



BROOKLANDS



# BROOKLANDS



- Loughton 1 bedroom apartments
- Amber 2 bedroom home
- Ashford 2 bedroom home
- Foxton 2 bedroom apartments
- Hornsea 2 bedroom apartments
- Coleford 2 bedroom apartments
- Finchley 3 bedroom home
- York 3 bedroom home
- Morpeth 3 bedroom home
- Brentwood 3 bedroom home
- Brentwood Contemporary 3 bedroom home
- Hexley 4 bedroom home
- Helmsley 4 bedroom home
- Helmsley Contemporary 4 bedroom home
- Hythe Contemporary 4 bedroom home
- Hexham 4 bedroom home
- Chesham Special 4 bedroom home
- RC Reduced Cost Housing
- LC Low Cost Housing
- R Affordable Housing Rented
- SO Affordable Housing Shared Ownership
- CS Cycle Store BS Bins Store
- V Visitor Parking Space
- BCP Bin Collection Point
- S/S Substation



Development layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Images and development layouts are for illustrative purposes and should be used for general guidance only. Development layouts including parking arrangements and social/affordable housing may change to reflect changes in planning permission and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Please speak to your solicitor to whom full details of any planning consents including layout plans will be available. Brooklands is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

# BROOKLANDS



# GIVING NATURE A HOME

## BUILDING SUSTAINABLE COMMUNITIES



Throughout the planning process before starting build, we consider where we can introduce nature and where we can strengthen in. At Barratt Homes we have a vision that goes beyond bricks and mortar. We aim to create inspiring communities of tomorrow that fulfil our customers' every need whilst respecting today's environment.

Our homes are thoughtfully designed and built to the highest quality, whilst the design and layout of our developments create a true sense of place. But our homes are not only great places to live; they are good for the environment and good for future generations too.



**Acres**  
of public open space



**Wildflower**  
meadows and green space



**Play**  
areas for the community



**Acres**  
biodiversity areas

Features on selected plots only. \*We', 'our', 'us' refers to the Barratt Developments PLC Group brands including Barratt Homes, David Wilson Homes and Barratt London. Please speak to a Sales Adviser for details of the features available on the home and development you are interested in. Visit our website for more information. Information correct at time of publishing.

# WE'RE HELPING TO MAKE YOUR HOME MORE ENERGY EFFICIENT



Argon-filled double-glazing as standard, to let heat in and keep cold out



Clever design cuts water use by up to **26%** per day per person



Up to **64%** more energy-efficient



Up to **£2,200** cheaper per year to run



Highly-efficient insulation, so it could cost less to heat



**Advanced systems and smart technologies** in all our homes

\*Indicative figures, based on HBF "Watt a Save" report published July 2023. Source: Water UK.

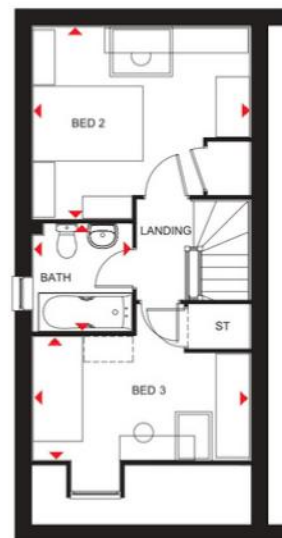
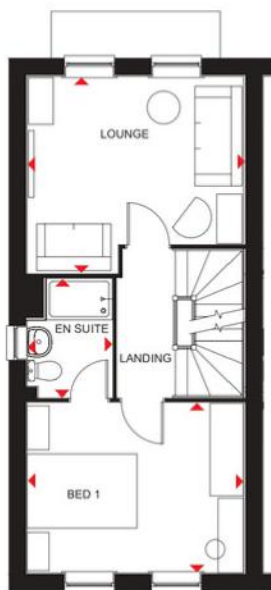
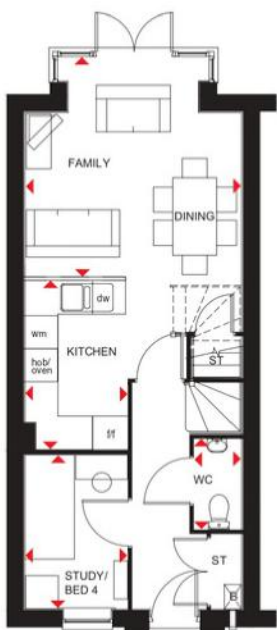


**BARRATT**  
HOMES

# HELMSLEY

## 4 BEDROOM HOME

- A 2½ storey, four bedroom home offering open-plan kitchen with family and dining areas. Bedroom 4 is located on the ground floor and can be utilised as a study
- Lounge and bedroom 1 with en suite shower room are located on the first floor
- A further double bedroom, a single bedroom and family bathroom are located on the second floor



### Ground Floor

Family/Dining	4994 x 3928mm	16'3" x 12'8"
Kitchen	1868 x 3061mm	6'1" x 10'0"
Bedroom 4/Study	2812 x 1867mm	9'2" x 6'1"
WC	1649 x 861mm	5'4" x 2'8"

[Approximate dimensions]

### First Floor

Lounge	3938 x 3588mm	12'9" x 11'7"
Bedroom 1	3938 x 3102mm	12'9" x 10'1"
En suite	2163 x 1551mm	7'0" x 5'0"

[Approximate dimensions]

### Second Floor

Bedroom 2	3938 x 3483mm	12'9" x 11'4"
Bedroom 3	3938 x 3404mm	12'9" x 11'1"
Bathroom	1962 x 1800mm	6'4" x 5'9"

[Approximate dimensions]

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

# CHESHAM

## 4 BED DETACHED HOME

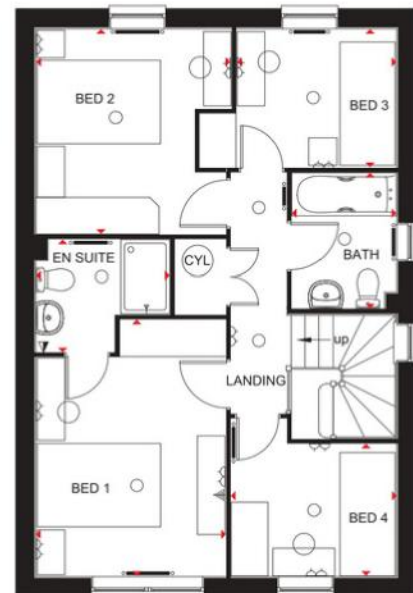
- A delightful 4 bed detached home offering contemporary kitchen with dining and family areas and French doors leading to the rear garden
- Ground floor also boasts a full bay-fronted lounge
- The first floor features two double bedrooms, the master with en suite, two single bedrooms and modern family bathroom



### Ground Floor

Lounge	5679 x 3617mm	18'8" x 11'10"
Kitchen/Dining Family Room	5865 x 3725mm	19'3" x 12'3"
WC	2153 x 889mm	7'1" x 2'11"

[Approximate dimensions]



### First Floor

Bed 1	4178 x 3088mm	13'8" x 10'2"
En Suite	2176 x 1823mm	7'2" x 6'0"
Bed 2	3339 x 3178mm	10'11" x 10'5"
Bed 3	2599 x 2251mm	8'6" x 7'5"
Bed 4	2689 x 2153mm	8'10" x 7'1"
Bathroom	2198 x 1701mm	7'3" x 5'7"

[Approximate dimensions]

<b>KEY</b>	○ Light fitting	▲ T.V. aerial socket	B Boiler	wm Washing machine space	↔ Dimension location
	⊖ Electric socket	▲ Shaver socket	ST Store	f/f Fridge/freezer space	
	◀ Telephone outlet point	— Radiator	CYL Cylinder	dw Dishwasher space	

# LOUGHTON, HORNSEA, COLEFORD

## 1 & 2 BEDROOM APARTMENTS

- The Loughton is an ideal starter home for a first-time buyer, comprising an open-plan kitchen/lounge and dining area, a double bedroom and bathroom
- The Hornsea offers two double bedrooms, the main bedroom with en suite, and a separate bathroom. The apartment also features an open-plan kitchen/lounge and dining area, ideal for entertaining
- The Coleford features a generous, open-plan kitchen/lounge and dining area. Two double bedrooms, with en suite to bedroom 1 and a bathroom complete this home



Coleford		
Kitchen/Living/Dining	3475 x 7552mm	11'4" x 24'7"
Bedroom 1	3275 x 3186mm	10'7" x 10'4"
En Suite	1515 x 2228mm	4'9" x 7'3"
Bedroom 2	3289 x 3186mm	10'7" x 10'4"
Bathroom	2200 x 2040mm	7'2" x 6'6"
Utility	823 x 952mm	2'7" x 3'1"

[Approximate dimensions]

Loughton		
Kitchen/Living/Dining	3975 x 4525mm	13'0" x 14'8"
Bedroom 1	3383 x 3858mm	11'0" x 12'6"
Bathroom	2191 x 2922mm	7'1" x 9'5"
Utility	875 x 1353mm	2'8" x 4'4"

[Approximate dimensions]

Hornsea		
Kitchen/Lounge/Dining	6340 x 4192mm	20'8" x 13'7"
Bedroom 1	3097 x 3325mm	10'1" x 10'9"
En Suite	2333 x 1500mm	7'6" x 4'9"
Bedroom 2	3122 x 3239mm	10'2" x 10'6"
Bathroom	1975 x 2085mm	6'4" x 8'8"
Utility	912 x 700mm	2'9" x 2'2"

[Approximate dimensions]

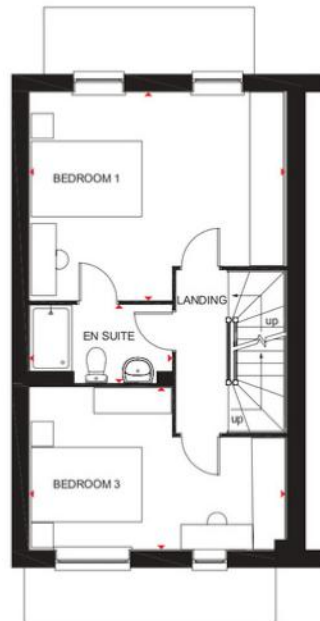
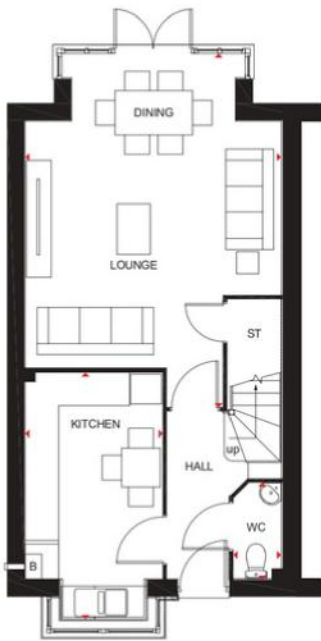
**KEY** ST Store  
 ◀▶ Dimension Location



# HYTHE

## FOUR BEDROOM SEMI-DETACHED HOME

- A four bedroom, three-storey home offering open-plan lounge and dining room with a glazed bay opening onto the rear garden
- Well-planned kitchen features breakfast area
- Two double bedrooms and dual-access en suite on the first floor
- Second floor has two further double bedrooms and a family bathroom



### Ground Floor

Lounge/Dining	6252 x 4600mm	20'5" x 15'0"
Kitchen	2508 x 4470mm	8'2" x 14'6"
WC	1726 x 852mm	5'6" x 2'7"

[Approximate dimensions]

### First Floor

Bedroom 1	4600 x 3740mm	15'0" x 12'2"
En Suite	2562 x 1399mm	8'4" x 4'5"
Bedroom 3	4600 x 2912mm	15'0" x 9'5"

[Approximate dimensions]

### Second Floor

Bedroom 2	4600 x 3729mm	15'0" x 12'2"
Bedroom 4	4424 x 2561mm	14'5" x 8'4"
Bathroom	1964 x 2894mm	6'4" x 9'4"

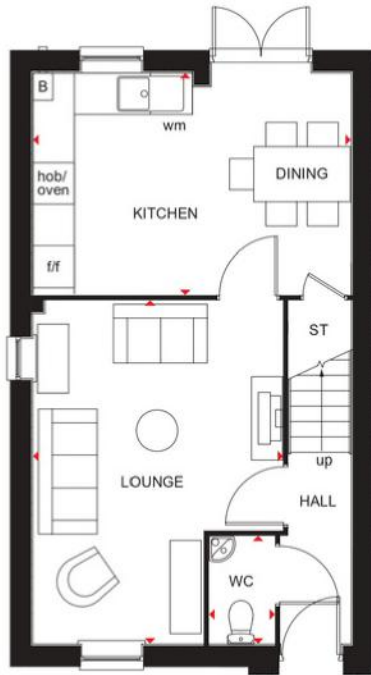
[Approximate dimensions]

- KEY**
- B Boiler
  - ST Store
  - ↔ Dimension Location

# FINCHLEY

## 3 BEDROOM HOME

- A three bedroom home featuring free-flowing kitchen with dining area and French doors opening onto the garden
- A comfortable lounge is also located on the ground floor
- First floor provides two double bedrooms with en suite to bedroom 1, a single bedroom and family bathroom



### Ground Floor

Lounge	4960 x 3607mm	16'2" x 11'8"
Kitchen/Dining	4600 x 3202mm	15'0" x 10'5"
WC	1563 x 944mm	5'1" x 3'0"

[Approximate dimensions]



### First Floor

Bedroom 1	4201 x 2595mm	13'7" x 8'5"
En Suite	2594 x 1365mm	8'5" x 4'4"
Bedroom 2	3113 x 2595mm	10'2" x 8'5"
Bedroom 3	2681 x 1918mm	8'7" x 6'2"
Bathroom	1918 x 1703mm	6'2" x 5'5"

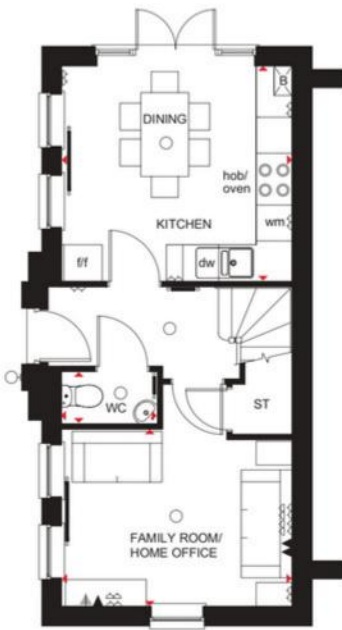
[Approximate dimensions]

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

# BRENTWOOD

## 3 BEDROOM HOME

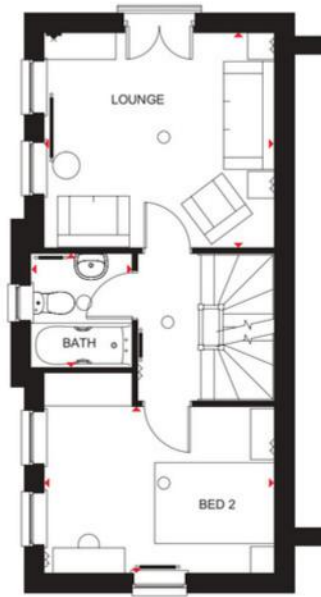
- The ground floor offers a family room and a fully-fitted kitchen with dining area with glazed bay maximising natural light
- To the first floor is a comfortable lounge, double bedroom and family bathroom
- The second floor features two further double bedrooms and a dual-aspect shower room



### Ground Floor

Kitchen/ Dining Room	3597 x 3850mm	11'10" x 12'8"
Family Room	3711 x 3850mm	12'2" x 12'8"
WC	875 x 1600mm	2'10" x 5'10"

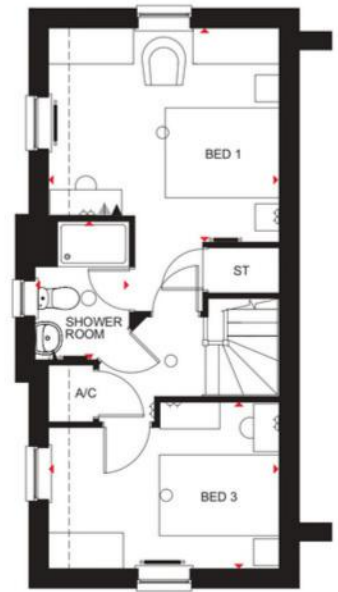
[Approximate dimensions]



### First Floor

Lounge	3597 x 3850mm	11'10" x 12'8"
Bedroom 2	3348 x 3850mm	11'0" x 12'8"
Bathroom	1701 x 1904mm	5'7" x 6'3"

[Approximate dimensions]



### Second Floor

Bedroom 1	4832 x 3850mm	15'10" x 12'8"
Bedroom 3	3850 x 2784mm	12'8" x 9'2"
Shower Room	2314 x 1576mm	7'7" x 5'2"

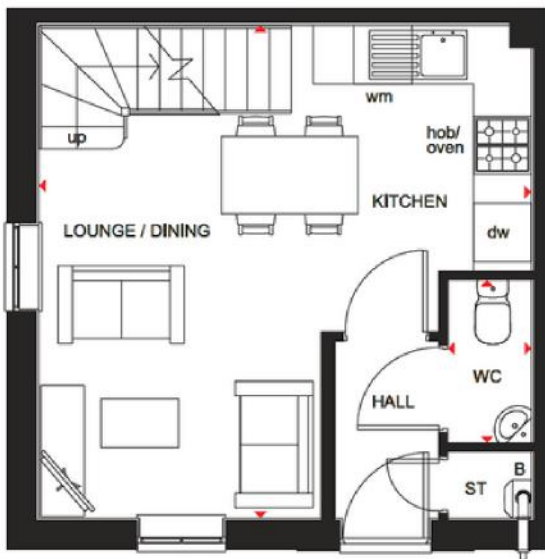
[Approximate dimensions]

<b>KEY</b>	○ Light fitting	◀ T.V. aerial socket	— Radiator	A/C Airing cupboard	dw Dishwasher space
	◻ Electric socket	▶ Media panel	B Boiler	wm Washing machine space	◀▶ Dimension location
	◀ Telephone outlet point	▶ Shaver socket	ST Store	f/f Fridge/freezer space	

# AMBER

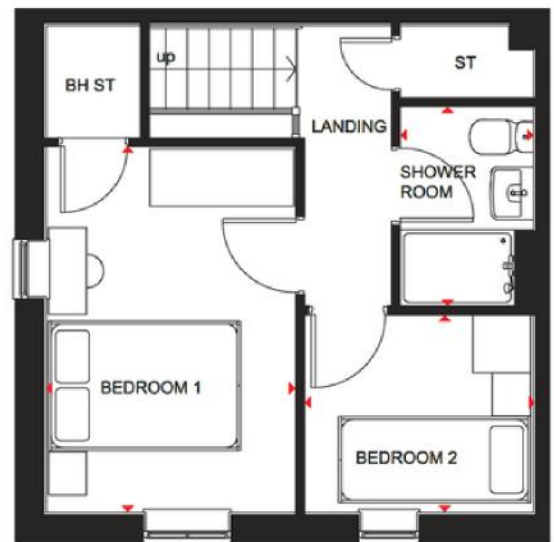
## 2 BEDROOM HOME

- This 2 bedroom home is a perfect start for first-time buyers
- A good-sized open-plan lounge, dining area and fitted kitchen make up the ground floor along with a separate WC
- Upstairs are a double bedroom, a single bedroom, a shower room and plenty of storage space



### Ground Floor

Lounge/ Dining/Kitchen	5073 x 5074mm	16'8" x 16'8"
WC	863 x 1675mm	2'10" x 5'6"



### First Floor

Bedroom 1	3810 x 2594mm	12'6" x 8'6"
Bedroom 2	2385 x 2057mm	7'10" x 6'9"
Shower Room	1384 x 2081mm	4'6" x 6'10"

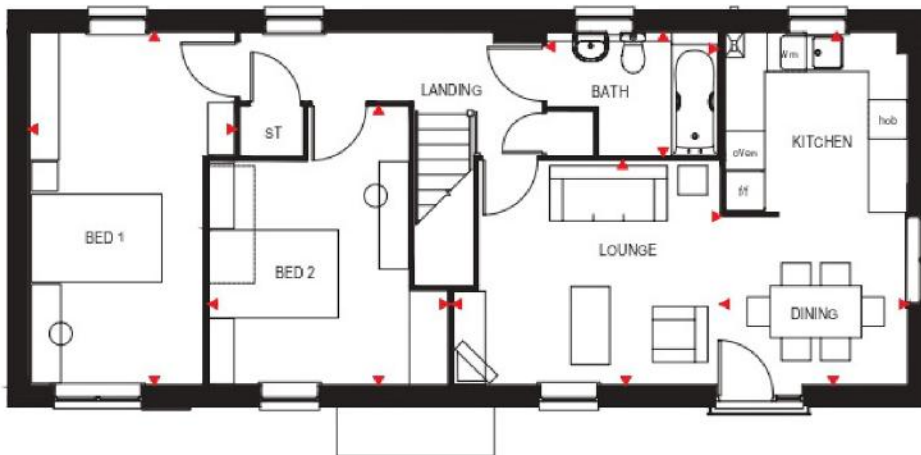
[Approximate dimensions]

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

# MADELEY

## 2 BEDROOM HOME

- A carefully planned two bedroom apartment offering open-plan lounge, kitchen and dining room perfect for modern living
- Two double bedrooms with bathroom
- Ideal for first time buyers



\*See plot-specific Working drawings to see if window is applicable

### First Floor

Kitchen/Dining	2867 x 5405mm	9'4" x 17'7"
Lounge	4111 x 3441mm	13'4" x 11'2"
Bedroom 1	5405 x 3169mm	17'7" x 10'3"
Bedroom 2	4275 x 3677mm	14'0" x 12'0"
Bathroom	2625 x 1901mm	8'6" x 6'2"

(Approximate dimensions)

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

# PART EXCHANGE

With us as our guaranteed buyer, you could be in your new sooner than you think!

**1**

## GET IN TOUCH

Discover your ideal new home at your chosen development

**2**

## ORGANISE A MEETING WITH A FINANCIAL ADVISER

We'll book you an appointment to speak to a Financial Expert to understand how much you can borrow

**3**

## CHOOSE YOUR NEW HOME

We will hold your dream home off the market pending the valuations on your current property

**4**

## WE'LL MAKE AN OFFER ON YOUR CURRENT HOME

We'll arrange two independent valuations of your current property and then agree a selling price with you at fair value for your home - based on a presumed sale within 8 - 10 weeks

**5**

## WE BUY YOUR OLD HOUSE AND YOU RESERVE YOUR NEW HOME

Once you accept our formal offer, we'll start the legal process to buy your home

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. Part Exchange is only available on selected plots and developments in England, Wales or Scotland and is subject to our standard terms and conditions. Part Exchange will only be available where the existing property being traded in is no more than 70% of the selling price of the plot you are considering purchasing. Terms and conditions apply, see website for details. er is subject to use of a Barratt Homes nominated estate agent to market and sell your existing home. Barratt Homes will pay the nominated estate agent's fees provided you go on to buy a new Barratt home.



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HOMES

# MOVEMAKER

Take the hassle out of selling your existing home. We could get you moving to a brand new Barratt home in just 5 simple steps.

**1**

## FIND YOUR HOME

Discover your ideal new home at your chosen development and complete a Movemaker application.

**2**

## VALUE YOUR EXISTING PROPERTY

We will instruct two estate agents who will arrange independent valuations of your current property.

**3**

## AGREE THE SELLING PRICE

Once a price is agreed the Movemaker agreement can then be completed and the estate agent will begin to market your property.

**4**

## FIND A BUYER

The estate agent will help to complete the sale smoothly and efficiently. Remember, we will cover their fees then manage the sale for you.

**5**

## MOVING DAY

Now you can move into your dream Barratt home, saving money and hassle.

Offer available on selected plots only, terms and conditions apply. Speak to one of our sales advisers now or visit our website. Following withdrawal or termination of any offer, we reserve the right to extend, reintroduce or amend any such offer as we see fit at any time. Purchasers must sign a Movemaker Agreement with us. Offer is subject to use of a Barratt Homes nominated estate agent to market and sell your existing home. Barratt Homes will pay the nominated estate agent's fees provided you go on to buy a new Barratt home.



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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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