

# FLEET GREEN

JENNY BROUGH LANE, HESSLE, EAST RIDING OF YORKSHIRE HU13 0JU



3 & 4 BEDROOM HOMES



## 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<sup>†</sup> 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.



## 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.



# FLEET GREEN, PHASE 2

## FLEET GREEN, HESSLE

-  Ellerton  
3 Bedroom Home
-  Buchanan  
3 Bedroom Home
-  Denby  
3 Bedroom Home
-  Moresby  
3 Bedroom Home
-  Windermere  
4 Bedroom Home
-  Radleigh  
4 Bedroom Home
-  Kingsley  
4 Bedroom Home
-  Ascot  
4 Bedroom Home
-  Halton  
4 Bedroom Home
-  Affordable Housing
- BS Bin Store



# ELLERTON

## 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 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)



### First Floor

Bedroom 1	3605 x 3688mm	11'10" x 12'1"
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)

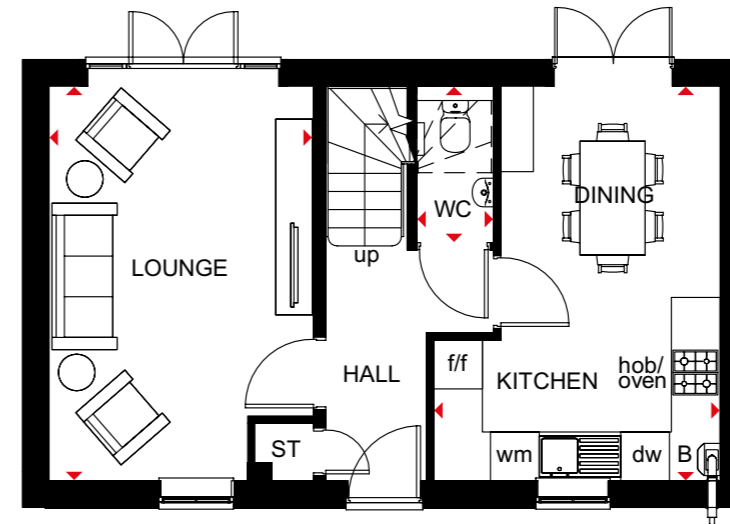
KEY			
B	Boiler	f/f	Fridge/freezer space
ST	Store	dw	Dishwasher space
wm	Washing machine space	w	Wardrobe space

# BUCHANAN

## 3 BEDROOM DETACHED HOME



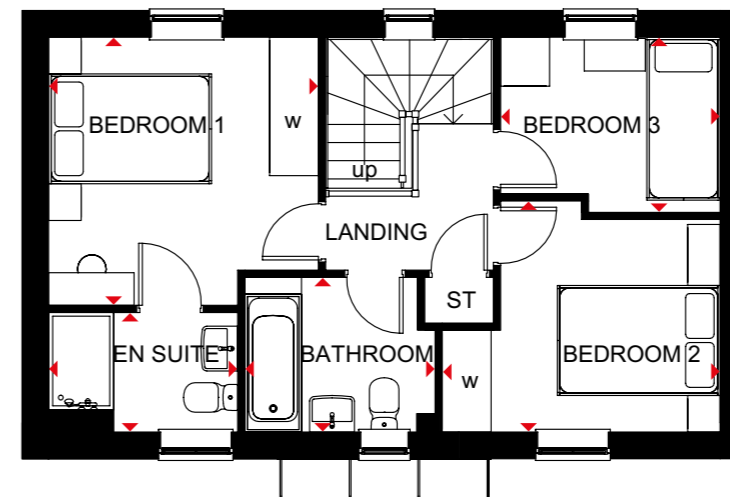
- A three bedroom home offering open-plan kitchen and dining area with French doors opening onto the rear garden
- Well-proportioned lounge with French doors leading to the garden
- First floor features two double bedrooms with en suite to main bedroom, single bedroom and family bathroom



### Ground Floor

Lounge	4848 x 3250mm	15'11" x 10'8"
Kitchen/Dining	3521 x 4848mm	11'7" x 15'11"
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)

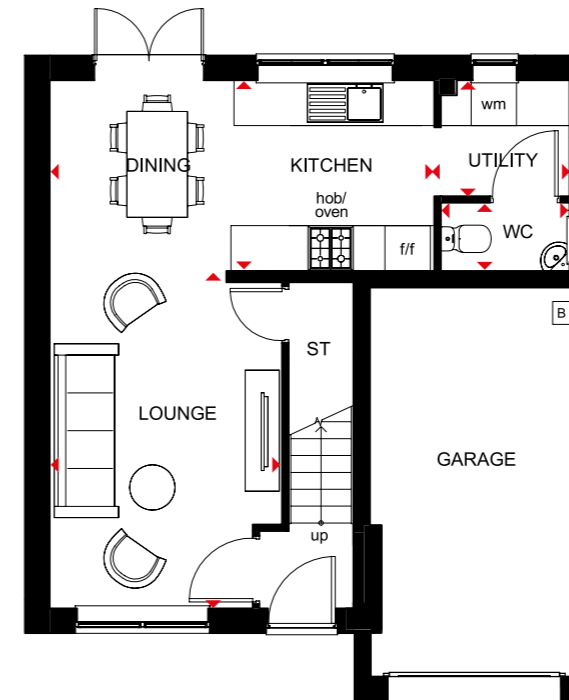
<b>KEY</b>	B	Boiler	wm	Washing machine space	◀▶ Dimension location
	ST	Store	f/f	Fridge/freezer space	
	w	Wardrobe space	dw	Dishwasher space	

# DENBY

## 3 BEDROOM DETACHED HOME



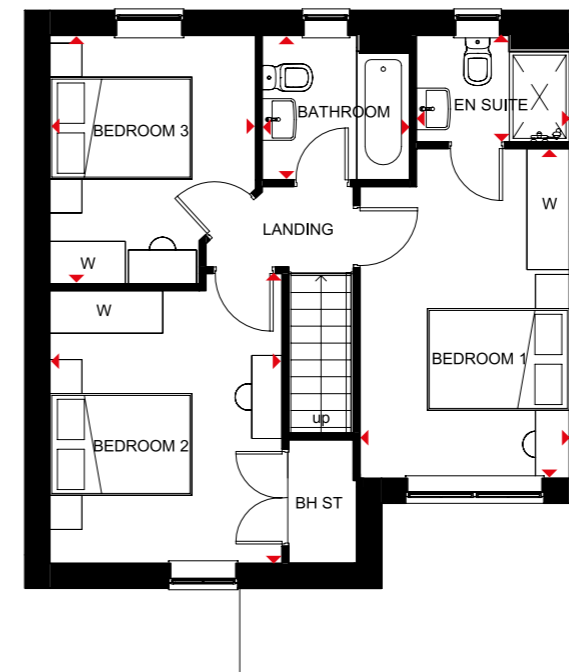
- Free-flowing living space creates a flexible family home
- Large windows and French doors to the rear garden give the open-plan lounge, dining area, kitchen and utility a bright and airy feeling
- Integral garage adds convenience and security
- Upstairs are three double bedrooms – the main bedroom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



### Ground Floor

Lounge	3072 x 4462mm	10'1" x 14'8"
Kitchen/Dining	5085 x 2523mm	16'8" x 8'3"
Utility	1789 x 1533mm	5'10" x 5'0"
WC	1701 x 903mm	5'7" x 3'0"

[Approximate dimensions]



### First Floor

Bedroom 1	2770 x 4361mm	9'1" x 14'4"
En Suite	2026 x 1412mm	6'8" x 4'8"
Bedroom 2	3072 x 3834mm	10'1" x 12'7"
Bedroom 3	2722 x 3289mm	8'11" x 10'9"
Bathroom	1950 x 1913mm	6'5" x 6'3"

[Approximate dimensions]

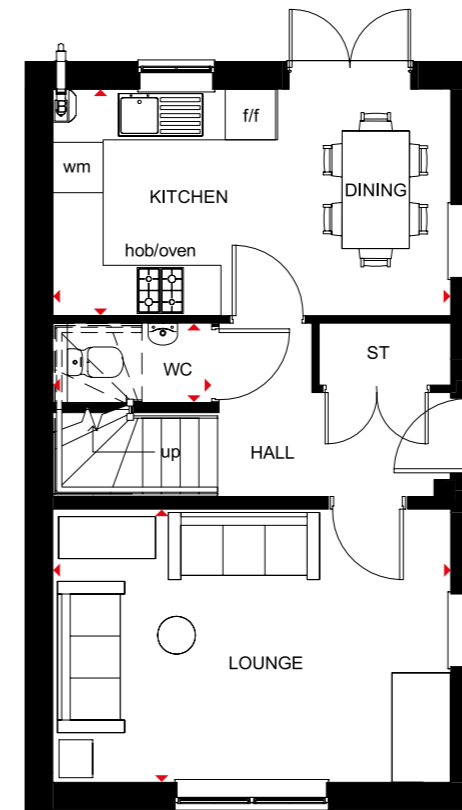
<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space
	ST	Store	w	Wardrobe
	wm	Washing machine space		

# MORESBY

## 3 BEDROOM DETACHED HOME



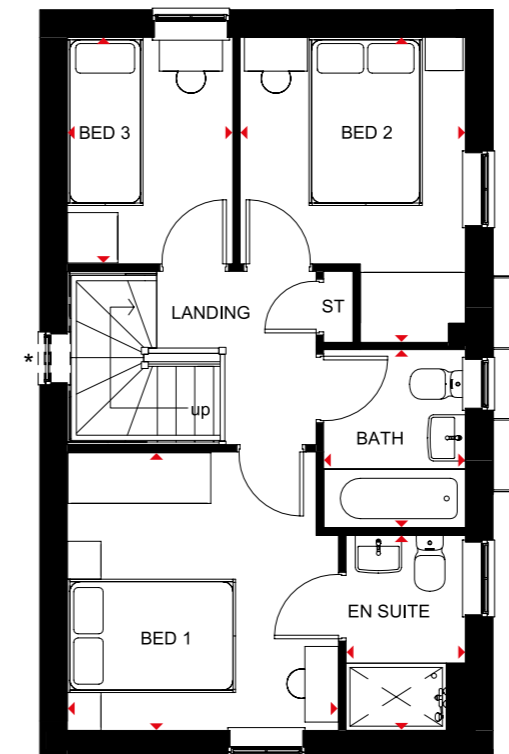
- A bright family home full of light and plenty of space
- The ground floor comprises a dual-aspect lounge and an open-plan kitchen with dining area opening onto the garden
- The first floor accommodates two double bedrooms, the main bedroom with en suite, a single bedroom and family bathroom



### Ground Floor

Lounge	4735 x 3250mm	15'6" x 10'8"
Kitchen/Dining	4735 x 2696mm	15'6" x 8'10"
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]

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

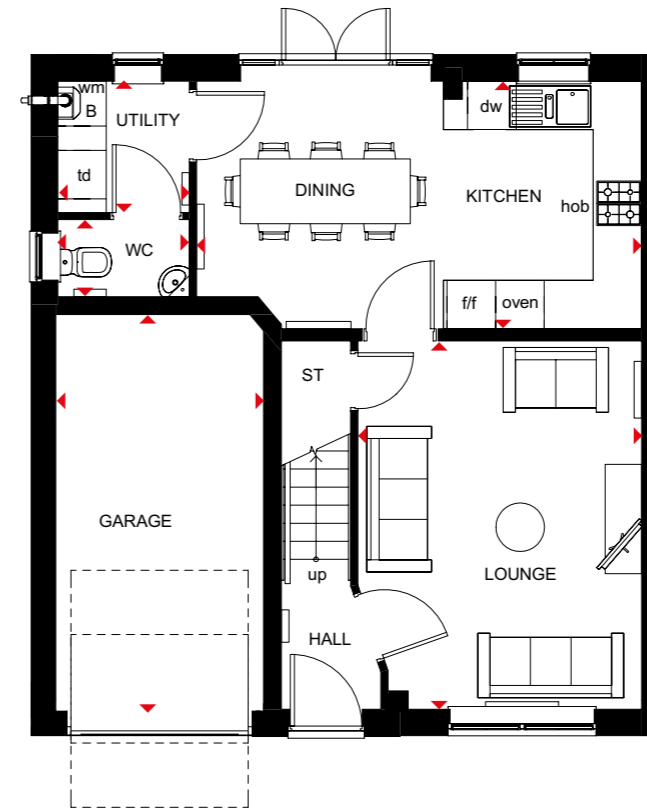
<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space
	ST	Store	◄►	Dimension location
	wm	Washing machine space		

# WINDERMERE

## 4 BEDROOM DETACHED HOME



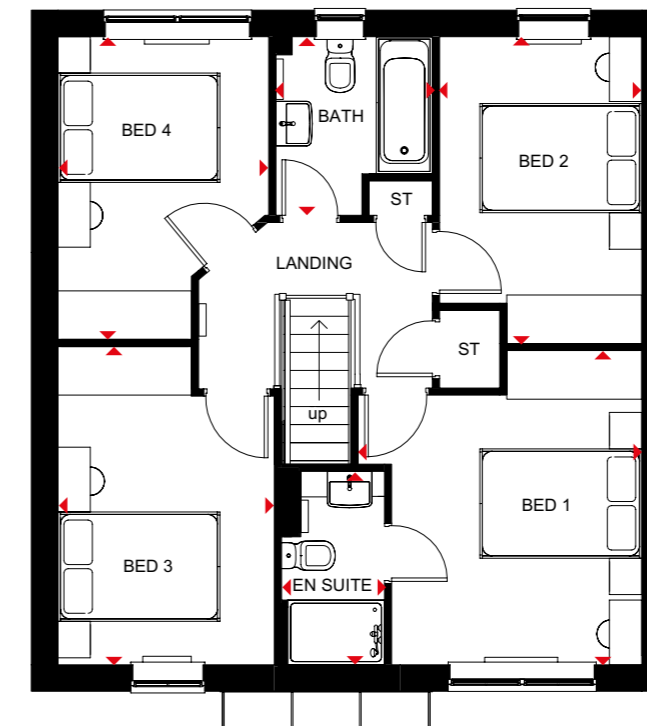
- Light flows into this bright, airy family home through oversized windows, giving a feeling of spaciousness
- The large open-plan kitchen is ideal for modern living with a dining area that has French doors leading to the garden, and a separate utility room
- A spacious lounge is the perfect place for all the family to relax in
- Upstairs are four double bedrooms, the main bedroom with en suite, and a family bathroom



### Ground Floor

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

[Approximate dimensions]



### First Floor

Bedroom 1	3506 x 3881mm	11'6" x 12'9"
En Suite	1272 x 2390mm	4'2" x 7'10"
Bedroom 2	2498 x 3791mm	8'2" x 12'5"
Bedroom 3	2675 x 3931mm	8'9" x 12'11"
Bedroom 4	2604 x 3739mm	8'7" x 12'3"
Bathroom	1934 x 2208mm	6'4" x 7'3"

[Approximate dimensions]

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

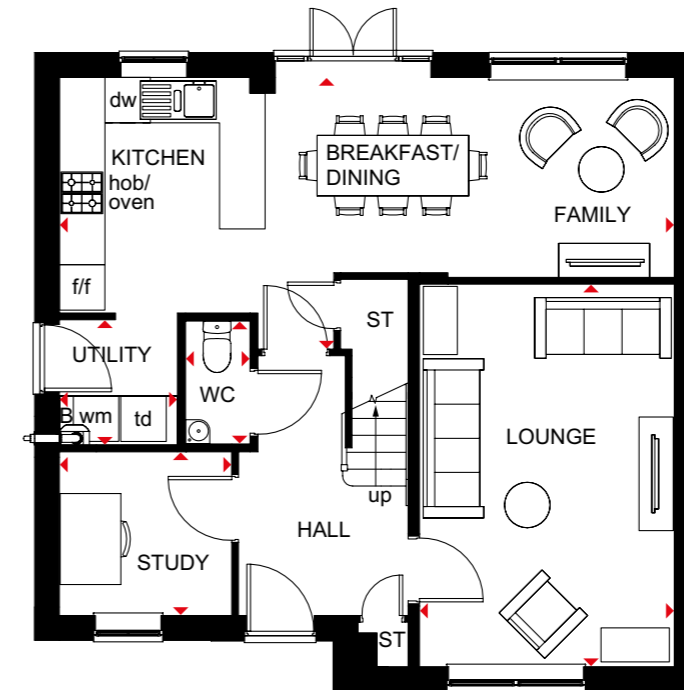


# RADLEIGH

## 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	3361 x 5046mm	11'0" x 16'7"
Kitchen/ Dining/Family	8110 x 3583mm	26'7" x 11'9"
Utility	1558 x 1655mm	5'1" x 5'5"
Study	2273 x 2158mm	7'5" x 7'1"
WC	884 x 1655mm	2'11" x 5'5"

[Approximate dimensions]



### First Floor

Bedroom 1	3570 x 3858mm	11'9" 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]

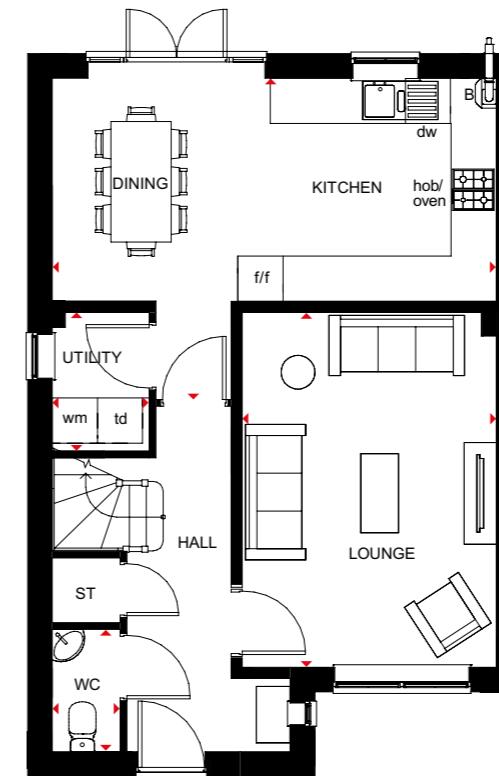
<b>KEY</b>	B	Boiler	wm	Washing machine space	dw	Dishwasher space
	ST	Store	w	Wardrobe space	td	Tumble dryer space
	CYL	Cylinder	f/f	Fridge/freezer space	◀▶	Dimension location

# KINGSLEY

## 4 BEDROOM DETACHED HOME



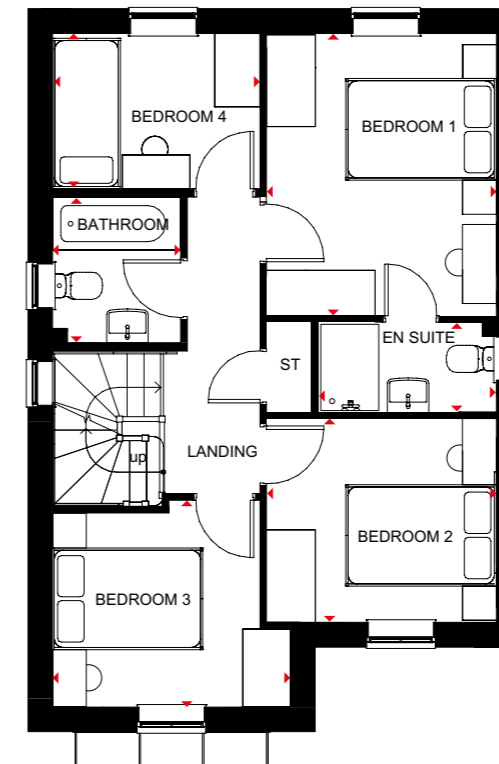
- Bright, airy family home with oversized windows to maximise light
- The large open-plan kitchen has a dining area with French doors leading to the garden. There is also a separate utility room
- The spacious lounge is just the place for the family to relax in
- Upstairs are three double bedrooms, the main bedroom 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	3053 x 3743mm	10'0" x 12'3"
En Suite	2366 x 1193mm	7'9" x 3'11"
Bedroom 2	3053 x 2708mm	10'0" x 8'11"
Bedroom 3	3160 x 2746mm	10'4" x 9'0"
Bedroom 4	2753 x 2064mm	9'0" x 6'9"
Bathroom	1700 x 1937mm	5'7" x 6'4"

[Approximate dimensions]

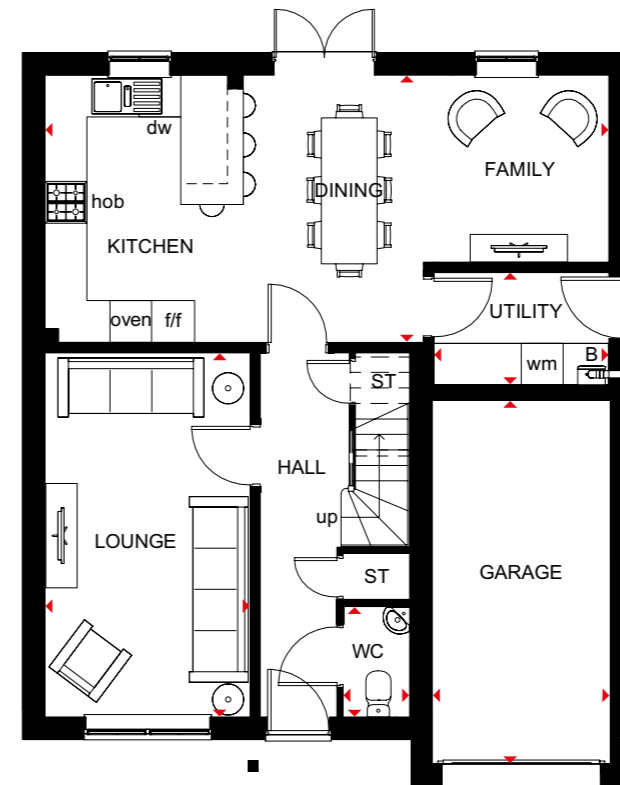
<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space	◀▶	Dimension location
	ST	Store	dw	Dishwasher space		
	wm	Washing machine space	td	Tumble dryer space		

# ASCOT

## 4 BEDROOM DETACHED HOME



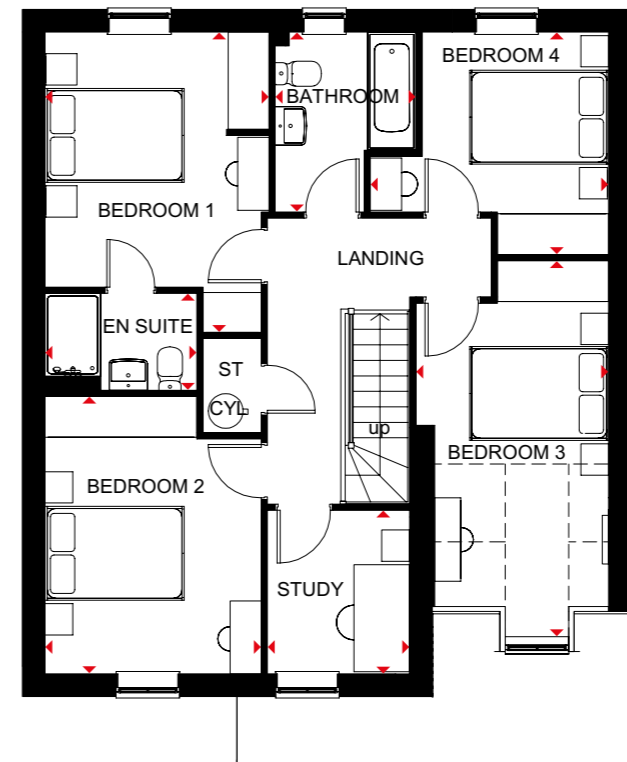
- Spacious family home designed for flexible modern living
- Large open-plan kitchen with dining and family areas, access to the rear garden and separate utility
- Front-aspect lounge with room for all the family to relax in, and integral garage for added security
- Four double bedrooms, the main bedroom with en suite, a family bathroom and a study are on the first floor



### Ground Floor

Lounge	2947 x 5240mm	9'8" x 17'2"
Kitchen/Dining/Family	8110 x 3845mm	26'7" x 12'7"
Utility	2515 x 1619mm	8'3" x 5'4"
WC	959 x 1603mm	3'2" x 5'3"
Garage	2565 x 5230mm	8'5" x 17'2"

(Approximate dimensions)



### First Floor

Bedroom 1	3222 x 4321mm	10'7" x 14'2"
En Suite	2185 x 1395mm	7'2" x 4'7"
Bedroom 2	3111 x 3993mm	10'2" x 13'1"
Bedroom 3*	2777 x 5437mm	9'1" x 17'10"
Bedroom 4	3430 x 3200mm	11'3" x 10'6"
Study	2046 x 2356mm	6'9" x 7'9"
Bathroom	2027 x 2588mm	6'8" x 8'6"

(Approximate dimensions)

\*Overall floor dimension includes lower ceiling areas.

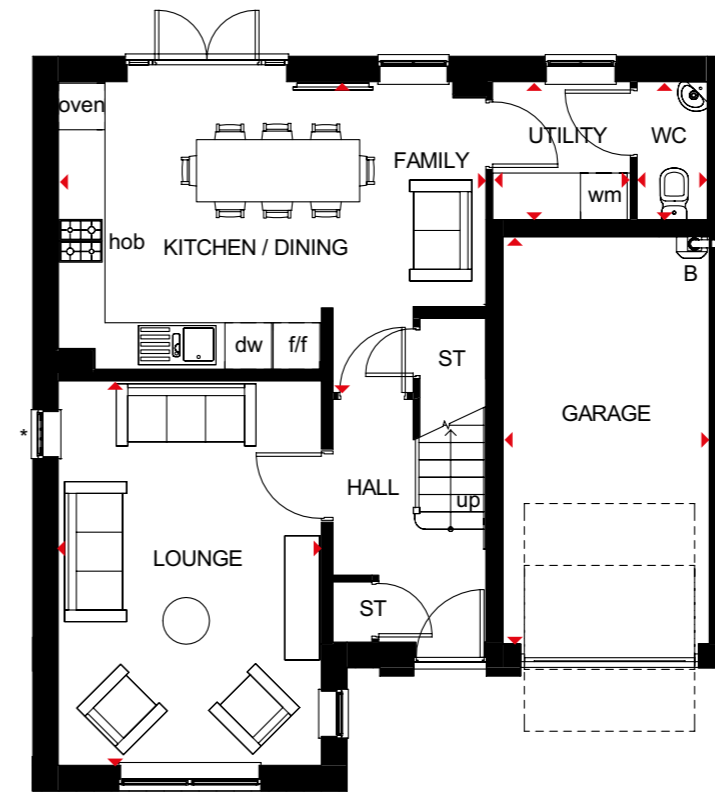
<b>KEY</b>	B	Boiler	wm	Washing machine space	◀▶	Dimension location
	ST	Store	f/f	Fridge/freezer space		
	CYL	Cylinder	dw	Dishwasher space		

# HALTON

## 4 BEDROOM DETACHED HOME



- A generously proportioned, bright and airy family home with integral garage
- The large open-plan kitchen has French doors leading to the rear garden from the dining and family areas; there is also a separate utility room
- The spacious lounge provides the perfect place for all the family to relax
- Upstairs there are four double bedrooms, the main with en suite, and a family bathroom

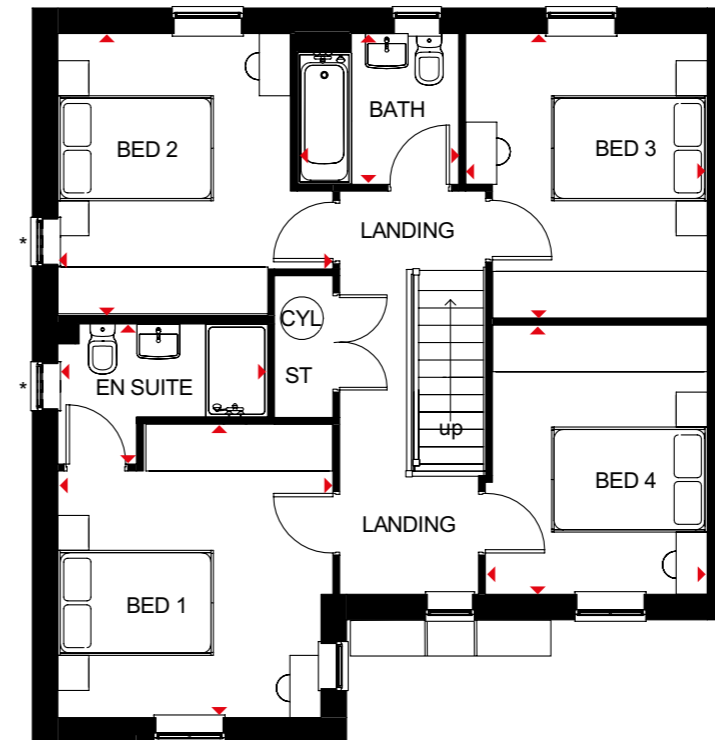


### Ground Floor

Lounge	3385 x 4943mm	11'1" x 16'3"
Kitchen/Dining/ Family	5501 x 4000mm	18'1" x 13'1"
WC	903 x 1776mm	3'0" x 5'10"
Utility	1771 x 1776mm	5'10" x 5'10"
Garage	5240 x 2655mm	17'2" x 8'9"

[Approximate dimensions]

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



### First Floor

Bedroom 1	3536 x 3780mm	11'7" x 12'5"
En Suite	2698 x 1801mm	8'10" x 5'11"
Bedroom 2	3627 x 3536mm	11'11" x 11'7"
Bedroom 3	3108 x 3660mm	10'2" x 12'0"
Bedroom 4	2853 x 3463mm	9'4" x 11'4"
Bathroom	2076 x 1939mm	6'10" x 6'4"

[Approximate dimensions]

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

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

# 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.



## 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 eighteenth 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, while reducing your energy costs too. Our homes could save you money by being 45% to 69% more energy efficient than a same-sized older home – even after it's been modernised. As a result, you could save a staggering £1,418\*\*\* per year on your energy bill.

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



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. Fleet Green is a marketing name only and may not be the designated postal address, which may be determined by The Post Office. \* "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-and-wider-work-program/customer-satisfaction-survey/latest-results/>), over 90% of Barratt Developments PLC group customer would recommend our brands to a friend. Barratt Development brands include Barratt London, Barratt Homes and David Wilson Homes. \*\*First 2 years covered by Builder Warranty or similar. Years 3-10 covered by NHBC Insurance or similar. Available on virtually all of our developments. Your statutory rights are unaffected. \*\*\*Refers to the Barratt Developments PLC Group brands. \*\*\*\*Costs based upon the comparison of a new build four-bed detached house built to 2010 regulations vs. Victorian property upgraded with modern-day improvements. An upgraded Victorian home means one which has the following improvements over original build specification: 200mm loft insulation, double glazing to half of all windows, a 72% efficient (non-condensing) gas boiler and insulated hot water cylinder. Source: Zero Carbon Hub and NHBC Foundation 2012.

# NEW HOMES QUALITY CODE

Housebuilders and developers who build new homes will be expected to register with the New Homes Quality Board (NHQB). As long as a housebuilder or developer has followed the correct registration process, including completing the necessary training, introducing a complaints procedure, and following other processes and procedures that are needed to meet the requirements of this New Homes Quality Code (the code), they will become a registered developer.

Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions of the New Homes Ombudsman, they may have action taken against them, including being removed from the register of registered developers.

The code sets out the requirements that registered developers must meet. The code may be updated from time to time to reflect changes to industry best practice as well as the decisions of the New Homes Ombudsman Service.

All homes built by registered developers must meet building-safety and other regulations. All registered developers should aim to make sure there are no snags or defects in their properties before the keys are handed over to a customer. If there are any snags or defects, these should be put right within the agreed timescales.

## WHAT THE CODE COVERS

For the purposes of this code, 'customer' means a person who is buying or intends to buy a new home which they will live in or give to another person. (If a new home is being bought in joint names, 'the customer' includes all the joint customers.) However, the New Homes Quality Board have also started work to consider other groups of customers and what they should be able to expect from a new home. This includes shared owners and people who are buying a new home to let to other people. Any changes the New Homes Quality Board make to the code to reflect the needs of other groups of customers will be developed through consultation, and they will continually assess and review the effectiveness of the code, and any new laws or regulations that apply. Other areas which are not covered by the code are claims for loss of property value or blight (where a property falls in value or becomes difficult to sell because of major public work in the area), personal injury or claims that are not covered by the scheme rules of the New Homes Ombudsman Service.



[barratthomes.co.uk](http://barratthomes.co.uk)

**0333 355 8466**



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