



BARRATT
HOMES



YOUR DREAM HOME IN A SOUGHT AFTER LOCATION

A SUPERB MIX OF HOMES OFFERING LUXURY LIVING IN THE DESIRABLE LOCATION OF MILTON KEYNES

The homes at Brooklands offer something for everyone with a mix of contemporary and traditional two, three, four and five bedroom homes providing high quality and energy efficient modern living. Brooklands also features the Brooklands ridge, a delightful green space for everyone to enjoy with panoramic views and carefully designed landscaped paths among the woodland.

Whichever home you choose on this stunning development, you'll have peace of mind knowing that your new home has been planned and built with care by a leading housebuilder.





LOCAL AREA

LIVING THE TOWN AND COUNTRY LIFE

When living at Brooklands, you don't need to jump into your car to get a taste of the countryside, you can step out of your front door, take a stroll around the peaceful surroundings, and enjoy the woodland and wildlife. If you're one for a more cosmopolitan lifestyle The Centre MK is within close proximity and offers an abundance of high street stores, designer outlets, eateries, homeware and leisure activities.

Brooklands is located in Milton Keynes, an ever-growing and thriving location that brings people from all over the country to its door. Brooklands is developing a smart new town square with shops, cafés, and restaurants. It's a place where you will be able to meet friends, relax and unwind. Within close proximity to Brooklands is Broughton Pavilion, home to a number of community groups and activities for local people, adding a real sense of community





OUT AND ABOUT

DAYS OUT FOR EVERYONE TO ENJOY

Brooklands is located on the eastern fringe of Milton Keynes, offering the balance of lakes and peaceful open spaces yet close enough to the heart of Milton Keynes for residents to be able to enjoy the transport and amenities on offer.

This flourishing development is close to the unspoilt Buckinghamshire and Northamptonshire countryside, with many footpaths and cycleway networks, as well as access to over 4,500 acres of parkland, lakes and rivers.

It's no wonder sports fans love Milton Keynes – ski or snowboard on real snow at the SNO!zone, defy gravity at the indoor skydiving centre, Airkix, or try out Wake MK, one of the newest hi-tech cable centres for water skiers and boarders.





LOCAL AMENITIES

ALL THE ESSENTIALS ARE ON HAND

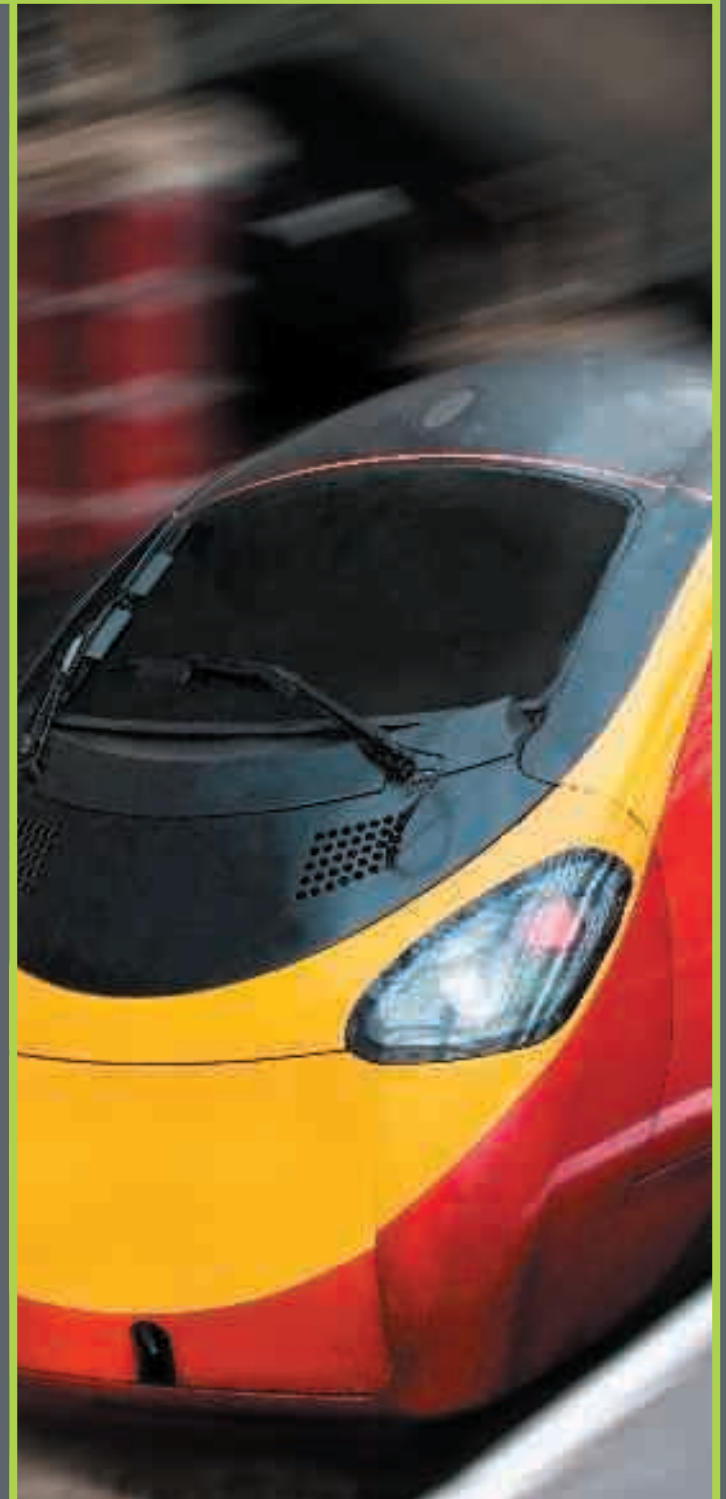
Brooklands offers everything your family needs with good local amenities, all within easy reach, from a local post office, Co-Operative supermarket and a laundry service as well as a whole host of recreational activities to take part in right on your doorstep, you will never be short of something to do in Milton Keynes.

There are also plenty of good schools including Brooklands primary school and plans in the future to build a secondary School at Brooklands.

CENTRALLY LOCATED

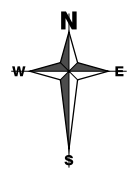
EXCELLENT TRAVEL LINKS FOR WORK, REST AND PLAY

Brooklands is surrounded by fantastic transport links by both road and rail. Milton Keynes Central station is just 10 minutes away and offers journey times from 40 minutes to London Euston, if you wish to travel by coach the national express coachway is just minutes from your new home. Major motorway links are also close by including the M1 at junction 14 and with the fantastic traffic system that surrounds Milton Keynes, these connections can be reached in minutes.





DEVELOPMENT LAYOUT

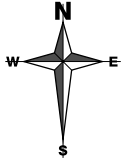


		Falmouth	3 bedroom home			Cambridge	4 bedroom home			Thornbury	4 bedroom home			Warwick	5 bedroom home	
		Finchley	3 bedroom home			Harborough	4 bedroom home			Rothbury	4 bedroom home			Affordable Housing Shared Ownership		Show Homes
		Hexham	4 bedroom home			Lincoln	4 bedroom home			Stratford	5 bedroom home			Affordable Housing Rented		Show Homes Area





DEVELOPMENT LAYOUT



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|--|--|-----------|----------------------|--|--|-----------|----------------|--|--|------------|----------------|--|--|-----------------------------|----------------|
| | | Foxton | 2 bedroom apartments | | | Chesham | 4 bedroom home | | | Harborough | 4 bedroom home | | | Stratford | 5 bedroom home |
| | | Brentwood | 3 bedroom home | | | Faversham | 4 bedroom home | | | Hexham | 4 bedroom home | | | Warwick | 5 bedroom home |
| | | Finchley | 3 bedroom home | | | Halesowen | 4 bedroom home | | | Rochester | 4 bedroom home | | | Intermediate Tenure Housing | |
| | | | | | | | | | | | | | | Affordable Housing Rented | |



Five Great Reasons to Buy 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.

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.

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 Home Builder" by the independent Home Builders Federation. Across the country, 29,000 homebuyers 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.

“The whole move was perfect from day one. We've had absolute peace of mind with the property. With a new build you get brand new appliances, as well as a new boiler and central heating. With Barratt's NHBC 10 year warranty and a two year fixtures and fittings warranty you're left with nothing to worry about, which is a real luxury compared to living in a second hand home.”



“We both have very high expectations when it comes to customer care and we can honestly say that we were impressed. The Sales Advisers were extremely helpful and friendly and we built a great relationship with everyone on the team.”



“The Help to Buy scheme was really beneficial to us – without it we wouldn't have been able to upgrade to a larger property. Our new home suits our needs perfectly because it has more space to raise a child, and the local area is ideal for family living with a lovely park just down the road for our son to play in.”



Fen Street, Milton Keynes MK10 7ES



IMPORTANT NOTICE:

These particulars are for illustration only. We operate a policy of continuous product development and individual features such as windows and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. Computer generated images are indicative only and do not accurately depict individual plots. Photography depicts typical Barratt developments. NB: These dimensions are accurate to within ± 50 mm. They are not intended to be used for carpet sizes, appliances, spaces or items of furniture. Kitchen designs are indicative only, and are subject to change. Travel times and distances are approximate.

barratthomes.co.uk
or call 01604 419621