

BARRATT AT WENDEL VIEW

PARK FARM WAY, WELLINGBOROUGH NN8 3GZ



A COLLECTION OF 2, 3, 4 & 5 BEDROOM HOMES



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 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.



OUTSTANDING DESIGN

**BARRATT HOMES ARE BUILT AROUND
THE WAY YOU WANT TO LIVE**

Careful consideration and attention to detail goes into every home we build, and our homes are flexible and adaptable to suit every lifestyle. Open-plan living spaces are integral to our design, helping you make the most of space and natural light, and allowing every room to be enjoyed to its maximum potential.

We also know how vital outdoor space is in creating places people love to live in. Whether it's gardens or landscaped areas, we make sure there's plenty surrounding the homes we build, for the whole neighbourhood to enjoy.



WELLINGBOROUGH

SITE PLAN

- Ellerton Special 3 bedroom home
- Maidstone Plus 3 bedroom home
- Moresby Plus 3 bedroom home
- Denby Plus 3 bedroom home
- Lutterworth Special 3 bedroom home
- Norbury Plus 3 bedroom home
- Kingsley Special 4 bedroom home
- Ripon Plus 4 bedroom home
- Hesketh Special 4 bedroom home
- Radleigh Special 4 bedroom home
- Ascot Plus 4 bedroom home
- Alnmouth Plus 4 bedroom home
- Lamberton Special 5 bedroom home
- Malvern Plus 5 bedroom home
- Affordable Housing
- v Visitors Parking Space
- BCP Bin Collection Point



ELLERTON SPECIAL

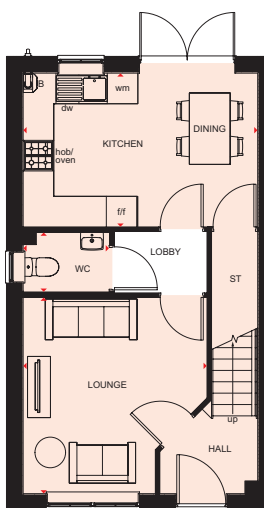
3 BEDROOM HOME



- Bright, practical home, ideal for modern family living
- Large, open-plan kitchen with ample dining space has French doors leading to the rear garden
- Two double bedrooms - the main bedroom with en suite shower room - and a versatile room you can choose how to use
- Selected rooms in this design of home have been adapted to accommodate a range of different styles of living. Speak to a Sales Adviser to find out more about the changes



BARRATT
— HOMES —

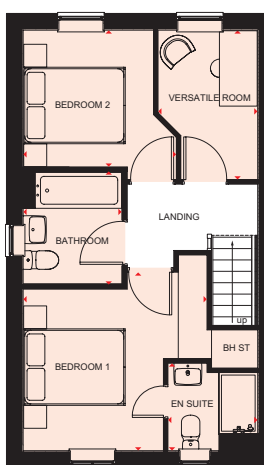


Flexible Living

Ground Floor

Lounge	3605 x 3849mm	11'6" x 11'8"
Kitchen/Dining	3213 x 4589mm	10'5" x 15'0"
WC	915 x 1685mm	3'0" x 5'5"

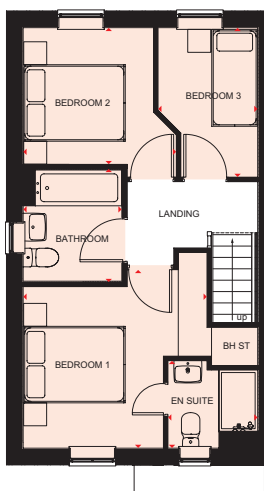
(Approximate dimensions)



Family Living

First Floor

Bedroom 1	3617 x 3838mm	11'8" x 12'5"
En Suite	1760 x 1716mm	5'7" x 5'6"
Bedroom 2	2556 x 2931mm	8'3" x 9'6"
Bedroom 3/ Versatile Room	1954 x 2931mm	6'4" x 9'6"
Bathroom	2184 x 1952mm	7'1" x 6'4"



For planning purposes, rooms (excluding kitchens, bathrooms and en-suites) in our properties may be given different labels or descriptions to those we use for marketing and selling purposes. In our advertising and marketing materials we may label a room a bedroom. That same room may be labelled a study in our planning documents and drawings. For example purposes only, a property we describe in our marketing material as a "4 bedroom" property may be described in our planning documents and drawings as a "3 bedroom" property and describe the 4th bedroom as a "study". If you have any questions or would like more information about what you have read in this disclaimer, please contact our sales advisor and/or your solicitor/conveyancer for further information and assistance.

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

barratthomes.co.uk



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. These 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 and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.

BDW001920/OCT22

MAIDSTONE PLUS

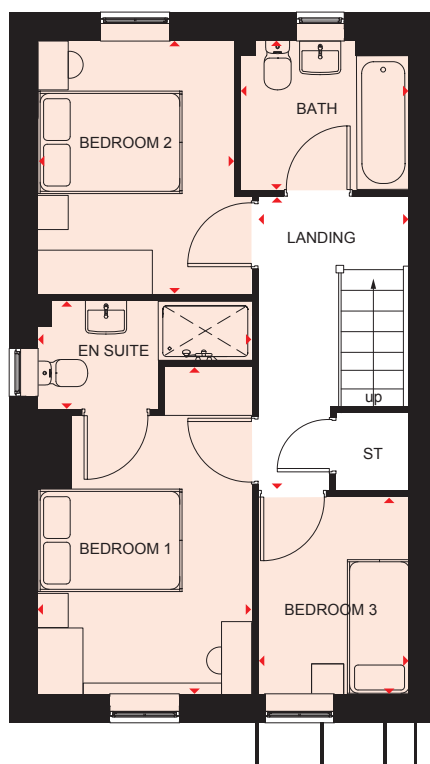
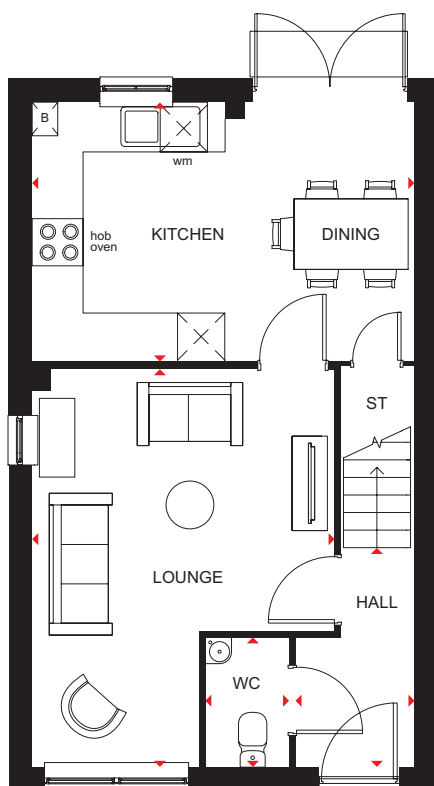
3 BEDROOM SEMI DETACHED HOME



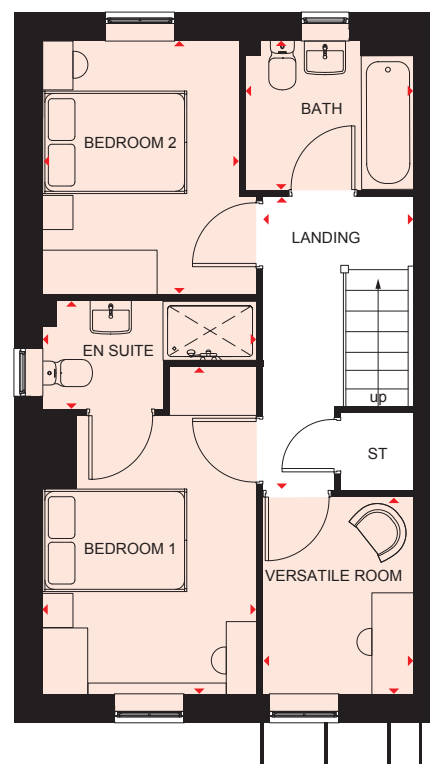
- An ideal family home designed with plenty of space for modern living
- The ground floor comprises a good-sized lounge and an open-plan kitchen with dining area and French doors leading to the garden
- The first floor has two double bedrooms – the generous main bedroom with en suite – a single bedroom and family bathroom



BARRATT
HOMES



Family living



Flexible living

Ground Floor

Lounge	3792 x 5005mm	12'5" x 16'5"
Kitchen/Dining Room	4793 x 3248mm	15'8" x 10'8"
WC	1039 x 1601mm	3'5" x 5'3"
Hall	1475 x 2753mm	4'10" x 9'0"

[Approximate dimensions]

First Floor

Bedroom 1	2750 x 4199mm	9'0" x 13'3"
En Suite	2750 x 1365mm	9'0" x 4'6"
Bedroom 2	2516 x 3252mm	8'3" x 10'8"
Bathroom	2153 x 1892mm	6'10" x 6'3"
Bedroom 3/ Versatile Room	1948 x 2541mm	6'5" x 8'4"

[Approximate dimensions]

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

For planning purposes, rooms (excluding kitchens, bathrooms and en-suites) in our properties may be given different labels or descriptions to those we use for marketing and selling purposes. In our advertising and marketing materials we may label a room a bedroom. That same room may be labelled a study in our planning documents and drawings.

For example purposes only, a property we describe in our marketing material as a "4 bedroom" property may be described in our planning documents and drawings as a "3 bedroom" property and describe the 4th bedroom as a "study".

If you have any questions or would like more information about what you have read in this disclaimer, please contact our sales advisor and/or your solicitor/conveyancer for further information and assistance.

barratthomes.co.uk



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. These 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 and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.

BDW002061/OCT22

MORESBY PLUS

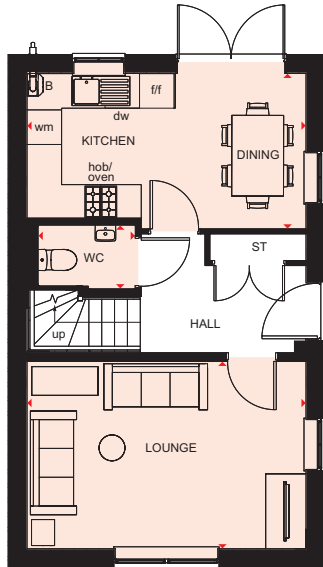
3 BEDROOM HOME



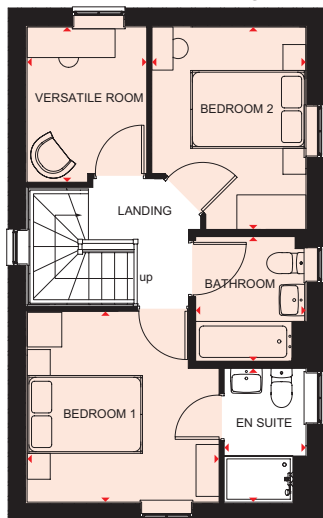
- A bright family home full of light and plenty of space
- The ground floor comprises a dual-aspect lounge and an open-plan kitchen with dining area opening onto the garden
- The first floor accommodates two double bedrooms, the main bedroom with en suite, a versatile room you can choose how to use and family bathroom
- Selected rooms in this design of home have been adapted to accommodate a range of different styles of living. Speak to a Sales Adviser to find out more about the changes



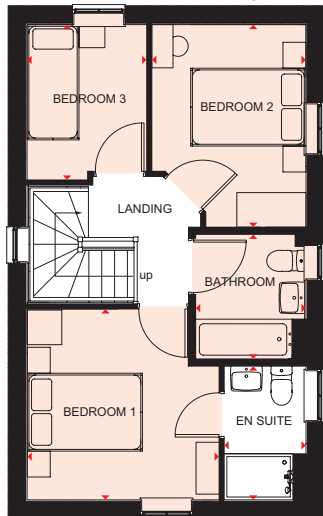
BARRATT
HOMES



Flexible Living



Family Living



Ground Floor

Lounge	4839 x 3250mm	15'8" x 10'6"
Kitchen/Dining	2893 x 4839mm	9'4" x 15'8"
WC	1082 x 1716mm	3'5" x 5'6"

(Approximate dimensions)

First Floor

Bedroom 1	3312 x 3331mm	10'8" x 10'9"
En Suite	2322 x 1421mm	7'6" x 4'6"
Bedroom 2	2675 x 3514mm	8'7" x 11'5"
Bedroom 3/ Versatile Room	2696 x 2077mm	8'8" x 6'8"
Bathroom	1951 x 2192mm	6'3" x 7'1"

For planning purposes, rooms (excluding kitchens, bathrooms and en-suites) in our properties may be given different labels or descriptions to those we use for marketing and selling purposes.

In our advertising and marketing materials we may label a room a bedroom. That same room may be labelled a study in our planning documents and drawings.

For example purposes only, a property we describe in our marketing material as a "4 bedroom" property may be described in our planning documents and drawings as a "3 bedroom" property and describe the 4th bedroom as a "study".

If you have any questions or would like more information about what you have read in this disclaimer, please contact our sales advisor and/or your solicitor/conveyancer for further information and assistance.

KEY

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

barratthomes.co.uk



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. These 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 and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.

BDW001920/OCT22

DENBY PLUS

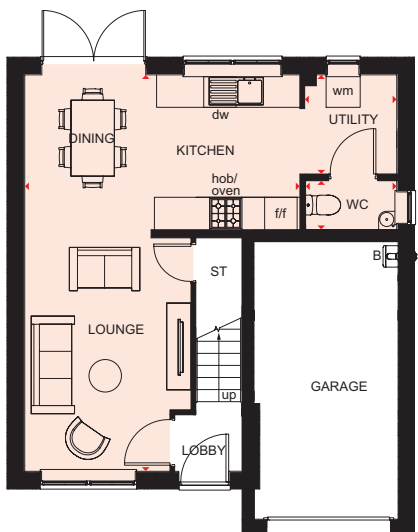
3 BEDROOM DETACHED HOME



- Free-flowing living space creates a flexible family home
- Large windows and French doors to the garden give the open-plan lounge, dining area, kitchen and utility a bright and airy feeling
- Upstairs are two double bedrooms - the main with en suite - and a versatile room you can choose how to use
- Selected rooms in this design of home have been adapted to accommodate a range of different styles of living. Speak to a Sales Adviser to find out more about the changes



BARRATT
— HOMES —

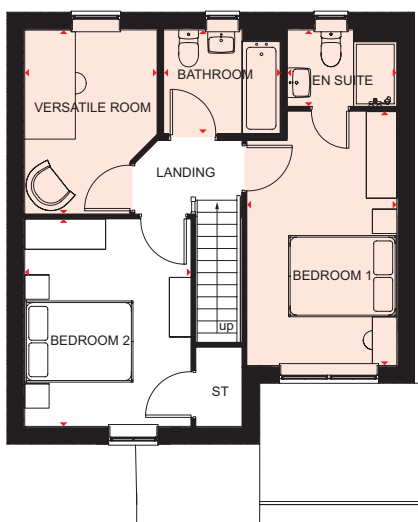


Flexible Living

Ground Floor

Lounge/ Kitchen/Dining	5085 x 7521mm	16'6" x 24'6"
Utility	1701 x 1832mm	5'5" x 6'0"
WC	889 x 1667mm	2'9" x 5'4"

(Approximate dimensions)



Family Living

First Floor

Bedroom 1	2770 x 4699mm	9'0" x 15'4"
En Suite	2026 x 1412mm	6'6" x 4'6"
Bedroom 2	3072 x 3834mm	10'0" x 12'5"
Bedroom 3/ Versatile Room	2416 x 3402mm	7'9" x 11'1"
Bathroom	1936 x 2165mm	6'3" x 7'1"

(Approximate dimensions)



For planning purposes, rooms (excluding kitchens, bathrooms and en-suites) in our properties may be given different labels or descriptions to those we use for marketing and selling purposes. In our advertising and marketing materials we may label a room a bedroom. That same room may be labelled a study in our planning documents and drawings. For example purposes only, a property we describe in our marketing material as a "4 bedroom" property may be described in our planning documents and drawings as a "3 bedroom" property and describe the 4th bedroom as a "study". If you have any questions or would like more information about what you have read in this disclaimer, please contact our sales advisor and/or your solicitor/conveyancer for further information and assistance.

KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◄ ►	Dimension location

barratthomes.co.uk



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. These 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 and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.

BDW001920/OCT22

KINGSLEY SPECIAL

4 BEDROOM DETACHED HOME



- The large open-plan kitchen has a dining area with French doors leading to the garden. There is also a separate utility room
- The spacious lounge is just the place for the family to relax in
- Upstairs are three double bedrooms, the main with en suite, a versatile room you can choose how to use and a family bathroom
- Selected rooms in this design of home have been adapted to accommodate a range of different styles of living. Speak to a Sales Adviser to find out more about the changes



BARRATT
HOMES

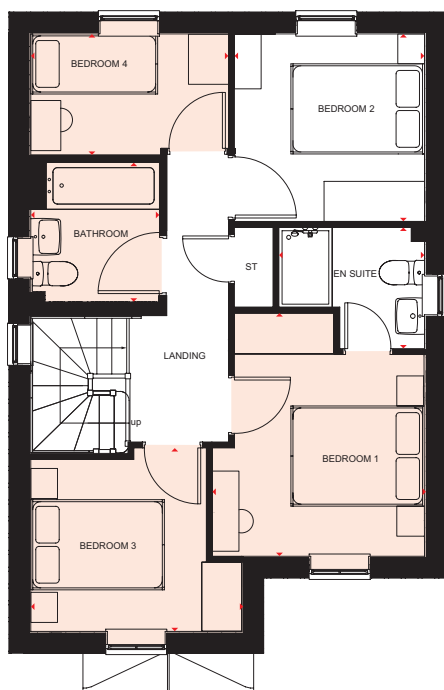


Ground Floor

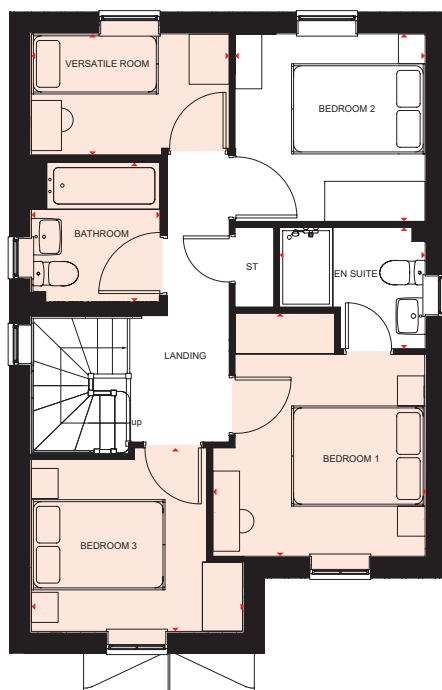
Kitchen/Dining	5859 x 3178mm	19'2" x 10'4"
Lounge	3370 x 4710mm	11'0" x 15'4"
WC	1467 x 1817mm	4'8" x 5'9"
Utility	1270 x 1995mm	4'1" x 6'5"

[Approximate dimensions]

Family Living



Flexible living



First Floor

Bedroom 1	3178 x 3643mm	10'4" x 11'9"
En Suite	2181 x 1816mm	7'1" x 5'9"
Bedroom 2	2846 x 2808mm	9'3" x 9'2"
Bedroom 3	3160 x 2747mm	10'3" x 9'0"
Bedroom 4/ Versatile Room	1814 x 2961mm	5'9" x 9'7"
Bathroom	2178 x 2181mm	7'1" x 7'1"

[Approximate dimensions]

For planning purposes, rooms (excluding kitchens, bathrooms and en-suites) in our properties may be given different labels or descriptions to those we use for marketing and selling purposes. In our advertising and marketing materials we may label a room a bedroom. That same room may be labelled a study in our planning documents and drawings. For example purposes only, a property we describe in our marketing material as a "4 bedroom" property may be described in our planning documents and drawings as a "3 bedroom" property and describe the 4th bedroom as a "study". If you have any questions or would like more information about what you have read in this disclaimer, please contact our sales advisor and/or your solicitor/conveyancer for further information and assistance."

KEY

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

barratthomes.co.uk



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. These 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 and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.

BDW001920/OCT22

RIPON PLUS

4 BEDROOM DETACHED HOME

- Bright and spacious family home
- The open-plan kitchen with dining area and separate utility provides room for the family to enjoy. There is also a generous lounge
- Three double bedrooms - the main with en suite - a versatile room you can choose how to use and a family bathroom
- Selected rooms in this design of home have been adapted to accommodate a range of different styles of living. Speak to a Sales Adviser to find out more about the changes



Flexible Living



Family Living



Ground Floor

Lounge	4898 x 3287mm	16'0" x 10'7"
Kitchen/Dining	3192 x 5259mm	10'4" x 17'2"
Utility	1272 x 1902mm	4'1" x 6'2"
WC	1470 x 1902mm	4'8" x 6'2"

[Approximate dimensions]

First Floor

Bedroom 1	4196 x 4068mm	13'7" x 13'3"
En Suite	2011 x 1661mm	6'5" x 5'4"
Bedroom 2	3174 x 3804mm	10'4" x 12'4"
Bedroom 3	2764 x 3774mm	9'0" x 12'3"
Bedroom 4/ Versatile Room	2748 x 3423mm	9'0" x 11'2"
Bathroom	1945 x 2180mm	6'3" x 7'1"

For planning purposes, rooms (excluding kitchens, bathrooms and en-suites) in our properties may be given different labels or descriptions to those we use for marketing and selling purposes. In our advertising and marketing materials we may label a room a bedroom. That same room may be labelled a study in our planning documents and drawings. For example purposes only, a property we describe in our marketing material as a "4 bedroom" property may be described in our planning documents and drawings as a "3 bedroom" property and describe the 4th bedroom as a "study". If you have any questions or would like more information about what you have read in this disclaimer, please contact our sales advisor and/or your solicitor/conveyancer for further information and assistance.

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



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. These 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 and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.

BDW001920/OCT22

RADLEIGH SPECIAL

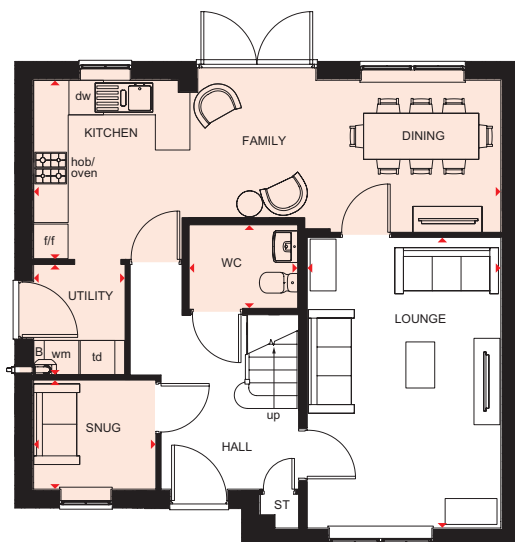
4 BEDROOM DETACHED HOME



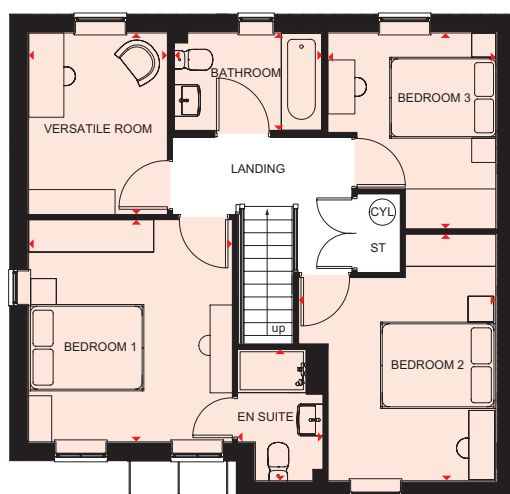
- The large open-plan kitchen has dining and family areas and French doors leading to the garden. There is also a separate utility area
- A spacious lounge and separate snug are also on the ground floor
- Upstairs are three double bedrooms - the main bedroom with en suite - a versatile room you can choose how to use and a family bathroom
- Selected rooms in this design of home have been adapted to accommodate a range of different styles of living. Speak to a Sales Adviser to find out more about the changes



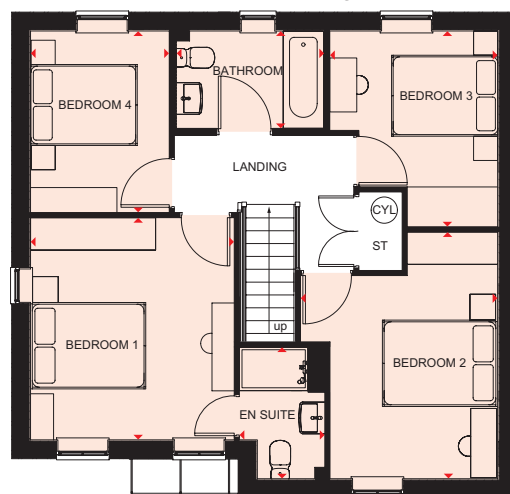
BARRATT
HOMES



Flexible Living



Family Living



Ground Floor

Lounge	3361 x 5046mm	11'0" x 16'5"
Kitchen/ Family/Dining	3326 x 8110mm	10'9" x 26'5"
Utility	1587 x 1919mm	5'2" x 6'2"
Snug	1893 x 2123mm	6'2" x 6'9"
WC	1480 x 1915mm	4'8" x 6'2"

(Approximate dimensions)

First Floor

Bedroom 1	3537 x 3858mm	11'5" x 12'6"
En Suite	1485 x 2289mm	4'8" x 7'5"
Bedroom 2	3423 x 4285mm	11'2" x 14'0"
Bedroom 3	2915 x 3401mm	9'5" x 11'1"
Bedroom 4/ Versatile Room	2408 x 3152mm	7'8" x 10'3"
Bathroom	1705 x 2570mm	5'5" x 8'4"

For planning purposes, rooms (excluding kitchens, bathrooms and en-suites) in our properties may be given different labels or descriptions to those we use for marketing and selling purposes. In our advertising and marketing materials we may label a room a bedroom. That same room may be labelled a study in our planning documents and drawings. For example purposes only, a property we describe in our marketing material as a "4 bedroom" property may be described in our planning documents and drawings as a "3 bedroom" property and describe the 4th bedroom as a "study". If you have any questions or would like more information about what you have read in this disclaimer, please contact our sales advisor and/or your solicitor/conveyancer for further information and assistance.

KEY	B	Boiler	wm	Washing machine space	td	Tumble dryer space
	ST	Store	f/f	Fridge/freezer space	◄►	Dimension location
	CYL	Cylinder	dw	Dishwasher space		

barratthomes.co.uk



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. These 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 and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.

BDW001920/OCT22

ASCOT PLUS

4 BEDROOM DETACHED HOME



- Spacious family home designed for flexible modern living
- Large open-plan kitchen with dining and family areas, access to the rear garden and separate utility
- Front-aspect lounge with room for all the family to relax in, and integral garage for added security
- Four double bedrooms, the main with en suite, a family bathroom and a study are on the first floor



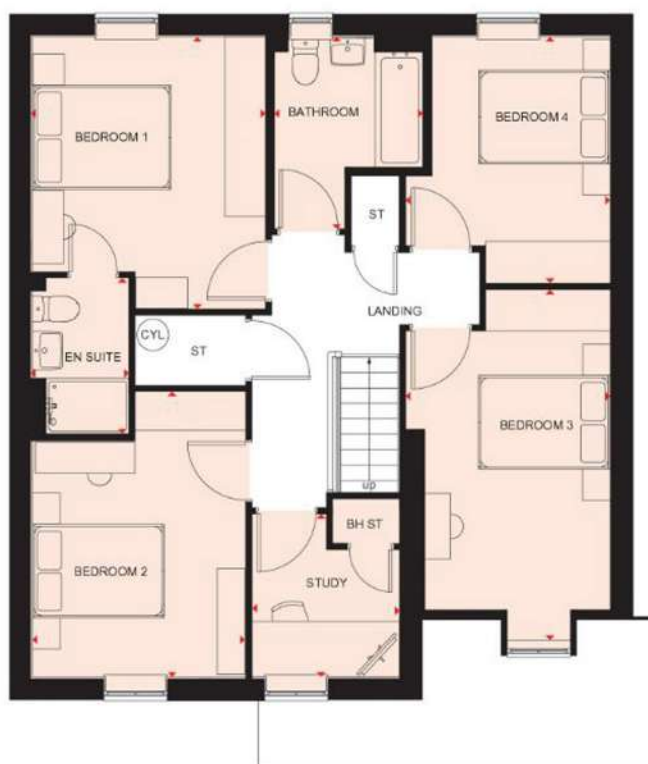
BARRATT
HOMES



Ground Floor

Lounge	3232 x 5290 mm	10'5" x 17'3"
Kitchen/Dining/ Family	6782 x 5688 mm	22'2" x 18'6"
Utility	1527 x 2532 mm	5'0" x 8'3"
WC	1482 x 1832 mm	4'8" x 6'0"
Garage	2736 x 5230 mm	8'9" x 17'1"

[Approximate dimensions]



First Floor

Bedroom 1	3364 x 3927 mm	11'0" x 12'8"
En Suite	2251 x 1395 mm	7'3" x 4'5"
Bedroom 2	4120 x 3077 mm	13'5" x 10'0"
Bedroom 3	5058 x 2950 mm	16'5" x 9'6"
Bedroom 4	3553 x 2950 mm	11'6" x 9'6"
Study	2132 x 2356 mm	6'9" x 7'7"
Bathroom	2770 x 2180 mm	9'0" x 7'1"

[Approximate dimensions]

KEY

B Boiler
ST Store
CYL Cylinder

wm Washing machine space
f/f Fridge/freezer space
◀▶ Dimension location

LAMBERTON SPECIAL

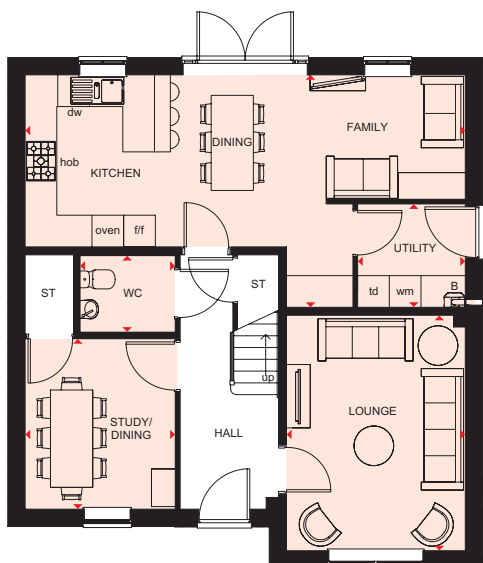
5 BEDROOM DETACHED HOME



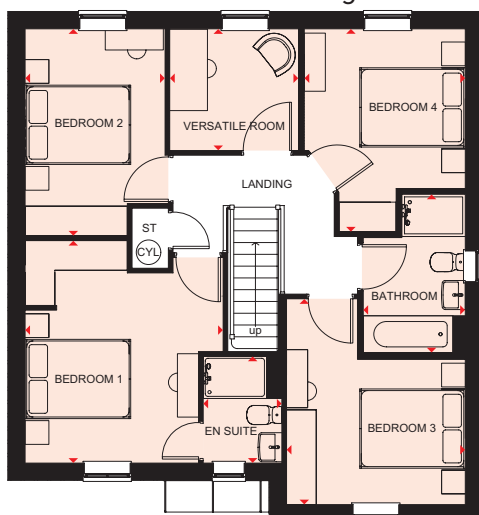
- Large open-plan kitchen with family area and access to the garden, as well as space for dining
- Front-aspect, separate lounge, and study or formal dining room
- Four double bedrooms – the main with en suite – a versatile room that you can choose how to use and family bathroom with shower
- Selected rooms in this design of home have been adapted to accommodate a range of different styles of living. Speak to a Sales Adviser to find out more about the changes



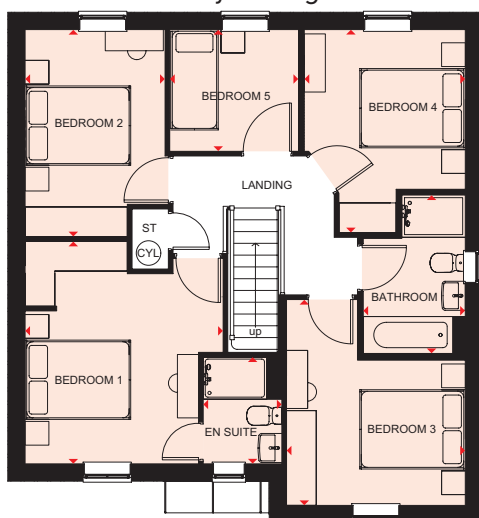
BARRATT
HOMES



Flexible Living



Family Living



Ground Floor

Lounge	3385 x 4459mm	11'0" x 14'6"
Kitchen/ Dining/Family	8335 x 4619mm	27'3" x 15'1"
Utility	1959 x 2236mm	6'4" x 7'3"
Study/Dining	2827 x 3227mm	9'2" x 10'5"
WC	1480 x 1818mm	4'8" x 5'9"

(Approximate dimensions)

First Floor

Bedroom 1	3750 x 4214mm	12'2" x 13'8"
En Suite	1503 x 2035mm	4'9" x 6'6"
Bedroom 2	2650 x 3921mm	8'6" x 12'8"
Bedroom 3	3385 x 3898mm	11'0" x 12'7"
Bedroom 4	3050 x 3844mm	10'0" x 12'6"
Bedroom 5/ Versatile Room	2439 x 2305mm	7'9" x 7'5"
Bathroom	3001 x 1953mm	9'8" x 6'4"

For planning purposes, rooms (excluding kitchens, bathrooms and en-suites) in our properties may be given different labels or descriptions to those we use for marketing and selling purposes.

In our advertising and marketing materials we may label a room a bedroom. That same room may be labelled a study in our planning documents and drawings.

For example purposes only, a property we describe in our marketing material as a "4 bedroom" property may be described in our planning documents and drawings as a "3 bedroom" property and describe the 4th bedroom as a "study".

If you have any questions or would like more information about what you have read in this disclaimer, please contact our sales advisor and/or your solicitor/conveyancer for further information and assistance.

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

barratthomes.co.uk



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. These 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 and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.

BDW001920/OCT22

ALNMOUTH PLUS

4 BEDROOM DETACHED HOME



- The lounge of this bright and airy home is generously sized with ample room to relax
- The open-plan kitchen, with utility area and family space, makes an ideal family hub. Both these rooms have French doors leading to the garden.
- Upstairs are three double bedrooms, the main with en suite, a versatile room and family bathroom
- Selected rooms in this design on home have been adapted to accommodate a range of different styles of living. Speak to a Sales Adviser to find out more about the changes.



BARRATT
HOMES



Ground Floor

Kitchen/Family	5403 x 4158mm	17'7" x 13'6"
Lounge	3450 x 6443mm	11'3" x 21'1"
Dining Room	2922 x 4016mm	9'6" x 13'1"
Study	2428 x 2010mm	7'9" x 6'6"
WC	1480 x 2580mm	4'8" x 8'4"

(Approximate dimensions)



First Floor

Bedroom 1	4117 x 3859mm	13'5" x 12'6"
En Suite	1423 x 2138mm	4'6" x 7'0"
Bedroom 2	3512 x 3112mm	11'5" x 10'2"
Bedroom 3	5316 x 2644mm	17'4" x 8'6"
Versatile Room	3081 x 3467mm	10'1" x 11'3"
Bathroom	2960 x 2255mm	9'7" x 7'4"

(Approximate dimensions)

KEY	B Boiler	wm Washing machine space	W Wardrobe
	ST Store	t/f Fridge/freezer space	➔➔ Dimension location
	CYL Cylinder	dw Dishwasher space	

barratthomes.co.uk

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

All images used are for illustrative purposes. These 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 and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.

BA0U0DC0DS04/SP19933

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.



5 GREAT REASONS TO BUY WITH BARRATT

1. 5 Stars for Customer Satisfaction

No other major national housebuilder** has been awarded a Home Builders Federation 5 Star Housebuilder accolade every year since 2010. All thanks to positive recommendations by our customers.

2. Building homes for over 5 decades

We've been established for over 5 decades and in that time have built over 300,000 new homes. Our commitment to quality and innovation is shown in the highest standards of design, construction, finish and the customer service we provide.

3. Award winners, time and time again

Our steadfast commitment to quality has ensured that for the tenth year in a row our site managers have picked up more awards than any other housebuilder, winning NHBC Pride in the Job awards for their workmanship and demonstrating our dedication and commitment to building homes of the very highest standard.

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

Our light, open-plan properties 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.

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

Every home we build is sustainable and energy efficient – minimising their impact on the environment, whilst reducing your energy costs too. Our homes could save you money by being 45% to 55% more energy efficient than a same sized older home – even after it's been modernised. As a result, you could save a staggering £1,312*** per year on your energy bill.

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



Images may include optional upgrades at additional cost. All information in this document is correct to the best of our knowledge at the time of going to print. Wendel View is a marketing name only and may not be the designated postal address, which may be determined by The Post Office. **We are the only major national housebuilder to be awarded this key industry award 11 years in a row. **Refers to the Barratt Developments PLC Group brands. ***Costs based upon the comparison of a new build four-bed detached house built to 2010 regulations vs. Victorian property (upgraded with modern-day improvements). An upgraded Victorian home means one which has the following improvements over original build specification: 200mm loft insulation, double glazing to half of all windows, a 72% efficient (non-condensing) gas boiler and insulated hot water cylinder. Source: Zero Carbon Hub and NHBC Foundation 2012.

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 8510

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.

