

COT HILL RISE

RHODFA'R HEN CHWAREL, LLANWERN,
NEWPORT, NP18 2FB



A development of 2, 3 and 4 bedroom homes



BARRATT
— HOMES —

GREAT HOMES IN A GREAT LOCATION

Cot Hill Rise is a brand new development consisting of 2, 3 and 4 bedroom homes in Llanwern.

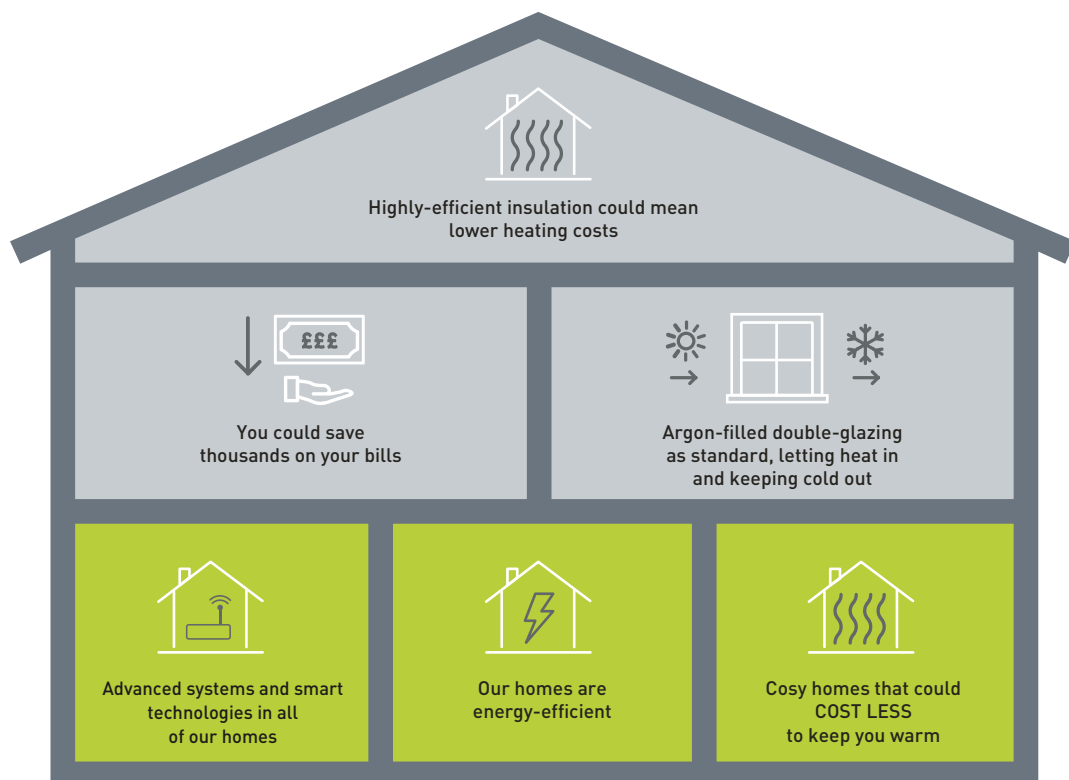
This development is surrounded by open space, great schools and Llanwern Golf Club is a short drive away.

Commuting is easy with the M4 and Newport City Centre just minutes from your new 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.

COT HILL RISE

DEVELOPMENT LAYOUT

- **Kenley**
2 bedroom home
- **Palmerston**
3 bedroom home
- **Maidstone**
3 bedroom home
- **Ellerton**
3 bedroom home
- **Moresby**
3 bedroom home
- **Bewdley**
3 bedroom home
- **Kingsley**
4 bedroom home
- **Kennford**
4 bedroom home
- **Alderney**
4 bedroom home
- **Radleigh**
4 bedroom home
- **Ashburton**
4 bedroom home
- **Affordable Housing**
- SH **Show Homes**
- SO **Sales Office**
- BCP** **Bin Collection Point**
- SS** **Sub Station**
- V** **Visitor Parking Space**



Gravel Path



Existing Trees



New Tree Line



Play Area



Photovoltaic Panels

PV panels are not shown on this site plan. Please speak to our Sales Adviser for details on where these will be located.



Giving nature a home on this development:

Hedgehog Highway



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

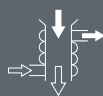


barratthomes.co.uk


BARRATT
HOMES

KENLEY

2 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



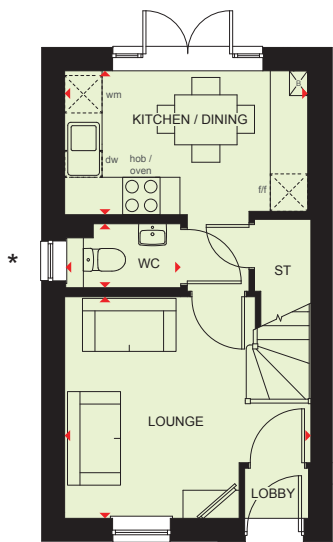
Highly-efficient insulation



Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels

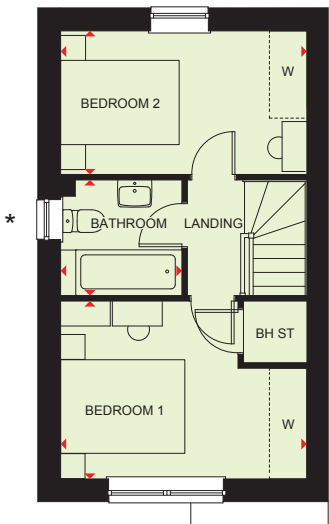


Ground Floor

Lounge	3947 x 3550 mm	13'0" x 11'8"
Kitchen / Dining	3897 x 2307 mm	12'10" x 7'7"
WC	1844 x 1025 mm	6'1" x 3'4"

[Approximate dimensions]

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



First Floor

Bedroom 1	3947 x 2851 mm	13'0" x 9'4"
Bedroom 2	3947 x 2300 mm	13'0" x 7'7"
Bathroom	1944 x 1857 mm	6'5" x 6'1"

[Approximate dimensions]

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

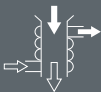
Key

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



PALMERSTON

3 BEDROOM HOME

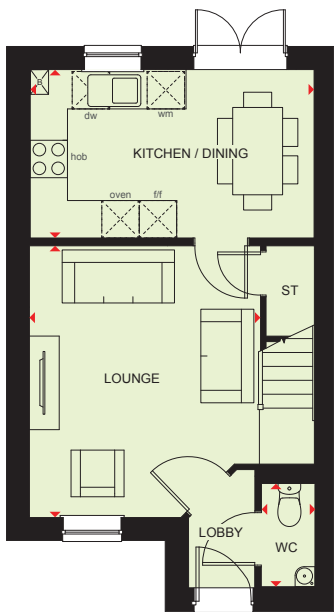

Waste Water Heat
Recovery
Systems


Argon-filled
double-glazing


Highly-efficient
insulation

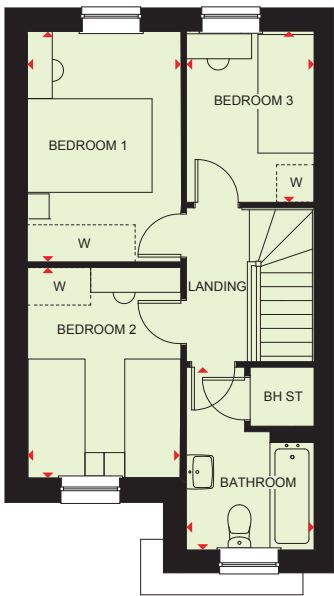

Decentralised
mechanical
extract ventilation
(d-MEV)


Photovoltaic
panels



Ground Floor		
Lounge	4595 x 4382 mm	15'1" x 14'5"
Kitchen / Dining	4544 x 2697 mm	14'11" x 8'10"
WC	860 x 1661 mm	2'10" x 5'5"

(Approximate dimensions)



First Floor		
Bedroom 1	2462 x 3691 mm	8'1" x 12'1"
Bedroom 2	2462 x 3403 mm	8'1" x 11'2"
Bedroom 3	2045 x 2735 mm	6'9" x 9'0"
Bathroom	2045 x 2931 mm	6'9" x 9'7"

(Approximate dimensions)

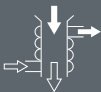
Key

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



MAIDSTONE

3 BEDROOM HOME

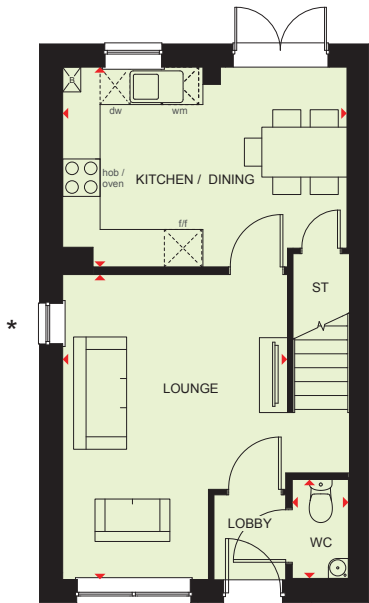

Waste Water Heat
Recovery
Systems


Argon-filled
double-glazing


Highly-efficient
insulation


Decentralised
mechanical
extract ventilation
(d-MEV)


Photovoltaic
panels

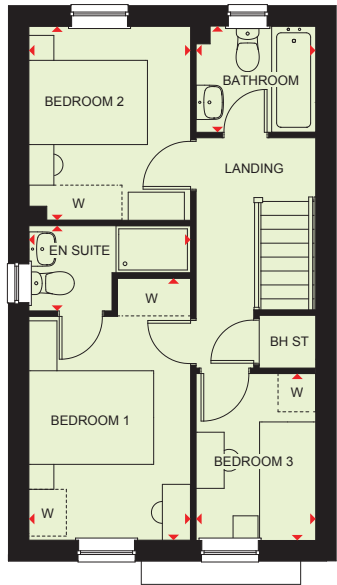


Ground Floor

Lounge	4602 x 4887 mm	15'1" x 16'0"
Kitchen / Dining	4552 x 3202 mm	14'11" x 10'6"
WC	901 x 1587 mm	2'11" x 5'2"

[Approximate dimensions]

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



First Floor

Bedroom 1	2597 x 4190 mm	8'6" x 13'9"
En Suite	2597 x 1365 mm	8'6" x 4'6"
Bedroom 2	2597 x 3098 mm	8'6" x 10'2"
Bedroom 3	1918 x 2662 mm	6'3" x 8'9"
Bathroom	1918 x 1702 mm	6'3" x 5'7"

[Approximate dimensions]

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

Key

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



ELLERTON

3 BEDROOM HOME

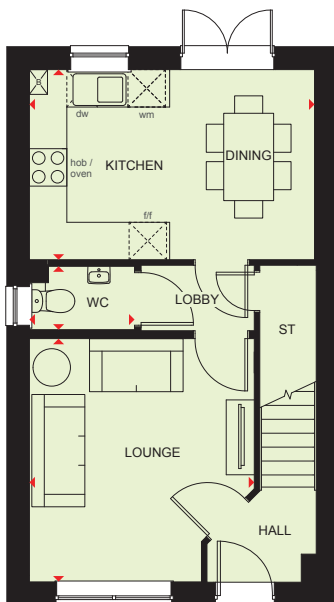

Waste Water Heat
Recovery
Systems


Argon-filled
double-glazing


Highly-efficient
insulation


Decentralised
mechanical
extract ventilation
(d-MEV)

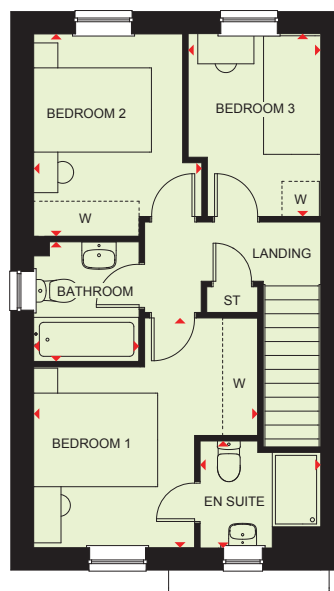

Photovoltaic
panels



Ground Floor

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

[Approximate dimensions]



First Floor

Bedroom 1	3601 x 3674 mm	11'10" x 12'1"
En Suite	1928 x 1707 mm	6'4" x 5'7"
Bedroom 2	2694 x 3236 mm	8'10" x 10'7"
Bedroom 3	2128 x 2918 mm	7'0" x 9'7"
Bathroom	1700 x 1917 mm	5'7" x 6'3"

[Approximate dimensions]

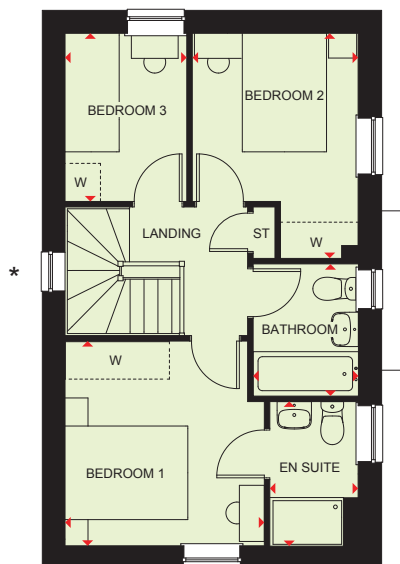
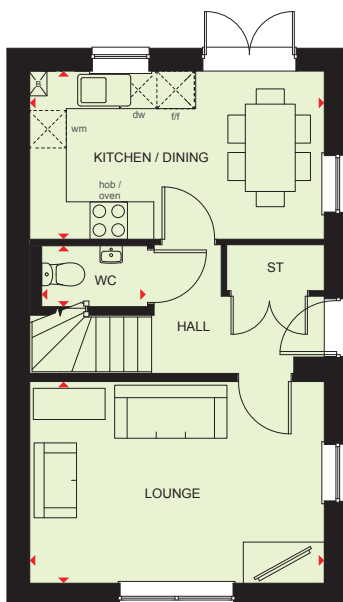
Key

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



MORESBY

3 BEDROOM HOME



Ground Floor		
Lounge	4707 x 3233 mm	15'5" x 10'7"
Kitchen / Dining	4694 x 2687 mm	15'5" x 8'10"
WC	1888 x 973 mm	6'2" x 3'2"

[Approximate dimensions]

First Floor		
Bedroom 1	3186 x 3282 mm	10'5" x 10'9"
En Suite	1432 x 2313 mm	4'8" x 7'7"
Bedroom 2	2667 x 3609 mm	8'9" x 11'10"
Bedroom 3	1952 x 2696 mm	6'5" x 8'10"
Bathroom	1691 x 2120 mm	5'7" x 6'11"

[Approximate dimensions]

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

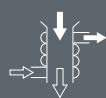
Key

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



BEWDLEY

3 BEDROOM HOME



Waste Water Heat
Recovery
Systems



Argon-filled
double-glazing



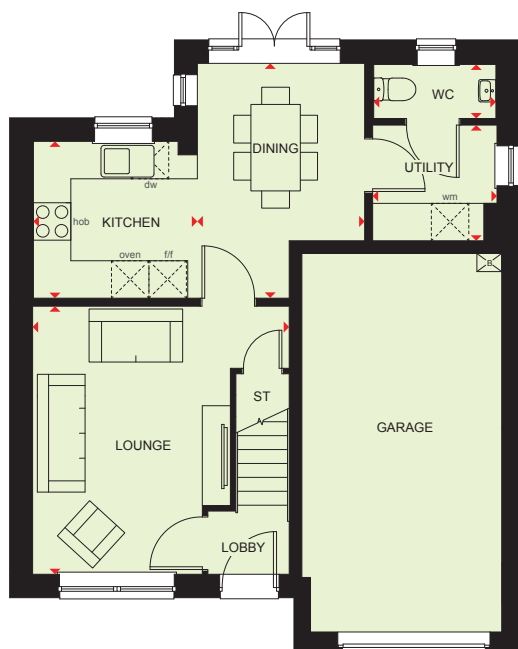
Highly-efficient
insulation



Decentralised
mechanical
extract ventilation
(d-MEV)



Photovoltaic
panels



Ground Floor

Lounge	4114 x 4312 mm	13'6" x 14'2"
Kitchen / Dining	5325 x 3764 mm	17'6" x 12'4"
Utility	1993 x 1855 mm	6'7" x 6'1"
WC	1993 x 884 mm	6'7" x 2'11"

[Approximate dimensions]



First Floor

Bedroom 1	3243 x 4329 mm	10'8" x 14'3"
En Suite	2116 x 1416 mm	6'11" x 4'8"
Bedroom 2	3183 x 3783 mm	10'5" x 12'5"
Bedroom 3	3214 x 3275 mm	10'7" x 10'9"
Bathroom	1964 x 1929 mm	6'5" x 6'4"

[Approximate dimensions]

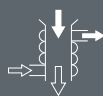
Key

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



KINGSLEY

4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



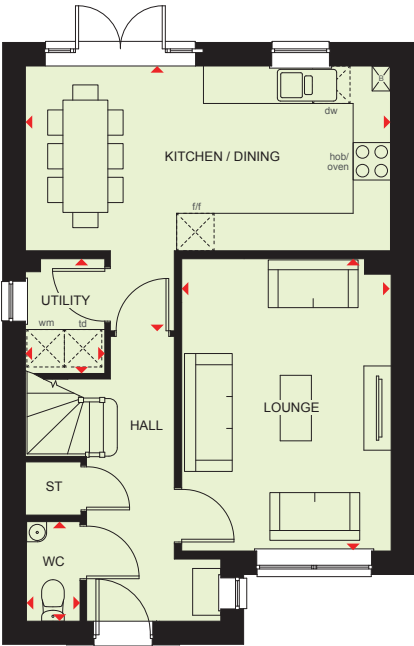
Highly-efficient insulation



Decentralised mechanical extract ventilation (d-MEV)



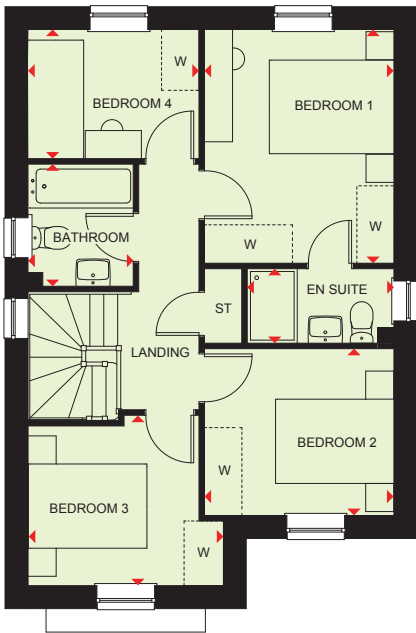
Photovoltaic panels



Ground Floor

Lounge	3362 x 4685 mm	11'0" x 15'4"
Kitchen / Dining	5854 x 4245 mm	19'2" x 13'11"
Utility	1273 x 1839 mm	4'2" x 6'0"
WC	856 x 1580 mm	2'10" x 5'2"

[Approximate dimensions]



First Floor

Bedroom 1	3024 x 3747 mm	9'11" x 12'4"
En Suite	2336 x 1194 mm	7'8" x 3'11"
Bedroom 2	3040 x 2676 mm	10'0" x 8'9"
Bedroom 3	3132 x 2733 mm	10'3" x 9'0"
Bedroom 4	2740 x 2071 mm	9'0" x 6'10"
Bathroom	1686 x 1957 mm	5'6" x 6'5"

[Approximate dimensions]

Key

B	Boiler	wm	Washing machine space	f/f	Fridge freezer space	W	Wardrobe space
ST	Store	dw	Dishwasher space	td	Tumble dryer space	↔	Dimension location



KENNFORD

4 BEDROOM HOME

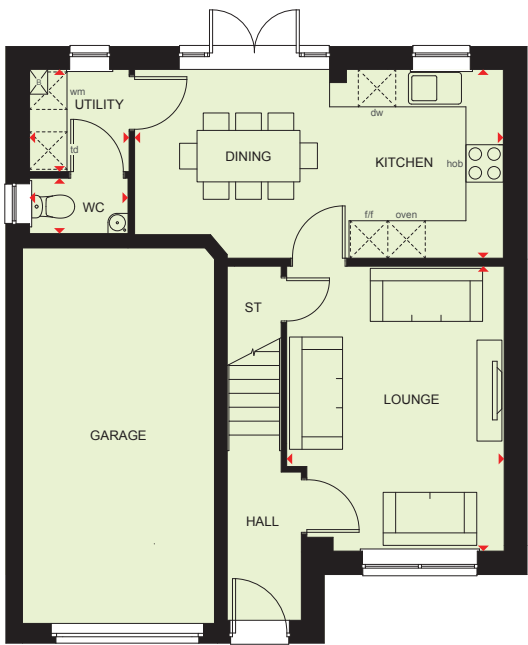
Waste Water Heat Recovery Systems

Argon-filled double-glazing

Highly-efficient insulation

Decentralised mechanical extract ventilation (d-MEV)

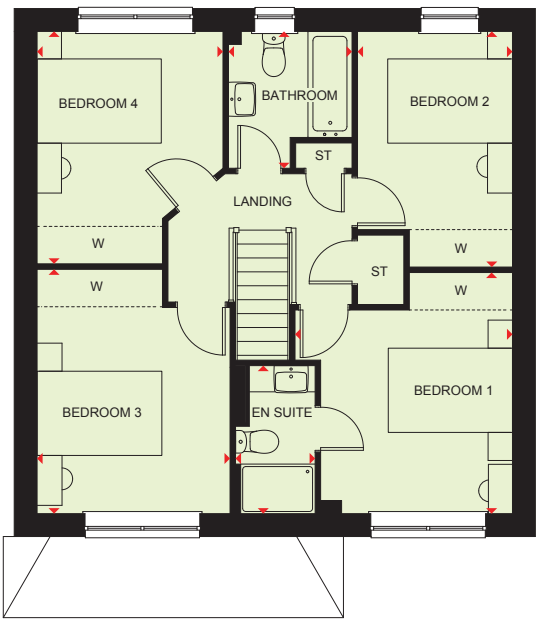
Photovoltaic panels



Ground Floor

Lounge	3486 x 4533 mm	11'5" x 14'10"
Kitchen / Dining	5911 x 3228 mm	19'5" x 10'7"
Utility	1596 x 1638 mm	5'3" x 5'4"
WC	1579 x 889 mm	5'2" x 2'11"

[Approximate dimensions]



First Floor

Bedroom 1	3486 x 3865 mm	11'5" x 12'8"
En Suite	1276 x 2373 mm	4'2" x 7'9"
Bedroom 2	2484 x 3777 mm	8'2" x 12'5"
Bedroom 3	3093 x 3917 mm	10'2" x 12'10"
Bedroom 4	2980 x 3725 mm	9'9" x 12'3"
Bathroom	1980 x 2176 mm	6'6" x 7'2"

[Approximate dimensions]

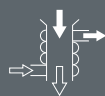
Key

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



ALDERNEY

4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



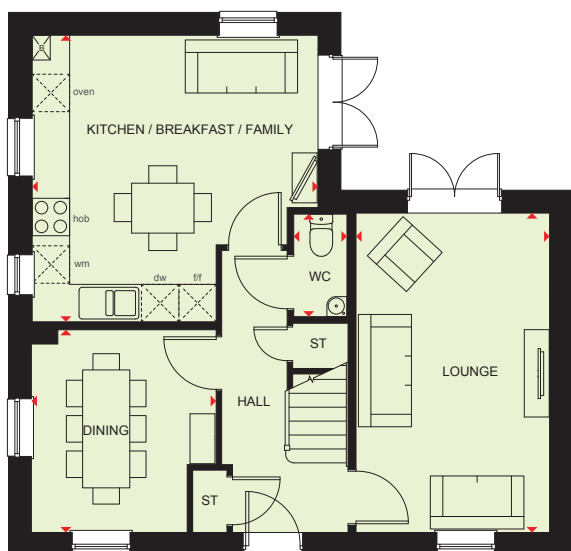
Highly-efficient insulation



Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Ground Floor

Lounge	3103 x 5120 mm	10'2" x 16'10"
Kitchen / Breakfast / Family	4582 x 4593 mm	15'0" x 15'1"
Dining	2963 x 3249 mm	9'9" x 10'8"
WC	854 x 1644 mm	2'10" x 5'5"

[Approximate dimensions]



First Floor

Bedroom 1	4594 x 3090 mm	15'1" x 10'2"
En Suite	1191 x 2075 mm	3'11" x 6'10"
Bedroom 2	4509 x 3101 mm	14'10" x 10'2"
Bedroom 3	3725 x 3101 mm	12'3" x 10'2"
Bedroom 4	2139 x 2261 mm	7'0" x 7'5"
Bathroom	1702 x 2075 mm	5'7" x 6'10"

[Approximate dimensions]

Key

B
ST

Boiler
Store

wm
dw

Washing machine space
Dishwasher space

f/f

Fridge freezer space

W

Wardrobe space

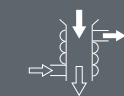


Dimension location



RADLEIGH

4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Highly-efficient insulation



Decentralised mechanical extract ventilation (d-MEV)



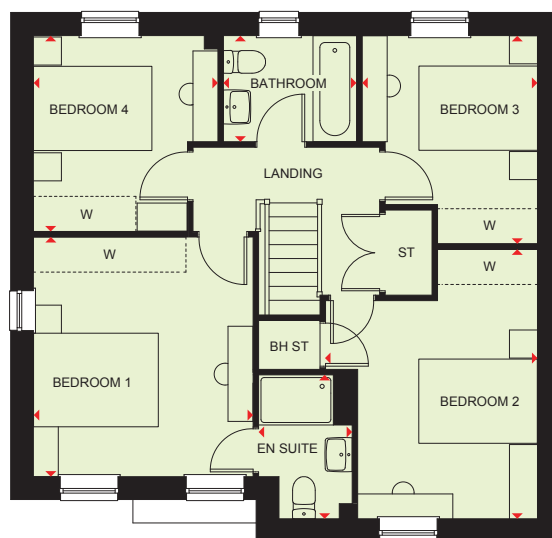
Photovoltaic panels



Ground Floor

Lounge	3358 x 5059 mm	11'0" x 16'6"
Kitchen / Dining / Family	8069 x 3572 mm	26'6" x 11'9"
Study	2261 x 2104 mm	7'5" x 6'11"
Utility	1542 x 1632 mm	5'1" x 5'4"
WC	855 x 1606 mm	2'10" x 5'3"

[Approximate dimensions]



First Floor

Bedroom 1	3523 x 3844 mm	11'7" x 12'7"
En Suite	1500 x 2308 mm	4'11" x 7'7"
Bedroom 2	3398 x 4321 mm	11'2" x 14'2"
Bedroom 3	2810 x 3337 mm	9'3" x 10'11"
Bedroom 4	2958 x 3139 mm	9'9" x 10'4"
Bathroom	2137 x 1700 mm	7'0" x 5'7"

[Approximate dimensions]

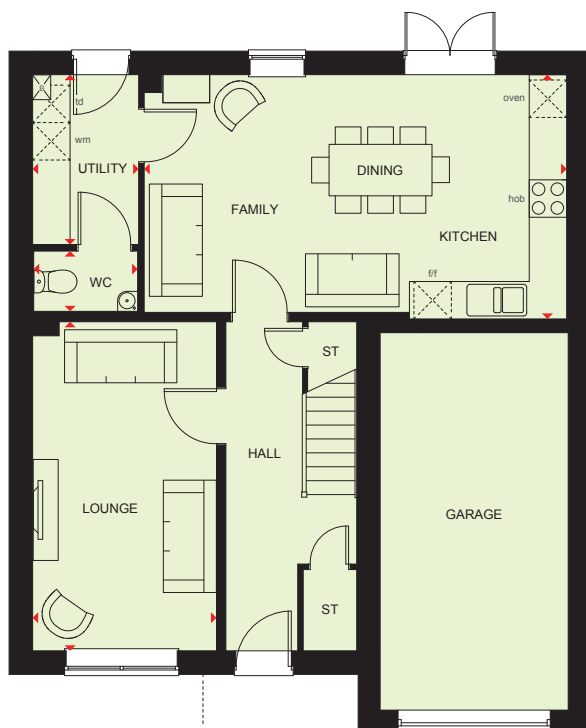
Key

B	Boiler	wm	Washing machine space	f/f	Fridge freezer space	W	Wardrobe space	BH ST	Bulkhead store
ST	Store	dw	Dishwasher space	td	Tumble dryer space	◀▶	Dimension location		



ASHBURTON

4 BEDROOM HOME



Ground Floor

Lounge	2947 x 5275 mm	9'8" x 17'4"
Kitchen / Dining / Family	6772 x 3810 mm	22'3" x 12'6"
Utility	1700 x 2722 mm	5'7" x 8'11"
WC	1666 x 966 mm	5'6" x 3'2"

[Approximate dimensions]

First Floor

Bedroom 1	3222 x 4328 mm	10'7" x 14'3"
En Suite	2189 x 1395 mm	7'2" x 4'7"
Bedroom 2	3111 x 3955 mm	10'3" x 13'0"
Bedroom 3	3277 x 5543 mm	10'9" x 18'2"
Bedroom 4	3067 x 3293 mm	10'1" x 10'10"
Study	1996 x 2318 mm	6'7" x 7'7"
Bathroom	2088 x 2680 mm	6'10" x 8'10"

[Approximate dimensions]

Key

B	Boiler	wm	Washing machine space	f/f	Fridge freezer space	W	Wardrobe space
ST	Store			td	Tumble dryer space	◀▶	Dimension location
						CYL	Hot Water Cylinder



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.

NEW HOMES QUALITY CODE

Housebuilders and developers who build new homes will be expected to register with the New Homes Quality Board (NHQB). As long as a housebuilder or developer has followed the correct registration process, including completing the necessary training, introducing a complaints procedure, and following other processes and procedures that are needed to meet the requirements of this New Homes Quality Code (the code), they will become a registered developer.

Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions of the New Homes Ombudsman, they may have action taken against them, including being removed from the register of registered developers.

The code sets out the requirements that registered developers must meet. The code may be updated from time to time to reflect changes to industry best practice as well as the decisions of the New Homes Ombudsman Service.

All homes built by registered developers must meet building-safety and other regulations. All registered developers should aim to make sure there are no snags or defects in their properties before the keys are handed over to a customer. If there are any snags or defects, these should be put right within the agreed timescales.

WHAT THE CODE COVERS

For the purposes of this code, 'customer' means a person who is buying or intends to buy a new home which they will live in or give to another person. (If a new home is being bought in joint names, 'the customer' includes all the joint customers.) However, the New Homes Quality Board have also started work to consider other groups of customers and what they should be able to expect from a new home. This includes shared owners and people who are buying a new home to let to other people. Any changes the New Homes Quality Board make to the code to reflect the needs of other groups of customers will be developed through consultation, and they will continually assess and review the effectiveness of the code, and any new laws or regulations that apply. Other areas which are not covered by the code are claims for loss of property value or blight (where a property falls in value or becomes difficult to sell because of major public work in the area), personal injury or claims that are not covered by the scheme rules of the New Homes Ombudsman Service.



barratthomes.co.uk

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