

# CENTURY GARDENS

TARS FARM, CHURCH LANE, BARNHAM, WEST SUSSEX, PO22 0DB



A BRAND NEW COLLECTION OF 2, 3, 4 & 5 BEDROOM HOMES



**BARRATT**  
— HOMES —

# 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.



# WELCOME TO CENTURY GARDENS

CHURCH LANE, BARNHAM, WEST SUSSEX, PO22 0DB

Barratt Homes welcomes you to Century Gardens, a collection of new homes in Barnham, West Sussex. Located between the stunning South Downs National Park and the unspoilt Sussex coastline, Barnham offers the perfect blend of rural English charm and modern conveniences.

Enjoy the peace and tranquillity of village life with everything you need just a short walk away. From a local bakery and traditional butcher to food stores and independent cafes. Barnham's high street has all the essentials, while the nearby train station makes commuting to Chichester, Brighton, or London easy and stress-free.

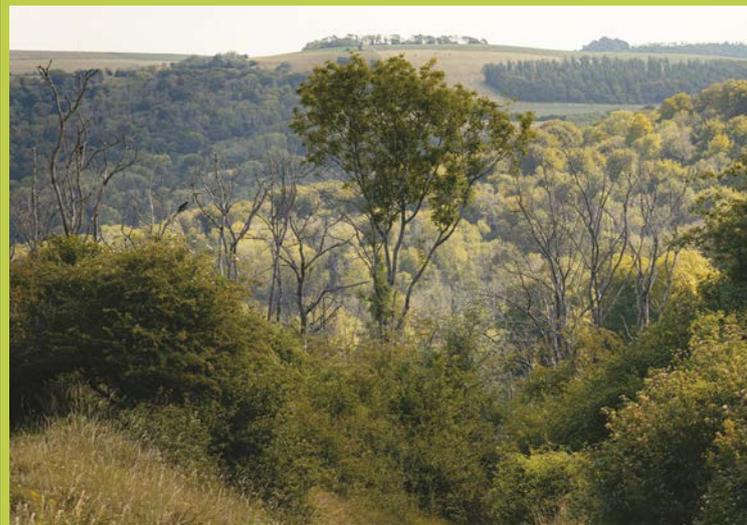
Whether you're drawn to long walks through the rolling countryside or relaxing afternoons on the coast, there's something here for everyone. Just a short drive takes you to the golden sands of West Wittering Beach, a popular dog walking spot and for those who love water sports including paddleboarding, kayaking and kitesurfing. Alternatively, the historic harbourside at Littlehampton is ideal for weekend strolls and family picnics.

Just a short drive is Bognor Regis, a bustling seaside town with arcades, crazy golf and a historic Pier, all offering lots of entertainment. The South Downs National Park is close by too, with endless trails for walkers, cyclists and nature lovers to explore.

Local attractions such as Arundel Castle, Fontwell Park Racecourse and the Goodwood Estate are perfect for memorable days out with family and friends. And if you enjoy an active lifestyle, you'll find a wide choice of sports centres, golf courses and health clubs just minutes away.

Community spirit is at the heart of Barnham. With its village green, regular markets, and a welcoming parish hall hosting fitness classes, craft fairs and seasonal events, you'll feel part of something special from the day you move in.

Century Gardens offers excellent road and rail connections, with easy access to the A27 for travel to the rest of the south coast including, Brighton, Portsmouth and Southsea, and London Gatwick. Barnham Train Station is just a short walk away too, with regular services to Bognor Regis, Chichester and London Victoria.



# CENTURY GARDENS AMENITIES



## LOCAL HIGHLIGHTS

### EDUCATION

- 0.8 miles**  
Barnham Primary School
- 1.7 miles**  
Yapton CofE Primary School
- 4.9 miles**  
Felpham Community School
- 0.8 miles**  
St Philip Howard Catholic School
- 2.0 miles**  
Walberton Pre-School
- 5.9 miles**  
University of Chichester

### SHOPPING

- 0.3 miles**  
Barnham Trading Post
- 0.4 miles**  
Windmill Shopping Centre
- 6.2 miles**  
Lidl
- 0.4 miles**  
Tesco Express
- 4.5 miles**  
Arun Retail Park
- 8.5 miles**  
Chichester Gate Retail Park

### HEALTH & LEISURE

- 0.8 miles**  
Crossfit Bosham
- 3.6 miles**  
Aldingbourne Country Centre
- 6.4 miles**  
Bognor Regis Rugby Club
- 2.7 miles**  
Hilton LivingWell Health Clubs
- 5.2 miles**  
Bognor Regis Golf Club
- 6.8 miles**  
Flip Out Chichester

### FROM CENTURY GARDENS

- 4.5 miles**  
Elmer Beach
- 7.4 miles**  
Littlehampton
- 5.2 miles**  
Bognor Regis
- 13.3 miles**  
Selsey

Information is correct at time of printing, is not to scale, and is provided for reference only. Distances provided by Google Maps. You will need to contact schools directly for details of catchment areas. Cycle route information provided by komoot.com.

## WELL CONNECTED

<b>BY RAIL</b> From Barnham Train Station	<b>6 mins</b> BOGNOR REGIS	<b>9 mins</b> CHICHESTER	<b>16 mins</b> BOSHAM	<b>31 mins</b> HAVANT
<b>BY BUS</b> On Route 500, from Barnham Village Hall	<b>2 mins</b> BARNHAM STATION	<b>4 mins</b> YAPTON	<b>15 mins</b> TANGMERE	<b>35 mins</b> CHICHESTER CATHEDRAL
<b>BY CAR</b> From Century Gardens	<b>5 mins</b> YAPTON	<b>14 mins</b> LITTLEHAMPTON	<b>28 mins</b> WEST WITTERING	<b>34 mins</b> HAYLING ISLAND

## CYCLE ROUTES

### 1. BARNHAM LINK FROM FELPHAM

Distance: 13.1 miles  
Destination Points: Stalham, Barnham, Fontell Underpass, Slindon Forge.

### 2. ARUN LOOP FROM FELPHAM

Distance: 11.8 miles  
Destination Points: Flansham, Arun Footbridge, Littlehampton Lighthouse, Littlehampton East Beach.

### 3. ARUNDEL CASTLE LOOP FROM BARNHAM

Distance: 23.6 miles  
Destination Points: Yapton, Ford, Arundel, Arundel Castle, Angmering, Littlehampton.



# CENTURY GARDENS

## DEVELOPMENT LAYOUT

### KEY

- **Mewstone**  
3 bedroom home
- **Hopton**  
3 bedroom home
- **Matlock**  
3 bedroom home
- **Kennisham**  
3 bedroom home
- **Knightwood**  
3 bedroom home
- **Havergate**  
3 bedroom home
- **Tudeley**  
4 bedroom home
- **Cattawade**  
4 bedroom home
- **Winchat**  
4 bedroom home
- **Montrose**  
4 bedroom home
- **Dearne**  
4 bedroom home
- **Sheringham**  
4 bedroom home
- **Lamberton**  
5 bedroom home
- **Affordable Housing**
- First Homes:**
- **Eartham**  
2 bedroom home
- **Elbridge**  
4 bedroom home
- SH **Show Homes**
- MS **Marketing Suite**
- CS **Cycle Store**
- BS **Bin Store**
- BCP **Bin Collection Point**
- S/S **Sub Station**
- V **Visitor Parking Space**
- L.A.P. **Local Area of Play**
- L.E.A.P. **Local Equipped Area of Play**

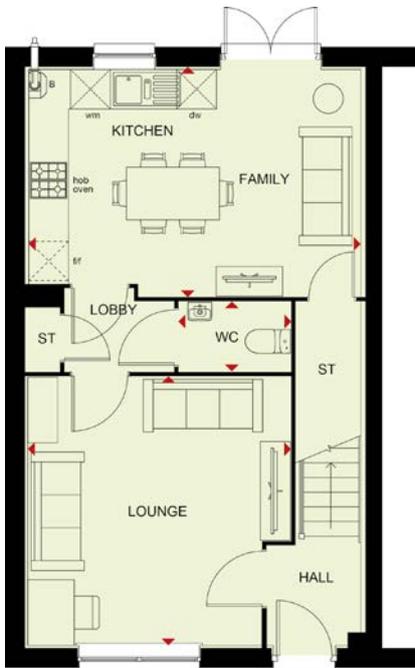


- Allotments**
- Attenuation Pond**
- New Tree Line**
- Photovoltaic Panels**  
PV panels are not shown on this site plan. Please speak to our Sales Adviser for details on where these will be located.
- Giving nature a home on this development:**
- Swift Nesting Box**
- Swift Nesting Brick**
- Hedgehog Highway**
- Bat Box**
- Bat Brick**
- Hibernacula**
- Insect Hotel**
- Owl Box**

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

# MEWSTONE

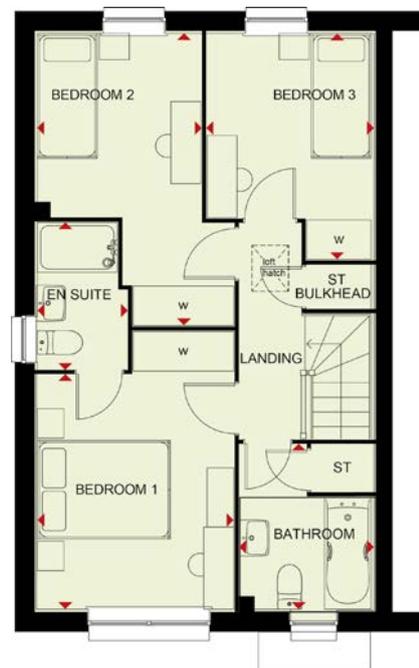
## 3 BEDROOM HOME



### Ground Floor

Kitchen/Dining	5004 x 3481 mm	16'5" x 11'5"
Lounge	3970 x 4026 mm	13'0" x 13'3"
WC	1664 x 1001 mm	5'6" x 3'3"

(Approximate dimensions)



### First Floor

Bedroom 1	2953 x 4309 mm	9'8" x 14'2"
En suite	1394 x 2199 mm	4'7" x 7'3"
Bedroom 2	2476 x 4361 mm	8'1" x 14'4"
Bedroom 3	2491 x 3421 mm	8'2" x 11'3"
Bathroom	2004 x 2482 mm	6'7" x 8'2"

(Approximate dimensions)

<b>KEY</b>	B	Boiler	dw	Dishwasher space	W	Wardrobe space
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	wm	Washing machine space	BH/ST	Bulkhead Store		



# HOPTON

## 3 BEDROOM HOME



Waste Water Heat Recovery Systems



Electric car charging point



Photovoltaic panels



Argon-filled double-glazing



Decentralised mechanical extract ventilation (d-MEV)



Highly-efficient insulation



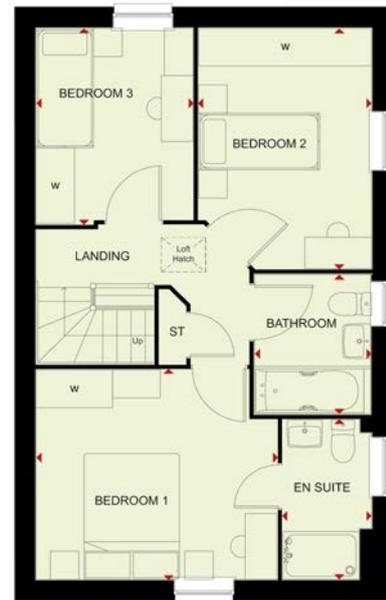
Flue Gas Heat Recovery System



### Ground Floor

Lounge	5270 x 3302 mm	17'3" x 10'10"
Kitchen/Dining	5257 x 2957 mm	17'3" x 9'8"
WC	1828 x 1451 mm	5'12" x 4'9"

[Approximate dimensions]



### First Floor

Bedroom 1	3787 x 3502 mm	12'5" x 11'6"
En suite	1394 x 2519 mm	4'7" x 8'3"
Bedroom 2	2706 x 3805 mm	8'11" x 12'6"
Bedroom 3	2476 x 3136 mm	8'1" x 10'3"
Bathroom	1800 x 2186 mm	5'11" x 7'2"

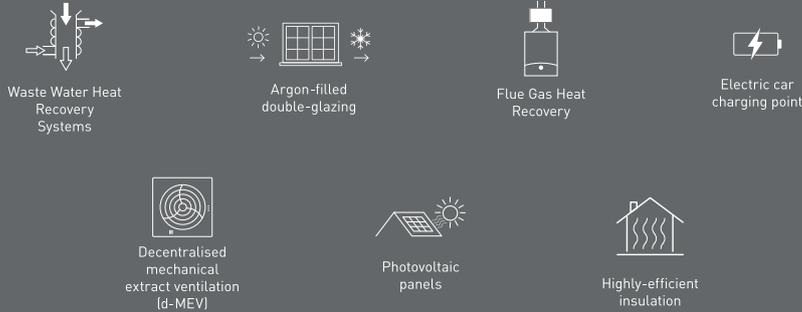
[Approximate dimensions]

<b>KEY</b>	B	Boiler	dw	Dishwasher space	W	Wardrobe space
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	wm	Washing machine space	BH/ST	Bulkhead Store		



# MATLOCK

## 3 BEDROOM HOME



### Ground Floor

Lounge	3987 x 4455 mm	13'1" x 14'7"
Kitchen/Dining	5050 x 4219 mm	16'7" x 13'10"
WC	973 x 1814 mm	3'2" x 5'11"

(Approximate dimensions)



### First Floor

Bedroom 1	2967 x 4203 mm	9'9" x 13'9"
Bedroom 2	2390 x 4495 mm	7'10" x 14'9"
Bedroom 3	2528 x 3256 mm	8'4" x 10'8"
Bathroom	1995 x 2496 mm	6'7" x 8'2"
En suite	1408 x 2234 mm	4'7" x 7'4"

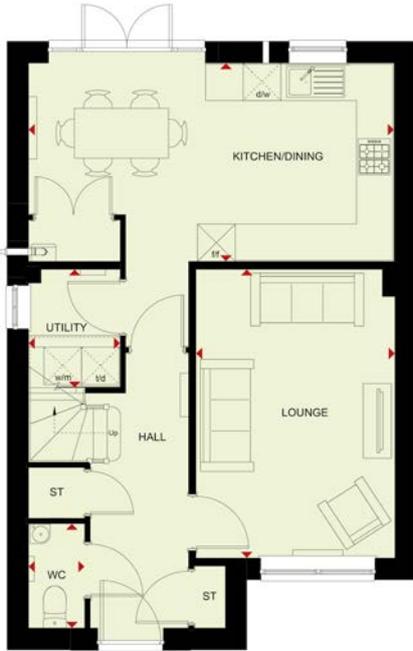
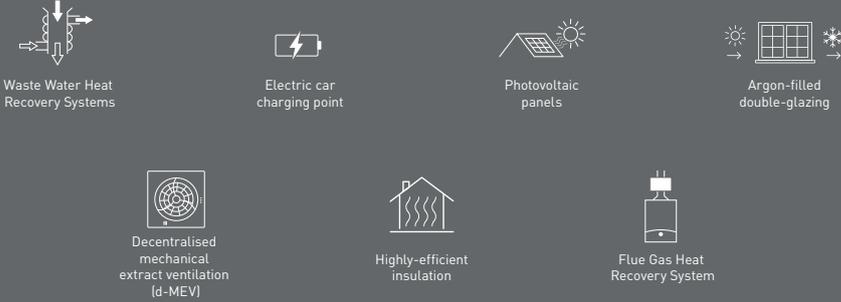
(Approximate dimensions)

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



# KENNISHAM

## 3 BEDROOM HOME



### Ground Floor

Lounge	3176 x 4638 mm	10'5" x 15'3"
Kitchen/Dining	5819 x 4564 mm	19'1" x 14'12"
Utility	1458 x 1886 mm	4'9" x 6'2"
WC	860 x 1643 mm	2'10" x 5'5"

(Approximate dimensions)



### First Floor

Bedroom 1	3351 x 3699 mm	10'12" x 12'2"
Bedroom 2	2974 x 2896 mm	9'9" x 9'6"
Bedroom 3	3132 x 2588 mm	10'3" x 8'6"
Study	2770 x 2657 mm	9'1" x 8'9"
Bathroom	1700 x 1963 mm	5'7" x 6'5"
Ensuite	2295 x 1200 mm	7'6" x 3'11"

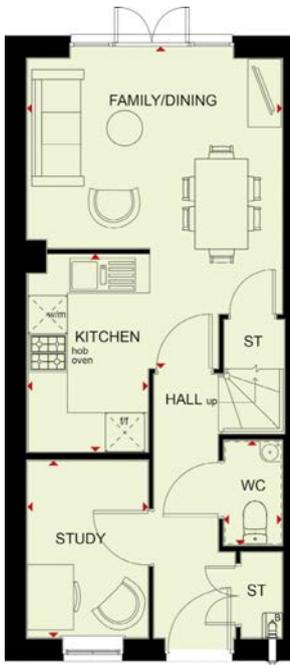
(Approximate dimensions)

<b>KEY</b>	B	Boiler	dw	Dishwasher space	W	Wardrobe space
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	wm	Washing machine space	BH/ST	Bulkhead Store		



# KNIGHTWOOD

## 3 BEDROOM TOWNHOUSE



### Ground Floor

Family/Dining	3903 x 4797 mm	12'10" x 15'9"
Kitchen	1838 x 306 mm	6'10" x 10'10"
Study	1852 x 2739 mm	6'1" x 8'12"
WC	877 x 1596 mm	2'11" x 5'3"



### First Floor

Lounge	3903 x 3616 mm	12'10" x 11'10"
Bedroom 1	3903 x 3019 mm	12'10" x 9'11"
En Suite	1537 x 2163 mm	5'1" x 7'1"



### Second Floor

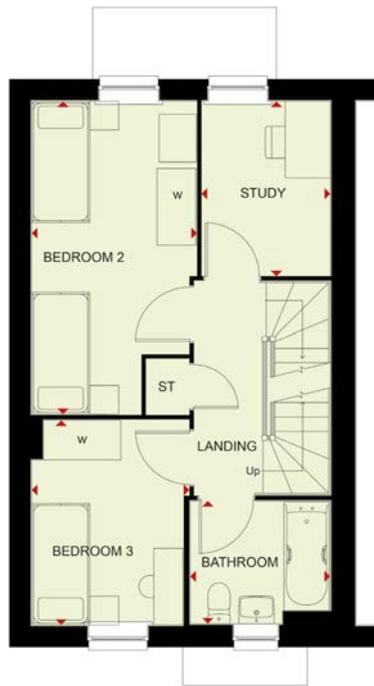
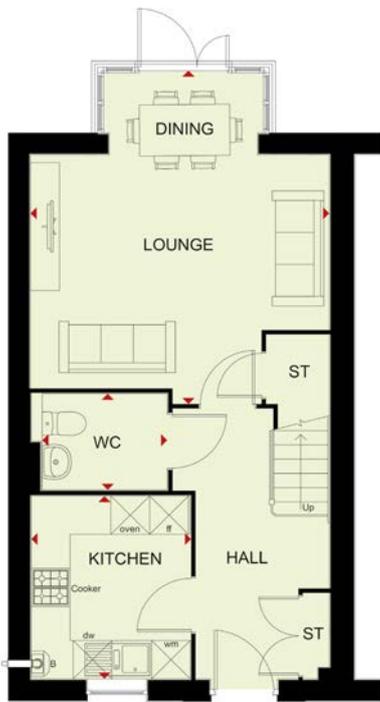
Bedroom 2	3903 x 3494 mm	12'10" x 11'6"
Bedroom 3	3903 x 3705 mm	12'10" x 12'2"
Bathroom	1747 x 1963 mm	5'9" x 6'5"

<b>KEY</b>	B	Boiler	dw	Dishwasher space	W	Wardrobe space
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	wm	Washing machine space	BH/ST	Bulkhead Store		



# HAVERGATE

## 3 BEDROOM HOME



### Ground Floor

Lounge	5153 x 4625 mm	16'11" x 15'2"
Kitchen	2461 x 2860 mm	8'1" x 9'5"
WC	1500 x 1933 mm	4'11" x 6'4"

[Approximate dimensions]

### First Floor

Bedroom 2	2550 x 4890 mm	8'4" x 16'1"
Bedroom 3	3206 x 2433 mm	10'6" x 7'12"
Study	1997 x 2740 mm	6'7" x 8'12"
Bathroom	2170 x 1922 mm	7'1" x 6'4"

[Approximate dimensions]

### Second Floor

Bedroom 1	7518 x 3497 mm	24'8" x 11'6"
En suite	2541 x 1955 mm	8'4" x 6'5"

[Approximate dimensions]

<b>KEY</b>	B	Boiler	d/w	Dishwasher space	◀▶	Dimension location
	ST	Store	f/f	Fridge/freezer space		
	w/m	Washing machine space	W	Wardrobe space		



# TUDELEY

## 4 BEDROOM HOME



### Ground Floor

Lounge	5837 x 4044 mm	19'2" x 13'3"
Kitchen/Dining	3068 x 4717 mm	10'1" x 15'6"
Utility	2021 x 1598 mm	6'8" x 5'3"
WC	1857 x 1511 mm	6'1" x 4'11"

(Approximate dimensions)



### First Floor

Bedroom 1	3780 x 3256 mm	12'5" x 10'8"
Bedroom 2	3714 x 2640 mm	12'2" x 8'8"
Bedroom 3	2493 x 3176 mm	8'2" x 10'5"
Bedroom 4	2642 x 3109 mm	8'8" x 10'2"
Bathroom	2232 x 1935 mm	7'4" x 6'4"
En suite	1550 x 1929 mm	5'1" x 6'4"

(Approximate dimensions)

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



# CATTAWADE

## 4 BEDROOM HOME



### Ground Floor

Lounge	3545 x 572 mm	11'8" x 18'9"
Kitchen/Breakfast/Family	5157 x 3646 mm	16'11" x 11'12"
Dining	2892 x 3611 mm	9'6" x 11'10"
Study	2339 x 2284 mm	7'8" x 7'6"
WC / Utility	1481 x 2408 mm	4'10" x 7'11"

[Approximate dimensions]



### First Floor

Bedroom 1	3585 x 572 mm	11'9" x 18'9"
En suite	224 x 1425 mm	7'4" x 4'8"
Bedroom 2	4802 x 3373 mm	15'9" x 11'1"
Bedroom 3	2932 x 4441 mm	9'7" x 14'7"
Bedroom 4	2137 x 3957 mm	7'0" x 5'5"
Bathroom	1811 x 2997 mm	5'11" x 9'10"

[Approximate dimensions]

<b>KEY</b>	B	Boiler	dw	Dishwasher space	W	Wardrobe space
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	wm	Washing machine space	BH/ST	Bulkhead Store		



# WINCHAT

## 4 BEDROOM HOME & STUDY



### Ground Floor

Lounge	5438 x 3071 mm	17'10" x 10'1"
Kitchen/Family/Dining	3914 x 6931 mm	12'10" x 22'9"
Utility	1505 x 1985 mm	4'11" x 6'6"
WC	1505 x 1864 mm	4'11" x 6'1"

(Approximate dimensions)

### First Floor

Bedroom 1	3956 x 3376 mm	12'12" x 11'1"
Bedroom 2	5780 x 3039 mm	18'12" x 9'12"
Bedroom 3	3876 x 3001 mm	12'9" x 9'10"
Bedroom 4	3504 x 2911 mm	11'6" x 9'7"
Study	2727 x 2197 mm	8'11" x 7'2"
En suite	2153 x 1425 mm	7'1" x 4'8"
Bathroom	2889 x 2174 mm	9'6" x 7'2"

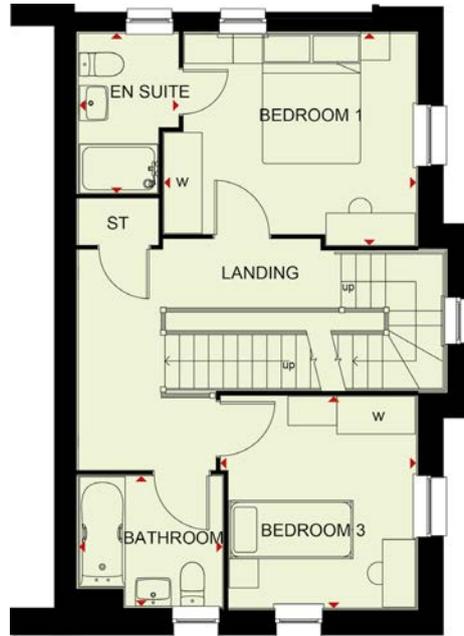
(Approximate dimensions)

<b>KEY</b>	B	Boiler	w/m	Washing machine space	t/d	Tumble dryer space	◀▶ Dimension location
	ST	Store	d/w	Dishwasher space	W	Wardrobe space	
	BH ST	Bulkhead store	f/f	Fridge/freezer space	CYL	Cylinder	



# MONTROSE

## 4 BEDROOM TOWNHOUSE



### Ground Floor

Kitchen/Dining	5144 x 3428 mm	16'11" x 11'3"
Lounge	5157 x 3229 mm	16'11" x 10'7"
WC	1480 x 2081 mm	4'10" x 6'10"

### First Floor

Bedroom 1	3869 x 3287 mm	12'8" x 10'9"
En suite	1533 x 2444 mm	5'0" x 8'0"
Bedroom 3	2796 x 3238 mm	9'2" x 10'7"
Bathroom	2204 x 1974 mm	7'3" x 6'6"

### Second Floor

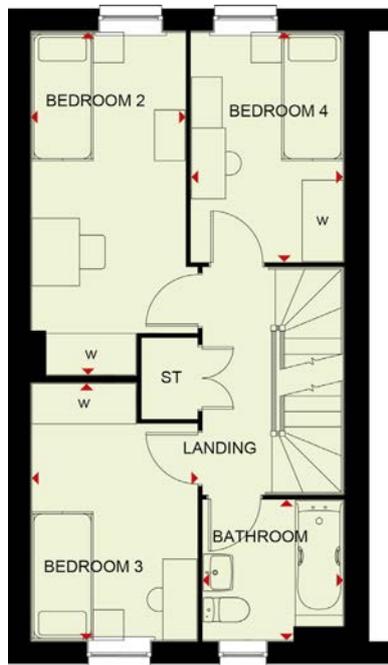
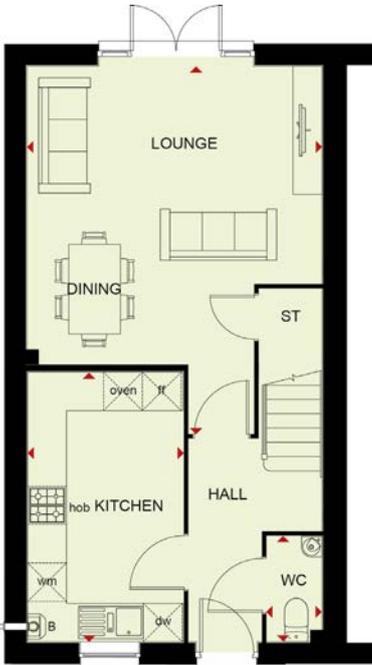
Bedroom 2	4210 x 3287 mm	13'10" x 10'9"
Shower rm	1263 x 2484 mm	4'2" x 8'2"
Bedroom 4	4210 x 3284 mm	13'10" x 10'9"

<b>KEY</b>	B	Boiler	dw	Dishwasher space	W	Wardrobe space
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	wm	Washing machine space	BH/ST	Bulkhead Store		



# SHERINGHAM

## 4 BEDROOM TOWNHOUSE



### Ground Floor

Lounge/Dining	5754 x 4580 mm	18'11" x 15'0"
Kitchen	2413 x 4268 mm	7'11" x 14'0"
WC	883 x 1653 mm	2'11" x 5'5"

### First Floor

Bedroom 2	5061 x 2259 mm	16'7" x 7'5"
Bedroom 3	3803 x 2432 mm	12'6" x 7'12"
Bedroom 4	3396 x 2233 mm	11'2" x 7'4"
Bathroom	2060 x 2075 mm	6'9" x 6'10"

### Second Floor

Bedroom 1	3449 x 8313 mm	11'4" x 27'3"
En suite	1892 x 2559 mm	6'2" x 8'5"

<b>KEY</b>	B	Boiler	dw	Dishwasher space	W	Wardrobe space
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	wm	Washing machine space	BH/ST	Bulkhead Store		



# LAMBERTON

## 4 BEDROOM DETACHED HOME



### Ground Floor

Lounge	3385 x 4763 mm	11'1" x 15'8"
Kitchen/Dining/Family	8330 x 4088 mm	27'4" x 13'5"
Dining/Study	2712 x 3622 mm	8'11" x 11'11"
Utility	2039 x 1595 mm	6'8" x 5'3"
WC	1567 x 1067 mm	5'2" x 3'6"

(Approximate dimensions)



### First Floor

Bedroom 1	3750 x 4209 mm	12'4" x 13'10"
En suite 1	1490 x 2018 mm	4'11" x 6'7"
Bedroom 2	2706 x 3916 mm	8'11" x 12'10"
Bedroom 3	3385 x 3893 mm	11'1" x 12'9"
Bedroom 4	3018 x 3916 mm	9'11" x 12'10"
Study	2523 x 2305 mm	8'3" x 7'7"
Bathroom	1953 x 2931 mm	6'5" x 9'7"

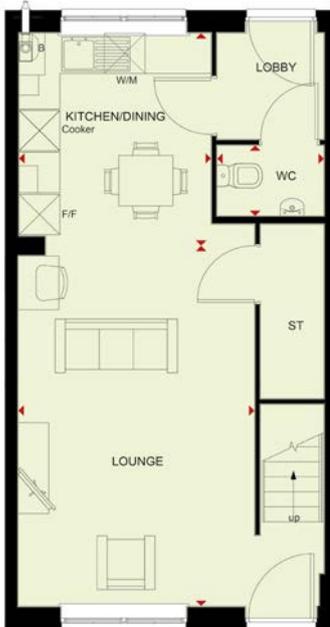
(Approximate dimensions)

<b>KEY</b>	B	Boiler	dw	Dishwasher space	W	Wardrobe space
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	wm	Washing machine space	BH/ST	Bulkhead Store		



# EARTHAM

## 2 BEDROOM SEMI DETACHED HOME



### Ground Floor

Lounge	4502 x 5196 mm	14'9" x 17'1"
Kitchen/Dining	2834 x 3303 mm	9'4" x 10'10"
WC	1571 x 1050 mm	5'2" x 3'5"

(Approximate dimensions)

### First Floor

Bedroom 1	4502 x 3437 mm	14'9" x 11'3"
Bedroom 2	4502 x 3584 mm	14'9" x 11'9"
Bathroom	1793 x 2182 mm	5'11" x 7'2"

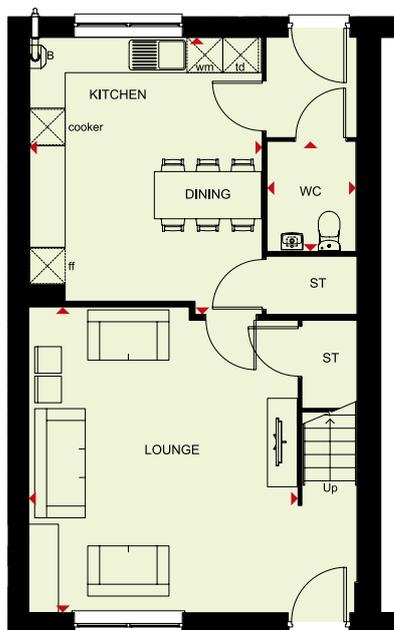
(Approximate dimensions)

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



# ELBRIDGE

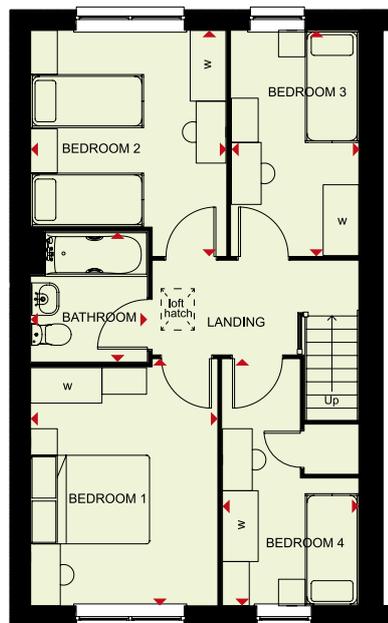
## 4 BEDROOM HOME



### Ground Floor

Lounge	5513 x 5048 mm	18'1" x 16'7"
Kitchen/Dining	4644 x 3899 mm	15'3" x 12'10"
WC	1834 x 1502 mm	6'0" x 4'11"

(Approximate dimensions)



### First Floor

Bedroom 1	3944 x 3025 mm	12'11" x 9'11"
Bedroom 2	3817 x 3275 mm	12'6" x 10'9"
Bedroom 3	3589 x 2150 mm	11'9" x 7'1"
Bedroom 4	3949 x 2400 mm	12'11" x 7'10"
Bathroom	2198 x 1957 mm	7'3" x 6'5"

(Approximate dimensions)

<b>KEY</b>	B	Boiler	wm	Washing machine space	◀▶	Dimension location
	ST	Store	ff	Fridge/freezer space		
	td	Tumble dryer space	W	Wardrobe space		



# GIVING NATURE A HOME

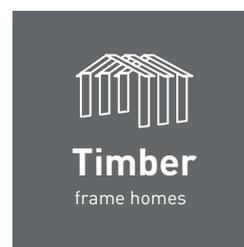
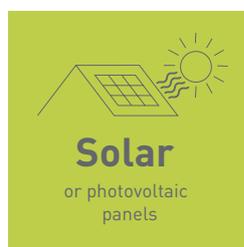
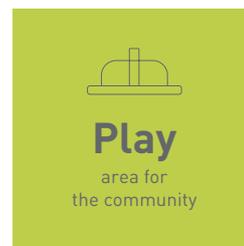
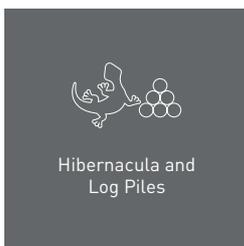
## BUILDING SUSTAINABLE COMMUNITIES

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.



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



**BARRATT**  
HOMES

# A BRAND-NEW HOME COULD REDUCE YOUR RUNNING COSTS<sup>†</sup>



Waste Water Heat Recovery



Photovoltaics



Increased Loft Insulation



Enhanced Insulation



Photographic Evidence

4

Airtightness



Electric Car Charging Point



Increased Floor Insulation



Enhanced Double Glazing



Larger Radiators  
Future Proof Air  
Source Heat Pump



Decentralised  
Mechanical  
Extract Ventilation



Scan here to find out more.

# BENEFITS OF BUYING TIMBER FRAMED

## ENERGY EFFICIENT

All new buildings have to conform to energy efficiency standards. Our timber frame homes easily meet these standards, saving you money on energy and helping the environment

## KEEPING IT QUIET

We use high quality acoustic dampening and sound insulation materials together with the latest construction methods to minimise sound transfer between rooms or adjoining properties.

## DRAUGHT-FREE

In accordance with all Barratt construction standards, the timber frame construction method ensures your home is very well insulated compared to an older style property.

## FIRE RESISTANT

We ensure high levels of fire resistance. The wood is protected by gypsum plasterboard and has cavity barriers between external cladding and frame wall panel. Fire stops are in place too.

## HIGH QUALITY

The timber frame manufacturers we work with excel at what they do. They are certified by the NHBC, and also have further accreditation from TRADA<sup>1</sup> and BBA<sup>2</sup>.

## EXCELLENCE ASSURED

You can feel confident when you choose a Barratt timber frame home knowing you'll continue to enjoy its superb quality for many years to come.



FSC – Forest Stewardship Council / PEFC – Programme for the Endorsement of Forest Certification. Promoting environmentally appropriate, socially beneficial, and economically viable management of the world's forests.

<sup>1</sup> TRADA – Timber Research and Development Association. TRADA is an internationally recognised centre of excellence on the specification and use of timber and wood products.

<sup>2</sup> BBA – British Board of Agreement. The BBA is committed to helping businesses and organisations supply the construction industry with products, systems and installers of the highest quality.

[barrathomes.co.uk](http://barrathomes.co.uk)  
call 0330 057 6000

The Barratt Homes logo, featuring a stylized tree icon above the text "BARRATT HOMES" in a bold, sans-serif font.

BARRATT  
HOMES

# 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. An NHBC warranty and insurance policy, known as Buildmark, which includes a 2 year builder warranty period, followed by an 8 year insurance cover.



**barratthomes.co.uk**

**0330 057 6000**

Calls to 03 numbers are charged at the same rate as dialling an 01 or 02 number. If your fixed line or mobile service has inclusive minutes to 01/02 numbers, then calls to 03 are counted as part of this inclusive call volume. Non-BT customers and mobile phone users should contact their service providers for information about the cost of calls.



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