

# QUARTER JACK PARK

LEIGH ROAD, WIMBORNE, DORSET BH21 2BZ



2, 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 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.





# WELCOME TO BARRATT HOMES

# DEVELOPMENT AMENITIES

## QUARTER JACK PARK

## LEIGH ROAD, WIMBORNE, DORSET BH21 2BZ



- A variety of independent and high street shops in nearby Wimborne Minster
- Peaceful location with riverside walks on your doorstep
- A great choice of local schools and nurseries
- Excellent transport links via the A31 to Bournemouth, Poole and Southampton
- Explore the New Forest National Park – less than 20 minutes away by car



### SCHOOLS

The Barn Nursery School	0.1 miles
St Catherine's Primary School	1.1 miles
Canford School	3.2 miles
Bournemouth & Poole College	7.3 miles
Bournemouth University	7.7 miles

### HEALTHCARE

The Quarter Jack Surgery	1.0 mile
Boots Pharmacy	1.0 mile
Walford Mill Medical Centre	1.7 miles
Wimborne Dental Practice	2.0 miles

### SHOPPING

Hayes Post Office	0.6 miles
Waitrose & Partners	1.1 miles
The Co-operative Food	1.3 miles
Tesco Superstore	3.7 miles
M&S Foodhall	3.9 miles
ASDA Supermarket	5.5 miles

### LEISURE

Wimborne Football Club	0.6 miles
Costa Coffee	1.4 miles
Wimborne Square	1.5 miles
Canford Sports Centre	1.6 miles
Knighton Heath Golf Club	2.1 miles
PureGym	6.7 miles

### TRAVEL

Bournemouth Airport	6.7 miles
Poole Train Station	7.1 miles
Southampton Airport	30.6 miles

### FROM QUARTER JACK PARK

Wimborne Minster	1.1 miles
Poole	8.2 miles
Bournemouth	10.2 miles
New Forest National Park	11.9 miles
Southampton	30.3 miles



- 1 Leigh Common
- 2 Wimborne Market
- 3 Waitrose & Partners
- 4 St Catherine's Primary School
- 5 The Barn Nursery School
- 6 Wimborne Square
- 7 The Co-operative Food
- 8 Canford Sports Centre
- 9 Furzehill Post Office
- 10 Beaucroft Foundation School



# WHAT'S COMING TO THE DEVELOPMENT



## WHAT'S COMING TO THE DEVELOPMENT?

A thriving new community with local amenities at your doorstep which will include a local pavilion, play area and care home facilities.



# 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.





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

We create low-carbon and efficient homes that are designed and built for better living and meet the challenges of the future.

## THE BENEFITS OF A SUSTAINABLE, ENERGY-EFFICIENT NEW HOME



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



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



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

## ENERGY-EFFICIENCY BUILT IN



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



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



**EPC A or B** energy-efficiency rating, shared by just 3.1% of existing homes

\*Source: Indicative figures based on HBF 'Watt a Save' report published July 2023

\*\*Source: Water UK



# QUARTER JACK PARK

DEVELOPMENT LAYOUT – LEIGH ROAD, WIMBORNE, DORSET BH21 2BZ







QUARTER JACK PARK  
WIMBORNE

## Dedicated SANG Area

ACCESS TO  
DEVELOPMENT



### KEY

-  GRAVEL PATH
-  GRASS PATH
-  EXISTING PATH
-  EXISTING TRACK
-  DOG WASTE BIN
-  INFORMATION BOARD
-  GATE
-  LIFEBOUY
-  BENCH

Grid ref: SZ 02738 99932

Postcode: BH21 2BZ



Dog off lead



Accessible



Please remember to follow the Doggy Do Code and any additional signage on site.

Find out more at [www.dorsetdogs.org.uk](http://www.dorsetdogs.org.uk)



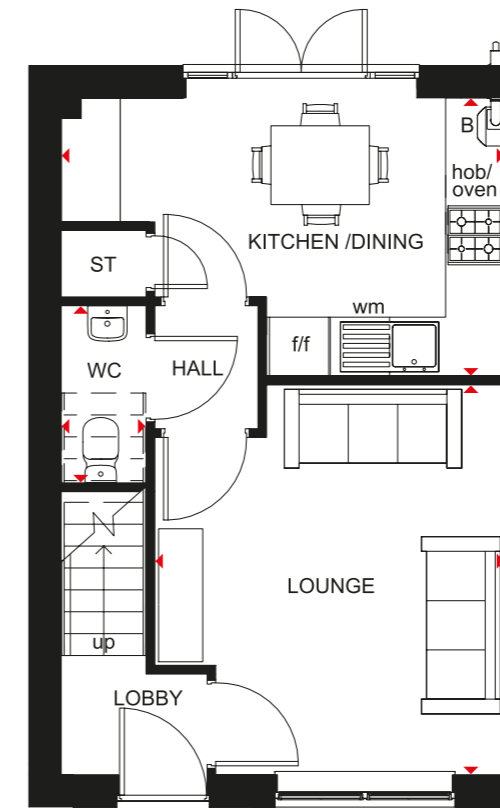
# ROSEBERRY

THE CLASSIC  
COLLECTION

## 2 BEDROOM HOME



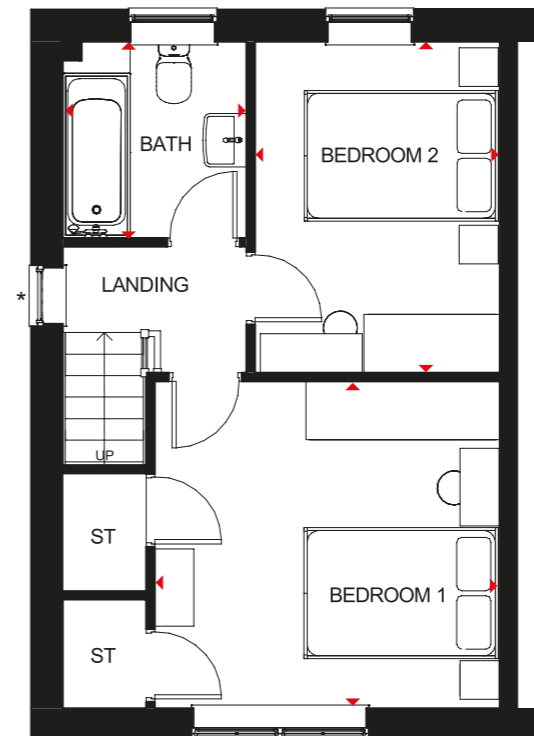
- Light fills this two bedroom home through oversized windows, giving it a bright and airy feeling
- Downstairs has a kitchen with dining area and French doors that lead onto the rear garden, a separate lounge, storage and a cloakroom
- Upstairs are two double-sized bedrooms and a bathroom. The larger bedroom has plenty of built-in storage space



### Ground Floor

Lounge	3554 x 3958mm	11'8" x 13'0"
Kitchen/Dining	4505 x 2828mm	14'9" x 9'3"
WC	863 x 1800mm	2'10" x 5'11"
Lobby	1483 x 1210mm	4'10" x 4'0"

[Approximate dimensions]



### First Floor

Bedroom 1	3554 x 3373mm	11'8" x 11'1"
Bedroom 2	2524 x 3413mm	8'3" x 11'2"
Bathroom	1893 x 2023mm	6'3" x 6'8"

[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		

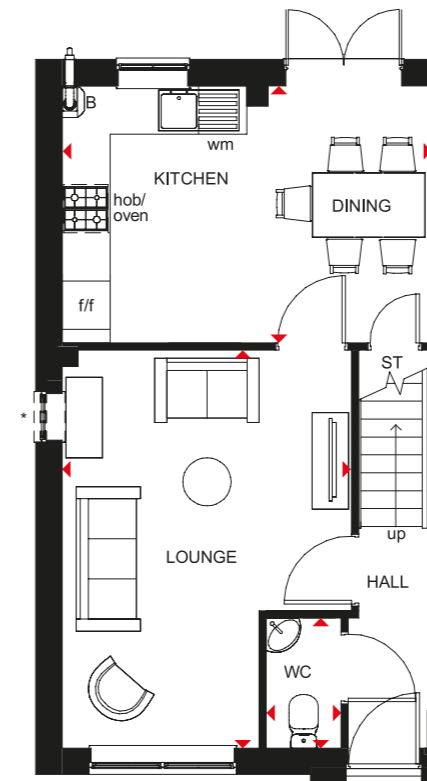


# MAIDSTONE

## 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

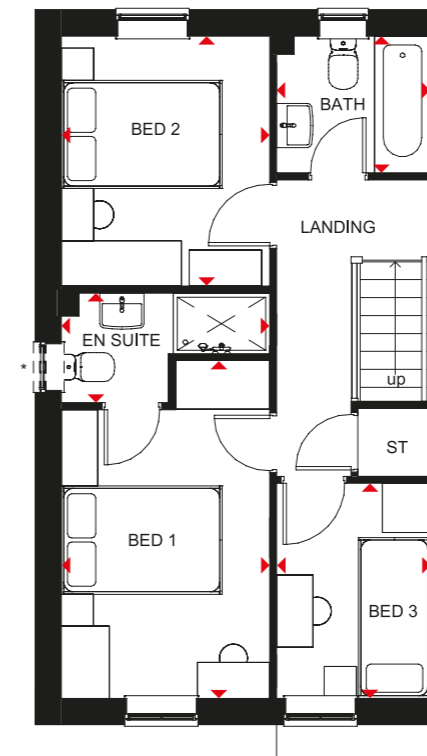


### Ground Floor

Lounge	4955 x 3604mm	16'3" x 11'10"
Kitchen/Dining	3202 x 4598mm	10'6" x 15'1"
WC	932 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 plots



### First Floor

Bedroom 1	4204 x 2592mm	13'10" x 8'6"
En Suite	1365 x 2592mm	4'6" x 8'6"
Bedroom 2	3112 x 2592mm	10'3" x 8'6"
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 plots

**KEY** B Boiler  
ST Store  
wm Washing machine space

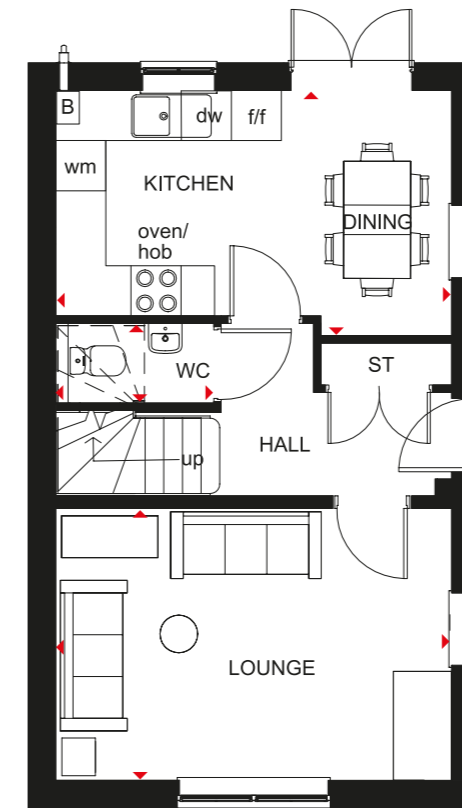
f/f Fridge/freezer space  
◀▶ Dimension location



## 3 BEDROOM HOME



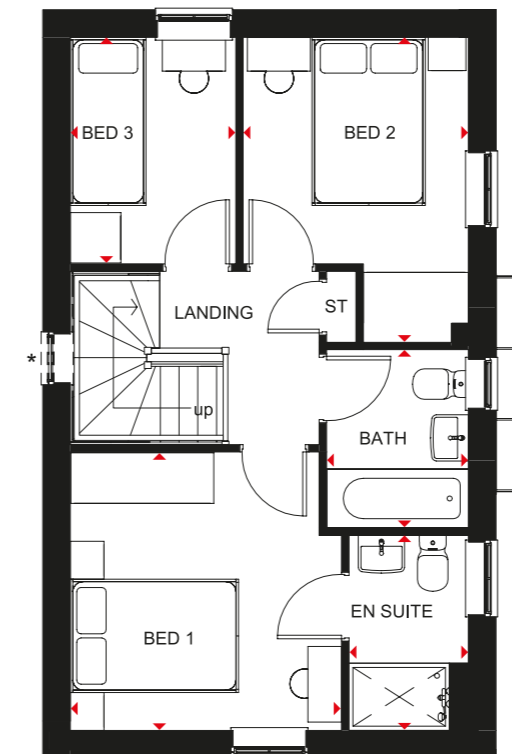
- A bright family home full of light and plenty of space
- The ground floor comprises a dual-aspect lounge and an open-plan kitchen with dining area opening onto the garden
- The first floor accommodates two double bedrooms, the main bedroom with en suite, a single bedroom and family bathroom



### Ground Floor

Lounge	4735 x 3250mm	15'6" x 10'8"
Kitchen/Dining	4735 x 2933mm	15'6" x 9'7"
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	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location



# NORBURY

## 3 BEDROOM HOME

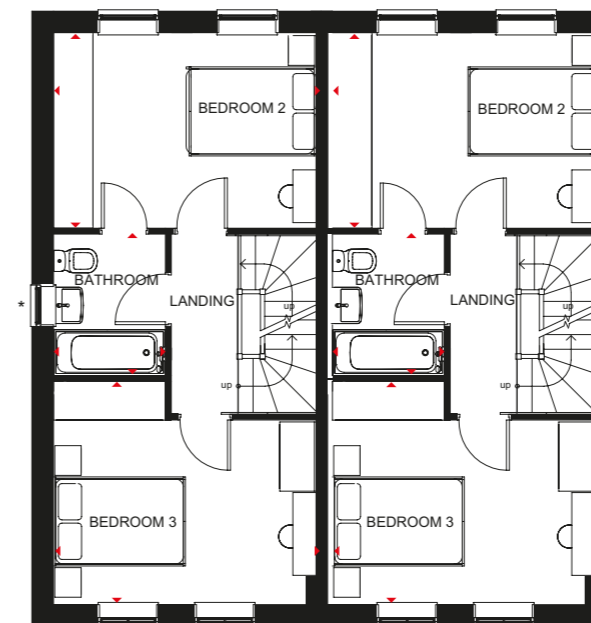


### Ground Floor

Lounge/Dining	4056 x 4991mm	13'4" x 16'4"
Kitchen	3910 x 1900mm	12'10" x 6'3"
WC	897 x 2272mm	2'11" x 7'5"

[Approximate dimensions]

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



### First Floor

Bedroom 2	2965 x 4056mm	9'9" x 13'4"
Bedroom 3	3386 x 4056mm	11'1" x 13'4"
Bathroom	2146 x 1698mm	7'0" x 5'7"

[Approximate dimensions]

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



### Second Floor

Bedroom 1/ Dressing Area	4056 x 8673mm*	13'4" x 28'5"
En Suite	1858 x 2799mm*	6'1" x 9'2"

[Approximate dimensions]

\*Overall floor dimension includes lower ceiling areas.

- Spacious three bedroom home featuring open-plan lounge and dining room with French doors opening onto the rear garden
- Stylish kitchen comes with quality units and appliances in a range of finishes
- First floor has two double bedrooms and dual-access family bathroom
- The impressive main bedroom is located on the second floor and features a dressing area and en suite shower room

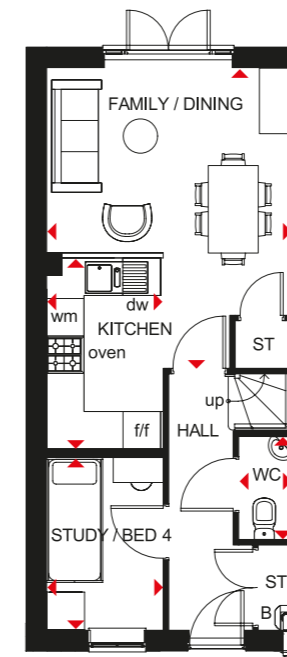
<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space
	ST	Store	dw	Dishwasher space
	wm	Washing machine space	◀▶	Dimension location



## 4 BEDROOM SEMI-DETACHED HOME



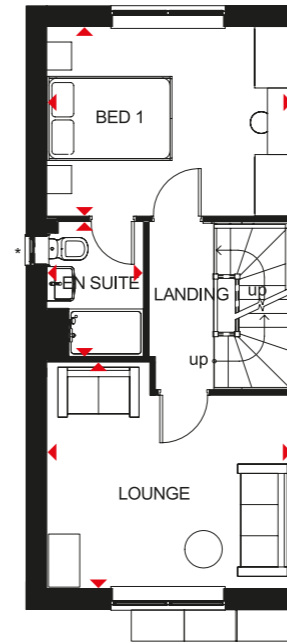
- An ideal family home designed over three floors
- A generous open-plan kitchen with dining and family areas, and a fourth bedroom/study are on the ground floor
- On the first floor oversized windows fill the lounge and main bedroom with light, giving them a bright and airy feeling
- Upstairs there is a further double bedroom, a single bedroom and a family bathroom



### Ground Floor

Family/Dining	3936 x 4820mm	12'11" x 15'10"
Kitchen	1866 x 3060mm	6'1" x 10'0"
Study/Bed 4	1866 x 2749mm	6'1" x 9'0"
WC	861 x 1649mm	2'10" x 5'5"

[Approximate dimensions]

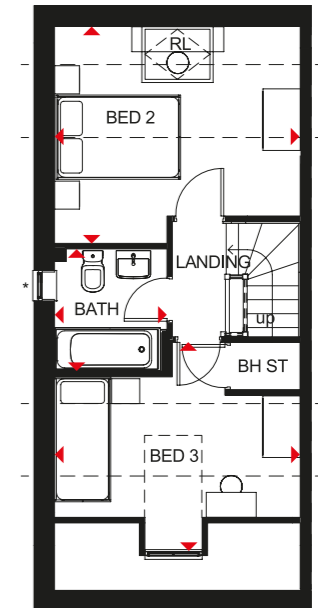


### First Floor

Lounge	3936 x 3630mm	12'11" x 11'11"
Bedroom 1	3936 x 3042mm	12'11" x 10'0"
En Suite	1551 x 2163mm	5'1" x 7'1"

[Approximate dimensions]

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



### Second Floor

Bedroom 2	3936 x 3508mm	12'11" x 11'6"
Bedroom 3	3936 x 3325mm	12'11" x 10'11"
Bathroom	1761 x 1963mm	5'9" x 6'5"

[Approximate dimensions]

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

\*Overall floor dimension includes lower ceiling areas.

<b>KEY</b>	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		

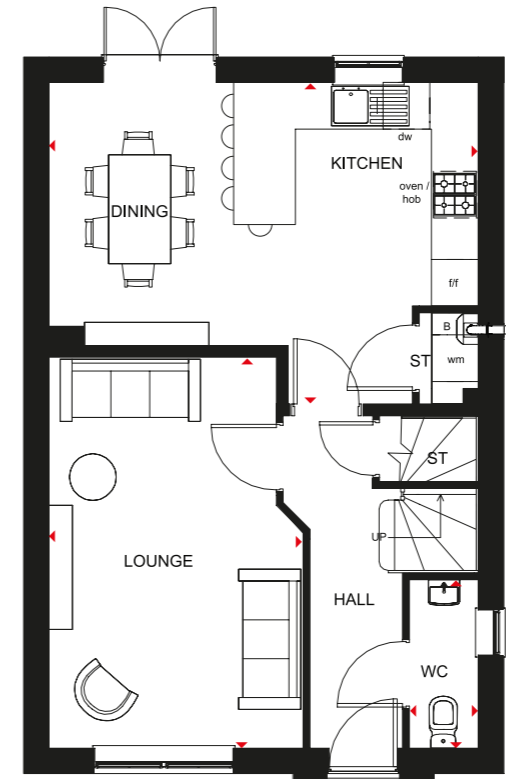


# CHESTER

## 4 BEDROOM DETACHED HOME



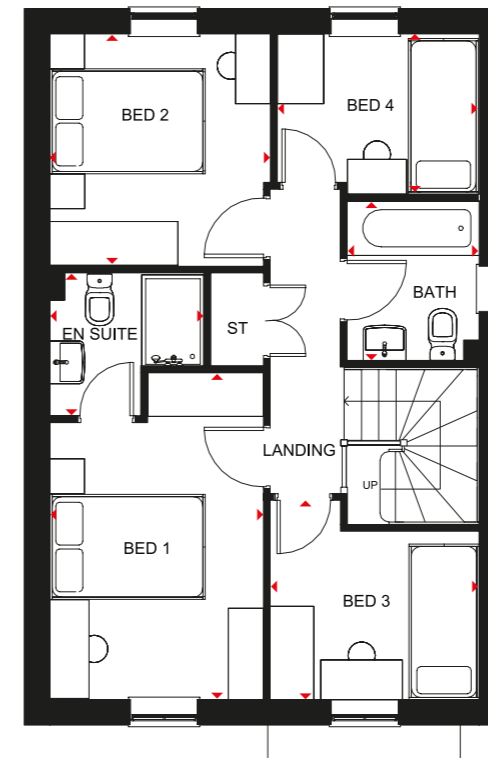
- An ideal family home filled with light through oversized windows
- The large kitchen with dining area and French doors onto the rear garden is a great hub for both the family and to entertain
- The spacious lounge is the perfect place for relaxing in
- Upstairs are two double bedrooms, the main bedroom with en suite, two single bedrooms and a family bathroom



### Ground Floor

Lounge	5026 x 3269mm	16'6" x 10'9"
Kitchen/Dining	5520 x 4135mm	18'1" x 13'7"
WC	2164 x 886mm	7'1" x 2'11"

[Approximate dimensions]



### First Floor

Bedroom 1	4205 x 2746mm	13'10" x 9'0"
En Suite	1983 x 1835mm	6'6" x 6'0"
Bedroom 2	2986 x 2826mm	9'10" x 9'3"
Bedroom 3	2686 x 2537mm	8'10" x 8'4"
Bedroom 4	2606 x 2060mm	8'7" x 6'9"
Bathroom	2048 x 1698mm	6'9" x 5'7"

[Approximate dimensions]

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



# ALDERNEY

## 4 BEDROOM DETACHED HOME



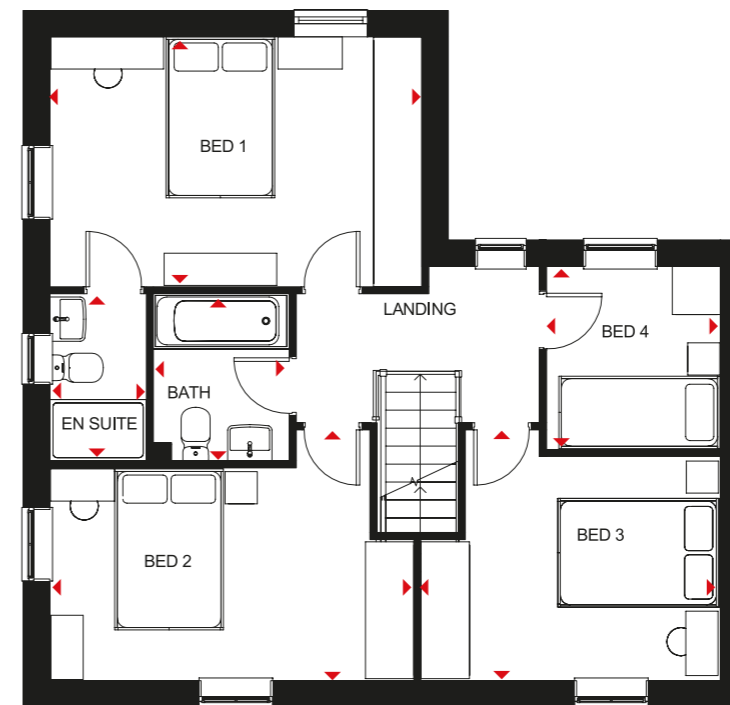
- A large fitted kitchen with family and breakfast areas provides this spacious home with the ideal hub for all the family
- French doors leading to the rear garden from both the kitchen and the separate lounge give it a bright and airy feeling, and there is a separate dual-aspect dining room
- Upstairs are three double bedrooms, the main bedroom with en suite, a single bedroom and a family bathroom



### Ground Floor

Lounge	5148 x 3110mm	16'11" x 10'2"
Kitchen/Family	4623 x 4603mm	15'2" x 15'1"
Dining	3307 x 2972mm	10'10" x 9'9"
WC	1675 x 853mm	5'6" x 2'10"

[Approximate dimensions]



### First Floor

Bedroom 1	4623 x 3104mm	15'2" x 10'2"
En Suite	2075 x 1191mm	6'10" x 3'11"
Bedroom 2	4523 x 3115mm	14'10" x 10'3"
Bedroom 3	3724 x 3115mm	12'3" x 10'3"
Bedroom 4	2275 x 2163mm	7'6" x 7'1"
Bathroom	2075 x 1702mm	6'10" x 5'7"

[Approximate dimensions]

**KEY** B Boiler  
ST Store  
wm Washing machine space

f/f Fridge/freezer space  
dw Dishwasher space  
◀▶ Dimension location



# 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. Quarter Jack Park is a marketing name only and may not be the designated postal address, which may be determined by The Post Office. All distances/journey times are approximate and are from Google Maps. \*We are the only major national housebuilder to be awarded this key industry award 11 years in a row. \*\*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 2020 derived from the NHBC national new homes survey at eight weeks, 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 & NHBC Guarantee or similar. Years 3-10 covered by NHBC insurance or similar. Full exclusions and limitations can be found on the NHBC website. Available on virtually all of our developments. \*\*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.





Quarter Jack Park  
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**0333 355 8493**

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