

# BROOK VIEW AT PICKFORD GATE

PICKFORD GREEN LANE, EASTERN GREEN,  
COVENTRY, WEST MIDLANDS, CV5 9AQ



A development of 2, 3 & 4 bedroom homes

pickfordgate



BARRATT  
HOMES

## GREAT HOMES IN A GREAT LOCATION

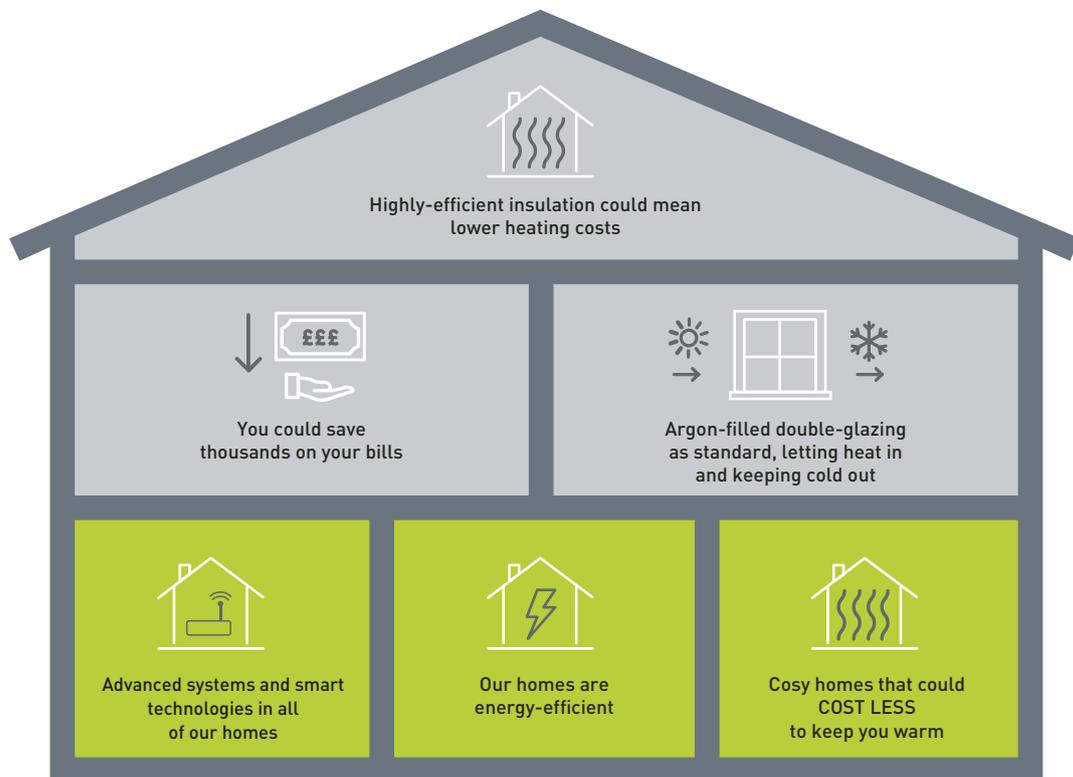
Host to a fine collection of 2, 3 & 4 bedroom homes, Brook View at Pickford Gate brings new residents closer to Coventry's vibrant scene whilst enjoying a peaceful retreat away from the hustle and bustle of a busy city.

Essential amenities are in proximity, including schools, shops and restaurants, whilst having excellent commuter opportunities available via the nearby A45, M42 and M6.



# WE'RE HELPING TO MAKE YOUR HOME MORE ENERGY-EFFICIENT

We create low-carbon and efficient homes that are designed and built for better living and meet the challenges of the future.



<sup>^</sup>Indicative figures, based on January 2025 (This means you could enjoy lower bills. According to HBF data (January 2025) - <sup>^</sup>Indicative figures, based on Government and Ofgem data in the HBF "Watt a Save" report published January 2025 which provides annual average usage figures for existing homes vs new-build homes in the UK.)

'We', 'our', 'us' refers to the Barratt Developments PLC Group brands including Barratt Homes, David Wilson Homes and Barratt London. Some of the features shown may not be available with every Barratt home or on every Barratt development.

Please speak to a Sales Adviser for details of the features available on the home and development you are interested in.

To find out more about the energy-efficiency and sustainability of our homes visit our website. All images used are for illustrative purposes only. Information correct at time of publishing.

# BROOK VIEW AT PICKFORD GATE

## DEVELOPMENT LAYOUT

### KEY

- **Cherwell & Chichester**  
2 bedroom apartment
- **Denford**  
2 bedroom home
- **Kenley**  
2 bedroom home
- **Maidstone**  
3 bedroom home
- **Ellerton**  
3 bedroom home
- **Moresby**  
3 bedroom home
- **Norbury**  
3 bedroom home
- **Kingsville**  
3 bedroom home
- **Brentford**  
3 bedroom home
- **Haversham**  
3 bedroom home
- **Chester**  
4 bedroom home
- **Kingsley**  
4 bedroom home
- **Alderney**  
4 bedroom home
- **Hesketh**  
4 bedroom home
- Affordable Housing
- \* First Home Scheme
- SH Show Homes
- VP Visitor Parking
- LEAP Locally Equipped Area of Play



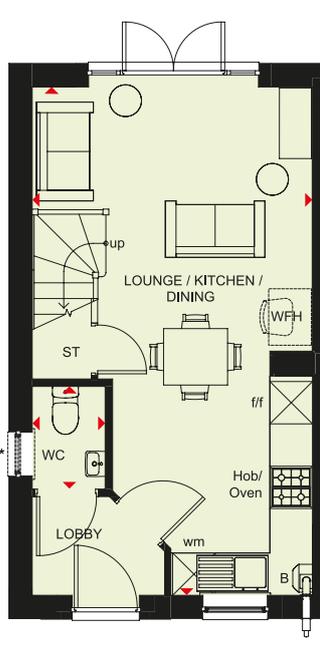
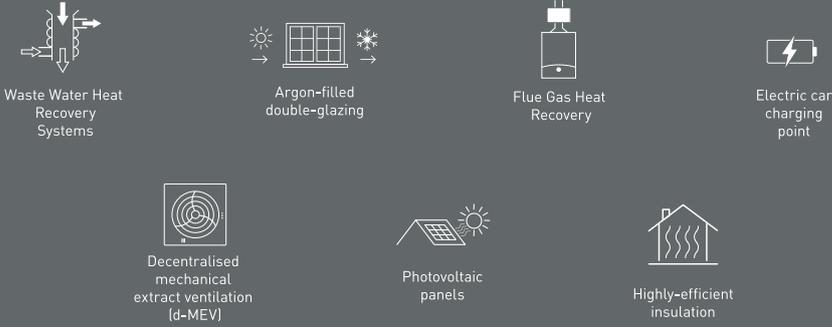
[barrathomes.co.uk](http://barrathomes.co.uk)

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HOMES

# DENFORD PLOT 296, 297, 332 & 333

## 2 BEDROOM HOME

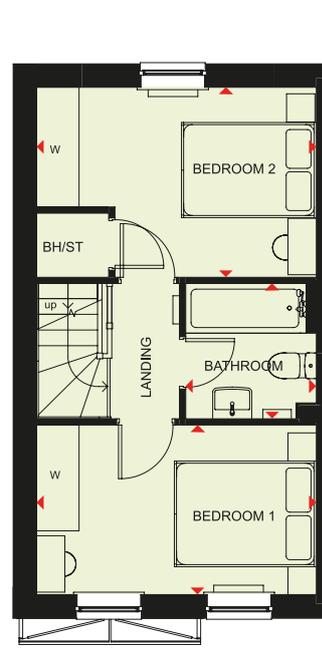


### Ground Floor

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

[Approximate dimensions]

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



### First Floor

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

[Approximate dimensions]

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

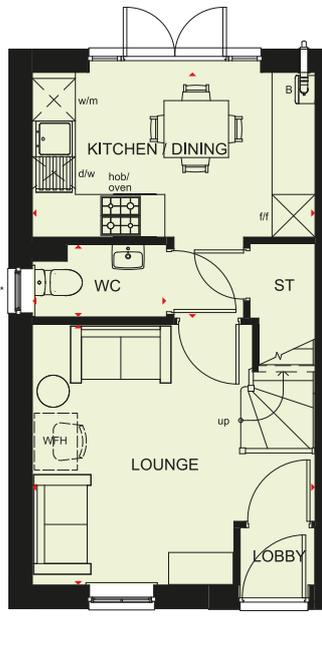
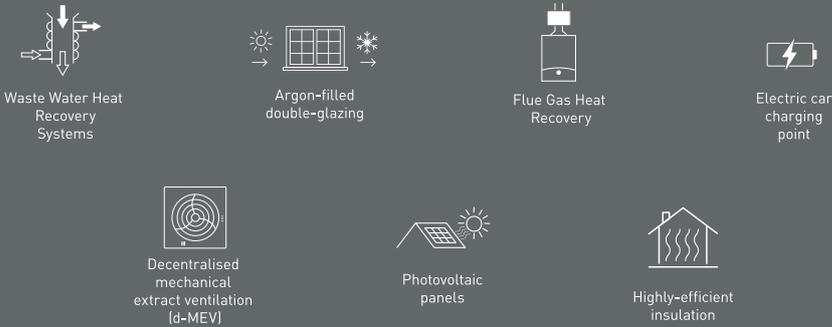


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# KENLEY PLOT 295 & 310

## 2 BEDROOM HOME



### Ground Floor

Lounge	3943 x 3663 mm	12'11" x 12'0"
Kitchen/Dining	3943 x 3454 mm	12'11" x 11'4"
WC	1854 x 1016 mm	6'1" x 3'4"

[Approximate dimensions]

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

### First Floor

Bedroom 1	3943 x 2860 mm	12'11" x 9'5"
Bedroom 2	3943 x 2311 mm	12'11" x 7'7"
Bathroom	1953 x 1853 mm	6'5" x 6'1"

[Approximate dimensions]

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

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

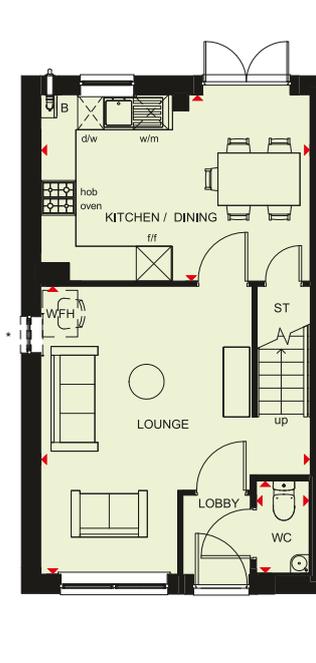
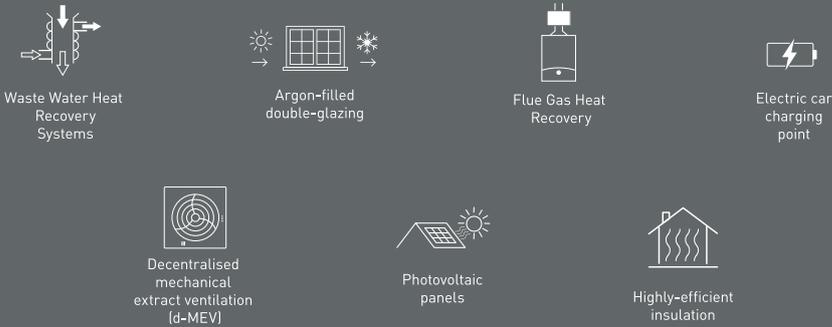


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# MAIDSTONE PLOT 328, 329 & 330

## 3 BEDROOM HOME



### Ground Floor

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

(Approximate dimensions)

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



### First Floor

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

(Approximate dimensions)

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

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

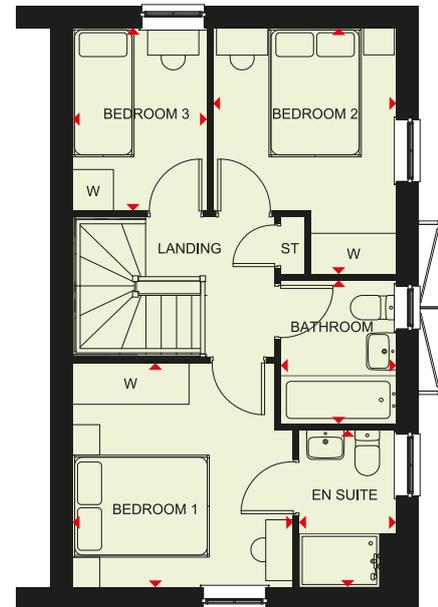
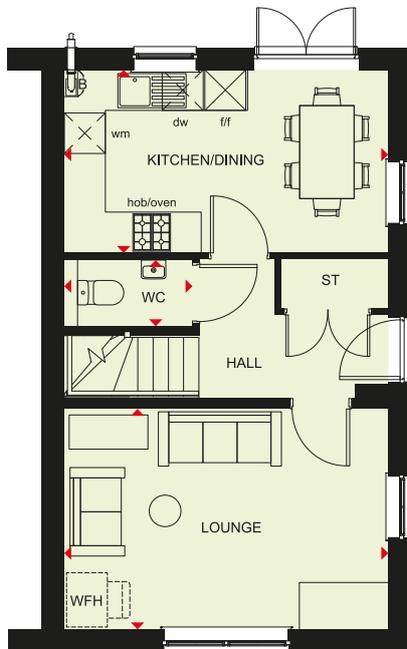
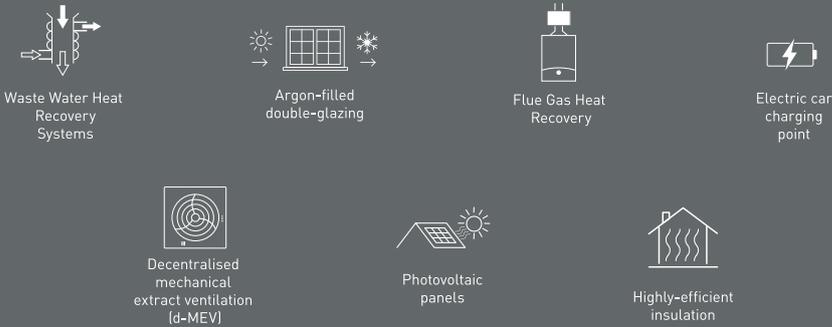


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# MORESBY PLOT 294, 324 & 331

## 3 BEDROOM HOME



### Ground Floor

Lounge	4737 x 3245 mm	15'7" x 10'8"
Kitchen/Dining	4737 x 2696 mm	15'7" x 8'10"
WC	1877 x 976 mm	6'2" x 3'2"

### First Floor

Bedroom 1	3229 x 3307 mm	10'7" x 10'10"
En Suite	1416 x 2322 mm	4'8" x 7'7"
Bedroom 2	2677 x 3628 mm	8'9" x 11'11"
Bedroom 3	1968 x 2696 mm	6'5" x 8'10"
Bathroom	1688 x 2120 mm	5'6" x 6'11"

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

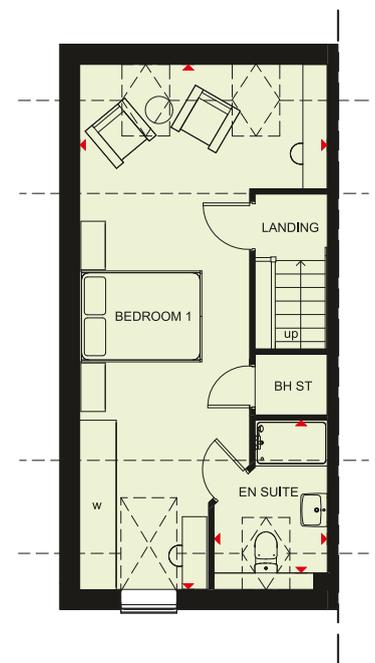
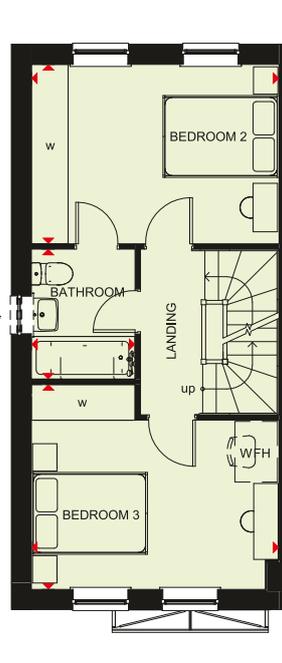
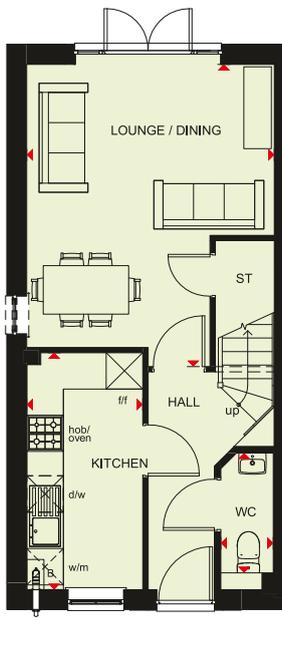
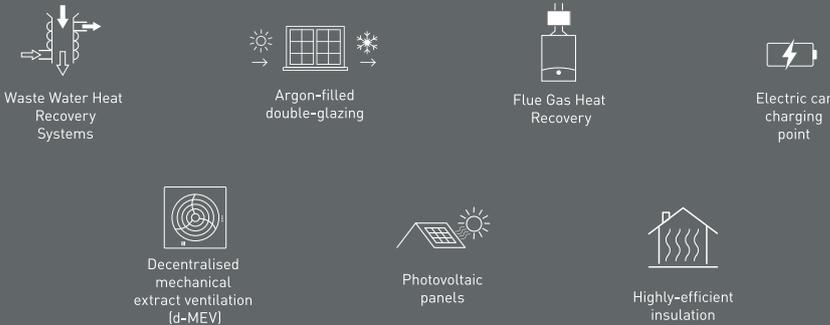


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# NORBURY PLOT 271, 272, 273, 274, 312, 313, 326 & 327

## 3 BEDROOM HOME



### Ground Floor

Lounge/Dining	4056 x 4986mm	13'4" x 16'4"
Kitchen	1900 x 3910mm	6'3" x 12'10"
WC	860 x 1976mm	2'10" x 6'6"

[Approximate dimensions]

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

### First Floor

Bedroom 2	4056 x 2960mm	13'4" x 9'9"
Bedroom 3	4056 x 3381mm	13'4" x 11'1"
Bathroom	1698 x 2146mm	5'7" x 7'0"

[Approximate dimensions]

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

### Second Floor

Bedroom 1/ Dressing Area	4056 x 8663mm	13'4" x 28'5"
En suite	1858 x 2524mm	6'1" x 8'3"

[Approximate dimensions]

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

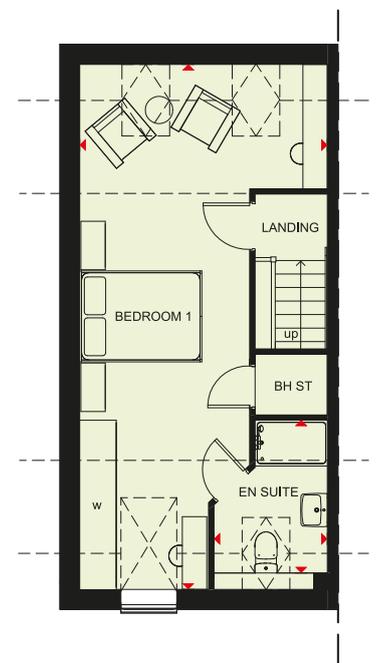
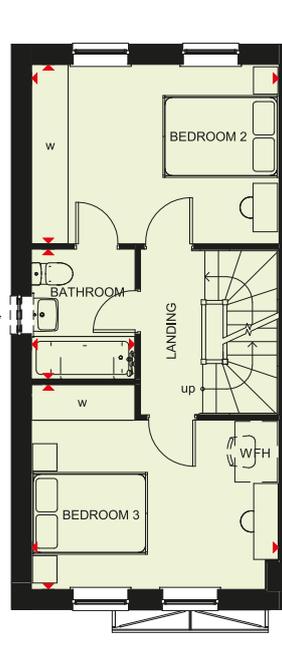
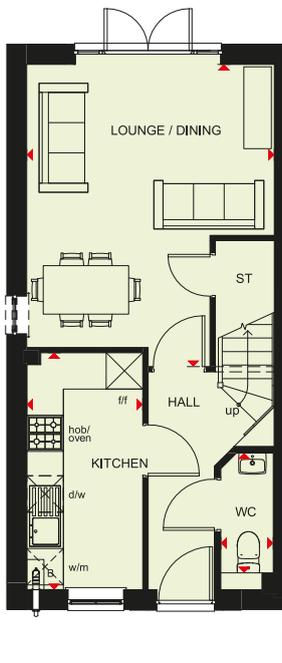
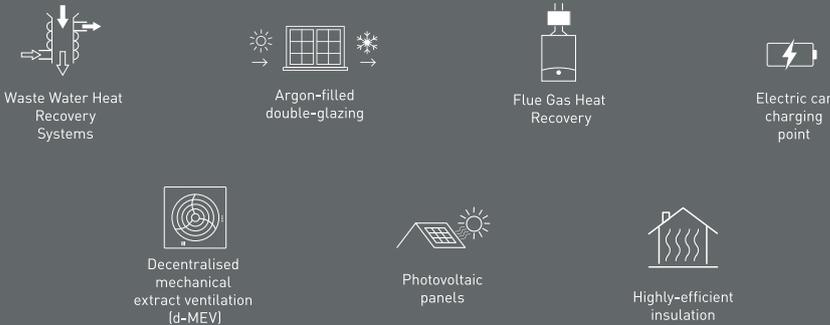


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# NORBURY PLOT 316, 317, 348 & 349

## 3 BEDROOM HOME



### Ground Floor

Lounge/Dining	4056 x 4986mm	13'4" x 16'4"
Kitchen	1900 x 3910mm	6'3" x 12'10"
WC	860 x 1976mm	2'10" x 6'6"

[Approximate dimensions]

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

### First Floor

Bedroom 2	4056 x 2960mm	13'4" x 9'9"
Bedroom 3	4056 x 3381mm	13'4" x 11'1"
Bathroom	1698 x 2146mm	5'7" x 7'0"

[Approximate dimensions]

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

### Second Floor

Bedroom 1/ Dressing Area	4056 x 8663mm	13'4" x 28'5"
En suite	1858 x 2524mm	6'1" x 8'3"

[Approximate dimensions]

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

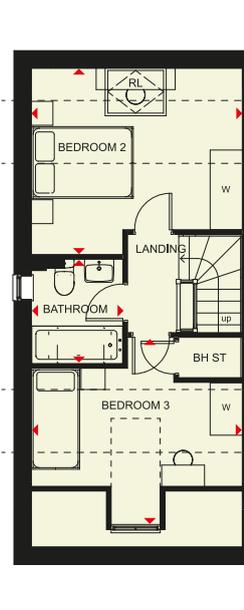
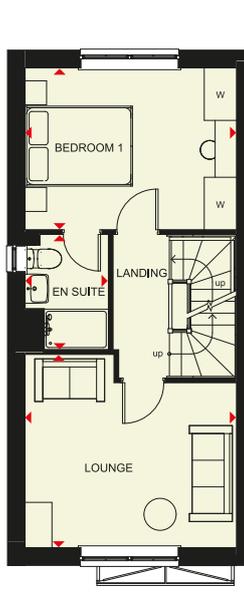
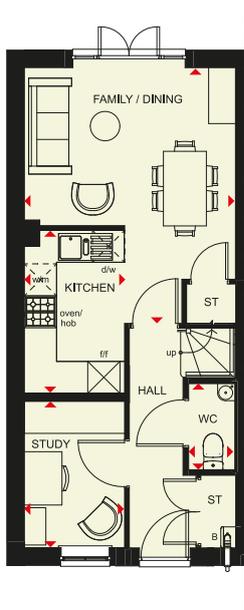
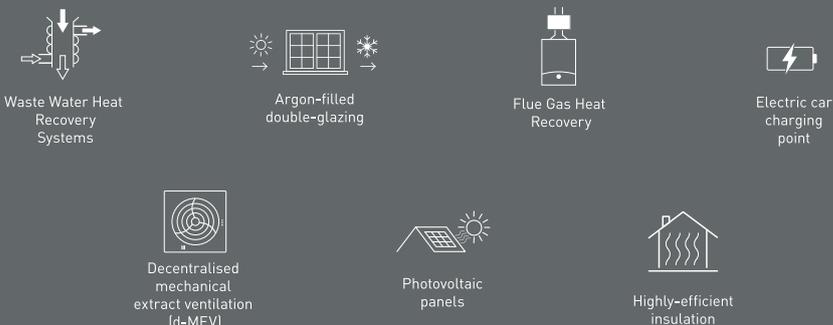


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# KINGSVILLE PLOT 299, 300, 301, 302, 304, 305, 318, 319 & 357

## 3 BEDROOM HOME



### Ground Floor

Dining/Family	3931 x 4800 mm	12'11" x 15'9"
Kitchen	1866 x 3060 mm	6'1" x 10'0"
Study	1866 x 2744 mm	6'1" x 9'0"
WC	860 x 1615 mm	2'10" x 5'4"

### First Floor

Lounge	3936 x 3625 mm	12'11" x 11'11"
Bedroom 1	3936 x 3037 mm	12'11" x 10'0"
En Suite	1551 x 2163 mm	5'1" x 7'1"

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

### Second Floor

Bedroom 2	3936 x 3503 mm	12'11" x 11'6"
Bedroom 3	3936 x 3488 mm	12'11" x 11'5"
Bathroom	1705 x 1963 mm	5'7" x 6'5"

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

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

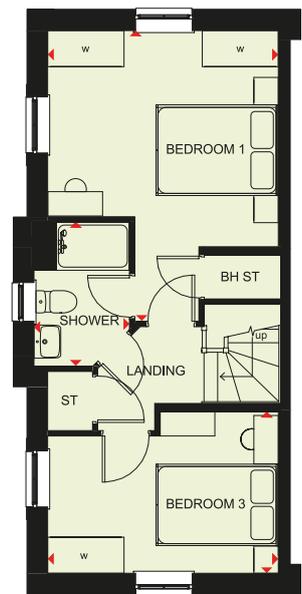
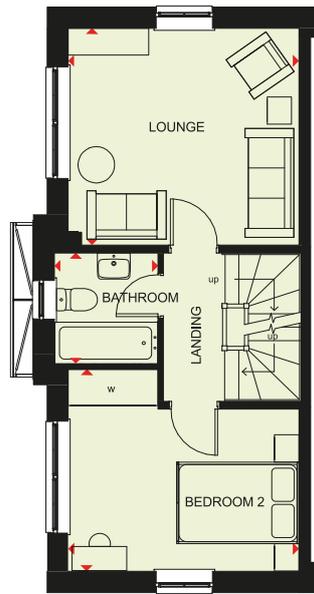
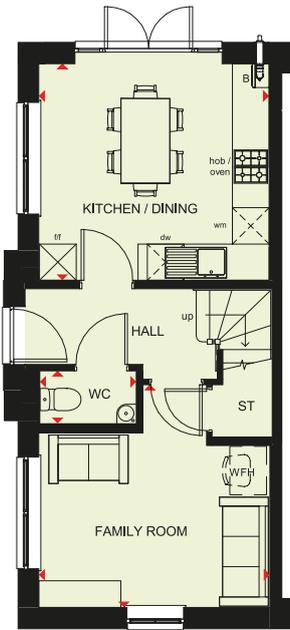
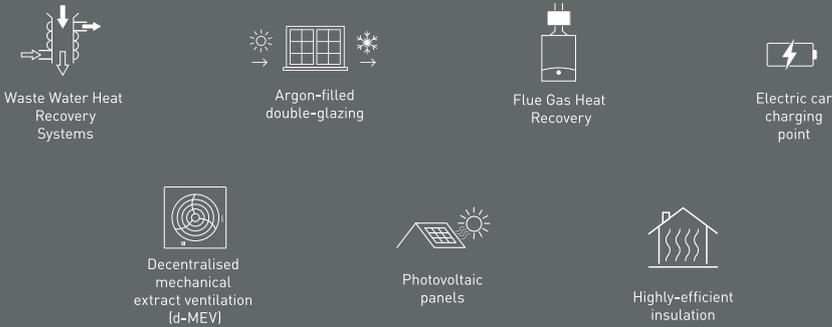


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# BRENTFORD PLOT 307, 315, 321 & 356

## 3 BEDROOM HOME



### Ground Floor

Kitchen/Dining	3771 x 3576 mm	12'4" x 11'9"
Family room	3784 x 3677 mm	12'5" x 12'11"
WC	1579 x 873 mm	5'2" x 2'10"

(Approximate dimensions)

### First Floor

Lounge	3784 x 3585 mm	12'5" x 11'9"
Bedroom 2	3784 x 3339 mm	12'5" x 10'11"
Bathroom	1700 x 1834 mm	5'7" x 6'0"

(Approximate dimensions)

### First Floor

Bedroom 1	3784 x 4806 mm	12'5" x 15'9"
Bedroom 3	3784 x 2672 mm	12'5" x 8'9"
Shower	1567 x 2382 mm	5'2" x 7'10"

(Approximate dimensions)

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

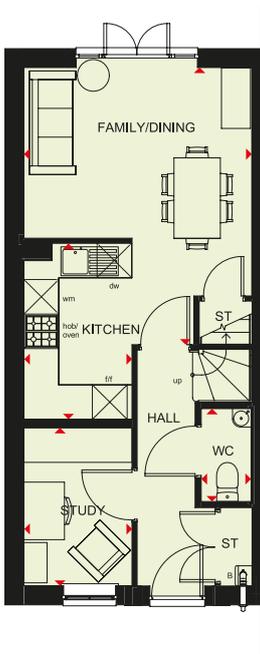
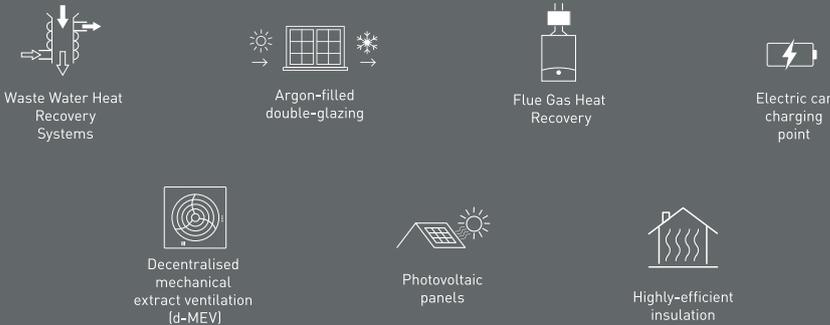


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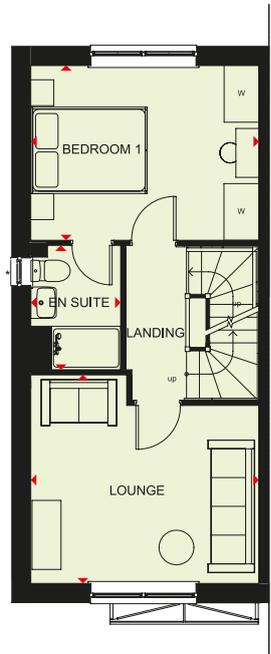
# HAVERSHAM PLOT 306, 314, 320, 322, 323, 352, 353, 354 & 355

## 3 BEDROOM HOME



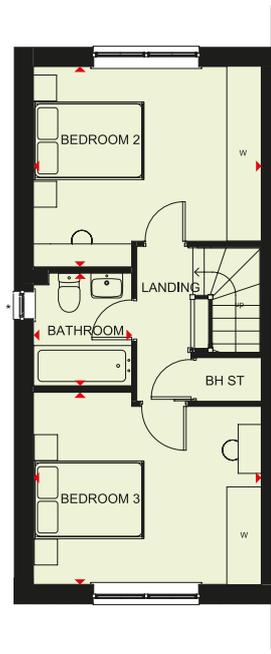
Ground Floor		
Family/Dining	3902 x 4758 mm	12'10" x 15'7"
Kitchen	1866 x 3060 mm	6'1" x 10'0"
Study	1879 x 2739 mm	6'2" x 9'0"
WC	860 x 1527 mm	2'10" x 5'0"

[Approximate dimensions]



First Floor		
Lounge	3940 x 3623 mm	12'11" x 11'11"
Bedroom 1	3902 x 2998 mm	12'10" x 9'10"
En suite	1551 x 2169 mm	5'1" x 7'1"

[Approximate dimensions]  
\*Window may be omitted on certain plots, Speak to a sales adviser for details on individual plans.



Second Floor		
Bedroom 2	3940 x 3494 mm	12'11" x 11'6"
Bedroom 3	3940 x 3351 mm	12'11" x 11'0"
Bathroom	1705 x 1963 mm	5'7" x 6'5"

[Approximate dimensions]  
\*Window may be omitted on certain plots, Speak to a sales adviser for details on individual plans.

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



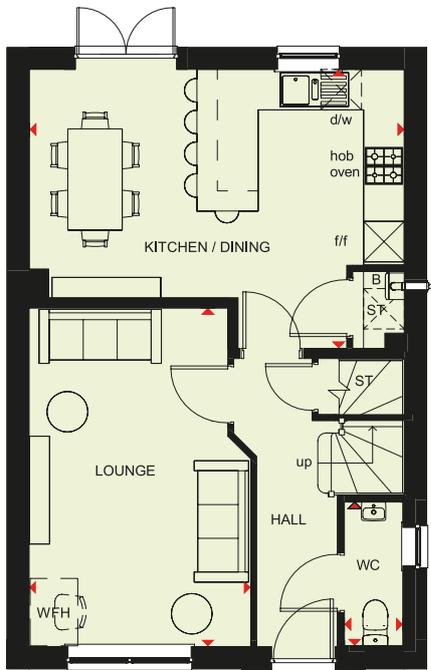
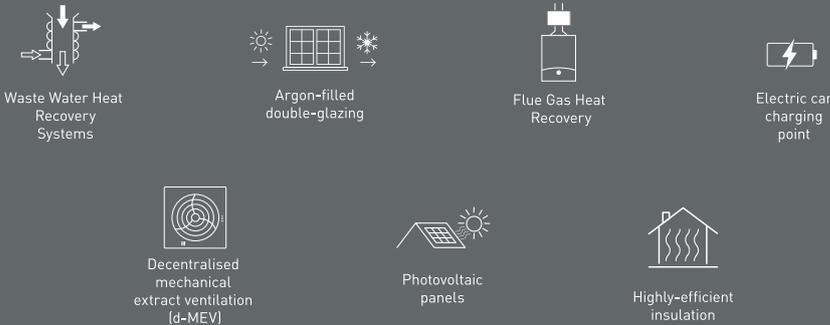
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# CHESTER PLOT 347 & 350

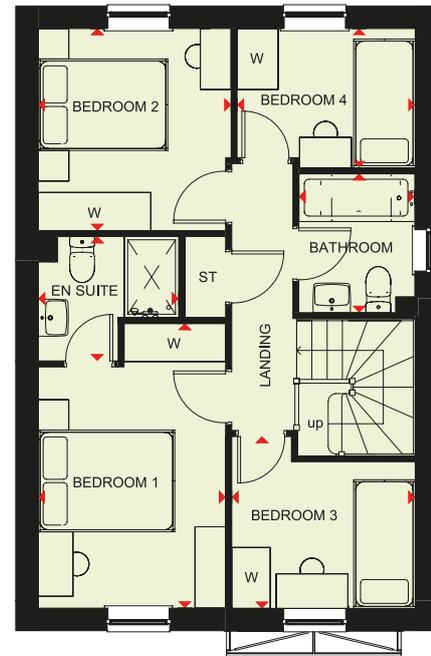
## 4 BEDROOM HOME



### Ground Floor

Lounge	3259 x 5016mm	10'8" x 16'5"
Kitchen/Dining	5515 x 4135mm	18'1" x 13'7"
WC	860 x 2130mm	2'10" x 7'0"

[Approximate dimensions]



### First Floor

Bedroom 1	2746 x 4200mm	9'0" x 13'9"
En Suite	2053 x 1835mm	6'9" x 6'0"
Bedroom 2	2826 x 2981mm	9'3" x 9'9"
Bedroom 3	2686 x 2537mm	8'10" x 8'4"
Bedroom 4	2606 x 2055mm	8'7" x 6'9"
Bathroom	1698 x 2048mm	5'7" x 6'9"

[Approximate dimensions]

<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space
	ST	Store	WFH	Working from home space
	d/w	Dishwasher space	◀▶	Dimension location

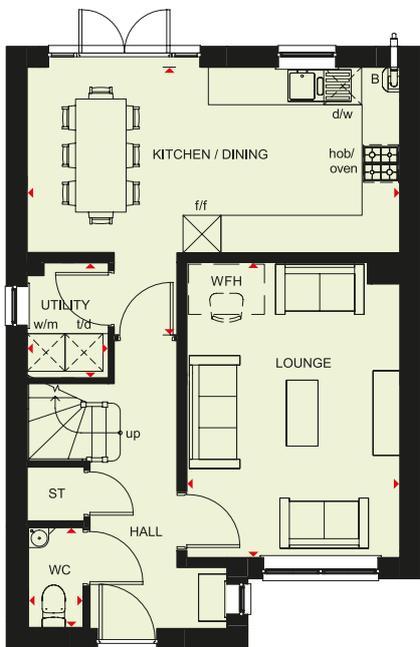
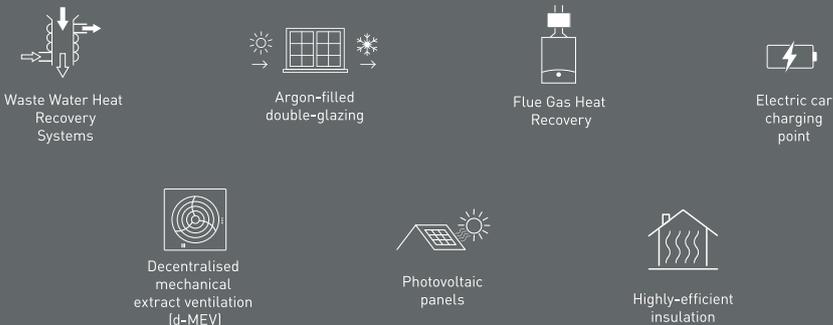


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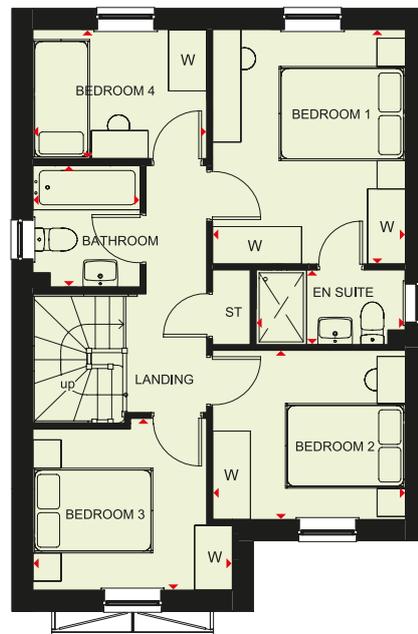
# KINGSLEY PLOT 275 & 360

## 4 BEDROOM HOME



### Ground Floor

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



### First Floor

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

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

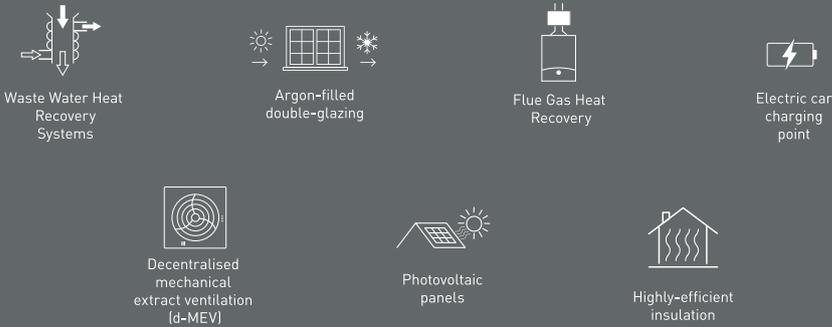


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# ALDERNEY PLOT 276, 298 & 311

## 4 BEDROOM HOME



### Ground Floor

Lounge	3095 x 5143 mm	10'2" x 16'10"
Kitchen/Breakfast/Family	4623 x 4598 mm	15'2" x 15'1"
Dining	2967 x 3307 mm	9'9" x 10'10"
WC	854 x 1641 mm	2'10" x 5'5"

[Approximate dimensions]

### First Floor

Bedroom 1	4618 x 3104 mm	15'2" x 10'2"
En Suite	1191 x 2075 mm	3'11" x 6'10"
Bedroom 2	4510 x 3110 mm	14'10" x 10'2"
Bedroom 3	3737 x 3110 mm	12'3" x 10'2"
Bedroom 4	2148 x 2270 mm	7'1" x 7'5"
Bathroom	1702 x 2075 mm	5'7" x 6'10"

[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	WFH	Working from home space		

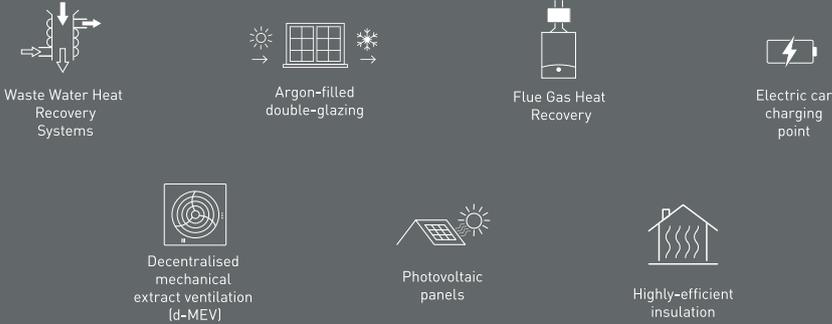


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# ALDERNEY PLOT 303 & 361

## 4 BEDROOM HOME



### Ground Floor

Lounge	3095 x 5143 mm	10'2" x 16'10"
Kitchen/Breakfast/Family	4623 x 4598 mm	15'2" x 15'1"
Dining	2967 x 3307 mm	9'9" x 10'10"
WC	854 x 1641 mm	2'10" x 5'5"

[Approximate dimensions]

### First Floor

Bedroom 1	4618 x 3104 mm	15'2" x 10'2"
En Suite	1191 x 2075 mm	3'11" x 6'10"
Bedroom 2	4510 x 3110 mm	14'10" x 10'2"
Bedroom 3	3737 x 3110 mm	12'3" x 10'2"
Bedroom 4	2148 x 2270 mm	7'1" x 7'5"
Bathroom	1702 x 2075 mm	5'7" x 6'10"

[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	WFH	Working from home space		

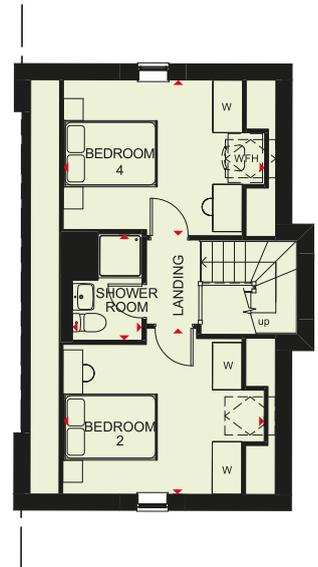
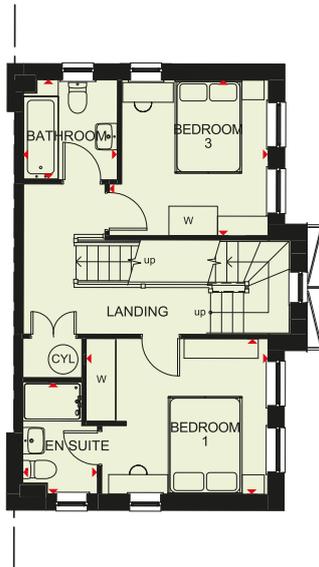
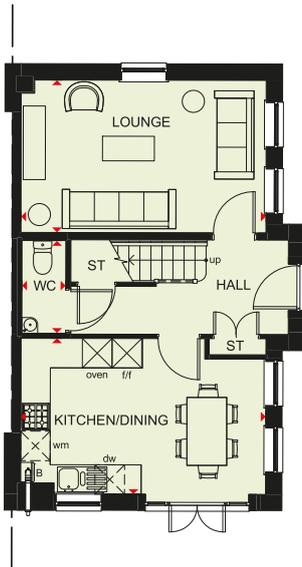
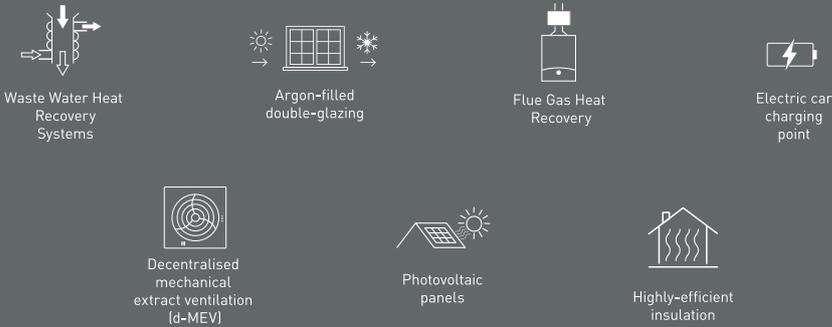


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# HESKETH PLOT 270, 325, 351 & 359

## 4 BEDROOM HOME



### Ground Floor

Lounge	4958 x 3108 mm	16'3" x 10'2"
Kitchen/Dining	4958 x 3175 mm	16'3" x 10'5"
WC	886 x 1889 mm	2'11" x 6'2"

[Approximate dimensions]

### First Floor

Bedroom 1	3679 x 3175 mm	12'1" x 10'5"
En Suite	1511 x 2282 mm	4'11" x 7'6"
Bedroom 3	3215 x 3175 mm	10'7" x 10'5"
Bathroom	1903 x 2038 mm	6'3" x 6'8"

[Approximate dimensions]

### Second Floor

Bedroom 2	4076 x 3382 mm	13'4" x 11'1"
Bedroom 4	4076 x 3175 mm	13'4" x 10'5"
Shower Room	1410 x 2168 mm	4'8" x 7'1"

[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	WFH	Working from home space		



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# CUSTOMER SERVICE BY BARRATT HOMES

## **BUILDING OUR CUSTOMER SERVICE TO BE THE BEST**

At Barratt we are genuinely committed to delivering the highest standards of customer service. The same exacting standards that have helped us win more quality awards than any other major housebuilder also ensure we look after our customers as well as we possibly can.

We believe that solid foundations are as important to a customer relationship as they are to a building. During the planning and design process we go to great lengths to make sure the homes and developments we build are perfectly in tune with the needs and aspirations of their prospective owners.

Our Directors carry out weekly site inspections before, during and after the build process. As your home is built, it is checked at every stage to ensure it reaches the exacting standards we demand.

Our Customer Service Charter lays out our commitments to you and details the care, support and assistance we'll provide you with throughout your purchase and long after you've moved in.

As a result of the outstanding service we provide to our customers, we have been awarded the exceptional accreditation of "5 Star Builder" by the independent Home Builders Federation. 29,000 homebuyers across the country took part in the survey and this honour recognises the highest levels of positive recommendation by our customers, as well as the superior build quality of our homes.





# BUILD YOUR FUTURE IN AN ENERGY-EFFICIENT BARRATT HOME

## Designed for modern living

Our cleverly laid out rooms give you flexible, multi-purpose spaces which flow between indoors and out, so you can lead the life you want.

## Energy-efficient and low cost to run

Our homes are built to be efficient and could save you thousands each year on your energy bills. With efficient heating systems, highly thermally efficient insulation throughout and argon-filled double glazing.

## Peace of mind

Our homes come with an NHBC warranty<sup>1</sup> and insurance policy, known as Buildmark, which includes a 2 year builder warranty period, followed by an 8 year insurance cover - so you can settle in to your new home without the worry of unexpected costs.

## Award-winning quality year after year

You'll find quality in all our homes and everything we do, that's why year after year we win awards - voted for by the industry and our customers.

## We're here to help

Our expert Sales Advisers are on hand throughout your homebuying journey, giving you the best possible service and support every step of the way.



Scan for more information

<sup>1</sup>2-year builder warranty from legal completion directly from Barratt Homes, backed by NHBC's resolution service. Then 8 years of structural defects insurance cover with NHBC. Although all of our homes come with an NHBC warranty, it is not always an NHBC Buildmark Warranty. Please speak to a Sales Adviser on your chosen development to confirm which NHBC warranty will apply to your selected plot. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. Based on HBF brands to a friend.

# 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.



**pickfordgate**

**barratthomes.co.uk**

**0333 355 8475**

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.



**BARRATT**  
— HOMES —