

MEADOW HILL

MEADOW HILL, THROCKLEY, NEWCASTLE UPON TYNE NE15 9DD



3 AND 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 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.



MEADOW HILL

DEVELOPMENT LAYOUT

	KESTREL	4 bedroom detached house
	NIGHTINGALE	3 bedroom detached house
	KENNFORD	4 bedroom detached house
	KINGSLEY	4 bedroom detached house
	STARLING	3 bedroom detached house
	MORESBY	3 bedroom detached / semi-detached house
	KINGSVILLE	3 bedroom semi-detached house
	MAIDSTONE	3 bedroom semi-detached house
	ELLERTON	3 bedroom semi-detached / terraced house



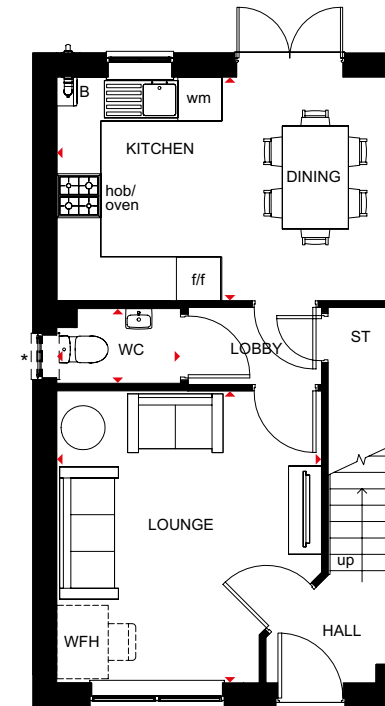
** Properties faced in stone.

ELLERTON

3 BEDROOM HOME



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

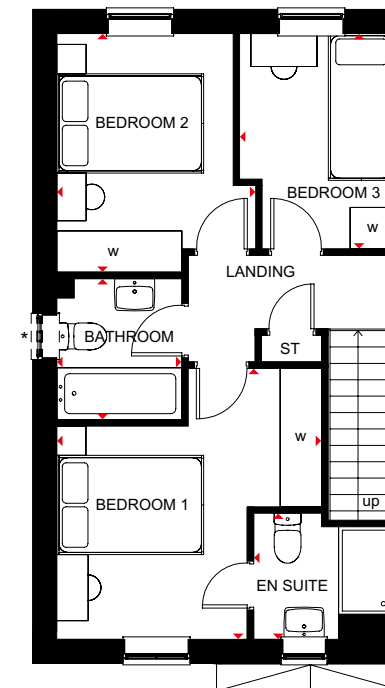


Ground Floor

Lounge	3605 x 3972mm	11'10" x 13'0"
Kitchen/Dining	4598 x 3048mm	15'1" x 10'0"
WC	1702 x 1050mm	5'7" x 3'5"

[Approximate dimensions]

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



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]

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

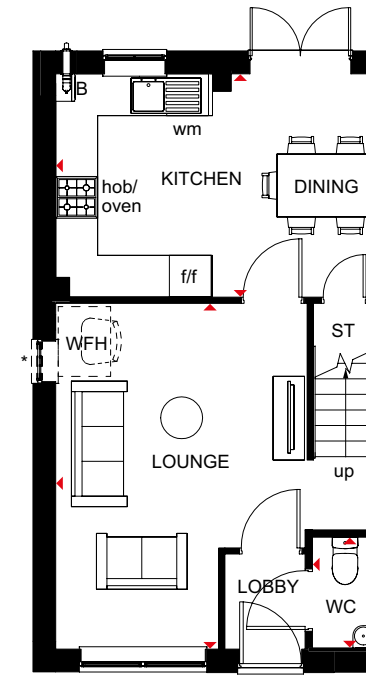
KEY	B	Boiler	f/f	Fridge/freezer space	◀▶	Dimension location
	ST	Store	w	Wardrobe space		
	wm	Washing machine space	WFH	Working from home space		

MAIDSTONE

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 bedroom with en suite – a single bedroom and family bathroom

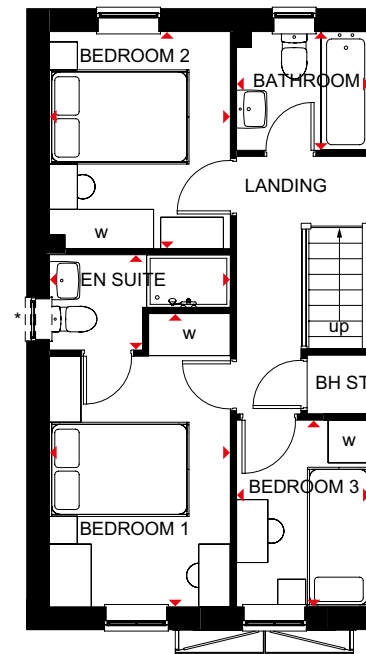


Ground Floor

Lounge	4598 x 4955mm	15'1" x 16'3"
Kitchen/Dining	4598 x 3202mm	15'1" x 10'6"
WC	935 x 1620mm	3'1" x 5'4"

[Approximate dimensions]

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



First Floor

Bedroom 1	2592 x 4204mm	8'6" x 13'10"
En Suite	2592 x 1365mm	8'6" x 4'6"
Bedroom 2	2592 x 3112mm	8'6" x 10'3"
Bedroom 3	1918 x 2676mm	6'4" x 8'9"
Bathroom	1918 x 1702mm	6'4" x 5'7"

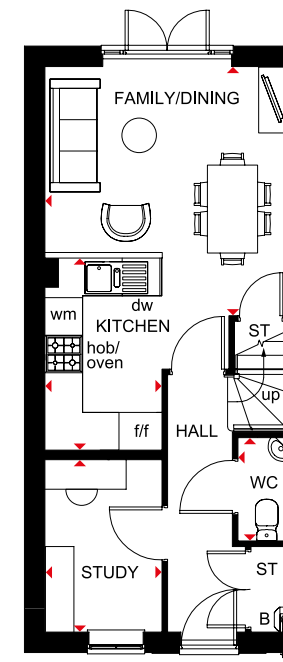
[Approximate dimensions]

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

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

KINGSVILLE

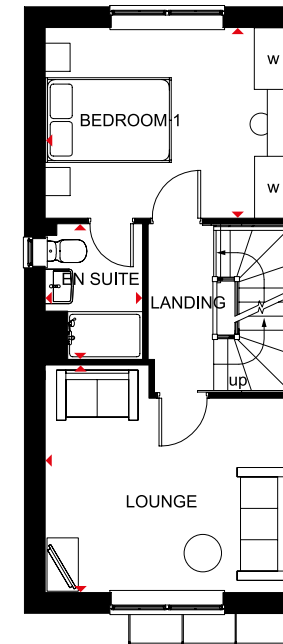
3 BEDROOM HOME



Ground Floor

Family/Dining	3913 x 3966mm	12'10" x 13'0"
Kitchen	1866 x 3066mm	6'1" x 10'0"
Study	1866 x 2757mm	6'1" x 9'0"
WC	881 x 1551mm	2'10" x 5'1"

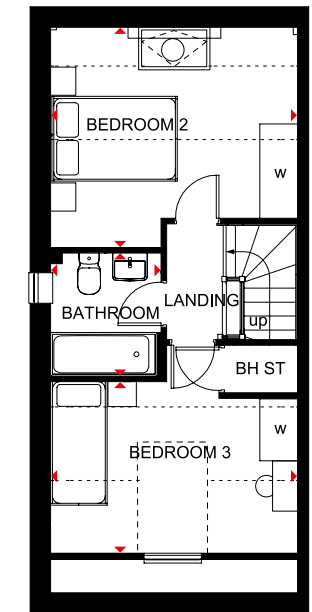
[Approximate dimensions]



First Floor

Bedroom 1	3056 x 3941mm	10'0" x 12'11"
En Suite	1562 x 2144mm	5'1" x 7'0"
Lounge	3625 x 3951mm	11'10" x 12'11"

[Approximate dimensions]



Second Floor

Bedroom 2	3503 x 3951mm*	11'6" x 12'11"*
Bedroom 3	2744 x 3951mm*	9'0" x 12'11"*
Bathroom	1800 x 1963mm	5'11" x 6'5"

[Approximate dimensions]

*Overall floor dimension includes lower ceiling areas.

- An ideal family home designed over three floors
- A generous open-plan kitchen with dining and family areas, and a 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

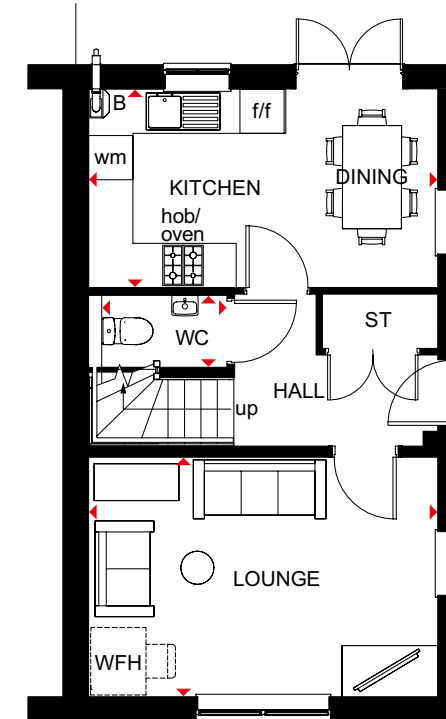
KEY	B	Boiler	wm	Washing machine space	RL	Roof light
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	BH ST	Bulkhead Store	dw	Dishwasher space		

MORESBY

3 BEDROOM HOME



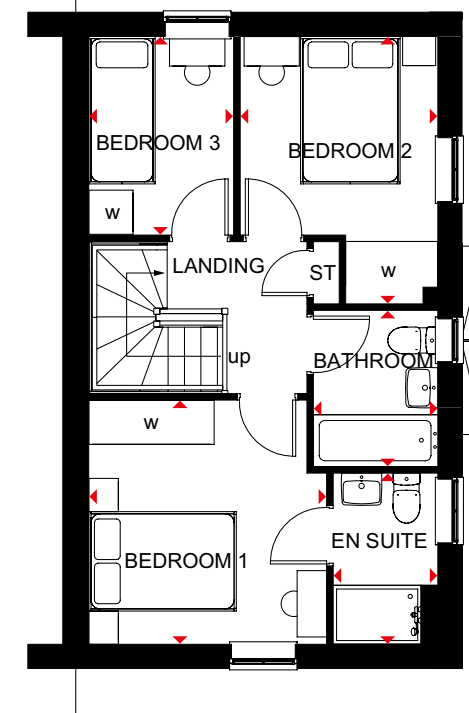
- A bright family home full of light and plenty of space
- The ground floor comprises a dual-aspect lounge and an open-plan kitchen with dining area opening onto the garden
- The first floor accommodates two double bedrooms, the main with en suite, a single bedroom and family bathroom



Ground Floor

Lounge	4737 x 3250mm	15'6" x 10'8"
Kitchen/Dining	4737 x 2696mm	15'6" x 8'10"
WC	1682 x 976mm	5'6" x 3'2"

[Approximate dimensions]



First Floor

Bedroom 1	3229 x 3312mm	10'7" x 10'10"
En Suite	1421 x 2322mm	4'8" x 7'7"
Bedroom 2	2682 x 3628mm	8'10" x 11'11"
Bedroom 3	1968 x 2696mm	6'5" x 8'10"
Bathroom	1688 x 2120mm	5'6" x 6'11"

[Approximate dimensions]

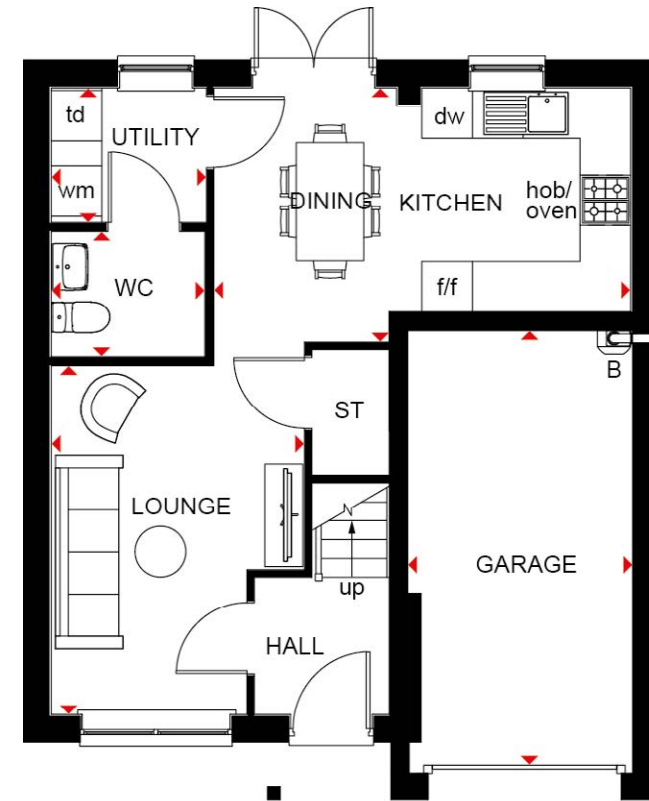
KEY	B	Boiler	f/f	Fridge/freezer space	◀▶ Dimension location
	ST	Store	w	Wardrobe space	
	wm	Washing machine space	WFH	Working from home space	

STARLING

3 BEDROOM DETACHED HOME



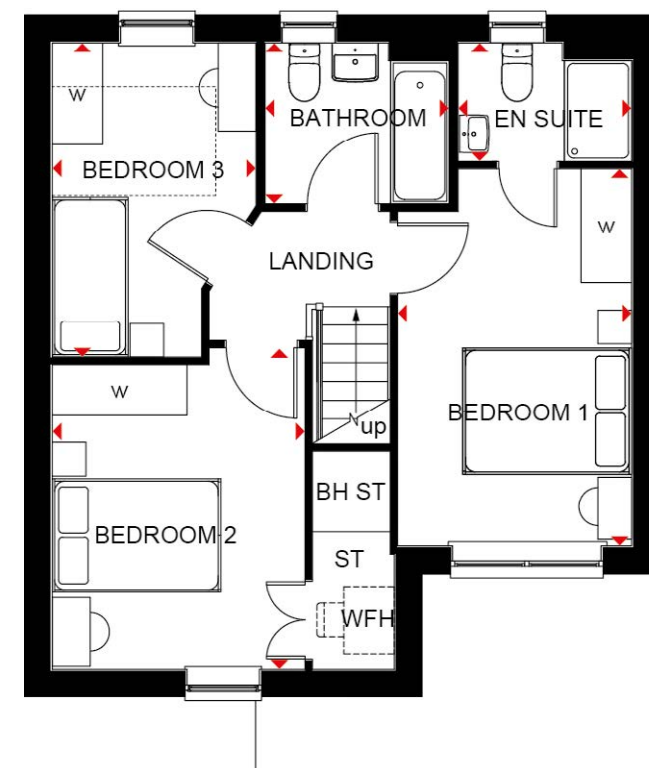
- Free-flowing living space creates a flexible family home
- Large windows and French doors to the rear garden gives the open-plan lounge, dining area and kitchen a bright and airy feeling
- Integral garage adds convenience and security
- Upstairs are three bedrooms – the main with en suite – and the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



Ground Floor

Kitchen/Dining	3016 x 4944mm	9'11" x 16'3"
Lounge	4139 x 3304mm	13'7" x 10'10"
Utility	1600 x 1840mm	5'3" x 6'0"
WC	1450 x 1788mm	4'9" x 5'10"
Garage	5155 x 2668mm	16'11" x 8'9"

[Approximate dimensions]



First Floor

Bedroom 1	4476 x 2775mm	14'8" x 9'1"
En Suite	1159 x 2022mm	3'10" x 6'8"
Bedroom 2	3001 x 3612mm	9'10" x 11'10"
Bedroom 3	3735 x 2420mm	12'3" x 7'11"
Bathroom	1876 x 2150mm	6'2" x 7'1"

[Approximate dimensions]

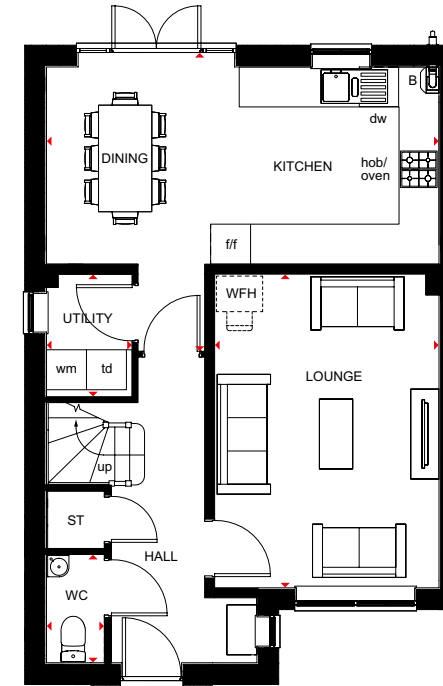
KEY	B	Boiler	wm	Washing machine space	w	Wardrobe space
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	BH ST	Bulkhead store	dw	Dishwasher space		

KINGSLEY

4 BEDROOM DETACHED HOME



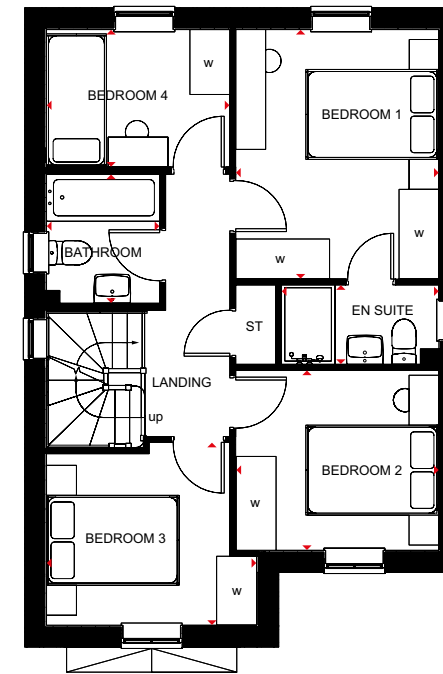
- Bright, airy family home with oversized windows to maximise light
- The large open-plan kitchen has a dining area with French doors leading to the garden. There is also a separate utility room
- The spacious lounge is just the place for the family to relax in
- Upstairs are three double bedrooms, the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



Ground Floor

Kitchen/Dining	5895 x 4268mm	19'4" x 14'0"
Lounge	3370 x 4710mm	11'6" x 15'5"
Utility	1287 x 1841mm	4'2" x 6'0"
WC	904 x 1627mm	2'11" x 5'4"

[Approximate dimensions]



First Floor

Bedroom 1	3054 x 3745mm	10'0" x 12'3"
En Suite	2365 x 1190mm	7'9" x 3'10"
Bedroom 2	3054 x 2705mm	10'0" x 8'10"
Bedroom 3	3160 x 2727mm	10'4" x 8'11"
Bedroom 4	2754 x 2065mm	9'0" x 6'9"
Bathroom	1700 x 1937mm	5'6" x 6'4"

[Approximate dimensions]

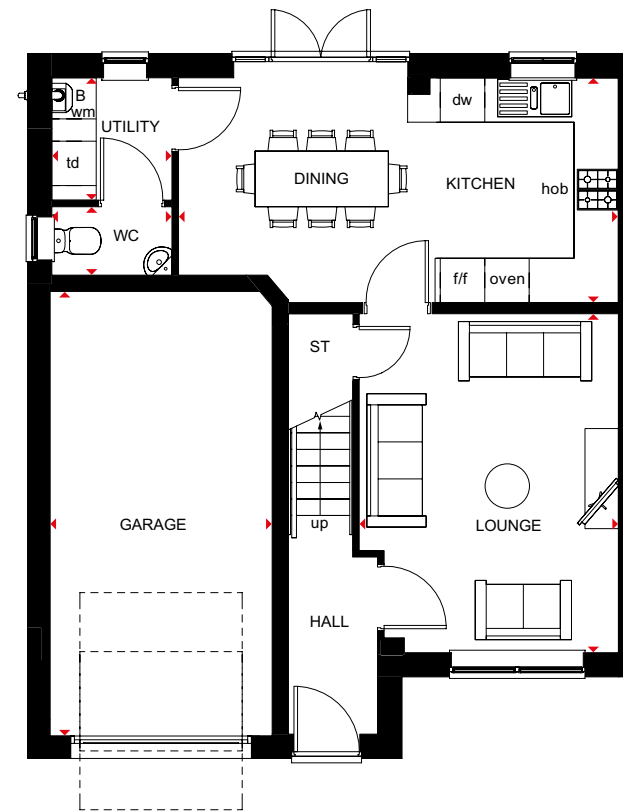
KEY	B	Boiler	f/f	Fridge/freezer space	w	Wardrobe space
	ST	Store	dw	Dishwasher space	WFH	Working from home space
	wm	Washing machine space	td	Tumble dryer space	◀▶	Dimension location

KENNFORD

4 BEDROOM DETACHED HOME



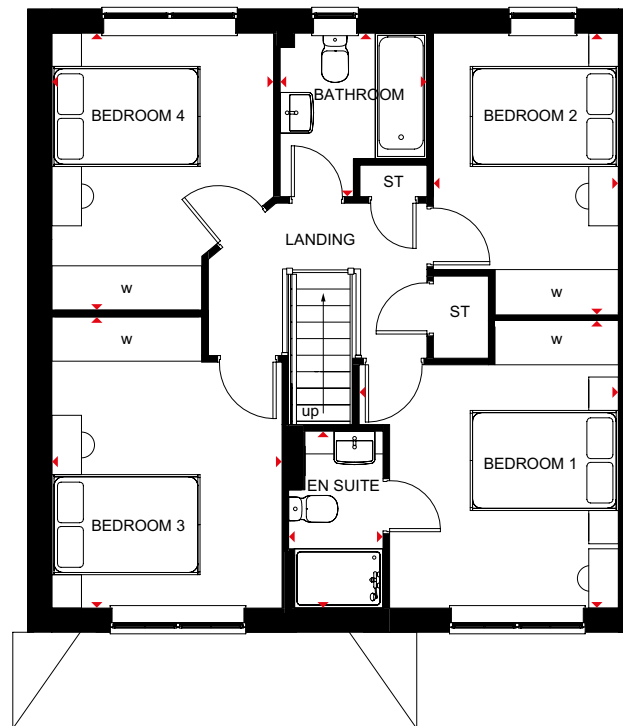
- Spacious and practical family home designed for modern living
- Flexible, open-plan kitchen with dining area and french doors to the rear garden, and a separate utility room
- Good-sized lounge provides room for all the family to relax in, while an integral garage adds security and convenience
- First floor has four double bedrooms, the main bedroom with en suite, and the family bathroom



Ground Floor

Lounge	4573 x 3500mm	15'0" x 11'6"
Kitchen/Dining	3035 x 5938mm	9'11" x 19'6"
Utility	1652 x 1623mm	5'5" x 5'4"
WC	923 x 1623mm	3'0" x 5'4"
Garage	6000 x 3000mm	19'8" x 9'10"

[Approximate dimensions]



First Floor

Bedroom 1	3500 x 3881mm	11'6" x 12'9"
En Suite	2387 x 1276mm	7'10" x 4'2"
Bedroom 2	2498 x 3791mm	8'2" x 12'5"
Bedroom 3	3931 x 3107mm	12'11" x 10'2"
Bedroom 4	3739 x 2994mm	12'3" x 9'10"
Bathroom	1980 x 2208mm	6'6" x 7'3"

[Approximate dimensions]

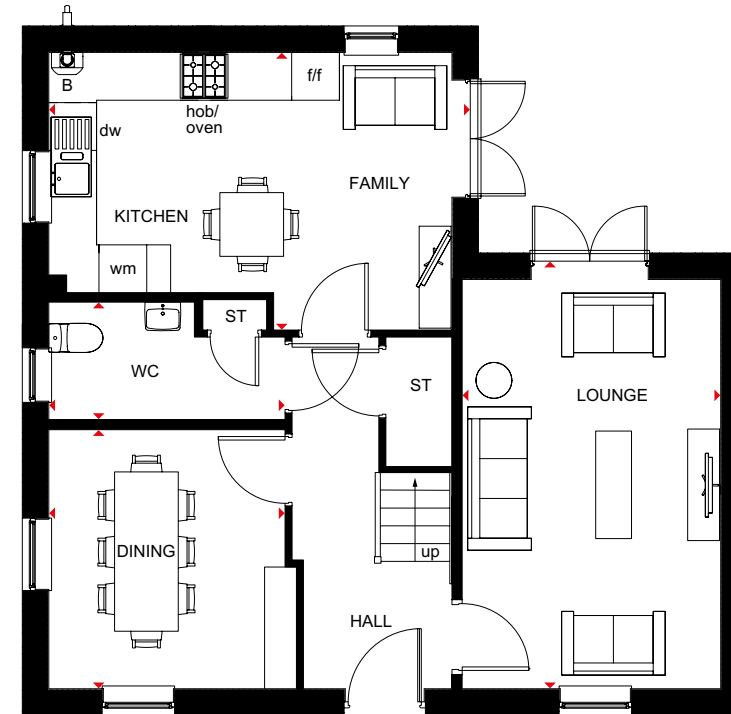
KEY	B	Boiler	f/f	Fridge/freezer space	w	Wardrobe space
	ST	Store	dw	Dishwasher space	◀▶	Dimension location
	wm	Washing machine space	td	Tumble dryer space		

NIGHTINGALE

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 gives a bright and airy feeling, and there is a separate dual-aspect dining room and convenient WC
- Upstairs are three double bedrooms, the main bedroom with en suite, a family bathroom and a single bedroom



Ground Floor

Kitchen/Family	3485 x 5293mm	11'5" x 16'7"
Dining	3252 x 2967mm	10'8" x 9'9"
Lounge	5138 x 3247mm	16'10" x 10'8"
WC	1474 x 2967mm	4'10" x 9'9"

(Approximate dimensions)



First Floor

Bedroom 1	3348 x 3975mm	11'0" x 13'0"
En Suite	2757 x 1000mm	9'1" x 3'3"
Bedroom 2	2832 x 4518mm	9'3" x 14'10"
Bedroom 3	3084 x 3832mm	8'10" x 12'7"
Bedroom 4	2351 x 2330mm	7'9" x 7'2"
Bathroom	2171 x 2875mm	7'1" x 9'5"

(Approximate dimensions)

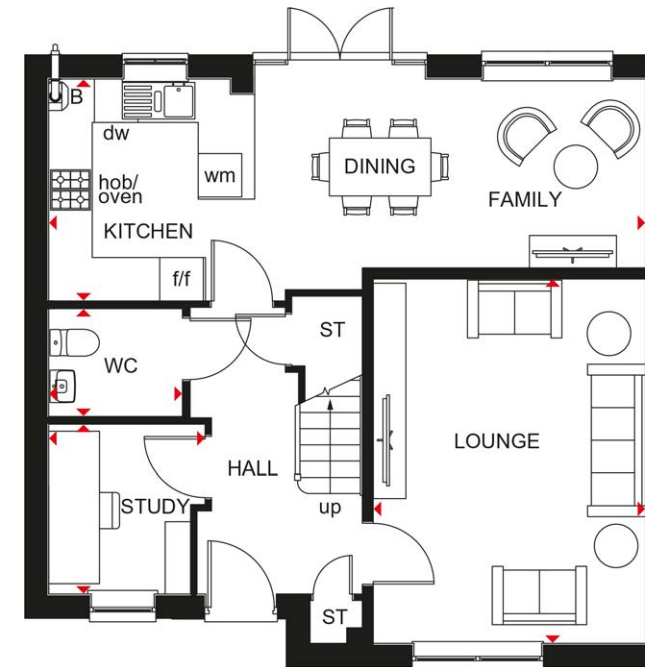
KEY	B Boiler	f/f Fridge/freezer space	◀▶ Dimension location
	ST Store	dw Dishwasher space	
	wm Washing machine space	w Wardrobe space	

KESTREL

4 BEDROOM DETACHED HOME



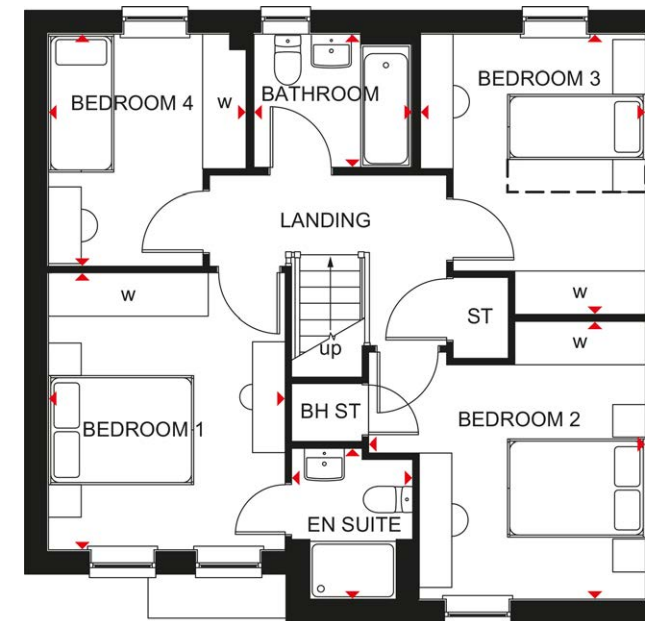
- A bright and airy family home
- The open-plan kitchen dining and family room features French doors leading to the garden
- A spacious lounge, separate study and WC are also on the ground floor
- Upstairs are two double bedrooms, the main bedroom with en suite, two further single bedrooms and a family bathroom



Ground Floor

Lounge	5018 x 3753mm	16'6" x 12'4"
Kitchen/ Family/Dining	3061 x 8223mm	10'1" x 27'0"
Study	2341 x 1955mm	7'8" x 6'5"
WC	1484 x 1842mm	4'10" x 6'1"

[Approximate dimensions]



First Floor

Bedroom 1	3815 x 3260mm	12'6" x 10'8"
En Suite	2075 x 1668mm	6'10" x 5'6"
Bedroom 2	3825 x 3814mm	12'7" x 12'6"
Bedroom 3	3809 x 3100mm	12'6" x 10'2"
Bedroom 4	3194 x 2722mm	10'6" x 8'11"
Bathroom	1834 x 2184mm	6'0" x 7'2"

[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		

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 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.



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. [Meadow Hill] is a marketing name only and may not be the designated postal address, which may be determined by The Post Office. †Train times are from National Rail Enquiries website. All distances/journey times are approximate and are from Google Maps. **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

0333 355 8470



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