

ELBOROUGH PLACE

ASHLAWN ROAD, RUGBY, WARWICKSHIRE, CV22 5QE



A STUNNING DEVELOPMENT OF 2, 3, 4 & 5 BEDROOM HOMES



BARRATT
HOMES

STUNNING HOMES IN A GREAT LOCATION

Set only minutes away from Rugby town centre, our new development Elborough Place will bring a new collection of 3, 4 & 5 bedroom homes all within easy reach of high street shops, cafes, restaurants and leisure amenities for you to relax and enjoy.

There are many schools close by for your family, whilst the nearby M45 opens the gate to a wealth of commuting opportunities for working professionals.



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.

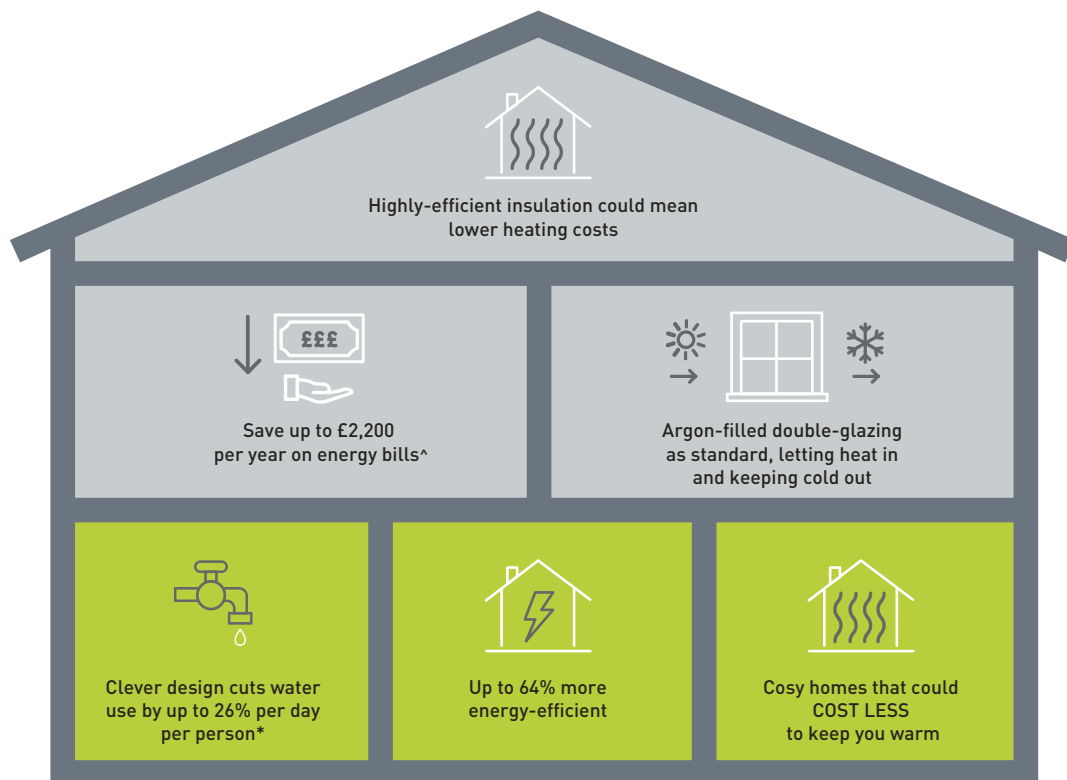
We know we must give our customers confidence that their homes are designed and built to meet the challenges of the future.

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.



[^]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.

ELBOROUGH PLACE, RUGBY

DEVELOPMENT LAYOUT

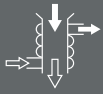
KEY

	Alverton	2 bedroom home
	Maidstone	3 bedroom home
	Ellerton	3 bedroom home
	Buchanan	3 bedroom home
	Moresby	3 bedroom home
	Ennerdale	3 bedroom home
	Bewdley	3 bedroom home
	Brentford	3 bedroom home
	Chester	4 bedroom home
	Kingsley	4 bedroom home
	Haversham	4 bedroom home
	Hesketh	4 bedroom home
	Radleigh	4 bedroom home
	Ashburton	4 bedroom home
	Alnmouth	4 bedroom home
	Alfreton	4 bedroom home
	Lamberton	5 bedroom home
	Marlowe	5 bedroom home
	Malvern	5 bedroom home
	Affordable Housing	
	Bike Store	
	Bin store	
S/S	Substation	
GG	Gas Governor	
BCP	Bin Collection Point	
LEAP	Local Equipped Area for Play	
VP	Visitor Parking	



ELLERTON

3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



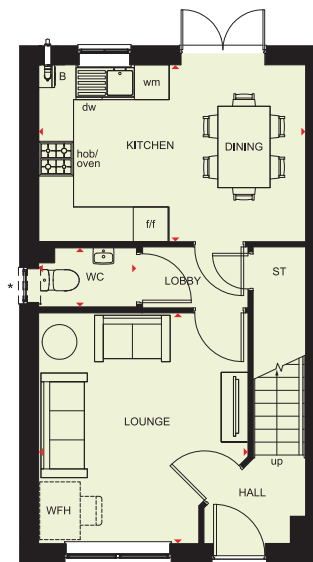
Photovoltaic panels



Highly-efficient insulation



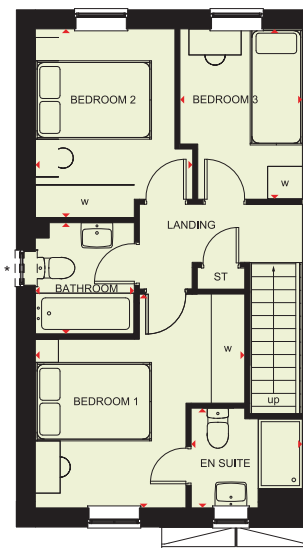
Selected plots across our development will feature solar PV panels, please speak to our sales adviser for more information



Ground Floor

Lounge	3605 x 3967 mm	11'10" x 13'0"
Kitchen/Dining	4593 x 3048 mm	15'1" x 10'0"
WC	1668 x 1016 mm	5'6" x 3'4"

[Approximate dimensions]



First Floor

Bedroom 1	3605 x 3683 mm	11'10" x 12'1"
En Suite	1918 x 1716 mm	6'3" x 5'8"
Bedroom 2	2708 x 3245 mm	8'11" x 10'8"
Bedroom 3	2109 x 2932 mm	6'11" x 9'7"
Bathroom	1703 x 1917 mm	5'7" x 6'3"

[Approximate dimensions]

*Window only applicable to certain plots

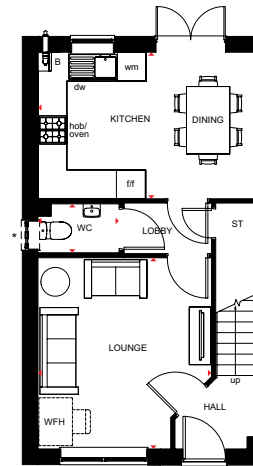
KEY	B Boiler	f/f Fridge/freezer space	WFH Working from home space
	ST Store	dw Dishwasher space	◀▶ Dimension location
	wm Washing machine space	w Wardrobe space	



3 BEDROOM HOME



- 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

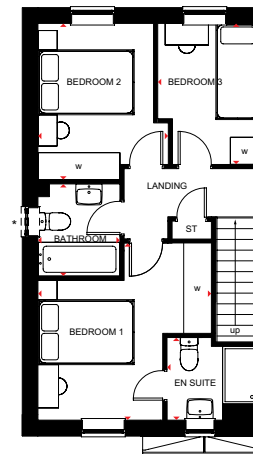


Ground Floor

Lounge	3605 x 3972mm	11'10" x 13'0"
Kitchen/Dining	4598 x 3048mm	15'1" x 10'0"
WC	1703 x 1050mm	5'7" x 3'5"

[Approximate dimensions]

*Window only applicable to certain plots



First Floor

Bedroom 1	3605 x 4138mm	11'10" x 13'7"
En Suite	1918 x 1716mm	6'4" x 5'8"
Bedroom 2	2708 x 3250mm	8'11" x 10'8"
Bedroom 3	2109 x 2932mm	6'11" x 9'7"
Bathroom	1703 x 1917mm	5'7" x 6'3"

[Approximate dimensions]

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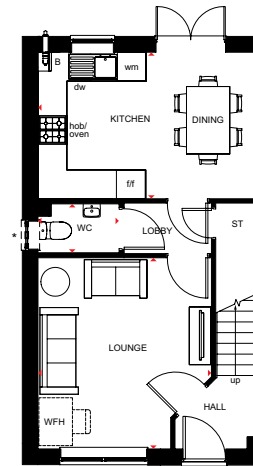
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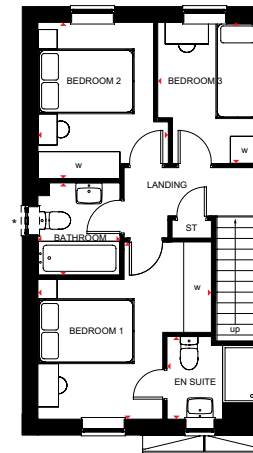


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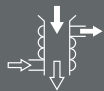
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MORESBY

3 BEDROOM HOME



Waste Water Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



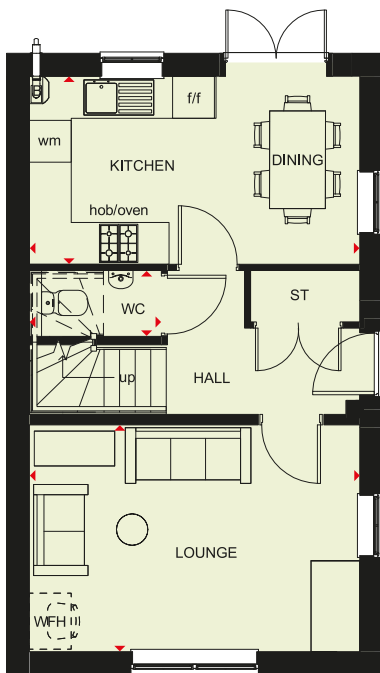
Photovoltaic panels



Highly-efficient insulation



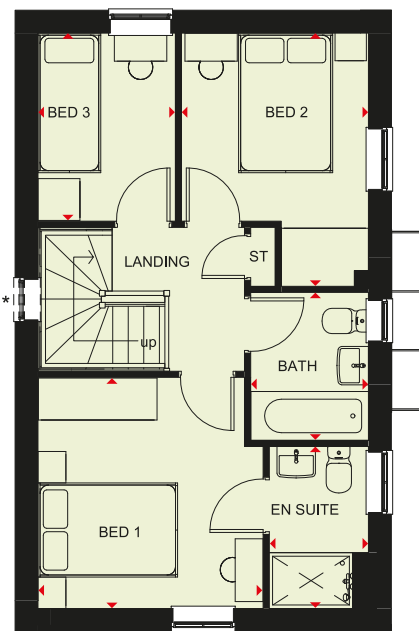
Selected plots across our development may feature solar PV panels, please speak to our sales advisers for more information



Ground Floor

Lounge	4737 x 3245 mm	15'7" x 10'8"
Kitchen/Dining	4737 x 2696mm	15'7" x 8'10"
WC	1877 x 976mm	6'2" x 3'2"

[Approximate dimensions]



First Floor

Bedroom 1	3229 x 3307mm	10'7" x 10'10"
En Suite	1416 x 2322mm	4'8" x 7'7"
Bedroom 2	2677 x 3628mm	8'9" x 11'11"
Bedroom 3	1968 x 2696mm	6'5" x 8'10"
Bathroom	1688 x 2120mm	5'6" x 6'11"

[Approximate dimensions]

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

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



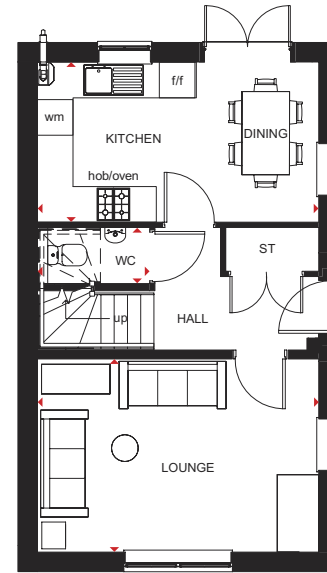
MORESBY

THE CLASSIC
COLLECTION

3 BEDROOM HOME



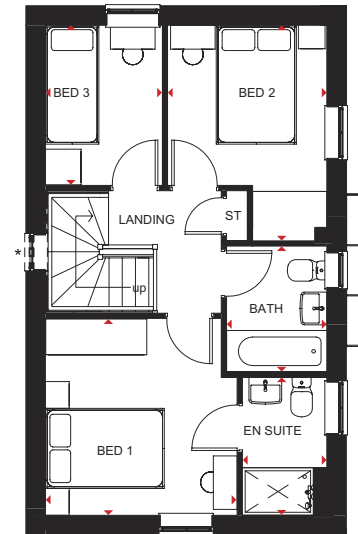
- A bright family home full of light and plenty of space
- The ground floor comprises a dual-aspect lounge and an open-plan kitchen with dining area opening onto the garden
- The first floor accommodates two double bedrooms, the main with en suite, a single bedroom and family bathroom



Ground Floor

Lounge	4735 x 3250mm	15'6" x 10'8"
Kitchen/Dining	4735 x 2695mm	15'6" x 8'8"
WC	1891 x 945mm	6'2" x 3'1"

(Approximate dimensions)



First Floor

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

(Approximate dimensions)

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



BARRATT
HOMES



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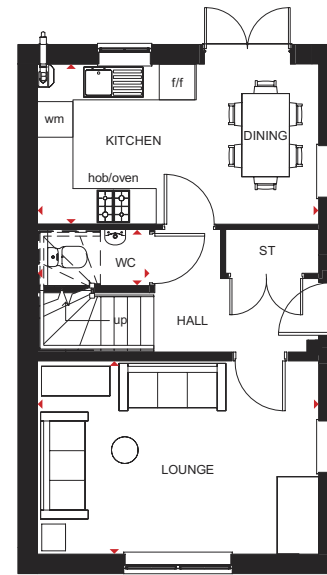
MORESBY

THE CLASSIC
COLLECTION

3 BEDROOM HOME



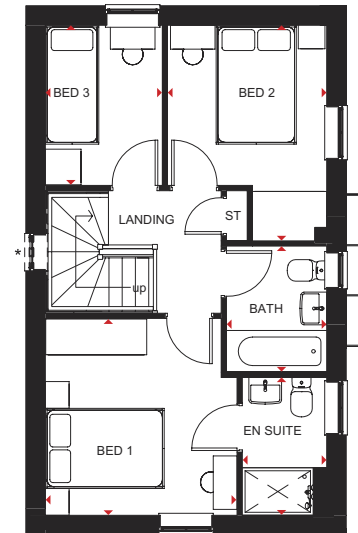
- A bright family home full of light and plenty of space
- The ground floor comprises a dual-aspect lounge and an open-plan kitchen with dining area opening onto the garden
- The first floor accommodates two double bedrooms, the main with en suite, a single bedroom and family bathroom



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	ST	Store	◄►	Dimension location
	wm	Washing machine space		

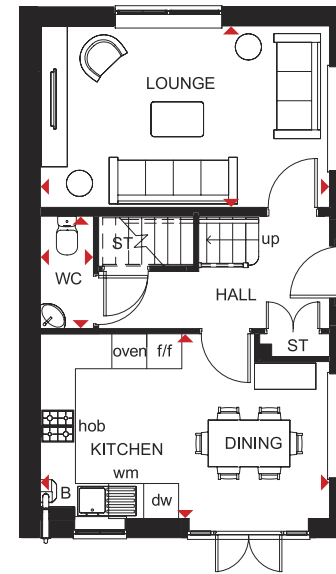
ENNERDALE

THE CLASSIC
COLLECTION

3 BEDROOM HOME



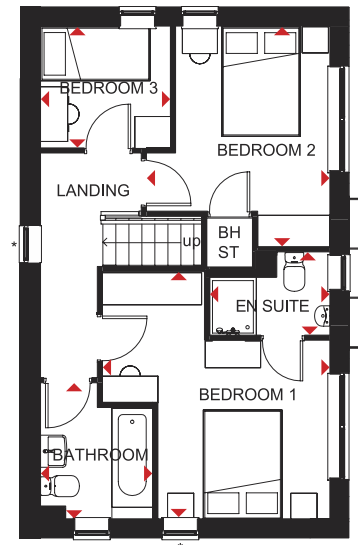
- Light floods into this attractive three bedroom home through oversized windows
- A dual-aspect lounge and bright, fully fitted kitchen with dining area opening onto the garden provide space that's ideal for modern living
- Upstairs are two spacious, dual-aspect double bedrooms, the main with en suite, and a single bedroom and family bathroom



Ground Floor

Lounge	4960 x 3112mm	16'3" x 10'3"
Kitchen/Dining	4960 x 3170mm	16'3" x 10'5"
WC	1929 x 911mm	6'4" x 3'0"

[Approximate dimensions]



First Floor

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

[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	◀ ▶ Dimension location
	ST Store	dw Dishwasher	
	BH ST Bulkhead storage	f/f Fridge/freezer space	



BARRATT
HOMES

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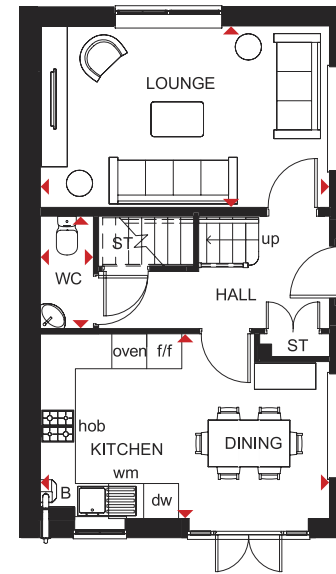
ENNERDALE

THE CLASSIC
COLLECTION

3 BEDROOM HOME



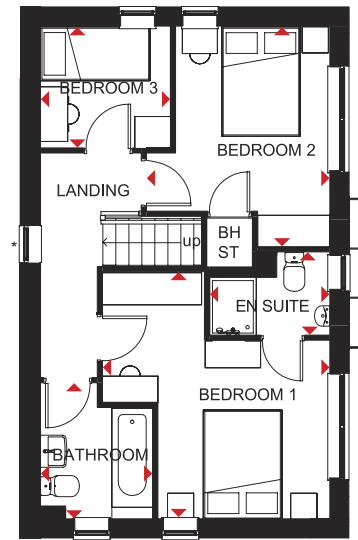
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Kitchen/Dining	4960 x 3170mm	16'3" x 10'5"
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[Approximate dimensions]



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



BARRATT
HOMES



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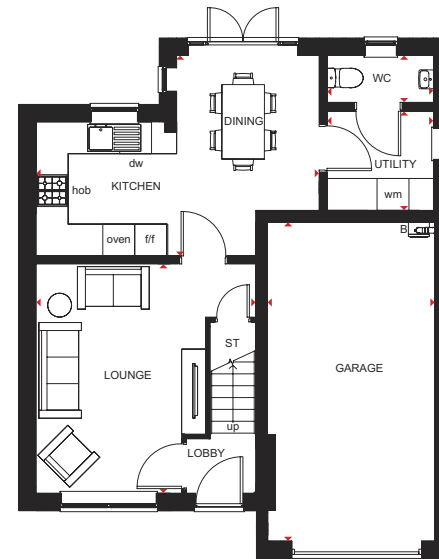
BEWDLEY

THE CLASSIC
COLLECTION

3 BEDROOM HOME



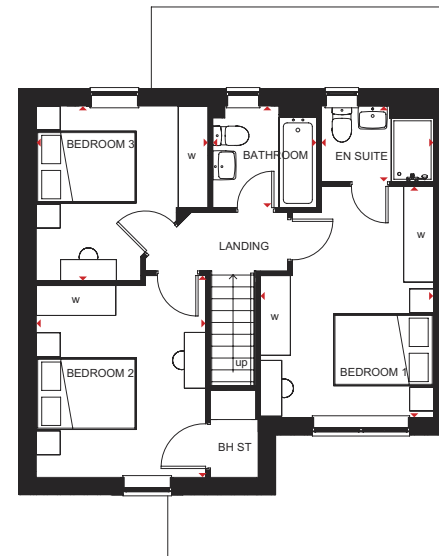
- Comfortable detached home with integral garage for added security
- Open-plan kitchen with spacious dining area and French doors to the rear garden
- Separate utility room
- Front-aspect lounge with room for all the family to relax
- An en suite main bedroom is upstairs, along with two double bedrooms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



Ground Floor

Lounge	4128 x 4312mm	13'7" x 14'2"
Kitchen/ Dining	5320 x 3773mm	17'5" x 12'5"
Utility	2002 x 1865mm	6'7" x 6'1"
WC	2002 x 900mm	6'7" x 2'11"
Garage	3150 x 6000mm	10'4" x 19'8"

[Approximate dimensions]



First Floor

Bedroom 1	3257 x 4348mm	10'8" x 14'3"
En Suite	2113 x 1425mm	6'11" x 4'8"
Bedroom 2	3185 x 3797mm	10'5" x 12'5"
Bedroom 3	3233 x 3289mm	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	

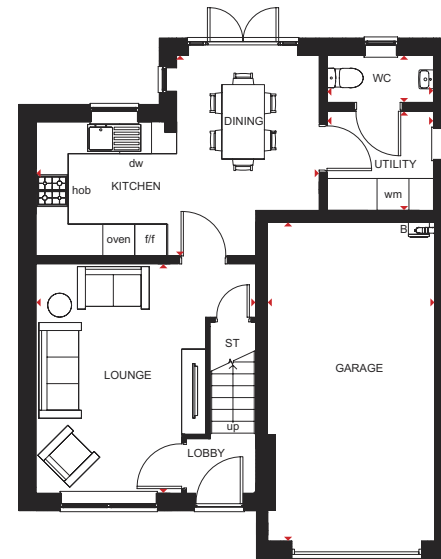
BEWDLEY

THE CLASSIC
COLLECTION

3 BEDROOM HOME



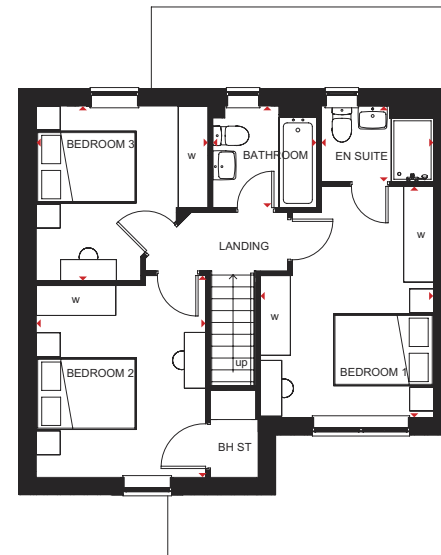
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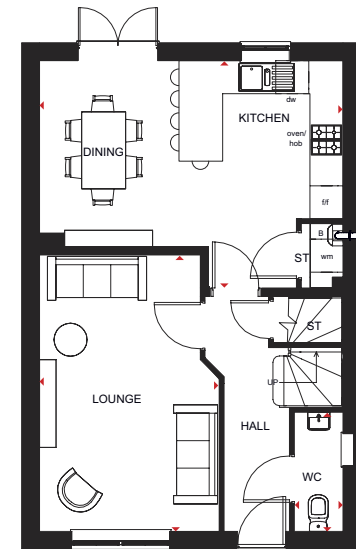
CHESTER

THE CLASSIC
COLLECTION

4 BEDROOM HOME



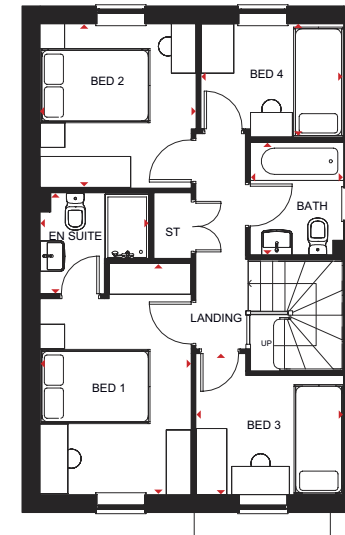
- An ideal family home filled with light through oversized windows
- A large kitchen with dining area and French doors onto the rear garden is a great hub for both the family and to entertain
- A spacious lounge is the perfect place for relaxing in
- Upstairs are two double bedrooms, the main with en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



Ground Floor

Lounge	5026 x 3269mm	16'6" x 10'9"
Kitchen/Dining	5520 x 4135mm	18'1" x 13'7"
WC	2164 x 886mm	7'1" x 2'11"

(Approximate dimensions)



First Floor

Bedroom 1	4205 x 2746mm	13'10" x 9'0"
En Suite	1983 x 1835mm	6'6" x 6'0"
Bedroom 2	2986 x 2826mm	9'10" x 9'3"
Bedroom 3	2686 x 2537mm	8'10" x 8'4"
Bedroom 4	2606 x 2060mm	8'7" x 6'9"
Bathroom	2048 x 1698mm	6'9" x 5'7"

(Approximate dimensions)

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



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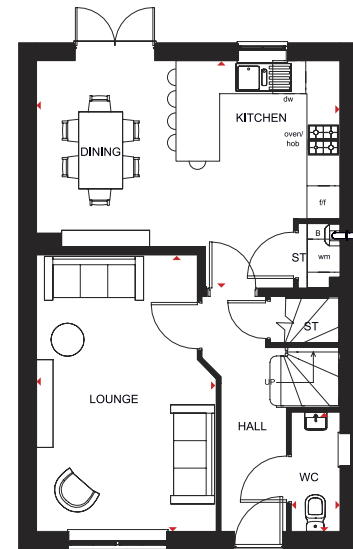
CHESTER

THE CLASSIC
COLLECTION

4 BEDROOM DETACHED HOME



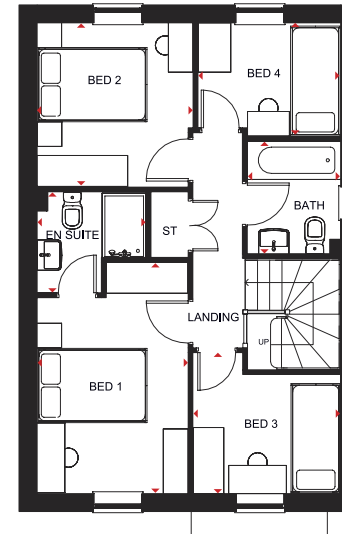
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(Approximate dimensions)



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Bedroom 4	2606 x 2060mm	8'7" x 6'9"
Bathroom	2048 x 1698mm	6'9" x 5'7"

(Approximate dimensions)

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



BARRATT
HOMES



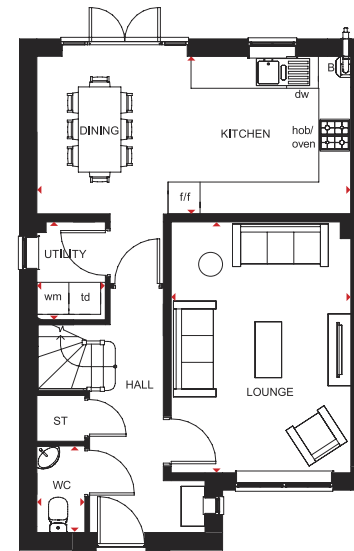
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BWM/431190/DEC20

4 BEDROOM HOME



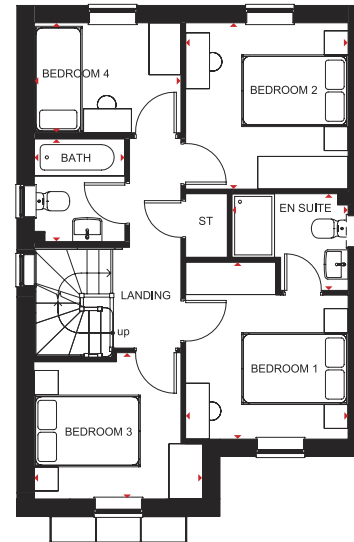
- Bright, airy family home with oversized windows to maximise light
- The large open-plan kitchen has a dining area with French doors leading to the garden. There is also a separate utility room
- The spacious lounge is just the place for the family to relax in
- Upstairs features three double bedrooms, the main with en suite, one single bedroom and a family bathroom



Ground Floor

Lounge	3370 x 4710mm	11'1" x 15'5"
Kitchen/Dining	5895 x 4268mm	19'4" x 14'0"
WC	904 x 1627mm	3'0" x 5'4"
Utility	1287 x 1841mm	4'3" x 6'0"

[Approximate dimensions]



First Floor

Bedroom 1	3328 x 3054mm	10'11" x 10'0"
En suite	2181 x 1816mm	7'2" x 5'11"
Bedroom 2	3123 x 3054mm	10'3" x 10'0"
Bedroom 3	3160 x 2747mm	10'4" x 9'0"
Bedroom 4	2754 x 2065mm	9'0" x 6'9"
Bathroom	1937 x 1700mm	6'4" x 7'0"

[Approximate dimensions]

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

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



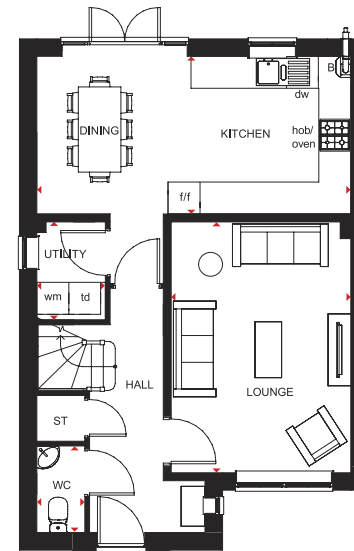
KINGSLEY

THE CLASSIC
COLLECTION

4 BEDROOM HOME



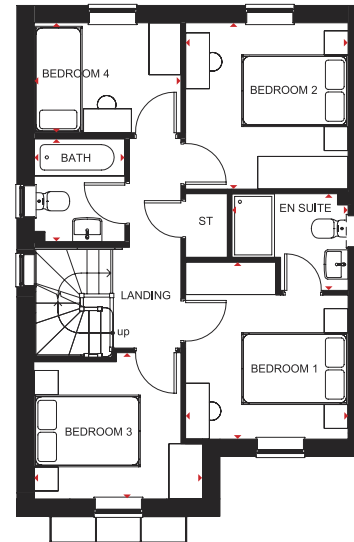
- Bright, airy family home with oversized windows to maximise light
- The large open-plan kitchen has a dining area with French doors leading to the garden. There is also a separate utility room
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- Upstairs features three double bedrooms, the main with en suite, one single bedroom and a family bathroom



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[Approximate dimensions]



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[Approximate dimensions]

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

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



BARRATT
HOMES

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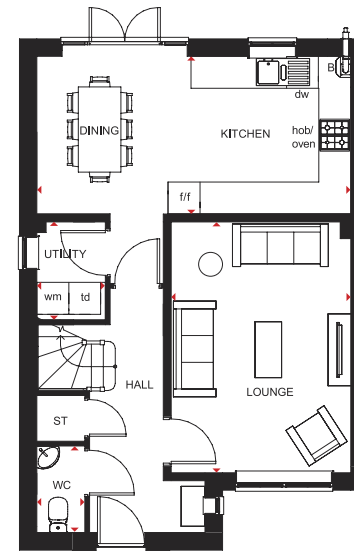
NEW
HOMES
QUALITY
CODE

BWM/441008/OCT21

4 BEDROOM HOME



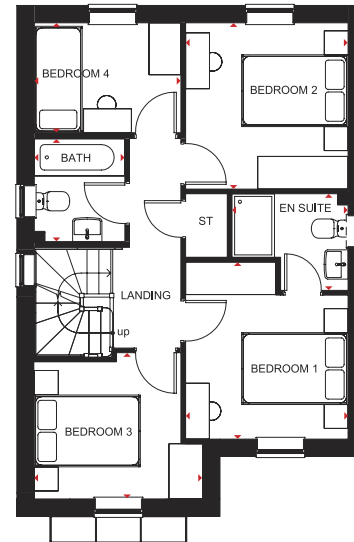
- Bright, airy family home with oversized windows to maximise light
- The large open-plan kitchen has a dining area with French doors leading to the garden. There is also a separate utility room
- The spacious lounge is just the place for the family to relax in
- Upstairs features three double bedrooms, the main with en suite, one single bedroom and a family bathroom



Ground Floor

Lounge	3370 x 4710mm	11'1" x 15'5"
Kitchen/Dining	5895 x 4268mm	19'4" x 14'0"
WC	904 x 1627mm	3'0" x 5'4"
Utility	1287 x 1841mm	4'3" x 6'0"

[Approximate dimensions]



First Floor

Bedroom 1	3328 x 3054mm	10'11" x 10'0"
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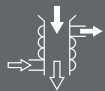
[Approximate dimensions]

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

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

HAVERSHAM

4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



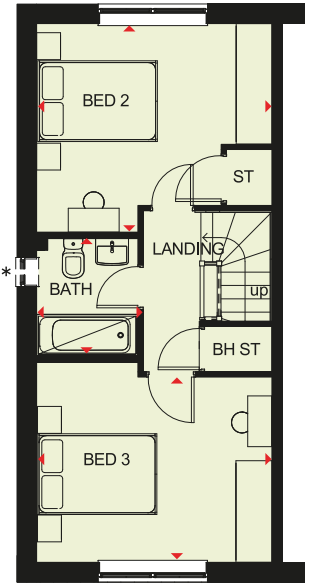
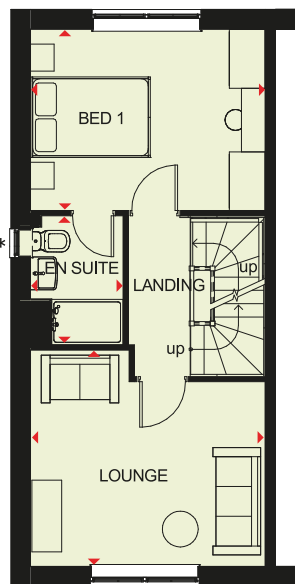
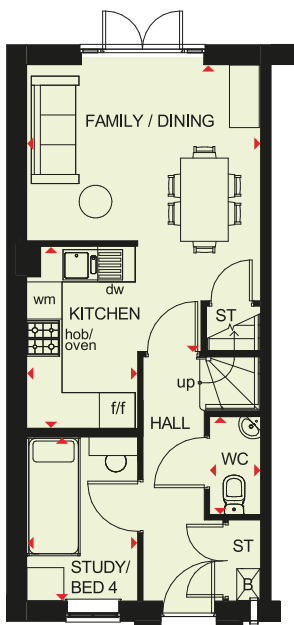
Photovoltaic panels



Highly-efficient insulation



Selected plots across our development may feature solar PV panels, please speak to our sales advisers for more information



Ground Floor

Family/Dining	3930 x 4818 mm	12'11" x 15'10"
Kitchen	1865 x 3063 mm	6'1" x 10'1"
WC	860 x 1615 mm	2'10" x 5'4"
Study/Bedroom 4	1865 x 2746 mm	6'1" x 9'0"

[Approximate dimensions]

First Floor

Lounge	3935 x 3625 mm	12'11" x 11'11"
Bedroom 1	3935 x 3037 mm	12'11" x 10'0"
En Suite	1551 x 2163 mm	5'1" x 7'1"

[Approximate dimensions]

* Windows only applicable to certain plots, please check with the sales adviser

Second Floor

Bedroom 2	3935 x 3483 mm	12'11" x 11'5"
Bedroom 3	3935 x 3340 mm	12'11" x 10'11"
Bathroom	1695 x 1963 mm	5'7" x 6'5"

[Approximate dimensions]

* Windows only applicable to certain plots, please check with the sales adviser

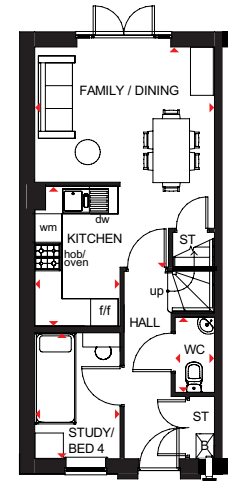
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location



4 BEDROOM HOME



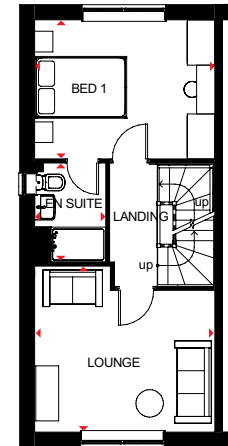
- An attractive family home designed over three floors with oversized windows providing a bright and airy feeling
- The ground floor has a fitted kitchen with family and dining areas and French doors leading to the garden, and a single bedroom or study
- The spacious lounge is upstairs on the first floor, along with the main bedroom with en suite
- The second floor has two double bedrooms and a bathroom



Ground Floor

Family/Dining	4818 x 3936mm	15'10" x 12'11"
Kitchen	1865 x 3063mm	6'1" x 10'1"
WC	861 x 1649mm	2'10" x 5'5"
Study/ Bedroom 4	1865 x 2751mm	6'1" x 9'0"

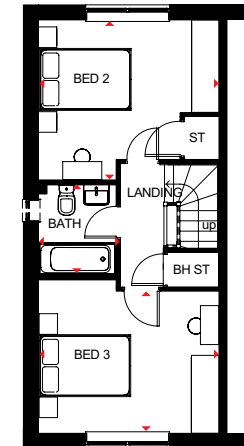
(Approximate dimensions)



First Floor

Lounge	3936 x 3630mm	12'11" x 11'11"
Bedroom 1	3936 x 3042mm	12'11" x 10'0"
En Suite	1551 x 2163mm	5'1" x 7'1"

(Approximate dimensions)



Second Floor

Bedroom 2	3936 x 3488mm	12'11" x 11'5"
Bedroom 3	3936 x 3345mm	12'11" x 11'0"
Bathroom	1695 x 1963mm	5'7" x 6'5"

(Approximate dimensions)

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



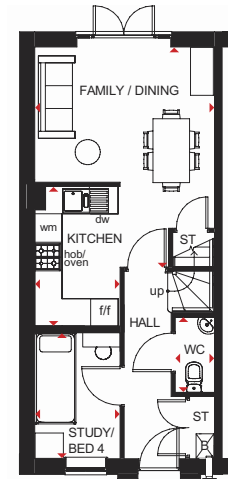
HAVERSHAM

THE CLASSIC
COLLECTION

4 BEDROOM HOME



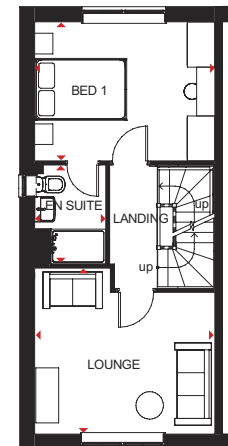
- An attractive family home designed over three floors with oversized windows providing a bright and airy feeling
- The ground floor has a fitted kitchen with family and dining area and French doors leading to the garden, and a single bedroom or study
- The spacious lounge is upstairs on the first floor, along with the main bedroom with en suite
- The second floor has two double bedrooms and a bathroom



Ground Floor

Family/Dining	4818 x 3936mm	15'10" x 12'11"
Kitchen	1865 x 3063mm	6'1" x 10'1"
WC	861 x 1649mm	2'10" x 5'5"
Study/ Bedroom 4	1865 x 2751mm	6'1" x 9'0"

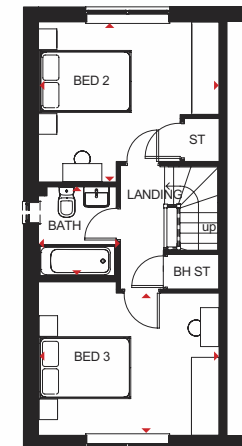
(Approximate dimensions)



First Floor

Lounge	3936 x 3630mm	12'11" x 11'11"
Bedroom 1	3936 x 3042mm	12'11" x 10'0"
En Suite	1551 x 2163mm	5'1" x 7'1"

(Approximate dimensions)



Second Floor

Bedroom 2	3936 x 3488mm	12'11" x 11'5"
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Bathroom	1695 x 1963mm	5'7" x 6'5"

(Approximate dimensions)

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



BARRATT
HOMES



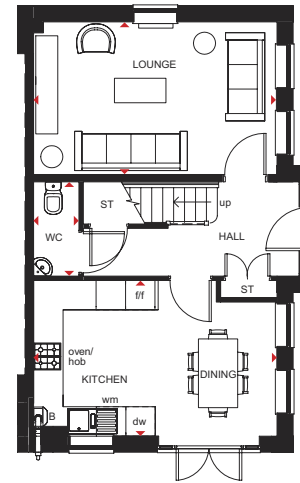
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BWM/431196/JAN21

4 BEDROOM HOME



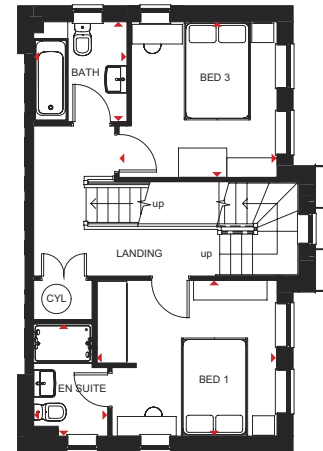
- A spacious family home designed over three floors
- Bright, open-plan fitted kitchen with dining area leads to the garden, while a spacious lounge provides room to relax
- Upstairs are two double bedrooms, the main with en suite, and the family bathroom
- Two further double bedrooms and a shower room are on the second floor



Ground Floor

Lounge	4963 x 3113mm	16'3" x 10'3"
Kitchen/Dining	4963 x 3175mm	16'3" x 10'5"
WC	925 x 1923mm	3'0" x 6'4"

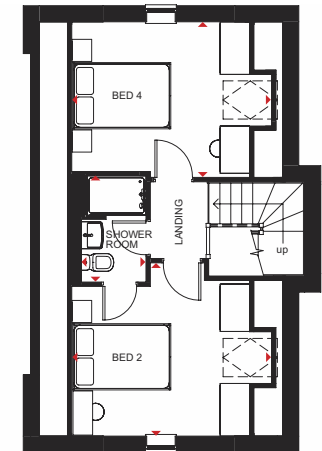
(Approximate dimensions)



First Floor

Bedroom 1	3684 x 3175mm	12'1" x 10'5"
En Suite	1511 x 2287mm	4'11" x 7'6"
Bedroom 3	3220 x 3175mm	10'7" x 10'5"
Bathroom	1903 x 2038mm	6'3" x 6'8"

(Approximate dimensions)



Second Floor

Bedroom 2	4076 x 3532mm	13'4" x 11'7"
Bedroom 4	4076 x 3175mm	13'4" x 10'5"
Shower room	1323 x 2168mm	4'4" x 7'1"

(Approximate dimensions)

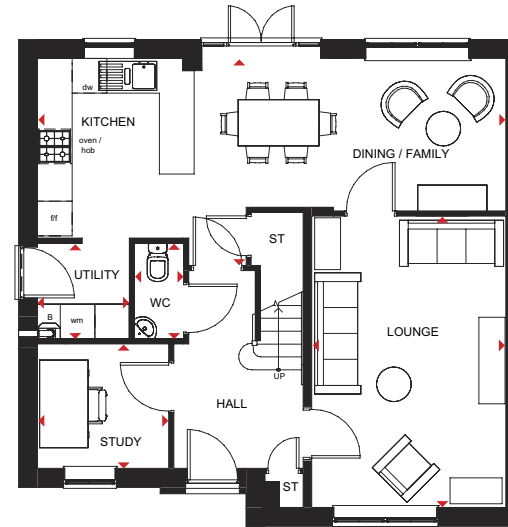
KEY	B	Boiler	wm	Washing machine space	◀▶	Dimension location
	ST	Store	f/f	Fridge/freezer space		
	CYL	Cylinder	dw	Dishwasher space		



4 BEDROOM HOME



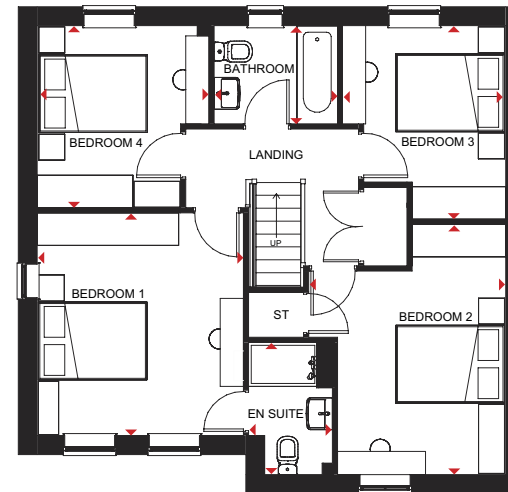
- A bright and airy family home
- The large open-plan kitchen has dining and family areas and French doors leading to the garden. There is also a separate utility room
- A spacious lounge and separate study are also on the ground floor
- Upstairs are four double bedrooms, the main with en suite shower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



Ground Floor

Lounge	3361 x 5046mm	11'0" x 16'7"
Kitchen/ Dining/Family	8110 x 3583mm	26'7" x 11'9"
Utility	1592 x 1655mm	5'3" x 5'5"
Study	2273 x 2158mm	7'5" x 7'1"
WC	850 x 1655mm	2'9" x 5'5"

(Approximate dimensions)



First Floor

Bedroom 1	3557 x 3858mm	11'6" x 12'8"
En Suite	1452 x 2289mm	4'9" x 7'6"
Bedroom 2	3423 x 4335mm	11'3" x 14'3"
Bedroom 3	2824 x 3350mm	9'3" x 11'0"
Bedroom 4	2973 x 3152mm	9'9" x 10'4"
Bathroom	2137 x 1699mm	7'0" x 5'7"

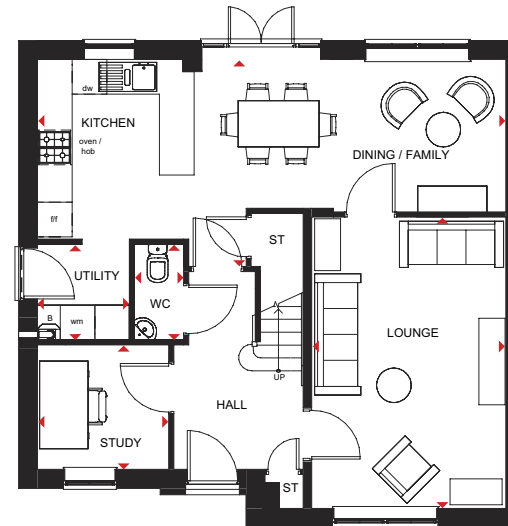
(Approximate dimensions)

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

4 BEDROOM DETACHED HOME



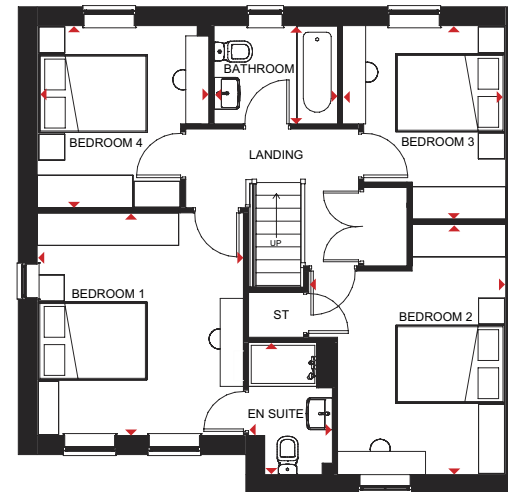
- A bright and airy family home
- The large open-plan kitchen has dining and family areas and French doors leading to the garden. There is also a separate utility room
- A spacious lounge and separate study are also on the ground floor
- Upstairs are four double bedrooms, the main with en suite shower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



Ground Floor

Lounge	3361 x 5046mm	11'0" x 16'7"
Kitchen/ Dining/Family	8110 x 3583mm	26'7" x 11'9"
Utility	1592 x 1655mm	5'3" x 5'5"
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(Approximate dimensions)



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Bathroom	2137 x 1699mm	7'0" x 5'7"

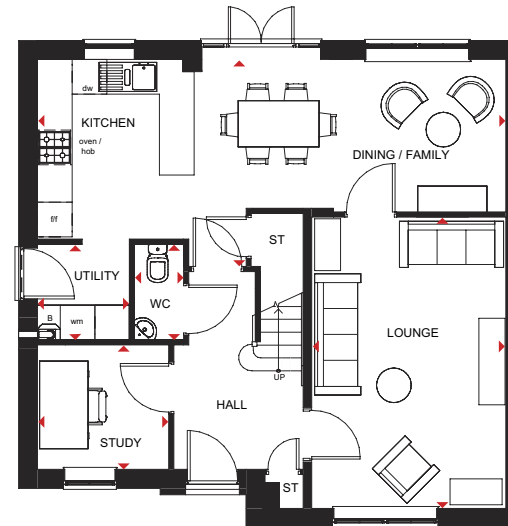
(Approximate dimensions)

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

4 BEDROOM DETACHED HOME



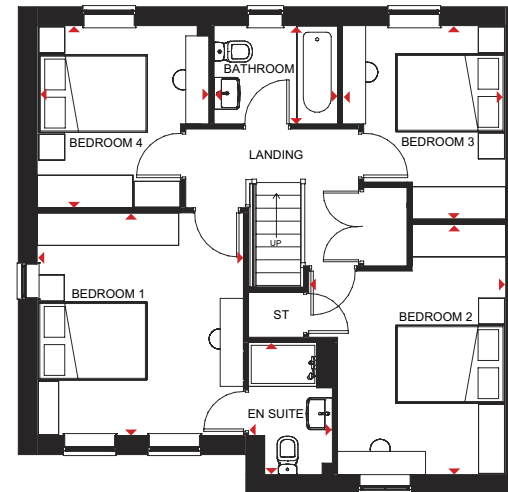
- A bright and airy family home
- The large open-plan kitchen has dining and family areas and French doors leading to the garden. There is also a separate utility room
- A spacious lounge and separate study are also on the ground floor
- Upstairs are four double bedrooms, the main with en suite shower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



Ground Floor

Lounge	3361 x 5046mm	11'0" x 16'7"
Kitchen/ Dining/Family	8110 x 3583mm	26'7" x 11'9"
Utility	1592 x 1655mm	5'3" x 5'5"
Study	2273 x 2158mm	7'5" x 7'1"
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(Approximate dimensions)



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(Approximate dimensions)

KEY	B	Boiler	ff	Fridge/freezer space
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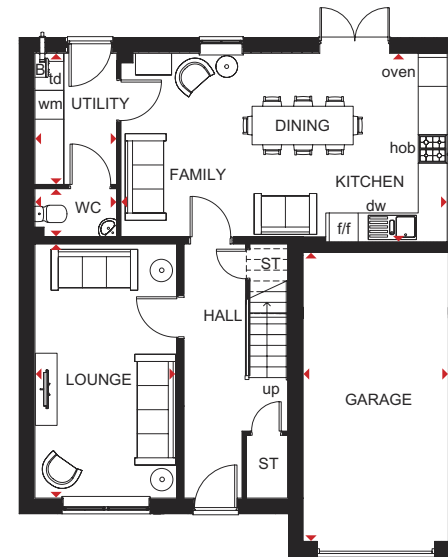
ASHBURTON

THE CLASSIC
COLLECTION

4 BEDROOM DETACHED HOME



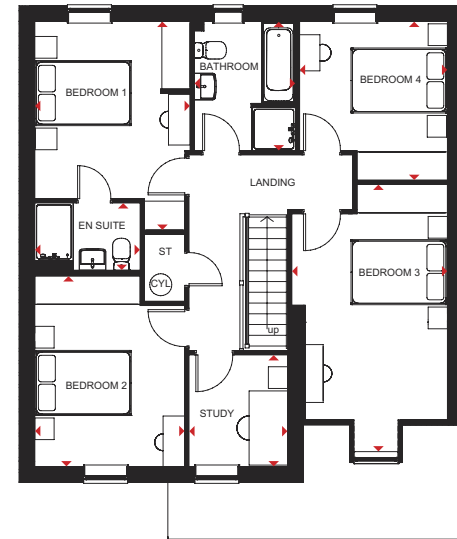
- The Ashburton combines a wonderfully classic look with modern-day comfort. It is the perfect family home with a large lounge and an open-plan kitchen/dining/family room
- The ground floor comes complete with an integrated garage, as well as a utility room with access to the garden
- Upstairs are four double bedrooms, the main bedroom with en suite and a separate bathroom. If you work from home there's a comfortable study, so no need to convert a bedroom



Ground Floor

Lounge	2947 x 5275mm	9'8" x 17'4"
Kitchen/ Dining/Family	6772 x 3915mm	22'3" x 12'10"
Utility	1700 x 2722mm	5'7" x 8'11"
WC	1700 x 1000mm	5'7" x 3'3"
Garage	3015 x 6000mm	9'11" x 19'8"

[Approximate dimensions]



First Floor

Bedroom 1	3222 x 4328mm	10'7" x 14'2"
En Suite	2185 x 1395mm	7'2" x 4'7"
Bedroom 2	3111 x 3955mm	10'2" x 13'0"
Bedroom 3	3227 x 5569mm*	10'7" x 18'3"
Bedroom 4	3067 x 3293mm*	10'1" x 10'10"
Study	2046 x 2318mm	6'9" x 7'7"
Bathroom	2095 x 2681mm	6'10" x 8'10"

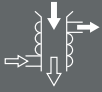
[Approximate dimensions]

*Overall floor dimension includes lower ceiling areas.

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

ASHBURTON

4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



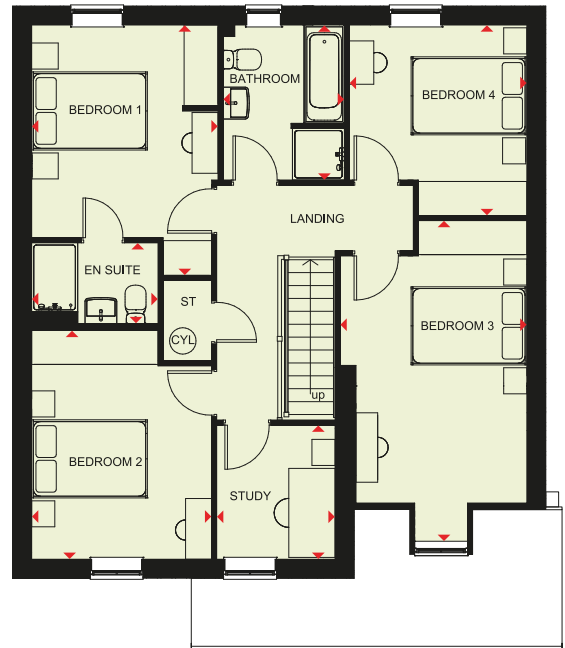
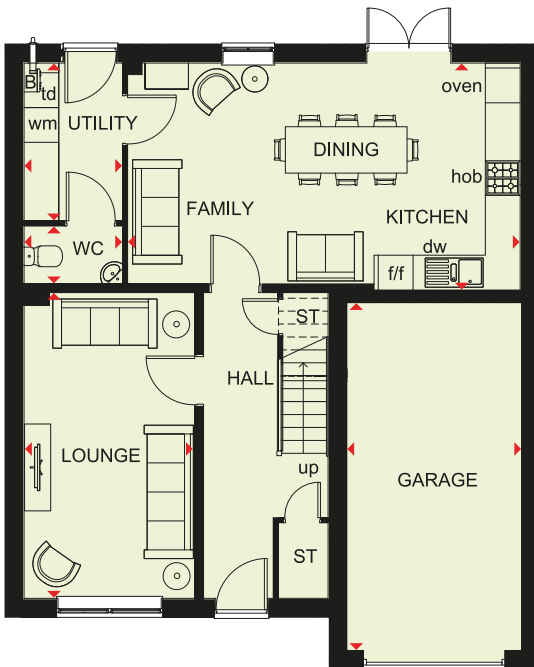
Photovoltaic panels



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	2947 x 5270 mm	9'8" x 17'3"
Kitchen/Dining/Family	6772 x 3910 mm	22'3" x 12'10"
Utility	1700 x 2723 mm	5'7" x 8'11"
WC	1666 x 966 mm	5'6" x 3'2"
Garage	3015 x 6000 mm	9'11" x 19'8"

[Approximate dimensions]

First Floor

Bedroom 1	3222 x 4323 mm	10'7" x 14'2"
En Suite	2185 x 1395 mm	7'2" x 4'7"
Bedroom 2	3111 x 3950 mm	10'2" x 13'0"
Bedroom 3	3227 x 5569 mm	10'7" x 18'3"
Bedroom 4	3067 x 3288 mm	10'1" x 10'9"
Study	2046 x 2313 mm	6'9" x 7'7"
Bathroom	2095 x 2681 mm	6'10" x 8'10"

[Approximate dimensions]

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



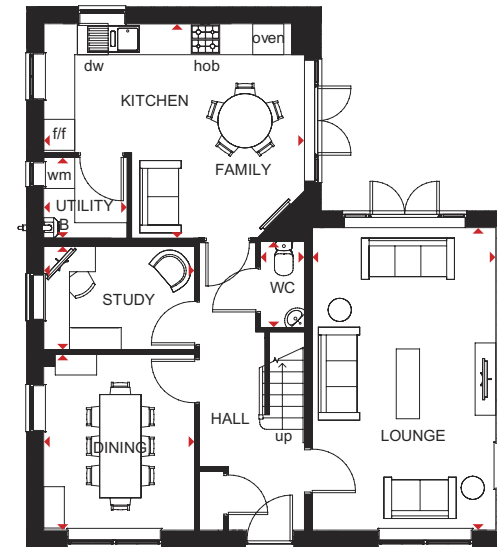
ALNMOUTH

THE CLASSIC
COLLECTION

4 BEDROOM HOME



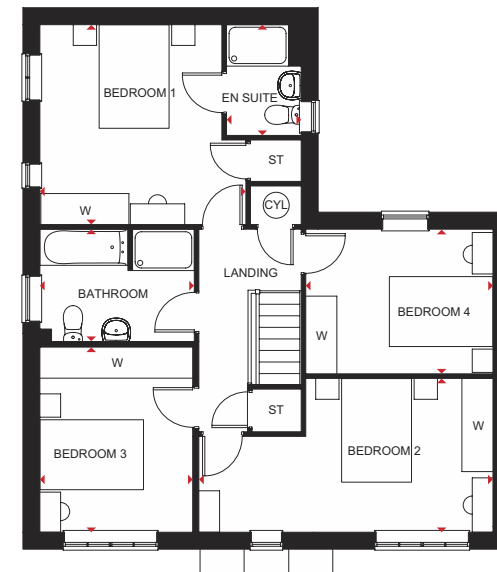
- The lounge of this bright and airy home is generously sized with ample room to relax
- The open-plan kitchen, with utility area and family space, makes an ideal family hub. Both these rooms have French doors leading to the garden
- A separate dining room, and a study are also on the ground floor
-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



Ground Floor

Lounge	5851 x 3552mm	19'2" x 11'7"
Dining Room	3400 x 2922mm	11'1" x 9'6"
Family/Kitchen	4150 x 5045mm	13'6" x 16'6"
Study	2010 x 2922mm	6'6" x 9'6"
Utility	1612 x 1562mm	5'3" x 5'1"
WC	1668 x 852mm	5'5" x 2'8"

(Approximate dimensions)



First Floor

Bedroom 1	3977 x 3859mm	13'0" x 12'7"
En Suite	1443 x 2138mm	4'7" x 7'0"
Bedroom 2	5678 x 2970mm	18'6" x 9'7"
Bedroom 3	2950 x 3572mm	9'7" x 11'7"
Bedroom 4	3614 x 2793mm	11'9" x 9'2"
Bathroom	2984 x 2169mm	9'8" x 7'11"

(Approximate dimensions)

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

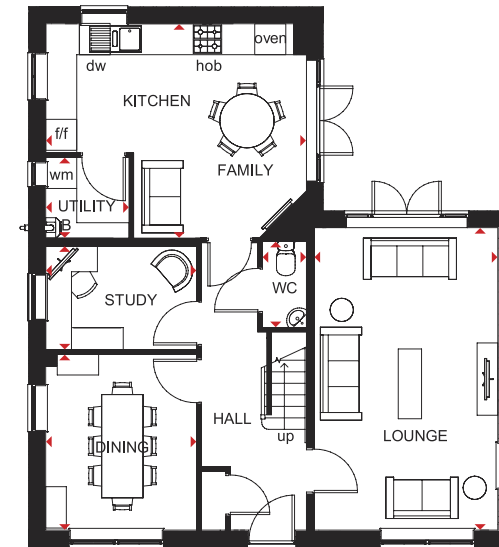
ALNMOUTH

THE CLASSIC
COLLECTION

4 BEDROOM DETACHED HOME



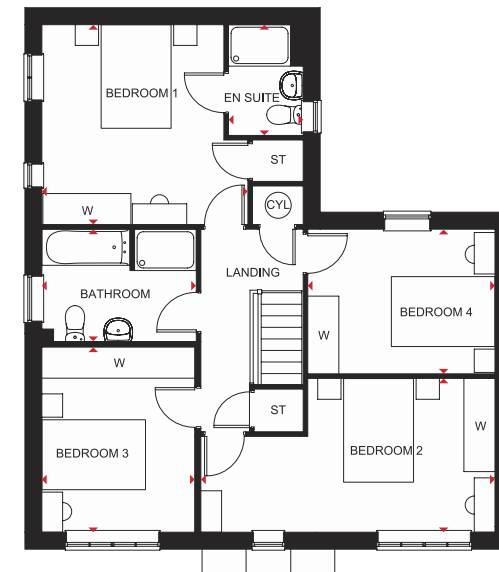
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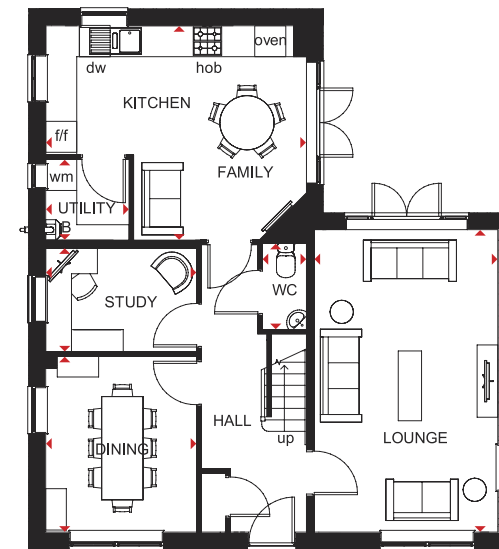
ALNMOUTH

THE CLASSIC
COLLECTION

4 BEDROOM DETACHED HOME



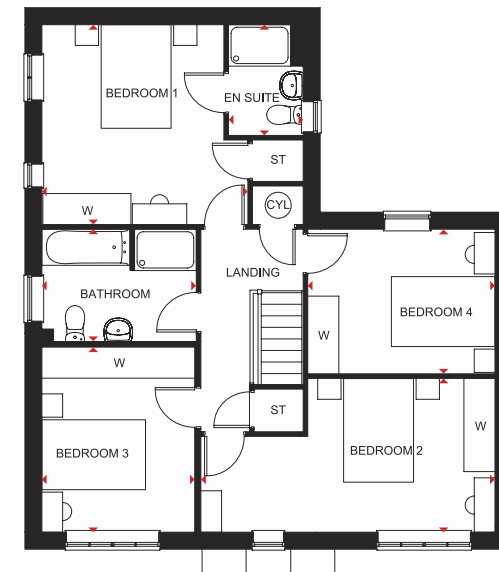
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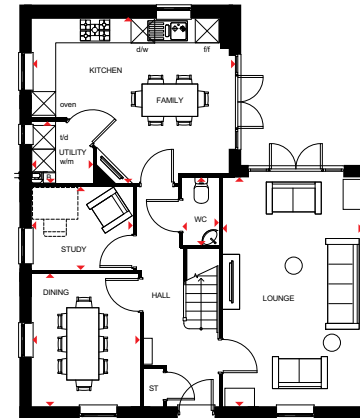
ALFRETON

4 BEDROOM HOME



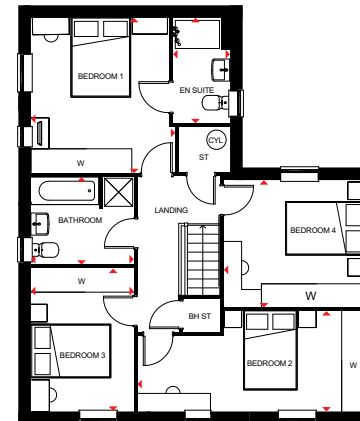
Selected plots across our development will feature solar PV panels, please speak to our sales adviser for more information

- This impressive family home provides an open-plan kitchen with French doors leading to the rear garden as well as a separate study
- The dual-aspect lounge also features French doors and is the ideal place for families to relax in
- The first floor features four double bedrooms, with the main bedroom including an en suite and the family bathroom



Ground Floor

Lounge	3475 mm x 5748 mm	11' 5" x 18' 10"
Kitchen/Family	4960 mm x 4133 mm	16' 3" x 13' 7"
Dining Room	2703 mm x 3324 mm	8' 10" x 10' 11"
Study	2579 mm x 2104 mm	8' 6" x 6' 11"
Utility	1600 mm x 1510 mm	5' 3" x 4' 11"
WC	866 mm x 1650 mm	2' 10" x 5' 5"



First Floor

Bedroom 1	3600 mm x 3851 mm	11' 10" x 12' 8"
En Suite	1425 mm x 2612 mm	4' 8" x 8' 7"
Bedroom 2	5666 mm x 2500 mm	18' 7" x 8' 2"
Bedroom 3	2581 mm x 3564 mm	8' 6" x 11' 8"
Bedroom 4	3537 mm x 3160 mm	11' 7" x 10' 4"
Bathroom	2581 mm x 2176 mm	8' 6" x 7' 2"

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



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BDW003262/JUL23

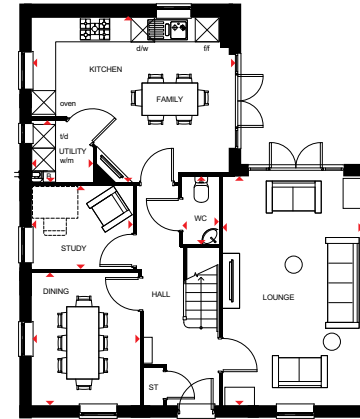
ALFRETON

4 BEDROOM HOME



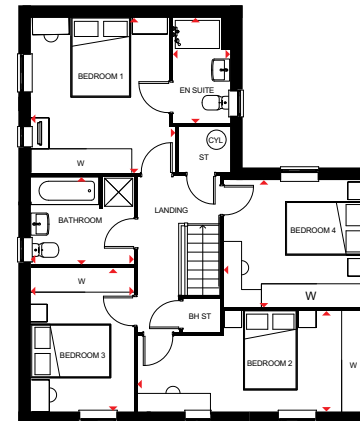
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	ST Store	f/f Fridge/freezer space	w Wardrobe space
	BH ST Bulhead store	dw Dishwasher	◀▶ Dimension location



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HOMES

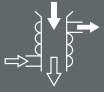


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ALFRETON

4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



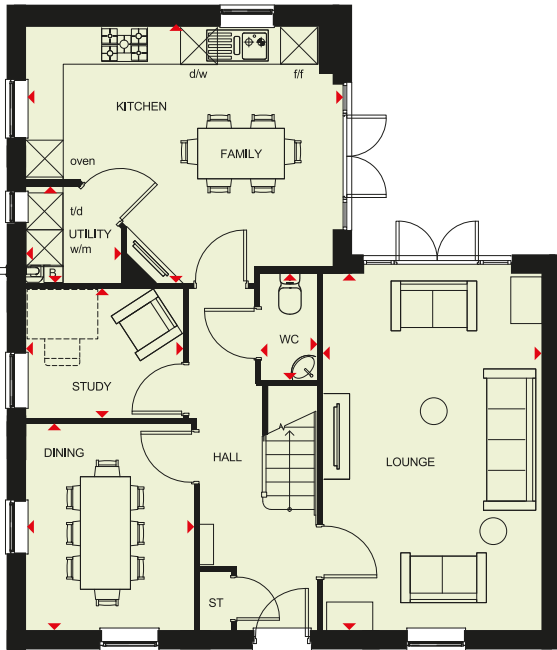
Photovoltaic panels



Highly-efficient insulation



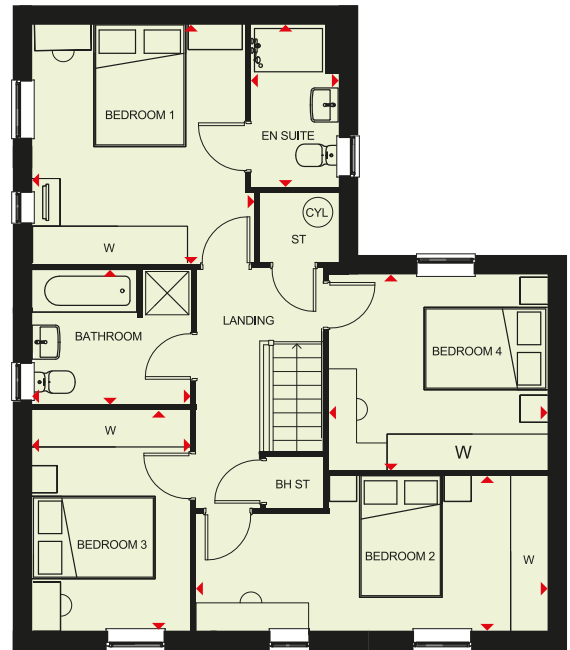
Selected plots across our development will feature solar PV panels, please speak to our sales adviser for more information



Ground Floor

Lounge	3470 x 5743 mm	11'5" x 18'10"
Kitchen/Family	4960 x 4133 mm	16'3" x 13'7"
Dining Room	2698 x 3324 mm	8'10" x 10'11"
Study	2548 x 2104 mm	8'4" x 6'11"
Utility	1600 x 1510 mm	5'3" x 4'11"
WC	866 x 1650 mm	2'10" x 5'5"

[Approximate dimensions]



First Floor

Bedroom 1	3595 x 3851 mm	11'10" x 12'8"
En Suite	1487 x 2612 mm	4'11" x 8'7"
Bedroom 2	5666 x 2495 mm	18'7" x 8'2"
Bedroom 3	2581 x 3559 mm	8'6" x 11'8"
Bedroom 4	3537 x 3155 mm	11'7" x 10'4"
Bathroom	2581 x 2176 mm	8'6" x 7'2"

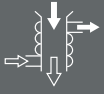
[Approximate dimensions]

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



ALFRETON

4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



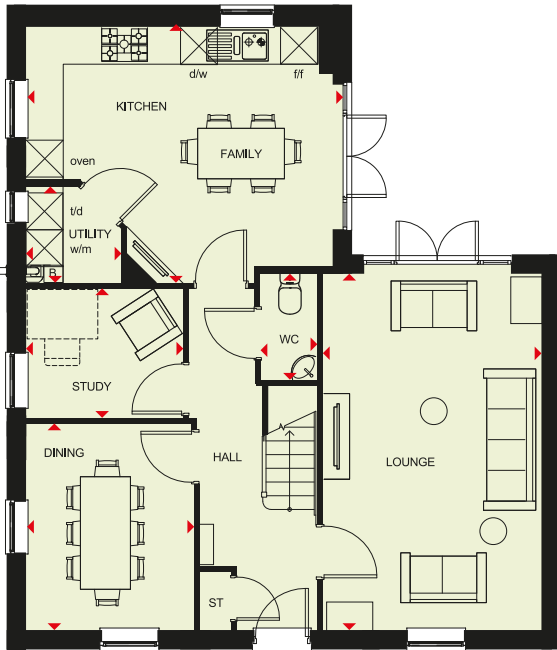
Photovoltaic panels



Highly-efficient insulation



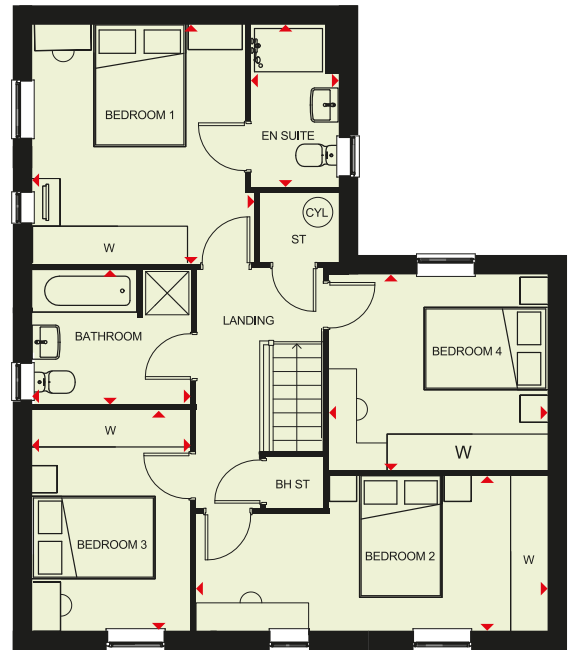
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Ground Floor

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Study	2548 x 2104 mm	8'4" x 6'11"
Utility	1600 x 1510 mm	5'3" x 4'11"
WC	866 x 1650 mm	2'10" x 5'5"

[Approximate dimensions]



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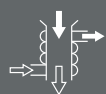
[Approximate dimensions]

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	ST	Store	f/f	Fridge/freezer space	w	Wardrobe space
	BH ST	Bulkhead store	dw	Dishwasher	◀▶	Dimension location



LAMBERTON

5 BEDROOM DETACHED HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



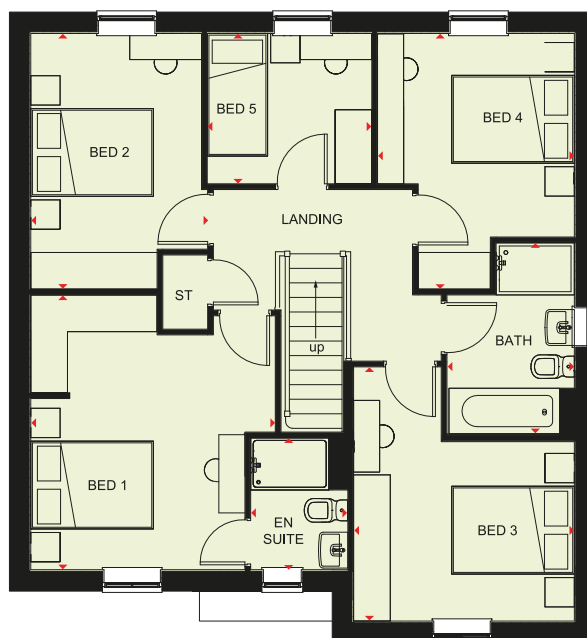
Photovoltaic panels



Highly-efficient insulation



Selected plots across our development may feature solar PV panels, please speak to our sales advisers for more information



Ground Floor

Lounge	3385 x 4763 mm	11'1" x 15'8"
Kitchen/Dining/Family	8330 x 4088 mm	27'4" x 13'5"
Study/Dining	2712 x 3622 mm	8'11" x 11'11"
Utility	2039 x 1595 mm	6'8" x 5'3"
WC	1567 x 1067 mm	5'2" x 3'6"

[Approximate dimensions]

First Floor

Bedroom 1	3750 x 4209 mm	12'4" x 13'10"
En Suite	1490 x 2018 mm	4'11" x 6'7"
Bedroom 2	2706 x 3916 mm	8'11" x 12'10"
Bedroom 3	3385 x 3893 mm	11'1" x 12'9"
Bedroom 4	3018 x 3916 mm	9'11" x 12'10"
Bedroom 5	2523 x 2305 mm	8'3" x 7'7"
Bathroom	1953 x 2931 mm	6'5" x 9'7"

[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



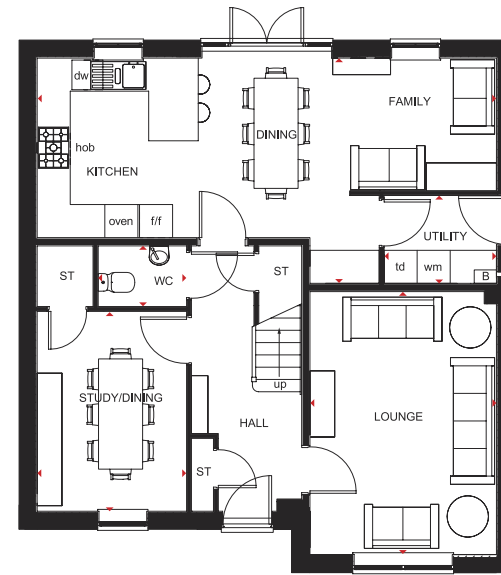
LAMBERTON

THE CLASSIC
COLLECTION

5 BEDROOM DETACHED HOME



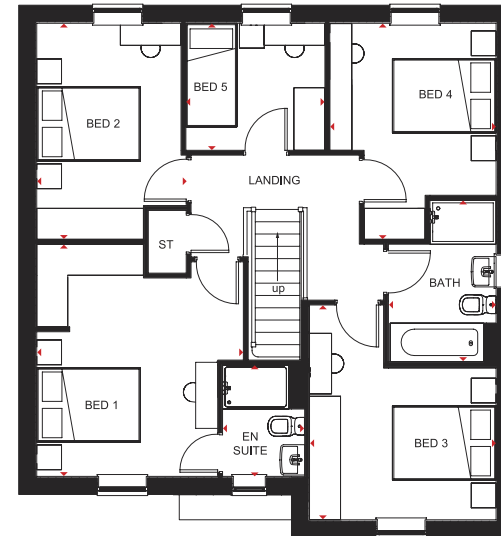
- Spacious family home where flexibility is the key
- Large open-plan kitchen with family area and access to the garden, as well as space for dining
- Front-aspect, separate lounge, and study or formal dining room
- Four double bedrooms, the main with en suite, a single bedroom and the family bathroom with shower are on the first floor



Ground Floor

Lounge	3385 x 4773mm	11'1" x 15'8"
Kitchen/Dining/ Family	8335 x 4088mm	27'4" x 13'5"
Study/Dining	2712 x 3627mm	8'11" x 11'11"
Utility	2039 x 1595mm	6'8" x 5'3"
WC	1601 x 1101mm	5'3" x 3'7"

(Approximate dimensions)



First Floor

Bedroom 1	3750 x 4214mm	12'4" x 13'10"
En suite	1490 x 2023mm	4'11" x 6'8"
Bedroom 2	2713 x 3921mm	8'11" x 12'10"
Bedroom 3	3385 x 3898mm	11'1" x 12'9"
Bedroom 4	3018 x 3921mm	9'11" x 12'10"
Bedroom 5	2523 x 2305mm	8'3" x 7'7"
Bathroom	1953 x 2931mm	6'5" x 9'7"

(Approximate dimensions)

KEY	B	Boiler	f/f	Fridge/freezer space	◀▶ Dimension location
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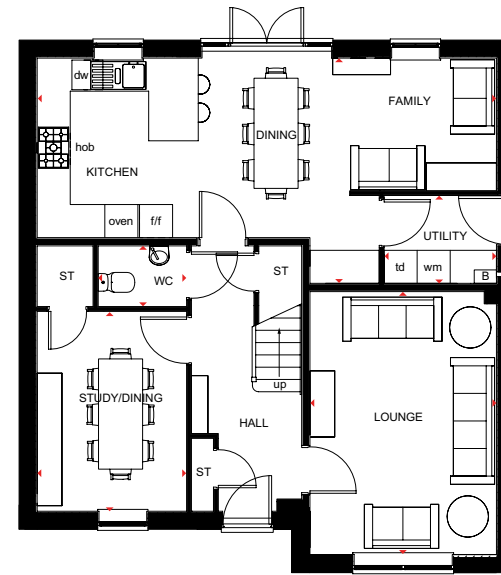
THE CLASSIC
COLLECTION

5 BEDROOM DETACHED HOME



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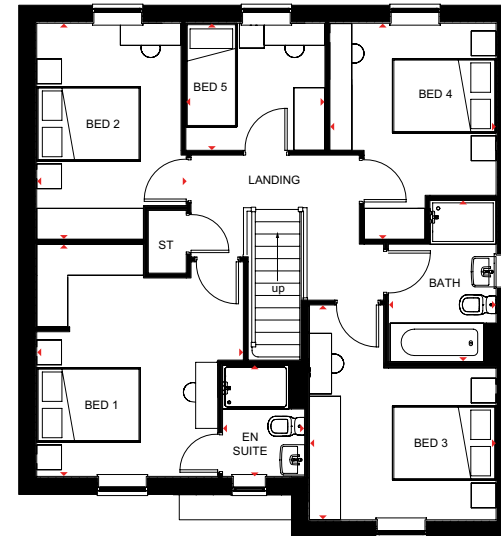
- Spacious family home where flexibility is the key
- Large open-plan kitchen with family area and access to the garden, as well as space for dining
- Front-aspect, separate lounge, and study or formal dining room
- Four double bedrooms, the main with en suite, a single bedroom and the family bathroom with shower are on the first floor



Ground Floor

Lounge	3385 x 4773mm	11'1" x 15'8"
Kitchen/Dining/ Family	8335 x 4088mm	27'4" x 13'5"
Study/Dining	2712 x 3627mm	8'11" x 11'11"
Utility	2039 x 1595mm	6'8" x 5'3"
WC	1601 x 1101mm	5'3" x 3'7"

(Approximate dimensions)



First Floor

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Bedroom 5	2523 x 2305mm	8'3" x 7'7"
Bathroom	1953 x 2931mm	6'5" x 9'7"

(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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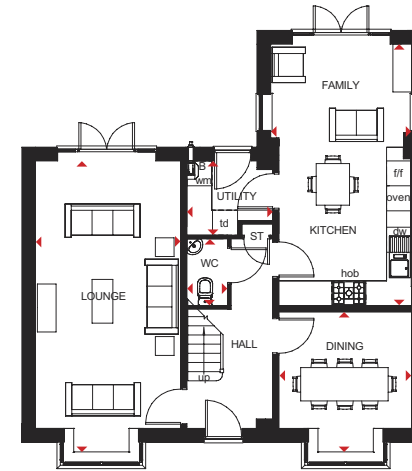
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BDW003327/JUL23

5 BEDROOM DETACHED HOME



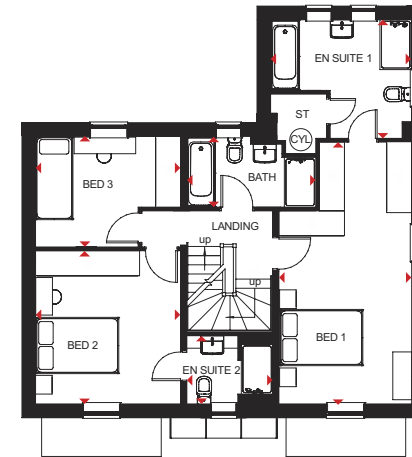
- Everything in this spacious home is designed for the modern family: a large kitchen with French doors to the garden, an adjoining utility room, a separate lounge and a dining room
- The generous main bedroom with en suite, another double with en suite, a single bedroom and a bathroom are on the first floor
- Upstairs on the second floor are a further double bedroom and a single, along with a shower room



Ground Floor

Lounge	3483 x 6988mm	11'5" x 22'9"
Kitchen/Family	3384 x 6282mm	11'1" x 20'7"
Dining	3184 x 3357mm	10'5" x 11'0"
Utility	1784 x 2061mm	5'10" x 6'9"
WC	975 x 1600mm	3'2" x 5'3"

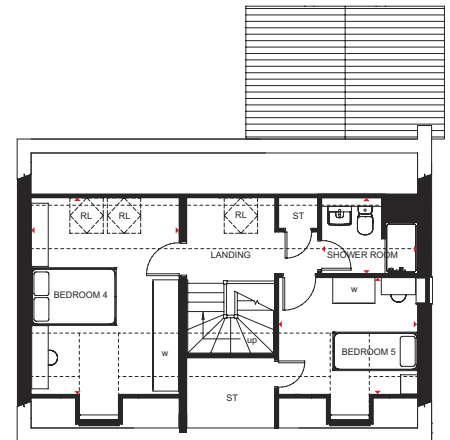
(Approximate dimensions)



First Floor

Bedroom 1	3184 x 6287mm	10'5" x 20'8"
En Suite 1	3384 x 2849mm	11'1" x 9'4"
Bedroom 2	3483 x 3678mm	11'5" x 12'1"
En Suite 2	1637 x 2061mm	5'4" x 6'9"
Bedroom 3	3483 x 2656mm	11'5" x 8'9"
Bathroom	1698 x 3095mm	5'7" x 10'2"

Approximate dimensions



Second Floor

Bedroom 4	3459 x 5073*mm	11'4" x 16'6"*
Bedroom 5	3209 x 3246*mm	10'5" x 10'6"*
Shower room	1776 x 2241*mm	5'10" x 7'4"*

(Approximate dimensions)

*Overall floor dimension includes lower ceiling areas

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

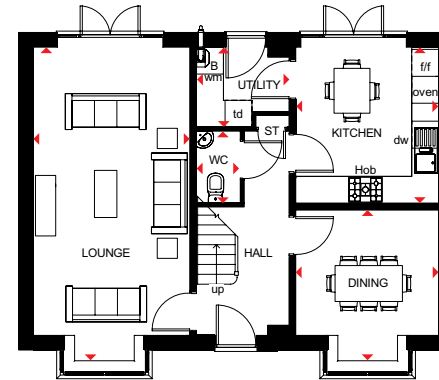


MALVERN

5 BEDROOM DETACHED HOME



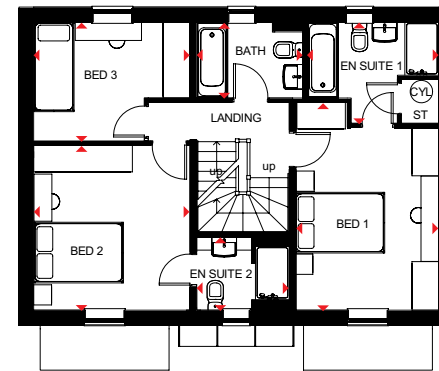
- A spacious family home designed over three storeys
- French doors lead to the garden from both the lounge and kitchen, which has an adjoining utility; the lounge and separate dining room both have bay windows
- Upstairs are the main and a double bedroom, both with en suite, a single bedroom and bathroom; the top floor has a further double bedroom, single bedroom and shower room



Ground Floor

Lounge	3483 x 7013 mm	11'5" x 23'0"
Kitchen	3184 x 3480 mm	10'5" x 11'5"
Dining	3184 x 3383 mm	10'5" x 11'1"
WC	976 x 1600 mm	3'2" x 5'3"
Utility	2062 x 1784 mm	6'9" x 5'10"

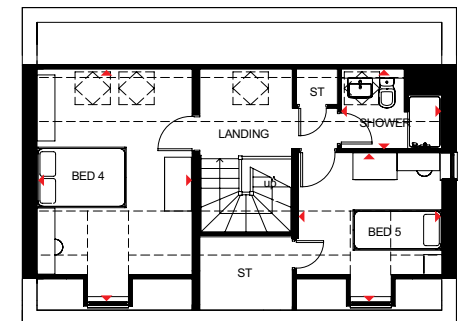
(Approximate dimensions)



First Floor

Bedroom 1	3184 x 4636 mm	10'5" x 15'3"
En Suite 1	2261 x 2934 mm	7'5" x 9'8"
Bedroom 2	3483 x 3678 mm	11'5" x 12'1"
En Suite 2	1637 x 2062 mm	5'4" x 6'9"
Bedroom 3	2656 x 3483 mm	8'9" x 11'5"
Bathroom	1698 x 2374 mm	5'7" x 7'9"

(Approximate dimensions)



Second Floor

Bedroom 4	3458 x 5100 mm*	11'4" x 16'9"*
Bedroom 5	3246 x 3236 mm*	10'8" x 10'7"*
Shower Room	1776 x 2241 mm*	5'10" x 7'4"*

(Approximate dimensions)

* Overall floor dimension includes lower ceiling areas.

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



BARRATT
HOMES



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 only. Floor plans are intended to give a general indication of the proposed floor layout only. The dimensions are accurate to within +/- 50mm but should not be used for carpet or flooring sizes, appliance spaces or items of furniture. Please ask our Sales Adviser for details of the treatments specified for individual plots. Individual features such as windows, brick and other materials' colours may vary, as may drainage, heating and electrical layouts. All images, photographs and dimensions are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.

B0W003258/JUL23

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[^]. 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[†] 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.

[^]Based on HBF "Watt a Save" report published July 2023. [†]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

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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