

FAIRWAY
GARDENS



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 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.

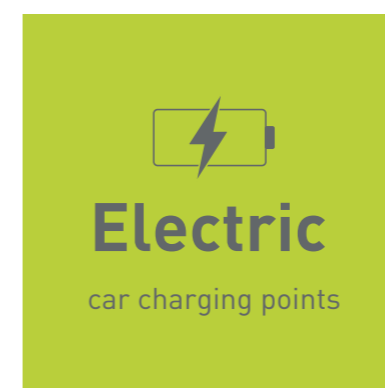
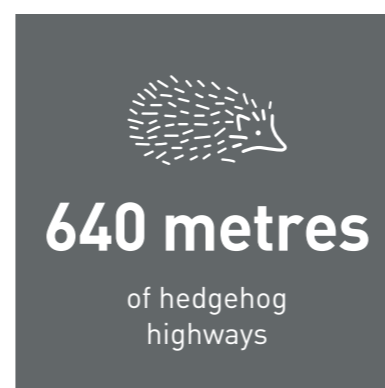
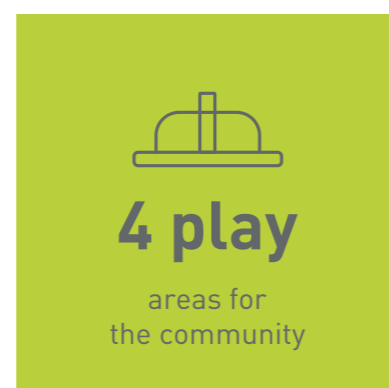
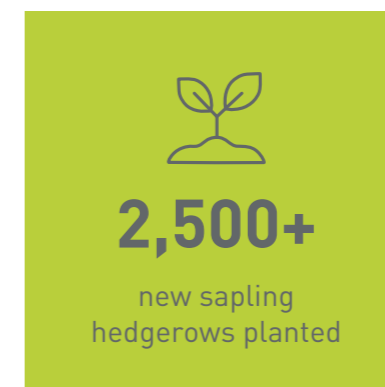
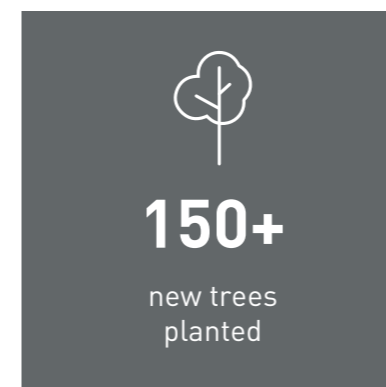
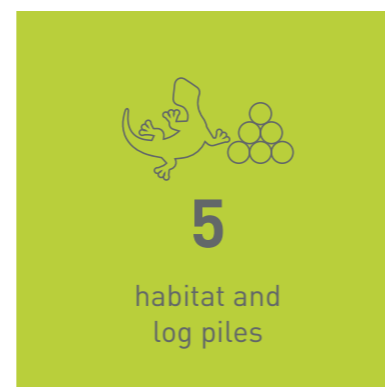
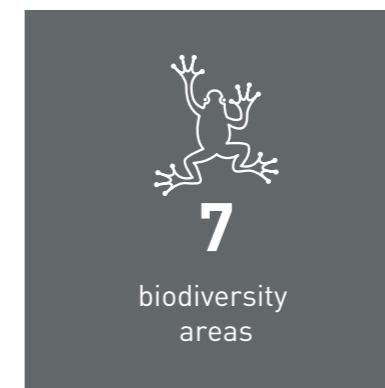
We do all we can to make moving easy, putting people in touch with dedicated experts throughout the journey, which is why for more than 50 years, we have earned ourselves an enviable reputation for excellence.

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.



CREATING A SUSTAINABLE COMMUNITY WHERE FAMILIES AND NATURE CAN THRIVE

At Barrat Homes, we do more than simply craft beautiful homes and desirable developments. We design sustainable and energy-efficient places to live that enhance and support the environment, whilst helping you live in harmony with nature.



SITE PLAN

- Denford 2 bedroom home
- Ellerton 3 bedroom home
- Kenley 3 bedroom home
- Lutterworth 3 bedroom home
- Moresby 3 bedroom home
- Norbury 3 bedroom home
- Woodcroft 3 bedroom home
- Alderney 3 bedroom home with stud;
- Chester 4 bedroom home
- Hesketh 4 bedroom home
- Radleigh 4 bedroom home
- R Affordable Housing Rented
- SO Shared Ownership
- V Visitor Parking Space
- BCP Bin Collection Point
- S/S Substation

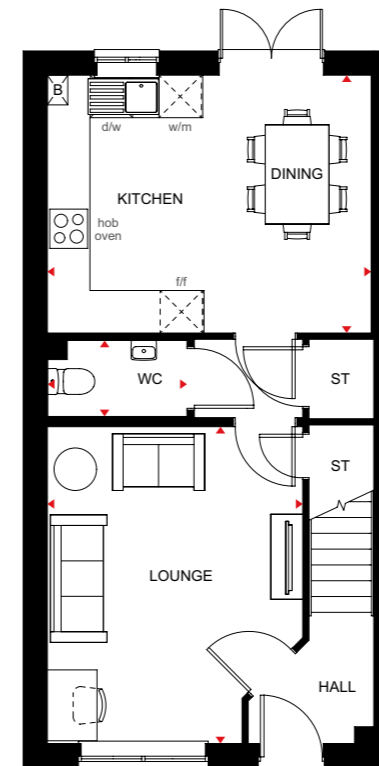


ELLERTON

3 BEDROOM HOME



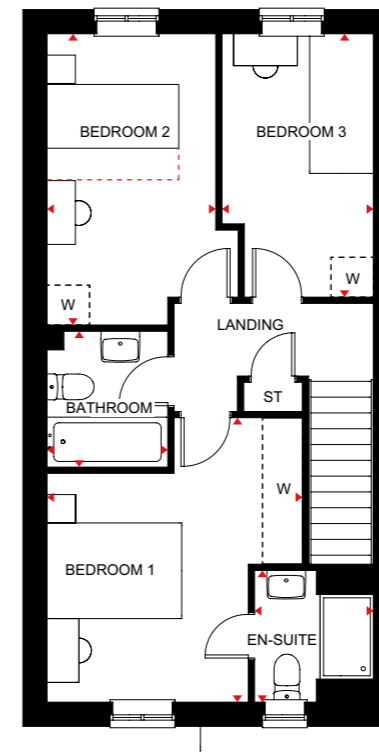
- Bright, practical home, ideal for modern family living
- Large, open-plan kitchen with ample dining space with French doors to the rear garden
- Upstairs the main bedroom has an en suite shower room, and there are two additional bedrooms and family bathroom



Ground Floor

Kitchen/Dining	4569 x 3639 mm	15'0" x 11'11"
Lounge	3603 x 4471 mm	11'10" x 14'8"
WC	1965 x 1072 mm	6'5" x 3'6"

[Approximate dimensions]



First Floor

Bedroom 1	3603 x 3229 mm	11'10" x 10'7"
En Suite	1678 x 1859 mm	5'6" x 6'1"
Bedroom 2	2381 x 4110 mm	7'10" x 13'6"
Bedroom 3	2138 x 3717 mm	7'0" x 12'2"
Bathroom	1704 x 1917 mm	5'7" x 6'4"

[Approximate dimensions]

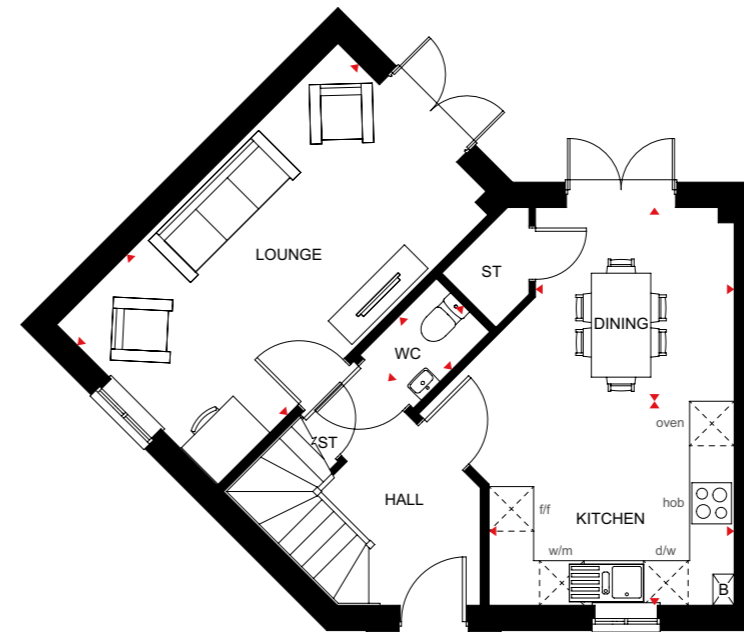
KEY	B	Boiler	f/f	Fridge/freezer space	d/w	Dishwasher space	◀▶	Dimension location
	ST	Store	w/m	Washing machine space	W	Wardrobe space		

LUTTERWORTH

3 BEDROOM HOME



- Bright and flexible areas to enjoy modern-day living
- French doors open onto the rear garden from both the dual-aspect lounge and the open-plan kitchen with dining area
- Galleried landing leads to three bedrooms, the main with en suite, and the family bathroom



Ground Floor

Dining	2676 x 2609 mm	8'9" x 8'7"
Lounge	3060 x 5357 mm	10'11" x 17'7"
Kitchen	3301 x 2748 mm	10'10" x 8'7"
WC	996 x 1439 mm	3'3" x 4'9"

[Approximate dimensions]



First Floor

Bedroom 1	4676 x 2949 mm	15'4" x 9'8"
En Suite	1486 x 2321 mm	4'11" x 7'7"
Bedroom 2	3091 x 2797 mm	10'2" x 9'2"
Bedroom 3	3091 x 2472 mm	10'2" x 8'1"
Bathroom	2492 x 2321 mm	8'2" x 7'7"

[Approximate dimensions]

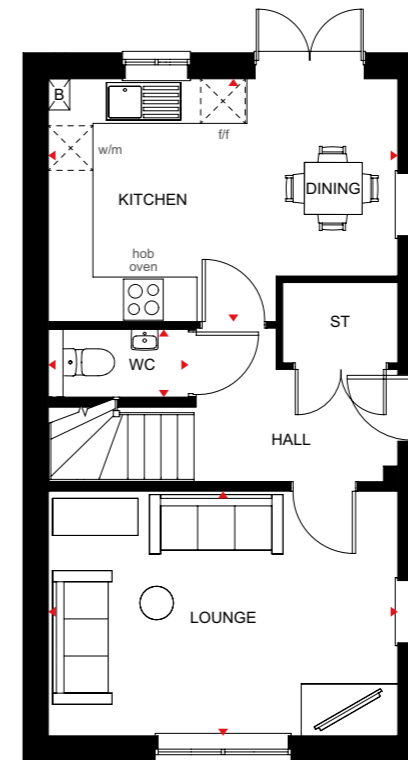
KEY	B Boiler	f/f Fridge/freezer space	d/w Dishwasher space	◀▶ Dimension location
	ST Store	w/m Washing machine space	W Wardrobe space	

MORESBY

3 BEDROOM HOME



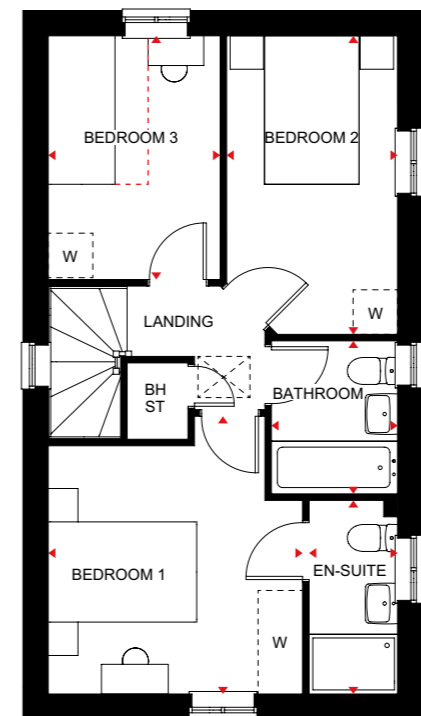
- A bright family home full of light and plenty of space
- The ground floor has a dual-aspect lounge and an open-plan kitchen with dining area opening onto the garden
- On the first floor there are three bedrooms, the main with en suite, and the family bathroom



Ground Floor

Kitchen/Dining	3271 x 4707 mm	10'9" x 15'5"
Lounge	3296 x 4707 mm	10'10" x 15'5"
WC	912 x 1888 mm	3'0" x 6'2"

[Approximate dimensions]



First Floor

Bedroom 1	3247 x 3743 mm	10'8" x 12'3"
En Suite	1193 x 2609 mm	3'11" x 8'7"
Bedroom 2	2304 x 4022 mm	7'7" x 13'2"
Bedroom 3	2316 x 3284 mm	7'7" x 10'9"
Bathroom	1700 x 2062 mm	5'7" x 6'9"

[Approximate dimensions]

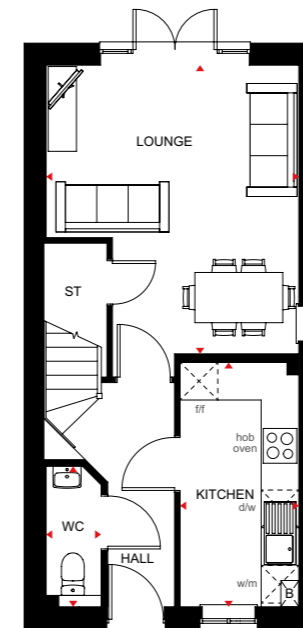
KEY	B	Boiler	BH ST	Bulhead store	w/m	Washing machine space	◀▶	Dimension location
	ST	Store	f/f	Fridge/freezer space	W	Wardrobe space		

NORBURY

3 BEDROOM HOME



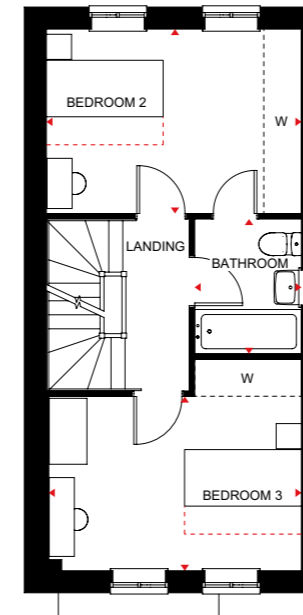
- Bright and spacious family home, designed over three floors
- Open-plan lounge with dining area leading to the rear garden through French doors
- Large main bedroom with en suite and dressing area takes up the entire top floor



Ground Floor

Lounge/Dining	4024 x 4598 mm	13'2" x 15'1"
Kitchen	1891 x 3892 mm	6'2" x 12'9"
WC	875 x 2238 mm	2'10" x 7'4"

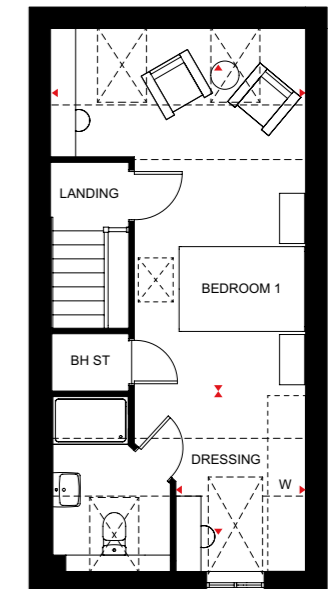
[Approximate dimensions]



First Floor

Bedroom 2	2938 x 4062 mm	9'7" x 13'4"
Bedroom 3	2775 x 4024 mm	9'1" x 13'2"
Bathroom	1701 x 2146 mm	5'7" x 7'1"

[Approximate dimensions]



Second Floor

Bedroom 1	4024 x 5195 mm	13'1" x 17'1"
Dressing Area	2066 x 2288 mm	6'9" x 7'6"

[Approximate dimensions]

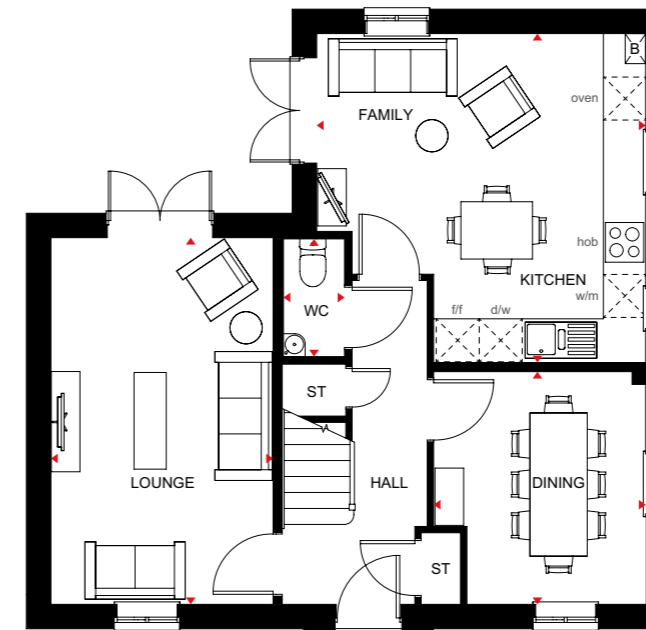
KEY	B	Boiler	BH ST	Bulkhead store	d/w	Dishwasher space	W	Wardrobe space
	ST	Store	f/f	Fridge/freezer space	w/m	Washing machine space	◀▶	Dimension location

ALDERNEY

3 BEDROOM HOME



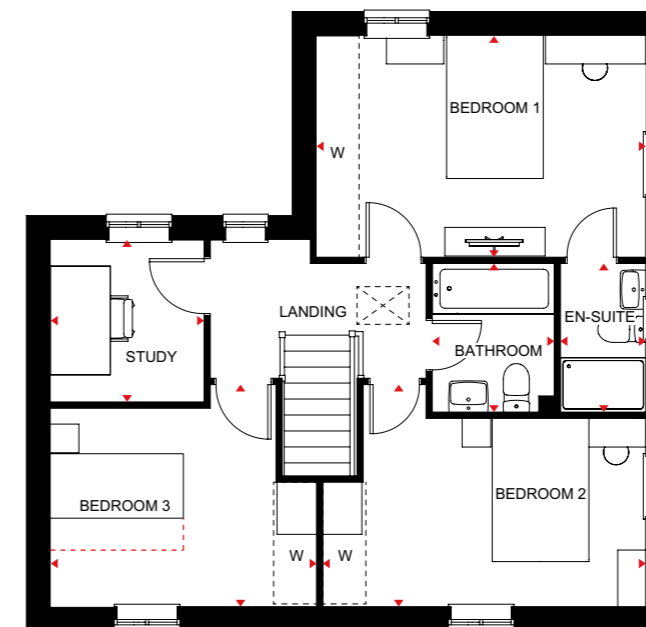
- Large fitted kitchen with family and breakfast area
- French doors to rear garden from both the kitchen and separate lounge
- Three bedrooms and additional study



Ground Floor

Dining	2963 x 3249 mm	9'8" x 10'8"
Lounge	3103 x 5120 mm	10'2" x 16'9"
Kitchen/Family	4593 x 4595 mm	15'1" x 15'1"
WC	854 x 1644 mm	2'9" x 5'5"

[Approximate dimensions]



First Floor

Bedroom 1	3090 x 4595 mm	10'1" x 15'1"
En Suite	1191 x 2075 mm	3'11" x 6'10"
Bedroom 2	3102 x 4509 mm	10'2" x 14'9"
Bedroom 3	3102 x 3710 mm	10'2" x 12'2"
Study	2139 x 2261 mm	7'0" x 7'5"
Bathroom	1702 x 2075 mm	5'7" x 6'10"

[Approximate dimensions]

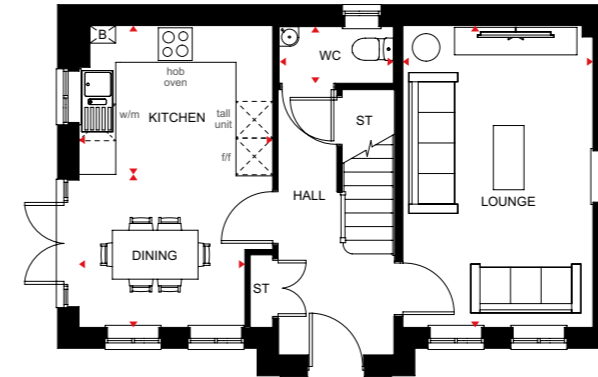
KEY	B Boiler	f/f Fridge/freezer space	d/w Dishwasher space	◀▶ Dimension location
	ST Store	w/m Washing machine space	W Wardrobe space	

HESKETH

4 BEDROOM HOME



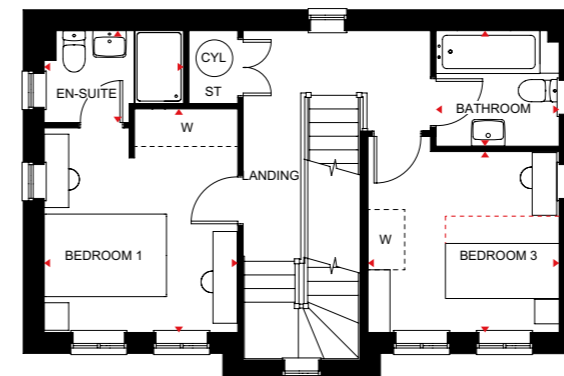
- A spacious family home designed over three floors
- Open-plan fitted kitchen with dining area opening out onto the rear garden, while a separate dual-aspect lounge provides space where all the family can relax
- First floor has two bedrooms, the main with en suite, and the family bathroom
- Meanwhile the second floor has a further two bedrooms and a shower room



Ground Floor

Dining	2502 x 2712 mm	8'3" x 8'11"
Lounge	4935 x 3108 mm	16'2" x 10'2"
Kitchen	2433 x 3166 mm	8'0" x 10'5"
WC	926 x 1854 mm	3'0" x 6'1"

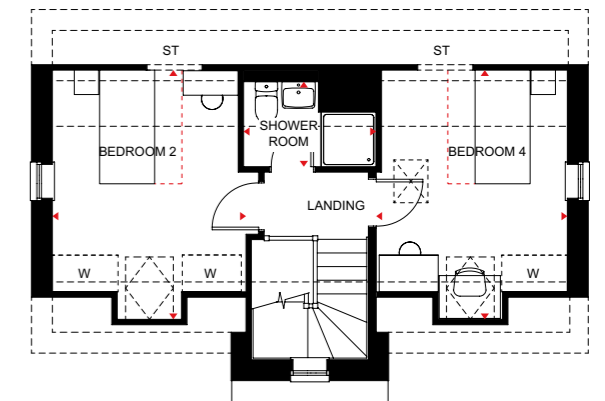
[Approximate dimensions]



First Floor

Bedroom 1	3655 x 3165 mm	12'0" x 10'5"
Bedroom 3	2958 x 3126 mm	9'9" x 10'3"
En Suite	1502 x 2277 mm	4'11" x 7'6"
Bathroom	1889 x 2014 mm	6'2" x 6'7"

[Approximate dimensions]



Second Floor

Bedroom 2	4076 x 3166 mm	13'5" x 10'5"
Bedroom 4	4076 x 3125 mm	13'5" x 10'3"
Shower Room	1390 x 2168 mm	4'7" x 7'1"

[Approximate dimensions]

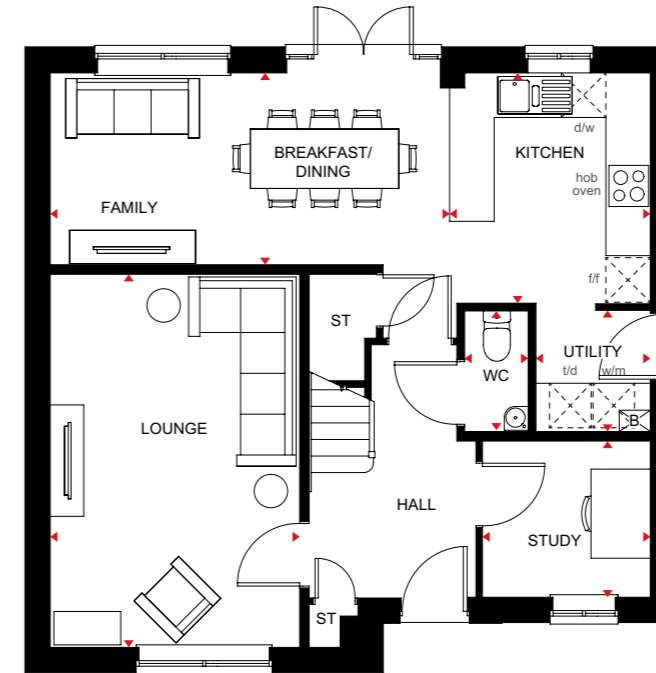
KEY	B	Boiler	CYL	Cylinder	w/m	Washing machine space	◀▶	Dimension location
	ST	Store	f/f	Fridge/freezer space	W	Wardrobe space		

RADLEIGH

4 BEDROOM HOME



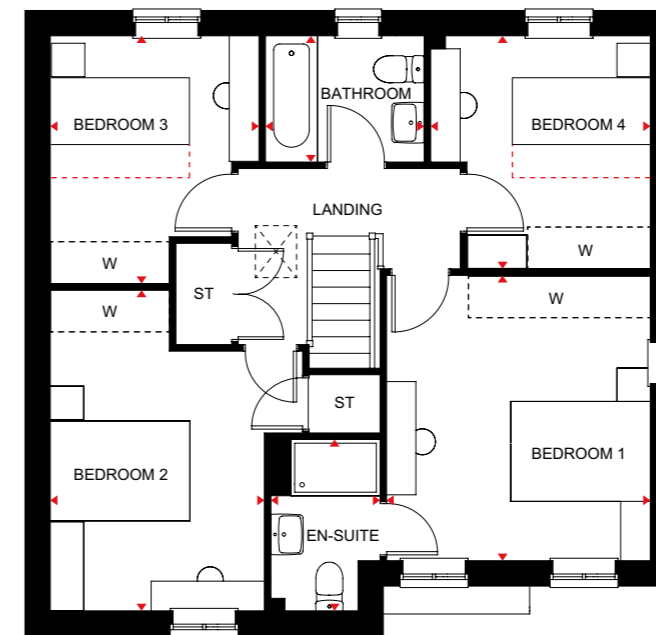
- The large kitchen has dining and family areas with French doors leading to the garden
- There is also a separate utility room, a spacious lounge, separate study and a WC to the ground floor
- Upstairs are four bedrooms, the main with en suite shower room, and a family bathroom



Ground Floor

Dining/Family	5378 x 2584 mm	17'8" x 8'6"
Lounge	3359 x 5024 mm	11'0" x 16'6"
Kitchen	2704 x 3101 mm	8'11" x 10'2"
WC	852 x 1606 mm	2'10" x 5'3"
Study	2261 x 2104 mm	7'5" x 6'11"
Utility	1542 x 1606 mm	5'1" x 5'3"

[Approximate dimensions]



First Floor

Bedroom 1	3844 x 3251 mm	12'7" x 10'8"
En Suite	2082 x 1193 mm	6'10" x 3'11"
Bedroom 2	2883 x 4321 mm	9'6" x 14'2"
Bedroom 3	2810 x 3337 mm	9'3" x 10'11"
Bedroom 4	2959 x 3139 mm	9'9" x 10'4"
Bathroom	2082 x 1700 mm	6'10" x 5'7"

[Approximate dimensions]

KEY	B Boiler	f/f Fridge/freezer space	w/m Washing machine space	W Wardrobe space
	ST Store	d/w Dishwasher space	t/d Tumble dryer space	◀▶ Dimension location



BARRATT HOMES HISTORY

LIVING THE MODERN LIFE, IN A MODERN TOWN

Barratt is Britain's best-known housebuilder. We've** been in business since 1958 and have built over 300,000 new homes, together with a reputation for quality, innovation and great value for money.

Our commitment to continuous product development coupled with the highest standards of design, construction, finish and customer service, has earned Barratt every major housebuilding industry award in recent years.

We're building for everyone. With more than 400 developments from North East Scotland to the Isle of Wight, we offer the widest choice of locations and prices in Britain today. Homes for all kinds of buyers, from studio apartments to 7 bedroom top-of-the-range homes.

Whichever you choose, we set out to provide the highest standards. Wherever we build, we aim to make a positive contribution. Our developments are in desirable locations where people want to live and are carefully planned to provide stylish and safe living environments.

And we're committed to customer service. Whether you're a first-time buyer or moving on, we can help you every step of the way, from reservation to completion and beyond. We've worked hard to earn our reputation and we continue to do so, year in year out, to further improve the service we provide. As a result you can buy Barratt with confidence.



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. Fairway Gardens is a marketing name only and may not be the designated postal address, which may be determined by The Post Office. We are the only major national housebuilder to be awarded this key industry award every year since 2010. "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 2022 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/latest-results/>), over 90% of Barratt Developments PLC group customer would recommend our brands to a friend. *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. **"exclusive", "we" and "us" refers to the Barratt Developments PLC Group brands.

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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