



SHOLDEN
MEADOWS



BARRATT
— HOMES —



OUTSTANDING DESIGN

BARRATT HOMES ARE BUILT AROUND THE WAY YOU WANT TO LIVE

Careful consideration and attention to detail goes into every home we build, and our homes are flexible and adaptable to suit every lifestyle. Open-plan living spaces are integral to our design, helping you make the most of space and natural light, and allowing every room to be enjoyed to its maximum potential.

We also know how vital outdoor space is in creating places people love to live in. Whether it's gardens or landscaped areas, we make sure there's plenty surrounding the homes we build, for the whole neighbourhood to enjoy.

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.



SHOLDEN MEADOWS

DEVELOPMENT LAYOUT



barratthomes.co.uk



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. Development layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Images and development layouts are for illustrative purposes and should be used for general guidance only. Development layouts including parking arrangements, social/affordable housing, commercial buildings/space, retail buildings/space, play areas and public open spaces may change to reflect changes in planning permission and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Please speak to your solicitor to whom full details of any planning consents including layout plans will be available. Sholden Meadows is a marketing name only and may not be the designated postal address, which may be determined by The Post Office. P1155091/JAN26

MAIDSTONE

3 BEDROOM HOME



Electric car
charging point



Decentralised
mechanical
extract ventilation
(d-MEV)



Waste Water Heat
Recovery Systems



Argon-filled
double-glazing



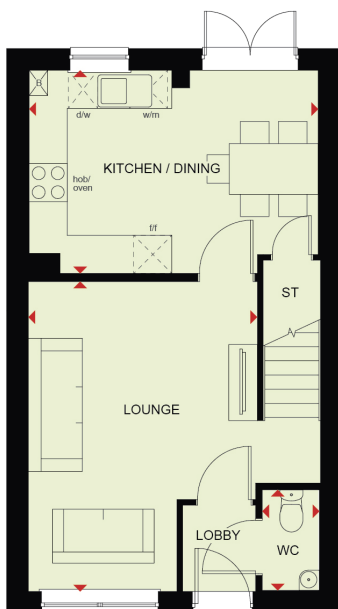
Photovoltaic
panels



Highly-efficient
insulation

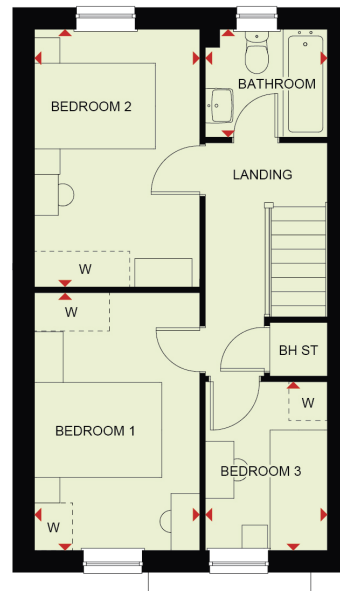


A/B EPC
rating



Ground Floor

Lounge	3624 x 4917 mm	11'11" x 16'2"
Kitchen/dining	3232 x 4636 mm	10'7" x 15'3"
[Approximate dimensions]		



First Floor

Bedroom 1	2624 x 4092 mm	8'7" x 13'5"
Bedroom 2	2624 x 4092 mm	8'7" x 13'5"
Bedroom 3	1962 x 2689 mm	6'5" x 8'10"
Bathroom	1730 x 1962 mm	5'8" x 6'5"
[Approximate dimensions]		

KEY

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		



MORESBY

3 BEDROOM HOME



Electric car
charging point



Decentralised
mechanical
extract ventilation
(d-MEV)



Waste Water Heat
Recovery Systems



Argon-filled
double-glazing



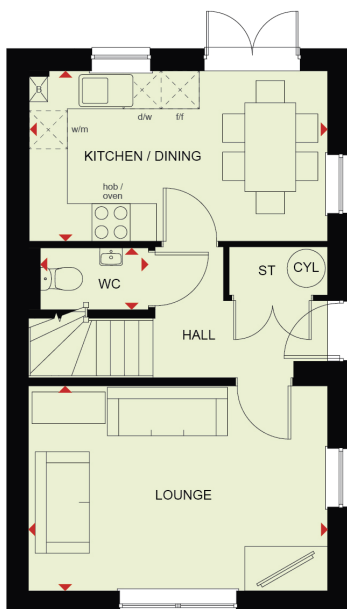
Photovoltaic
panels



Highly-efficient
insulation



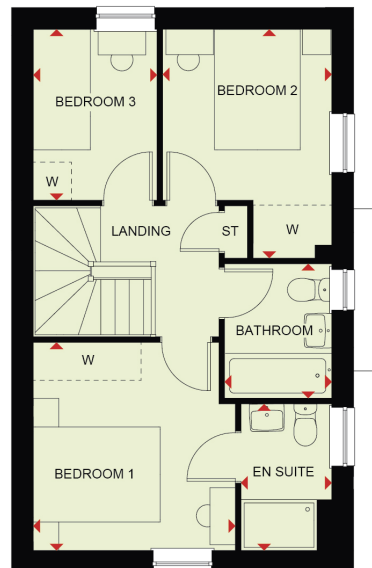
A/B EPC
rating



Ground Floor

Lounge	4735 x 3250 mm	15'6" x 10'8"
Kitchen/dining	2714 x 4724 mm	8'11" x 15'6"

(Approximate dimensions)



First Floor

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

(Approximate dimensions)

KEY

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		



KINGSLEY

4 BEDROOM HOME



Electric car
charging point



Decentralised
mechanical
extract ventilation
(d-MEV)



Waste Water Heat
Recovery Systems



Argon-filled
double-glazing



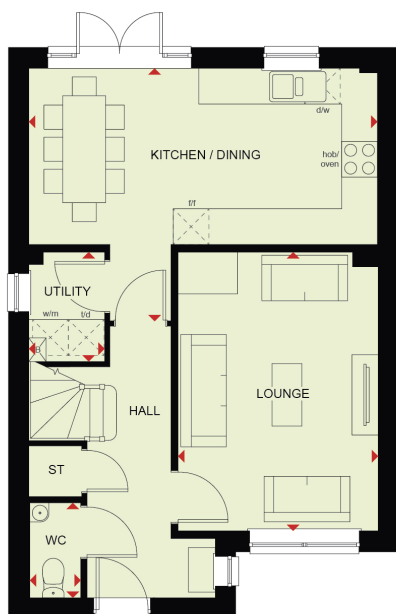
Photovoltaic
panels



Highly-efficient
insulation



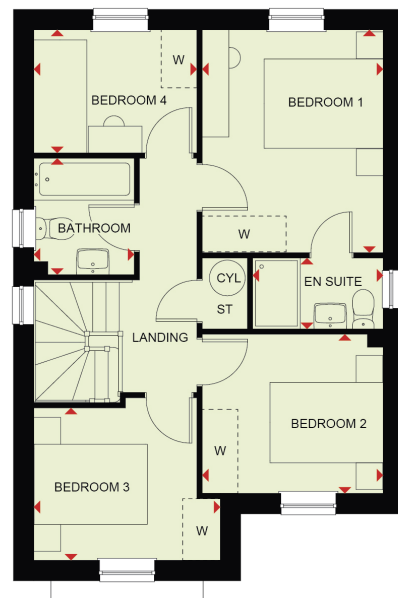
A/B EPC
rating



Ground Floor

Lounge	3362 x 4685 mm	11'0" x 15'4"
Kitchen/dining	5854 x 4245 mm	19'2" x 13'11"
Utility	1273 x 1839 mm	4'2" x 6'0"

[Approximate dimensions]



First Floor

Bedroom 1	3040 x 3747 mm	9'12" x 12'4"
En suite	2352 x 1194 mm	7'9" x 3'11"
Bedroom 2	3040 x 2676 mm	9'12" x 8'9"
Bedroom 3	3132 x 2733 mm	10'3" x 8'12"
Bedroom 4	2740 x 2071 mm	8'12" x 6'10"
Bathroom	856 x 1580 mm	2'10" x 5'2"

[Approximate dimensions]

KEY

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		



RADLEIGH

4 BEDROOM HOME



Electric car
charging point



Decentralised
mechanical
extract ventilation
(d-MEV)



Waste Water Heat
Recovery Systems



Argon-filled
double-glazing



Photovoltaic
panels



Highly-efficient
insulation



A/B EPC
rating



Ground Floor

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

[Approximate dimensions]



First Floor

Bedroom 1	3570 x 3858 mm	11'9" x 12'8"
En suite	1452 x 2289 mm	4'9" x 7'6"
Bedroom 2	3423 x 4335 mm	11'3" x 14'3"
Bedroom 3	2824 x 3350 mm	9'3" x 10'12"
Bedroom 4	2973 x 3152 mm	9'9" x 10'4"
Bathroom	2137 x 1699 mm	7'0" x 5'7"

[Approximate dimensions]


KEY

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		




ALFRETON


4 BEDROOM HOME




Electric car charging point




Decentralised mechanical extract ventilation (d-MEV)




Waste Water Heat Recovery Systems




Argon-filled double-glazing




Photovoltaic panels



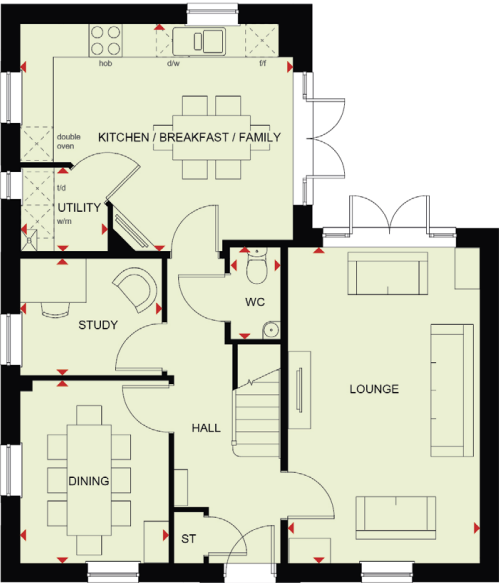
Highly-efficient insulation



Flue Gas Heat Recovery System



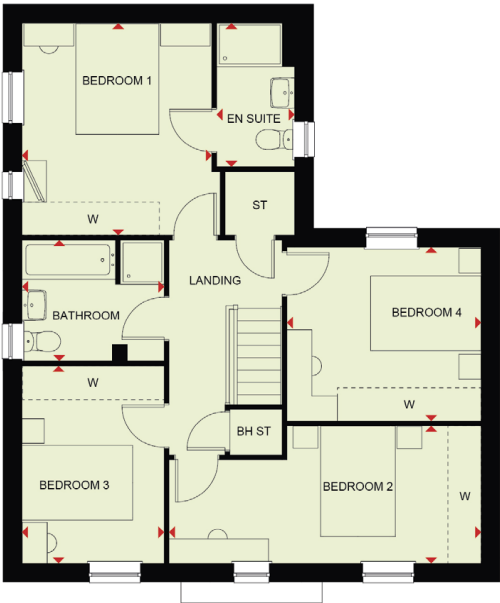
A/B EPC rating



Ground Floor

Lounge	3475 x 5748 mm	11'5" x 18'10"
Kitchen/Breakfast/Family	4960 x 4133 mm	16'3" x 13'7"
Dining	2703 x 3324 mm	8'10" x 10'11"
Utility	1560 x 1520 mm	5'1" x 5'0"
Study	2579 x 2104 mm	8'6" x 6'11"

[Approximate dimensions]



First Floor

Bedroom 1	3600 x 3851 mm	11'10" x 12'8"
En suite	1425 x 2612 mm	4'8" x 8'7"
Bedroom 2	5666 x 2500 mm	18'7" x 8'2"
Bedroom 3	2581 x 3564 mm	8'6" x 11'8"
Bedroom 4	3537 x 3160 mm	11'7" x 10'4"
Bathroom	2581 x 2176 mm	8'6" x 7'2"

[Approximate dimensions]

KEY

BBoiler
STStore
wmWashing machine space

dwDishwasher space
f/fFridge/freezer space
BH/STBulkhead Store

◀▶Dimension location



LAMBERTON

5 BEDROOM DETACHED HOME



Electric car
charging point



Decentralised
mechanical
extract ventilation
(d-MEV)



Waste Water Heat
Recovery Systems



Argon-filled
double-glazing



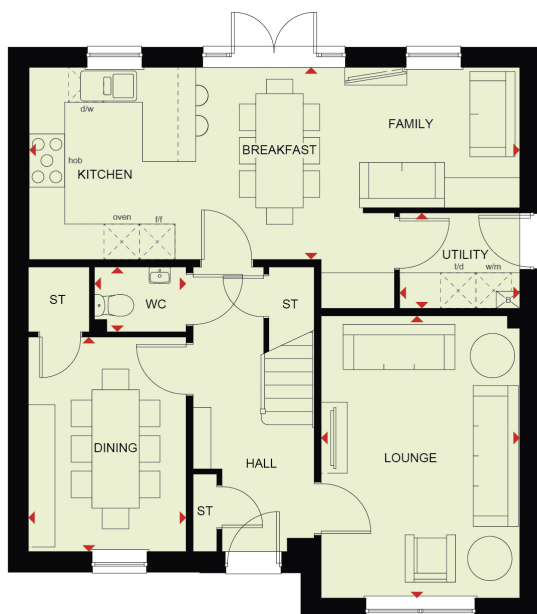
Photovoltaic
panels



Highly-efficient
insulation



A/B EPC
rating



Ground Floor

Lounge	3385 x 4773 mm	11'1" x 15'8"
Kitchen/Dining/ Family	8335 x 4088 mm	27'4" x 13'5"
Dining	3654 x 2697 mm	11'12" x 8'10"
Utility	2039 x 1595 mm	6'8" x 5'3"

[Approximate dimensions]



First Floor

Bedroom 1	3750 x 4214 mm	12'4" x 13'10"
En suite	1490 x 2023 mm	4'11" x 6'8"
Bedroom 2	2713 x 3921 mm	8'11" x 12'10"
Bedroom 3	3385 x 3898 mm	11'1" x 12'9"
Bedroom 4	3018 x 3921 mm	9'11" x 12'10"
Bedroom 5	2523 x 2305 mm	8'3" x 7'7"
Bathroom	1966 x 2956 mm	6'5" x 9'8"

[Approximate dimensions]

KEY

B Boiler
ST Store
wm Washing machine space

dw Dishwasher space
f/f Fridge/freezer space
BH/ST Bulkhead Store

W Wardrobe space
◀▶ Dimension location



BARRATT HOMES HISTORY

LIVING THE MODERN LIFE, IN A MODERN TOWN

Barratt is Britain's best-known housebuilder. We've been in business since 1958 and have built over 300,000 new homes, together with a reputation for quality, innovation and great value for money.

Our commitment to continuous product development coupled with the highest standards of design, construction, finish and customer service, has earned Barratt every major housebuilding industry award in recent years.

We're building for everyone. With more than 400 developments from North East Scotland to the Isle of Wight, we offer the widest choice of locations and prices in Britain today. Homes for all kinds of buyers, from studio apartments to 7 bedroom top-of-the-range homes.

Whichever you choose, we set out to provide the highest standards. Wherever we build, we aim to make a positive contribution. Our developments are in desirable locations where people want to live and are carefully planned to provide stylish and safe living environments.

And we're committed to customer service. Whether you're a first-time buyer or moving on, we can help you every step of the way, from reservation to completion and beyond. We've worked hard to earn our reputation and we continue to do so, year in year out, to further improve the service we provide. As a result you can buy Barratt with confidence.



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.



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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