



BARRATT
HOMES



CASTLE REACH

KING'S LYNN

barratthomes.co.uk

03301 735 749



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

Castle Reach offers a wide range of 2, 3 & 4 bedroom homes on the outskirts of the market town of King's Lynn.

Residents will benefit from being amongst acres of green open space. This will include children's play areas with play equipment, foot and cycle paths, community orchards and allotments.

Locally you will find a wide range of amenities for your busy family life. Schools, nurseries, sports and leisure facilities, shops and restaurants, together with the stunning Norfolk coastline, all within easy reach.

For those needing to commute, you will be within easy access to the A47 & A10 connecting you to Norwich, Peterborough and beyond. King's Lynn railway station provides a direct link to London Kings Cross in under 2 hours.



CASTLE REACH LOCAL AMENITIES

DOCTORS

The Woottons Surgery

Spring Cottages PE30 3PT

St James Medical Practice

Edward Benefer Way PE30 2FQ

NURSERIES

Tom Thumb Nursery

Reffley Lane PE30 3EH

PRIMARY SCHOOLS

Reffley Academy

Reffley Lane PE30 3SF

North Wootton Academy

Priory Lane PE30 3PT

South Wootton Infant School

Church Lane PE30 3LJ

SECONDARY SCHOOLS

Springwood High School

Queensway PE30 4AW

King Edward VII Academy

Gaywood Road PE30 2QB

King's Lynn Academy

Queen Mary Road PE30 4QG

LIBRARY

King's Lynn Library

London Road PE30 5EZ

DENTISTS

Castle Rising Dental Suite Ltd

East Barn PE31 6AG

Hall Farm Dental Surgery

Hall Farm PE32 1FE

OPTICIANS

Eye-D

59c Lynn Road PE30 4PR

Wigram & Ware Ltd

8 Blackfriars Street PE30 1NN

PHARMACIES

Jhoots Pharmacy

Priory Court PE30 3TE

Rainbow Pharmacy

Langley Road PE30 3UG

VETS

Medivet South Wootton

Priory Court PE30 3TE

Sunnyside Veterinary Clinic

Hall Farm House PE32 1AR

HOSPITAL

The Queen Elizabeth Hospital

Gayton Road PE30 4ET

POST OFFICE

South Wootton Post Office

Priory Court PE30 3TE

TRANSPORT

King's Lynn Rail Station

Blackfriars Road PE30 1NX

SUPERMARKETS

Asda

Langley Road PE30 3UG

Tesco Superstore

St Faiths Drive PE30 4PU

Morrisons

Coburg Street PE30 1RX

SPORT AND LEISURE

King's Lynn Golf Club

Lynn Road PE31 6BD

Lynnsport

Greenpark Avenue PE30 2NB

Everlast Gyms

Hamburg Way PE30 2ND



OUTSTANDING DESIGN

Meeting modern demands, the versatile designs of our properties at Castle Reach will help you find a home to perfectly suit your every need. Quality and flexibility are top priorities and open-plan layouts present the opportunity for you to personalise your home to your own unique tastes.

Whether it's for home working or entertaining guests, the adaptability of our properties ensures all of your new-found priorities are accommodated. Meanwhile, the right balance between comfortable family living and private space is achieved through touches such as an en suite bathroom to the main bedroom.

Our goal is to provide you with a home that fills you with pride from the moment you open the front door. Welcoming hallways lead to bright and airy living areas, each of which is tailored to meet the desire for convenience, warmth and relaxation. The living rooms, kitchens and dining areas make up the heart of these family homes, while French doors leading to rear gardens invite natural light in and make the summer months even more enjoyable.

Our properties are designed with quality and energy efficiency in mind, helping you to achieve contemporary living in a new home.

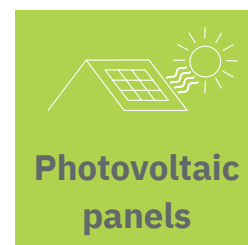
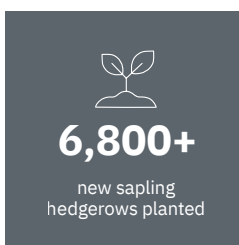
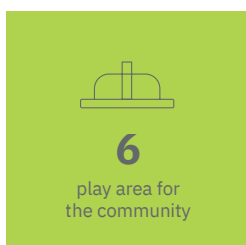
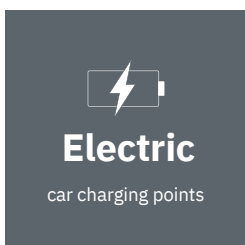
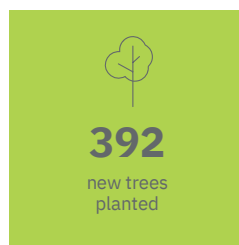
GIVING NATURE A HOME

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



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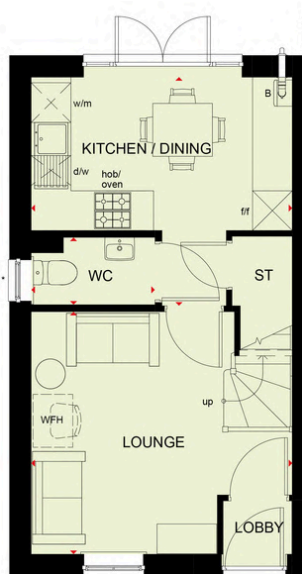
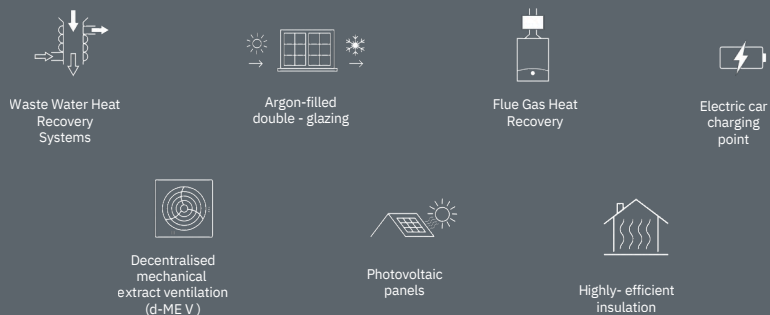
CASTLE REACH

KING'S LYNN



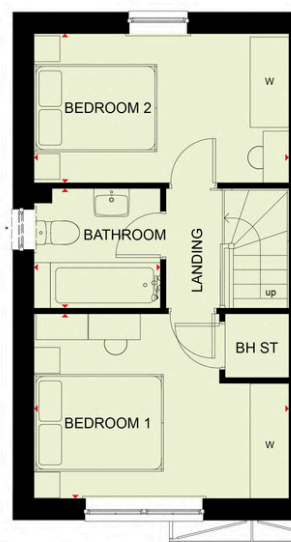
KENLEY

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"



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"

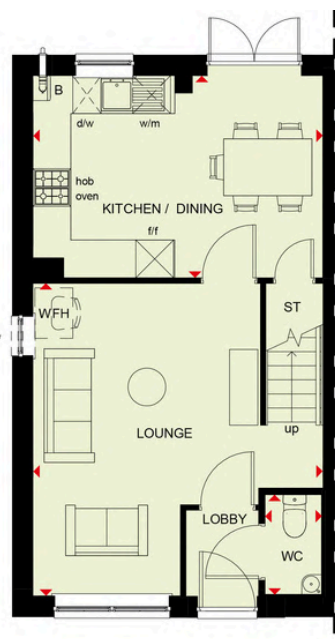
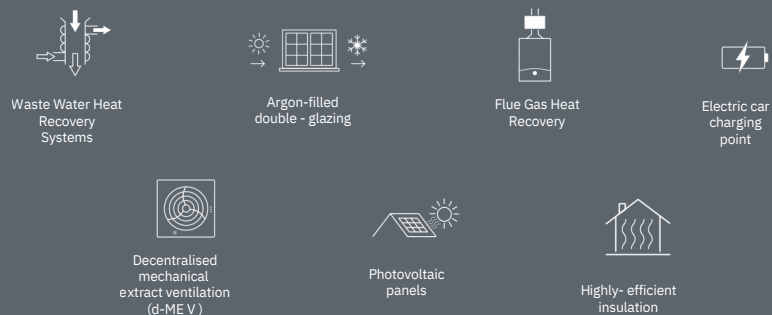
KEY	B	Boiler	td	Tumble dryer space	WFH	Working from home space
	ST	Store	dw	Dishwasher space	W	Wardrobe space
	wm	Washing machine space	f/f	Fridge/freezer space	◀▶	Dimension location



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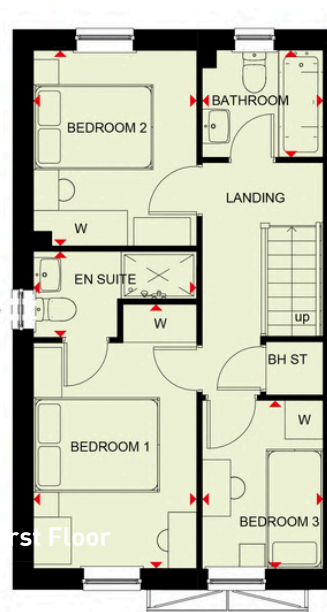
MAIDSTONE

3 BEDROOM HOME



Ground Floor

Lounge	4598 x 4930 mm	15'1" x 16'2"
Kitchen / Dining	4593 x 3202 mm	15'1" x 10'6"
WC	901 x 1586 mm	2'11" x 5'2"



First Floor

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

KEY	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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ELLERTON

3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



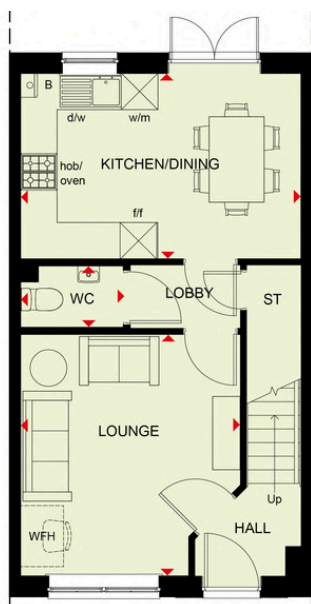
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels

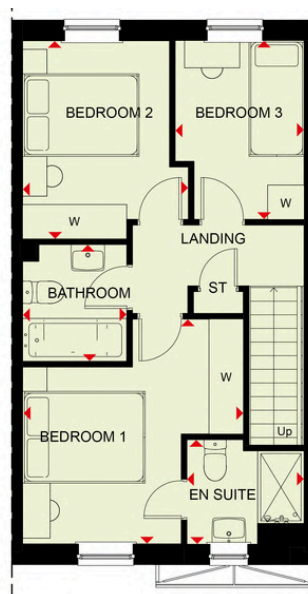


Highly-efficient insulation



Ground Floor

Lounge	3605 x 3967 mm	10'11" x 13'0"
Kitchen / Dining	4593 x 3048 mm	15'1" x 10'0"
WC	1668 x 1016 mm	5'6" x 3'4"



First Floor

Bedroom 1	3605 x 3683 mm	11'10" x 12'1"
En Suite	1918 x 1716 mm	6'3" x 5'8"
Bedroom 2	2708 x 3245 mm	8'11" x 10'8"
Bedroom 3	2109 x 2932 mm	6'11" x 9'7"
Bathroom	1703 x 1917 mm	5'7" x 6'3"

KEY	B	Boiler
	ST	Store
	w/m	Washing machine space

td	Tumble dryer space
dw	Dishwasher space
f/f	Fridge/freezer space

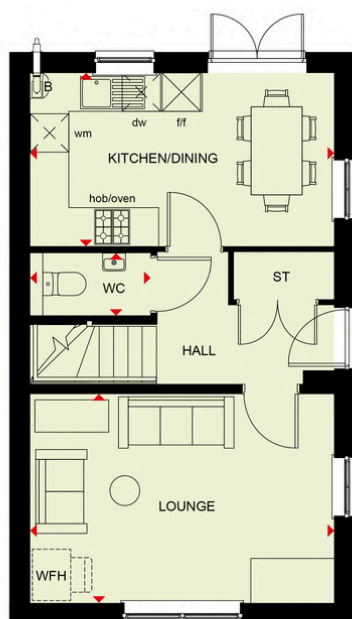
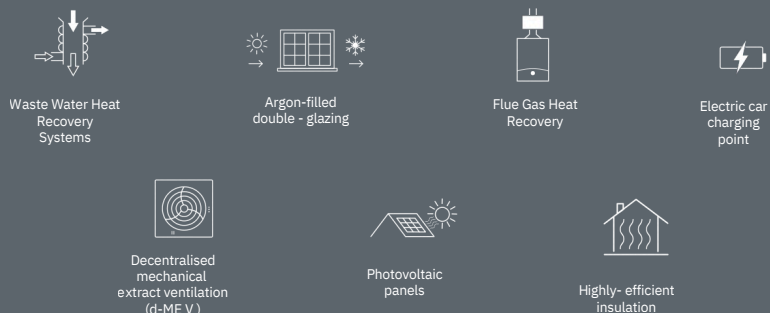
WFH	Working from home space
W	Wardrobe space
◀▶	Dimension location



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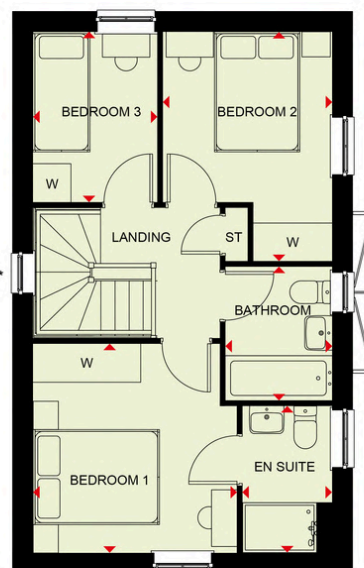
MORESBY

3 BEDROOM DETACHED HOME



Ground Floor

Lounge	4735 x 3245 mm	15'6" x 10'8"
Kitchen / Dining	4735 x 2696 mm	15'6" x 8'10"
WC	1874 x 976 mm	6'2" x 3'2"



First Floor

Bedroom 1	3226 x 3307 mm	10'7" x 10'10"
En Suite	1416 x 2322 mm	4'8" x 7'7"
Bedroom 2	2674 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"

KEY	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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MORESBY

3 BEDROOM SEMI DETACHED HOME

Waste Water Heat
Recovery
Systems

Argon-filled
double - glazing

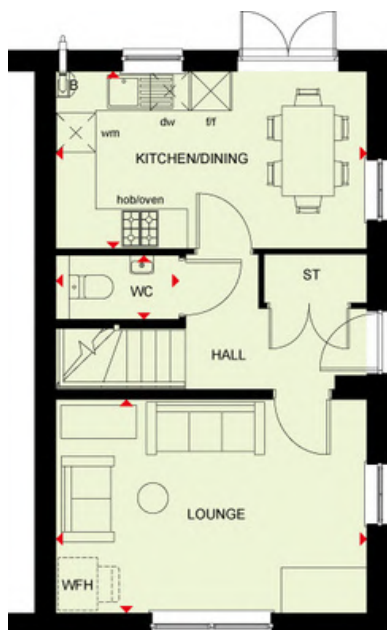
Flue Gas Heat
Recovery

Electric car
charging
point

Decentralised
mechanical
extract ventilation
(d-MEV)

Photovoltaic
panels

Highly- efficient
insulation



Ground Floor

Lounge	4737 x 3245 mm	15'7" x 10'8"
Kitchen / Dining	4737 x 2696 mm	15'7" x 8'10"
WC	1874 x 976 mm	6'2" x 3'2"



First Floor

Bedroom 1	3226 x 3307 mm	10'7" x 10'10"
En Suite	1416 x 2322 mm	4'8" x 7'7"
Bedroom 2	2674 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"

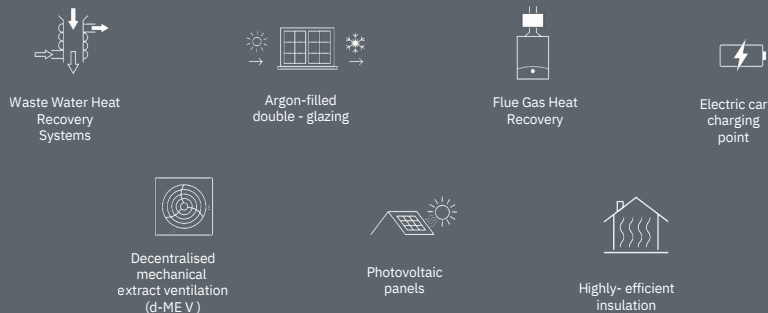
KEY	B	Boiler	td	Tumble dryer space	WFH	Working from home space
	ST	Store	dw	Dishwasher space	W	Wardrobe space
	wm	Washing machine space	f/f	Fridge/freezer space	◀▶	Dimension location



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LUTTERWORTH

3 BEDROOM HOME



Ground Floor

Lounge	3040 x 5380 mm	10'0" x 17'8"
Kitchen / Dining	4276 x 5385 mm	14'0" x 17'8"
WC	1011 x 1504 mm	3'4" x 4'11"



First Floor

Bedroom 1	3107 x 3594 mm	10'2" x 11'9"
En Suite	1648 x 2159 mm	5'5" x 7'1"
Bedroom 2	3404 x 3158 mm	11'2" x 10'4"
Bedroom 3	3540 x 2129 mm	11'7" x 7'0"
Bathroom	2519 x 1954 mm	8'3" x 6'5"

KEY	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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BUCHANAN

3 BEDROOM HOME

Waste Water Heat
Recovery
Systems

Argon-filled
double - glazing

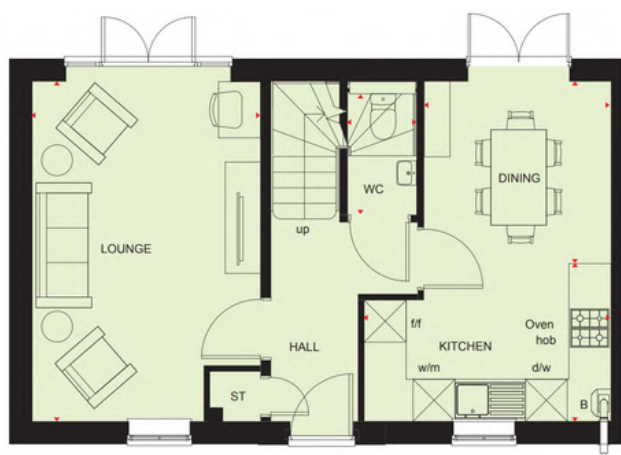
Flue Gas Heat
Recovery

Electric car
charging
point

Decentralised
mechanical
extract ventilation
(d-MEV)

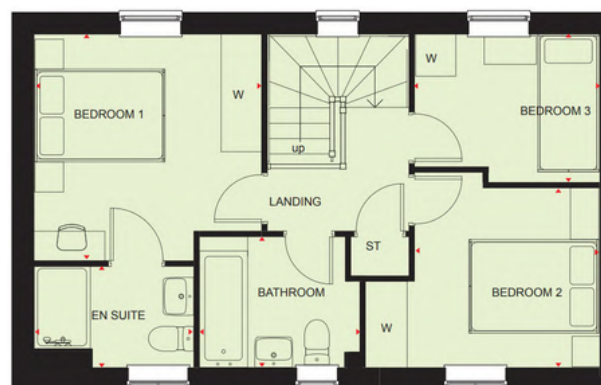
Photovoltaic
panels

Highly- efficient
insulation



Ground Floor

Lounge	3245 x 4843 mm	10'8" x 15'11"
Kitchen / Dining	3520 x 4843 mm	11'7" x 15'11"
WC	980 x 1904 mm	3'3" x 6'3"



First Floor

Bedroom 1	3312 x 3292 mm	10'10" x 10'10"
En Suite	2321 x 1463 mm	7'7" x 4'10"
Bedroom 2	3412 x 2831 mm	11'2" x 9'4"
Bedroom 3	2695 x 2150 mm	8'10" x 7'0"
Bathroom	2330 x 1895 mm	7'8" x 6'3"

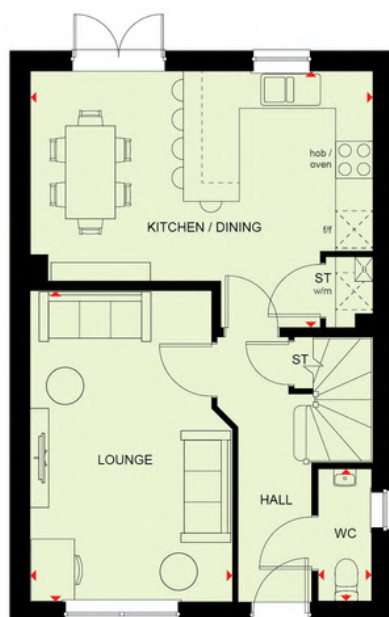
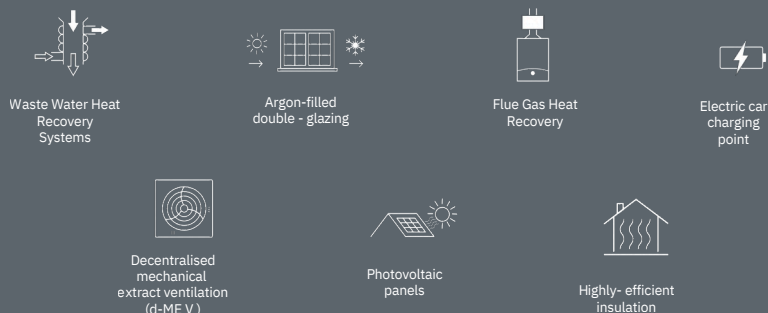
KEY	B	Boiler	td	Tumble dryer space	WFH	Working from home space
	ST	Store	dw	Dishwasher space	W	Wardrobe space
	wm	Washing machine space	f/f	Fridge/freezer space	◀▶	Dimension location



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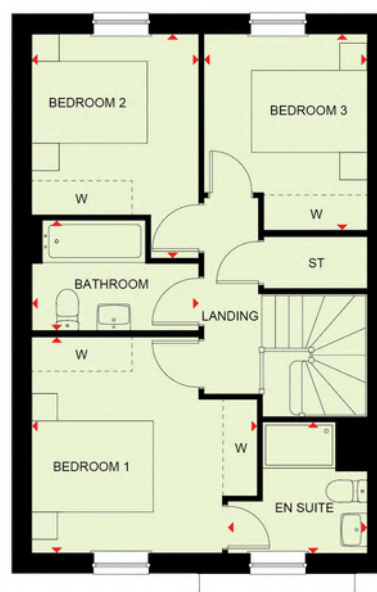
CEDAR

3 BEDROOM HOME



Ground Floor

Lounge	3259 x 5016 mm	10'8" x 16'5"
Kitchen / Dining	5515 x 4135 mm	18'1" x 13'7"
WC	860 x 2129 mm	2'10" x 7'0"



First Floor

Bedroom 1	3722 x 3558 mm	12'3" x 11'8"
En Suite	1723 x 2176 mm	5'8" x 7'2"
Bedroom 2	2746 x 2981 mm	9'0" x 9'9"
Bedroom 3	2686 x 3231 mm	8'10" x 10'7"
Bathroom	2741 x 1815 mm	9'0" x 5'11"

KEY	B	Boiler	td	Tumble dryer space	WFH	Working from home space
	ST	Store	dw	Dishwasher space	W	Wardrobe space
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KINGFORD

3 BEDROOM HOME

Waste Water Heat
Recovery
Systems

Argon-filled
double - glazing

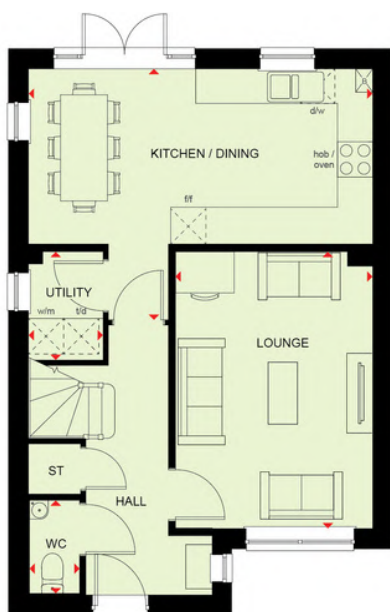
Flue Gas Heat
Recovery

Electric car
charging
point

Decentralised
mechanical
extract ventilation
(d-MEV)

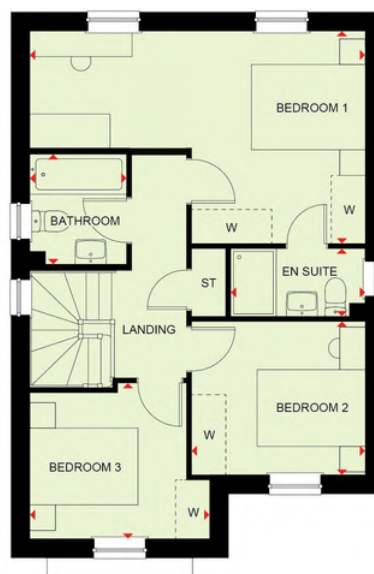
Photovoltaic
panels

Highly- efficient
insulation



Ground Floor

Lounge	3370 x 4705 mm	11'1" x 15'5"
Kitchen / Dining	5895 x 2960 mm	19'4" x 9'9"
Utility	2370 x 1836 mm	7'9" x 6'0"
WC	881 x 1610 mm	2'11" x 5'3"



First Floor

Bedroom 1	5895 x 3740 mm	19'4" x 12'3"
En Suite	2531 x 1194 mm	8'4" x 3'11"
Bedroom 2	3054 x 2700 mm	10'0" x 8'10"
Bedroom 3	3160 x 2742 mm	10'4" x 9'0"
Bathroom	1700 x 1937 mm	5'7" x 6'4"

KEY B Boiler
ST Store
wm Washing machine space

td Tumble dryer space
dw Dishwasher space
f/f Fridge/freezer space

WFH Working from home space
W Wardrobe space
◀▶ Dimension location



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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	3095 x 5143 mm	10'2" x 16'10"
Kitchen / 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"



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"

KEY

B Boiler
ST Store
wm Washing machine space

td Tumble dryer space
dw Dishwasher space
f/f Fridge/freezer space

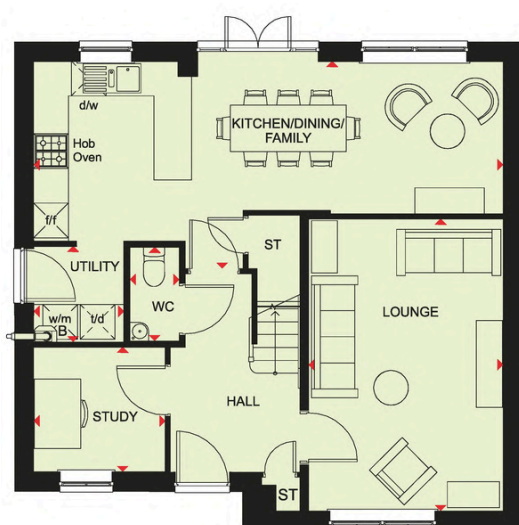
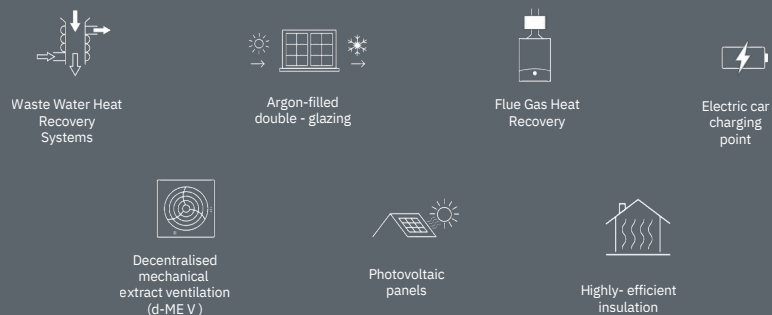
WFH Working from home space
W Wardrobe space
◀▶ Dimension location



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. The images 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, dimensions and energy efficiency features depicted are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.

RADLEIGH

4 BEDROOM HOME



Ground Floor

Lounge	3361 x 5041 mm	11'0" x 16'6"
Kitchen / Family	8110 x 3578 mm	26'7" x 11'9"
Study	2273 x 2153 mm	7'5" x 7'1"
Utility	1558 x 1655 mm	5'1" x 5'5"
WC	850 x 1621 mm	2'9" x 5'4"



First Floor

Bedroom 1	3557 x 3853 mm	11'8" x 12'8"
En Suite	1465 x 2287 mm	4'10" x 7'6"
Bedroom 2	3423 x 4335 mm	11'3" x 14'3"
Bedroom 3	2824 x 3345 mm	9'3" x 11'0"
Bedroom 4	2973 x 3147 mm	9'9" x 10'4"
Bathroom	2137 x 1694 mm	7'0" x 5'7"

KEY	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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MOVEMAKER

Take the hassle out of selling your existing home.
We could get you moving to a brand new Barratt home
in just 5 simple steps.

1

FIND YOUR HOME

Discover your ideal new home at your chosen development and complete a Movemaker application.

2

VALUE YOUR EXISTING PROPERTY

We will instruct two estate agents who will arrange independent valuations of your current property.

3

AGREE THE SELLING PRICE

Once a price is agreed the Movemaker agreement can then be completed and the estate agent will begin to market your property.

4

FIND A BUYER

The estate agent will help to complete the sale smoothly and efficiently. Remember, we will cover their fees then manage the sale for you.

5

MOVING DAY

Now you can move into your dream Barratt home, saving money and hassle.

YMovemaker is only available on selected plots and developments in England, Wales or Scotland and is subject to our terms and conditions. To be considered for Movemaker, you will need to provide access to our appointed estate agents or representative within 3 working days for the purpose of valuations and inspection of your existing property. You must enter into a Movemaker Agreement with BDW Trading Limited concerning the sale of your existing property, which will include a time period for the marketing of your existing property. A sample of our Movemaker Agreement may be obtained from your local sales office. Subject to status. Terms and conditions apply, see website for details.



BARRATT
— HOMES —

PART EXCHANGE

If you're keen to move quickly, our Part Exchange scheme might be just what you need. We could buy your current home from you, giving you peace of mind of having a guaranteed buyer.



NO CHAIN

With the peace of mind of us as your buyer, you won't need to worry about a property chain.



NO PRICE CONCERNS

We'll make you an offer of fair value for your current home, based on two independent valuations.



NO ESTATE AGENT FEES

You could save money and avoid the hassle of choosing and dealing with estate agents, as we handle it all for you.



NO RENTING OR STORAGE

You could stay in your current home until your new one is ready, turning buying and selling into one easy move.



NO WORRIES

We help remove some of the hassle of home selling, which could get you into your new Barratt home much sooner.

Part Exchange is only available on selected plots and developments in England, Wales or Scotland and is subject to our standard terms and conditions. Part Exchange will only be available where the existing property being traded in is no more than 80% of the selling price of the plot you are considering purchasing, up to a maximum value of £500,000.



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 COVER 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





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