



**BARRATT**  
HOMES

@

**treledan.**



## 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.





- ALVERTON**  
2 Bedroom Coach House
- KENLEY**  
2 Bedroom Home
- DENFORD**  
2 Bedroom Home
- MAIDSTONE**  
3 Bedroom Home
- ELLERTON**  
3 Bedroom Home
- MORESBY**  
3 Bedroom Home
- NORBURY**  
3 Bedroom Home
- KINGSLEY**  
4 Bedroom Home
- WOODCOTE**  
4 Bedroom Home
- RADLEIGH**  
4 Bedroom Home
- HESKETH**  
4 Bedroom Home
- AFFORDABLE HOUSING**
- V Visitor Parking
- \* Bin Collection Point
- C Cycle Store
- B Bin Store
- S/S Electrical Substation
- G/G Gas Governor

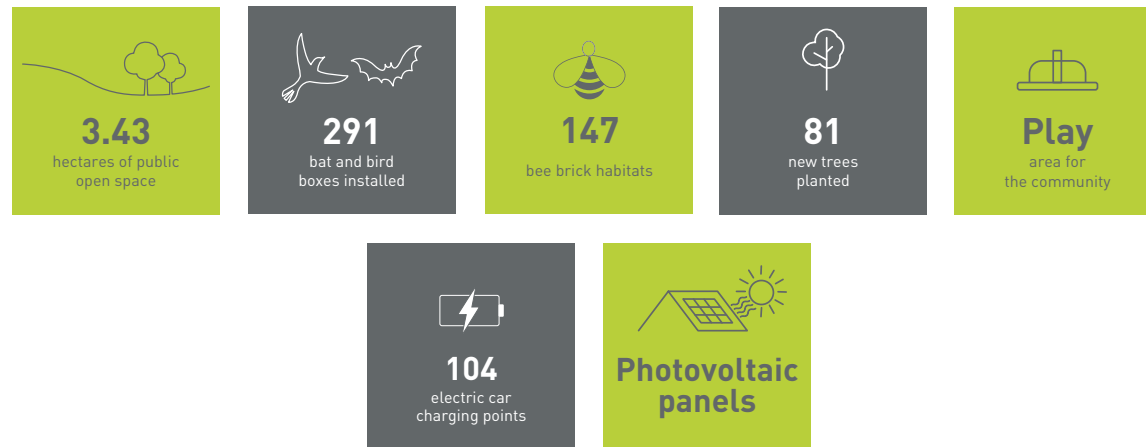


# CREATING A SUSTAINABLE COMMUNITY WHERE FAMILIES AND NATURE CAN THRIVE

At Barratt Homes, we do more than simply craft beautiful homes and desirable developments.

We design and build great places that meet the highest standards, and that promote sustainable, healthy and happy living for our customers.

We know we must give our customers confidence that their homes are designed and built to meet the challenges of the future. We do this through creating places where people and nature can thrive.







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## ALVERTON

### 2 BEDROOM HOME

- The Alverton is an open plan coach house, ideal for first time buyers and downsizers
- Here you'll have an open plan kitchen/ dining area with lounge and main bathroom
- The en suite main bedroom and further double bedroom complete this home

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### First Floor

Lounge/ Kitchen/Dining	3690 x 5415mm	12'1" x 17'9"
Bedroom 1	3012 x 5415mm	9'11" x 17'9"
En Suite	2035 x 1398mm	6'8" x 4'7"
Bedroom 2	3734 x 2635mm	12'3" x 8'8"
Bathroom	1803 x 1701mm	5'11" x 5'7"

(Approximate dimensions)

\*Windows are omitted on certain plots. Speak to a Sales Adviser for details.

†Boiler location varies on certain plots. Speak to a Sales Adviser for details.

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

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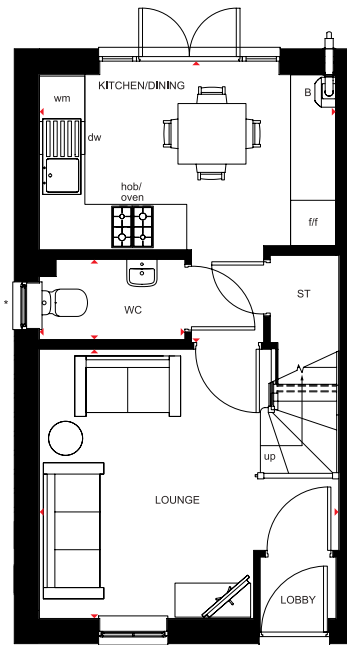
## KENLEY

### 2 BEDROOM HOME

- This modern home has an open-plan kitchen and dining area with French doors to the garden
- Also on the ground floor, you'll find a comfortable lounge, downstairs cloakroom and storage
- Upstairs is the main bedroom with built-in storage, a second double bedroom and a bathroom





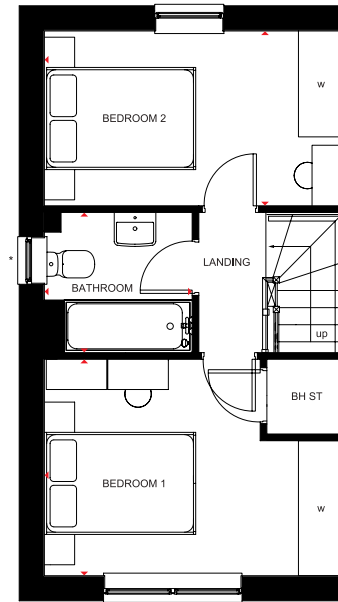


### Ground Floor

Lounge	3958 x 3560mm	13'0" x 11'8"
Kitchen/Dining	3920 x 3543mm	12'10" x 11'7"
WC	1923 x 1059mm	6'4" x 3'6"

[Approximate dimensions]

\*Windows are omitted on certain plots. Speak to a Sales Adviser for details



### First Floor

Bedroom 1	3958 x 2860mm	13'0" x 9'5"
Bedroom 2	3958 x 2311mm	13'0" x 7'7"
Bathroom	1953 x 1853mm	6'5" x 6'1"

[Approximate dimensions]

\*Windows are omitted on certain plots. Speak to a Sales Adviser for details

<b>KEY</b>	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		

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## DENFORD

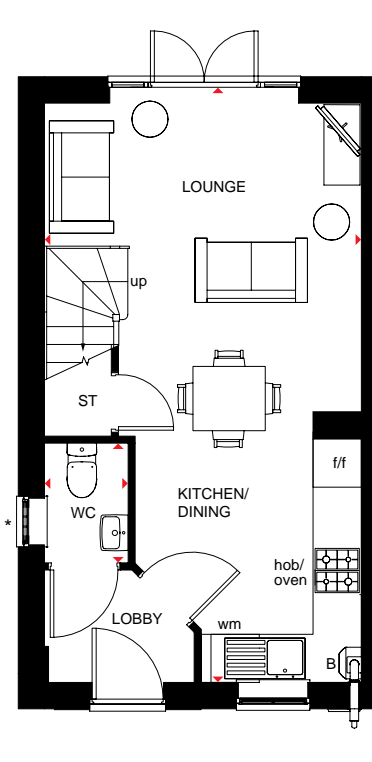
### 2 BEDROOM HOME

- Free-flowing living space creates a flexible home, ideal for first-time buyers and downsizers
- French doors lead to the rear garden, giving the open-plan lounge, dining area and fitted kitchen a bright and airy feeling
- Upstairs are two double bedrooms and the bathroom

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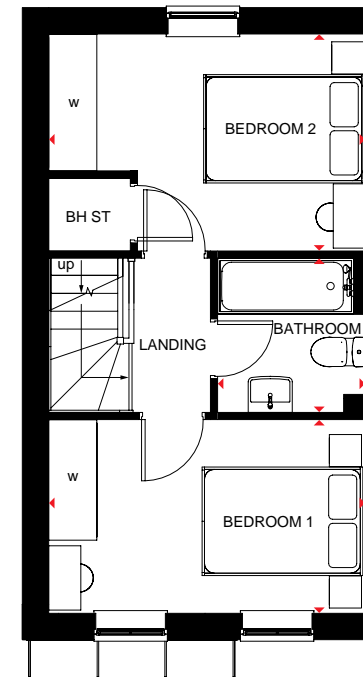


### Ground Floor

Kitchen/ Dining/Lounge	3920 x 7182mm	12'10" x 23'6"
WC	1041 x 1490mm	3'4" x 4'10"

[Approximate dimensions]

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



### First Floor

Bedroom 1	3920 x 2407mm	12'10" x 7'10"
Bedroom 2	3958 x 2697mm	12'11" x 8'10"
Bathroom	1841 x 1920mm	6'0" x 6'3"

[Approximate dimensions]

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

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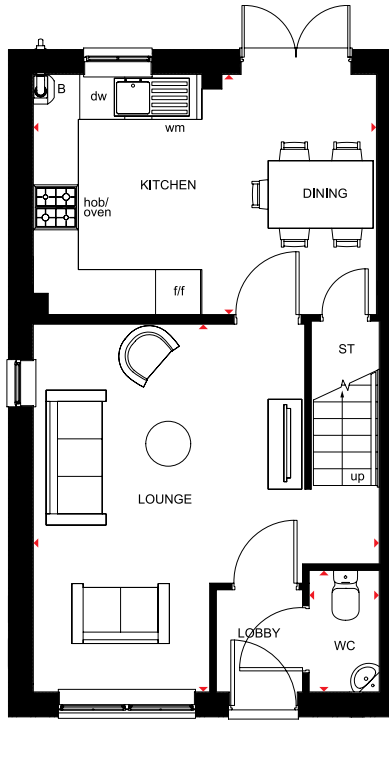
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## MAIDSTONE 3 BEDROOM HOME

- This three bedroom home has a spacious lounge leading to an open-plan kitchen with dining area and French doors to the garden.
- There's also a downstairs cloakroom and some handy understairs storage
- Upstairs you'll find an en suite main bedroom, a further double bedroom and a single
- The family bathroom and some further storage complete this home

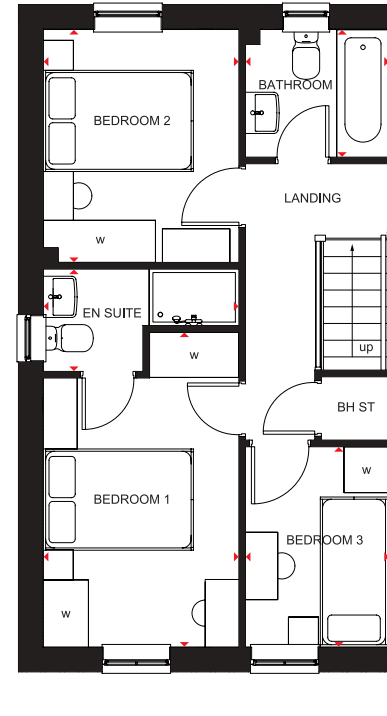




### Ground Floor

Lounge	4613 x 4905mm	15'1" x 16'1"
Kitchen/Dining	4575 x 3202mm	15'0" x 10'6"
WC	935 x 1620mm	3'0" x 5'3"

[Approximate dimensions]



### First Floor

Bedroom 1	2607 x 4199mm	8'6" x 13'9"
En Suite	2607 x 1365mm	8'6" x 4'5"
Bedroom 2	2607 x 3107mm	8'6" x 10'2"
Bedroom 3	1918 x 2371mm	6'3" x 7'9"
Bathroom	1918 x 1702mm	6'3" x 5'7"

[Approximate dimensions]

<b>KEY</b>	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		

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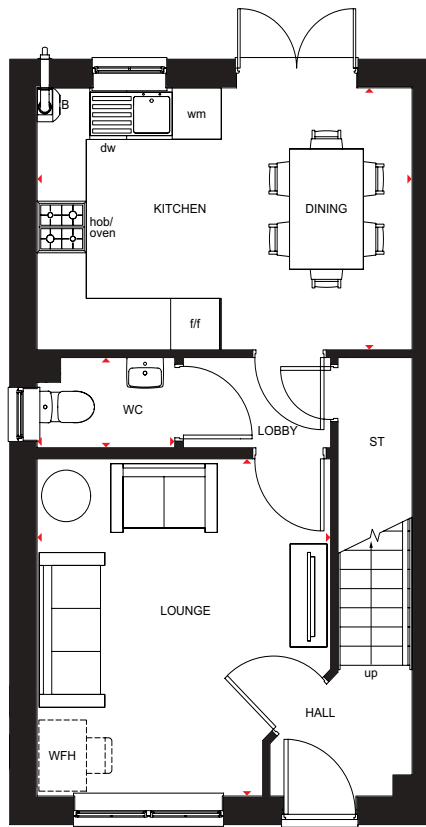


## ELLERTON 3 BEDROOM HOME

- This home has an open-plan kitchen with dining area and French doors to the garden
- There's also a spacious lounge, a downstairs cloakroom and some handy understairs storage
- Upstairs you'll find an en suite main bedroom, a further double bedroom, a single bedroom or home office and a family bathroom



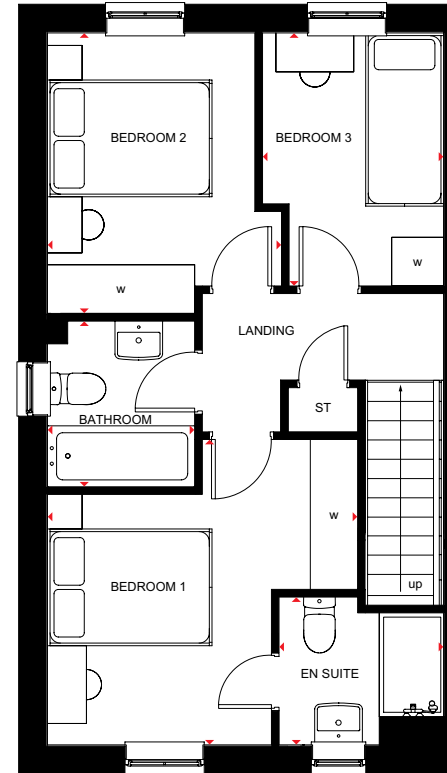




### Ground Floor

Lounge	3610 x 3921mm	11'10" x 12'10"
Kitchen/Dining	4575 x 3048mm	15'0" x 10'0"
WC	1697 x 1050mm	5'7" x 3'5"

[Approximate dimensions]



### First Floor

Bedroom 1	3582 x 4133mm	11'9" x 13'7"
En Suite	1900 x 1710mm	6'3" x 5'7"
Bedroom 2	2703 x 3245mm	8'10" x 10'8"
Bedroom 3	2092 x 2927mm	6'10" x 9'7"
Bathroom	1701 x 1917mm	5'7" x 6'3"

[Approximate dimensions]

<b>KEY</b>	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	

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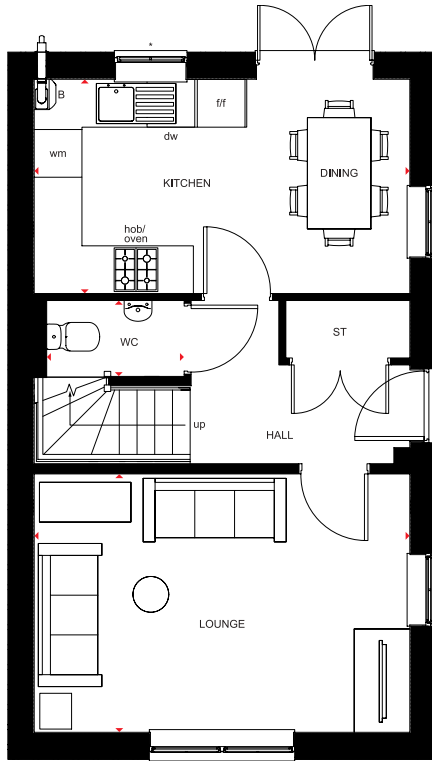


## MORESBY

### 3 BEDROOM HOME

- The Moresby is a spacious three bedroom home with ample storage options
- This home has an open-plan kitchen/dining room with French doors to the garden, a generous lounge and a downstairs cloakroom
- Upstairs you'll find two double bedrooms, a single bedroom and a family bathroom



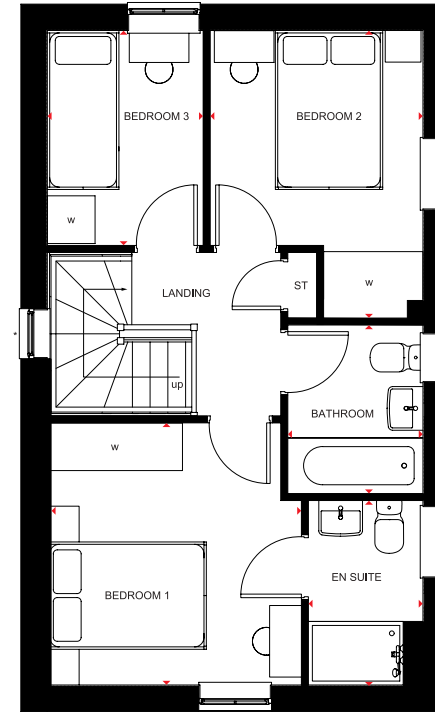


### Ground Floor

Lounge	4725 x 3252mm	15'6" x 10'8"
Kitchen/Dining	4725 x 2696mm	15'6" x 8'10"
WC	1716 x 956mm	5'8" x 3'2"

[Approximate dimensions]

\*Windows are omitted on certain plots. Speak to a Sales Adviser for details



### First Floor

Bedroom 1	3196 x 3298mm	10'6" x 10'10"
En Suite	1441 x 2322mm	4'9" x 7'7"
Bedroom 2	2676 x 3618mm	8'9" x 11'10"
Bedroom 3	1961 x 2705mm	6'5" x 8'10"
Bathroom	1700 x 2120mm	5'7" x 6'11"

[Approximate dimensions]

\*Windows are omitted on certain plots. Speak to a Sales Adviser for details

<b>KEY</b>	B	Boiler	f/f	Fridge/freezer space	↔	Dimension location
	ST	Store	dw	Dishwasher space		
	wm	Washing machine space	w	Wardrobe space		

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## NORBURY

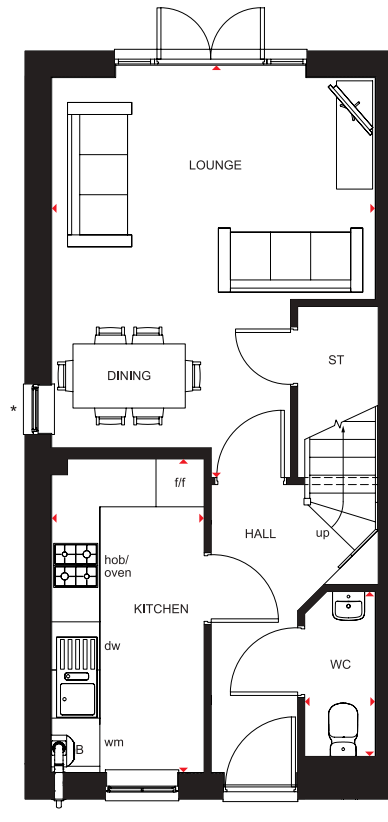
### 3 BEDROOM HOME

- This spacious home comes with three double bedrooms
- Downstairs is an open-plan lounge/dining room with French doors to the garden, a modern kitchen and some handy understairs storage
- Upstairs you'll find two double bedrooms and a family bathroom
- The top floor completes this home with an impressive en suite main bedroom and dressing area

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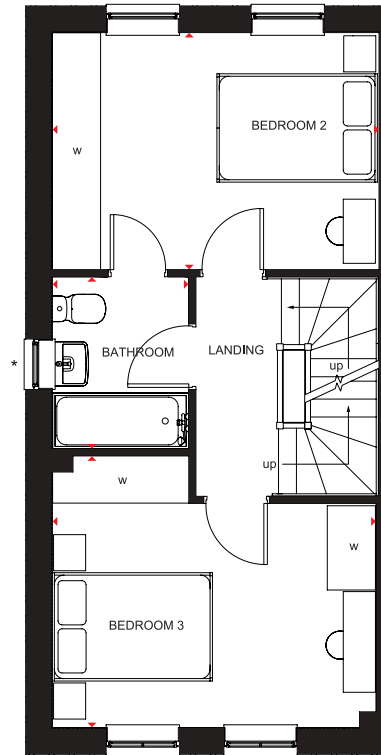


### Ground Floor

Lounge/Dining	4033 x 4986mm	13'3" x 16'4"
Kitchen	3910 x 1900mm	12'10" x 6'3"
WC	879 x 2056mm	2'11" x 6'9"

[Approximate dimensions]

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

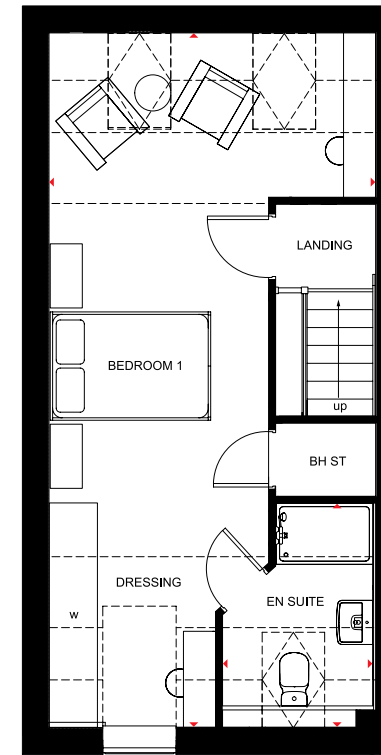


### First Floor

Bedroom 2	4071 x 2955mm	13'4" x 9'8"
Bedroom 3	3386 x 4033mm	11'1" x 13'3"
Bathroom	1701 x 2146mm	5'7" x 7'0"

[Approximate dimensions]

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



### Second Floor

Bedroom 1/ Dressing Area	4071 x 8663mm*	13'4" x 28'5"
En Suite	1870 x 2794mm*	6'2" x 9'2"

[Approximate dimensions]

\*Overall floor dimension includes lower ceiling areas.

<b>KEY</b>	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	

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## KINGSLEY

### 4 BEDROOM HOME

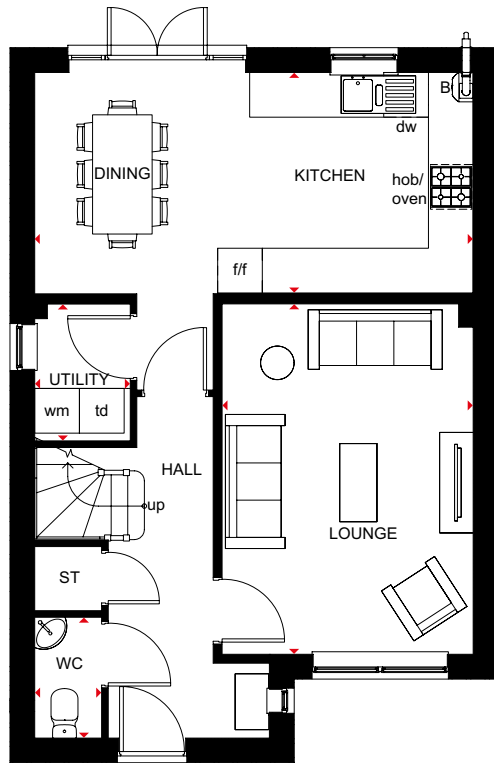
- Bright and spacious family home designed for modern living
- Open-plan kitchen with dining area and French doors leading to the garden, plus a separate utility room
- Good-sized lounge providing space for all the family to relax in
- Three double bedrooms, the main with an en suite shower room, a single bedroom and a family bathroom are on the first floor

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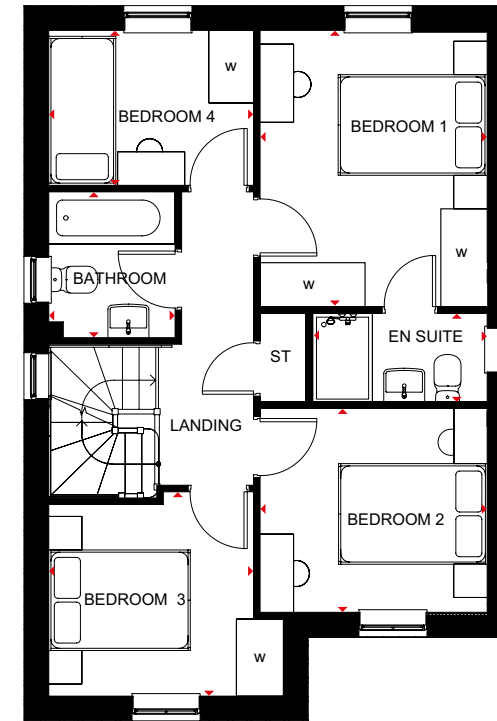




### Ground Floor

Kitchen/Dining	5885 x 4263mm	19'3" x 13'11"
Lounge	3371 x 4703mm	11'0" x 15'1"
Utility	1282 x 1837mm	4'2" x 6'0"
WC	899 x 1622mm	2'11" x 5'3"

[Approximate dimensions]



### First Floor

Bedroom 1	3049 x 3323mm	10'0" x 10'10"
En Suite	2176 x 1816mm	7'1" x 5'11"
Bedroom 2	3049 x 3118mm	10'0" x 10'2"
Bedroom 3	3150 x 2742mm	10'4" x 8'11"
Bedroom 4	2749 x 2080mm	9'0" x 6'9"
Bathroom	1695 x 1957mm	5'6" x 6'5"

[Approximate dimensions]

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

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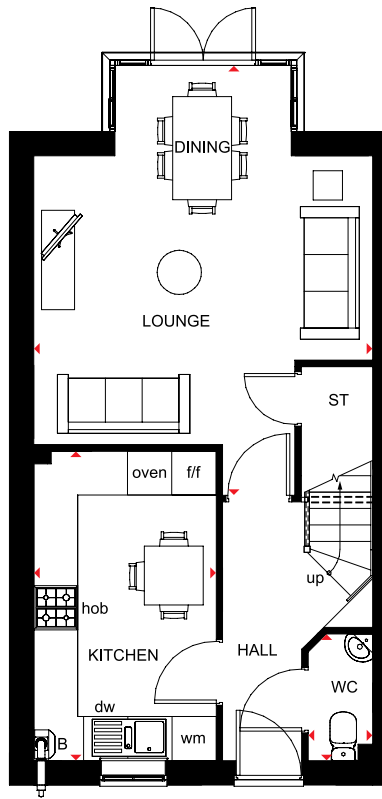
## WOODCOTE 4 BEDROOM HOME

- Spacious home, perfectly designed over three floors for modern living
- A glazed bay in the lounge and dining area opens onto the rear garden
- The fitted kitchen includes room for a breakfast area
- Two double bedrooms, a single bedroom and bathroom are on the first floor
- Exceptionally spacious main bedroom with en suite and dressing area occupies the second floor

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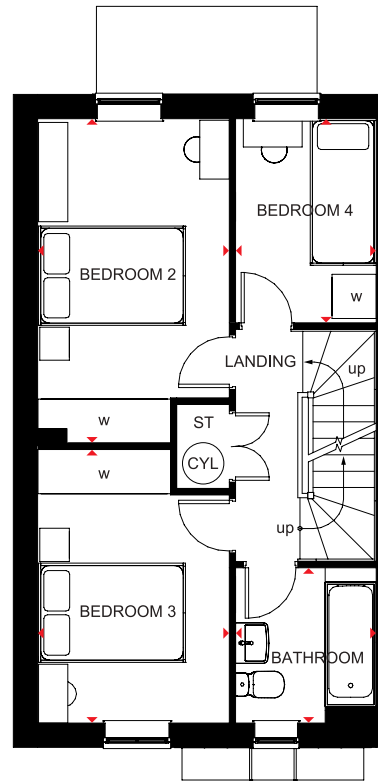
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### Ground Floor

Lounge/Dining	4612 x 5845mm	15'1" x 19'2"
Kitchen	2481 x 4219mm	8'1" x 13'10"
WC	850 x 1726mm	2'9" x 5'7"

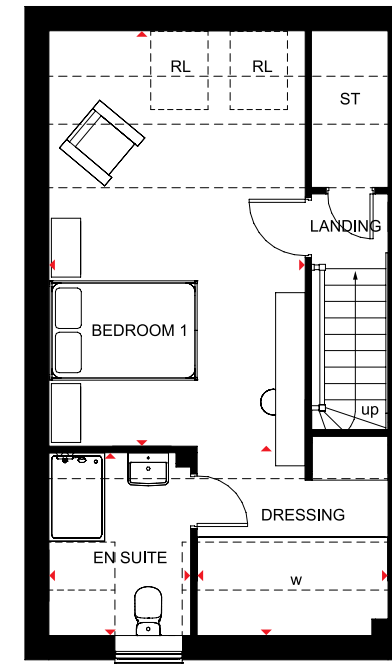
(Approximate dimensions)



### First Floor

Bedroom 2	2613 x 4408mm	8'6" x 14'5"
Bedroom 3	2613 x 3717mm	8'6" x 12'2"
Bedroom 4	1912 x 2755mm	6'3" x 9'0"
Bathroom	1912 x 2125mm	6'3" x 6'11"

(Approximate dimensions)



### Second Floor

Bedroom 1	3488 x 5639*mm	11'5" x 18'6"*
En Suite	1911 x 2486*mm	6'3" x 8'1"*
Dressing Area	2614 x 2574*mm	8'6" x 8'5"*

(Approximate dimensions)

\*Overall floor dimension includes lower ceiling areas.

<b>KEY</b>	B	Boiler	wm	Washing machine space	w	Wardrobe space
	ST	Store	f/f	Fridge/freezer space	RL	Roof light
	CYL	Cylinder	dw	Dishwasher space	↔	Dimension location

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## RADLEIGH

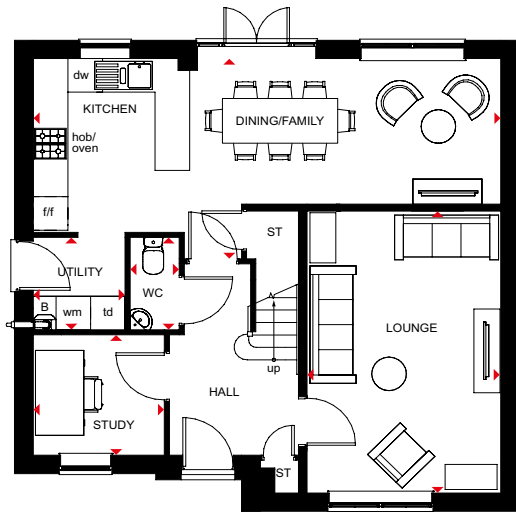
### 4 BEDROOM HOME

- This spacious four bedroom home has an impressive entrance hall
- Downstairs you'll find a large open-plan kitchen with French doors to the garden and a separate utility. There's also a comfortable lounge, a home office and a handy understairs storage space
- Upstairs you'll find an en suite main bedroom, three further double bedrooms and a family bathroom

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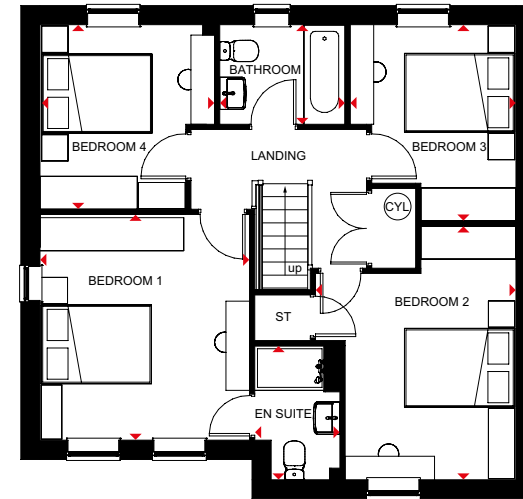
**BARRATT**  
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### Ground Floor

Lounge	3368 x 5033mm	11'10" x 16'6"
Kitchen/ Dining/Family	8100 x 3581mm	26'6" x 11'8"
Utility	1590 x 1640mm	5'2" x 5'4"
Study	2270 x 2113mm	7'5" x 6'11"
WC	850 x 1639mm	2'9" x 5'4"

[Approximate dimensions]



### First Floor

Bedroom 1	3562 x 3853mm	11'8" x 12'7"
En Suite	1470 x 2317mm	4'9" x 7'7"
Bedroom 2	3407 x 4329mm	11'2" x 14'2"
Bedroom 3	2819 x 3346mm	9'2" x 10'11"
Bedroom 4	2968 x 3148mm	9'8" x 10'3"
Bathroom	2137 x 1709mm	7'0" x 5'7"

[Approximate dimensions]

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

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## HESKETH 4 BEDROOM HOME

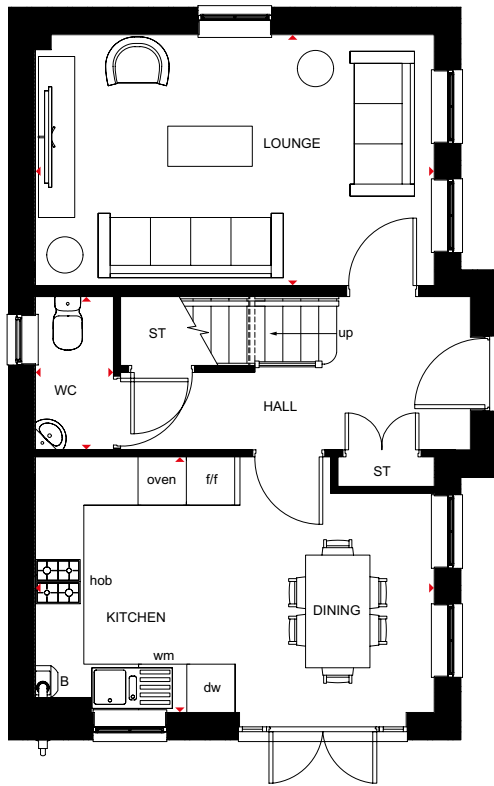
- A spacious family home designed over three floors
- Bright, open-plan fitted kitchen with dining area leads to the garden, while a spacious lounge provides room to relax
- Upstairs are two double bedrooms, the main bedroom with en suite, and the family bathroom
- Two further double bedrooms and a shower room are on the second floor

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**BARRATT**  
HOMES

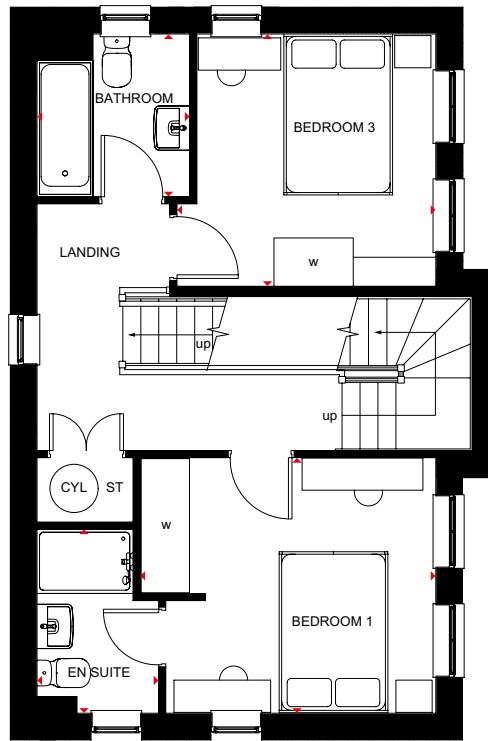




### Ground Floor

Kitchen/Dining	4953 x 3175mm	16'3" x 10'5"
Lounge	4953 x 3117mm	16'3" x 10'2"
WC	1904 x 969mm	6'2" x 3'2"

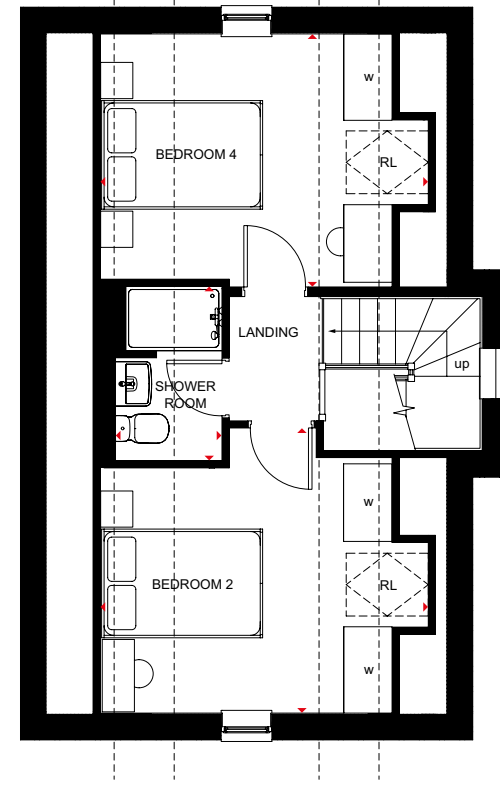
(Approximate dimensions)



### First Floor

Bedroom 1	3674 x 3175mm	12'0" x 10'5"
En Suite	2287 x 1511mm	7'6" x 4'11"
Bedroom 3	3215 x 3135mm	10'6" x 10'3"
Bathroom	2023 x 1898mm	6'7" x 6'2"

(Approximate dimensions)



### Second Floor

Bedroom 2	4076* x 3542mm	13'4"* x 11'7"
Bedroom 4	4076* x 3143mm	13'4"* x 10'3"
Shower Room	2168* x 1323mm	7'1"* x 4'4"

(Approximate dimensions)

\*Overall floor dimension includes lower ceiling areas.

<b>KEY</b>	B Boiler	wm Washing machine space	w Wardrobe space
	ST Store	f/f Fridge/freezer space	RL Roof light
	CYL Cylinder	dw Dishwasher space	◀▶ Dimension location

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. These and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.

BDW002053/NOV22



# 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 that 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 Barratt



## 1 5 Stars for customer satisfaction

We're pleased to be able to say that our homeowners are really happy in their new Barratt homes. In fact, over 90% of them would recommend us to a friend\*. It's why we've received 5 stars from the Home Builders Federation every year since 2010. That's more than any other major national housebuilder.\*\*

## 2 Building homes for over 6 decades

We've been established for over 6 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 more than 10 years our site managers have picked up more awards than any other housebuilder. Winning NHBC Pride in the Job awards for their workmanship demonstrates 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 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, while reducing your energy costs too. Our homes could save you money by being up to 65% more energy-efficient than a same-sized older home – even after it's been modernised. As a result, you could save a staggering £1,410\*\*\* per year on your energy bill.



**Find out more, talk to one of our Sales Advisers today.**

\*Based on HBF star rating scheme from 2010 to 2020 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/#tab-downloads>) over 90% of Barratt Developments PLC group customer would recommend our brands to a friend. Barratt Development brands include Barratt London, Barratt Homes and David Wilson Homes. \*\*See our website or speak to one of our Sales Advisers for details. First 2 years covered by Builder Warranty or similar. Years 3-10 covered by NHBC Insurance or similar. Available on virtually all of our developments. Your statutory rights are unaffected. \*\*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. (Nov 2021)



# 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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Calls to 03 numbers are charged at the same rate as dialling 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.



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