



WHITTLESEY

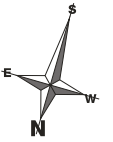
LAKESIDE





























BARRATT
HOMES



Supermarket Site - Application To Be Submitted By Others



- | | | | | | | |
|---|------------|----------------|--|---------------------------------|---|-------------------|
|  | Kenley | 2 bedroom home |  | Show Homes |  | Sales Centre |
|  | Ellerton | 3 bedroom home |  | Sales Arena and Show Homes Area | | |
|  | Maidstone | 3 bedroom home |  | Visitor Parking Space | | |
|  | Moresby | 3 bedroom home |  | Bin Collection Point | | |
|  | Bewdley | 3 bedroom home |  | Substation | | |
|  | Kingsville | 4 bedroom home |  | Bird nest box |  | New tree line |
|  | Chester | 4 bedroom home |  | Robin box |  | Mature tree line |
|  | Hemsworth | 4 bedroom home |  | Play area |  | Balancing pond |
|  | Radleigh | 4 bedroom home |  | Hibernacula |  | Gravel path |
|  | Alderney | 4 bedroom home |  | Bat box
Enclosed Bat box |  | Gildenburgh Water |

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

Development layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Images and development layouts are for illustrative purposes and should be used for general guidance only. Development layouts including parking arrangements and social/affordable housing may change to reflect changes in planning permission and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Please speak to your solicitor to whom full details of any planning consents including layout plans will be available. Whittlesey is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.



Whittlesey Lakeside is a new homes development located on the edge of the popular market town of Whittlesey. Discover a range of 2, 3 and 4 bedroom homes nearby to countryside and Gildenburgh Water.

Minutes from your new home you can enjoy the independent eateries and pubs, a range of shops as well as a library and leisure centre. Plus, a brand new supermarket on your doorstep.

Buy with confidence with an award-winning house builder. What's more, 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.[^]

[^]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.



BARRATT
HOMES

WHITTLESEY
LAKESIDE

GIVING NATURE A HOME

BUILDING SUSTAINABLE COMMUNITIES



Throughout the planning process before starting build, we consider where we can introduce nature and where we can strengthen in. At Barratt Homes we have a vision that goes beyond bricks and mortar. We aim to create inspiring communities of tomorrow that fulfil our customers' every need whilst respecting today's environment.

Our homes are thoughtfully designed and built to the highest quality, whilst the design and layout of our developments create a true sense of place. But our homes are not only great places to live; they are good for the environment and good for future generations too.



Features on selected plots only. *We, 'our', 'us' refers to the Barratt Developments PLC Group brands including Barratt Homes, David Wilson Homes and Barratt London. Please speak to a Sales Adviser for details of the features available on the home and development you are interested in. Visit our website for more information. Information correct at time of publishing.



BARRATT
HOMES

WHITTLESEY
LAKESIDE 

ENERGY-EFFICIENT HOMES

THE FEATURES AND BENEFITS



Save thousands per year on your energy bills with a brand-new energy efficient home. Every new home we build has been designed with the future in mind. We use innovative design and smart technologies to make your new home more economical, comfortable and enjoyable to live in. **Selected homes at Whittlesey Lakeside will benefit from these energy saving features.**



PHOTOVOLTAIC
PANELS



HIGHLY-EFFICIENT
INSULATION



WASTE WATER
HEAT RECOVERY
SYSTEM



ARGON-FILLED
DOUBLE-GLAZING



FLUE GAS
HEAT RECOVERY

Features on selected plots only. The changes apply to individual homes, rather than across an entire development, so please liaise with the Sales Adviser on the development you are interested in about the specific inclusions of individual homes. We, 'our', 'us' refers to the Barratt Developments PLC Group brands including Barratt Homes, David Wilson Homes and Barratt London. Please speak to a Sales Adviser for details of the features available on the home and development you are interested in. All images, photographs, dimensions and energy efficiency features depicted are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract. Information correct at time of publishing.

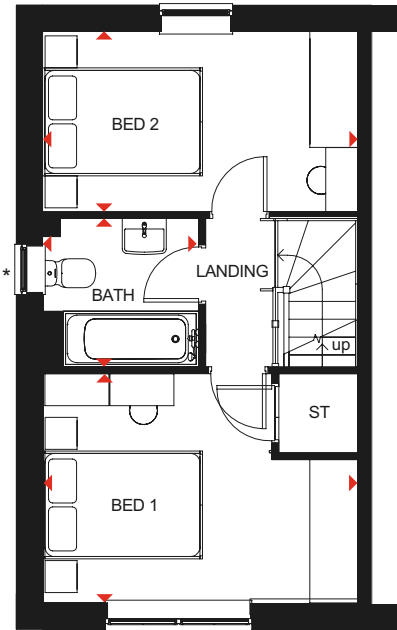
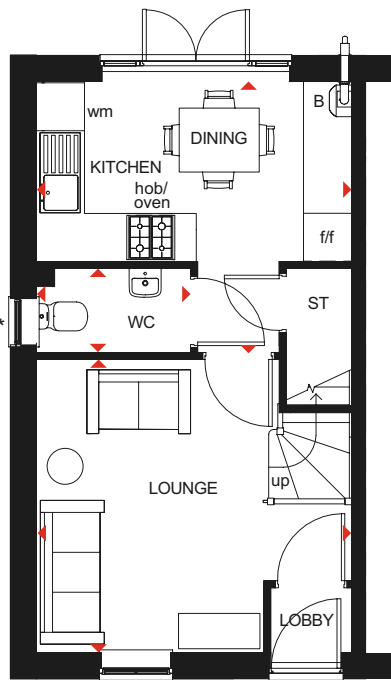


BARRATT
HOMES

WHITTLESEY
LAKESIDE

2 BEDROOM SEMI-DETACHED HOME

- Natural light floods through oversized windows in this two bedroom home
- French doors in the open-plan kitchen and dining area lead to the garden
- A front-aspect lounge and convenient storage space create a great place for modern living
- On the first floor are two double bedrooms and a family bathroom



Ground Floor

Lounge	3957 x 3560mm	13'0" x 11'8"
Kitchen/Dining	3932 x 3542mm	12'11" x 11'7"
WC	1888 x 1025mm	6'2" x 3'4"

[Approximate dimensions]

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

First Floor

Bedroom 1	3957 x 2865mm	13'0" x 9'5"
Bedroom 2	3957 x 2310mm	13'0" x 7'7"
Bathroom	1953 x 1853mm	6'5" x 6'1"

[Approximate dimensions]

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

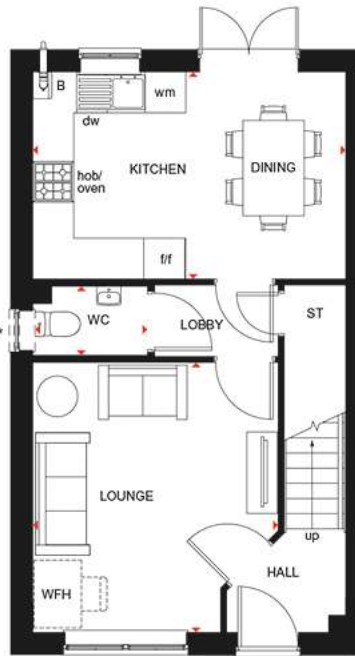
KEY

- B Boiler
- ST Store
- wm Washing machine space

- f/f Fridge/freezer space
- ◀▶ Dimension location

3 BEDROOM SEMI-DETACHED 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

Lounge	3605 x 3921mm	11'10" x 12'10"
Kitchen/Dining	4598 x 3048mm	15'1" x 10'0"
WC	1663 x 1016mm	5'5" x 3'4"

[Approximate dimensions]

First Floor

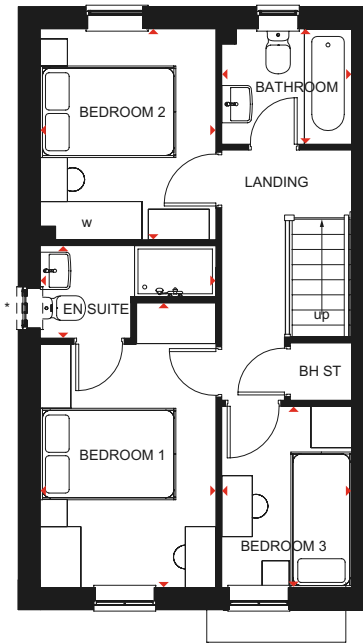
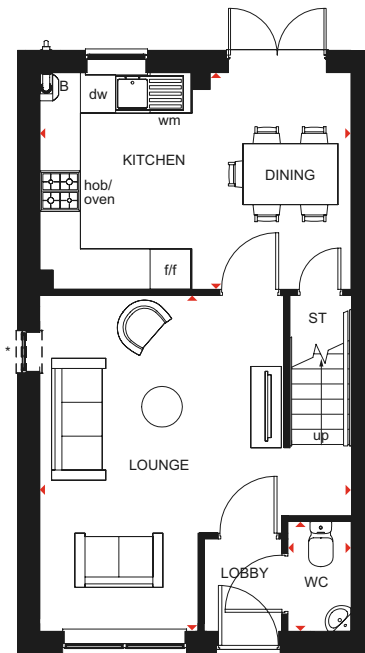
Bedroom 1	3622 x 3682mm	11'11" x 12'1"
En Suite	1918 x 1716mm	6'4" x 5'8"
Bedroom 2	2708 x 3244mm	8'11" x 10'8"
Bedroom 3	2129 x 2926mm	7'0" x 9'7"
Bathroom	1703 x 1917mm	5'7" x 6'3"

[Approximate dimensions]

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

3 BEDROOM 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 with en suite, a single bedroom, and a family bathroom



Ground Floor

Lounge	4955 x 3604 mm	16'3" x 11'9"
Kitchen/Dining	3202 x 4598 mm	10'6" x 15'1"
WC	932 x 1620 mm	3'0" x 5'3"

[Approximate dimensions]

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

First Floor

Bedroom 1	2607 x 4198mm	8'7" x 13'9"
En Suite	2607 x 1365mm	8'7" x 4'6"
Bedroom 2	2607 x 3107mm	8'7" x 10'2"
Bedroom 3	1918 x 2670mm	6'4" x 8'9"
Bathroom	1918 x 1702mm	6'4" x 5'7"

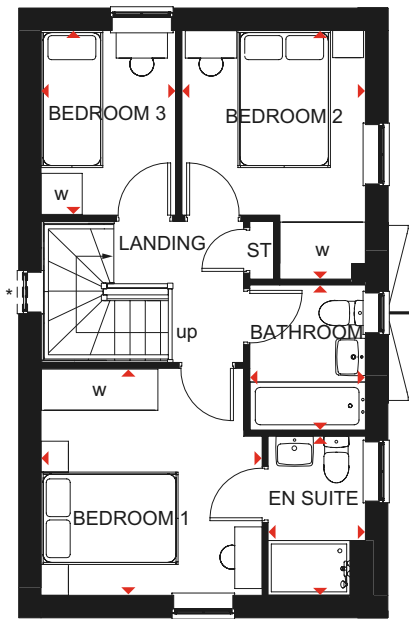
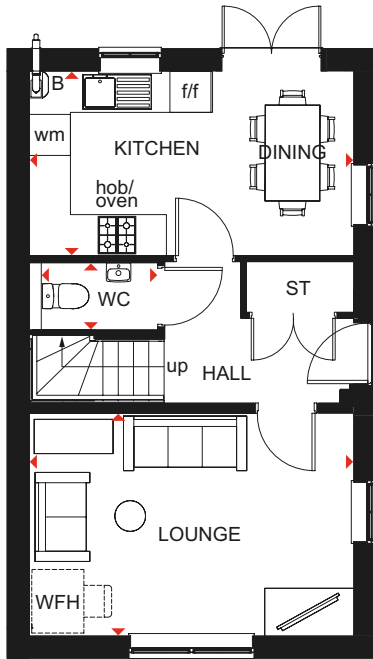
[Approximate dimensions]

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

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		

3 BEDROOM DETACHED HOME

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



Ground Floor

Lounge	4724 x 3241mm	15'6" x 10'8"
Kitchen/Dining	4735 x 2696mm	15'6" x 8'10"
WC	1682 x 976mm	5'6" x 3'2"

(Approximate dimensions)

First Floor

Bedroom 1	3195 x 3290mm	10'6" x 10'10"
En Suite	1441 x 2322mm	4'9" x 7'7"
Bedroom 2	2679 x 3617mm	8'9" x 11'10"
Bedroom 3	1960 x 2704mm	6'5" x 8'10"
Bathroom	1700 x 2120mm	5'7" x 6'11"

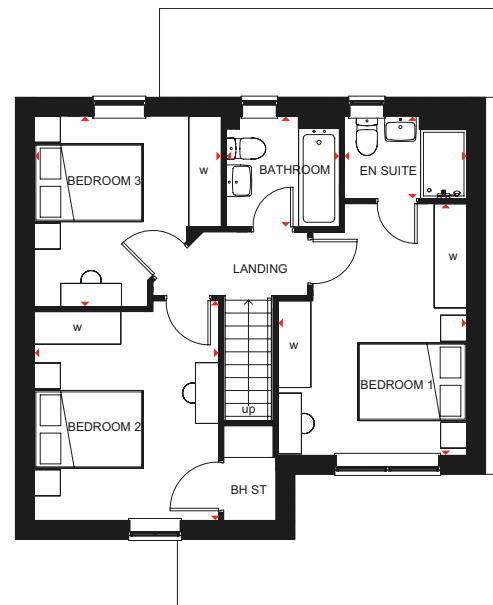
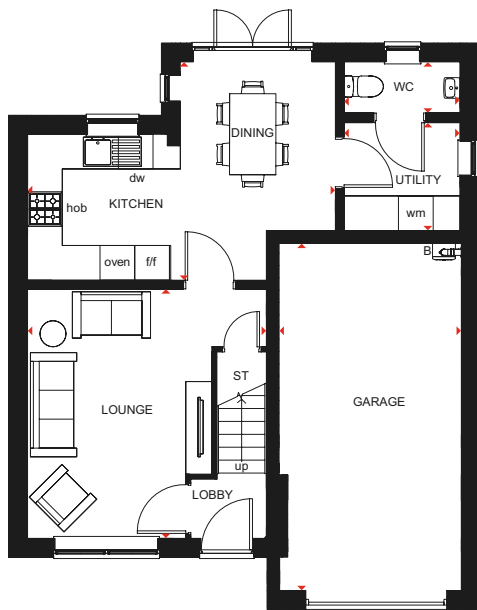
(Approximate dimensions)

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

KEY	B	Boiler	f/f	Fridge/freezer space	◄►	Dimension location
	ST	Store	WFH	Working from home space		
	wm	Washing machine space	w	Wardrobe space		

3 BEDROOM DETACHED HOME

- Comfortable detached home with integral garage
- Open-plan kitchen with spacious dining area and French doors to the rear garden
- Separate utility room
- Front-aspect lounge with room for all the family to relax
- Upstairs is a main bedroom with en suite, two further double bedrooms and a family bathroom



Ground Floor

Lounge	4122 x 4306mm	13'6" x 14'2"
Kitchen/Dining	5332 x 3773mm	17'6" x 12'5"
Utility	2002 x 1865mm	6'7" x 6'1"
WC	2002 x 900mm	6'7" x 2'11"
Garage	3211 x 6075mm	10'6" x 19'11"

[Approximate dimensions]

First Floor

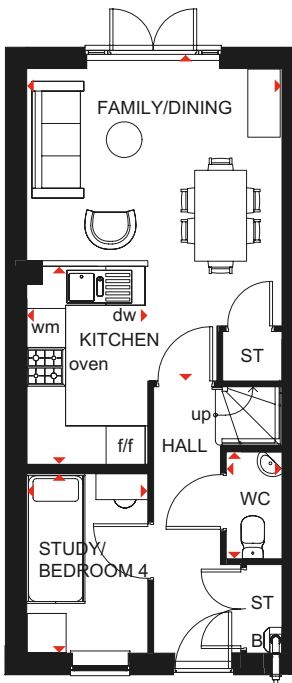
Bedroom 1	3251 x 4337mm	10'8" x 14'3"
En Suite	2113 x 1425mm	6'11" x 4'8"
Bedroom 2	3179 x 3791mm	10'5" x 12'5"
Bedroom 3	3222 x 3283mm	10'7" x 10'9"
Bathroom	1951 x 1913mm	6'5" x 6'3"

[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		

4 BEDROOM HOME

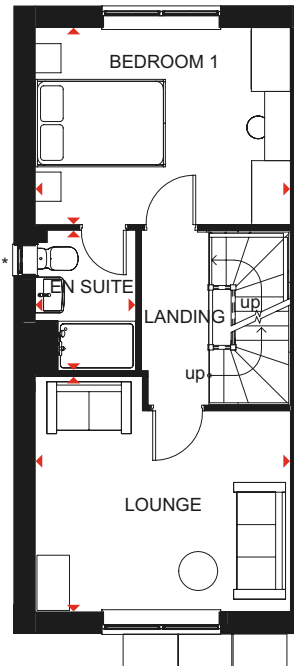
- An ideal family home designed over three floors
- A generous open-plan kitchen with dining and family areas, and a fourth bedroom/study are on the ground floor
- On the first floor, oversized windows fill the lounge and main bedroom with light, giving them a bright and airy feeling, and the bedroom has an en suite
- The second floor offers a further double bedroom, a single bedroom and a family bathroom



Ground Floor

Family/Dining	3913 x 4984mm	12'9" x 16'4"
Kitchen	1868 x 3060mm	6'2" x 10'1"
Study/Bedroom 4	1866 x 2748mm	6'1" x 9'1"
WC	860 x 1527mm	2'8" x 5'0"

[Approximate dimensions]

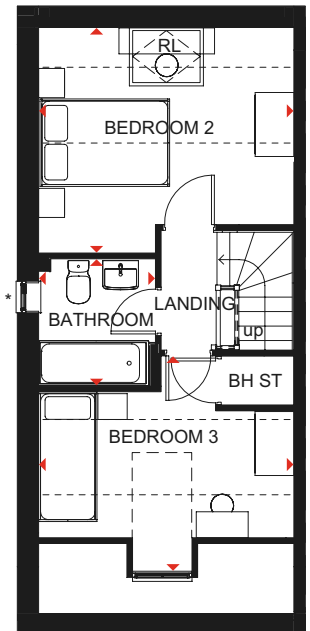


First Floor

Lounge	3951 x 3625mm	12'10" x 11'9"
Bedroom 1	3913 x 3047mm	12'8" x 9'10"
En Suite	1562 x 2144mm	5'1" x 7'0"

[Approximate dimensions]

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



Second Floor

Bedroom 2	3951 x 3503mm**	12'10" x 11'5"***
Bedroom 3	3951 x 3425mm**	12'10" x 11'2"***
Bathroom	1774 x 1963mm	5'8" x 6'4"

[Approximate dimensions]

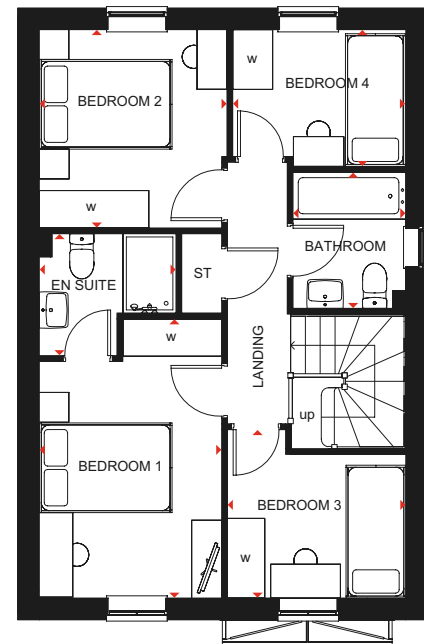
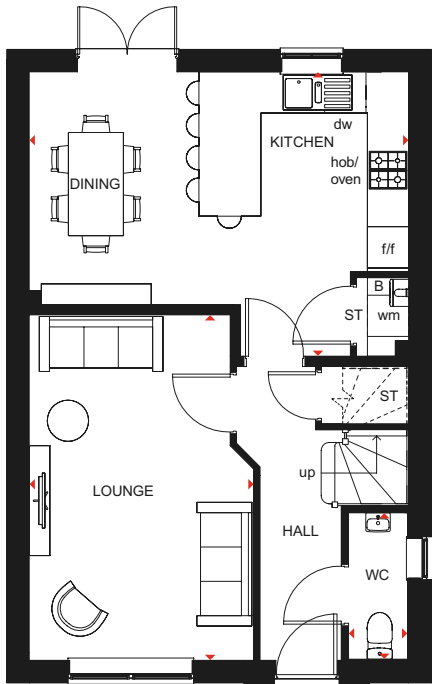
*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

**Overall floor dimension includes lower ceiling areas.

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

4 BEDROOM DETACHED 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	3269 x 5012mm	10'9" x 16'5"
Kitchen/Dining	5509 x 4118mm	18'1" x 13'6"
WC	859 x 2140mm	2'10" x 7'0"

(Approximate dimensions)

First Floor

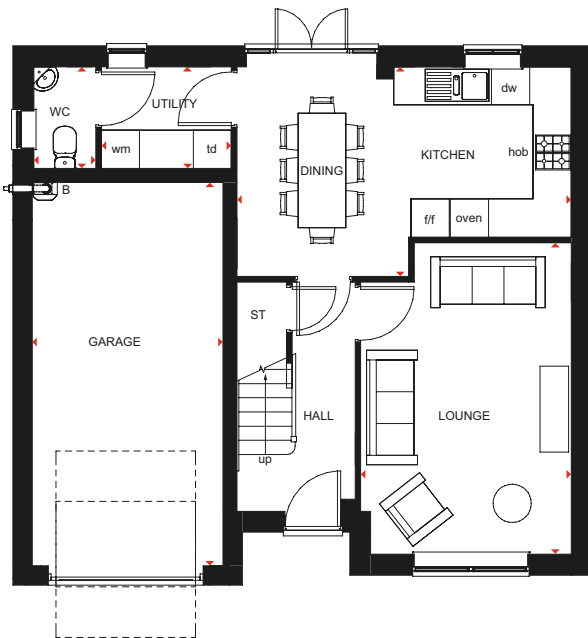
Bedroom 1	2746 x 4191mm	9'0" x 13'9"
En Suite	2058 x 1835mm	6'9" x 6'0"
Bedroom 2	2826 x 2971mm	9'3" x 9'9"
Bedroom 3	2680 x 2548mm	8'10" x 8'4"
Bedroom 4	2606 x 2023mm	8'7" x 6'8"
Bathroom	1698 x 2055mm	5'7" x 6'9"

(Approximate dimensions)

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

4 BEDROOM DETACHED HOME

- An airy open-plan kitchen creates the perfect hub for all the family with its flexible dining area and French doors leading to the garden
- The spacious feeling flows through to the front-aspect lounge
- An integral garage and separate utility make this a practical home
- Upstairs are three double bedrooms, the main bedroom with en suite, a single bedroom and a family bathroom



Ground Floor

Lounge	4837 x 3274mm	15'10" x 10'8"
Kitchen/Dining	3272 x 5267mm	10'9" x 17'3"
Utility	1600 x 2028mm	5'3" x 6'8"
WC	1600 x 931mm	5'3" x 3'0"
Garage	5986 x 3042mm	19'7" x 9'11"

[Approximate dimensions]

First Floor

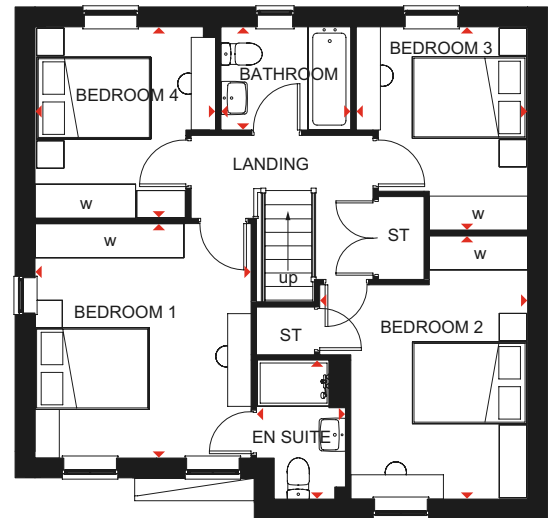
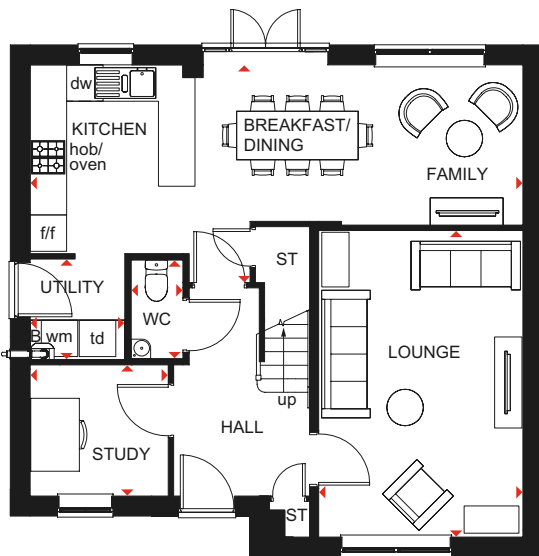
Bedroom 1	4000 x 4234mm	13'1" x 13'10"
En Suite	1656 x 2035mm	5'5" x 6'8"
Bedroom 2	3769 x 3087mm	12'4" x 10'2"
Bedroom 3	3560 x 3163mm	11'8" x 10'4"
Bedroom 4	3115 x 3120mm	10'2" x 10'2"
Bathroom	1895 x 2151mm	6'3" x 7'0"

[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		

4 BEDROOM DETACHED 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 3583mm	26'7" x 11'9"
Utility	1550 x 1631mm	5'1" x 5'4"
Study	2273 x 2112mm	7'5" x 6'11"
WC	889 x 1640mm	2'11" x 5'5"

(Approximate dimensions)

First Floor

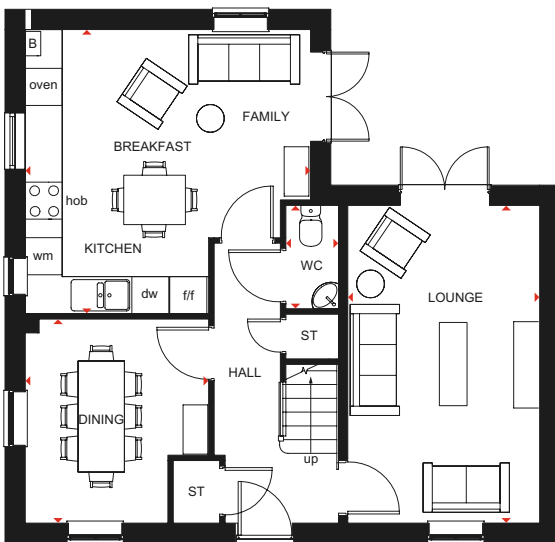
Bedroom 1	3561 x 3852mm	11'8" x 12'8"
En Suite	1470 x 2319mm	4'10" x 7'7"
Bedroom 2	3407 x 4329mm	11'2" x 14'2"
Bedroom 3	2824 x 3350mm	9'3" x 11'0"
Bedroom 4	2967 x 3152mm	9'9" x 10'4"
Bathroom	2137 x 1708mm	7'0" x 5'7"

(Approximate dimensions)

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

4 BEDROOM DETACHED HOME

- A large fitted kitchen with family and breakfast areas provides this spacious home with the ideal hub for all the family
- French doors leading to the rear garden from both the kitchen and the separate lounge give it a bright and airy feeling, and there is a separate dual-aspect dining room
- Upstairs are three double bedrooms, the main bedroom with en suite, a single bedroom and a family bathroom



Ground Floor

Lounge	5138 x 3112mm	16'10" x 10'2"
Kitchen/Family	4602 x 4613mm	15'1" x 15'1"
Dining	3258 x 2971mm	16'10" x 10'2"
WC	1661 x 853mm	5'5" x 2'10"

(Approximate dimensions)

First Floor

Bedroom 1	3098 x 4613mm	10'1" x 15'1"
En Suite	2075 x 1190mm	6'9" x 3'3"
Bedroom 2	3110 x 4518mm	10'2" x 14'9"
Bedroom 3	3110 x 3152mm	10'2" x 10'4"
Bedroom 4	2270 x 2147mm	7'5" x 7'0"
Bathroom	2075 x 1702mm	6'9" x 3'6"

(Approximate dimensions)

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



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.

MOVEMAKER

Take the hassle out of selling your existing home. We could get you moving to a brand new Barratt home in just 5 simple steps.

1

FIND YOUR HOME

Discover your ideal new home at your chosen development and complete a Movemaker application.

2

VALUE YOUR EXISTING PROPERTY

We will instruct two estate agents who will arrange independent valuations of your current property.

3

AGREE THE SELLING PRICE

Once a price is agreed the Movemaker agreement can then be completed and the estate agent will begin to market your property.

4

FIND A BUYER

The estate agent will help to complete the sale smoothly and efficiently. Remember, we will cover their fees then manage the sale for you.

5

MOVING DAY

Now you can move into your dream Barratt home, saving money and hassle.

Offer available on selected plots only, terms and conditions apply. Speak to one of our sales advisers now or visit our website. Following withdrawal or termination of any offer, we reserve the right to extend, reintroduce or amend any such offer as we see fit at any time. Purchasers must sign a Movemaker Agreement with us. Offer is subject to use of a Barratt Homes nominated estate agent to market and sell your existing home. Barratt Homes will pay the nominated estate agent's fees provided you go on to buy a new Barratt home.



BARRATT
HOMES

WHITTLESEY
LAKESIDE



BARRATT
— HOMES —