



WINTRINGHAM

ST NEOTS



WINTRINGHAM

ST NEOTS



- Amber 1 bedroom home
- Severn 1 bedroom home
- Washington mews 2 bedroom home
- Kenley 2 bedroom home
- Alverton 2 bedroom home
- Maidstone 3 bedroom home
- Ellerton 3 bedroom home
- Moresby 3 bedroom home
- Buchanan 3 bedroom home
- Kingsville 3 bedroom home
- Brentford 3 bedroom home
- Chester 3 bedroom home
- Hesketh 4 bedroom home
- Millfield 4 bedroom home
- Radleigh 4 bedroom home
- AH Affordable Housing
- SH Show Home
- SG Sales Garage
- BCP Bin Collection Point
- V Visitor Parking Space
- CS Cicle Store BS Bin Store



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. AWoburn Downs is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

WINTRINGHAM

ST NEOTS

- David Wilson Homes
- Barratt Homes
- Other Developers
- Future District Centre
- Footpath
- Railway Tracks
- Over 9km of cycle routes
- Wintringham Primary Academy
- Pond
- St Neots Railway Station



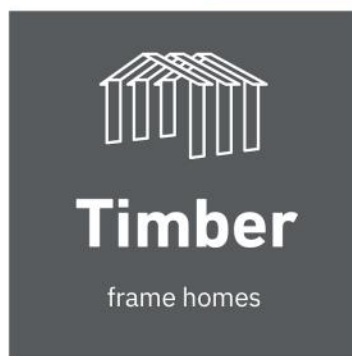
GIVING NATURE A HOME

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.



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.



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HOMES

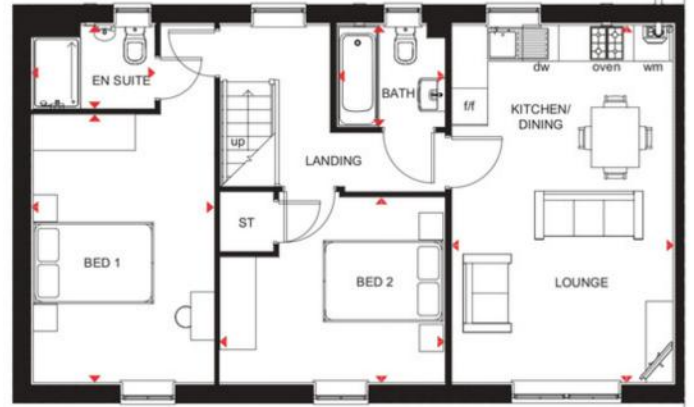
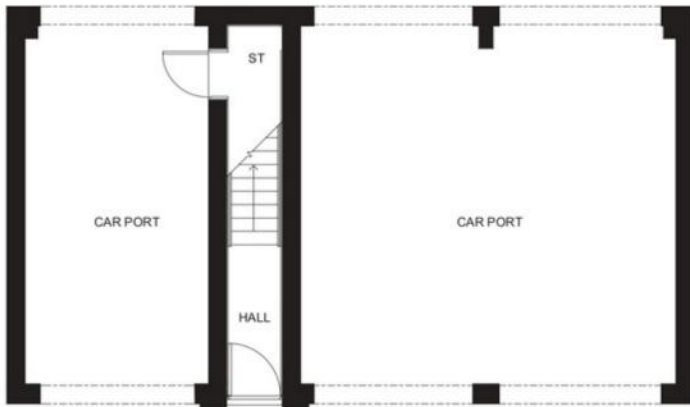
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ST NEOTS

ALVERTON

2 BEDROOM HOME

- This two bedroom home is ideal for first-time buyers
- The open-plan fitted kitchen with dining area and lounge is a bright and airy place to relax or entertain friends
- There are two double bedrooms, the largest with its own en suite shower room, and a fully fitted bathroom



First Floor

Kitchen	3680 x 1642 mm	12'0" x 5'3"
Lounge / Dining	3680 x 3758 mm	12'0" x 12'3"
Bedroom 1	2030 x 1398 mm	9'9" x 12'8"
En suite	2030 x 1398 mm	6'2" x 4'5"
Bedroom 2	3746 x 2538 mm	12'2" x 8'3"
Bathroom	1806 x 1700 mm	5'9" x 5'5"

(Approximate dimensions)

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



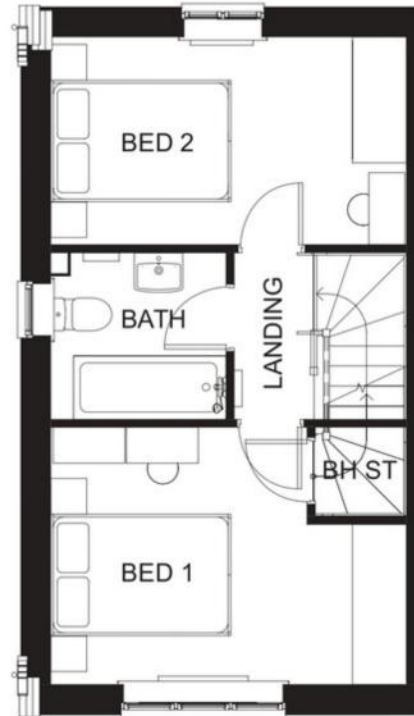
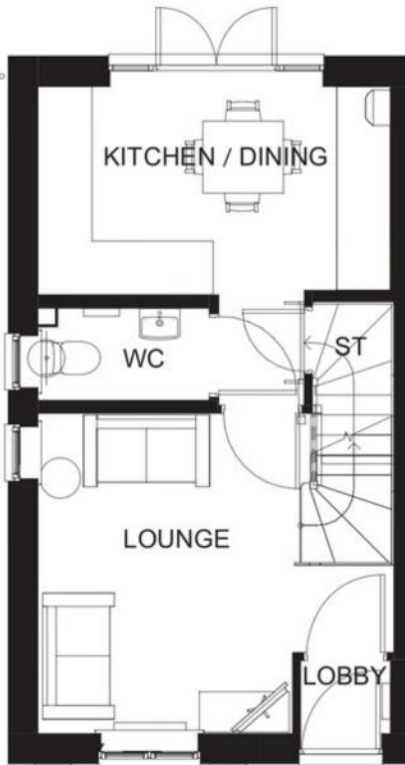
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ST NEOTS

KENLEY

2 BEDROOM HOME

- Natural light floods through oversized windows in this two bedroom home
- 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	3958 x 3560 mm	12'9" x 11'6"
Kitchen/Diner	3948 x 2346 mm	12'9" x 7'6"
WC	1906 x 1025 mm	6'2" x 3'3"

First Floor

Bedroom 1	3958 x 2860 mm	12'9" x 9'3"
Bedroom 2	3958 x 2311 mm	12'9" x 7'5"
Bathroom	1953 x 1853 mm	6'4" x 6'0"

KEY ST Store
BH ST Bulkhead Store



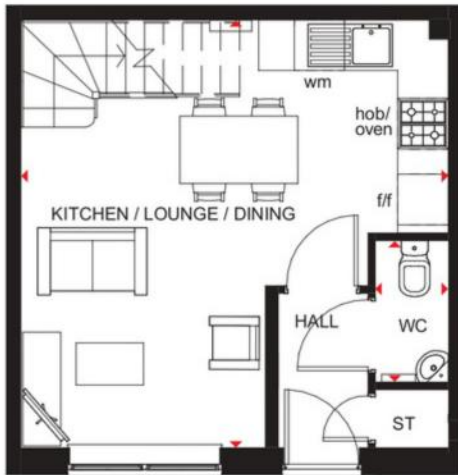
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ST NEOTS

AMBER

2 BEDROOM HOME

- A good-sized open plan lounge, dining area and fitted kitchen make up the ground floor along with a separate WC.
- Upstairs, a large double bedroom, a home office, shower room and plenty of storage space.



Ground Floor

Kitchen/dining/lounge	5058 x 2962 mm	16'5" x 9'7"
W.C	867 x 1624 mm	2'8" x 5'3"

[Approximate dimensions]

First Floor

Bedroom 1	2598 x 3797 mm	8'5" x 12'4"
Study	2372 x 2066 mm	7'7" x 6'7"
Shower room	1388 x 2092 mm	4'5" x 6'8"

[Approximate dimensions]

KEY ST Store
wm Washing machine space
BH ST Bulkhead store

f/f Fridge/freezer space
♦♦ Dimension location



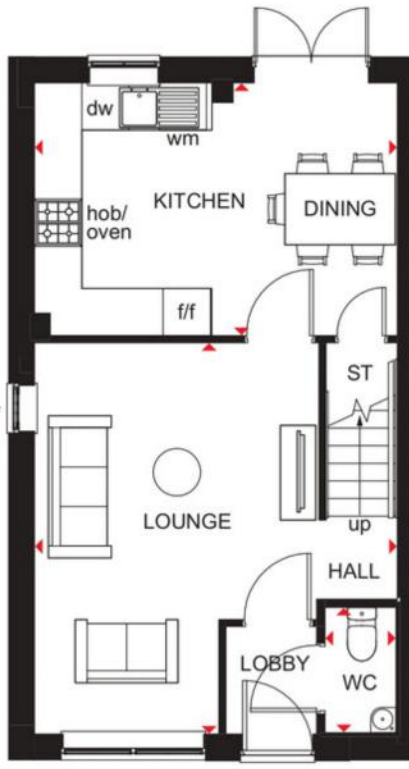
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ST NEOTS

MAIDSTONE

3 BEDROOM HOME

- An ideal home for growing families 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 further single bedroom and family bathroom



Ground Floor

Kitchen/dining	4575 x 3202 mm	15'0" x 10'5"
Lounge	3619 x 4905 mm	11'8" x 16'0"
W.C.	2173 x 1440 mm	7'1" x 4'7"

[Approximate dimensions]



First Floor

Bedroom 1	2607 x 3587 mm	8'5" x 12'6"
En suite	2607 x 1365 mm	8'5" x 4'4"
Bedroom 3	1898 x 2671 mm	6'2" x 8'7"
Bathroom	1918 x 1702 mm	6'2" x 5'5"
Bedroom 2	2587 x 3107 mm	8'4" x 10'1"

[Approximate dimensions]

KEY	ST Store	dw Dishwasher space
	wm Washing machine space	w Wardrobe space
	f/f Fridge/freezer space	♦♦ Dimension location



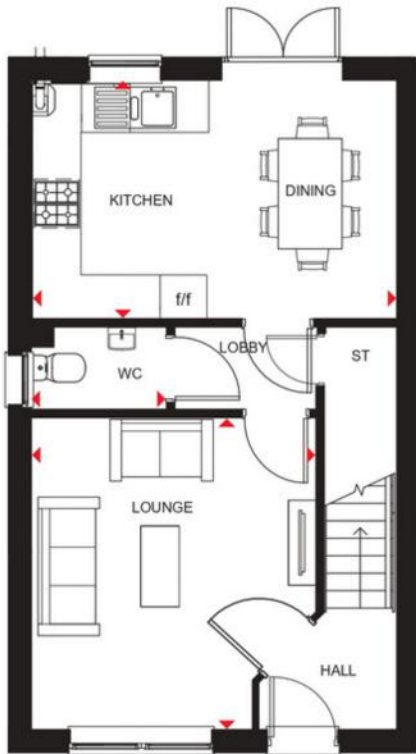
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ST NEOTS

ELLERTON

3 BEDROOM HOME

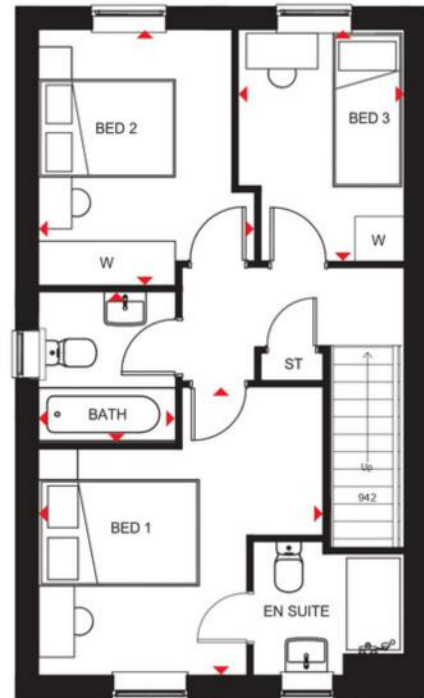
- This two bedroom home is ideal for first-time buyers
- The open-plan fitted kitchen with dining area and lounge is a bright and airy place to relax or entertain friends
- There are two double bedrooms, the largest with its own en suite shower room, and a fully fitted bathroom



Ground Floor

Kitchen/dining	4598 x 3048 mm	15'1" x 9'12"
Lounge	3605 x 3972 mm	11'9" x 13'0"
W.C	1703 x 1050 mm	5'7" x 3'5"

(Approximate dimensions)



First Floor

Bedroom 1	2898 x 3610 mm	11'10" x 9'6"
En Suite	1918 x 1716 mm	6'3" x 5'7"
Bedroom 2	2396 x 3245 mm	7'10" x 10'7"
Bedroom 3	2129 x 2927 mm	6'11" x 9'7"
Bathroom	1703 x 1917 mm	5'7" x 6'3"

(Approximate dimensions)

KEY ST Store ♦♦ Dimension location
 f/f Fridge/freezer space
 w Wardrobe space



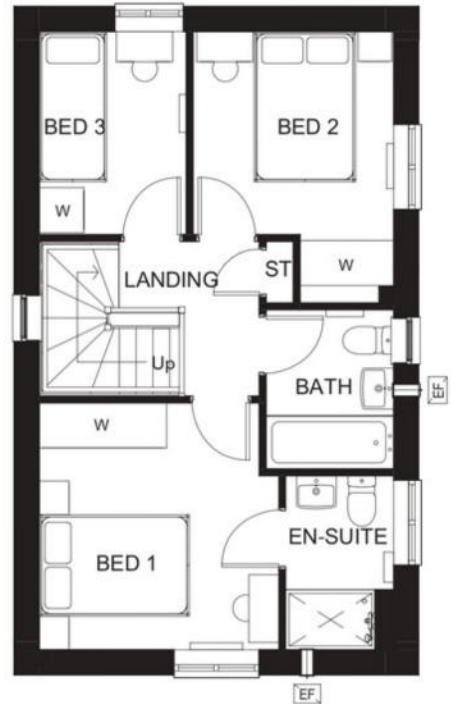
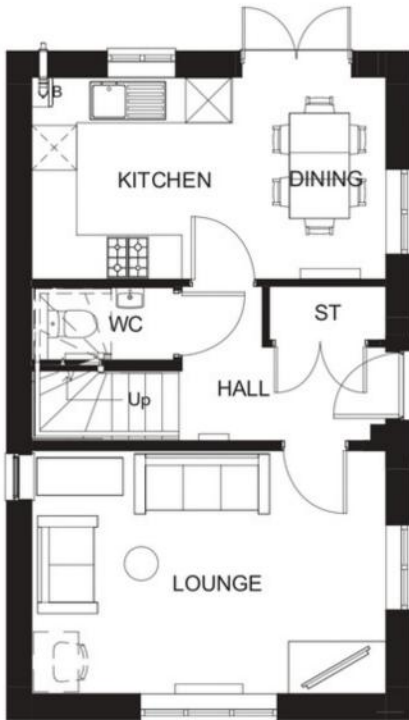
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ST NEOTS

MORESBY

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 with en suite, a single bedroom and a family bathroom



Ground Floor

Lounge	4725 x 3242 mm	15'5" x 10'6"
Kitchen/Diner	4725 x 2696 mm	15'5" x 8'8"
WC	1892 x 973 mm	6'2" x 3'1"

First Floor

Bedroom 1	3196 x 3291 mm	10'4" x 10'7"
En Suite	1441 x 2322 mm	4'7" x 7'6"
Bedroom 2	2676 x 3618 mm	8'7" x 11'8"
Bedroom 3	1961 x 2705 mm	6'4" x 8'8"

KEY		
B	Boiler	
ST	Store	
w	Wardrobe space	



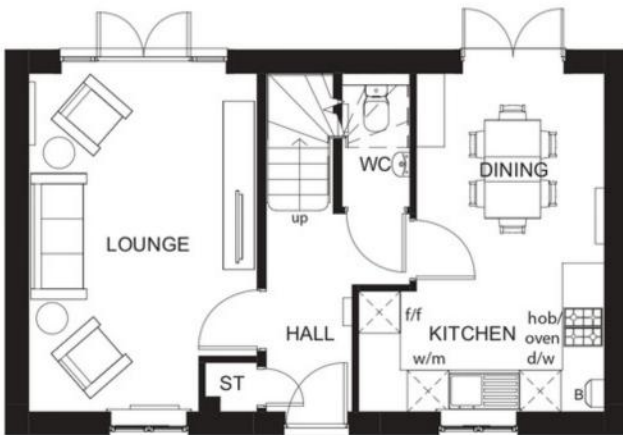
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ST NEOTS

BUCHANAN

3 BEDROOM HOME

- A three bedroom home offering open-plan kitchen and dining area with French doors opening onto the rear garden
- Well-proportioned lounge with French doors leading to the garden
- First floor features two double bedrooms with en suite to main bedroom, single bedroom and family bathroom



Ground Floor

Lounge	3267 x 4838 mm	10'7" x 15'8"
Kitchen/Family/Dining	3521 x 4843 mm	11'5" x 15'5"
WC	977 x 1889 mm	3'2" x 6'1"

First Floor

Bedroom 1	3307 x 2850 mm	10'8" x 9'3"
En Suite	2322 x 1469 mm	7'6" x 4'8"
Bedroom 2	3403 x 2831 mm	11'1" x 9'2"
Bathroom	2693 x 2134 mm	8'6" x 7'0"

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

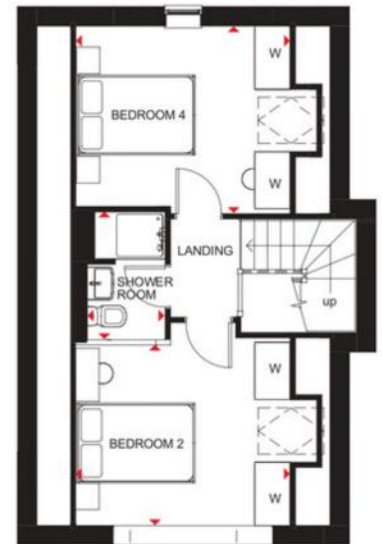
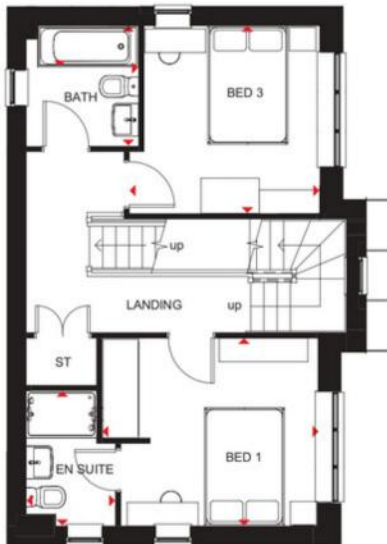
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ST NEOTS

HESKETH

4 BEDROOM HOME

- An ideal family home designed over three floors
- A generous open-plan kitchen with dining and family areas, and a study are on the ground floor
- On the first floor, oversized windows fill the lounge with light whilst the main bedroom enjoys an en suite bathroom
- The second floor offers a further double bedroom, a single bedroom and a family bathroom



Ground Floor

Kitchen/dining	4953 x 3175 mm	16'2" x 10'4"
Lounge	4953 x 3117 mm	16'2" x 10'2"
W.C	2129 x 2927 mm	6'9" x 9'6"

[Approximate dimensions]

First Floor

Bedroom 1	3659 x 3175 mm	12'0" x 10'4"
En suite	1511 x 2287 mm	4'9" x 7'5"
Bedroom 3	2967 x 3135 mm	9'7" x 10'2"
Bathroom	1898 x 2023 mm	6'2" x 6'6"

[Approximate dimensions]

Second Floor

Bedroom 2	3626 x 3047 mm	11'8" x 9'9"
Shower room	1390 x 2168 mm	4'5" x 7'1"
Bedroom 4	3626 x 3135 mm	11'8" x 10'2"

[Approximate dimensions]

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



WINTRINGHAM

ST NEOTS

MILFIELD

4 BEDROOM HOME

- Spacious home with an open-plan kitchen/family/dining room with French doors opening out into the garden
- A bright separate lounge on the ground floor
- Upstairs the main bedroom with en suite, three further double bedrooms and a family bathroom



Ground Floor

Lounge	3525 x 5032 mm	11'5" x 16'5"
Kitchen/Family/Dining	5850 x 3729 mm	19'1" x 12'2"
WC	899 x 1760 mm	2'9" x 5'7"



First Floor

Bedroom 1	4660 x 3444 mm	15'2" x 11'2"
En Suite	2261 x 1760 mm	7'4" x 5'7"
Bedroom 2	3377 x 4950 mm	11'0" x 16'2"
Bedroom 3	2896 x 3237 mm	9'5" x 10'6"
Bedroom 4	2866 x 3237 mm	9'4" x 10'6"
Bathroom	1710 x 2809 mm	5'6" x 9'2"

KEY B Boiler
ST 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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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.



BARRATT
HOMES



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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