

LADDEN GARDEN VILLAGE

OFF LEECHPOOL WAY, NORTH YATE, SOUTH GLOUCESTERSHIRE, BS37 7YX



A DEVELOPMENT OF 1, 2, 3 & 4 BEDROOM HOMES



BARRATT
HOMES

LADDEN GARDEN VILLAGE

PHASE 7 DEVELOPMENT PLAN

- Denford**
2 bedroom home
- Kenley**
2 bedroom home
- Ellerton**
3 bedroom home
- Maidstone**
3 bedroom home
- Moresby**
3 bedroom home
- Ennerdale**
3 bedroom home
- Brentford**
3 bedroom home
- Kingsville**
4 bedroom home
- Kingsley**
4 bedroom home
- Alderney**
4 bedroom home
- Radleigh**
4 bedroom home
- Affordable homes**
Rental
- Affordable homes**
Shared
- Bin and cycle store**
- V Visitor parking
- B Bin collection point
- S/S Substation

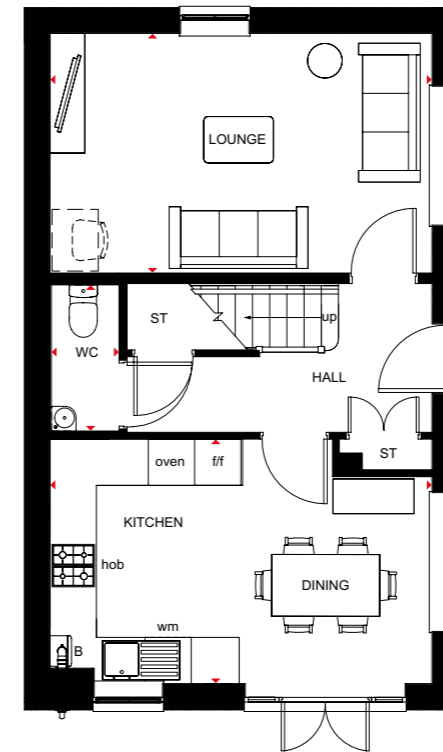


ENNERDALE

3 BEDROOM HOME



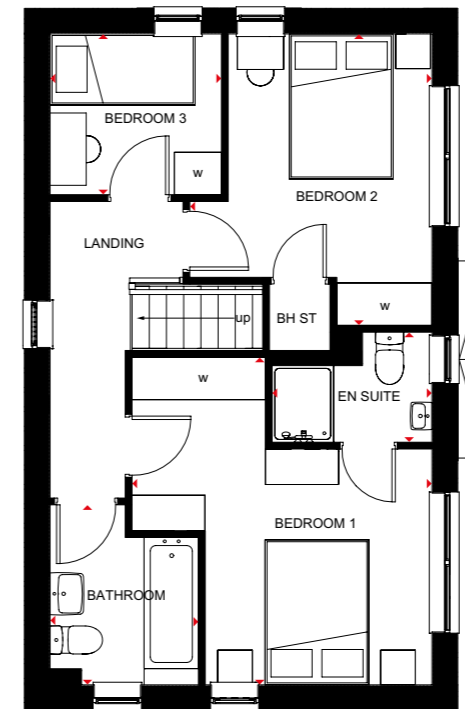
- Light flows into this attractive three bedroom home through oversized windows
- A dual-aspect lounge and bright, fully fitted kitchen with dining area opening onto the garden provide space that's ideal for modern living
- Upstairs are two spacious, dual-aspect double bedrooms, the main with en suite,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



Ground Floor

Lounge	4932 x 3106 mm	16'1" x 10'1"
Kitchen/Dining	4932 x 3151 mm	16'1" x 10'3"
WC	1894 x 882 mm	6'2" x 2'8"

[Approximate dimensions]



First Floor

Bedroom 1	4228 x 3864 mm	13'8" x 12'6"
En Suite	2062 x 1427 mm	6'7" x 4'6"
Bedroom 2	3769 x 2631 mm	12'3" x 8'6"
Bedroom 3	2213 x 2074 mm	7'2" x 6'8"
Bathroom	2324 x 1953 mm	7'6" x 6'4"

[Approximate dimensions]

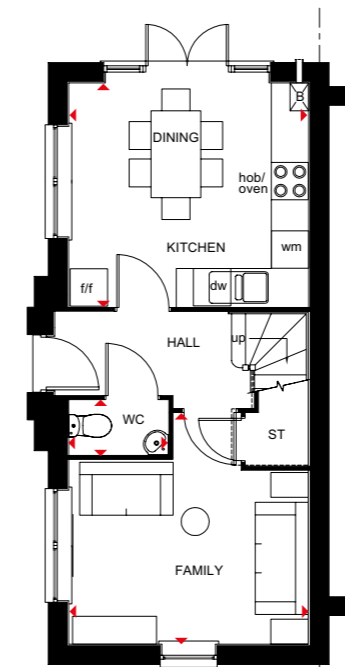
KEY	B	Boiler	wm	Washing machine space	◀▶	Dimension location
	ST	Store	f/f	Fridge/freezer space		
	BH ST	Bulhead store	w	Wardrobe space		

BRENTFORD

3 BEDROOM HOME



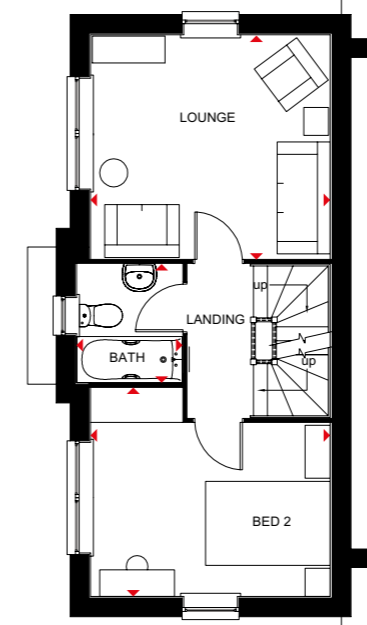
- Bright family home designed over three storeys
- Open-plan kitchen with dining area and French doors to the garden, and a separate family room are on the ground floor
- The first floor has a dual-aspect lounge, one double bedroom and the family bathroom
- Two double bedrooms, the main with dual-access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



Ground Floor

Kitchen/Dining	3783 x 3576 mm	12'4" x 11'7"
Family bathroom	3783 x 2879 mm	12'4" x 9'4"
WC	872 x 1821 mm	2'8" x 5'9"

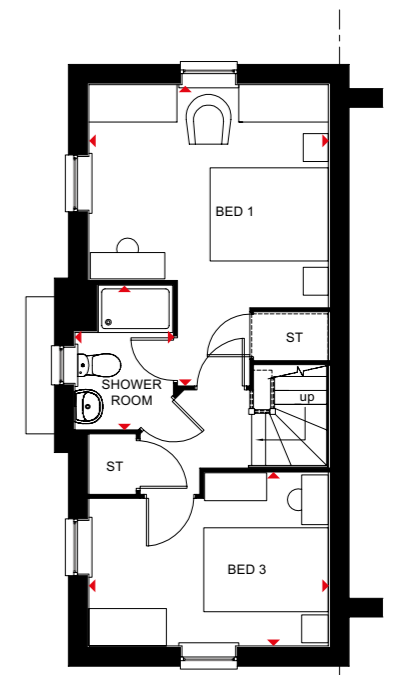
(Approximate dimensions)



First Floor

Lounge	3783 x 3585 mm	12'4" x 11'7"
Bedroom 2	3783 x 3339 mm	12'4" x 10'9"
Bathroom	1834 x 1700 mm	6'0" x 5'5"

(Approximate dimensions)



Second Floor

Bedroom 1	3783 x 3576 mm	12'4" x 11'7"
Bedroom 3	3783 x 2672 mm	12'4" x 8'7"
Shower Room	2390 x 1576 mm	7'8" x 5'1"

(Approximate dimensions)

KEY B Boiler
ST Store
wm Washing machine space

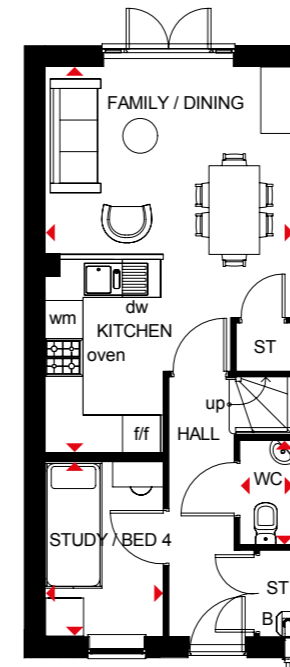
f/f Fridge/freezer space
dw Dishwasher space
◀▶ Dimension location

KINGSVILLE

4 BEDROOM HOME



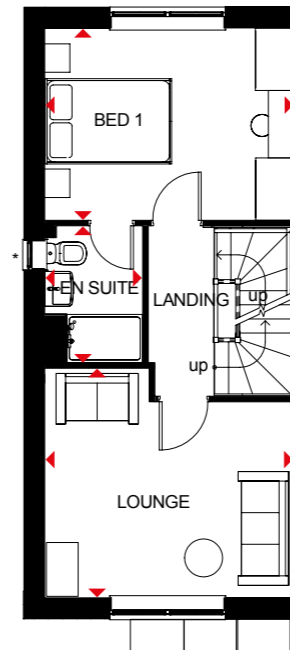
- An ideal family home designed over three floors
- A generous open-plan kitchen with dining and family areas, and a fourth bedroom/study are on the ground floor
- On the first floor oversized windows fill the lounge and main bedroom with light, giving them a bright and airy feeling, and the bedroom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



Ground Floor

Kitchen/Family/Dining	6098 x 3902 mm	20'0" x 12'8"
Study/Bedroom 4	2739 x 1879 mm	8'9" x 6'1"
WC	1527 x 860 mm	5'0" x 2'8"

[Approximate dimensions]

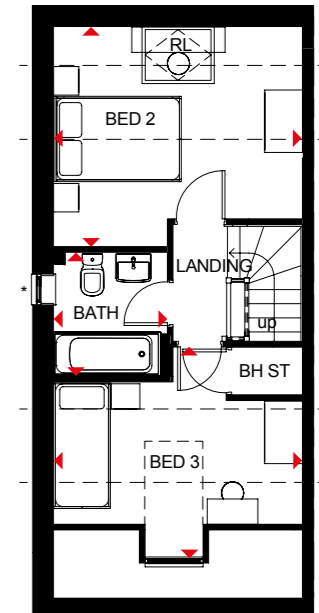


First Floor

Lounge	3902 x 3632 mm	12'8" x 11'9"
Bedroom 1	3902 x 3006 mm	12'8" x 9'8"
En Suite	2168 x 1551 mm	7'1" x 5'0"

[Approximate dimensions]

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



Second Floor

Bedroom 2	3902 x 3502 mm	12'8" x 11'4"
Bedroom 3	3902 x 3304 mm	12'8" x 10'8"
Bathroom	1962 x 1705 mm	6'4" x 5'5"

[Approximate dimensions]

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

* Overall floor dimensions includes lower ceiling areas.

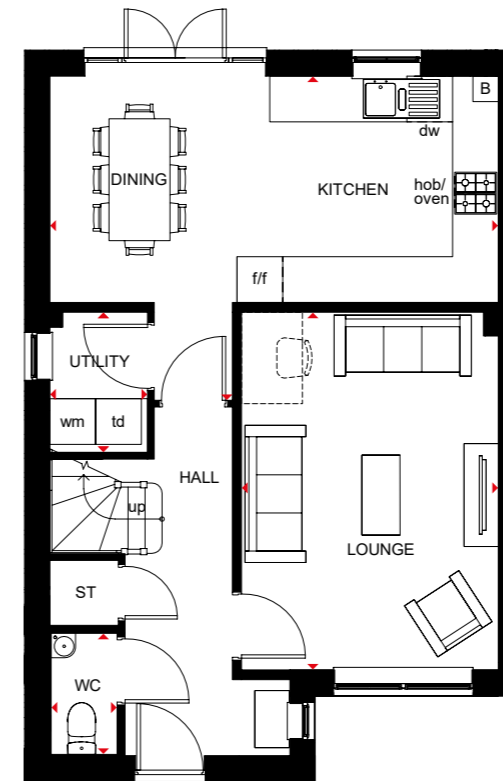
KEY	B	Boiler	wm	Washing machine space	RL	Roof light
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	BH ST	Bulkhead Store	dw	Dishwasher space		

KINGSLEY

4 BEDROOM HOME



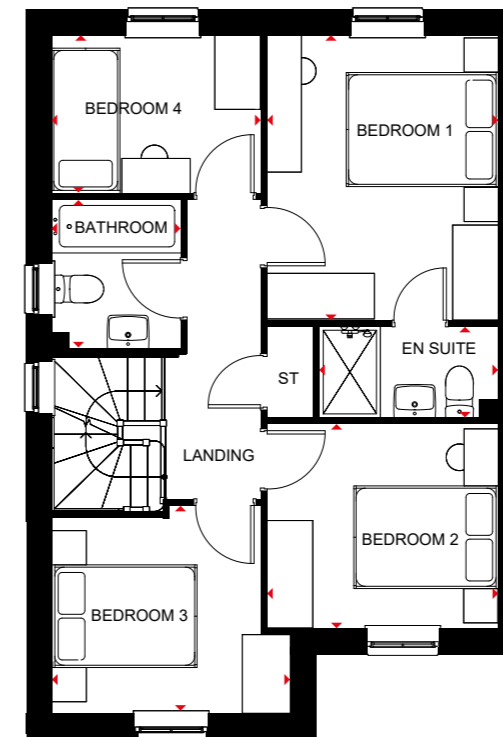
- Bright and spacious family home designed for modern living
- Open-plan kitchen with dining space and access to the rear garden via French doors, plus a separate utility room
- Good-sized lounge providing space for all the family to relax in
- Three double bedrooms – the main with en suite – a single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



Ground Floor

Lounge	4685 x 3348 mm	15'3" x 10'9"
Kitchen/Dining	5854 x 4244 mm	19'2" x 13'9"
WC	1579 x 855 mm	5'1" x 2'8"
Utility	1273 x 1839 mm	4'1" x 2'7"

(Approximate dimensions)



First Floor

Bedroom 1	3746 x 3039 mm	12'2" x 9'9"
En Suite	2351 x 1194 mm	7'7" x 3'9"
Bedroom 2	3039 x 2675 mm	9'9" x 8'7"
Bedroom 3	3132 x 2733 mm	10'2" x 8'9"
Bedroom 4	2739 x 2070 mm	8'9" x 6'7"
Bathroom	1957 x 1686 mm	6'4" x 5'5"

(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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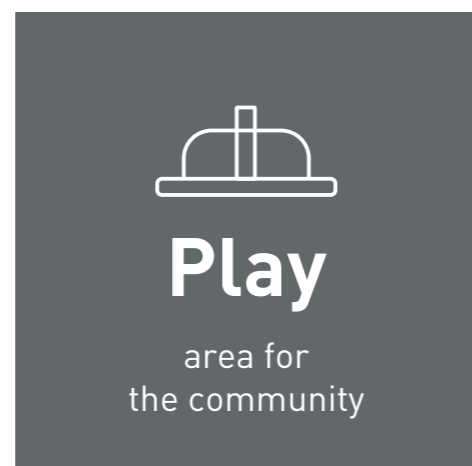
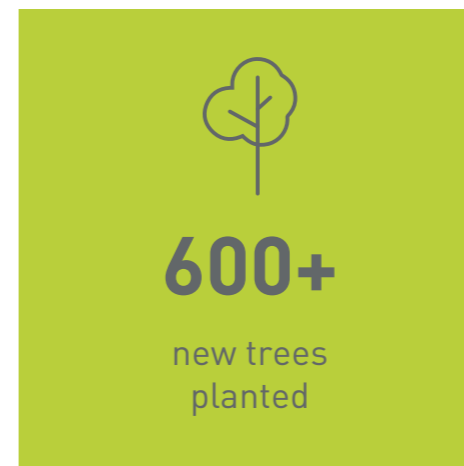
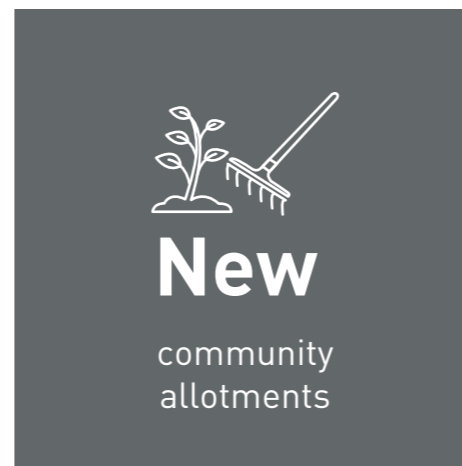
We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. These and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.

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.





5 GREAT REASONS TO BUY WITH BARRATT

1. 5 Stars for Customer Satisfaction

No other major national housebuilder** has been awarded a Home Builders Federation 5 Star Housebuilder accolade every year since 2010. All thanks to positive recommendations by our customers.

2. Building homes for over 5 decades

We've been established for over 5 decades and in that time have built over 300,000 new homes. Our commitment to quality and innovation is shown in the highest standards of design, construction, finish and the customer service we provide.

3. Award winners, time and time again

Our steadfast commitment to quality has ensured that for the tenth year in a row our site managers have picked up more awards than any other housebuilder, winning NHBC Pride in the Job awards for their workmanship and demonstrating our dedication and commitment to building homes of the very highest standard.

4. Creating places where you'll love to live both inside and out

Our light, open-plan properties are really adaptable – every room can suit a variety of lifestyles. Whether you want space for the kids to play or more room to entertain friends, our fantastic range of homes can give you that flexibility.

We also know our customers love green open spaces and we go to great lengths to maintain and enhance the local environment on our developments. In fact, we plant an average of 20 shrubs or trees for each home we build, creating a beautiful and sustainable environment to live in.

5. Our energy efficient homes could save you money

Every home we build is sustainable and energy efficient – minimising their impact on the environment, whilst reducing your energy costs too. Our homes could save you money by being 45% to 55% more energy efficient than a same sized older home – even after it's been modernised. As a result, you could save a staggering £1,312*** per year on your energy bill.

Find out more, talk to one of our Sales Advisers today.



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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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BDW004482/MAR24



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