

SUSTAINABILITY

MONKTON GARDENS



GIVING NATURE A HOME

SITE PLAN

Throughout the planning process we consider where we can introduce nature and where we can strengthen it.

At Monkton Gardens you'll find many nature friendly features with the aim to encourage wildlife and to help build an environmentally conscious and sustainability focused community.



HALE	4 bedroom detached house
RADLEIGH	4 bedroom detached house
ALDERNEY	4 bedroom detached house
KENNIFORD	4 bedroom detached house
KINGSLEY	4 bedroom detached house
DENBY	3 bedroom detached house
MORESBY	3 bedroom detached / semi-detached house
ELLERTON	3 bedroom semi-detached / terraced house

Discounted Market Value / First Home	
Discounted Market Value	3 bedroom semi-detached house
First Homes	3 bedroom semi-detached house

Affordable Housing
 Affordable Housing

All plots built to new regulations and include increased energy efficiency as standard. Features including PV panels and other energy efficiency benefits may vary by plot. Please speak to your Sales Adviser for more information.

** Properties built in stone.

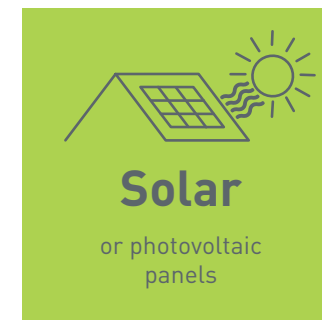
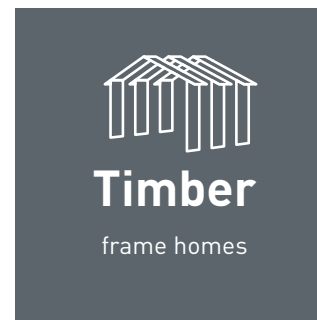
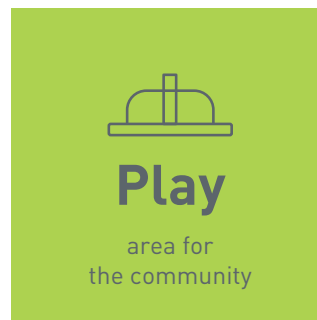
	Grassland
	Scrub / existing trees
	Scrub / parkland
	Species rich grassland
	Path
	SUDs basin
	Existing trees
	New trees
	Hedge
	Bird box
	Bat box

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.





COMMUNITY OPEN SPACES

There are over 9.5 acres of community open space at Monkton Gardens.

The development has been thoughtfully planned to promote a more desirable, healthier and enjoyable way of living.

Open space offers great opportunities for you to enjoy the outdoors and live more in harmony with nature.





BAT AND BIRD HABITATS

Bird and bat boxes provide perfect nesting opportunities for a range of species.

You will notice these are installed as high as possible, away from natural light and in different positions to encourage our winged friends to enjoy their wildlife habitats.



50+

bat and
bird boxes



WILDFLOWER MEADOWS

Wildflower turfs and scented plants are a great attraction for pollinating bees and butterflies, whilst providing insects, birds and mammals a home.

We all appreciate how important it is to create these habitats as pollination is one of the most essential biological processes on the planet.

Ready to enjoy on your doorstep... encouraging wildflower planting will help create an aromatic, relaxing and beautiful environment.



2,500m²

wildflower
meadows

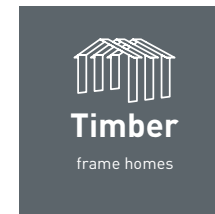


TIMBER FRAME HOMES

We do more than construct; we create high quality engineered timber frame homes. This allows us to create an engineered frame in a factory-controlled environment, which is then assembled on-site, a process that will deliver a home of the highest standards.

Our timber frame homes easily meet energy efficiency standards, saving energy and helping the environment.

The timber used in our engineered frames is responsibly sourced, minimising deforestation. It is either FSC or PEFC1 approved, which means our timber is from sustainable sources.



This brochure and the information supplied within it have been developed in partnership with the STA to help explain timber frame within the construction industry, policy makers and the general public.

1. FSC – Forest Stewardship Council / PEFC – Programme for the Endorsement of Forest Certification. Promoting environmentally appropriate, socially beneficial, and economically viable management of the world's forests.
2. STA – Structural Timber Association. STA is the UK's leading organisation representing the structural timber sector.
3. TRADA – Timber Research and Development Association. TRADA is an internationally recognised centre of excellence on the specification and use of timber and wood products.
4. BBA – British Board of Agreement. The BBA is committed to helping businesses and organisations supply the construction industry with products, systems and installers of the highest quality.



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.



Nothing in this code affects any other rights the customer has by law and does not replace any legislation that applies to the new home. Customers do not have to make a complaint to the New Homes Ombudsman Service if they are not satisfied with a matter that is covered by the code. They may decide to take other action, such as through the civil courts or other ombudsman or regulator. 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.

Information within this booklet has been compiled with help from RSPB, RHS, Forest Research and Wildlife Trust websites.

barratthomes.co.uk



BARRATT
— HOMES —

Images include photographs of traditionally built plots. Images of factory premises and timber build process are reproduced courtesy of Stewart Milne Timber Systems and Oregon Timber Frame. "We" and "us" refer to the Barratt Developments PLC Group brands. Barratt Developments Brands include Barratt Homes, Barratt London and David Wilson Homes. *First 2 years covered by Builder Warranty & 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. Advertising images may include upgrades as home spec can vary. 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. P1031835/JUN25