



BARRATT
HOMES



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.

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 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[^]. See our website or speak to one of our Sales Advisers for details. 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.





Okement Park

CREDITON ROAD, OKEHAMPTON EX20 1FW

-  DENFORD
2 Bedroom Home
-  KENLEY
2 Bedroom Home
-  PALMERSTON
3 Bedroom Home
-  ELLERTON
3 Bedroom Home
-  MAIDSTONE
3 Bedroom Home
-  MORESBY
3 Bedroom Home
-  CHESTER
4 Bedroom Home
-  HEMSWORTH
4 Bedroom Home
-  RADLEIGH
4 Bedroom Home
-  AFFORDABLE HOUSING
- S/S Sub-Station
-  Public Electric Vehicle Charge Points



EXISTING HOUSING

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.

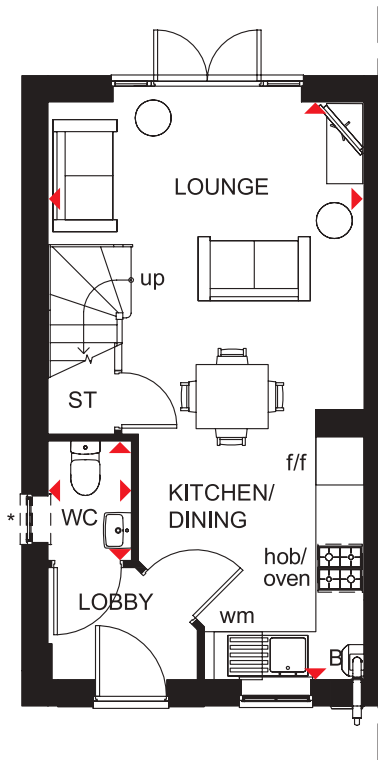




DENFORD

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 double bedrooms and the bathroom

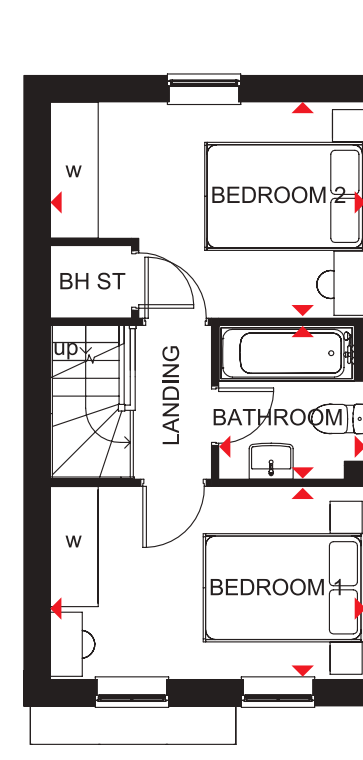


Ground Floor

Kitchen/ Dining/Lounge	3943 x 7210mm	12'11" x 23'8"
WC	1040 x 1490mm	3'5" x 4'11"

[Approximate dimensions]

* Window only applicable to certain plots



First Floor

Bedroom 1	3943 x 2412mm	12'11" x 7'11"
Bedroom 2	3943 x 2702mm	12'11" x 8'10"
Bathroom	1840 x 1920mm	6'0" x 6'4"

[Approximate dimensions]

KEY	B	Boiler	f/f	Fridge/freezer space
	BH ST	Bulkhead store	w	Wardrobe space
	wm	Washing machine space	↔	Dimension location

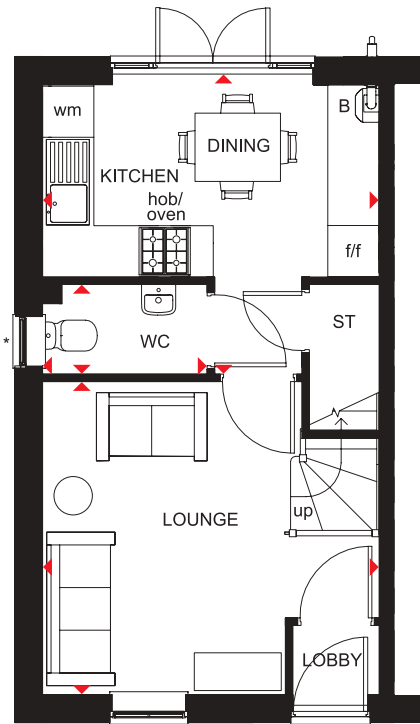
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KENLEY

2 BEDROOM HOME

- This two bedroom home has an open-plan kitchen and dining area with French doors onto the garden, providing a great place for relaxing and entertaining
- Also on the ground floor, you'll find a spacious lounge, downstairs cloakroom and some handy understairs storage
- Upstairs is the main bedroom with its own built-in storage cupboard, a second double bedroom and a fitted bathroom

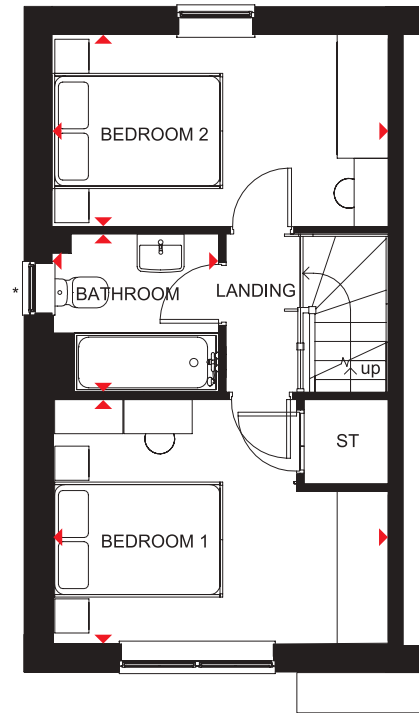


Ground Floor

Lounge	3943 x 3668mm	12'11" x 12'0"
Kitchen/Dining	3943 x 3454mm	12'11" x 11'4"
WC	1923 x 1050mm	6'4" x 3'5"

[Approximate dimensions]

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



First Floor

Bedroom 1	3943 x 2865mm	12'11" x 9'5"
Bedroom 2	3943 x 2316mm	12'11" x 7'7"
Bathroom	1953 x 1853mm	6'5" x 6'1"

[Approximate dimensions]

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

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

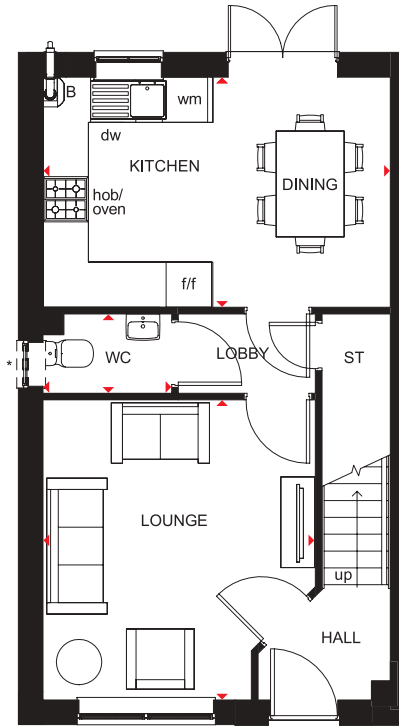
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ELLERTON

3 BEDROOM HOME

- This three bedroom semi detached home has a spacious open-plan kitchen with a dining area and French doors to the garden
- There's also a light and airy lounge, a downstairs toilet and some handy understairs storage
- Upstairs you will find a main bedroom with an en suite, a further double bedroom, a single bedroom and a family bathroom

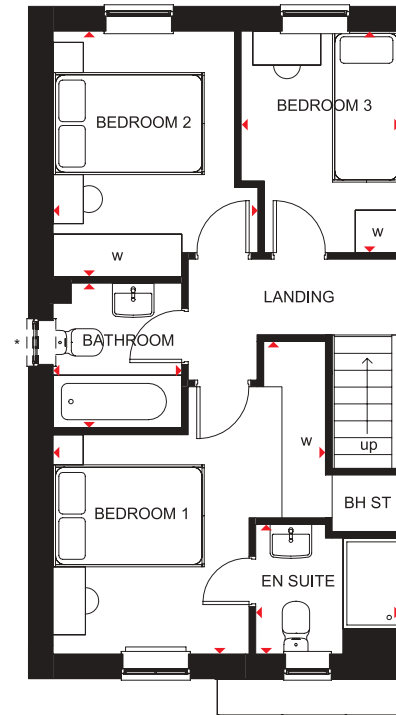


Ground Floor

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]

*Window only applicable to certain plots



First Floor

Bedroom 1	3605 x 4138mm	11'10" x 13'7"
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 only applicable to certain plots

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		

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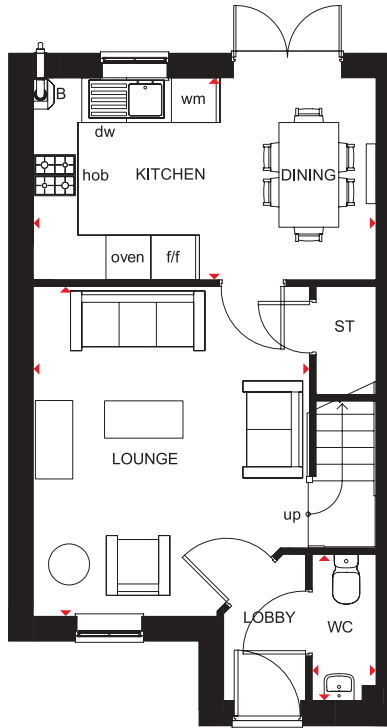
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PALMERSTON

3 BEDROOM HOME

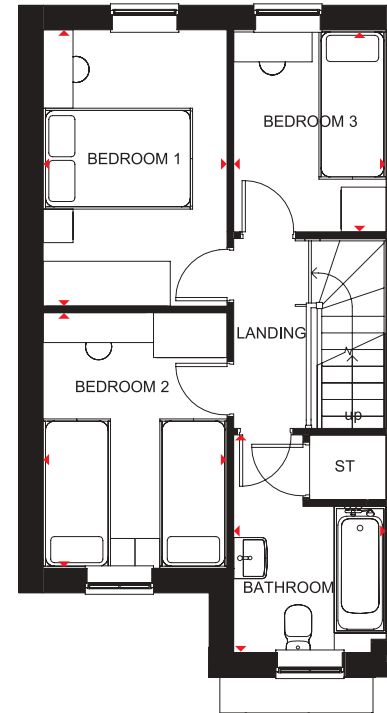
- The Palmerston is an attractive three bedroom home
- Entertain friends and family in an open-plan kitchen with dining area and French doors to the garden. There is also a comfortable lounge and a useful downstairs cloakroom
- Upstairs you will find two double bedrooms and a single bedroom, while a family bathroom completes this home



Ground Floor

Lounge	3700 x 4416mm	12'2" x 14'6"
Kitchen/Dining	4590 x 2706mm	15'1" x 8'11"
WC	1956 x 856mm	6'5" x 2'10"

[Approximate dimensions]



First Floor

Bedroom 1	3700 x 2462mm	12'2" x 8'1"
Bedroom 2	3422 x 2462mm	11'3" x 8'1"
Bedroom 3	2706 x 2041mm	8'11" x 6'8"
Bathroom	2913 x 2041mm	9'7" x 6'8"

[Approximate dimensions]

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

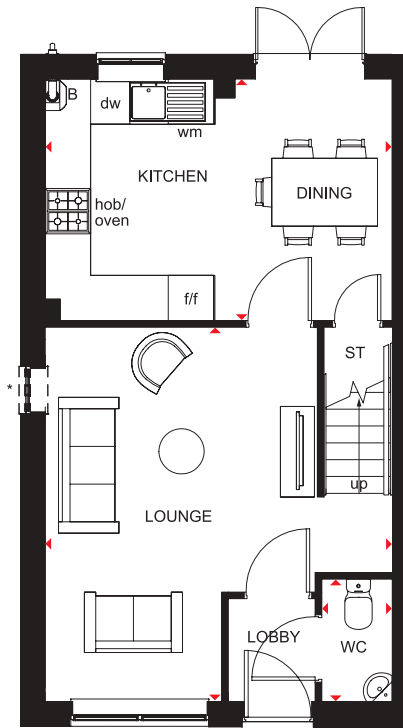
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MAIDSTONE

3 BEDROOM HOME

- This three bedroom home has a spacious lounge leading to an open-plan kitchen with dining area and French doors to the garden
- There's also a downstairs cloakroom and some handy understairs storage
- Upstairs you'll find an en suite main bedroom, a further double bedroom and a single. The family bathroom and some further storage complete this home

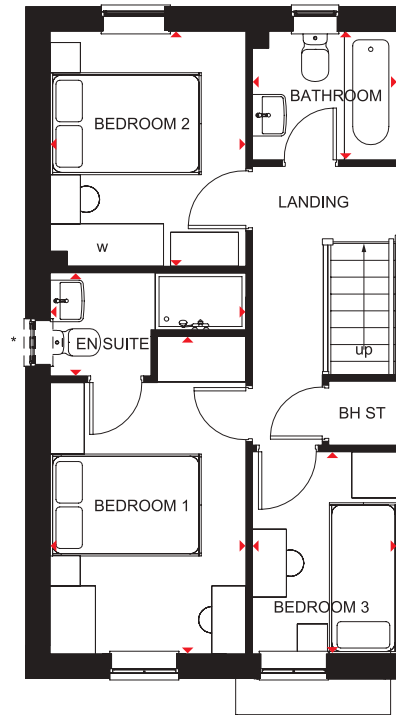


Ground Floor

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 only applicable to certain plots



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 only applicable to certain plots

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	

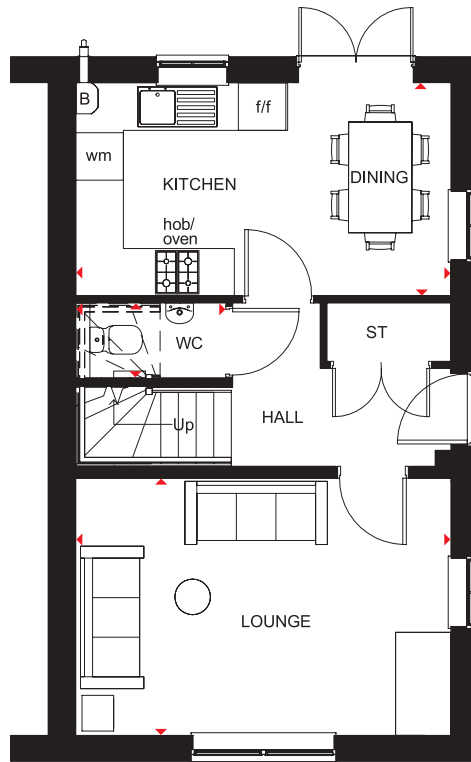
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MORESBY

3 BEDROOM HOME

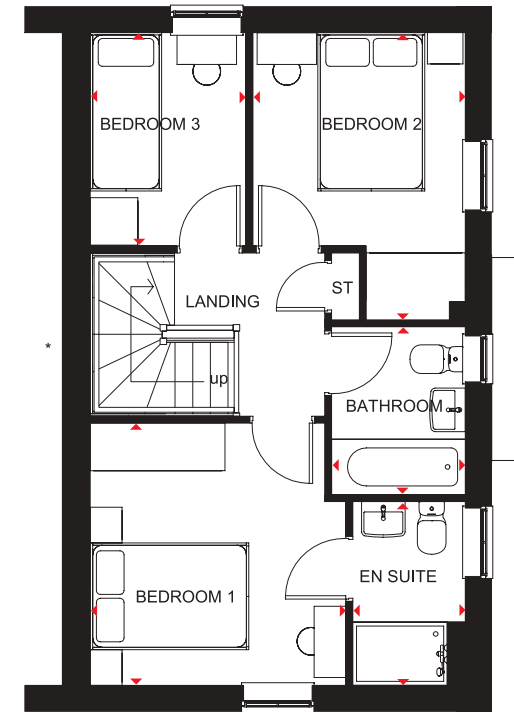
- This spacious three bedroom home has an open-plan kitchen with dining area and French doors to the garden, a spacious lounge and a downstairs cloakroom
- There's also a handy storage cupboard in the hallway
- Upstairs you'll find an en suite main bedroom, a further double and a single. The family bathroom completes this home



Ground Floor

Lounge	4737 x 3250mm	15'6" x 10'8"
Kitchen/Dining	4737 x 2696mm	15'6" x 8'10"
WC	1891 x 945mm	6'2" x 3'1"

[Approximate dimensions]



First Floor

Bedroom 1	3229 x 3312mm	10'7" x 10'10"
En Suite	2322 x 1421mm	7'7" x 4'8"
Bedroom 2	2682 x 3628mm	8'10" 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 here on detached plots

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

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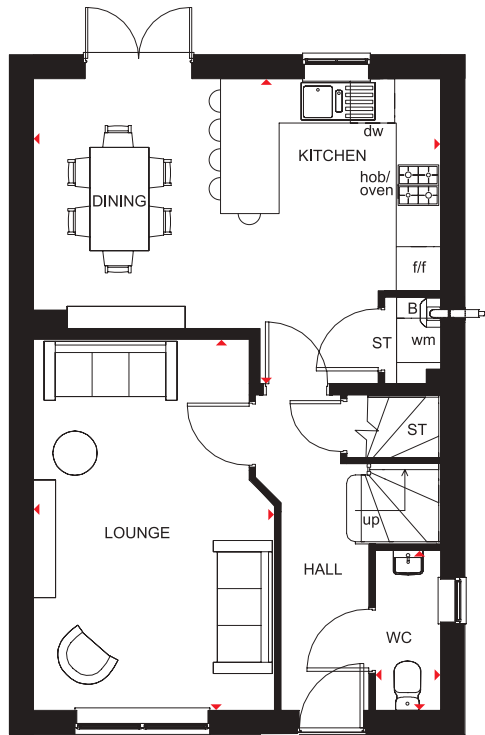
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CHESTER

4 BEDROOM HOME

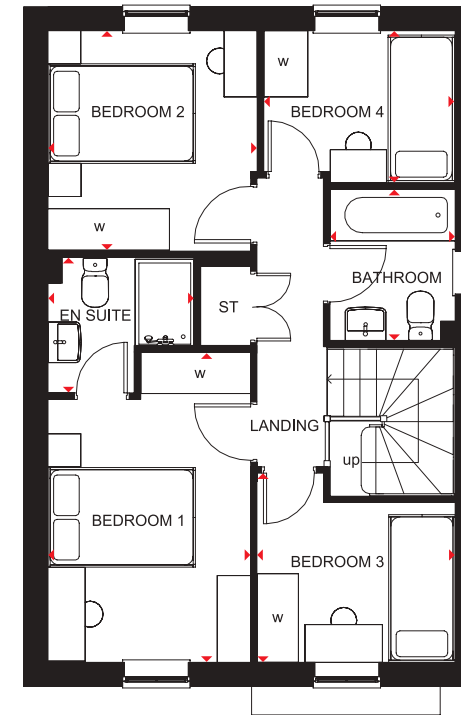
- This four bedroom home has a spacious open-plan kitchen with dining area and French doors to the garden
- A bright and airy lounge, cloakroom and extra storage space complete the ground floor
- Upstairs you'll find an en suite main bedroom, a second double bedroom, two single bedrooms and a family bathroom



Ground Floor

Lounge	3269 x 5026mm	10'9" x 16'6"
Kitchen/Dining	5520 x 4135mm	18'1" x 13'7"
WC	894 x 2164mm	2'11" x 7'1"

[Approximate dimensions]



First Floor

Bedroom 1	2746 x 4205mm	9'0" x 13'10"
En Suite	2058 x 1835mm	6'9" x 6'0"
Bedroom 2	2826 x 2986mm	9'3" x 9'10"
Bedroom 3	2686 x 2537mm	8'10" x 8'4"
Bedroom 4	2606 x 2060mm	8'7" x 6'9"
Bathroom	1698 x 2048mm	5'7" x 6'9"

[Approximate dimensions]

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

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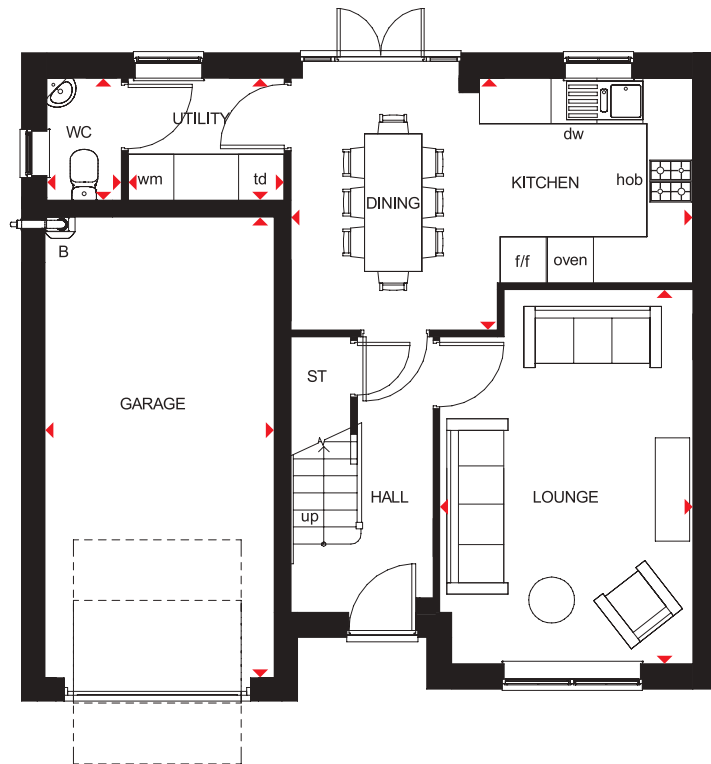
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HEMSWORTH

4 BEDROOM HOME

- This four bedroom home comes with an integral garage. On the ground floor you'll find an open-plan kitchen with dining area and French doors to the garden and a separate utility
- There's also a bright and airy lounge and some handy understairs storage
- Upstairs there's an en suite main bedroom and three further double bedrooms. A family bathroom completes this home



Ground Floor

Lounge	4897 x 3310mm	16'1" x 10'10"
Kitchen/Dining	5253 x 3297mm	17'3" x 10'10"
Utility	1598 x 2044mm	5'3" x 6'8"
WC	1598 x 976mm	5'3" x 3'2"
Garage	6025 x 3000mm	19'9" x 9'10"

(Approximate dimensions)



First Floor

Bedroom 1	4219 x 4007mm	13'10" x 13'2"
En Suite	2010 x 1661mm	6'7" x 5'5"
Bedroom 2	3107 x 3775mm	10'2" x 12'5"
Bedroom 3	3566 x 3169mm	11'8" x 10'5"
Bedroom 4	3126 x 3123mm	10'3" x 10'3"
Bathroom	2151 x 1901mm	7'1" x 6'3"

(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		

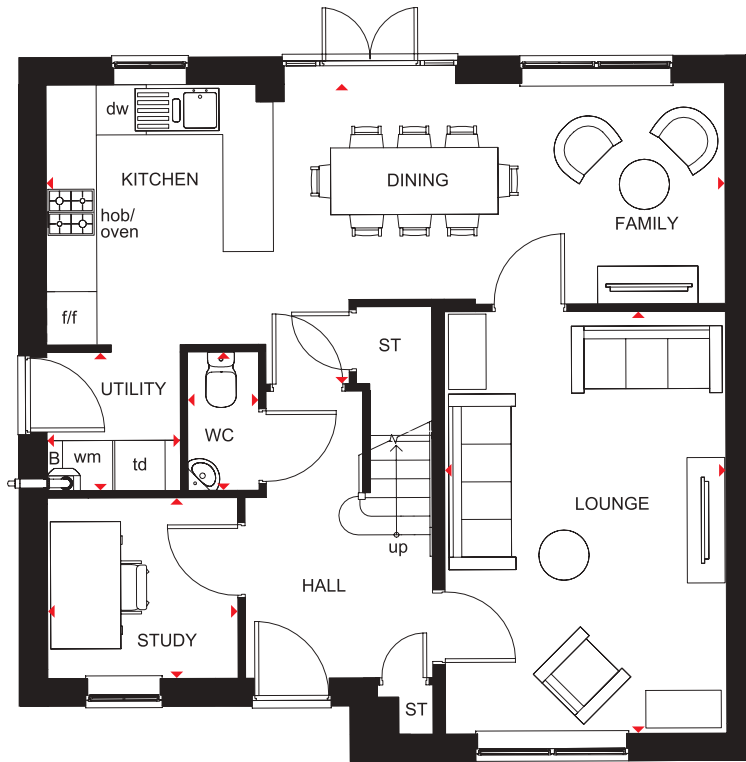
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RADLEIGH

4 BEDROOM HOME

- This spacious four bedroom home has an impressive entrance hall
- Downstairs you'll find a large open-plan kitchen with dining and family areas with French doors to the garden and a separate utility. There's also a comfortable lounge, separate study and a handy understairs storage space
- Upstairs you'll find an en suite main bedroom, three further double bedrooms 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]

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

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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 that 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 Barratt



1 5 Stars for customer satisfaction

We're pleased to be able to say that our homeowners are really happy in their new Barratt homes. In fact, over 90% of them would recommend us to a friend*. It's why we've received 5 stars from the Home Builders Federation every year since 2010. That's more than any other major national housebuilder.**

2 Building homes for over 6 decades

We've been established for over 6 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 more than 10 years our site managers have picked up more awards than any other housebuilder. Winning NHBC Pride in the Job awards for their workmanship demonstrates 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 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 up to 65% more energy-efficient than a same-sized older home – even after it's been modernised. As a result, you could save a staggering £1,410*** per year on your energy bill.



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

*Based on HBF star rating scheme from 2010 to 2020 derived from the NHBC national new homes survey at eight weeks (<https://www.hbf.co.uk/policy/policy-and-wider-work-program/customer-satisfaction-survey/#tab-downloads>) 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. **See our website or speak to one of our Sales Advisers for details. 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. (Nov 2021)

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.

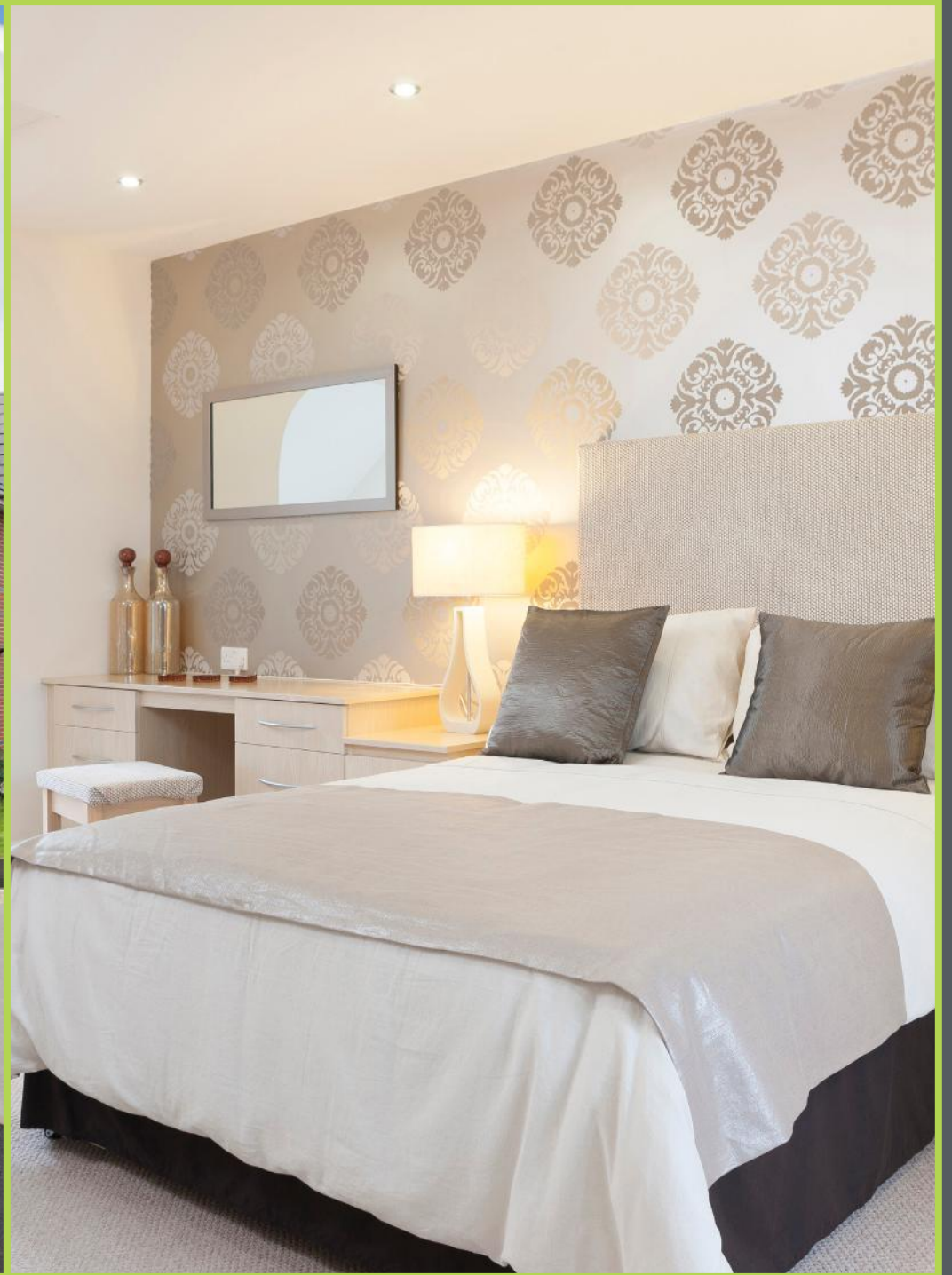
The code sets out the requirements that registered developers must meet. The code may be updated from time to time to reflect changes to industry best practice as well as the decisions of the New Homes Ombudsman Service.

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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