

HIGHGROVE AT WYNYARD PARK

ATTENBOROUGH WAY, WYNYARD, STOCKTON ON TEES, TS22 5JR



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 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.



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.





STUNNING HOMES IN A GREAT LOCATION

**LUXURY LIVING AND A SUBLIME LOCATION
GO HAND IN HAND TO MAKE HIGHGROVE AT
WYNYARD PARK STAND OUT IN WYNYARD**

Set within the prestigious Wynyard Park Estate, Highgrove at Wynyard Park is an exciting new development which will offer a beautiful collection of 2, 3 and 4 bedroom homes, perfect for first time buyers, home movers and growing families alike.



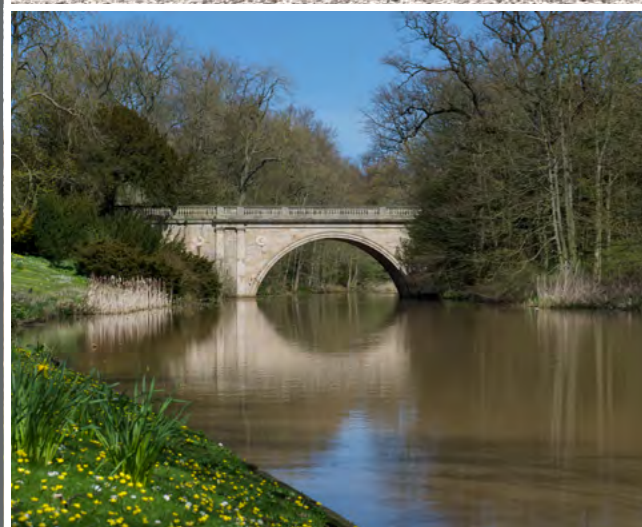


OUT AND ABOUT

THERE'S PLENTY TO DO IN AND AROUND WYNYARD

Highgrove at Wynyard is surrounded by a fantastic range of shops in the neighbouring towns and city providing all you need within the community.

And for those who prefer more active pursuits, there are plenty of walks in the local area and into the countryside. Wynyard also plays host to some fantastic bars and restaurants from rustic to fine dining.



LOCAL AREA

SCENIC RURAL WYNYARD AT ITS FINEST

When it comes to beautiful scenery and picturesque settings, residents of Highgrove at Wynyard Park will be spoilt for choice. From Wynyard Hall to Wynyard Golf Club located within walking distance, residents will have the benefit of rural living in a traditional modern environment.

Located just outside Wynyard are local towns and villages, providing plenty of beauty spots dotted with pubs and restaurants to suit your needs.





HIGHGROVE AT WYNYARD PARK

Hazard Drive, Wynyard Business Park, Wynyard, Stockton on Tees, TS22 5FD

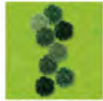

	ALDERNEY	4 bedroom detached house
	KENNFORD	4 bedroom detached house
	KINGSLEY	4 bedroom detached house
	DENBY	3 bedroom detached house
	MORESBY	3 bedroom detached / semi-detached / terraced house
	ELLERTON	3 bedroom semi-detached / terraced house
	MAIDSTONE	3 bedroom semi-detached / terraced house

Discounted Market Value / Affordable Housing

	KENLEY	2 bedroom semi-detached / terraced house
	Affordable Housing	

** Properties built in stone.

† Properties with PV Panels.

	Grassland		Scrub / parkland
	Species rich grassland		Mature tree line
	Path		Bird box
	Suds pond		Bat box

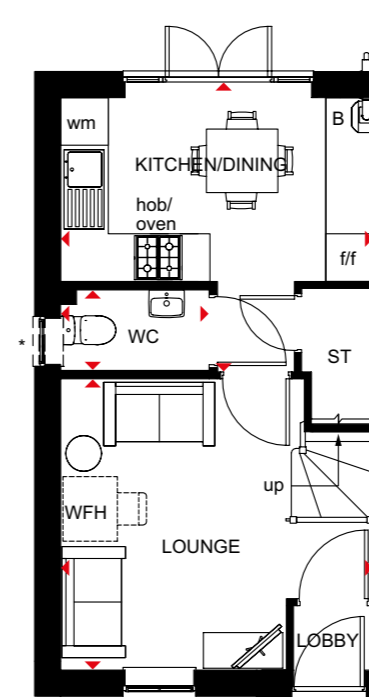


KENLEY

2 BEDROOM HOME



- Natural light floods through oversized windows in this two bedroom terraced homes
- French doors in the open-plan kitchen and dining area lead to the garden
- A front-aspect lounge and convenient storage space create a great place for modern living
- On the first floor are two double bedrooms and a family bathroom

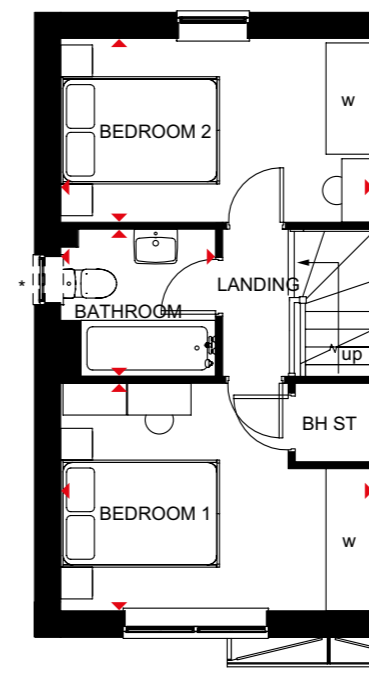


Ground Floor

Lounge	3943 x 3668 mm	12'11" x 12'0"
Kitchen/Dining	3943 x 3454 mm	12'11" x 11'4"
WC	1871 x 1016 mm	6'2" 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 2865 mm	12'11" x 9'5"
Bedroom 2	3943 x 2316 mm	12'11" x 7'7"
Bathroom	1953 x 1853 mm	6'5" x 6'1"

(Approximate dimensions)

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

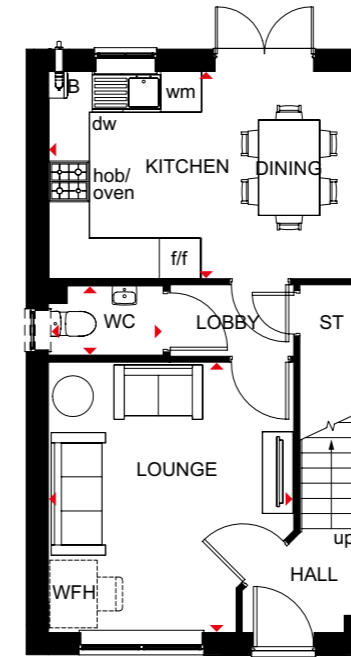
KEY	B	Boiler	wm	Washing machine space	WFH	Working from home
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	BH ST	Bulkhead store	w	Wardrobe space		

ELLERTON

3 BEDROOM HOME



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

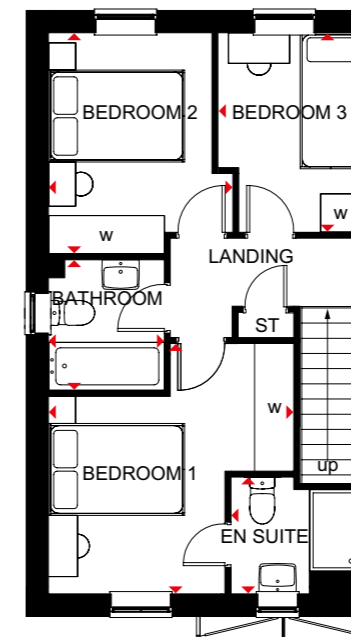


Ground Floor

Lounge	3605 x 3972 mm	11'10" x 13'0"
Kitchen/Dining	4598 x 3048 mm	15'1" x 10'0"
WC	1702 x 1050 mm	5'7" x 3'5"

[Approximate dimensions]

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



First Floor

Bedroom 1	3605 x 3688 mm	11'10" x 12'1"
En Suite	1918 x 1716 mm	6'4" x 5'8"
Bedroom 2	2708 x 3250 mm	8'11" x 10'8"
Bedroom 3	2109 x 2932 mm	6'11" x 9'7"
Bathroom	1703 x 1917 mm	5'7" x 6'3"

[Approximate dimensions]

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

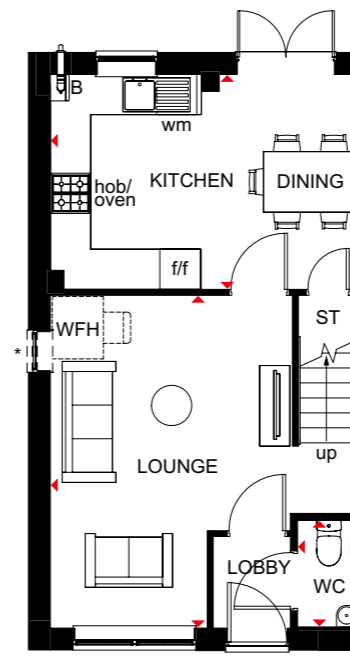
KEY	B	Boiler	f/f	Fridge/freezer space	◀▶ Dimension location
	ST	Store	W	Wardrobe space	
	wm	Washing machine space	WFH	Working from home	

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 a family bathroom

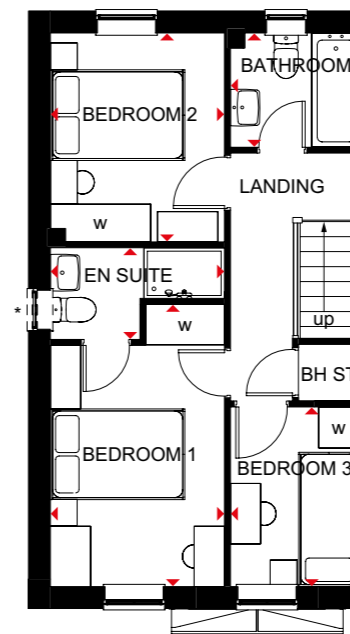


Ground Floor

Lounge	4598 x 4955 mm	15'1" x 16'3"
Kitchen/Dining	4598 x 3202 mm	15'6" x 10'6"
WC	901 x 1586 mm	2'11" x 5'2"

(Approximate dimensions)

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



First Floor

Bedroom 1	2592 x 4204 mm	8'6" x 13'10"
En Suite	2592 x 1365 mm	8'6" x 4'6"
Bedroom 2	2592 x 3112 mm	8'6" x 10'3"
Bedroom 3	1918 x 2676 mm	6'4" x 8'9"
Bathroom	1918 x 1702 mm	6'4" x 5'7"

(Approximate dimensions)

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

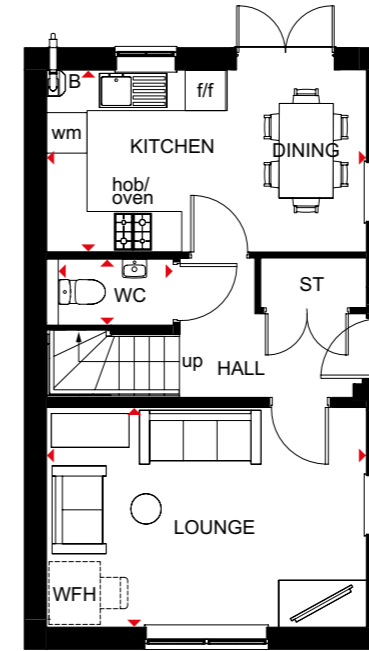
KEY	B Boiler	wm Washing machine space	w Wardrobe space
	ST Store	f/f Fridge/freezer space	◀▶ Dimension location
	BH ST Bulhead store	WFH Working from home space	

MORESBY

3 BEDROOM DETACHED HOME



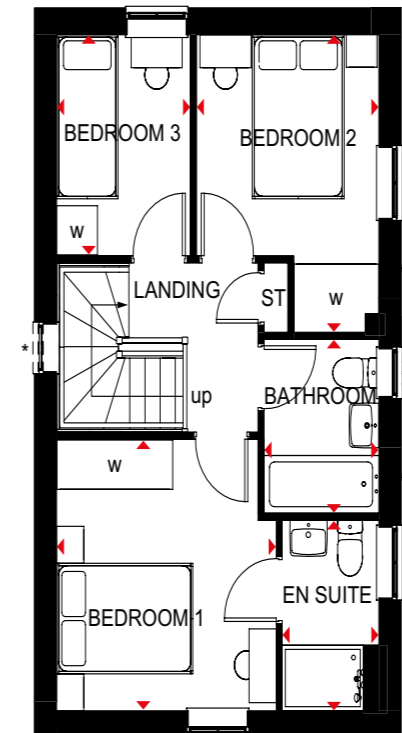
- A bright family home full of light and plenty of space
- The ground floor is comprised of a dual-aspect lounge and an open-plan kitchen with dining area opening onto the garden
- The first floor features two double bedrooms, the main bedroom with en suite, a single bedroom and the family bathroom



Ground Floor

Lounge	4735 x 3250 mm	15'6" x 10'8"
Kitchen/Dining	4735 x 2696 mm	15'6" x 8'10"
WC	1682 x 976 mm	5'6" x 3'2"

(Approximate dimensions)



First Floor

Bedroom 1	3226 x 3312 mm	10'7" x 10'10"
En Suite	1421 x 2322 mm	4'8" x 7'7"
Bedroom 2	2679 x 3628 mm	8'9" x 11'11"
Bedroom 3	1968 x 2696 mm	6'5" x 8'10"
Bathroom	1688 x 2120 mm	5'6" x 6'11"

(Approximate dimensions)

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

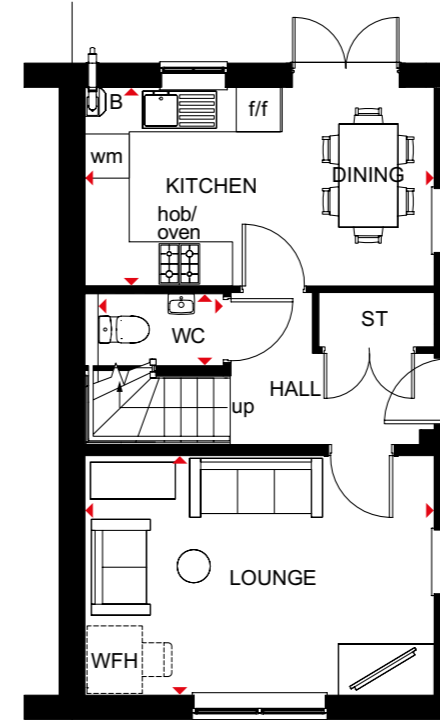
KEY	B	Boiler	f/f	Fridge/freezer space	◀▶ Dimension location
	ST	Store	WFH	Working from home space	
	wm	Washing machine space	w	Wardrobe space	

MORESBY

3 BEDROOM SEMI-DETACHED HOME



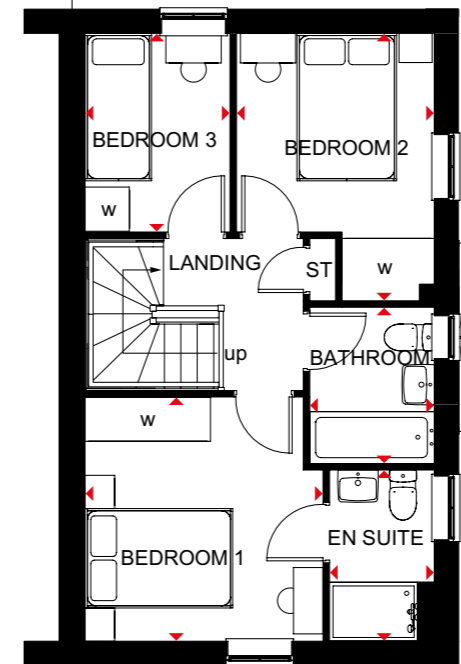
- A bright family home full of light and plenty of space
- The ground floor comprises of a dual-aspect lounge and an open-plan kitchen with dining area opening onto the garden
- The first floor features two double bedrooms, the main bedroom with en suite, a single bedroom and family bathroom



Ground Floor

Lounge	4737 x 3250 mm	15'6" x 10'8"
Kitchen/Dining	4737 x 2696 mm	15'6" x 8'10"
WC	1682 x 976 mm	5'6" x 3'2"

(Approximate dimensions)



First Floor

Bedroom 1	3229 x 3312 mm	10'7" x 10'10"
En Suite	1421 x 2322 mm	4'8" x 7'7"
Bedroom 2	2682 x 3628 mm	8'10" x 11'11"
Bedroom 3	1968 x 2696 mm	6'5" x 8'10"
Bathroom	1688 x 2120 mm	5'6" x 6'11"

(Approximate dimensions)

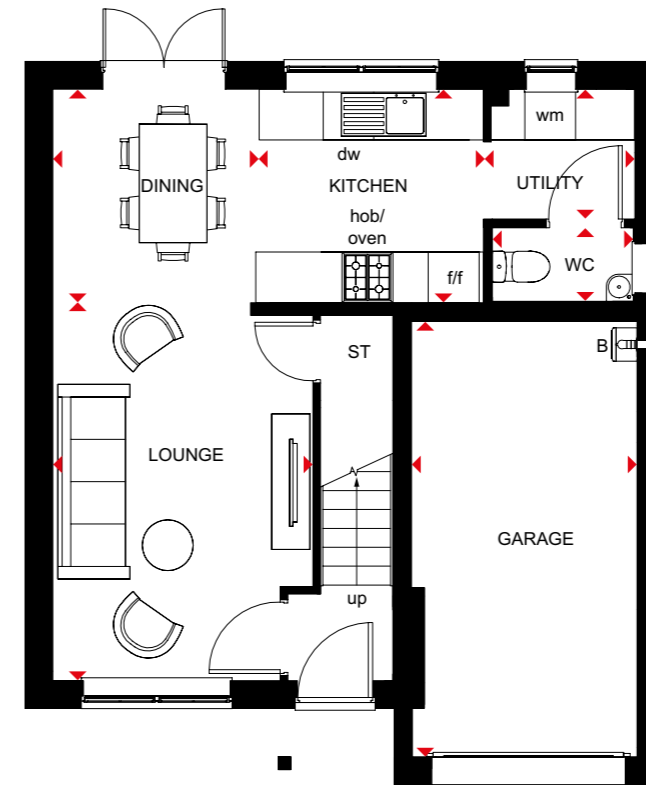
KEY	B	Boiler	f/f	Fridge/freezer space	◀▶	Dimension location
	ST	Store	w	Wardrobe space		
	wm	Washing machine space	WFH	Working from home space		

DENBY

3 BEDROOM DETACHED HOME



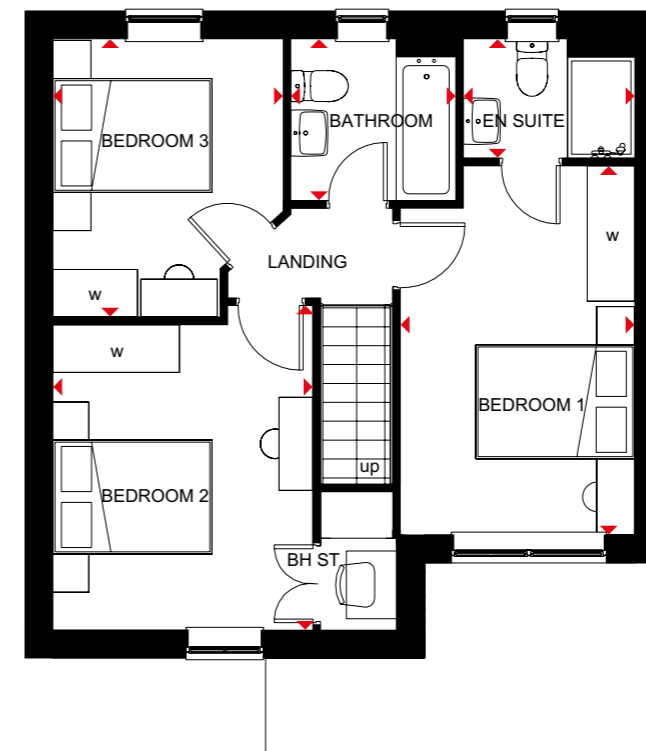
- Free-flowing living space creates a flexible family home
- Large windows and French doors to the rear garden give the open-plan lounge, dining area, kitchen and utility a bright and airy feeling
- Integral garage adds convenience and security
- Upstairs are three double bedrooms – the main bedroom with en suite – and the family bathroom



Ground Floor

Lounge	3072 x 4462 mm	10'1" x 14'8"
Kitchen	2688 x 2523 mm	8'10" x 8'3"
Dining	2397 x 2523 mm	7'10" x 8'3"
Utility	1789 x 1533 mm	5'10" x 5'0"
WC	1701 x 903 mm	5'7" x 3'0"
Garage	2663 x 5142 mm	8'9" x 16'10"

(Approximate dimensions)



First Floor

Bedroom 1	2770 x 4361 mm	9'1" x 14'4"
En Suite	2026 x 1412 mm	6'8" x 4'8"
Bedroom 2	3072 x 3834 mm	10'1" x 12'7"
Bedroom 3	2722 x 3289 mm	8'11" x 10'9"
Bathroom	1950 x 1913 mm	6'5" x 6'3"

(Approximate dimensions)

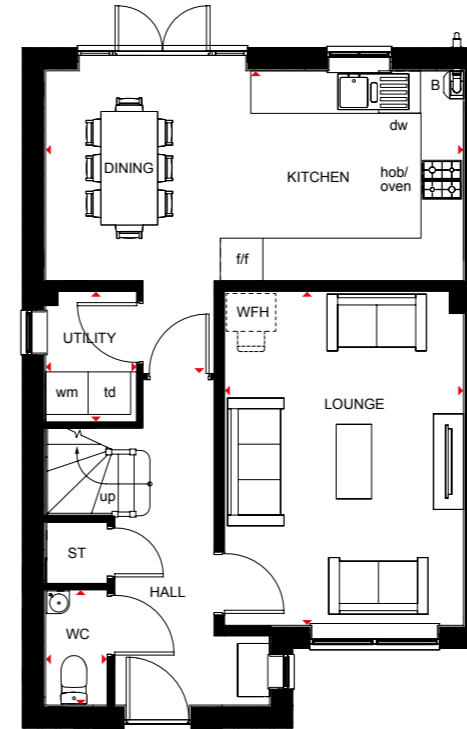
KEY	B	Boiler	wm	Washing machine space	w	Wardrobe space
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	BH ST	Bulkhead store	dw	Dishwasher space		

KINGSLEY

4 BEDROOM HOME



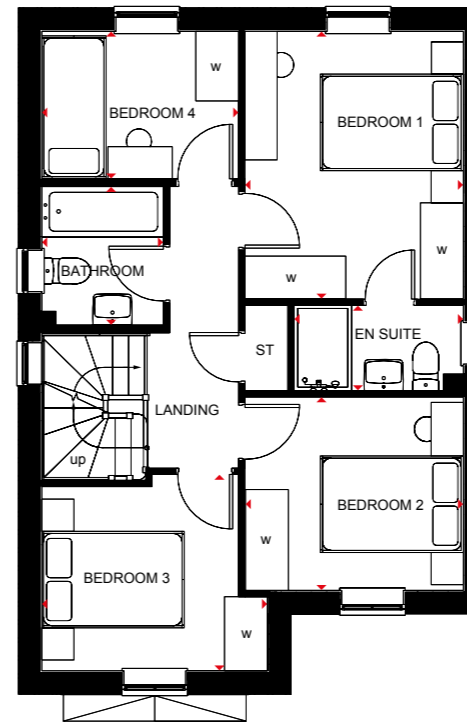
- Bright, airy family home with oversized windows to maximise light
- The large open-plan kitchen has a dining area with French doors leading to the garden. There is also a separate utility room
- The spacious lounge is just the place for the family to relax in
- Upstairs are three double bedrooms, the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



Ground Floor

Kitchen/Dining	5895 x 4268mm	19'4" x 14'0"
Lounge	3370 x 4710mm	11'6" x 15'5"
Utility	1287 x 1841mm	4'2" x 6'0"
WC	904 x 1627mm	2'11" x 5'4"

(Approximate dimensions)



First Floor

Bedroom 1	3054 x 3740mm	10'0" x 12'3"
En Suite	2365 x 1190mm	7'9" x 3'10"
Bedroom 2	3054 x 3745mm	10'0" x 12'3"
Bedroom 3	3160 x 2727mm	10'4" x 8'11"
Bedroom 4	2754 x 2065mm	9'0" x 6'9"
Bathroom	1700 x 1937mm	5'6" x 6'4"

(Approximate dimensions)

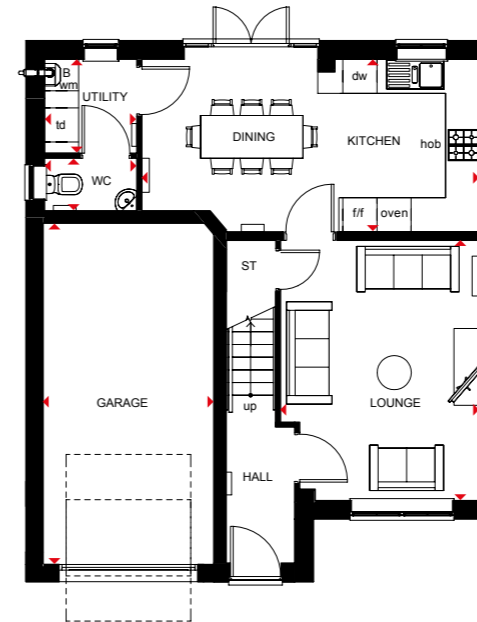
KEY	B	Boiler	f/f	Fridge/freezer space	w	Wardrobe space
	ST	Store	dw	Dishwasher space	WFH	Working from home space
	wm	Washing machine space	td	Tumble dryer space	◀▶	Dimension location

KENNFORD

4 BEDROOM DETACHED HOME



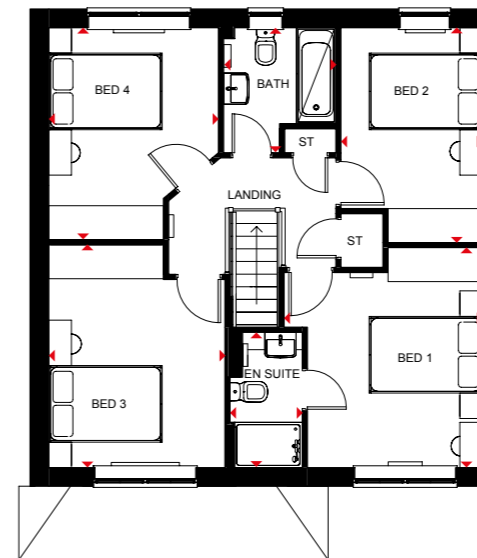
- Spacious and practical family home designed for modern living
- Flexible, open-plan kitchen with dining area and access to the rear garden, and a separate utility room
- Good-sized lounge provides room for all the family to relax in, while an integral garage adds security and convenience
- First floor has four double bedrooms, the master with en suite, and the family bathroom



Ground Floor

Lounge	4573 x 3500mm	15'0" x 11'6"
Kitchen/Dining	3035 x 5938mm	9'11" x 19'6"
Utility	1652 x 1623mm	5'5" x 5'4"
WC	923 x 1623mm	3'0" x 5'4"
Garage	6000 x 3000mm	19'8" x 9'10"

(Approximate dimensions)



First Floor

Bedroom 1	3500 x 3881mm	11'6" x 12'9"
En Suite	2387 x 1276mm	7'10" x 4'2"
Bedroom 2	2498 x 3791mm	8'2" x 12'5"
Bedroom 3	3931 x 3107mm	12'11" x 10'2"
Bedroom 4	3739 x 2994mm	12'3" x 9'10"
Bathroom	1980 x 2208mm	6'6" x 7'3"

(Approximate dimensions)

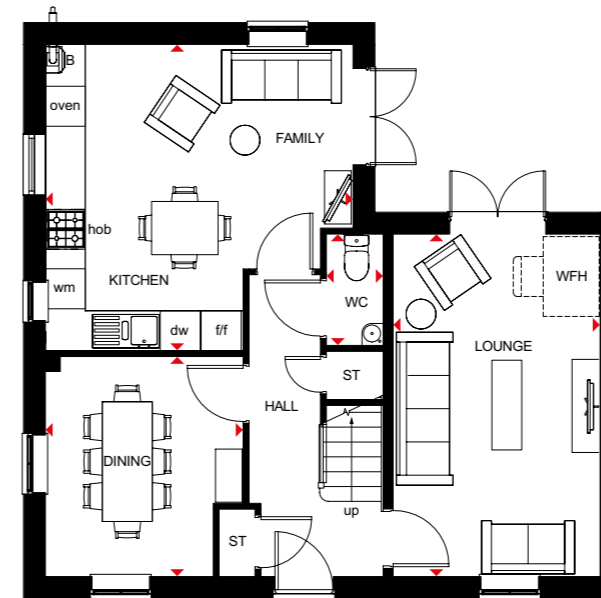
KEY	B	Boiler	f/f	Fridge/freezer space	◀▶ Dimension location
	ST	Store	dw	Dishwasher space	
	wm	Washing machine space	td	Tumble dryer space	

ALDERNEY

4 BEDROOM DETACHED HOME



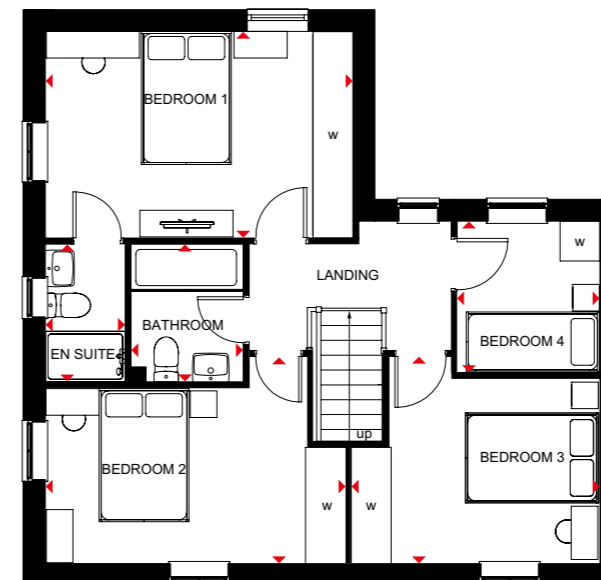
- A large fitted kitchen with family and breakfast areas provides this spacious home with the ideal hub for all the family
- French doors leading to the rear garden from both the kitchen and the separate lounge give it a bright and airy feeling, and there is a separate dual-aspect dining room
- Upstairs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



Ground Floor

Lounge	5148 x 3100 mm	16'11" x 10'2"
Kitchen/Family	4623 x 4603 mm	15'2" x 15'1"
Dining	2972 x 3307 mm	9'8" x 10'8"
WC	871 x 1641 mm	2'9" x 5'4"

(Approximate dimensions)



First Floor

Bedroom 1	4623 x 3104 mm	15'2" x 10'2"
En Suite	1191 x 2075 mm	3'9" x 6'8"
Bedroom 2	4510 x 3115 mm	14'8" x 10'2"
Bedroom 3	3737 x 3115 mm	12'3" x 10'2"
Bedroom 4	2148 x 2275 mm	7'1" x 7'6"
Bathroom	1702 x 2075 mm	5'7" x 6'10"

(Approximate dimensions)

KEY	B	Boiler	f/f	Fridge/freezer space	w	Wardrobe space
	ST	Store	dw	Dishwasher space	◀▶	Dimension location
	wm	Washing machine space	WFH	Working from home space		

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. Highgrove at Wynyard Park 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.

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

0333 355 8470



Calls to 03 numbers are charged at the same rate as dialing an 01 or 02 number. If your fixed line or mobile service has inclusive minutes to 01/02 numbers, then calls to 03 are counted as part of this inclusive call volume. Non-BT customers and mobile phone users should contact their service providers for information about the cost of calls.