

CURBOROUGH FIELDS

WATERY LANE, CURBOROUGH, LICHFIELD,
STAFFORDSHIRE, WS13 8ES



A development of 2, 3 & 4 bedroom homes



BARRATT
HOMES

GREAT HOMES IN A GREAT LOCATION

On the northern outskirts of Lichfield, our new development Curborough Fields offers 2, 3 & 4 bedroom homes. A 10-minute drive from the Cathedral City, this exciting development benefits from a range of amenities and offers fantastic leisure & entertainment for an evening or weekends with family & friends.

Within reach of the A38, there is excellent access to the motorway network bringing Tamworth, Derby, Stafford and Birmingham closer to home.



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.



*Indicative figures, based on January 2025 (This means you could enjoy lower bills. According to HBF data (January 2025) - *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.

CURBOROUGH FIELDS

DEVELOPMENT LAYOUT

KEY

- **Linstead**
2 bedroom home
- **Mewstone**
3 bedroom home
- **Brancaster**
3 bedroom home
- **Thornham**
3 bedroom home
- **Kennisham**
4 bedroom home
- **Radstock**
4 bedroom home
- **Linstock**
4 bedroom home
- **Lavenham**
4 bedroom home
- **Affordable Housing**
- ▼ **Visitor Parking**



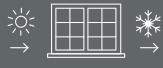
GIVING NATURE A HOME ON THIS DEVELOPMENT

- Grassland
- Mature trees
- Path
- Hedge



LINSTEAD

2 BEDROOM HOME



Argon-filled
double-glazing



Electric car
charging
point



Highly-efficient
insulation



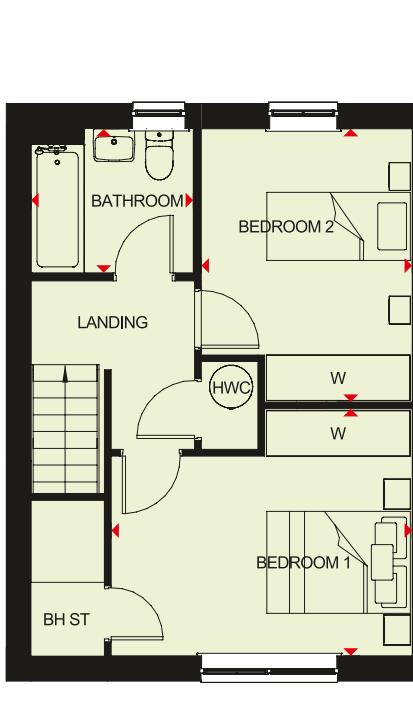
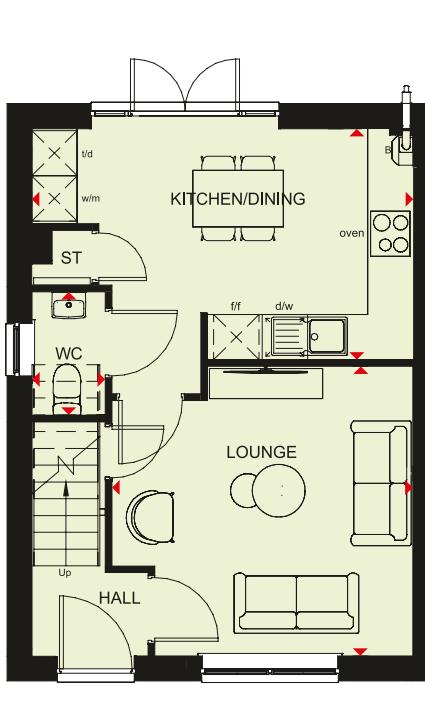
Underfloor
Heating



Air Source
Heat Pump



Decentralised
mechanical
extract ventilation
(d-MEV)



Ground Floor

Lounge	3983 x 3833 mm	13'1" x 10'7"
Kitchen/Dining	5045 x 3059 mm	16'7" x 10'0"
WC	969 x 1632 mm	3'2" x 5'4"

(Approximate dimensions)

First Floor

Bedroom 1	3987 x 3316 mm	13'1" x 10'11"
Bedroom 2	2794 x 3622 mm	9'2" x 11'11"
Bathroom	2150 x 1909 mm	7'1" x 6'3"

(Approximate dimensions)

KEY

B

Boiler

w/m

Washing machine space

f/f

Fridge/freezer space

Dimension location

ST

Store

d/w

Dishwasher space

W

Wardrobe space

BH ST

Bulkhead store

t/d

Tumble dryer space

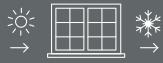
HWC

Hot water cylinder



MEWSTONE

3 BEDROOM HOME



Argon-filled
double-glazing



Electric car
charging
point



Highly-efficient
insulation



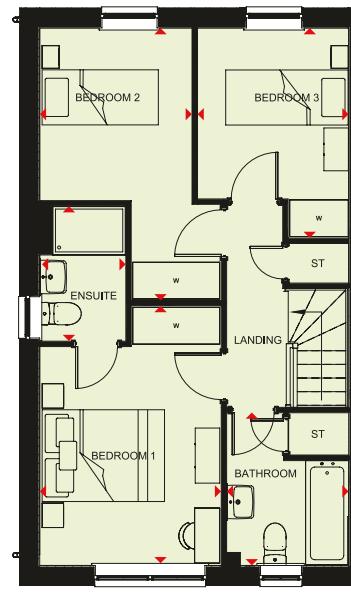
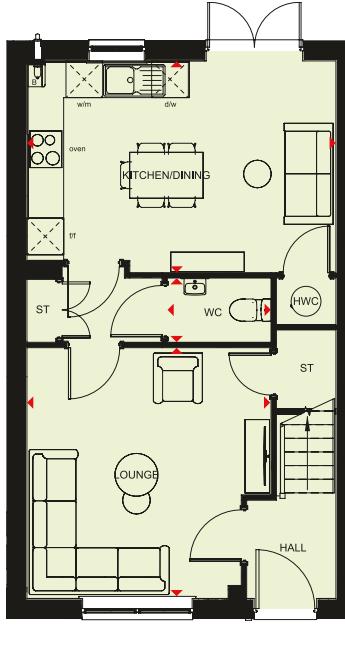
Underfloor
Heating



Air Source
Heat Pump



Decentralised
mechanical
extract ventilation
(d-MEV)



Ground Floor

Kitchen/Dining	5050 x 3441 mm	16'6" x 11'3"
Lounge	3989 x 4098 mm	13'1" x 13'5"
WC	1694 x 1050 mm	5'7" x 3'5"

(Approximate dimensions)

First Floor

Bedroom 1	2967 x 4242 mm	9'8" x 13'11"
En suite	1407 x 2209 mm	4'7" x 7'2"
Bedroom 2	2489 x 4454 mm	8'1" x 14'7"
Bedroom 3	2472 x 3434 mm	8'1" x 11'3"
Bathroom	1995 x 2496 mm	6'6" x 8'2"

(Approximate dimensions)

KEY

B Boiler

d/w Dishwasher space



Hot water cylinder

ST Store

f/f Fridge/freezer space



Dimension location

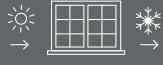
w/m Washing machine space

W Wardrobe space



BRANCASTER

3 BEDROOM HOME



Argon-filled
double-glazing



Electric car
charging
point



Highly-efficient
insulation



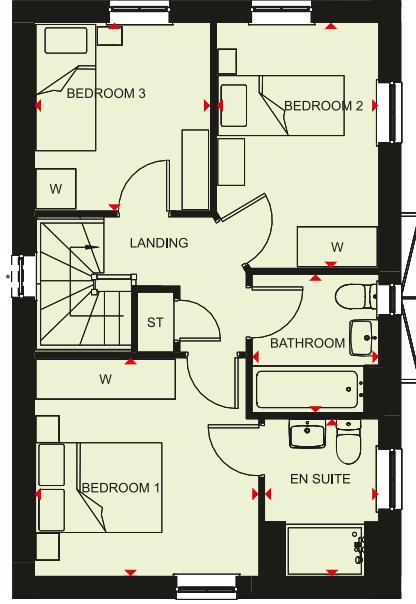
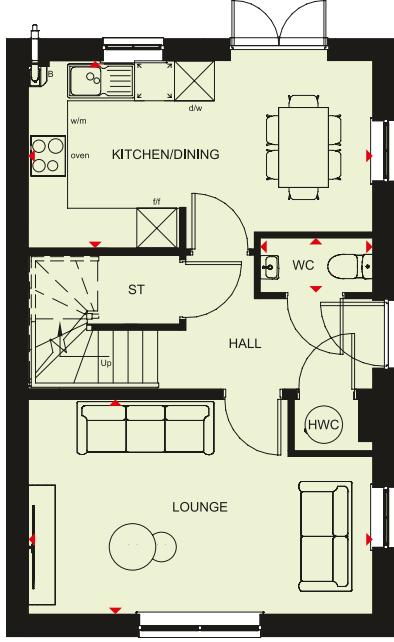
Underfloor
Heating



Air Source
Heat Pump



Decentralised
mechanical
extract ventilation
(d-MEV)



Ground Floor

Lounge	5184 x 3223 mm	17'0" x 10'7"
Kitchen/Dining	5184 x 2806 mm	17'0" x 9'2"
WC	1694 x 885 mm	5'7" x 2'11"

(Approximate dimensions)

First Floor

Bedroom 1	3389 x 3300 mm	11'14" x 10'10"
En suite	1702 x 2372 mm	5'5" x 7'9"
Bedroom 2	2440 x 3701 mm	8'0" x 12'2"
Bedroom 3	2650 x 2806 mm	8'8" x 9'2"
Bathroom	1909 x 2085 mm	6'3" x 6'10"

(Approximate dimensions)

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

KEY

B Boiler

d/w Dishwasher space

Hot water cylinder

ST Store

f/f Fridge/freezer space

Dimension location

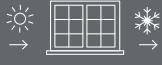
w/m Washing machine space

W Wardrobe space



BRANCASTER

3 BEDROOM HOME



Argon-filled
double-glazing



Electric car
charging
point



Highly-efficient
insulation



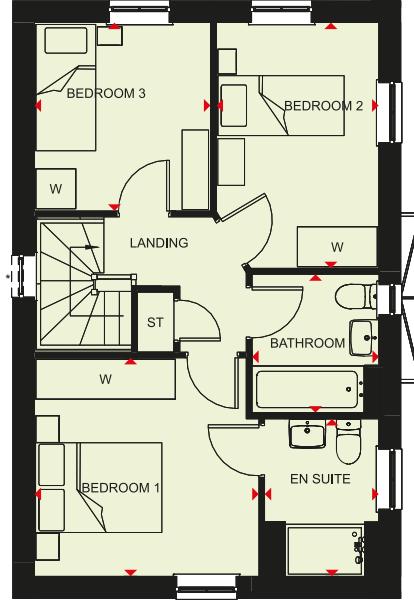
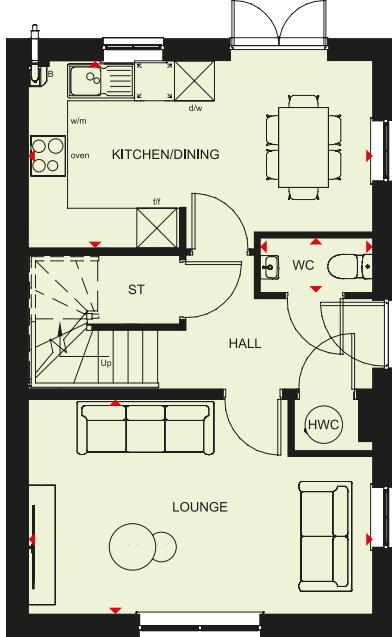
Underfloor
Heating



Air Source
Heat Pump



Decentralised
mechanical
extract ventilation
(d-MEV)



Ground Floor

Lounge	5184 x 3223 mm	17'0" x 10'7"
Kitchen/Dining	5184 x 2806 mm	17'0" x 9'2"
WC	1694 x 885 mm	5'7" x 2'11"

(Approximate dimensions)

First Floor

Bedroom 1	3389 x 3300 mm	11'11" x 10'10"
En suite	1702 x 2372 mm	5'5" x 7'9"
Bedroom 2	2440 x 3701 mm	8'0" x 12'2"
Bedroom 3	2650 x 2806 mm	8'8" x 9'2"
Bathroom	1909 x 2085 mm	6'3" x 6'10"

(Approximate dimensions)

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

KEY

B Boiler

d/w Dishwasher space

Hot water cylinder

ST Store

f/f Fridge/freezer space

Dimension location

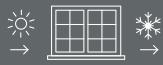
w/m Washing machine space

W Wardrobe space



THORNHAM

3 BEDROOM HOME



Argon-filled
double-glazing



Electric car
charging
point



Highly-efficient
insulation



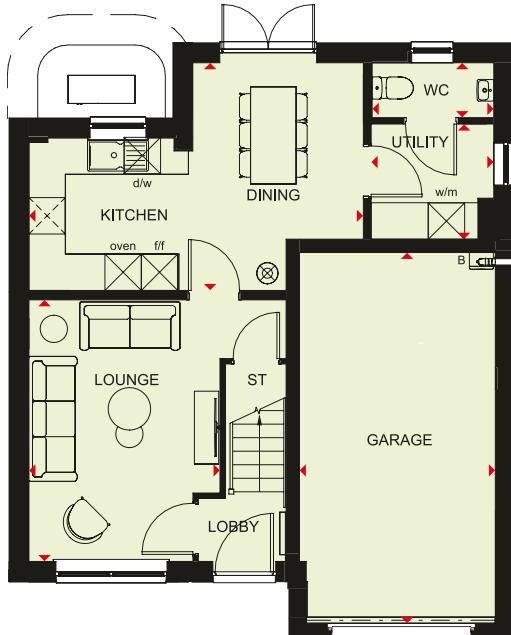
Underfloor
Heating



Air Source
Heat Pump



Decentralised
mechanical
extract ventilation
(d-MEV)



Ground Floor

Lounge	3148 x 4311 mm	10'4" x 14'1"
Kitchen/Dining/Family	5511 x 3752 mm	18'0" x 12'3"
Utility	2021 x 1897 mm	6'7" x 6'2"
WC	2004 x 887 mm	6'6" x 2'10"
Garage	3227 x 6121 mm	10'7" x 20'0"

(Approximate dimensions)

First Floor

Bedroom 1	3345 x 4342 mm	10'11" x 14'3"
En suite	2131 x 1406 mm	6'11" x 4'7"
Bedroom 2	3175 x 3621 mm	10'5" x 11'10"
Bedroom 3	3401 x 3275 mm	11'1" x 10'9"
Bathroom	1951 x 1909 mm	6'5" x 6'3"

(Approximate dimensions)

KEY

B Boiler

w/m Washing machine space

W Wardrobe space

ST Store

d/w Dishwasher space

HWC Hot water cylinder

BH ST Bulkhead store

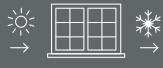
f/f Fridge/freezer space

Dimension location



KENNISHAM

4 BEDROOM HOME



Argon-filled
double-glazing



Electric car
charging
point



Highly-efficient
insulation



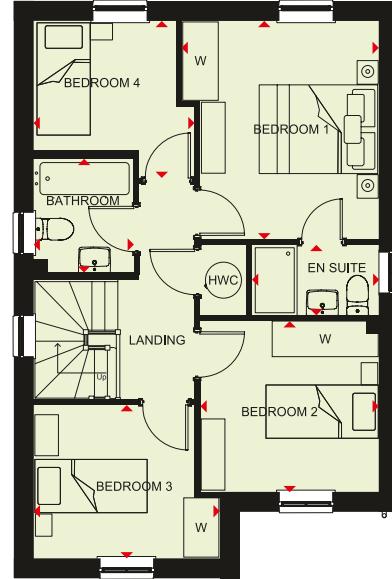
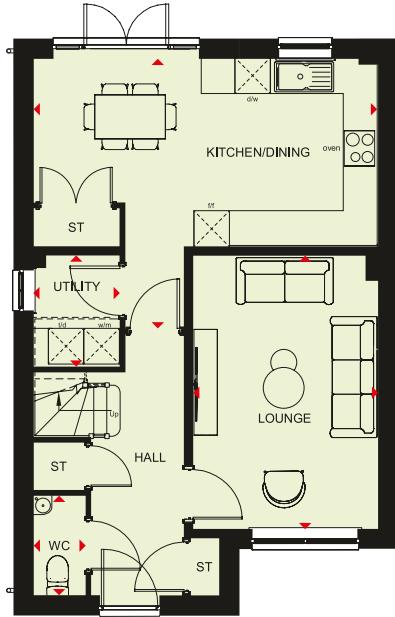
Underfloor
Heating



Air Source
Heat Pump



Decentralised
mechanical
extract ventilation
(d-MEV)



Ground Floor

Lounge	3150 x 4652 mm	10'4" x 15'3"
Kitchen/Dining	5860 x 4587 mm	19'3" x 15'1"
Utility	1472 x 1892 mm	4'10" x 6'2"
WC	884 x 1700 mm	2'11" x 5'7"

(Approximate dimensions)

First Floor

Bedroom 1	3350 x 3713 mm	11'0" x 12'2"
En suite	2154 x 1190 mm	7'1" x 3'11"
Bedroom 2	3038 x 2909 mm	10'0" x 9'7"
Bedroom 3	3160 x 2602 mm	10'4" x 8'6"
Bedroom 4	2734 x 2671 mm	9'0" x 8'9"
Bathroom	1700 x 1936 mm	5'7" x 6'4"

(Approximate dimensions)

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

KEY

ST

Store

f/f

Fridge/freezer space

HWC

Hot water cylinder

w/m

Washing machine space

t/d

Tumble dryer space

Dimension location

d/w

Dishwasher space

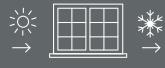
W

Wardrobe space



RADSTOCK

4 BEDROOM HOME



Argon-filled
double-glazing



Electric car
charging
point



Highly-efficient
insulation



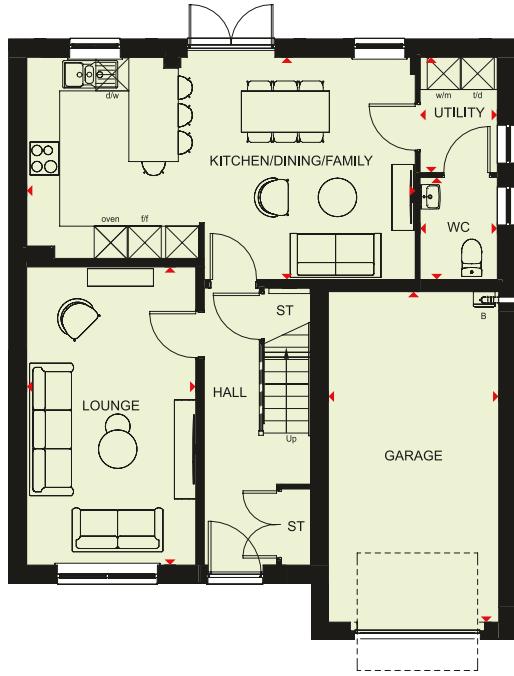
Underfloor
Heating



Air Source
Heat Pump



Decentralised
mechanical
extract ventilation
(d-MEV)



Ground Floor

Lounge	3075 x 5423 mm	10'1" x 17'9"
Kitchen/Dining/Family	7067 x 4042 mm	23'2" x 13'3"
Garage	3098 x 6011 mm	10'2" x 19'9"
WC	1405 x 1857 mm	4'7" x 6'1"
Utility	1405 x 2097 mm	4'7" x 6'11"

(Approximate dimensions)

First Floor

Bedroom 1	3382 x 3985 mm	11'1" x 13'1"
En suite	2199 x 1502 mm	7'3" x 4'11"
Bedroom 2	3064 x 3850 mm	10'1" x 12'8"
Bedroom 3	3294 x 5238 mm	10'10" x 17'2"
Bedroom 4	2918 x 3491 mm	9'7" x 11'5"
Study	2010 x 2762 mm	6'7" x 9'1"
Bathroom	2184 x 2866 mm	7'2" x 9'5"

(Approximate dimensions)

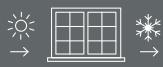
* Reduced headroom height

KEY	B	Boiler	w/m	Washing machine space	f/f	Fridge/freezer space	Dimension location
	ST	Store	d/w	Dishwasher space	W	Wardrobe space	
	BH ST	Bulkhead Store	t/d	Tumble dryer space	HWC	Hot water cylinder	



LINSTOCK

4 BEDROOM HOME



Argon-filled
double-glazing



Electric car
charging
point



Highly-efficient
insulation



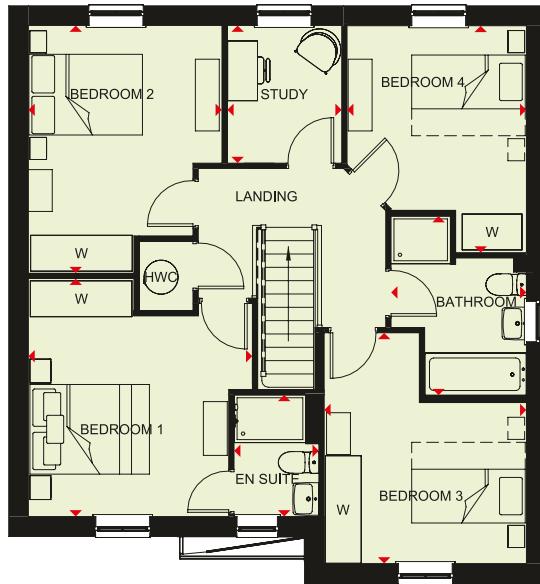
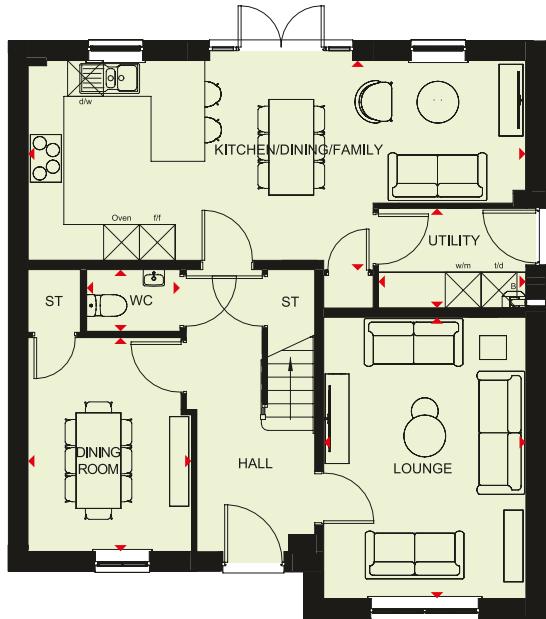
Underfloor
Heating



Air Source
Heat Pump



Decentralised
mechanical
extract ventilation
(d-MEV)



Ground Floor

Lounge	3385 x 4707 mm	11'1" x 15'5"
Kitchen/Dining/Family	3672 x 8830 mm	12'0" x 27'4"
Utility	1668 x 2469 mm	5'6" x 8'1"
WC	1033 x 1563 mm	3'4" x 5'1"
Dining Room	2738 x 3580 mm	8'11" x 11'9"

(Approximate dimensions)

First Floor

Bedroom 1	3983 x 3749 mm	13'0" x 12'4"
En suite	2038 x 1395 mm	6'8" x 4'7"
Bedroom 2	3240 x 4146 mm	10'7" x 13'7"
Bedroom 3	3385 x 3862 mm	11'1" x 12'8"
Bedroom 4	3002 x 3798 mm	9'10" x 12'6"
Study	1916 x 2305 mm	6'3" x 7'7"
Bathroom	2266 x 3009 mm	7'5" x 9'10"

(Approximate dimensions)

KEY

B Boiler

d/w Dishwasher space

W Wardrobe space

ST Store

t/d Tumble dryer space

HW C Hot water cylinder

w/m Washing machine space

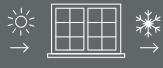
f/f Fridge/freezer space

Dimension location



LAVENHAM

4 BEDROOM HOME



Argon-filled
double-glazing



Electric car
charging
point



Highly-efficient
insulation



Underfloor
Heating



Air Source
Heat Pump



Decentralised
mechanical
extract ventilation
(d-MEV)



Ground Floor

Lounge	3560 x 5748 mm	11'8" x 18'10"
Dining	2912 x 3625 mm	9'7" x 11'11"
Kitchen/Breakfast/Family	5208 x 4311 mm	17'1" x 14'2"
Study	2912 x 2299 mm	9'7" x 7'7"
WC/Utility	975 x 2448 mm	3'2" x 8'0"

(Approximate dimensions)



First Floor

Bedroom 1	3612 x 5748 mm	11'10" x 18'10"
En suite	2238 x 1370 mm	7'4" x 4'6"
Bedroom 2	4887 x 3424 mm	16'0" x 11'3"
Bedroom 3	2947 x 4527 mm	9'8" x 14'10"
Bedroom 4	2151 x 3976 mm	7'1" x 13'1"
Bathroom	1825 x 2997 mm	6'0" x 9'10"

(Approximate dimensions)

KEY

ST

Store

d/w

Dishwasher space

(HWC)

Hot water cylinder

BH ST Bulkhead Store

t/d Tumble dryer space

W Wardrobe space

w/m Washing machine space

f/f Fridge/freezer space

► Dimension location



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[†] 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

[†]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.

BDW005431/NOV24

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.



barrathomes.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