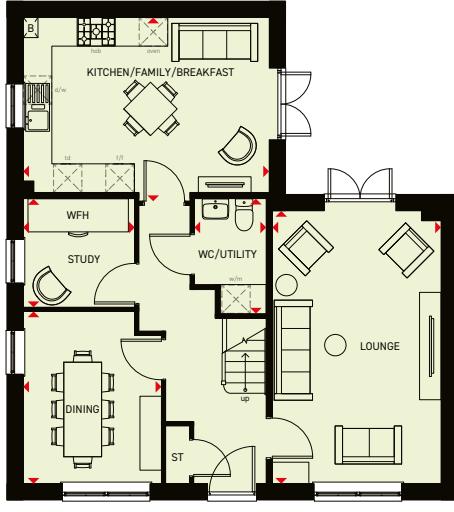
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation



Ground Floor

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

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"

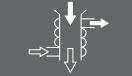
(Approximate dimensions)

KEY	B	Boiler	w/m	Washing machine space	td	Tumble dryer space	◀ ▶	Dimension location
	ST	Store	d/w	Dishwasher space	WFH	Working from home space		
	BH ST	Bulkhead Store	f/f	Fridge/freezer space	W	Wardrobe space		



FALLOW

5 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



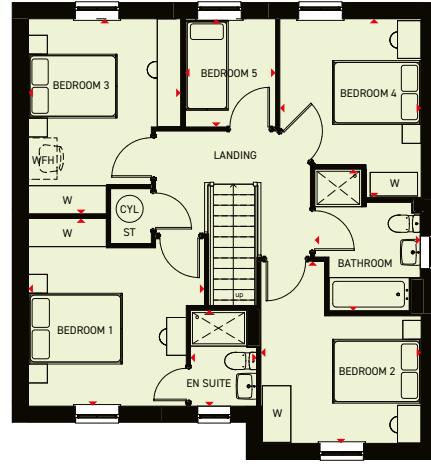
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation



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"
Utility	1503 x 2160mm	4'11" x 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

B Boiler

ST Store

w/m Washing machine space

td

Tumble dryer space

d/w

Dishwasher space

f/f

Fridge/freezer space

WFH

Working from home space

W

Wardrobe space

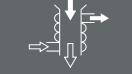
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Dimension location



MARLOWE

5 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



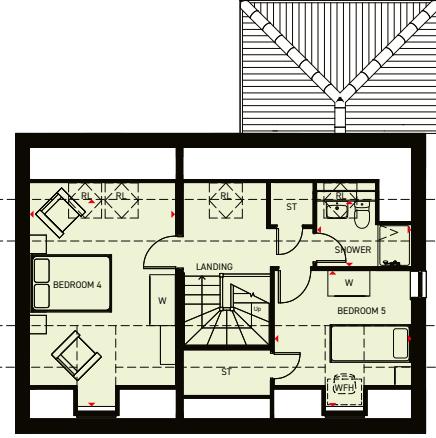
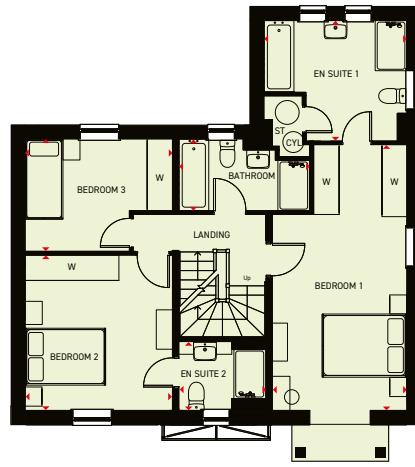
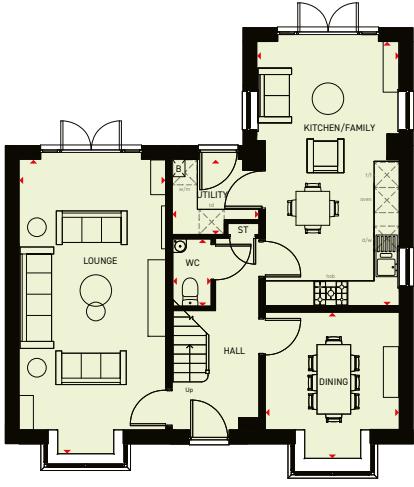
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation



Ground Floor

Lounge	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)

First Floor

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"
Bathroom	3095 x 1700mm	10'2" x 5'7"

(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 x 1576mm	7'4" x 5'2"

(Approximate dimensions)

KEY

B	Boiler
ST	Store
w/m	Washing machine space

td	Tumble dryer space
d/w	Dishwasher space
f/f	Fridge/freezer space

WFH	Working from home space
W	Wardrobe space

RL	Roof Light
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.

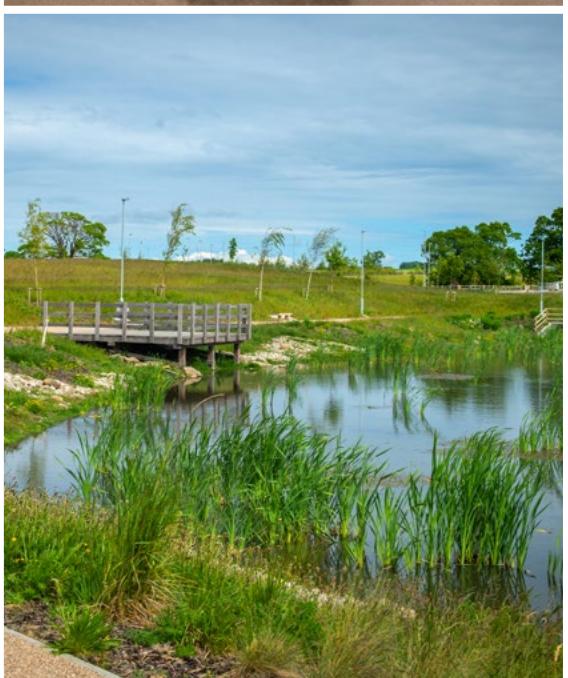
Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions 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.



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. All 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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