



*St. Michael's
View*



BARRATT
HOMES



WELCOME TO ST MICHAEL'S VIEW

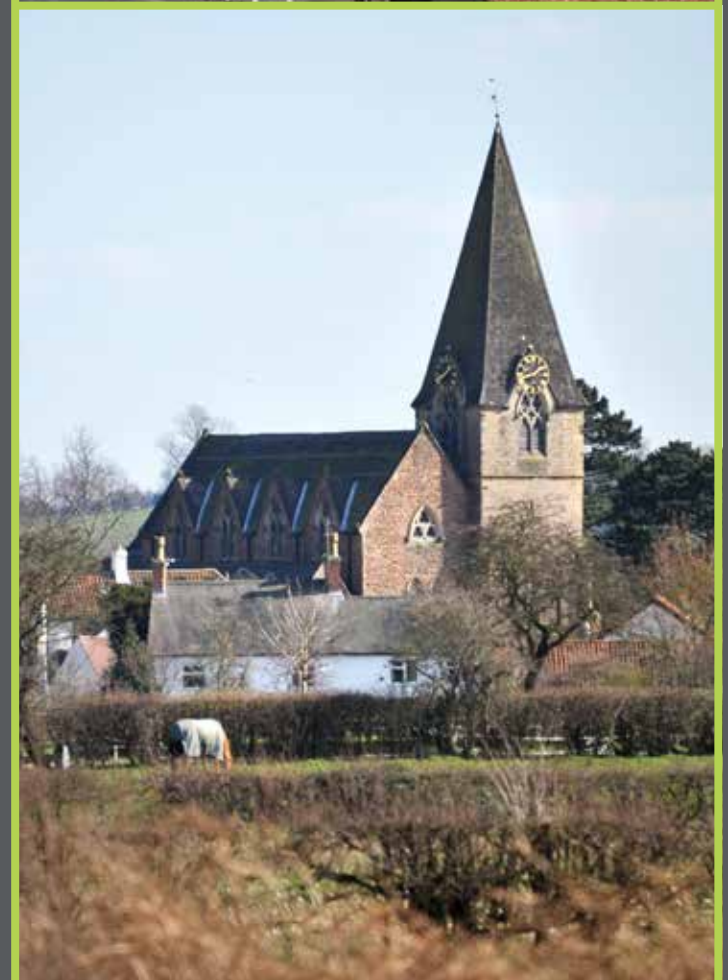
St Michael's View is our latest development set in the heartland of Nottinghamshire countryside in the quaint village of Farnsfield. This picturesque setting will feature 88 new homes which have been designed to complement their superb surroundings and will come in a variety of two, three, four and five bedroom home styles.



LOCAL AMENITIES

The village of Farnsfield lies in a predominantly peaceful farming area on the eastern edge of Nottinghamshire. Farnsfield is more fortunate than many other villages as it contains a small supermarket, post office, village, bakery, greengrocer, and other small shops. There's also two churches, a well-respected primary and junior school and two public houses.

For those who commute, Farnsfield is located just a mile or so away from the A614 and the A617, meaning travelling to the surrounding areas will be simple. The village also has a bus services to all the major towns in the county.



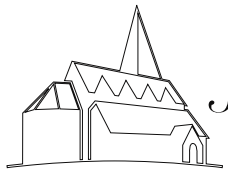
DEVELOPMENT LAYOUT

We have a great range of homes on offer, you're sure to find something whether you're a first time buyer or an existing homeowner.

ST MICHAEL'S VIEW, COCKETT LANE,
FARNSFIELD, NEWARK NG22 8LF

- Kendal 2 bedroom home
- Finchley 3 bedroom home
- Morpeth 3 bedroom home
- Chesham 4 bedroom home
- Halstead 4 bedroom home
- Cambridge 4 bedroom home
- Alnwick 4 bedroom home
- Harrogate 4 bedroom home
- Oakhampton 4 bedroom home
- Rothbury 4 bedroom home
- Stratford 5 bedroom home
- I Affordable Housing Intermediate Ownership
- R Affordable Housing Rented
- SH Show Home
- SC Sales Centre
- SS Sub Station
- 5m Buffer Planting





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View*

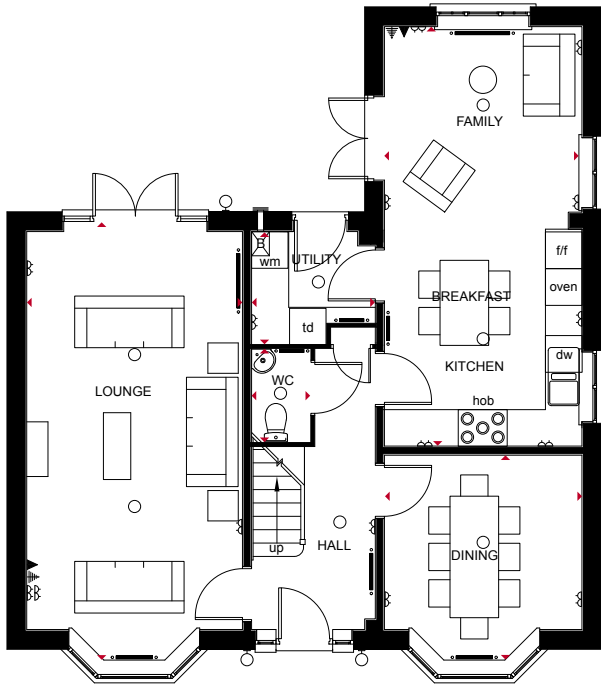
- A beautiful 5 bedroom, 2½ storey detached home offering family living at its very best
- Ground floor features dual aspect lounge with front bay window and French doors leading to the rear garden
- The ground floor also boasts separate dining room and kitchen with family breakfast area and adjoining utility room
- The first floor offers master bedroom with dressing area and full en suite, 1 further double bedroom with en suite shower room, 1 single bedroom and family bathroom
- The second floor provides 1 double bedroom, 1 single bedroom and shower room

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STRATFORD

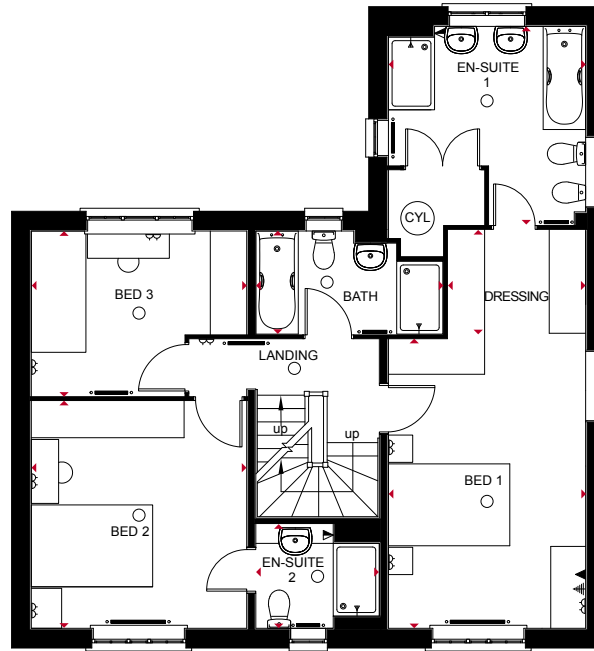
5 BEDROOM DETACHED HOME



Ground Floor

Lounge	7248 x 3550mm	23'9" x 11'8"
Breakfast/Kitchen/ Family Room	6904 x 3250mm	22'8" x 10'8"
Utility	2036 x 1848mm	6'8" x 6'1"
Dining Room	3397 x 3250mm	11'2" x 10'8"
WC	1525 x 965mm	5'0" x 3'2"

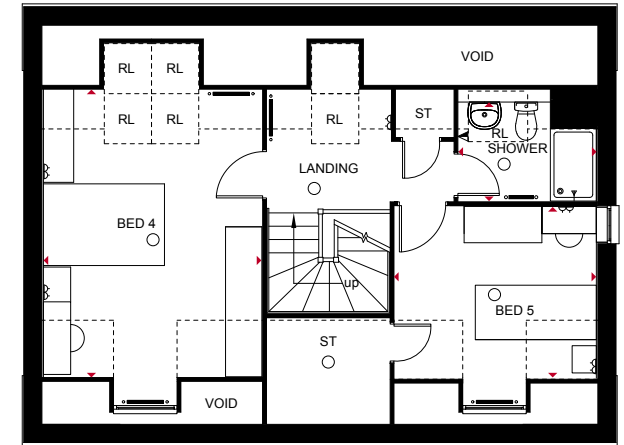
[Approximate dimensions]



First Floor

Bedroom 1	4762 x 3250mm	15'7" x 10'8"
Dressing Room	2266 x 1790mm	7'5" x 5'10"
En Suite 1	3271 x 3250mm	10'8" x 10'8"
Bedroom 2	3743 x 3550mm	12'3" x 11'8"
En Suite 2	2036 x 1726mm	6'8" x 5'7"
Bedroom 3	3550 x 2720mm	11'8" x 8'11"
Bathroom	3082 x 1701mm	10'1" x 5'7"

[Approximate dimensions]



Second Floor

Bedroom 4	4715 x 3533mm	15'6" x 11'7"
Bedroom 5	3235 x 2790mm	10'7" x 9'2"
Shower Room	2276 x 1637mm	7'6" x 5'4"

[Approximate dimensions]

KEY	○ Light fitting	◀ Telephone outlet point	▲ Shaver socket	B Boiler	CYL Cylinder	f/f Fridge/freezer space	td Tumble dryer	RL Roof light
	◻ Electric socket	◀ T.V. aerial socket	— Radiator	ST Store	wm Washing machine space	dw Dishwasher space	◀▶ Dimension location	

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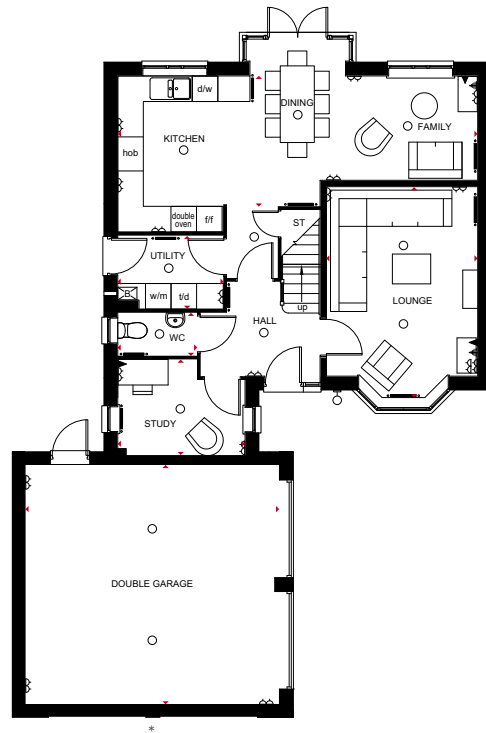
- An executive 4 bedroom detached home featuring open-plan kitchen, breakfast and family areas with a walk-in glazed bay linking the house to the garden
- Ground floor also has comfortable lounge with bay window, study and utility room
- First floor boasts an impressive master bedroom with dressing area and full en suite, bedroom 2 with en suite shower room, two further double bedrooms and a family bathroom
- This delightful home also comes with double garage

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ROTHBURY

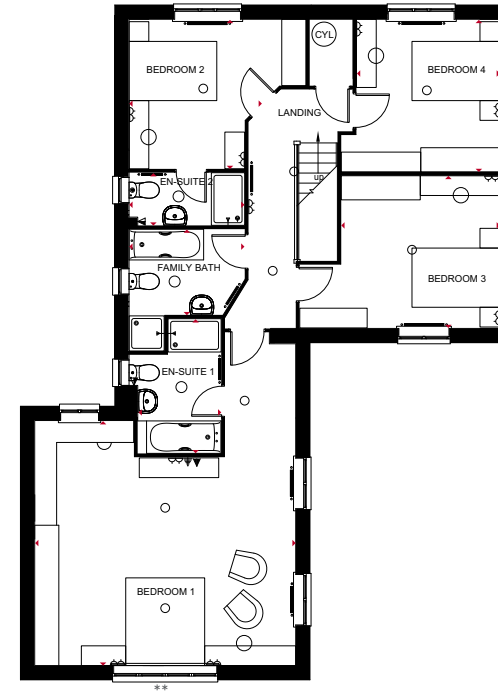
4 BEDROOM DETACHED HOME



Ground Floor		
Lounge	4978 x 3550mm	16'4" x 11'8"
Kitchen/Dining/Family Room	8450 x 3058mm	27'9" x 10'0"
Study	2988 x 2247mm	9'10" x 7'4"
Utility	2478 x 1724mm	8'2" x 5'8"
WC	1859 x 1007mm	6'1" x 3'3"
Double Garage	5972 x 5638mm	19'7" x 18'6"

[Approximate dimensions]

*Recessed brick panels to Rothbury 1 only



First Floor		
Bedroom 1	5950 x 5588mm	19'6" x 18'4"
En Suite	3072 x 1902mm	10'1" x 6'3"
Bedroom 2	3411 x 3038mm	11'2" x 10'0"
En Suite	2637 x 1202mm	8'8" x 3'11"
Bedroom 3	3612 x 3483mm	11'10" x 11'5"
Bedroom 4	3480 x 3265mm	11'5" x 10'9"
Bathroom	2636 x 1952mm	8'8" x 6'5"

[Approximate dimensions]

**Window to Rothbury 1 only

KEY	○	Light fitting	◀	Telephone outlet point	◀	Shaver socket	B	Boiler	CYL	Cylinder	f/f	Fridge/freezer space	td	Tumble dryer
	⊔	Electric socket	◀	T.V. aerial socket	—	Radiator	ST	Store	wm	Washing machine space	dw	Dishwasher space	◀▶	Dimension location

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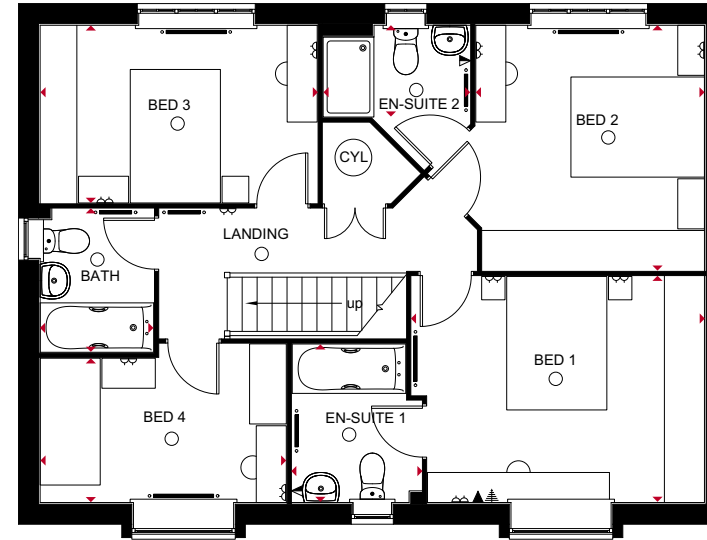
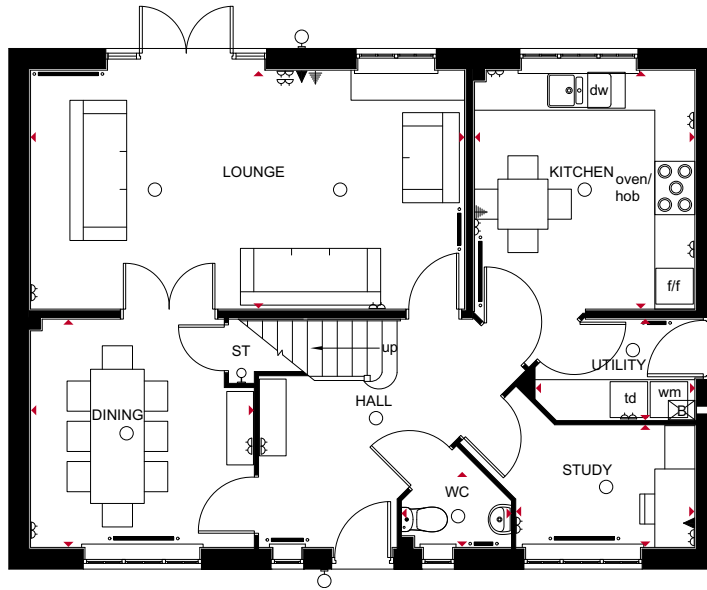
- An exclusive 4 bedroom home boasting ample living space
- Ground floor features generous lounge with French doors leading out onto the rear garden, modern kitchen with breakfast area, study and separate dining room
- First floor offers 3 double bedrooms with en suite to bedrooms 1 & 2, 1 single bedroom and family bathroom fitted with quality sanitaryware

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OAKHAMPTON

4 BEDROOM DETACHED HOME



Ground Floor		
Lounge	6500 x 3580mm	21'4" x 11'9"
Kitchen/Breakfast	3580 x 3300mm	11'9" x 10'10"
Utility	2382 x 1507mm	7'10" x 4'11"
Dining Room	3420 x 3339mm	11'3" x 10'11"
Study	2609 x 1825mm	8'7" x 6'0"
WC	1625 x 1100mm	5'4" x 3'7"

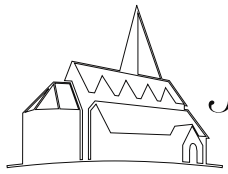
[Approximate dimensions]

First Floor		
Bedroom 1	4386 x 3387mm	14'5" x 11'1"
En Suite	2375 x 1938mm	7'10" x 6'4"
Bedroom 2	3674 x 3425mm	12'1" x 11'3"
En Suite	2198 x 1375mm	7'3" x 4'6"
Bedroom 3	4150 x 2662mm	13'7" x 8'9"
Bedroom 4	3687 x 2163mm	12'1" x 7'1"
Bathroom	2148 x 1700mm	7'1" x 5'7"

[Approximate dimensions]

KEY	○ Light fitting	◀ Telephone outlet point	◀ Shaver socket	B Boiler	CYL Cylinder	f/f Fridge/freezer space	◀▶ Dimension location
	◊ Electric socket	◀ T.V. aerial socket	— Radiator	ST Store	wm Washing machine space	dw Dishwasher space	

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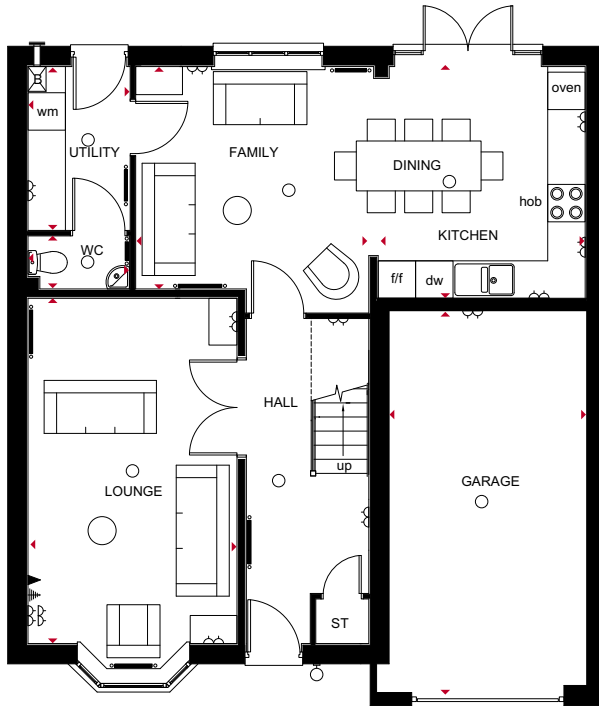
- An exceptional 4 bedroom detached home featuring quality kitchen with dining and family areas, adjoining utility room and French doors opening onto the rear garden
- The spacious lounge boasts a beautiful bay window
- The first floor offers 4 double bedrooms, with en suite shower rooms to bedrooms 1 & 2, study and family bathroom
- This delightful home also comes with an integral garage

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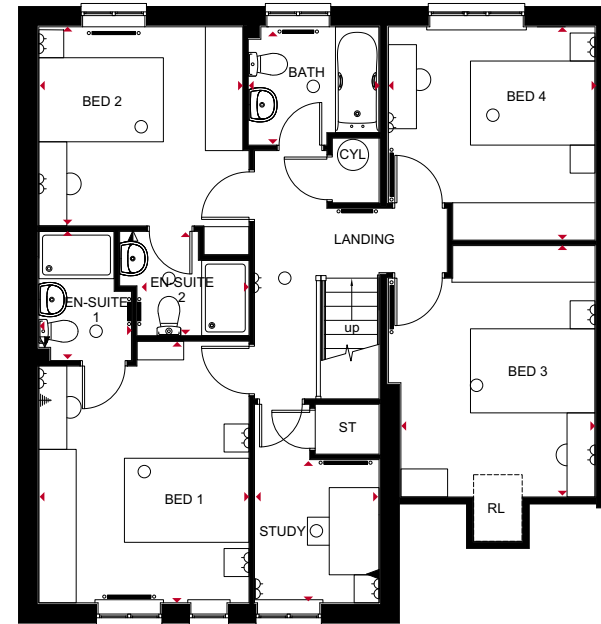
HARROGATE

4 BEDROOM DETACHED HOME



Ground Floor		
Lounge	5535 x 3350mm	18'2" x 11'0"
Kitchen/ Dining Room	3694 x 3318mm	12'1" x 10'11"
Family	3737 x 3565mm	12'3" x 11'8"
Utility	2627 x 1637mm	8'7" x 5'4"
WC	1637 x 849mm	5'4" x 2'9"
Garage	6186 x 3168mm	20'4" x 10'5"

[Approximate dimensions]

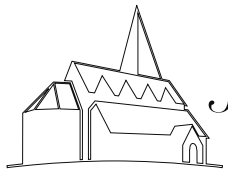


First Floor		
Bedroom 1	4201 x 3375mm	13'9" x 11'1"
En Suite 1	2075 x 1488mm	6'10" x 4'11"
Bedroom 2	3275 x 3197mm	10'9" x 10'6"
En Suite 2	1799 x 1675mm	5'11" x 5'6"
Bedroom 3	4037 x 3118mm	13'3" x 10'3"
Bedroom 4	3425 x 3318mm	11'3" x 10'11"
Bathroom	2100 x 1900mm	6'11" x 6'3"
Study	2300 x 2000mm	7'7" x 6'7"

[Approximate dimensions]

KEY	○ Light fitting	◀ Telephone outlet point	◀ Shaver socket	B Boiler	CYL Cylinder	f/f Fridge/freezer space	◀▶ Dimension location
	◻ Electric socket	◀ T.V. aerial socket	— Radiator	ST Store	wm Washing machine space	dw Dishwasher space	

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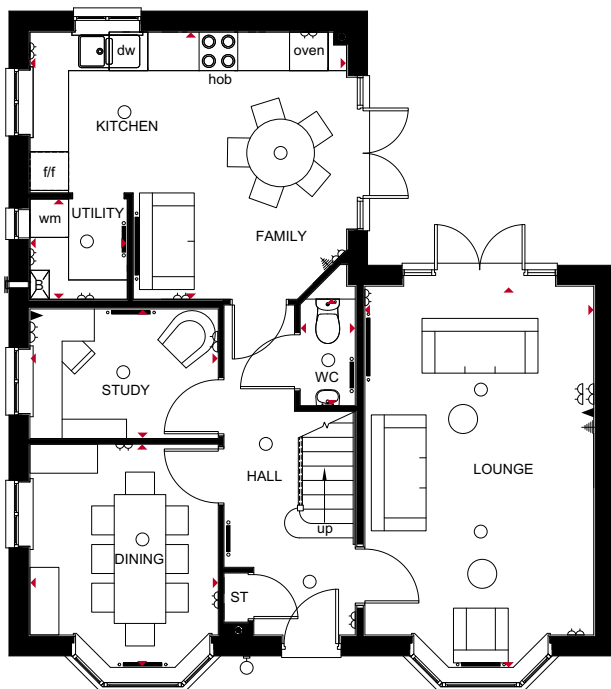
- A beautifully presented 4 bedroom detached home featuring kitchen with family and breakfast areas with French doors leading to the garden
- Separate study and dining room
- Spacious lounge with French doors opening onto the garden
- First floor comprises master bedroom with walk in wardrobe and en suite
- 2 further double bedrooms, 1 single bedroom and family bathroom

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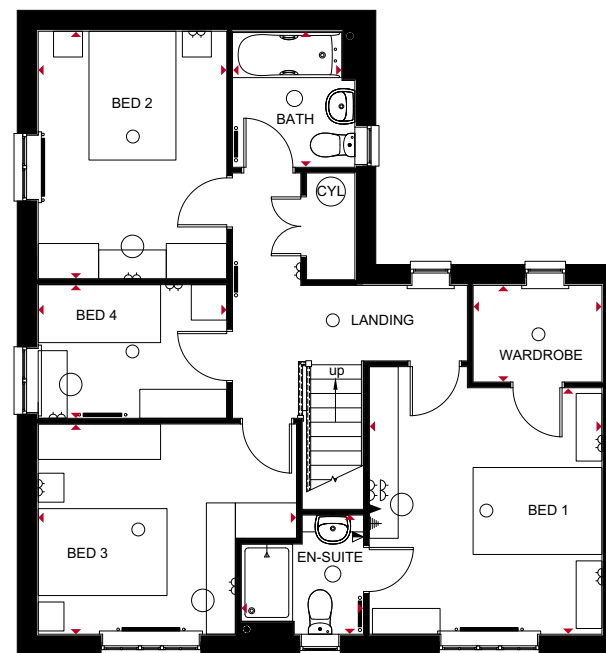
ALNWICK

4 BEDROOM DETACHED HOME



Ground Floor		
Lounge	5946 x 3552mm	19'6" x 11'8"
Dining Room	3492 x 2924mm	11'5" x 9'7"
Study	2924 x 2012mm	9'7" x 6'7"
Kitchen/Family Room	4916 x 4150mm	16'2" x 13'7"
Utility	1561 x 1512mm	5'1" x 5'0"
WC	1655 x 854mm	5'5" x 2'10"

[Approximate dimensions]



First Floor		
Bedroom 1	3827 x 3613mm	12'7" x 11'10"
En Suite	1900 x 1850mm	6'3" x 6'1"
Dressing Room	2000 x 1500mm	6'7" x 4'11"
Bedroom 2	3846 x 2927mm	12'7" x 9'7"
Bedroom 3	4010 x 3264mm	13'2" x 10'9"
Bedroom 4	2927 x 2075mm	9'7" x 6'10"
Bathroom	2112 x 1900mm	6'11" x 6'3"

[Approximate dimensions]

- KEY**
- Light fitting
 - ◀ Telephone outlet point
 - ▲ Shaver socket
 - B Boiler
 - CYL Cylinder
 - f/f Fridge/freezer space
 - ◄► Dimension location
 - ⏏ Electric socket
 - ◀ T.V. aerial socket
 - Radiator
 - ST Store
 - wm Washing machine space
 - dw Dishwasher space

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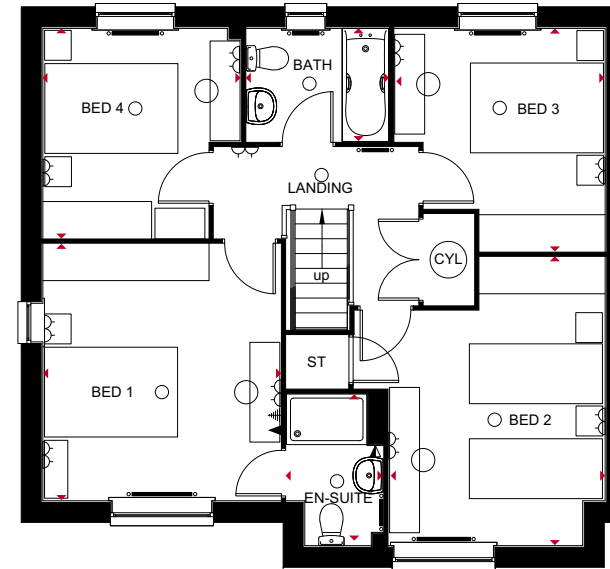
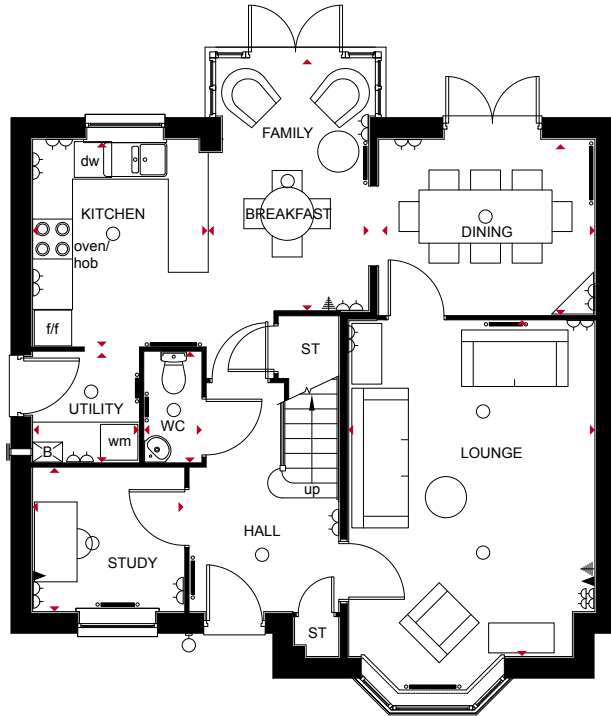
- A beautifully presented 4 bedroom detached home featuring kitchen with family and breakfast areas and glazed bay leading to the garden
- Delightful lounge, study and dining room with French doors opening onto the garden
- First floor comprises master bedroom with en suite shower room, 3 further double bedrooms and family bathroom

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CAMBRIDGE

4 BEDROOM DETACHED HOME



Ground Floor		
Lounge	5050 x 3700mm	16'7" x 12'2"
Family/ Breakfast Area	3803 x 2377mm	12'6" x 7'10"
Utility	1656 x 1595mm	5'5" x 5'3"
Dining Room	3250 x 2628mm	10'8" x 8'7"
Study	2263 x 2161mm	7'5" x 7'1"
WC	1656 x 850mm	5'5" x 2'9"

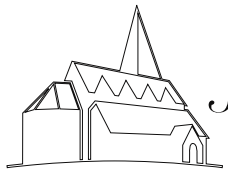
(Approximate dimensions)

First Floor		
Bedroom 1	3861 x 3574mm	12'8" x 11'9"
En Suite	2279 x 1450mm	7'6" x 4'9"
Bedroom 2	4338 x 3252mm	14'3" x 10'8"
Bedroom 3	3352 x 3164mm	11'0" x 10'5"
Bedroom 4	3154 x 2976mm	10'4" x 9'9"
Bathroom	2137 x 1700mm	7'0" x 5'7"

(Approximate dimensions)

KEY	○ Light fitting	◀ Telephone outlet point	◀ Shaver socket	B Boiler	CYL Cylinder	f/f Fridge/freezer space	◀▶ Dimension location
	◻ Electric socket	◀ T.V. aerial socket	— Radiator	ST Store	wm Washing machine space	dw Dishwasher space	

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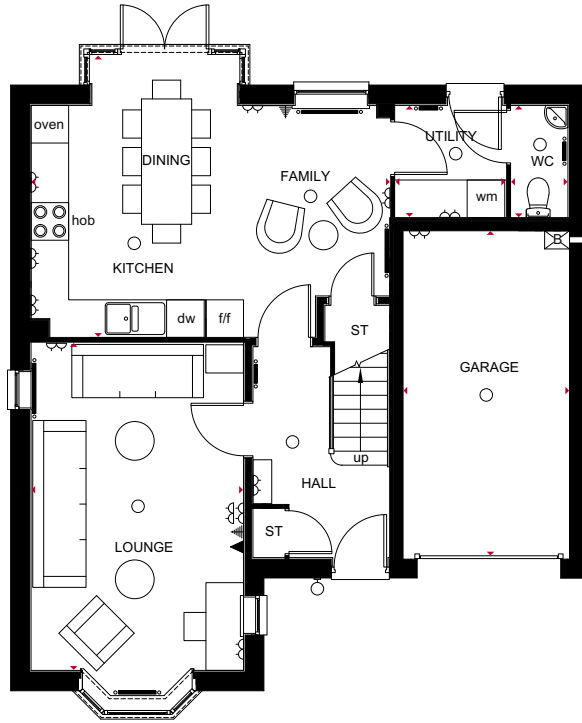
- A beautifully presented 4 bedroom detached home featuring open-plan kitchen with breakfast and family areas and French doors leading to the garden
- The ground floor also features a spacious lounge, utility room and integral garage
- The first floor boasts master bedroom with en suite shower room, 3 further double bedrooms and family bathroom

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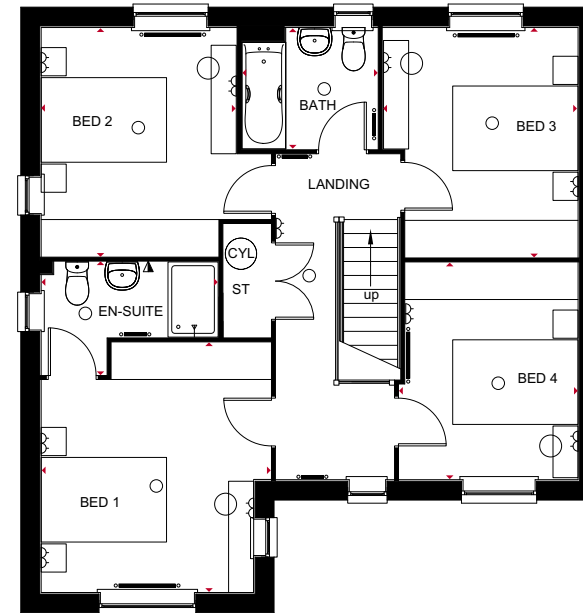
HALSTEAD

4 BEDROOM DETACHED HOME



Ground Floor		
Lounge	5219 x 3390mm	17'1" x 11'1"
Kitchen/Dining/ Family Room	5715 x 4515mm	18'9" x 14'10"
Utility	1770 x 1765mm	5'10" x 5'9"
WC	1765 x 903mm	5'9" x 3'0"
Garage	5186 x 2655mm	17'0" x 8'9"

(Approximate dimensions)

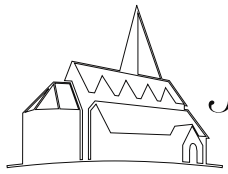


First Floor		
Bedroom 1	3986 x 3662mm	13'1" x 12'0"
En Suite	2823 x 1800mm	9'3" x 5'11"
Bedroom 2	3652 x 3112mm	12'0" x 10'3"
Bedroom 3	3665 x 3112mm	12'0" x 10'3"
Bedroom 4	3463 x 2752mm	11'4" x 9'0"
Bathroom	2164 x 1939mm	7'1" x 6'4"

(Approximate dimensions)

KEY	○ Light fitting	◀ Telephone outlet point	◀ Shaver socket	B Boiler	CYL Cylinder	f/f Fridge/freezer space	◀▶ Dimension location
	◻ Electric socket	◀ T.V. aerial socket	— Radiator	ST Store	wm Washing machine space	dw Dishwasher space	

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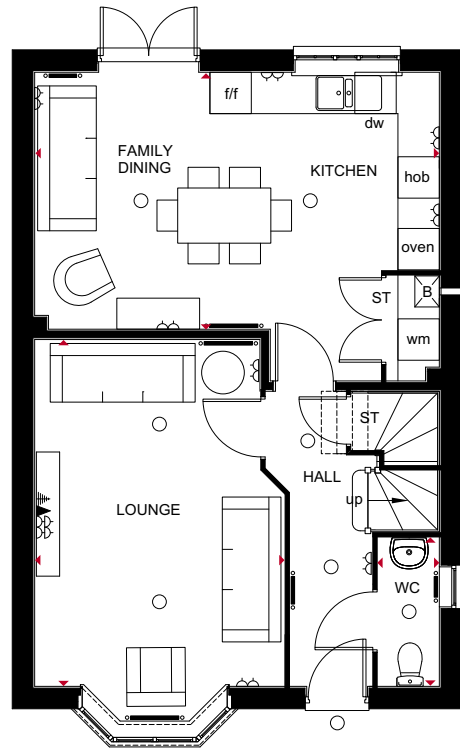
- A delightful 4 bedroom detached home offering contemporary kitchen with dining and family areas and French doors leading to the rear garden
- Ground floor also boasts a full bay-fronted lounge
- The first floor features 2 double bedrooms, the master with en suite, 2 single bedrooms and modern family bathroom

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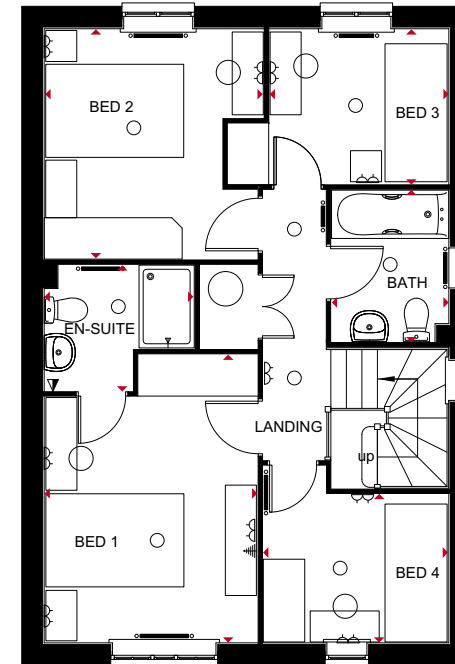
CHESHAM

4 BEDROOM DETACHED HOME



Ground Floor		
Lounge	5028 x 3616mm	16'6" x 11'10"
Kitchen/Family/Dining	5865 x 3725mm	19'3" x 12'3"
WC	2153 x 889mm	7'1" x 2'11"

[Approximate dimensions]

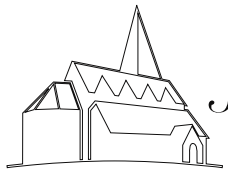


First Floor		
Bedroom 1	4178 x 3088mm	13'8" x 10'2"
En Suite	2176 x 1823mm	7'2" x 6'0"
Bedroom 2	3339 x 3175mm	10'11" x 10'5"
Bedroom 3	2599 x 2251mm	8'6" x 7'5"
Bedroom 4	2689 x 2153mm	8'10" x 7'1"
Bathroom	2198 x 1701mm	7'3" x 5'7"

[Approximate dimensions]

KEY	○	Light fitting	◀	Telephone outlet point	◀	Shaver socket	B	Boiler	CYL	Cylinder	f/f	Fridge/freezer space
	◻	Electric socket	◀	T.V. aerial socket	—	Radiator	ST	Store	wm	Washing machine space	◀▶	Dimension location

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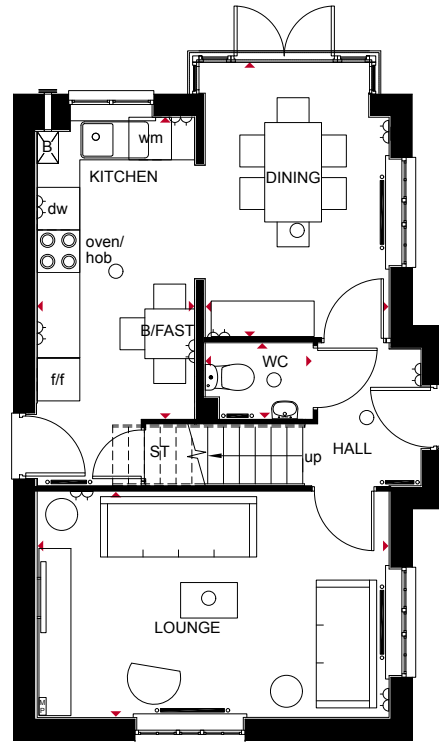
- A delightful 3 bedroom detached family home boasting free flowing kitchen / dining room with glazed bay opening onto the garden
- The ground floor also features a spacious lounge and a secondary WC
- First floor offers master bedroom with en suite shower room, a further double bedroom, 1 single bedroom and family bathroom

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MORPETH

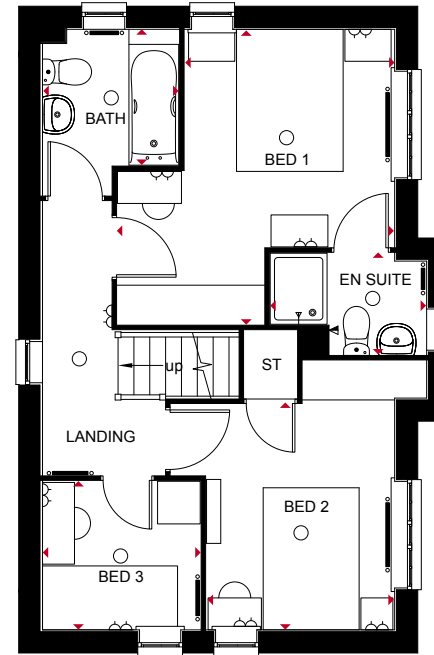
3 BEDROOM DETACHED HOME



Ground Floor

Lounge	4952 x 3174mm	16'3" x 10'5"
Kitchen/Breakfast Area	4013 x 2213mm	13'2" x 7'3"
Dining Room	3878 x 2589mm	12'9" x 8'6"
WC	1520 x 1059mm	5'0" x 3'6"

(Approximate dimensions)



First Floor

Bedroom 1	4248 x 3900mm	13'11" x 12'10"
En Suite	2219 x 1427mm	7'4" x 4'8"
Bedroom 2	3174 x 2648mm	10'5" x 8'8"
Bedroom 3	2230 x 2092mm	7'4" x 6'10"
Bathroom	1926 x 1912mm	6'4" x 6'3"

(Approximate dimensions)

KEY	○	Light fitting	▣	Media plate	B	Boiler	CYL	Cylinder	f/f	Fridge/freezer space
	⏏	Electric socket	—	Radiator	ST	Store	wm	Washing machine space	◀▶	Dimension location

Important Notice: Computer Generated Images are for illustrative purposes only. Individual features such as windows, brick and other materials' colours may vary, as may heating and electrical layouts. Floor plans are intended to give a general indication of the proposed floor layout only. The dimensions are accurate to within +or- 50mm. Dimensions should not be used for carpet sizes, appliance spaces or items of furniture. Please ask our sales adviser for details of the treatments specified for individual plots. Computer Generated Images and dimensions are not intended to form part of any contract or warranty. Furniture and landscaping is shown for illustrative purposes only.



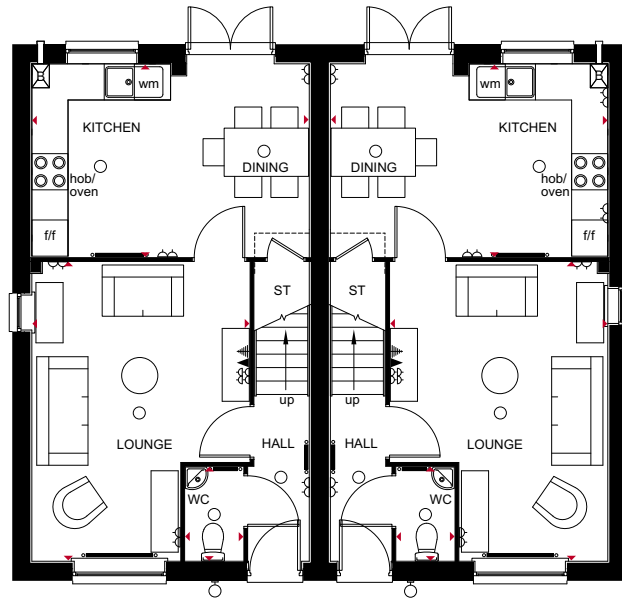
- A flexible 3 bedroom home offering open-plan kitchen and dining room with French doors opening onto the rear garden
- Ground floor also boasts comfortable lounge
- First floor features 2 double bedrooms with en suite to master bedroom
- Single bedroom and family bathroom also located on first floor

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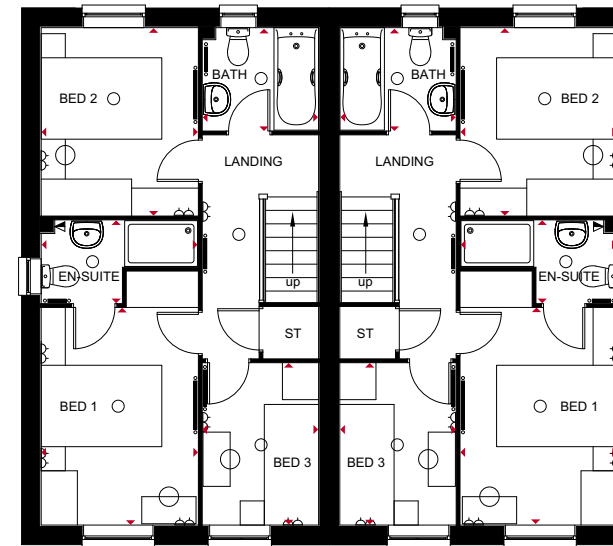
FINCHLEY

3 BEDROOM SEMI-DETACHED HOME



Ground Floor		
Lounge	4960 x 3607mm	16'3" x 11'10"
Kitchen/ Dining Room	4600 x 3203mm	15'1" x 10'6"
WC	1563 x 956mm	5'2" x 3'2"

[Approximate dimensions]



First Floor		
Bedroom 1	3597 x 2595mm	11'10" x 8'6"
En Suite	2595 x 1365mm	8'6" x 4'6"
Bedroom 2	3113 x 2595mm	10'3" x 8'6"
Bedroom 3	2681 x 1918mm	8'10" x 6'3"
Bathroom	1918 x 1703mm	6'3" x 5'7"

[Approximate dimensions]

KEY	○ Light fitting	◀ Telephone outlet point	◀ Shaver socket	B Boiler	wm Washing machine space	◀▶ Dimension location
	◻ Electric socket	▲ T.V. aerial socket	— Radiator	ST Store	f/f Fridge/freezer space	

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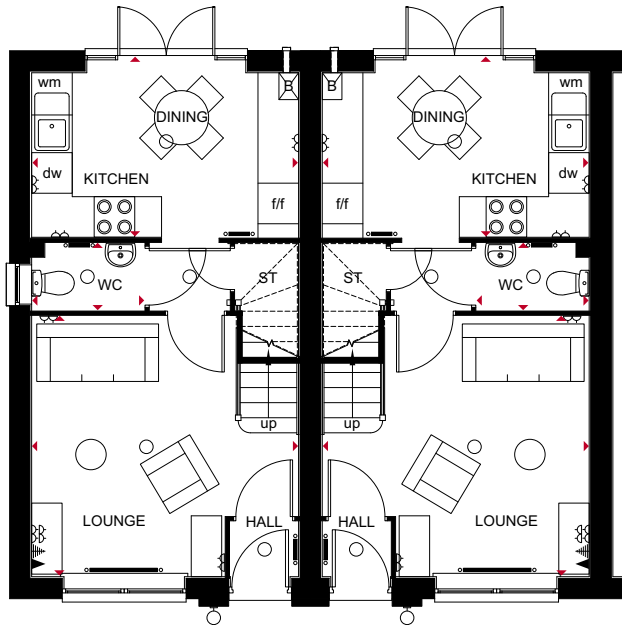
- An attractive 2 bedroom home offering modern kitchen with breakfast area and French doors leading to the rear garden
- A comfortable lounge is also located on the ground floor
- First floor has 2 double bedrooms and family bathroom, fitted with bath and electric shower

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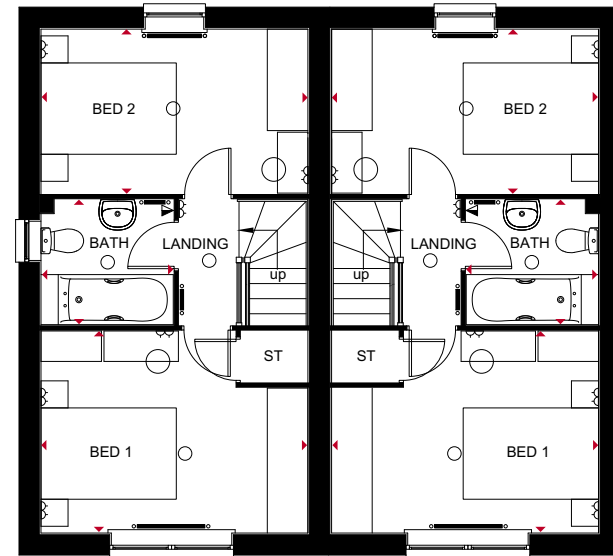
KENDAL

2 BEDROOM SEMI-DETACHED HOME



Ground Floor		
Lounge	3945 x 3852mm	12'11" x 12'8"
Kitchen/ Dining Room	3945 x 2623mm	12'11" x 8'7"
WC	1663 x 990mm	5'5" x 3'3"

[Approximate dimensions]



First Floor		
Bedroom 1	3945 x 2988mm	12'11" x 9'10"
Bedroom 2	3945 x 2433mm	12'11" x 8'0"
Bathroom	1955 x 1853mm	6'5" x 6'1"

[Approximate dimensions]

KEY	○ Light fitting	◀ Telephone outlet point	◀ Shaver socket	B Boiler	wm Washing machine space	dw Dishwasher space
	◻ Electric socket	▲ T.V. aerial socket	— Radiator	ST Store	f/f Fridge/freezer space	◀▶ Dimension location

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5 Stars for Customer Satisfaction

We have been awarded a Home Builders Federation 5 Star Home Builder* accolade thanks to positive recommendations by our customers.

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All Barratt homes come with an exclusive 5 Year Warranty covering just about everything we fit as standard in your home. This is completely free and offered in addition to the NHBC 10 year warranty, to give you complete peace of mind.

We could help you move with just a 5% deposit

With Government-backed schemes like Help to Buy, first-time buyers and existing homeowners can move with just a 5% deposit†. It really has never been so easy to buy 100% of your own home.

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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.

We have helped over 5,000 first-time buyers onto the ladder

No other house builder tries so hard to come up with creative ways to help you buy. After all, we introduced Part Exchange. Over the past few years we've been proud to help over 5,000 first-time buyers on the ladder thanks to a range of Government-backed offers.



YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE OR ANY OTHER LOAN SECURED ON IT.

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