

Barratt Homes
at
Richmond Park



BARRATT
— HOMES —



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.

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 repeatedly 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.



Barratt Homes at Richmond Park

- **The Alverton**
2 bedroom home
- **The Brenford**
3 bedroom home
- **The Moresby**
3 bedroom home
- **The Maidstone**
3 bedroom home
- **The Ellerton**
3 bedroom home
- **The Denby**
3 bedroom home
- **The Woodcote**
4 bedroom home
- **The Kingsley**
4 bedroom home
- **The Hythie**
4 bedroom home
- **The Chester**
4 bedroom home
- **The Buchanan**
4 bedroom home
- **The Hesketh**
4 bedroom home
- **The Alfreton**
4 bedroom home
- **The Radleigh**
4 bedroom home
- **The Alnmouth**
4 bedroom home
- ∨ **Visitors Parking Space**

SH Show Homes **MS** Marketing Suite

BCP Bin Collection Point **CP** Car Port



Swale



Trees



Balancing pond



New tree lines



Mown grass paths



Parkland space



Swift brick



Bird box



Bat box



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

barrathomes.co.uk



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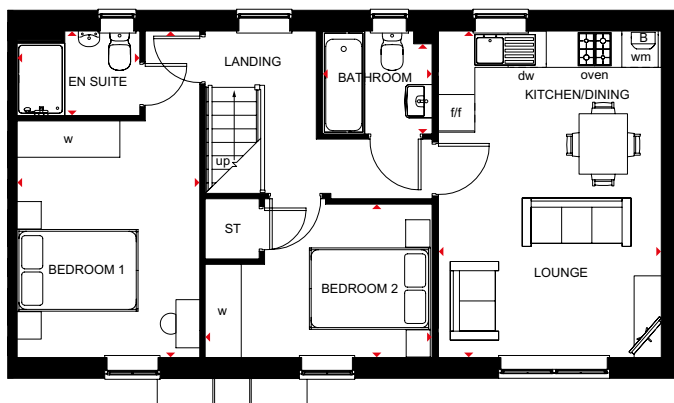
Barratt Homes
at
Richmond Park



ALVERTON

2 BEDROOM HOME

- This first floor home will appeal to first-time buyers
- The open-plan fitted kitchen with dining area and lounge is a bright and airy place to relax or entertain friends
- There are two double bedrooms, the largest with its own en suite shower room, and a fully fitted bathroom



First Floor

Lounge/ Kitchen/Dining	3710 x 5402mm	12'2" x 17'9"
Bedroom 1	3014 x 5402mm	9'11" x 17'9"
En Suite	2025 x 1400mm	6'8" x 4'7"
Bedroom 2	3718 x 2629mm	12'2" x 8'8"
Bathroom	1774 x 1702mm	5'10" x 5'7"

[Approximate dimensions]

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

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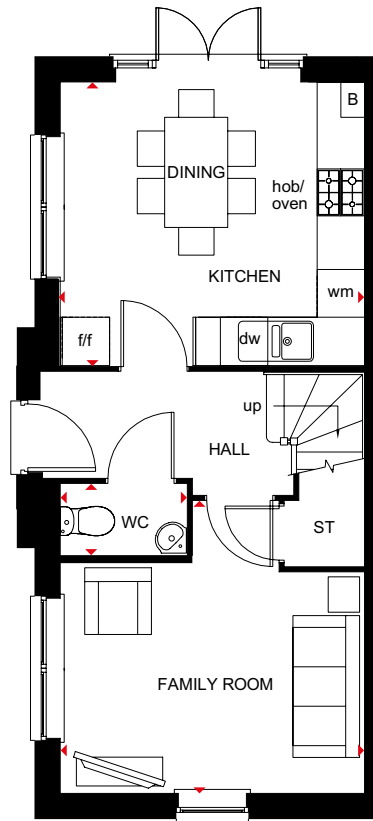
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BRENTFORD

3 BEDROOM HOME

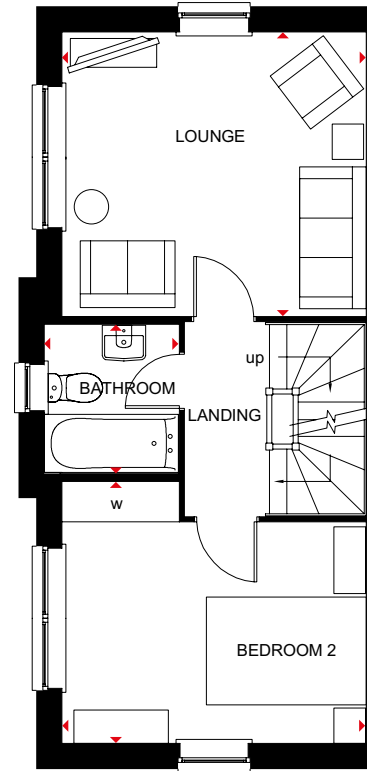
- Bright family home designed over three floors
- Open-plan kitchen with dining area and French doors to the garden, and a separate family room are on the ground floor
- The first floor has a dual-aspect lounge, one double bedroom and the family bathroom
- Two double bedrooms, the main bedroom with dual access en suite, are on the top floor



Ground Floor

Family Room	3860 x 3702mm	12'8" x 12'2"
Kitchen/Dining	3860 x 3610mm	12'8" x 11'10"
WC	1601 x 887mm	5'3" x 2'11"

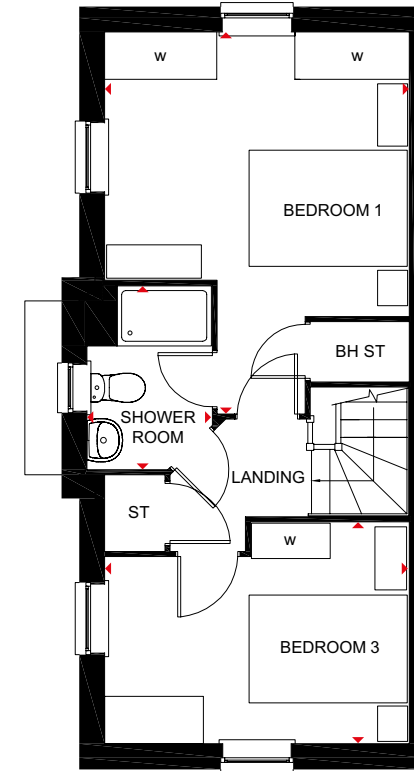
[Approximate dimensions]



First Floor

Lounge	3860 x 3610mm	12'8" x 11'10"
Bedroom 2	3860 x 3325mm	12'8" x 10'11"
Bathroom	1896 x 1713mm	6'3" x 5'7"

[Approximate dimensions]



Second Floor

Bedroom 1	4844 x 3860mm	15'11" x 11'10"
Bedroom 3	3860 x 2812mm	12'8" x 9'3"
Shower Room	2340 x 1588mm	7'8" x 5'3"

[Approximate dimensions]

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

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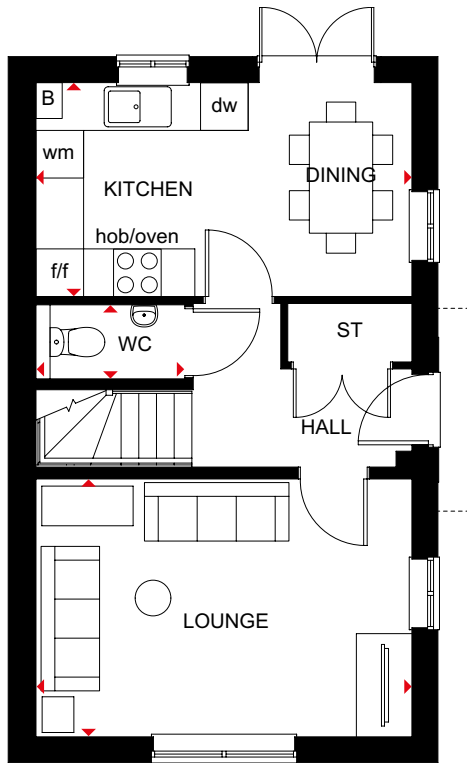
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MORESBY

3 BEDROOM HOME

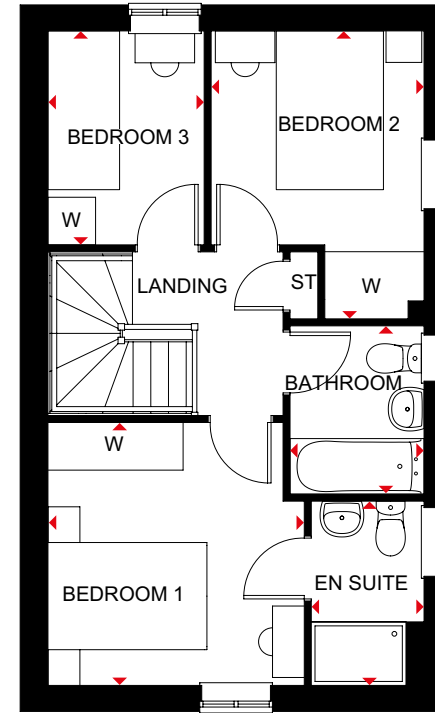
- A bright family home full of light and plenty of space
- The ground floor has a dual-aspect lounge and an open-plan kitchen with dining area opening onto the garden
- On the first floor there are two double bedrooms, the main bedroom with en suite, a single bedroom and family bathroom



Ground Floor

Kitchen/Dining	4712 x 2927mm	15'6" x 9'7"
Lounge	3270 x 4752mm	10'9" x 15'7"
WC	1716 x 955mm	5'8" x 3'2"

(Approximate dimensions)



First Floor

Bedroom 1	3309 x 3228mm	10'10" x 10'7"
En Suite	2321 x 1436mm	7'7" x 4'9"
Bedroom 2	3617 x 2676mm	11'10" x 8'9"
Bedroom 3	2695 x 1987mm	8'10" x 6'6"
Bathroom	2120 x 1700mm	6'11" x 5'7"

(Approximate dimensions)

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

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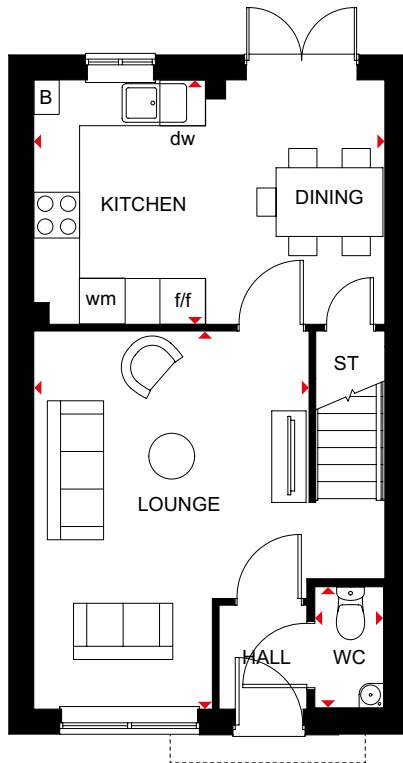
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MAIDSTONE

3 BEDROOM HOME

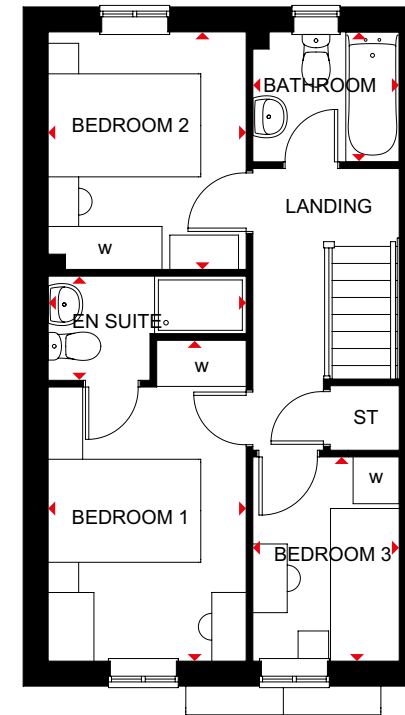
- An ideal home designed with plenty of space for modern living
- The ground floor comprises a good-sized lounge and an open-plan kitchen with dining area and French doors leading to the garden
- The first floor has two double bedrooms - the generous main bedroom with en suite - a single bedroom and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



Ground Floor

Kitchen/Dining	4612 x 3197mm	15'2" x 10'6"
Lounge	4950 x 4612mm	16'3" x 15'2"
WC	1630 x 955mm	5'4" x 3'2"

(Approximate dimensions)



First Floor

Bedroom 1	3586 x 2587mm	11'9" x 8'6"
En Suite	2587 x 1365mm	8'6" x 4'6"
Bedroom 2	3107 x 2587mm	10'2" x 8'6"
Bedroom 3	2670 x 1937mm	8'9" x 6'4"
Bathroom	1702 x 1918mm	5'7" x 6'4"

(Approximate dimensions)

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

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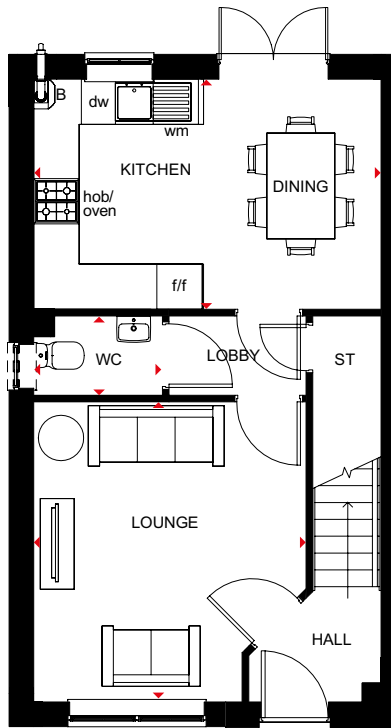
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ELLERTON

3 BEDROOM HOME

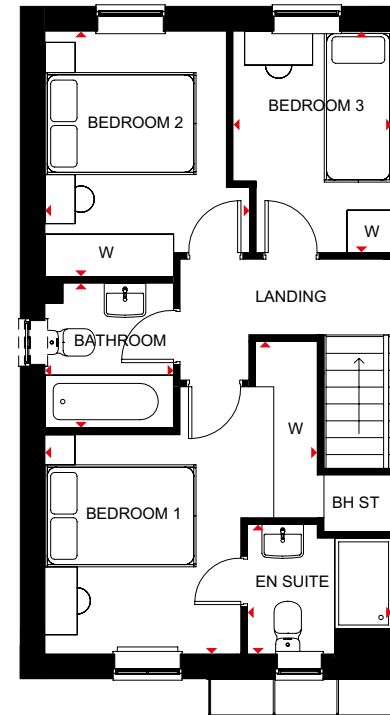
- Bright, practical home, ideal for modern family living
- Large, open-plan kitchen with ample dining space has French doors leading to the rear garden
- Good-sized lounge for all the family to relax in
- Upstairs the main bedroom has an en suite shower room, and there is a further double bedroom, a single bedroom and a family bathroom



Ground Floor

Kitchen/Dining	4612 x 3042mm	15'2" x 10'0"
Living Room	3966 x 3600mm	13'0" x 11'10"
WC	1697 x 1050mm	5'7" x 3'5"

(Approximate dimensions)



First Floor

Bedroom 1	3599 x 3532mm	11'10" x 11'7"
En Suite	1937 x 1710mm	6'4" x 5'7"
Bedroom 2	3244 x 2395mm	10'8" x 7'10"
Bedroom 3	2926 x 2129mm	9'7" x 7'0"
Bathroom	1917 x 1700mm	6'3" x 5'7"

(Approximate dimensions)

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

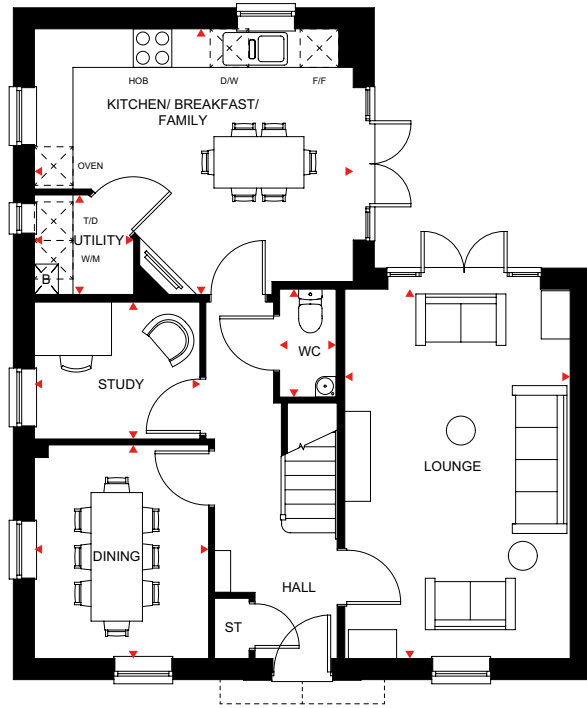
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ALFRETON 4 BEDROOM HOME

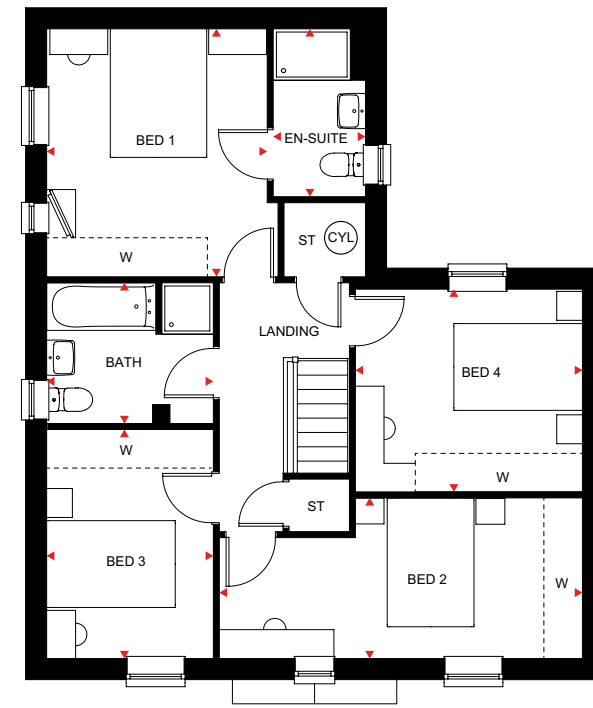
- A bright and airy family home
- The spacious kitchen and family room has French doors leading to the garden. There is also a separate utility room
- A large lounge with further French doors to the garden, a separate dining room and study complete the ground floor
- Upstairs are four double bedrooms, the main bedroom with en suite shower room, and a family bathroom



Ground Floor

Lounge	3475 x 5748mm	11'4" x 18'10"
Dinning Room	2703 x 3324mm	8'10" x 10'10"
Utility	1600 x 1510mm	5'3" x 4'11"
Study	2579 x 2104mm	8'5" x 6'10"
Kitchen/ Family Room	4960 x 4133mm	16'3" x 13'6"
WC	886 x 1650mm	2'10" x 5'4"

[Approximate dimensions]



First Floor

Bedroom 1	3600 x 3851mm	11'9" x 12'7"
En Suite	1425 x 2612mm	4'8" x 8'6"
Bedroom 2	5666 x 2500mm	18'7" x 8'2"
Bedroom 3	2581 x 2166mm	8'5" x 11'8"
Bedroom 4	3537 x 3160mm	11'7" x 10'4"
Bathroom	2581 x 2176mm	8'5" x 7'1"

[Approximate dimensions]

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

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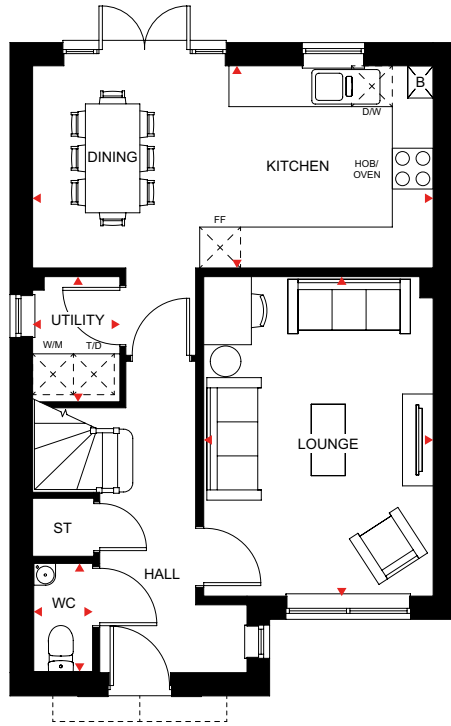
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KINGSLEY

4 BEDROOM HOME

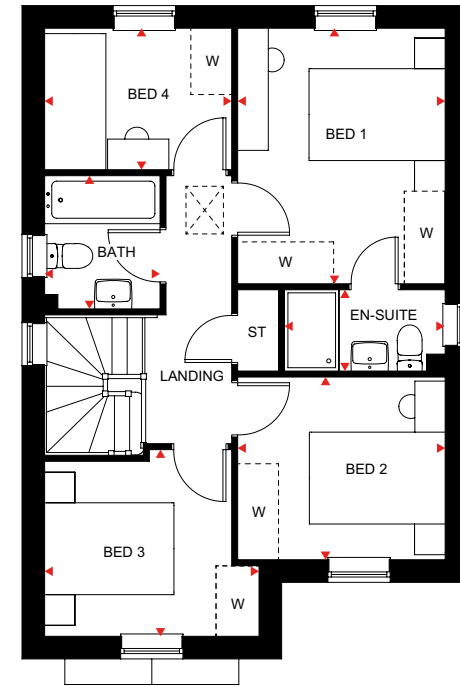
- Bright and spacious family home designed for modern living
- Open-plan kitchen with dining area and French doors leading to the garden, plus a separate utility room
- Good-sized lounge providing space for all the family to relax in
- Three double bedrooms, the main with an en suite shower room, a single bedroom and a family bathroom are on the first floor



Ground Floor

Lounge	3370 x 4710mm	11'0" x 15'5"
Utility	1287 x 1841mm	4'2" x 6'0"
Kitchen/ Dinning Room	5895 x 4268mm	19'4" x 14'0"
WC	887 x 1627mm	2'10" x 5'4"

[Approximate dimensions]



First Floor

Bedroom 1	3054 x 3746mm	10'0" x 12'3"
En Suite	2366 x 1193mm	7'9" x 3'10"
Bedroom 2	3054 x 3746mm	10'0" x 8'10"
Bedroom 3	3160 x 2747mm	10'4" x 9'0"
Bathroom	1700 x 1937mm	5'6" x 6'4"
Bedroom 4	2754 x 2060mm	9'0" x 6'9"

[Approximate dimensions]

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

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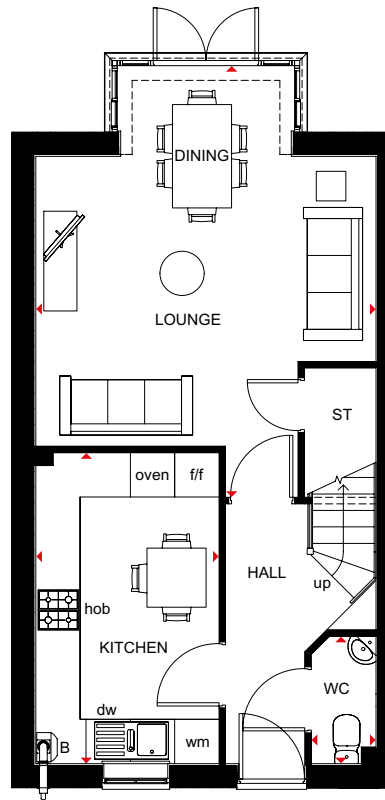
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WOODCOTE

4 BEDROOM HOME

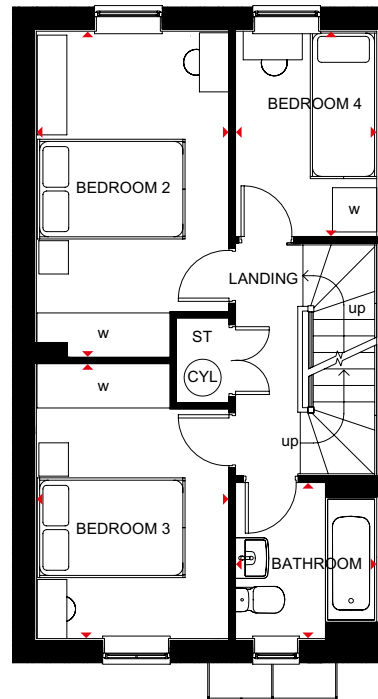
- Spacious family home, perfectly designed over three floors for modern living
- A glazed bay in the lounge and dining area opens onto the rear garden and a fitted kitchen includes room for a breakfast area
- Two double bedrooms, a single bedroom and bathroom are on the first floor
- Exceptionally spacious main bedroom with en suite and dressing area takes up the entire second floor



Ground Floor

Lounge/Dining	4610 x 5844mm	15'1" x 16'11"
Kitchen	2483 x 4213mm	8'2" x 13'10"
WC	877 x 1728mm	2'11" x 5'8"

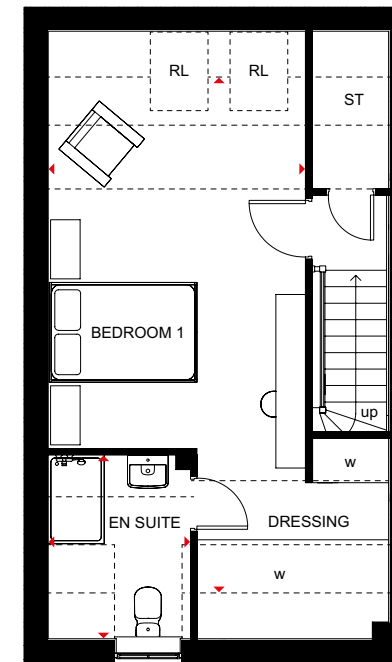
[Approximate dimensions]



First Floor

Bedroom 2	2610 x 4416mm	8'7" x 14'6"
Bedroom 3	2610 x 3724mm	8'7" x 12'3"
Bedroom 4	1912 x 2778mm	6'3" x 9'1"
Bathroom	1912 x 2114mm	6'3" x 6'11"

[Approximate dimensions]



Second Floor

Bedroom 1	3480 x 6985mm*	11'5" x 22'11"*
En Suite	1939 x 2488mm*	6'4" x 8'2"*

[Approximate dimensions]

*Overall floor dimension includes lower ceiling areas.

KEY	B	Boiler	wm	Washing machine space	w	Wardrobe space
	ST	Store	f/f	Fridge/freezer space	RL	Roof light
	CYL	Cylinder	dw	Dishwasher space	↔	Dimension location

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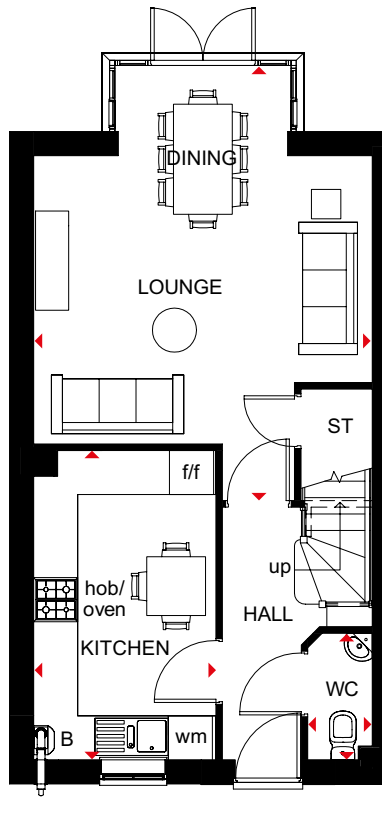
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HYTHIE

4 BEDROOM HOME

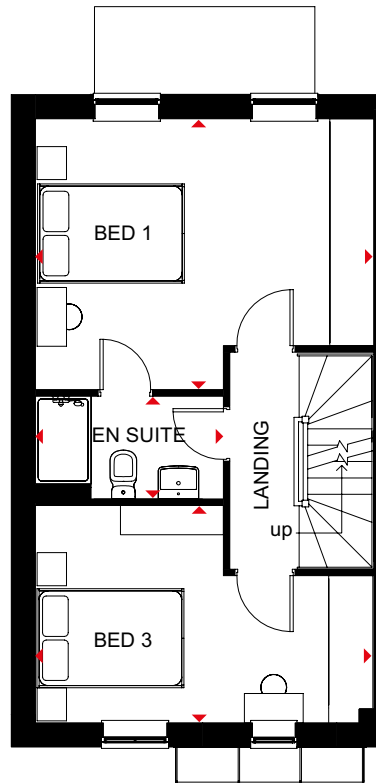
- A spacious family home designed over three floors
- The open-plan lounge and dining room lead to the rear garden through a walk-in glazed bay that maximises light, making the room feel bright and airy; the fitted kitchen is also on the ground floor
- Two double bedrooms, the generous main bedroom with en suite, are on the first floor while upstairs on the second floor are two further bedrooms and a family bathroom



Ground Floor

Lounge/Dining	4608 x 5923mm	15'1" x 19'5"
Kitchen	2480 x 4210mm	8'2" x 13'10"
WC	878 x 1723mm	2'11" x 5'8"

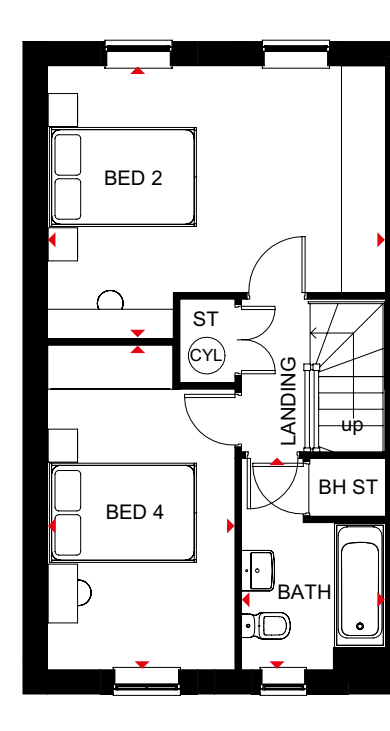
(Approximate dimensions)



First Floor

Bedroom 1	4608 x 3687mm	15'1" x 12'1"
En Suite	2559 x 1400mm	8'5" x 4'7"
Bedroom 3	4608 x 2960mm	15'1" x 9'9"

(Approximate dimensions)



Second Floor

Bedroom 2	4608 x 3714mm	15'1" x 12'2"
Bedroom 4	2558 x 4421mm	8'5" x 14'6"
Bathroom	1962 x 2879mm	6'5" x 9'5"

(Approximate dimensions)

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

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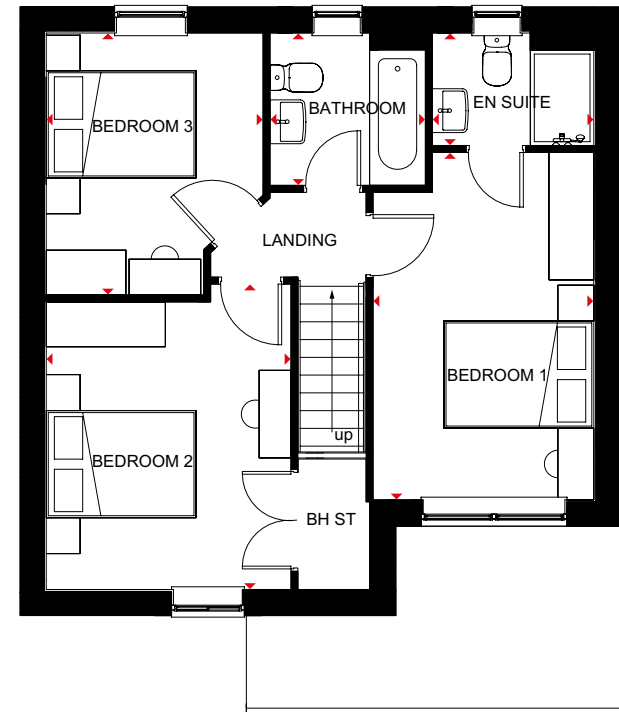
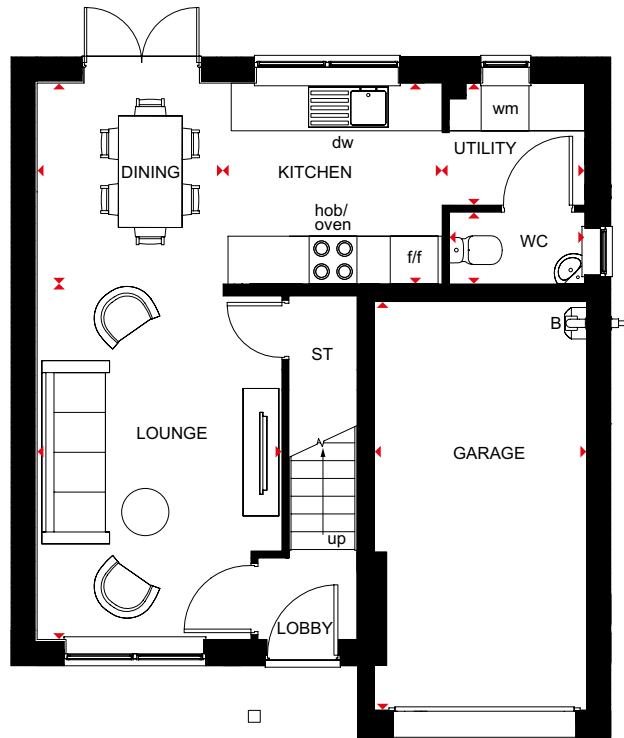
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DENBY

3 BEDROOM HOME

- Free-flowing living space creates a flexible, family home
- Large windows and French doors to the rear garden give the open-plan lounge, dining area, kitchen and utility a bright and airy feeling
- Integral garage adds convenience and security
- Upstairs are three double bedrooms - main bedroom with en suite - and the family bathroom



Ground Floor

Lounge	3067 x 4360mm	10'1" x 14'4"
Dining	2340 x 2586mm	7'8" x 8'6"
Kitchen	2740 x 2518mm	9'0" x 8'3"
Utility	1693 x 1525mm	5'7" x 5'0"
WC	1693 x 900mm	5'7" x 2'11"
Garage	2734 x 5229mm	9'0" x 17'2"

(Approximate dimensions)

First Floor

Bedroom 1	4353 x 2765mm	14'3" x 9'1"
En Suite	2020 x 1404mm	6'8" x 4'7"
Bedroom 2	3065 x 3829mm	10'1" x 12'7"
Bedroom 3	2716 x 3281mm	8'11" x 10'9"
Bathroom	1945 x 1905mm	6'5" x 6'3"

(Approximate dimensions)

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

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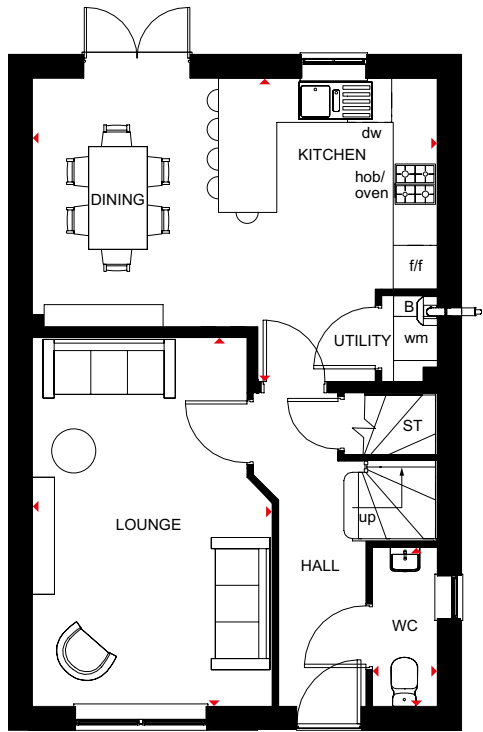
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at
Richmond Park



CHESTER

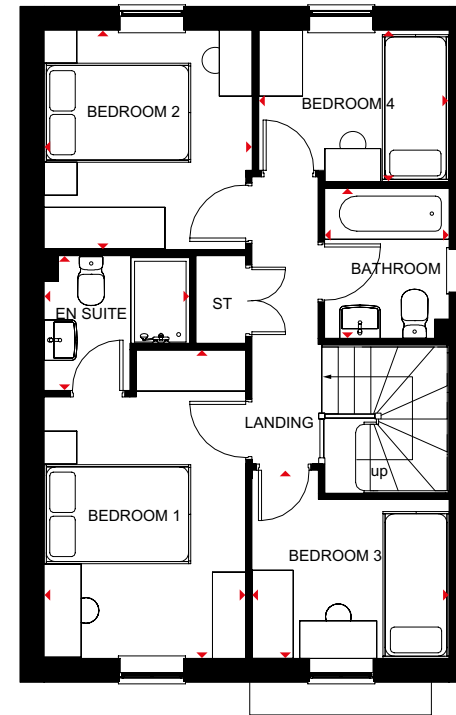
4 BEDROOM HOME

- An ideal family home filled with light through oversized windows
- The large kitchen with dining area and French doors onto the rear garden is a great hub for both the family and to entertain
- The spacious lounge is the perfect place for relaxing in
- Upstairs are two double bedrooms, the main bedroom with en suite, two single bedrooms and a family bathroom



Ground Floor

Lounge	3262 x 5021mm	10'8" x 16'6"
Kitchen/Dining	4128 x 5510mm	13'7" x 18'1"
WC	2181 x 883mm	7'2" x 2'11"



First Floor

Bedroom 1	4200 x 2741mm	13'9" x 9'0"
En Suite	1830 x 1981mm	6'0" x 6'6"
Bedroom 2	2988 x 2819mm	9'10" x 9'3"
Bedroom 3	2678 x 2557mm	8'9" x 8'5"
Bedroom 4	2598 x 2030mm	8'6" x 6'8"
Bathroom	2051 x 1695mm	6'9" x 5'7"

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

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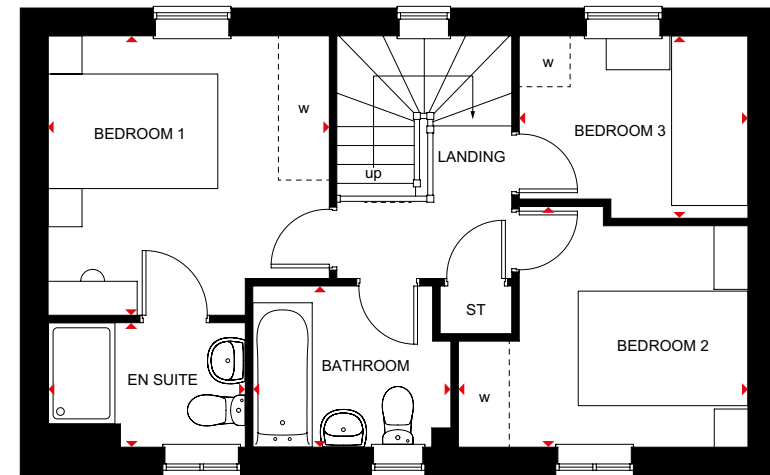
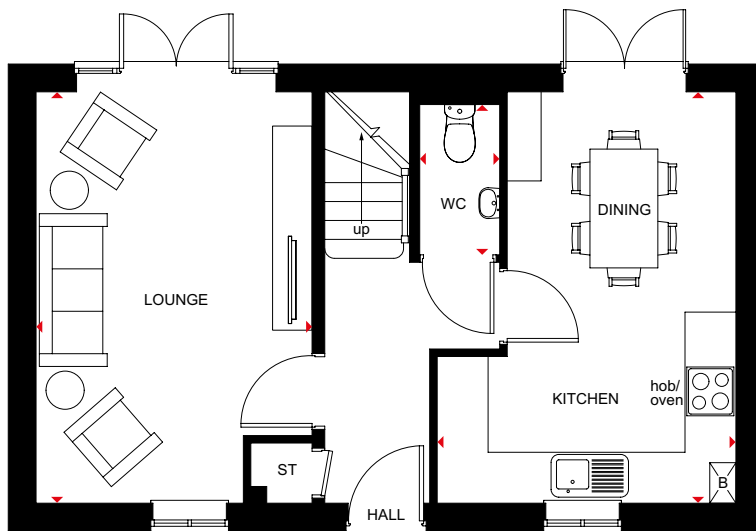
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BUCHANAN

3 BEDROOM HOME

- Oversized windows maximise natural light in this attractive detached home
- Spacious, dual-aspect lounge and open-plan kitchen with dining area, both opening onto the rear garden, provide a great home for the family with plenty of space to entertain
- Two double bedrooms, the main with en suite, a single bedroom and family bathroom are on the first floor



Ground Floor

Lounge	4848 x 3250mm	15'11" x 10'8"
Kitchen/Dining	4848 x 3521mm	15'11" x 11'7"
WC	1921 x 943mm	6'4" x 3'1"

[Approximate dimensions]

First Floor

Bedroom 1	3312 x 3292mm	10'10" x 10'10"
En Suite	2322 x 1468mm	7'7" x 4'10"
Bedroom 2	3413 x 2836mm	11'2" x 9'4"
Bedroom 3	2696 x 2150mm	8'10" x 7'1"
Bathroom	2335 x 1900mm	7'8" x 6'3"

[Approximate dimensions]

KEY B Boiler ◀▶ Dimension location
 ST Store
 w Wardrobe space

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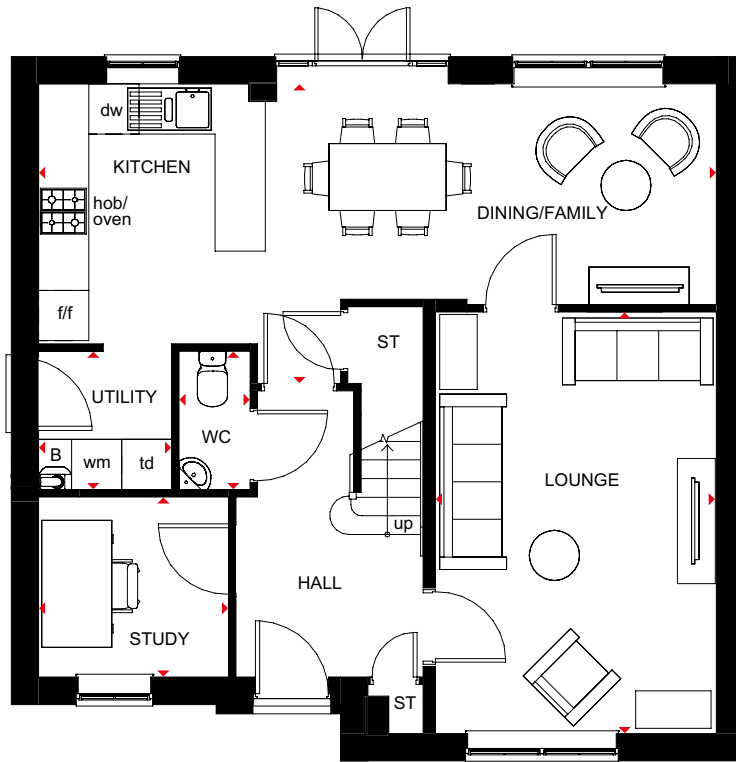
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RADLEIGH

4 BEDROOM HOME

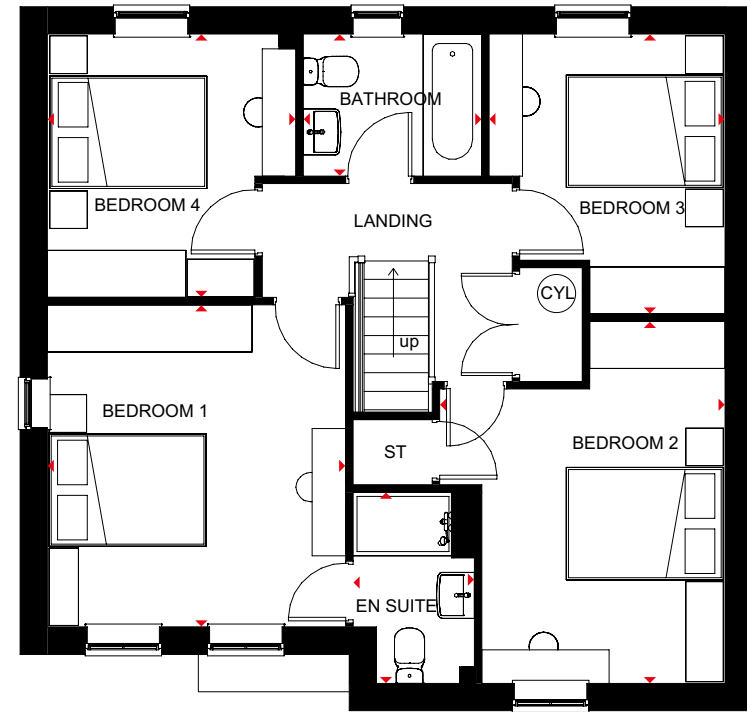
- A bright and airy family home
- The large open-plan kitchen has dining and family areas and French doors leading to the garden. There is also a separate utility room
- A spacious lounge and separate study are also on the ground floor
- Upstairs are four double bedrooms, the main bedroom with en suite shower room, and a family bathroom



Ground Floor

Lounge	3368 x 5033mm	11'1" x 16'6"
Kitchen/ Dining/Family	8100 x 3593mm	26'7" x 11'9"
Study	2113 x 2268mm	6'11" x 7'5"
Utility	1587 x 1638mm	5'2" x 5'4"
WC	845 x 1638mm	2'9" x 5'4"

[Approximate dimensions]



First Floor

Bedroom 1	3850 x 3560mm	12'8" x 11'8"
En Suite	1470 x 2317mm	4'10" x 7'7"
Bedroom 2	4327 x 3407mm	14'2" x 11'2"
Bedroom 3	3343 x 2817mm	11'0" x 9'3"
Bedroom 4	3145 x 2965mm	10'4" x 9'9"
Bathroom	2132 x 1708mm	7'0" x 5'7"

[Approximate dimensions]

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

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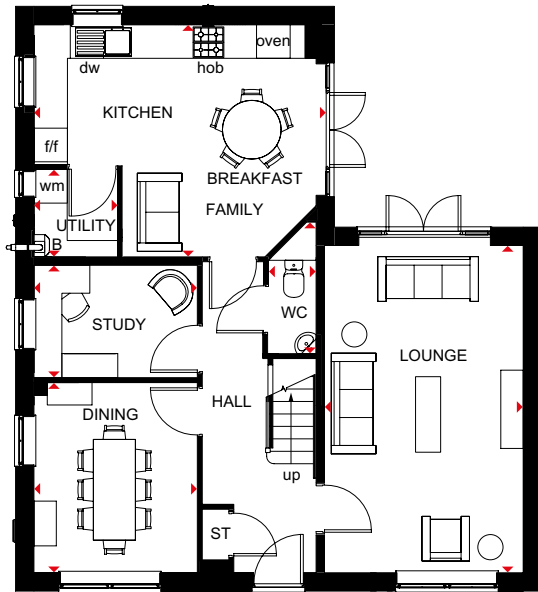
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ALNMOUTH

4 BEDROOM HOME

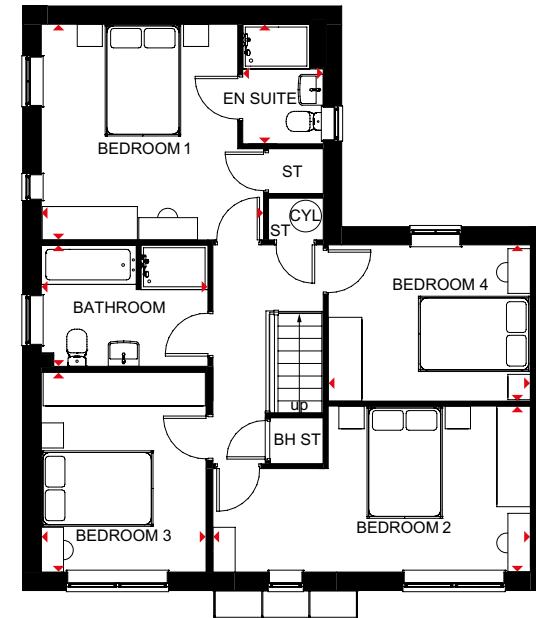
- The lounge of this bright and airy home is generously sized with ample room to relax in
- The open-plan kitchen, with utility area and family space, makes an ideal family hub. Both this and the lounge have French doors leading to the garden
- A separate study and dining room are also on the ground floor
- Upstairs are four double bedrooms, the main bedroom with en suite, and family bathroom



Ground Floor

Lounge	3552 x 5851mm	11'8" x 19'2"
Kitchen/Family Room	5045 x 4150mm	16'7" x 13'7"
Dining Room	2922 x 3400mm	9'7" x 11'2"
WC	860 x 1651mm	2'10" x 5'5"
Utility	1613 x 1562mm	5'4" x 5'1"
Study	2922 x 2010mm	9'7" x 6'7"

[Approximate dimensions]



First Floor

Bedroom 1	3977 x 3859mm	13'1" x 12'8"
En Suite	1443 x 2138mm	4'9" x 7'0"
Bedroom 2	5678 x 2970mm	18'8" x 9'9"
Bedroom 3	2950 x 3574mm	9'8" x 11'9"
Bedroom 4	3614 x 2793mm	11'10" x 9'2"
Bathroom	2981 x 2169mm	9'9" x 7'1"

[Approximate dimensions]

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

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CREATING A SUSTAINABLE COMMUNITY WHERE FAMILIES AND NATURE CAN THRIVE

At Barrat Homes, we do more than simply craft beautiful homes and desirable developments. We design sustainable and energy-efficient places to live that enhance and support the environment, whilst helping you live in harmony with nature.



24

bat and bird
boxes



20

new trees
planted



427+

new sapling
hedgerows planted



Timber

frame homes



BARRATT HOMES HISTORY

LIVING THE MODERN LIFE, IN A MODERN TOWN

Barratt is Britain's best-known housebuilder. We've been in business since 1958 and have built over 300,000 new homes, together with a reputation for quality, innovation and great value for money.

Our commitment to continuous product development coupled with the highest standards of design, construction, finish and customer service, has earned Barratt every major housebuilding industry award in recent years.

We're building for everyone. With more than 400 developments from North East Scotland to the Isle of Wight, we offer the widest choice of locations and prices in Britain today. Homes for all kinds of buyers, from studio apartments to 7 bedroom top-of-the-range homes.

Whichever you choose, we set out to provide the highest standards. Wherever we build, we aim to make a positive contribution. Our developments are in desirable locations where people want to live and are carefully planned to provide stylish and safe living environments.

And we're committed to customer service. Whether you're a first-time buyer or moving on, we can help you every step of the way, from reservation to completion and beyond. We've worked hard to earn our reputation and we continue to do so, year in year out, to further improve the service we provide. As a result you can buy Barratt with confidence.



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. The Woodlands 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 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. *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. **"exclusive", "we" and "us" refers to the Barratt Developments PLC Group brands.

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.



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