

# POPPY FIELDS PHASE 2

BLOUNTS GREEN OFF B5013, UTTOXETER, ST14 8DR



A STUNNING DEVELOPMENT OF 2, 3 & 4 BEDROOM HOMES



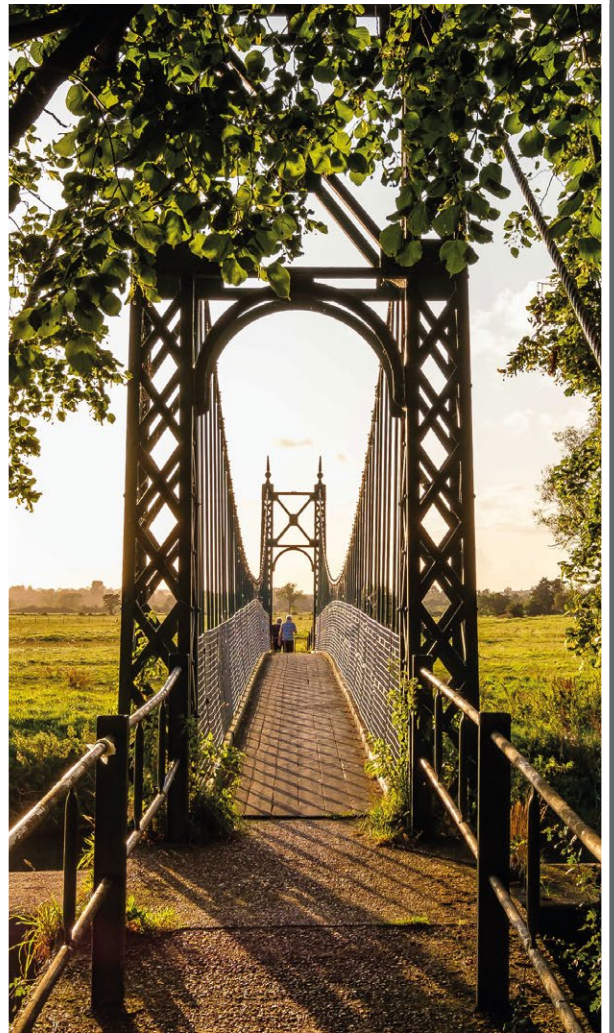
**BARRATT**  
HOMES

## STUNNING HOMES IN A GREAT LOCATION

**ON THE SOUTHERN EDGE OF UTTOXETER, POPPY  
FIELDS BRINGS 2, 3 & 4 BEDROOM HOMES.**

Take a stroll into the town centre with ease and find a number of essential amenities - both local, independent shops and various cafes to grab a coffee & cake.

Perfectly situated for commuters, you can easily access the A50 and A518 for travel around the Midlands, with direct links to Stafford, Stoke and Derby.,



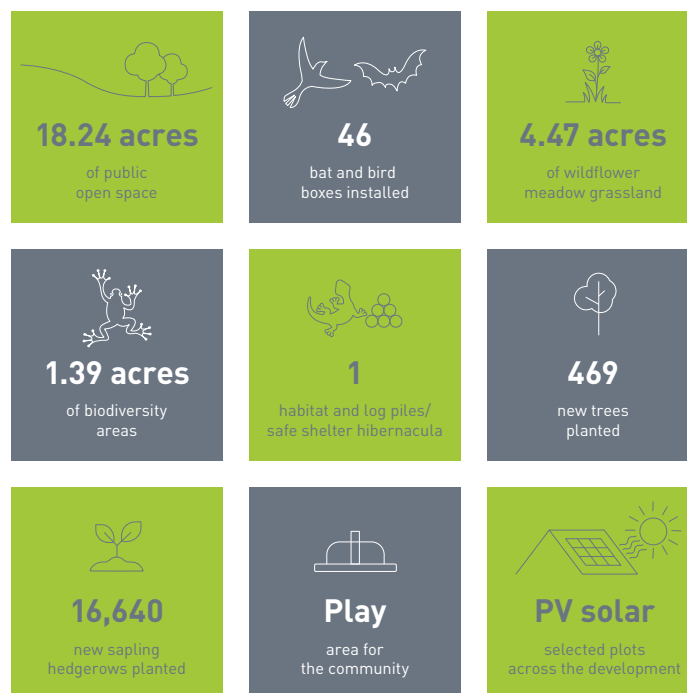
# CREATING A SUSTAINABLE COMMUNITY WHERE FAMILIES AND NATURE CAN THRIVE

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.

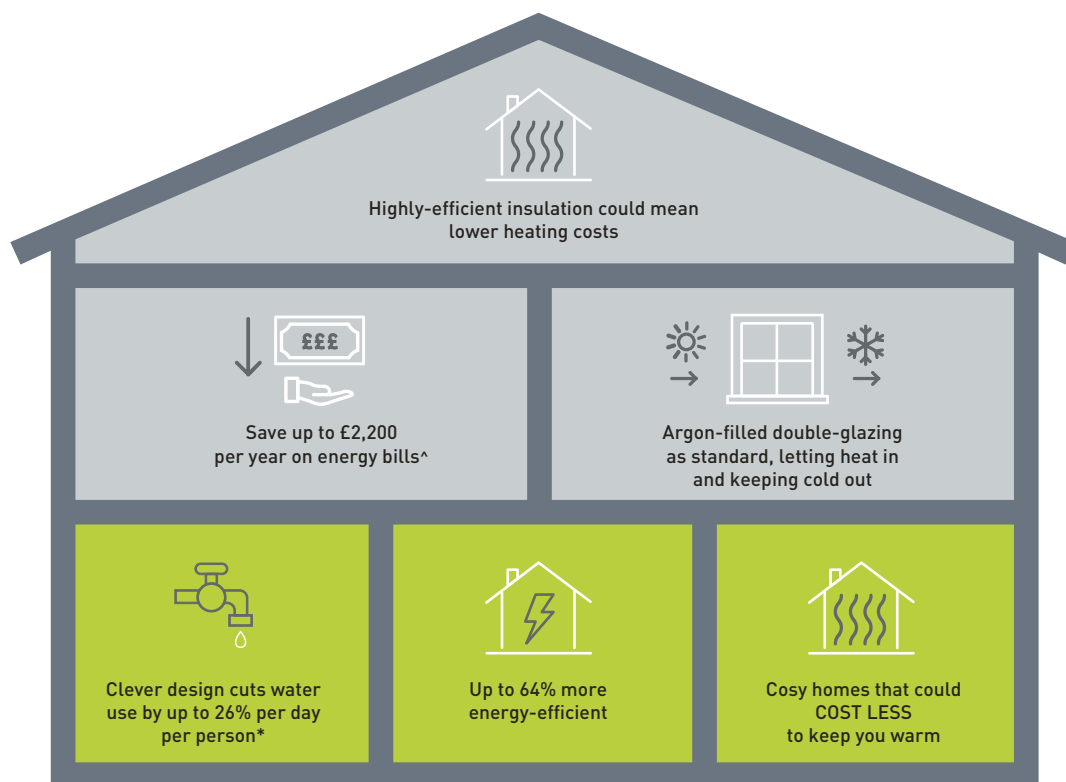
We know we must give our customers confidence that their homes are designed and built to meet the challenges of the future.

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.



<sup>^</sup>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.

# POPPY FIELDS, UTTOXETER

## DEVELOPMENT LAYOUT - PHASE 2

### KEY

	Roseberry	2 bedroom home
	Maidstone	3 bedroom home
	Norbury	3 bedroom home
	Lutterworth	3 bedroom home
	Ennerdale	3 bedroom home
	Moresby	3 bedroom home
	Kingsville	4 bedroom home
	Alderney	4 bedroom home
	Windermere	4 bedroom home
	Ripon	4 bedroom home
	Chester	4 bedroom home*
	Affordable Housing	
	BCP	Bin Collection Point
	SS	Sub Station



\* Plot 306 has a gable roof

# ROSEBERRY

## 2 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Decentralised mechanical extract ventilation (d-MEV)



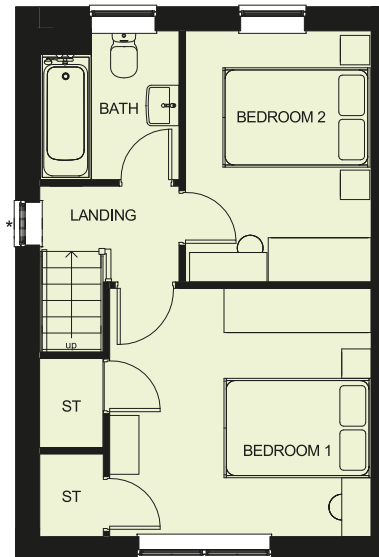
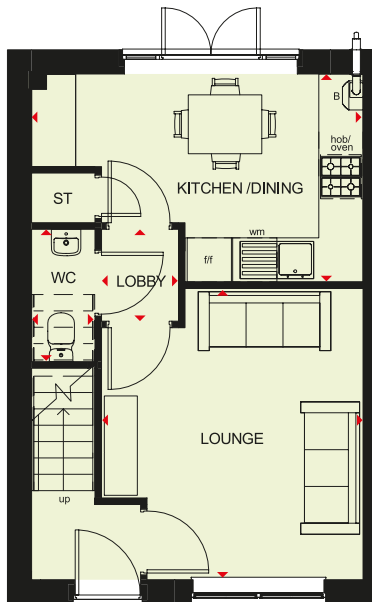
Photovoltaic panels



Highly-efficient insulation



Selected plots across our development will feature solar PV panels, please speak to our sales adviser for more information.



### Ground Floor

Lounge	3507 x 3958 mm	11'5" x 13'0"
Kitchen/Dining	4505 x 2828 mm	14'9" x 9'3"
WC	863 x 1800 mm	2'10" x 5'11"
Lobby	999 x 1234 mm	3'3" x 4'1"

[Approximate dimensions]

### First Floor

Bedroom 1	3507 x 3372 mm	11'5" x 11'1"
Bedroom 2	2524 x 3413 mm	8'3" x 11'2"
Bathroom	1893 x 2023 mm	6'3" x 6'8"

[Approximate dimensions]

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



# MAIDSTONE

## 3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Decentralised mechanical extract ventilation (d-MEV)



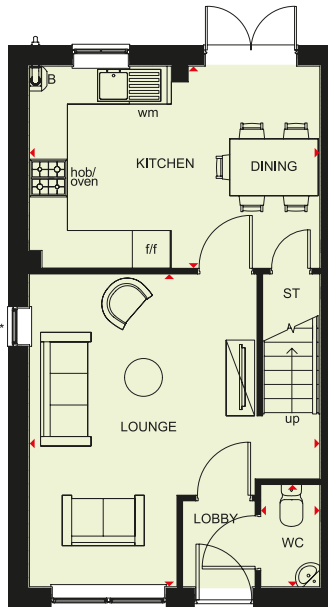
Photovoltaic panels



Highly-efficient insulation



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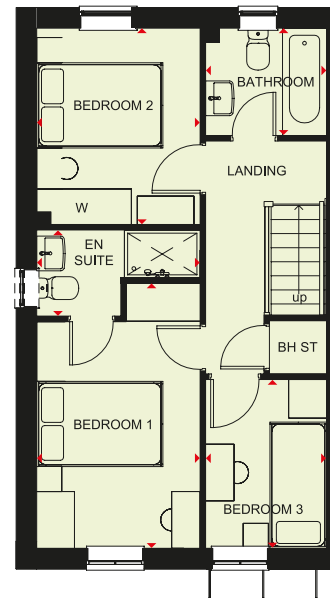


### Ground Floor

Lounge	4598 x 4955 mm	15'1" x 16'3"
Kitchen/Dining	4598 x 3202 mm	15'1" x 10'6"
WC	935 x 1620 mm	3'1" x 5'4"

[Approximate dimensions]

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



### First Floor

Bedroom 1	2592 x 4204 mm	8'6" x 13'10"
En Suite	2592 x 1365 mm	8'6" x 4'6"
Bedroom 2	2592 x 3112 mm	8'6" x 10'3"
Bedroom 3	1918 x 2676 mm	6'4" x 8'9"
Bathroom	1918 x 1702 mm	8'4" x 5'7"

[Approximate dimensions]

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

<b>KEY</b>	B	Boiler	wm	Washing machine space	◀▶ Dimension location
	BH ST	Bulkhead store	f/f	Fridge/freezer space	
	ST	Store	w	Wardrobe space	



# NORBURY

## 3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Decentralised mechanical extract ventilation (d-MEV)



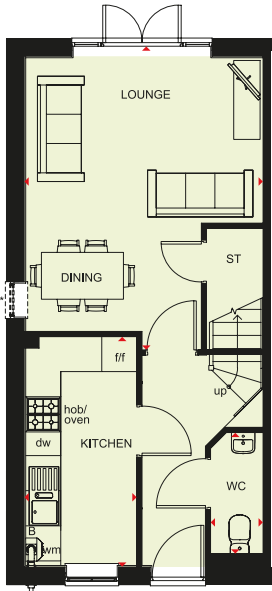
Photovoltaic panels



Highly-efficient insulation



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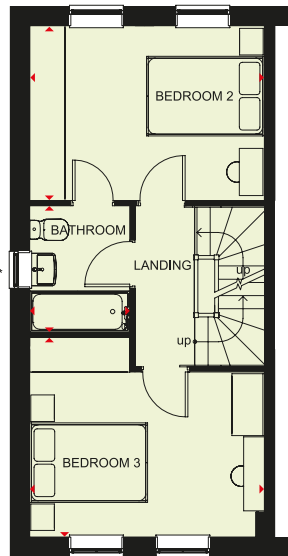


### Ground Floor

Lounge/Dining	4056 x 4991 mm	13'4" x 16'4"
Kitchen	3910 x 1900 mm	12'10" x 6'3"
WC	897 x 2272 mm	2'11" x 7'5"

[Approximate dimensions]

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

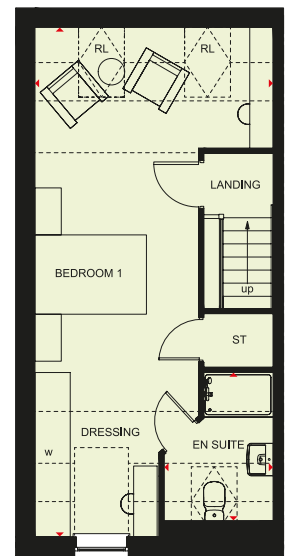


### First Floor

Bedroom 2	2965 x 4056 mm	9'9" x 13'4"
Bedroom 3	3386 x 4056 mm	11'1" x 13'4"
Bathroom	2146 x 1698 mm	7'0" x 5'7"

[Approximate dimensions]

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



### Second Floor

Bedroom 1/ Dressing Area	4056 x 8673 mm†	13'4" x 28'5"†
En Suite	1858 x 2799 mm†	6'1" x 9'2"†

[Approximate dimensions]

†Overall floor dimensions includes lower ceiling areas.

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





# LUTTERWORTH

## 3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation



Selected plots across our development will feature solar PV panels, please speak to our sales adviser for more information.



### Ground Floor

Lounge	5385 x 3045 mm	17'8" x 10'0"
Kitchen/Dining	4274 x 5385 mm	14'0" x 17'8"
WC	1028 x 1441 mm	3'4" x 4'9"

[Approximate dimensions]

### First Floor

Bedroom 1	3107 x 3599 mm	10'2" x 11'10"
En Suite	1648 x 2159 mm	5'5" x 7'1"
Bedroom 2	3404 x 3163 mm	11'2" x 10'5"
Bedroom 3	3540 x 2134 mm	11'7" x 7'0"
Bathroom	2519 x 1698 mm	8'3" x 6'5"

[Approximate dimensions]

<b>KEY</b>	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location
	f/f	Fridge/freezer space		



# ENNERDALE

## 3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Decentralised mechanical extract ventilation (d-MEV)



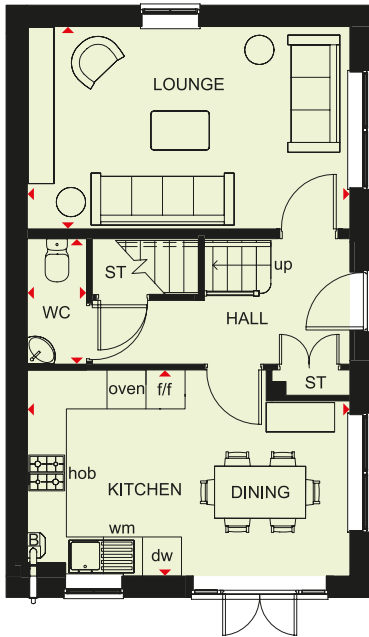
Photovoltaic panels



Highly-efficient insulation



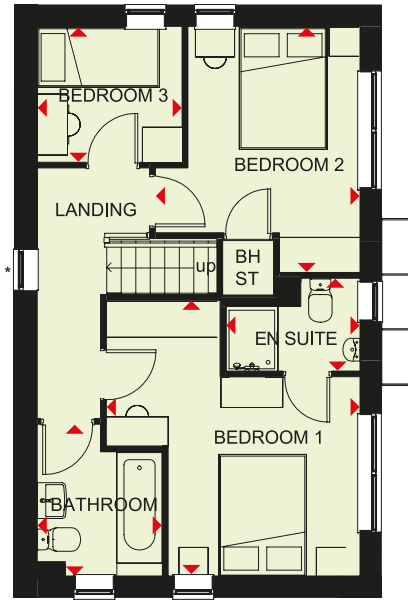
Selected plots across our development will feature solar PV panels, please speak to our sales adviser for more information.



### Ground Floor

Lounge	4960 x 3112 mm	16'3" x 10'2"
Kitchen/Dining	4960 x 3170 mm	16'3" x 10'5"
WC	1929 x 911 mm	6'4" x 2'11"

[Approximate dimensions]



### First Floor

Bedroom 1	4239 x 3898 mm	13'11" x 12'9"
En Suite	2061 x 1427 mm	6'9" x 4'8"
Bedroom 2	3783 x 3145 mm	12'5" x 10'4"
Bedroom 3	2227 x 2089 mm	7'4" x 6'10"
Bathroom	2334 x 1924 mm	7'8" x 6'4"

[Approximate dimensions]

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

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



# KINGSVILLE

## 3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Decentralised mechanical extract ventilation (d-MEV)



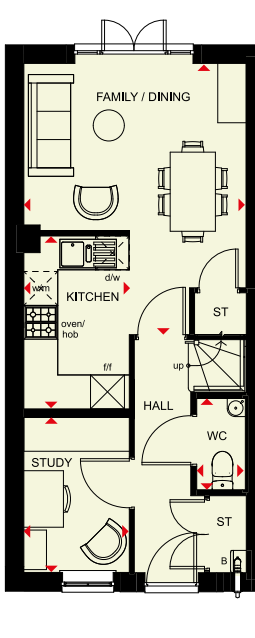
Photovoltaic panels



Highly-efficient insulation

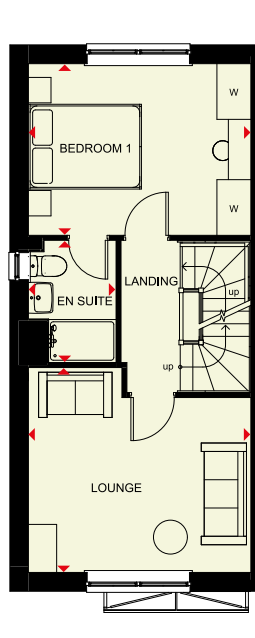


Selected plots across our development will feature solar PV panels, please speak to our sales adviser for more information.



### Ground Floor

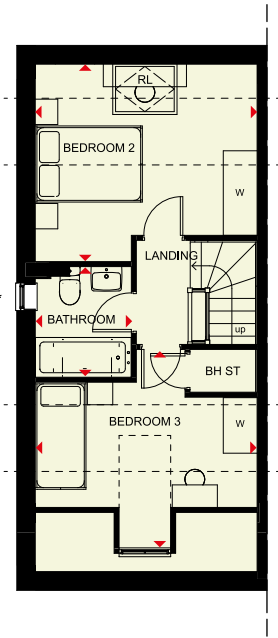
Dining/Family	3931 x 4800 mm	12'11" x 15'9"
Kitchen	1866 x 3060 mm	6'1" x 10'0"
Study	1866 x 2744 mm	6'1" x 9'0"
WC	860 x 1615 mm	2'10" x 5'4"



### First Floor

Lounge	3936 x 3625 mm	12'11" x 11'11"
Bedroom 1	3936 x 3037 mm	12'11" x 10'0"
En Suite	1551 x 2163 mm	5'1" x 7'1"

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



### Second Floor

Bedroom 2	3936 x 3503 mm	12'11" x 11'6"
Bedroom 3	3936 x 3488 mm	12'11" x 11'5"
Bathroom	1705 x 1963 mm	5'7" x 6'5"

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

<b>KEY</b>	B	Boiler	wm	Washing machine space	W	Wardrobe space
	ST	Store	f/f	Fridge/freezer space	RL	Roof Light
	BH ST	Bulkhead Store	dw	Dishwasher space	◀▶	Dimension location



# MORESBY

## 3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Decentralised mechanical extract ventilation (d-MEV)



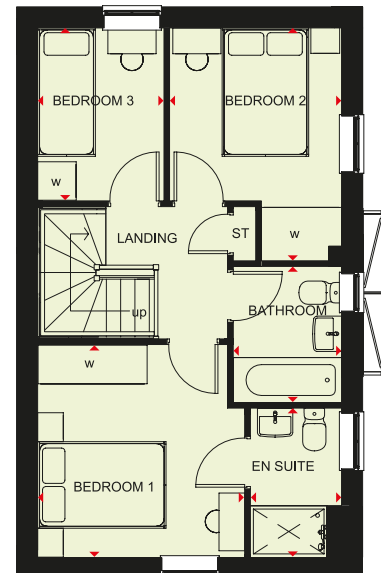
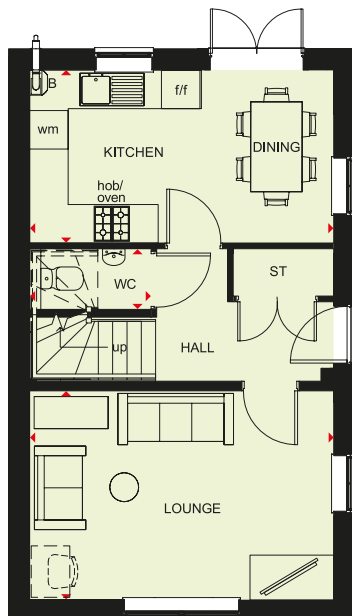
Photovoltaic panels



Highly-efficient insulation



Selected plots across our development will feature solar PV panels, please speak to our sales adviser for more information.



### Ground Floor

Lounge	4735 x 3250 mm	15'6" x 10'8"
Kitchen/Dining	4735 x 2695 mm	15'6" x 8'8"
WC	1877 x 976 mm	6'2" x 3'2"

[Approximate dimensions]

### First Floor

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

[Approximate dimensions]

<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space	◀▶	Dimension location
	ST	Store	w	Wardrobe space		
	wm	Washing machine space	WFH	Working from home space		



# ALDERNEY

## 4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Highly-efficient insulation



Selected plots across our development will feature solar PV panels, please speak to our sales adviser for more information.



### Ground Floor

Lounge	5148 x 3110 mm	16'11" x 10'2"
Kitchen/Family/Breakfast	4623 x 4603 mm	15'2" x 15'1"
Dining	3307 x 2972 mm	10'10" x 9'9"
WC	1675 x 853 mm	5'6" x 2'10"

[Approximate dimensions]

### First Floor

Bedroom 1	4623 x 3104 mm	15'2" x 10'2"
En Suite	2075 x 1191 mm	6'10" x 3'11"
Bedroom 2	4523 x 3115 mm	14'10" x 10'3"
Bedroom 3	3724 x 3115 mm	12'3" x 10'3"
Bedroom 4	2275 x 2163 mm	7'6" x 7'1"
Bathroom	2075 x 1702 mm	6'10" x 5'7"

[Approximate dimensions]

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



# WINDERMERE

## 4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Decentralised mechanical extract ventilation (d-MEV)



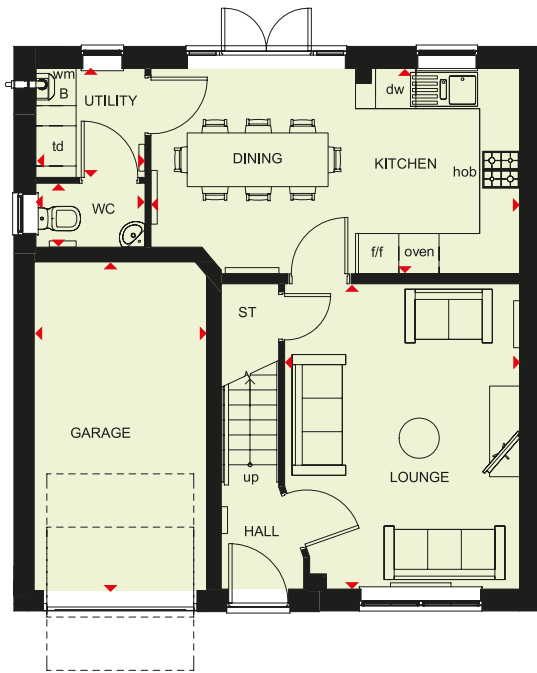
Photovoltaic panels



Highly-efficient insulation



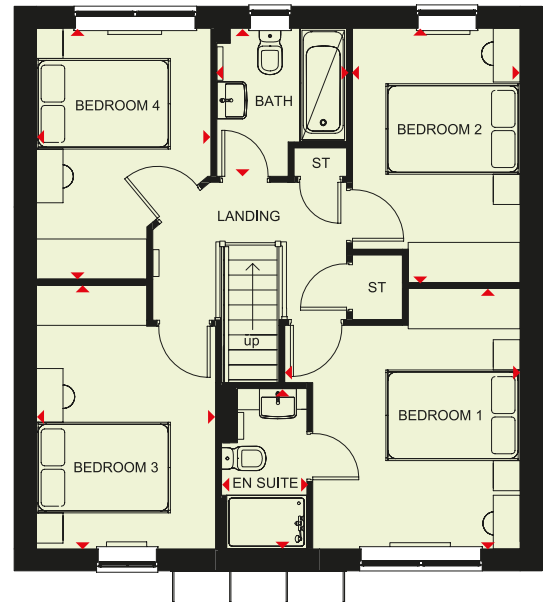
Selected plots across our development will feature solar PV panels, please speak to our sales adviser for more information.



### Ground Floor

Lounge	3506 x 4548 mm	11'6" x 14'11"
Kitchen/Dining	5497 x 3060 mm	18'0" x 10'0"
Utility	1627 x 1623 mm	5'4" x 5'4"
WC	1627 x 952 mm	5'4" x 3'1"
Garage	2568 x 4900 mm	8'5" x 16'1"

[Approximate dimensions]



### First Floor

Bedroom 1	3506 x 3881 mm	11'6" x 12'9"
En Suite	1272 x 2390 mm	4'2" x 7'10"
Bedroom 2	2498 x 3791 mm	8'2" x 12'5"
Bedroom 3	2675 x 3931 mm	8'9" x 12'11"
Bedroom 4	2604 x 3739 mm	8'7" x 12'3"
Bathroom	1934 x 2158 mm	6'3" x 7'1"

[Approximate dimensions]

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



# RIPON

## 4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Decentralised mechanical extract ventilation (d-MEV)



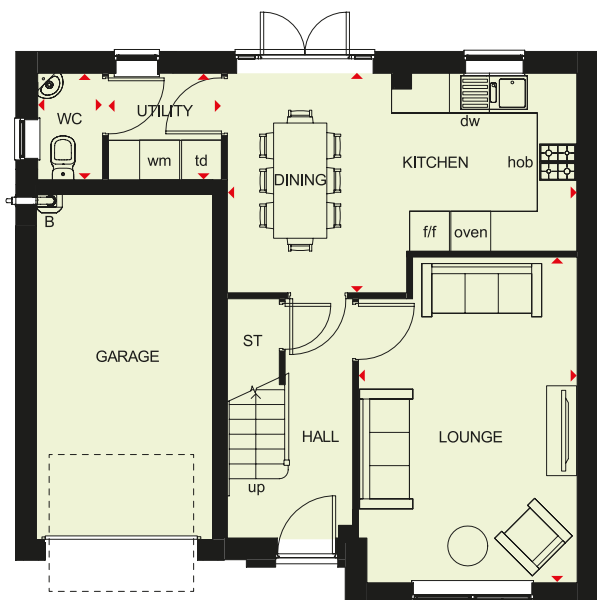
Photovoltaic panels



Highly-efficient insulation



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### Ground Floor

Lounge	4898 x 3287 mm	16'1" x 10'9"
Kitchen/Dining	5259 x 3151 mm	17'3" x 10'4"
Utility	1700 x 1602 mm	5'7" x 5'3"
WC	976 x 1602 mm	3'2" x 5'3"
Garage	5189 x 2657 mm	17'0" x 8'9"

[Approximate dimensions]



### First Floor

Bedroom 1	4196 x 4068 mm	13'9" x 13'4"
En Suite	2011 x 1661 mm	6'7" x 5'5"
Bedroom 2	3174 x 3504 mm	10'5" x 11'6"
Bedroom 3	2764 x 3774 mm	9'1" x 12'5"
Bedroom 4	2888 x 3123 mm	9'6" x 10'3"
Bathroom	2046 x 1899 mm	6'9" x 6'3"

[Approximate dimensions]

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



# CHESTER

## 4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Decentralised mechanical extract ventilation (d-MEV)



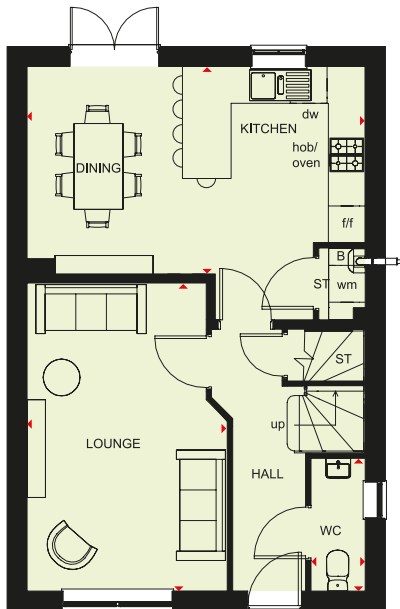
Photovoltaic panels



Highly-efficient insulation



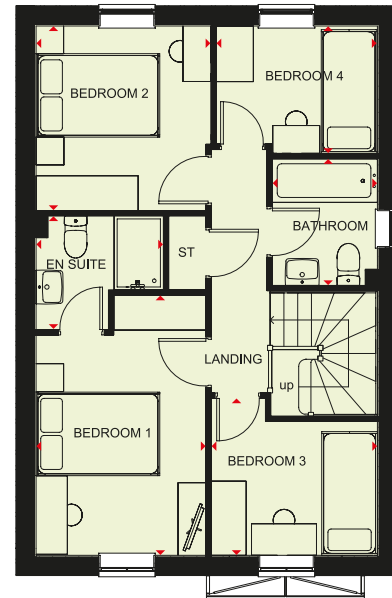
Selected plots across our development will feature solar PV panels, please speak to our sales adviser for more information.



### Ground Floor

Lounge	3269 x 5026 mm	10'9" x 16'6"
Kitchen/Dining	5520 x 4135 mm	18'1" x 13'7"
WC	894 x 2164 mm	2'11" x 7'1"

[Approximate dimensions]



### First Floor

Bedroom 1	2746 x 4205 mm	9'0" x 13'10"
En Suite	2058 x 1835 mm	6'9" x 6'0"
Bedroom 2	2826 x 2986 mm	9'3" x 9'10"
Bedroom 3	2686 x 2537 mm	8'10" x 8'4"
Bedroom 4	2606 x 2060 mm	8'7" x 6'9"
Bathroom	1698 x 2048 mm	5'7" x 6'9"

[Approximate dimensions]

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





# CUSTOMER SERVICE BY BARRATT HOMES

## **BUILDING OUR CUSTOMER SERVICE TO BE THE BEST**

At Barratt we are genuinely committed to delivering the highest standards of customer service. The same exacting standards that have helped us win more quality awards than any other major housebuilder also ensure we look after our customers as well as we possibly can.

We believe that solid foundations are as important to a customer relationship as they are to a building. During the planning and design process we go to great lengths to make sure the homes and developments we build are perfectly in tune with the needs and aspirations of their prospective owners.

Our Directors carry out weekly site inspections before, during and after the build process. As your home is built, it is checked at every stage to ensure it reaches the exacting standards we demand.

Our Customer Service Charter lays out our commitments to you and details the care, support and assistance we'll provide you with throughout your purchase and long after you've moved in.

As a result of the outstanding service we provide to our customers, we have been awarded the exceptional accreditation of "5 Star Builder" by the independent Home Builders Federation. 29,000 homebuyers across the country took part in the survey and this honour recognises the highest levels of positive recommendation by our customers, as well as the superior build quality of our homes.





# BUILD YOUR FUTURE IN AN ENERGY-EFFICIENT BARRATT HOME

## Designed for modern living

Our cleverly laid out rooms give you flexible, multi-purpose spaces which flow between indoors and out, so you can lead the life you want.

## Energy-efficient and low cost to run

Our homes are built to be efficient and could save you up to £2,200 per year on your energy bills<sup>^</sup>. With efficient heating systems, highly thermally efficient insulation throughout and argon-filled double glazing.

## Peace of mind

Our homes come with a 10-year NHBC Buildmark warranty<sup>†</sup> as standard – which includes a 10-year structural warranty and a 2-year fixtures and fittings warranty – 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 every year since 2010 we've been awarded 5 Stars from the Home Builders Federation, meaning over 90% of our customers would recommend us.\*

## 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.

<sup>^</sup>Based on HBF "Watt a Save" report published July 2023. <sup>†</sup>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. \* We are the only major national housebuilder to be awarded this key industry award every year since 2010. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. Based on HBF star rating scheme from 2010 to 2022 derived from the NHBC national new homes survey at eight weeks (<https://www.hbf.co.uk/policy/policy-and-wider-work-program/customer-satisfaction-survey/latest-results/>), over 90% of Barratt Developments PLC group customer would recommend our 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](http://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.



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