

PARISH BROOK

ENGINE LANE, NAILSEA, BRISTOL BS48 4RH



A DEVELOPMENT OF 2, 3 AND 4 BEDROOM HOMES

PARISH BROOK

ENGINE LANE, NAILSEA, SOMERSET

- Kenford Special**
2 Bedroom Home
- Maidstone Special**
3 Bedroom Home
- Ellerton Special**
3 Bedroom Home
- Moresby Special**
3 Bedroom Home
- Kingsville Special**
4 Bedroom Home
- Kingsley Special**
4 Bedroom Home
- Woodcote Special**
4 Bedroom Home
- Hesketh Special**
4 Bedroom Home
- Affordable Housing**
Rented
- Affordable Housing**
Shared Ownership
- * Bin Collection Point**
- V Visitor Parking**
- S/S Sub Station**

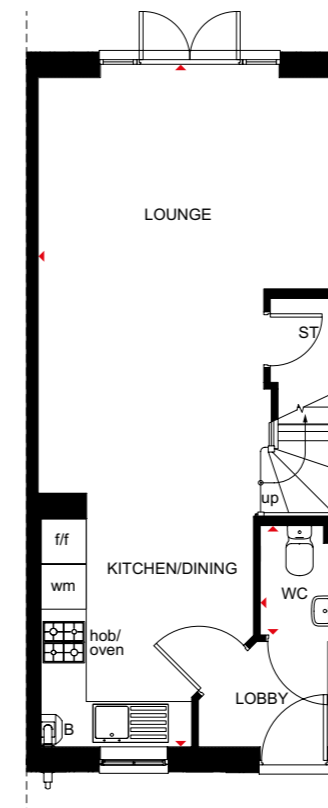


KENFORD SPECIAL

2 BEDROOM HOME



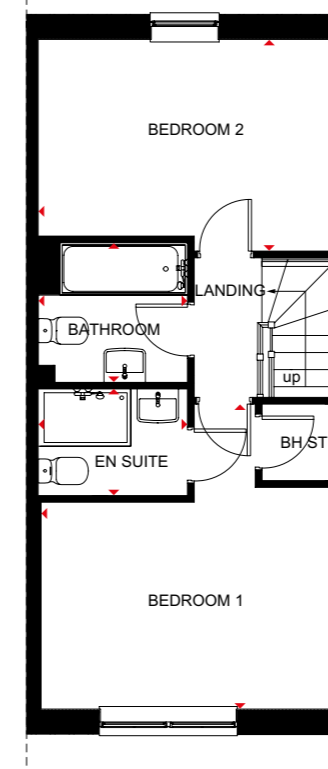
- Free-flowing living space creates a flexible home, ideal for first-time buyers and downsizers
- French doors lead to the rear garden giving the open-plan lounge, dining area and fitted kitchen a bright and airy feeling
- Upstairs are two good sized bedrooms, the main with en suite, and the bathroom



Ground Floor

Lounge/ Kitchen/Dining	3920 x 9071mm	12'8" x 29'8"
WC	1039 x 1497mm	3'4" x 4'9"

[Approximate dimensions]



First Floor

Bedroom 1	3958 x 4048mm	12'9" x 13'3"
En Suite	1953 x 1414mm	6'4" x 4'6"
Bedroom 2	3958 x 2811mm	12'9" x 9'2"
Bathroom	1953 x 1853mm	6'4" x 6'1"

[Approximate dimensions]

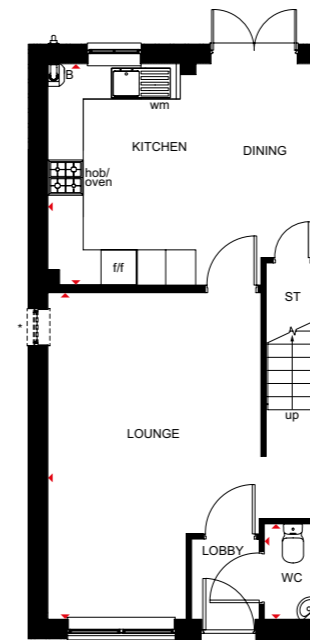
KEY	B	Boiler	wm	Washing machine space
	ST	Store	f/f	Fridge/freezer space
	BH ST	Bulkhead store	◀▶	Dimension location

MAIDSTONE SPECIAL

3 BEDROOM HOME



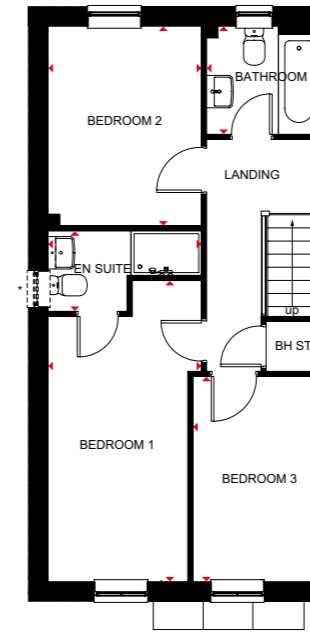
- An ideal family home designed with plenty of space for modern living
- The ground floor comprises a good-sized lounge and an open-plan kitchen with dining area and French doors leading to the garden
- The first floor has two good sized bedrooms, the main with en suite, and a family bathroom



Ground Floor

Lounge	4613 x 5549mm	15'1" x 18'5"
Kitchen/Dining	4575 x 3763mm	15'0" x 13'0"
WC	935 x 1620mm	3'2" x 5'3"

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



First Floor

Bedroom 1	2607 x 5118mm	8'6" x 16'8"
En Suite	2607 x 1365mm	8'6" x 4'7"
Bedroom 2	2607 x 3393mm	8'6" x 11'1"
Bedroom 3	2150 x 3487mm	7'1" x 11'4"
Bathroom	1918 x 1837mm	6'3" x 6'0"

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

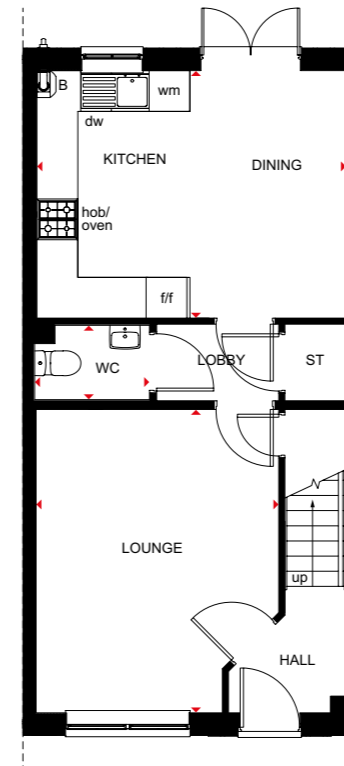
KEY	B	Boiler	wm	Washing machine space
	ST	Store	f/f	Fridge/freezer space
	BH ST	Bulkhead store	◀▶	Dimension location

ELLERTON SPECIAL

3 BEDROOM HOME



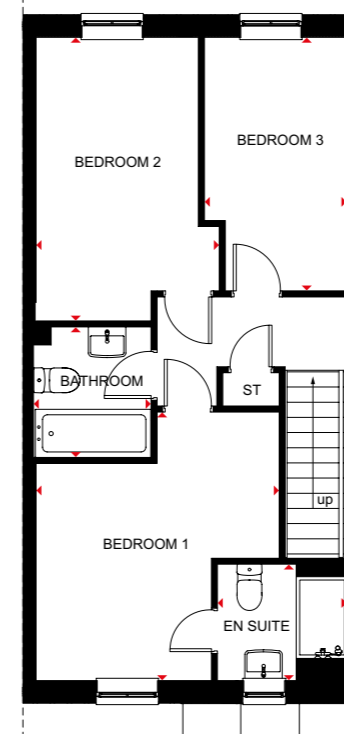
- Bright, practical home, ideal for modern family living
- Large, open-plan kitchen with ample dining space has French doors leading to the rear garden
- Good-sized living room for all the family to relax in
- Upstairs, the main bedroom has an en suite shower room, and there are two further bedrooms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



Ground Floor

Kitchen/Dining	4575 x 3642mm*	15'0" x 12'5"
Lounge	3582 x 4465mm	11'8" x 14'6"
WC	1680 x 1093mm	5'5" x 3'9"

[Approximate dimensions]
* Unless measured from wall to door



First Floor

Bedroom 1	3582 x 3945mm	11'8" x 12'9"
En Suite	1900 x 1710mm	6'2" x 5'6"
Bedroom 2	2703 x 4166mm	8'9" x 13'7"
Bedroom 3	2091 x 3725mm	6'9" x 12'2"
Bathroom	1690 x 1917mm	5'5" x 6'3"

[Approximate dimensions]

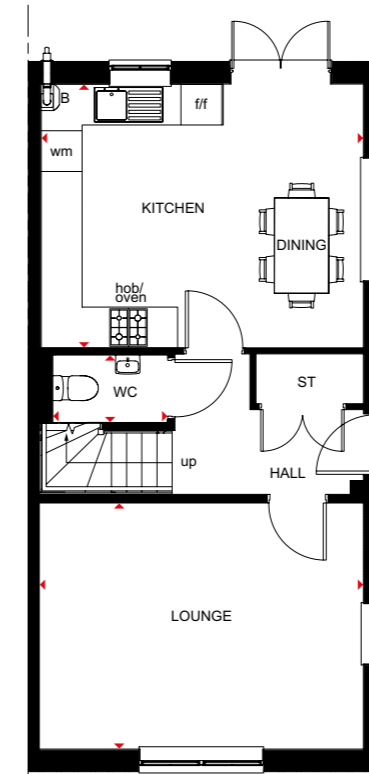
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location

MORESBY SPECIAL

3 BEDROOM HOME



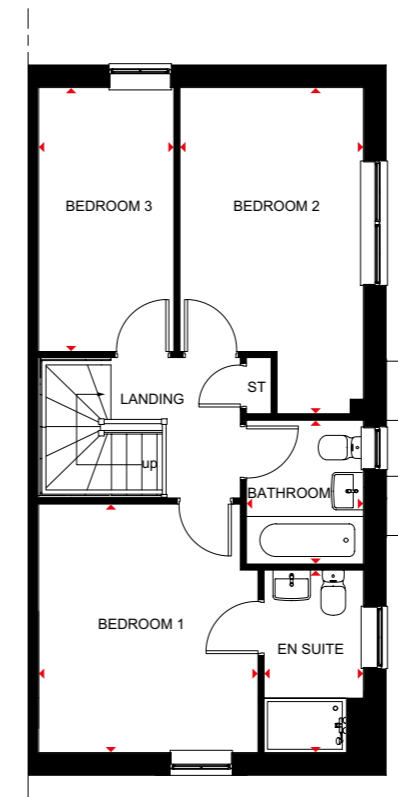
- A bright family home, full of light and plenty of space
- The ground floor comprises a dual-aspect lounge and an open-plan kitchen with dining area opening onto the garden
- The first floor has three bedrooms, the generous main bedroom with en suite, and a family bathroom



Ground Floor

Lounge	4772 x 3615mm	15'7" x 11'9"
Kitchen/Dining	4732 x 3877mm	15'5" x 13'4"
WC	1761 x 973mm	5'8" x 3'2"

[Approximate dimensions]



First Floor

Bedroom 1	3223 x 3652mm	10'6" x 11'9"
En Suite	1461 x 2683mm	4'9" x 8'8"
Bedroom 2	2697 x 4793mm	8'8" x 15'7"
Bedroom 3	1985 x 3877mm	6'5" x 12'7"
Bathroom	1720 x 2113mm	5'6" x 6'9"

[Approximate dimensions]

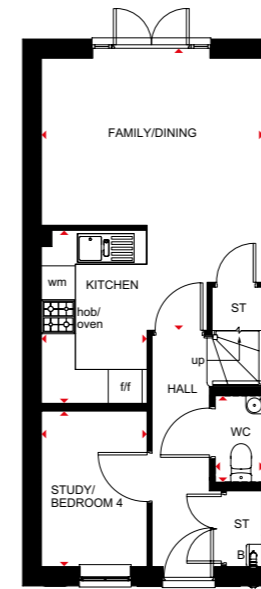
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	◀▶	Dimension location
	wm	Washing machine space		

KINGSVILLE SPECIAL

4 BEDROOM HOME



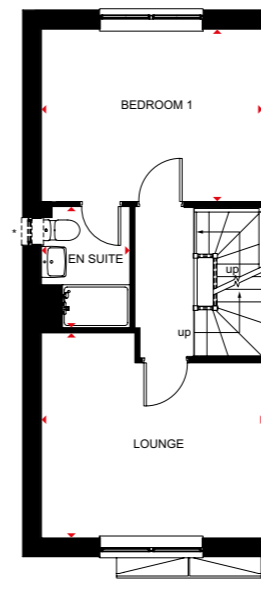
- An attractive family home designed over three floors
- The ground floor has a kitchen with family and dining areas and French doors leading to the garden, and a bedroom or study
- The spacious lounge is upstairs on the first floor, along with the main bedroom with en suite
- The second floor has two good-sized bedrooms and a bathroom



Ground Floor

Kitchen	1866 x 3060mm	6'1" x 10'0"
Family/Dining	3913 x 5010mm	12'8" x 16'4"
Study/Bedroom 4	1866 x 2748mm	6'1" x 9'0"
WC	860 x 1527mm	2'8" x 5'0"

[Approximate dimensions]

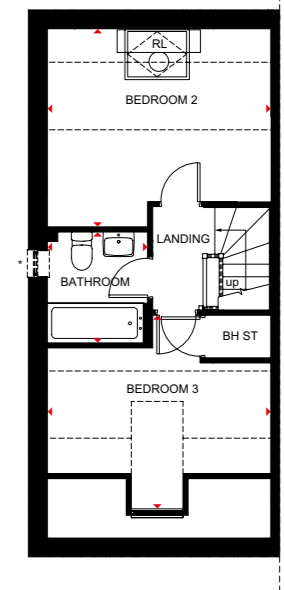


First Floor

Lounge	3951 x 3625mm	12'9" x 11'9"
Bedroom 1	3913 x 3100mm	12'8" x 10'2"
En Suite	1562 x 2144mm	5'1" x 7'0"

[Approximate dimensions]

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



Second Floor

Bedroom 2	3951** x 3503mm	12'9"*** x 11'5"
Bedroom 3	3951** x 3425mm	12'9"*** x 11'2"
Bathroom	1963** x 1773mm	6'4"*** x 5'8"

[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.

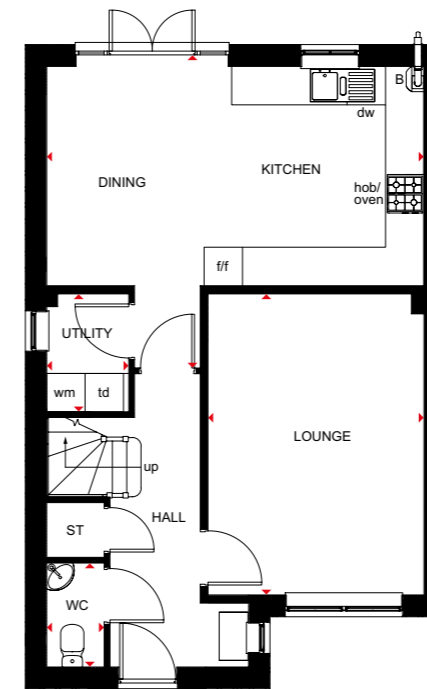
KEY	B	Boiler	wm	Washing machine space	◀▶	Dimension location
	ST	Store	f/f	Fridge/freezer space		
	BH ST	Bulkhead store	RL	Roof light		

KINGSLEY SPECIAL

4 BEDROOM HOME



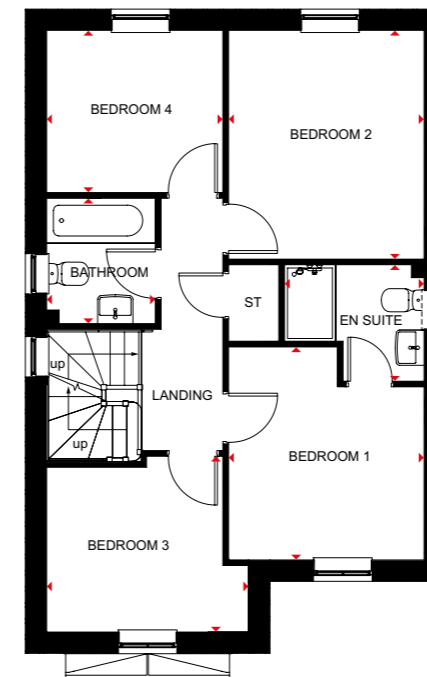
- Bright, airy family home with an oversized window to maximise light
- The large open-plan kitchen has a dining area with French doors leading to garden. There is also a separate utility room
- The spacious lounge is just the place for the family to relax in
- Upstairs are four bedrooms, the main bedroom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



Ground Floor

Lounge	3370 x 4694mm	11'1" x 15'4"
Kitchen/Dining	5885 x 4908mm	19'3" x 16'1"
Utility	1282 x 1839mm	4'2" x 6'0"
WC	943 x 1622mm	3'1" x 5'3"

[Approximate dimensions]



First Floor

Bedroom 1	3049 x 3323mm	10'0" x 10'9"
En Suite	2176 x 1816mm	7'1" x 5'6"
Bedroom 2	3049 x 3568mm	10'0" x 11'7"
Bedroom 3	3150 x 2742mm	10'3" x 9'0"
Bedroom 4	2749 x 2530mm	9'0" x 8'3"
Bathroom	1695 x 1957mm	5'6" x 6'4"

[Approximate dimensions]

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

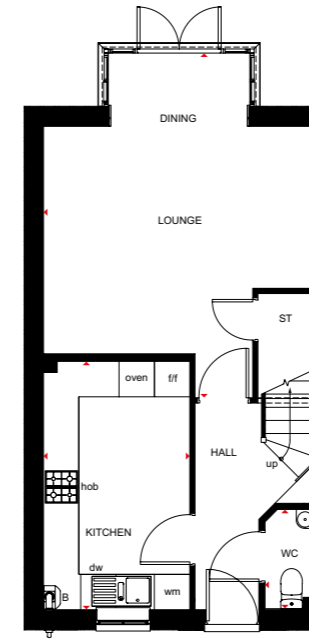
KEY	B	Boiler	i/f	Fridge/freezer space	◀▶ Dimension location
	ST	Store	dw	Dishwasher space	
	wm	Washing machine space	td	Tumble dryer space	

WOODCOTE SPECIAL

4 BEDROOM HOME



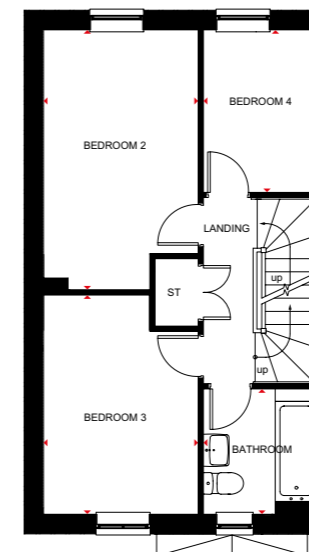
- Spacious home, perfectly designed over three floors for modern living
- A glazed bay in the lounge and dining area opens onto the rear garden and a fitted kitchen includes room for a breakfast area
- Three bedrooms and a bathroom are on the first floor
- Exceptionally spacious main bedroom with en suite and dressing area takes up the entire second floor



Ground Floor

Kitchen	2481 x 4211mm	8'1" x 13'8"
Lounge/Dining	4623 x 5864mm	15'1" x 19'2"
WC	851 x 1683mm	2'8" x 5'5"

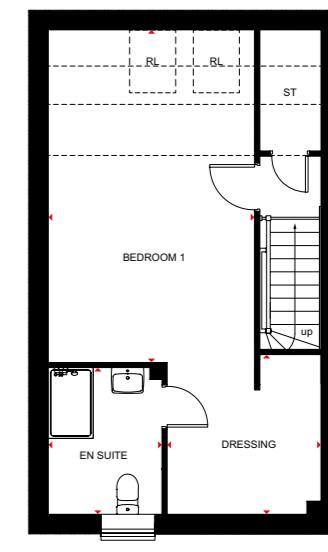
[Approximate dimensions]



First Floor

Bedroom 2	2623 x 4408mm	8'6" x 14'5"
Bedroom 3	2623 x 3717mm	8'6" x 12'2"
Bedroom 4	1912 x 2755mm	6'3" x 9'0"
Bathroom	1912 x 2124mm	6'3" x 6'7"

[Approximate dimensions]



Second Floor

Bedroom 1	3498* x 5639mm	11'5" x 20'0"
En Suite	1979 x 2486mm	6'5" x 8'2"
Dressing	2608 x 2707mm	8'6" x 8'9"

[Approximate dimensions]

*Overall floor dimension includes lower ceiling areas.

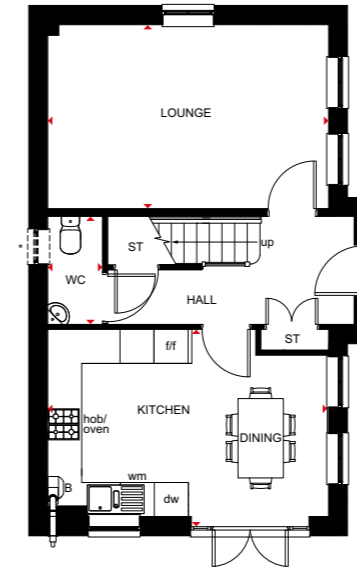
KEY	B	Boiler	f/f	Fridge/freezer space	◀▶ Dimension location
	ST	Store	dw	Dishwasher space	
	wm	Washing machine space	RL	Roof light	

HESKETH SPECIAL

4 BEDROOM HOME



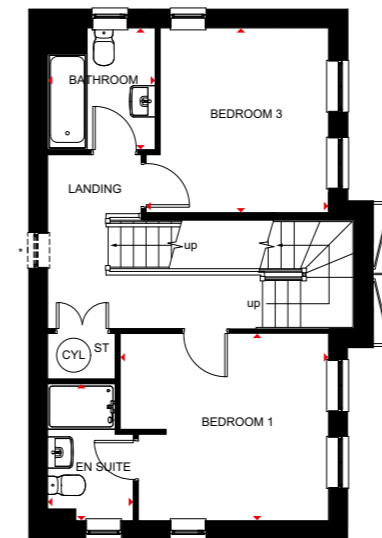
- A spacious family home designed over three floors
- Bright, open-plan fitted kitchen with dining area leads to the garden, while a spacious lounge provides room to relax
- Upstairs are two good-sized bedrooms, the main bedroom with en suite, and the family bathroom
- Two further generous bedrooms and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



Ground Floor

Lounge	4953 x 3242mm	16'3" x 10'6"
Kitchen/Dining	4949 x 3290mm	16'2" x 10'8"
WC	969 x 1904mm	3'2" x 6'2"

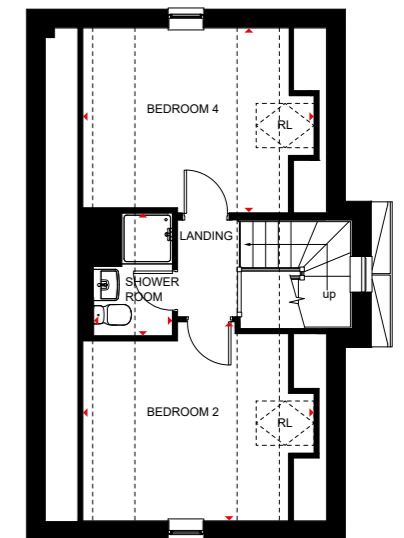
[Approximate dimensions]
*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.



First Floor

Bedroom 1	3659 x 3300mm	12'0" x 10'8"
En Suite	1511 x 2412mm	4'9" x 7'9"
Bedroom 3	2697 x 3260mm	8'8" x 10'7"
Bathroom	1898 x 2148mm	6'2" x 7'0"

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



Second Floor

Bedroom 2	4048 x 3508mm**	13'3" x 12'0"***
Bedroom 4	4048 x 3269mm**	13'3" x 10'7"***
Shower Room	1323 x 2168mm**	4'3" x 7'1"***

[Approximate dimensions]
** Overall floor dimensions includes lower ceiling areas.

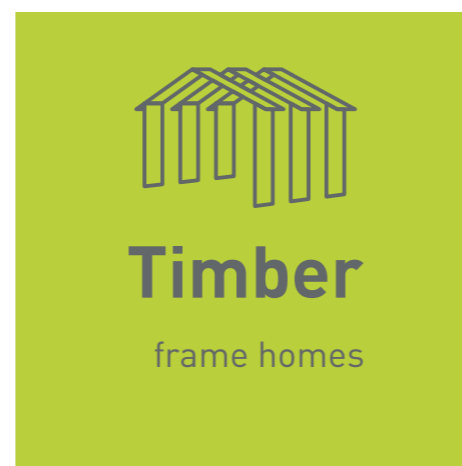
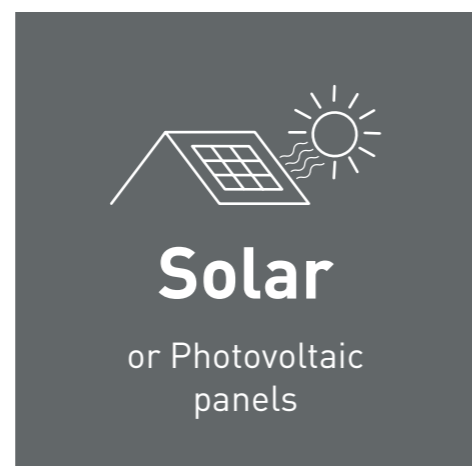
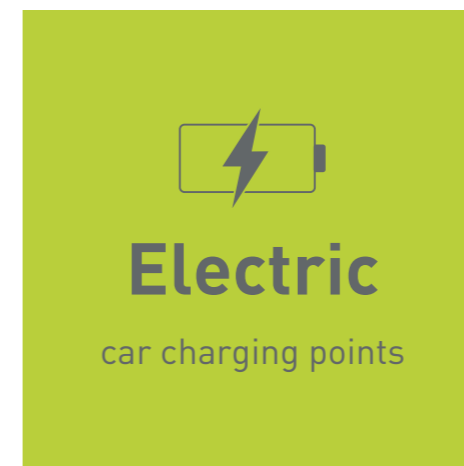
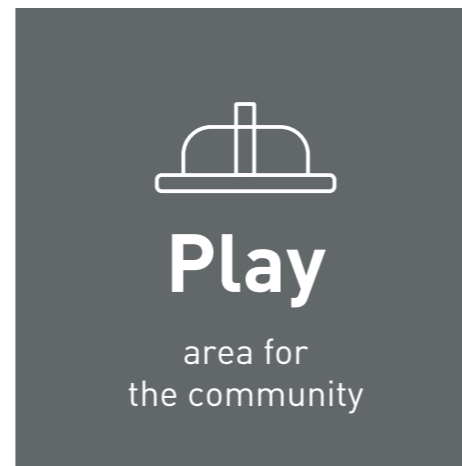
KEY	B	Boiler	wm	Washing machine space	RL	Roof light
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	CYL	Cylinder	dw	Dishwasher space		

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.



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. Parish Brook 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. BDW002744/MAR23

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

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