

THE CEDARS @ LEDSHAM GARDEN VILLAGE

LEDSHAM ROAD, LEDSHAM, CHESHIRE, CH66 4DF



A RANGE OF TWO, THREE AND FOUR BEDROOM HOMES



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.



BUYING A **NEW** HOME IS AN EXCITING JOURNEY

HERE ARE 5 REASONS WHY YOU SHOULD MOVE WITH BARRATT

1. Choose a homebuilder you know you can trust

We're proud to have happy homeowners, that's why we are delighted to have been awarded 5 Stars for customer satisfaction by the Home Builders Federation, 17 years in a row. We are the only major homebuilder to achieve this, so you can buy a brand-new home at (development name) with confidence.

Our Site Managers have picked up more awards than any other housebuilder, winning NHBC Pride in the Job awards for quality workmanship and demonstrating our dedication and commitment to building homes of the very highest standard.

2. 10 years peace of mind

The NHBC warranty and insurance policy, known as Buildmark, is designed to give you peace of mind. Buildmark provides the following cover:

- Insolvency cover: If we become insolvent and are therefore unable to finish the construction of your home, NHBC may repay your deposit or any reasonable extra amount you have to pay for your home to be finished.
- Builder warranty period: For the first two years we are responsible for rectifying any defects covered by the warranty. The warranty is backed by NHBC's resolution service and guarantee.
- Insurance cover: In the eight years that follow the builder warranty period, NHBC provides insurance cover for damage caused by defects to certain parts of the home and also for contaminated land.

3. More choice, more style

When you've chosen the right home, you can get creative with additional finishes from our Choices^ range. You could have your home exactly the way you want it, when you choose your preferred flooring, furnishings, appliances, fixtures, fittings and much more. Choices is associated with the build stage of your home, so the earlier you reserve and start the process, the more options you can choose from, all fitted and waiting for you when you move in.

*We' and 'only' refer to the Barratt Developments Plc Group Brands.

†First 2 years covered by Builder Warranty and NHBC Guarantee or similar. Years 3-10 covered by NHBC insurance or similar. Full exclusions and limitations can be found on the NHBC website. Available on virtually all of our developments.

Choices^ range is subject to build stage and additional cost.

Some of the features shown may not be available with every Barratt home or on every Barratt Homes development. Please speak to a Sales Adviser for details of the features available on the home and development you are interested in.

*Source: GOV.UK. This figure represents the level of energy-efficiency of existing housing stock only (homes built up to 2007 when EPCs were introduced).

**Source: Water UK

^Indicative figures, based on research from Briary Energy, April 2022



4. Creating places you'll love to live both inside and out

Our light, open-plan homes are really adaptable – every room can suit a variety of lifestyles. Whether you want space for the kids to play or more room to entertain friends, our fantastic range of homes can give you that flexibility. Our leading designers also factor real furniture sizes into their designs so your home won't be full of awkward nooks and crannies.

We also know our customers love green open spaces and we go to great lengths to maintain and enhance the local environment on our developments. In fact, we plant an average of 20 shrubs or trees for each home we build. Creating a beautiful and sustainable environment to live in.

5. Our energy-efficient homes could save you money

No matter how cold it is outside, you'll feel warm in a brand-new Barratt home. We use highly thermally efficient insulation and argon-filled double-glazing as standard, which allows the heat from the sun in whilst minimising heat loss. This means you could enjoy lower energy bills, whatever the weather. In fact, a brand-new home could save more per year on your energy bills^.

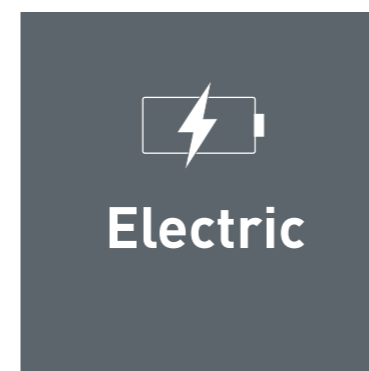
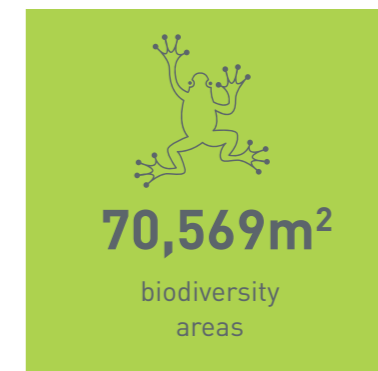
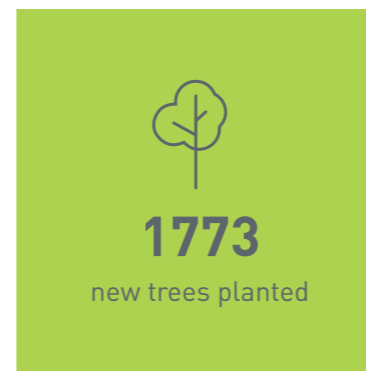
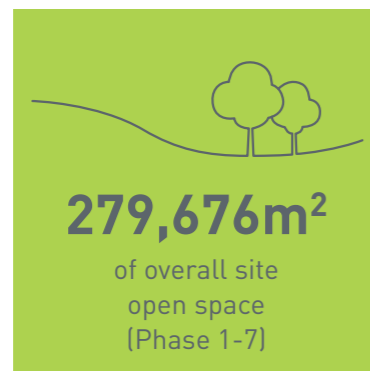
Find out more, talk to one of our Sales Advisers today.

CREATING A SUSTAINABLE COMMUNITY WHERE FAMILIES AND NATURE CAN THRIVE

At Barratt Homes, we do more than simply craft beautiful homes and desirable developments.

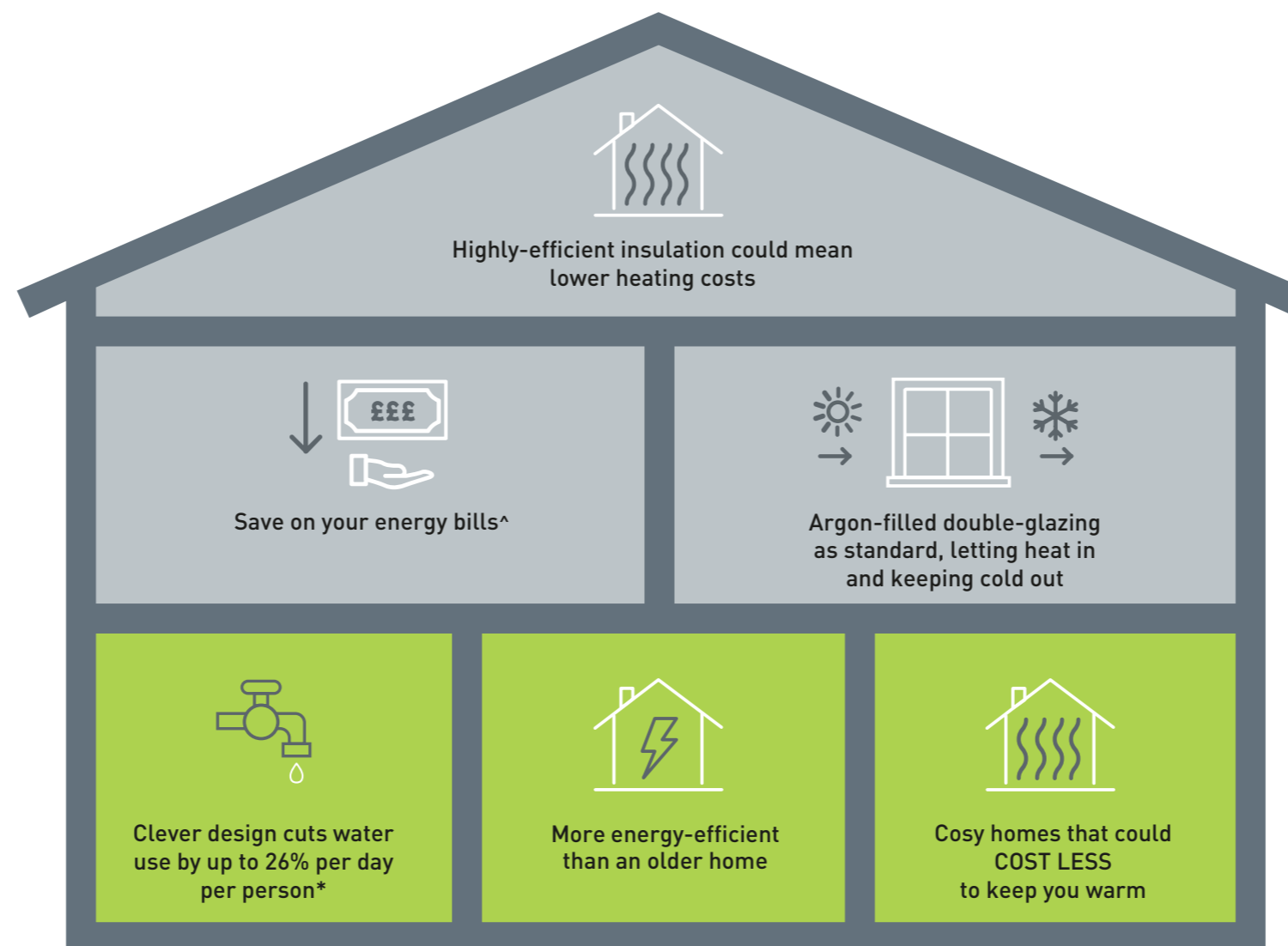
We design and build great places that meet the highest standards, and that promote sustainable, healthy and happy living for our customers.

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.



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 HBF "Watt a Save" report published July 2023.

*Source: [Water 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.

THE CEDARS @ LEDSHAM GARDEN VILLAGE





Ledsham Road, Ledsham, Cheshire CH66 4DF

KEY

- Alderney 4 bedroom home
- Ashburton 4 bedroom home
- Hale 4 bedroom home
- Kingsley 4 bedroom home
- Kennford 4 bedroom home
- Moresby 3 bedroom home
- Collaton 3 bedroom home
- Ellerton 3 bedroom home
- Kenley 2 bedroom home

Homes with specific eligibility criteria

- Affordable Rent
- Affordable Intermediate

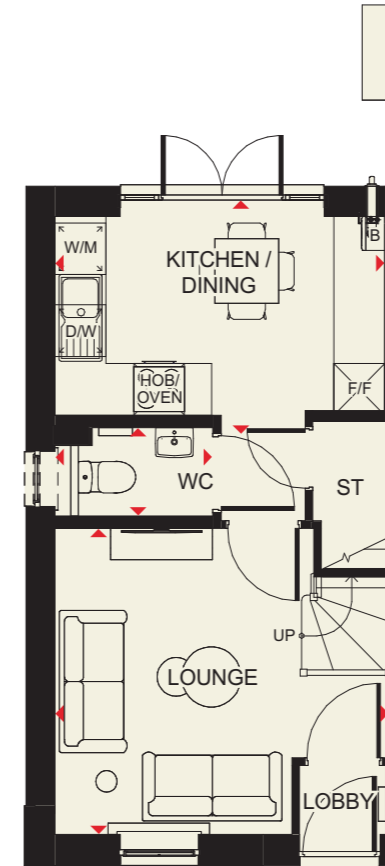
- Small Bird Nest Box 
- Bat Box 
- Swift Nesting Box 
- Electric Vehicle Charging Points 



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

KENLEY

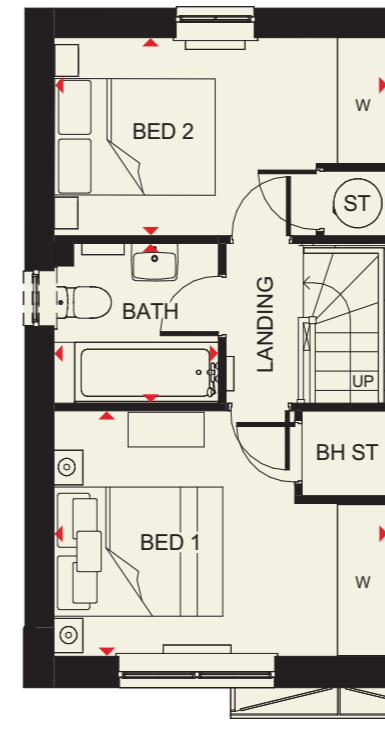
2 BEDROOM HOME



Ground Floor

Lounge	3943 x 3668mm	12'11" x 12'4"
Kitchen/Dining	3943 x 3454mm	12'11" x 11'3"
WC	1888 x 1050mm	6'2" x 3'5"

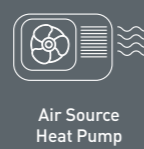
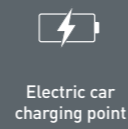
(Approximate dimensions)



First Floor

Bedroom 1	3943 x 2865mm	12'11" x 9'4"
Bedroom 2	3943 x 2316mm	12'11" x 7'7"
Bathroom	1953 x 1853mm	6'4" x 6'9"

(Approximate dimensions)

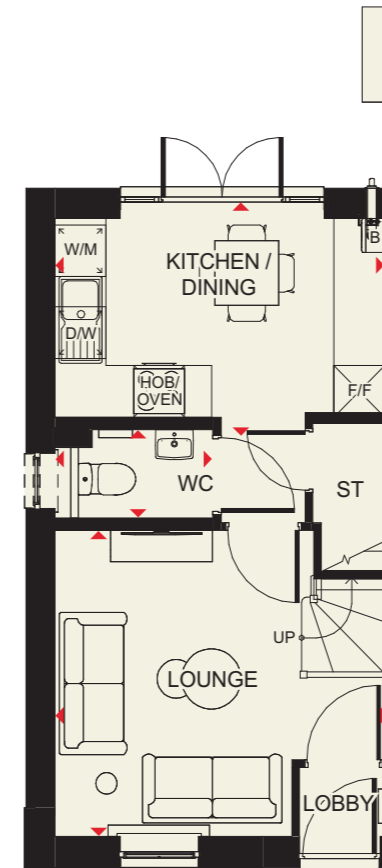


KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	◀▶	Dimension location
	wm	Washing machine space		



KENLEY

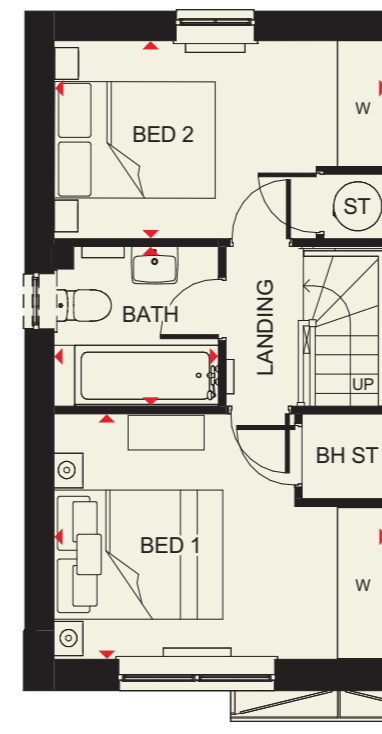
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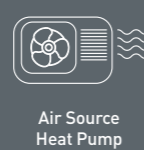
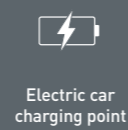
(Approximate dimensions)



First Floor

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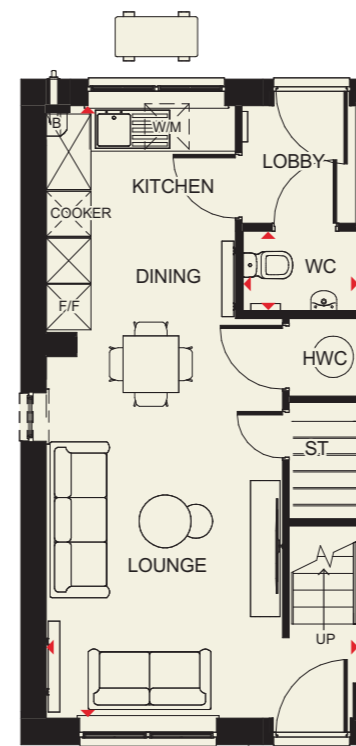
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ROWAN

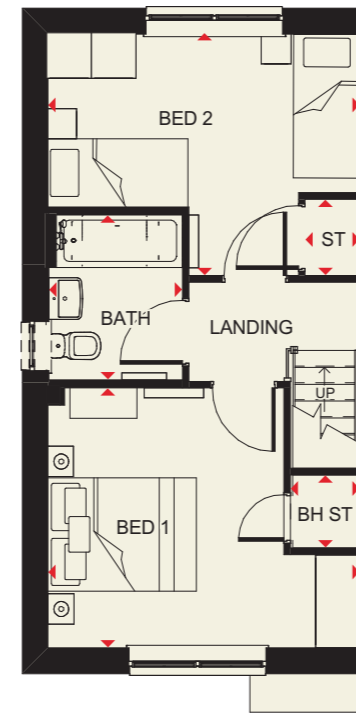
2 BEDROOM HOME



Ground Floor

Lounge	4202 x 4778mm	13'9" x 15'8"
Kitchen/Dining	2545 x 3322mm	8'4" x 10'10"
WC	1569 x 1050mm	5'1" x 3'5"

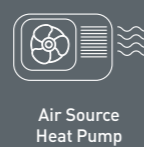
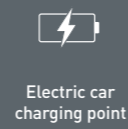
(Approximate dimensions)



First Floor

Bedroom 1	4202 x 3437mm	13'9" x 11'3"
Bedroom 2	4202 x 3185mm	13'9" x 10'5"
Bathroom	1796 x 2182mm	5'10" x 7'1"

(Approximate dimensions)

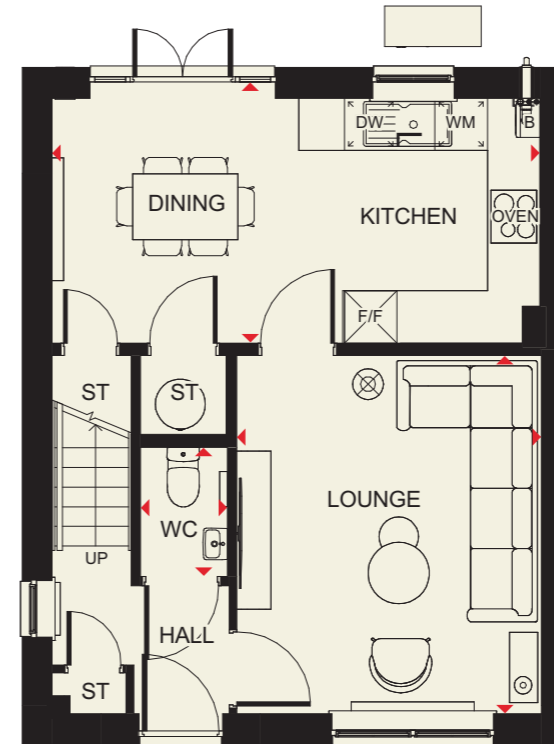


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COLLATON

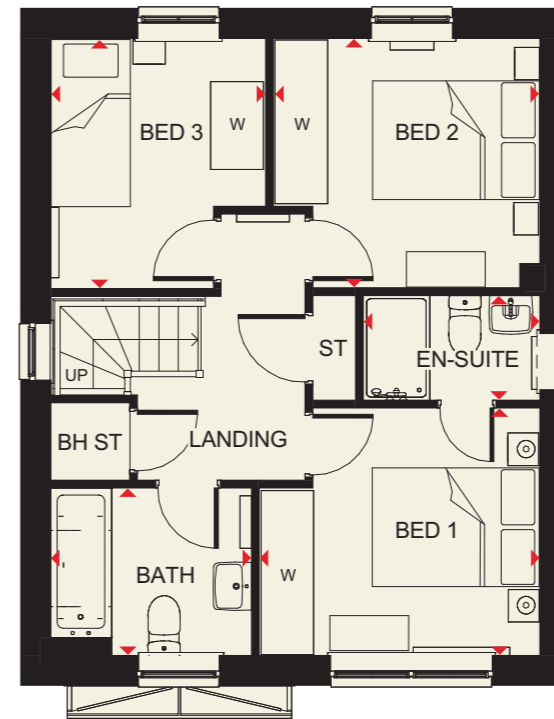
3 BEDROOM HOME



Ground Floor

Lounge	3496 x 4100mm	11'5" x 13'5"
Kitchen/Dining	5600 x 2795mm	18'4" x 9'2"
WC	994 x 1472mm	3'3" x 4'9"

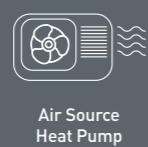
[Approximate dimensions]



First Floor

Bedroom 1	2809 x 3216mm	9'2" x 10'6"
En Suite	2020 x 1211mm	6'7" x 3'11"
Bedroom 2	3050 x 2850mm	10'0" x 9'4"
Bedroom 3	2463 x 2857mm	8'9" x 9'4"
Bathroom	1901 x 2297mm	6'2" x 7'6"

[Approximate dimensions]

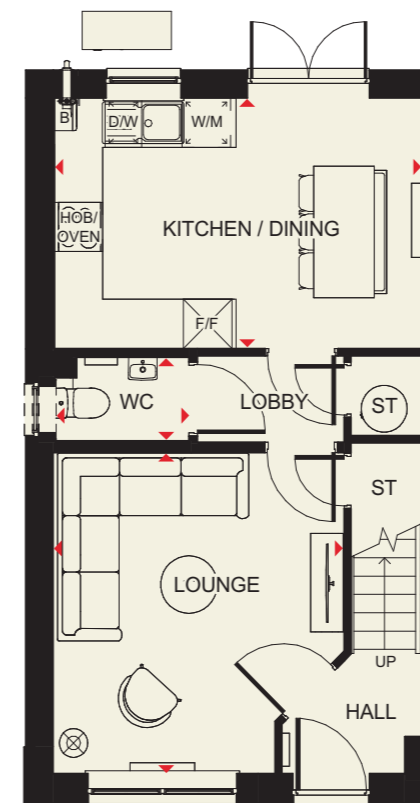


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ELLERTON

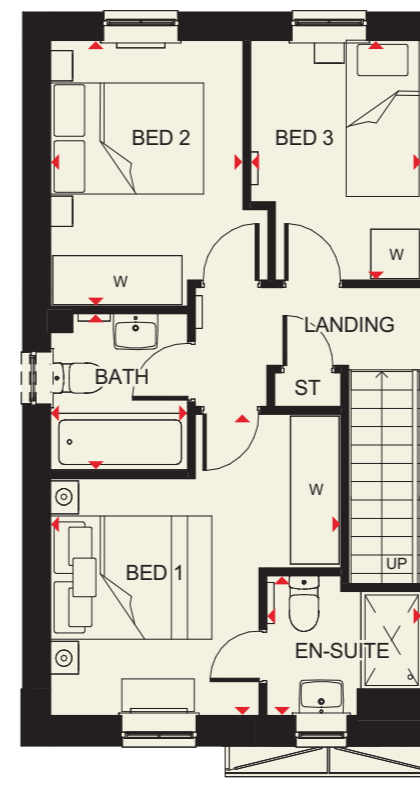
3 BEDROOM HOME



Ground Floor

Lounge	3599 x 3904mm	11'9" x 12'9"
Kitchen/Dining	4552 x 3048mm	14'11" x 10'0"
WC	1663 x 1016mm	5'5" x 3'4"

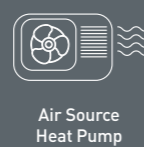
[Approximate dimensions]



First Floor

Bedroom 1	3601 x 3674mm	11'9" x 12'6"
En Suite	1928 x 1707mm	6'3" x 5'7"
Bedroom 2	2694 x 3236mm	8'10" x 10'7"
Bedroom 3	2128 x 2918mm	6'11" x 9'6"
Bathroom	1700 x 1917mm	5'6" x 6'3"

[Approximate dimensions]

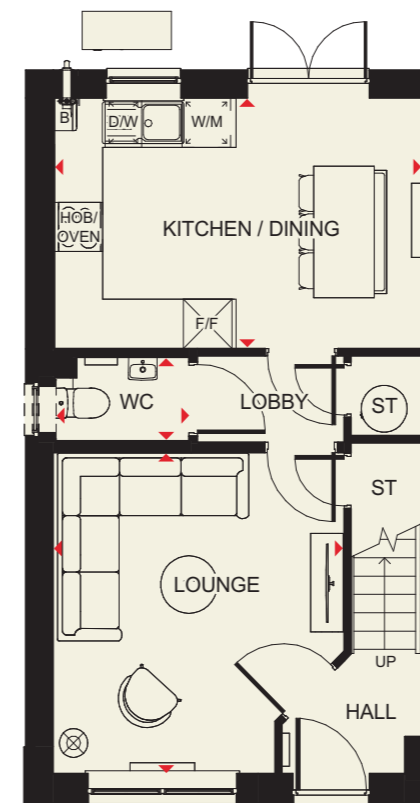


KEY	B Boiler	f/f Fridge/freezer space
	ST Store	◀▶ Dimension location
	wm Washing machine space	



ELLERTON

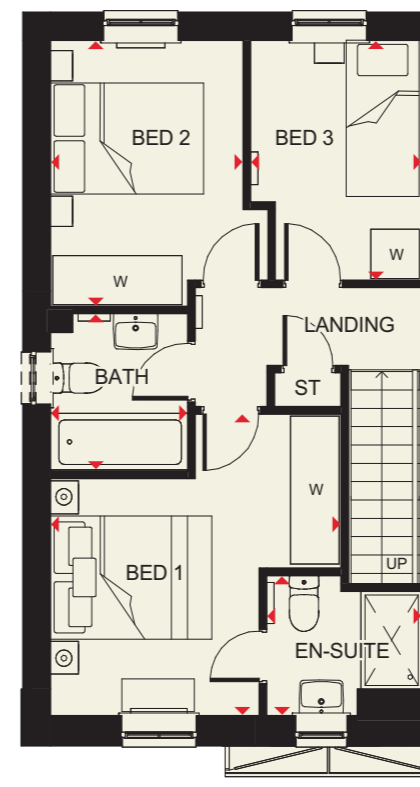
3 BEDROOM HOME



Ground Floor

Lounge	3599 x 3904mm	11'9" x 12'9"
Kitchen/Dining	4552 x 3048mm	14'11" x 10'0"
WC	1663 x 1016mm	5'5" x 3'4"

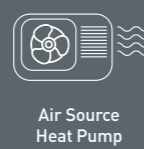
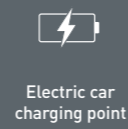
(Approximate dimensions)



First Floor

Bedroom 1	3601 x 3674mm	11'9" x 12'6"
En Suite	1928 x 1707mm	6'3" x 5'7"
Bedroom 2	2694 x 3236mm	8'10" x 10'7"
Bedroom 3	2128 x 2918mm	6'11" x 9'6"
Bathroom	1700 x 1917mm	5'6" x 6'3"

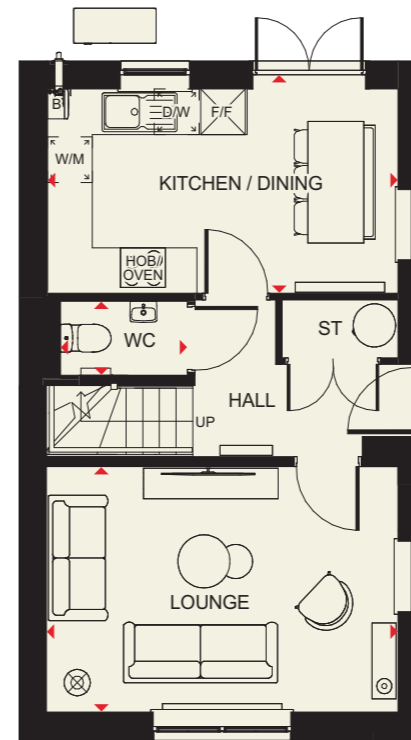
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MORESBY

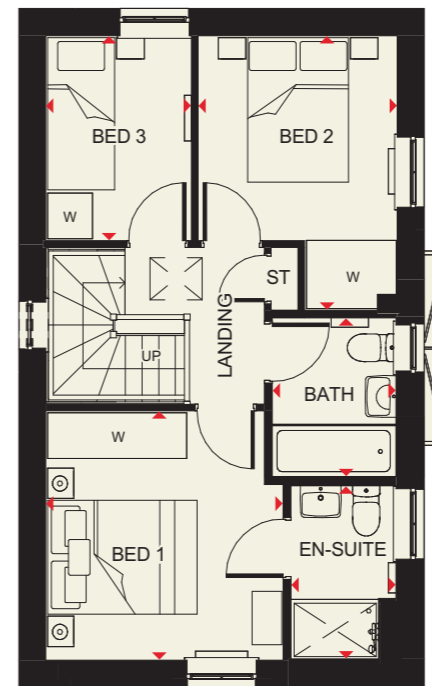
3 BEDROOM HOME



Ground Floor

Lounge	4735 x 3250mm	15'6" x 10'7"
Kitchen/Dining	4735 x 2696mm	15'6" x 8'10"
WC	1891 x 945mm	6'2" x 3'1"

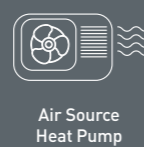
[Approximate dimensions]



First Floor

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

[Approximate dimensions]

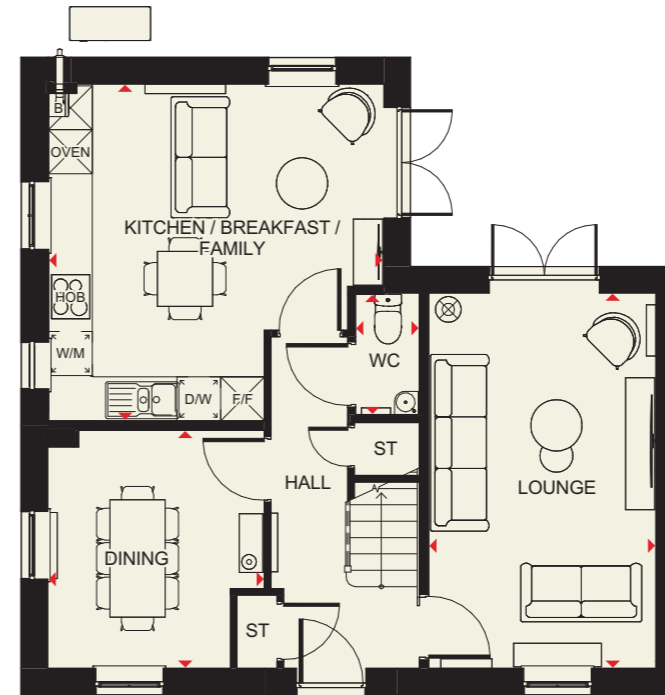


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ALDERNEY

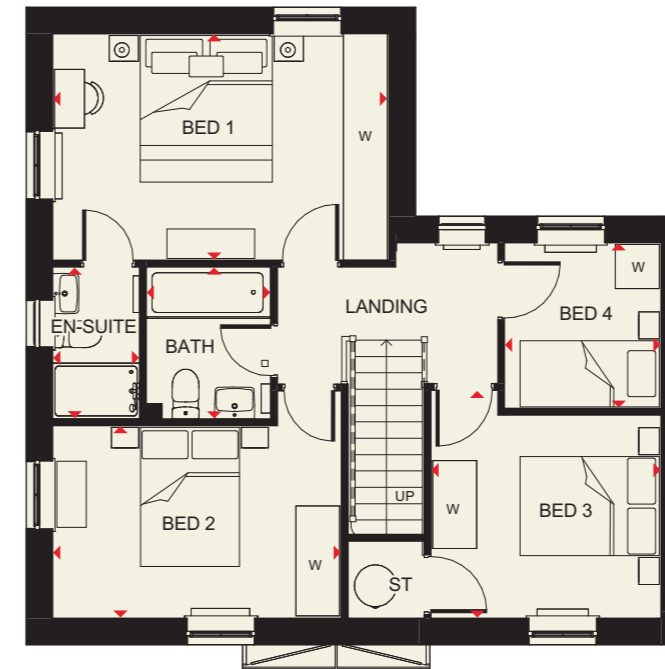
4 BEDROOM HOME



Ground Floor

Lounge	3103 x 5120mm	10'2" x 16'9"
Kit/Bfast/Family	4582 x 4593mm	15'3" x 15'8"
Dining	2962 x 3249mm	9'8" x 10'7"
WC	854 x 1644mm	2'9" x 5'4"

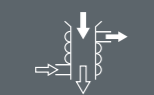
[Approximate dimensions]



First Floor

Bedroom 1	4595 x 3090mm	15'1" x 10'1"
En Suite	1191 x 2075mm	3'10" x 6'9"
Bedroom 2	4509 x 3101mm	14'9" x 10'2"
Bedroom 3	3710 x 3101mm	12'2" x 10'2"
Bedroom 4	2139 x 2261mm	7'2" x 7'5"
Bathroom	1702 x 2705mm	5'7" x 8'10"

[Approximate dimensions]



Waste Water Heat Recovery Systems



Argon Filled double-glazing



Flue Gas Heat Recovery System



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



Air Source Heat Pump



Highly-efficient insulation

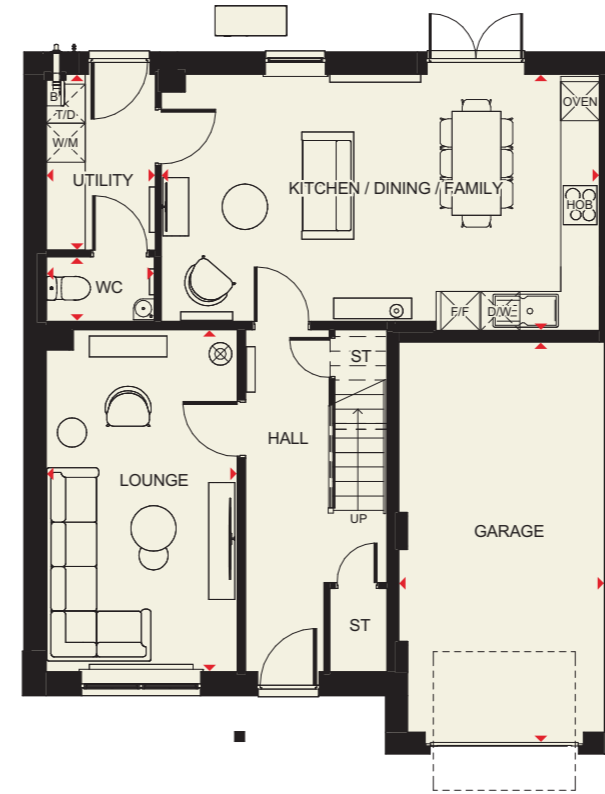
KEY

B Boiler
ST Store
wm Washing machine space

f/f Fridge/freezer space
◀▶ Dimension location

ASHBURTON

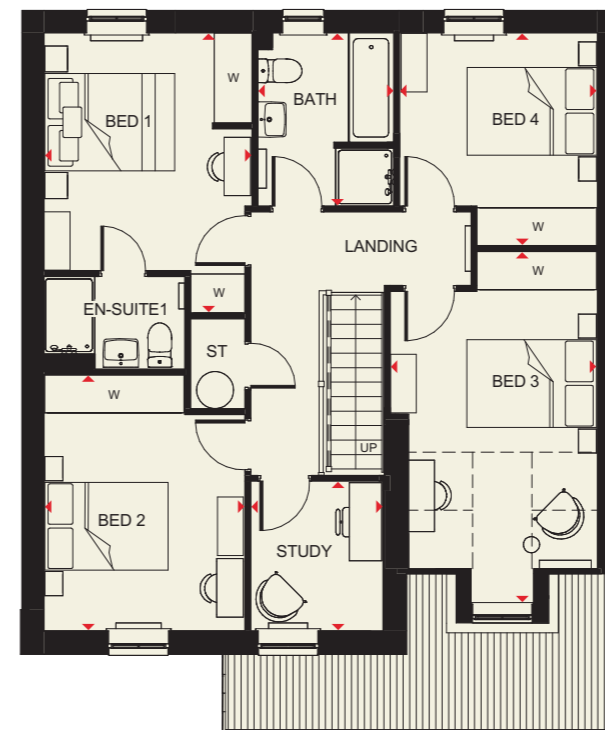
4 BEDROOM HOME



Ground Floor

Lounge	2947 x 5275mm	9'8" x 17'3"
Kit/Bfast/Family	6772 x 3915mm	22'2" x 12'10"
Utility	1700 x 2722mm	5'6" x 8'11"
WC	1700 x 1000mm	5'6" x 3'3"

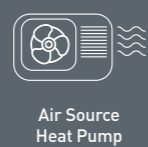
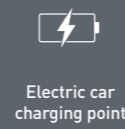
[Approximate dimensions]



First Floor

Bedroom 1	3222 x 4328mm	10'6" x 14'2"
En Suite	2185 x 1395mm	7'2" x 4'6"
Bedroom 2	3111 x 3955mm	10'2" x 12'11"
Bedroom 3	3227 x 5569mm	10'7" x 18'3"
Bedroom 4	3067 x 3293mm	10'7" x 10'9"
Study	2046 x 2318mm	6'8" x 7'7"
Bathroom	2095 x 2681mm	6'10" x 8'9"

[Approximate dimensions]



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HALE

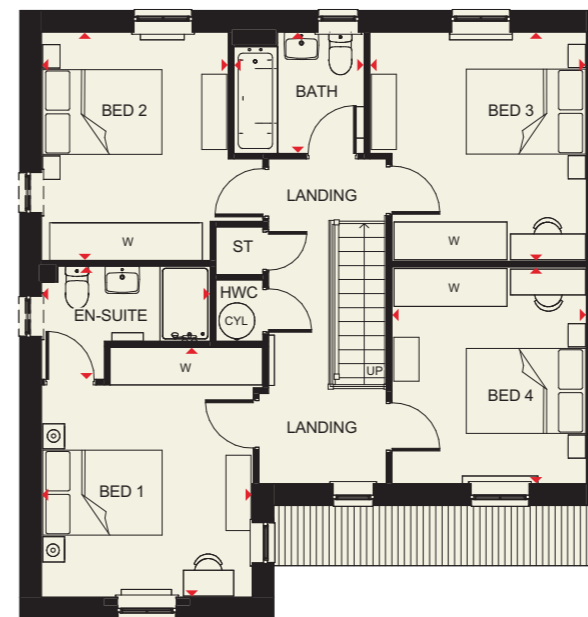
4 BEDROOM HOME



Ground Floor

Lounge	3385 x 4943mm	11'1" x 16'2"
Kit/Dining/Family	3688 x 5501mm	12'1" x 18'5"
Utility	1771 x 1776mm	5'9" x 5'9"
WC	903 x 1776mm	2'11" x 5'9"

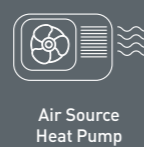
[Approximate dimensions]



First Floor

Bedroom 1	3536 x 3792mm	11'7" x 12'5"
En Suite	1181 x 2702mm	3'10" x 8'10"
Bedroom 2	2991 x 3627mm	9'9" x 11'10"
Bedroom 3	3449 x 3660mm	11'3" x 12'0"
Bedroom 4	2762 x 3463mm	9'7" x 11'4"
Bathroom	1939 x 2076mm	6'4" x 6'9"

[Approximate dimensions]

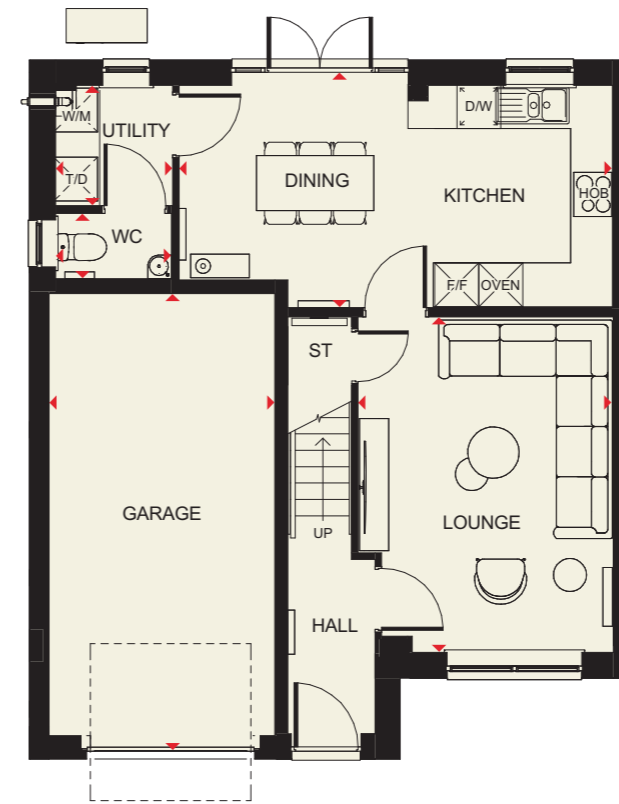


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KENNFORD

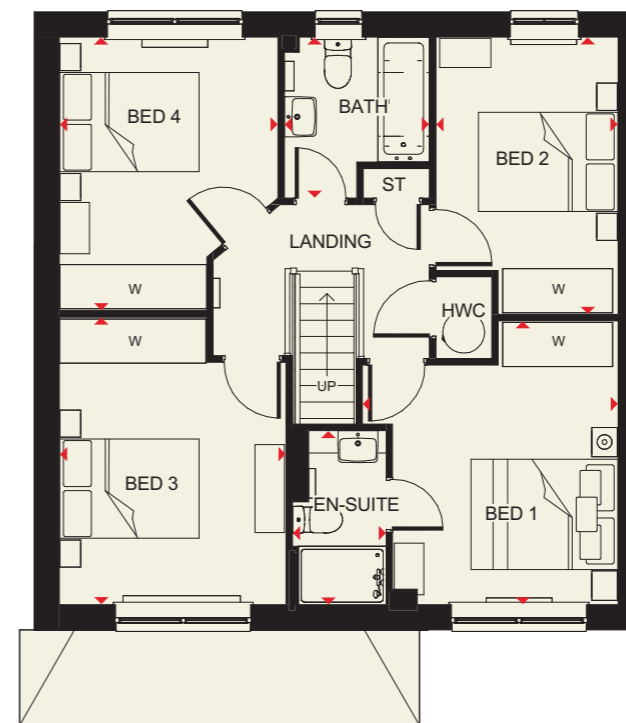
4 BEDROOM HOME



Ground Floor

Lounge	3500 x 4573mm	11'5" x 15'0"
Kitchen/Dining	3035 x 5938mm	9'11" x 19'5"
Utility	1623 x 1652mm	5'3" x 5'5"
WC	923 x 1623mm	3'3" x 5'3"

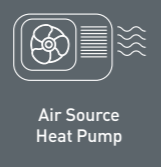
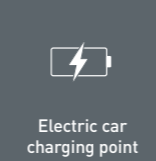
(Approximate dimensions)



First Floor

Bedroom 1	3500 x 3881mm	11'5" x 12'8"
En Suite	1276 x 2387mm	4'2" x 7'9"
Bedroom 2	2498 x 3791mm	8'2" x 12'5"
Bedroom 3	3107 x 3931mm	10'2" x 12'10"
Bedroom 4	2994 x 3739mm	9'9" x 12'3"
Bathroom	1980 x 2208mm	6'5" x 7'2"

(Approximate dimensions)

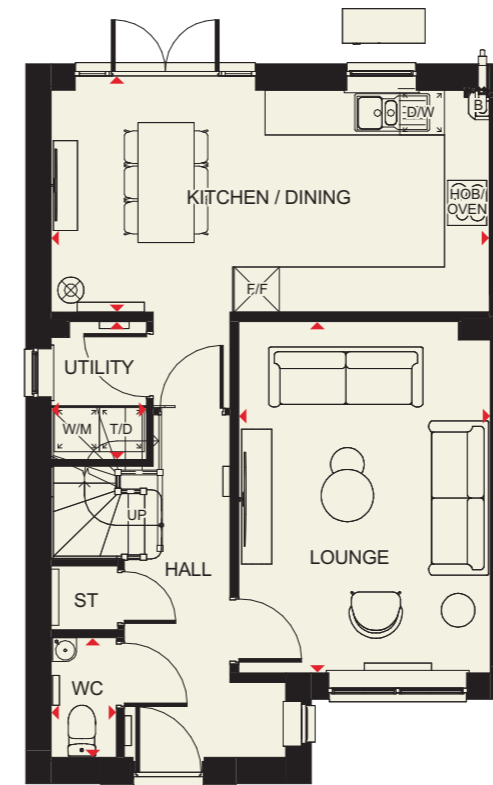


KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	◀▶	Dimension location
	wm	Washing machine space		



KINGSLEY

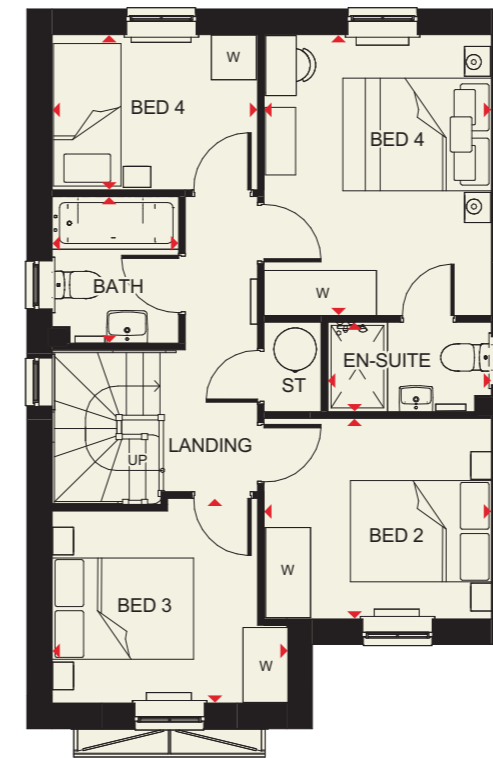
4 BEDROOM HOME



Ground Floor

Lounge	3362 x 4685mm	11'3" x 15'4"
Kitchen/Dining	5854 x 4245mm	19'2" x 13'11"
Utility	1273 x 1839mm	4'2" x 6'4"
WC	856 x 1580mm	2'9" x 5'2"

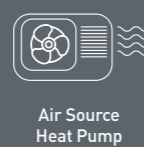
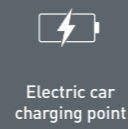
[Approximate dimensions]



First Floor

Bedroom 1	3040 x 3747mm	9'11" x 12'3"
En Suite	2352 x 1194mm	7'8" x 3'11"
Bedroom 2	3040 x 2676mm	9'11" x 8'9"
Bedroom 3	3132 x 2733mm	10'3" x 11'0"
Bedroom 4	2740 x 2071mm	8'11" x 6'9"
Bathroom	1686 x 1957mm	5'6" x 6'5"

[Approximate dimensions]



KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	◀▶	Dimension location
	wm	Washing machine space		



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