

# FOLLIOTT'S MANOR

SEVERN ROAD, STOURPORT ON SEVERN, WORCESTERSHIRE, DY13 9HB
















A BEAUTIFULLY DESIGNED COLLECTION OF 2, 3 & 4 BEDROOM HOMES

# FOLLIOTT'S MANOR

## DEVELOPMENT LAYOUT



### KEY

	Roseberry	2 bedroom home		Collaton	3 bedroom home
	Denford	2 bedroom home		Ennerdale	3 bedroom home
	Kenley	2 bedroom home		Maidstone	3 bedroom home
	Lutterworth	3 bedroom home		Kingsville	4 bedroom home
	Ellerton	3 bedroom home		Alderney	4 bedroom home
	Moresby	3 bedroom home		Kingsley	4 bedroom home
	Affordable homes		CS	Cycle store	
			BS	Bin store	
			SS	Substation	

[barrathomes.co.uk](http://barrathomes.co.uk)

  
BARRATT  
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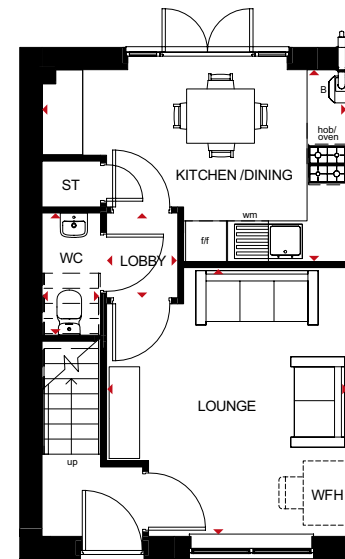
# ROSEBERRY

THE CLASSIC  
COLLECTION

## 2 BEDROOM HOME



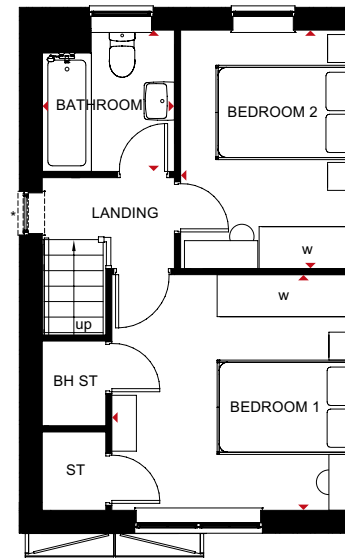
- Light fills this home through oversized windows, giving it a bright and airy feeling
- Downstairs has a fitted kitchen with dining area and French doors that lead onto the rear garden, a separate lounge, storage and a WC
- Upstairs are two double bedrooms and a bathroom. The larger bedroom has plenty of built-in storage space



### Ground Floor

Lounge	3557 x 3958mm	11'8" x 13'0"
Kitchen/Dining	4505 x 2828mm	14'9" x 9'3"
WC	860 x 1800mm	2'10" x 5'11"

(Approximate dimensions)



### First Floor

Bedroom 1	3557 x 3373mm	11'8" x 11'1"
Bedroom 2	2524 x 3413mm	8'3" x 11'2"
Bathroom	1893 x 2023mm	6'3" x 6'8"

(Approximate dimensions)

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

#### KEY

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

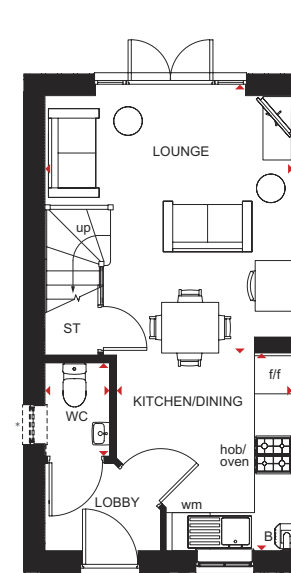


# DENFORD

## 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

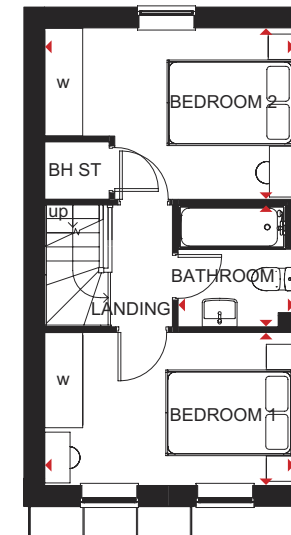


### Ground Floor

Kitchen/ Dining/Lounge	3943 x 7210mm	12'11" x 23'8"
WC	1040 x 1490mm	3'5" x 4'11"

[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 2412mm	12'11" x 7'11"
Bedroom 2	3943 x 2702mm	12'11" x 8'10"
Bathroom	1840 x 1920mm	6'0" x 6'4"

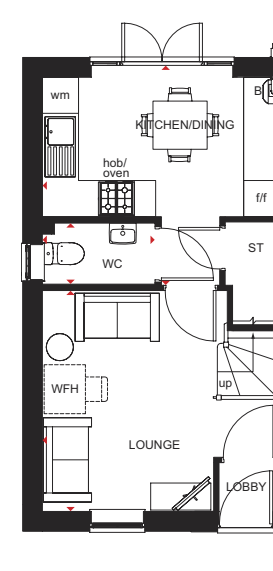
[Approximate dimensions]

<b>KEY</b>	B	Boiler	wm	Washing machine space	W	Wardrobe space
	ST	Store	f/f	Fridge/freezer space	WFH	Working from home space
	BH ST	Bulkhead store	dw	Dishwasher space	↔	Dimension location

## 2 BEDROOM HOME



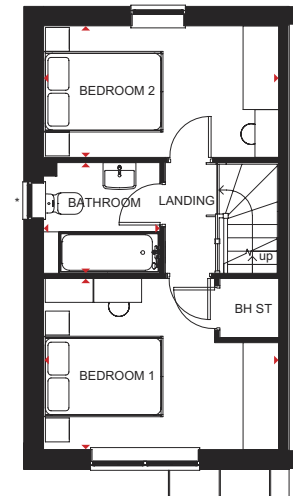
- Natural light floods through oversized windows in this two bedroom home
- French doors in the open-plan kitchen and dining area lead to the garden
- A front-aspect lounge and convenient storage space create a great place for modern living
- On the first floor are two double bedrooms and a family bathroom



### Ground Floor

Lounge	3943 x 3668mm	12'11" x 12'0"
Kitchen/Dining	3943 x 3454mm	12'11" x 11'0"
WC	1871 x 1016mm	6'4" x 3'5"

[Approximate dimensions]



### First Floor

Bedroom 1	3943 x 2865mm	12'11" x 9'5"
Bedroom 2	3943 x 2316mm	12'11" x 7'7"
Bathroom	1953 x 1853mm	6'5" x 6'1"

[Approximate dimensions]

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

<b>KEY</b>	B	Boiler	wm	Washing machine space	WFH	Working from home space
	ST	Store	dw	Dishwasher	◀▶	Dimension location
	BH ST	Bulkhead storage	f/f	Fridge/freezer space		



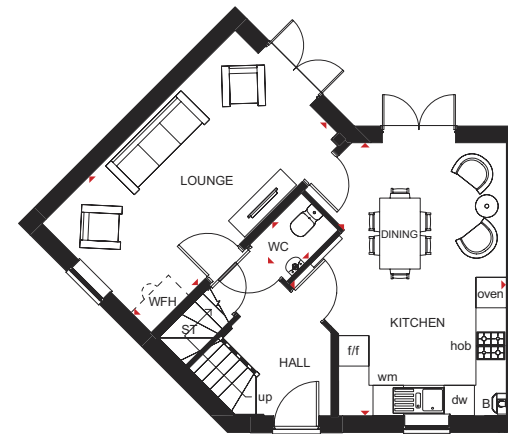
# LUTTERWORTH

THE CLASSIC  
COLLECTION

## 3 BEDROOM HOME



- Great use of a corner plot to create a spacious home
- Bright and flexible areas to enjoy modern-day living
- French doors open onto the rear garden from both the dual-aspect lounge and the open-plan kitchen with dining area
- Galleried landing leads to two double bedrooms, the main with en suite, a single bedroom and the family bathroom



### Ground Floor

Lounge	5385 x 3045mm	17'8" x 10'0"
Kitchen/Dining	4274 x 5385mm	14'0" x 17'8"
WC	1028 x 1441mm	3'4" x 4'9"

(Approximate dimensions)



### First Floor

Bedroom 1	3107 x 3599mm	10'2" x 11'10"
En Suite	1648 x 2159mm	5'5" x 7'1"
Bedroom 2	3404 x 3163mm	11'2" x 10'5"
Bedroom 3	3540 x 2134mm	11'7" x 7'0"
Bathroom	2519 x 1958mm	8'3" x 6'5"

(Approximate dimensions)

<b>KEY</b>	<b>B</b> Boiler	<b>dw</b> Dishwasher space
	<b>wm</b> Washing machine space	<b>WFH</b> Working from home space
	<b>f/f</b> Fridge/freezer space	<b>◀▶</b> Dimension location

## 3 BEDROOM SEMI-DETACHED HOME



- Bright, practical home, ideal for modern family living
- Large, open-plan kitchen with ample dining space has 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 3972mm	11'10" x 13'0"
Kitchen/Dining	4598 x 3048mm	15'1" x 10'0"
WC	1703 x 1050mm	5'7" x 3'5"

[Approximate dimensions]



### First Floor

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

[Approximate dimensions]

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



## 3 BEDROOM SEMI-DETACHED HOME



- Bright, practical home, ideal for modern family living
- Large, open-plan kitchen with ample dining space has 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 3972mm	11'10" x 13'0"
Kitchen/Dining	4598 x 3048mm	15'1" x 10'0"
WC	1703 x 1050mm	5'7" x 3'5"

[Approximate dimensions]



### First Floor

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

[Approximate dimensions]

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



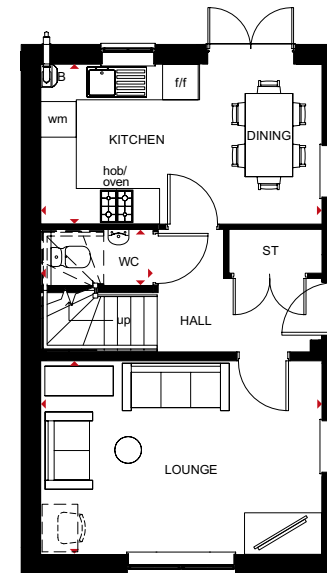
# MORESBY

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COLLECTION

## 3 BEDROOM HOME



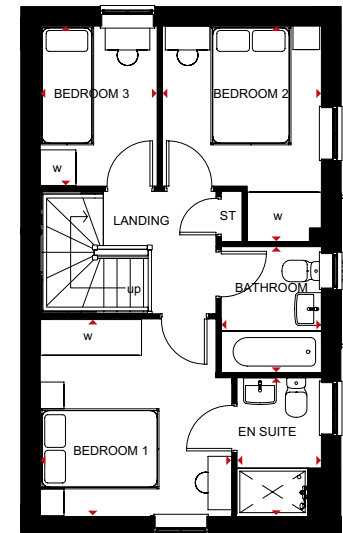
- A bright family home full of light and plenty of space
- The ground floor comprises a dual-aspect lounge and an open-plan kitchen with dining area opening onto the garden
- The first floor accommodates two double bedrooms, the main with en suite, a single bedroom and a family bathroom



### Ground Floor

Lounge	4735 x 3250mm	15'6" x 10'8"
Kitchen/Dining	4735 x 2695mm	15'6" x 8'8"
WC	1877 x 976mm	6'2" x 3'2"

[Approximate dimensions]



### First Floor

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

[Approximate dimensions]

<b>KEY</b>	B Boiler	f/f Fridge/freezer space	↔ Dimension location
	ST Store	w Wardrobe space	
	wm Washing machine space	WFH Working from home space	



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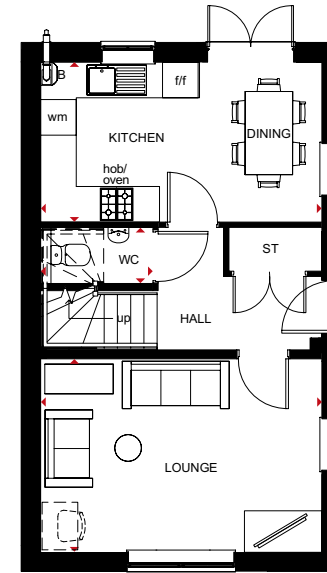
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BDW001035/MAY22

## 3 BEDROOM HOME



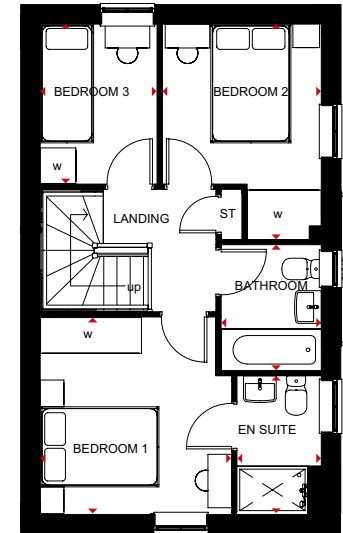
- A bright family home full of light and plenty of space
- The ground floor comprises a dual-aspect lounge and an open-plan kitchen with dining area opening onto the garden
- The first floor accommodates two double bedrooms, the main with en suite, a single bedroom and a family bathroom



### Ground Floor

Lounge	4735 x 3250mm	15'6" x 10'8"
Kitchen/Dining	4735 x 2695mm	15'6" x 8'8"
WC	1877 x 976mm	6'2" x 3'2"

[Approximate dimensions]



### First Floor

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

[Approximate dimensions]

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





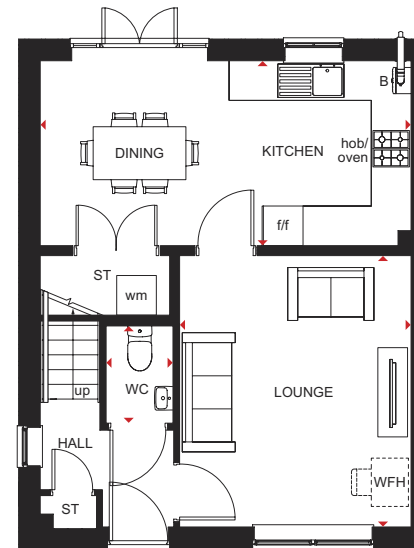
# COLLATON

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## 3 BEDROOM HOME



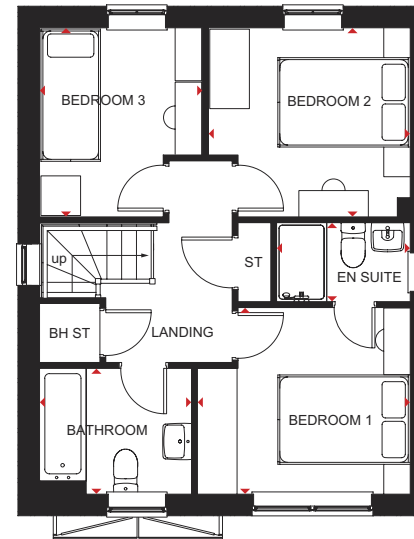
- Spacious home designed for modern living
- Large, open-plan kitchen, with discreet utility space, gets plenty of light via French doors in the dining area that open onto the rear garden
- A front-aspect lounge provides comfortable space to relax in
- Upstairs are two double bedrooms, the main with en suite, a single bedroom, family bathroom and plenty of storage space



### Ground Floor

Lounge	3496 x 4100mm	11'6" x 13'5"
Kitchen/Dining	5600 x 2795mm	18'4" x 9'2"
WC	1028 x 1475mm	3'4" x 4'10"

[Approximate dimensions]



### First Floor

Bedroom 1	3216 x 2820mm	10'7" x 9'3"
En Suite	2020 x 1193mm	6'8" x 3'11"
Bedroom 2	3050 x 2857mm	10'0" x 9'4"
Bedroom 3	2463 x 2857mm	8'1" x 9'4"
Bathroom	2297 x 1901mm	7'6" x 6'3"

[Approximate dimensions]

\*Optional window

<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	WFH Working from home space	



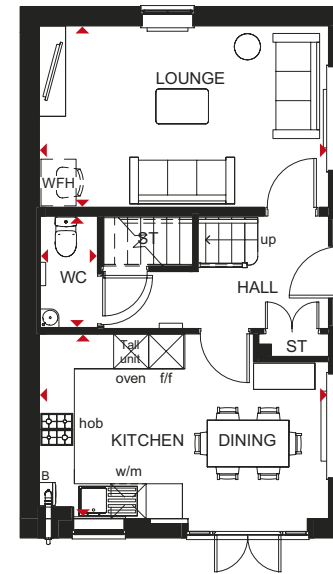
# ENNERDALE

THE CLASSIC  
COLLECTION

## 3 BEDROOM DETACHED HOME



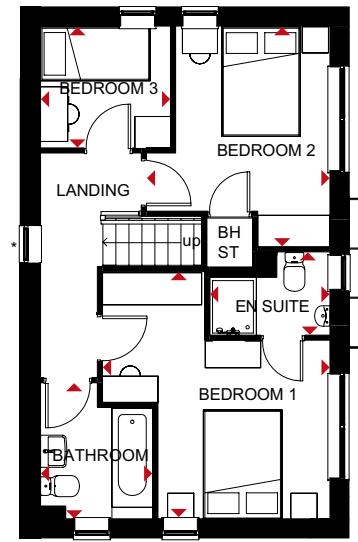
- Light floods into this attractive three bedroom home through oversized windows
- A dual-aspect lounge and bright, fully fitted kitchen with dining area opening onto the garden provide space that's ideal for modern living
- Upstairs are two spacious, dual-aspect double bedrooms, the main with en suite, and a single bedroom and family bathroom



### Ground Floor

Lounge	4960 x 3112mm	16'3" x 10'2"
Kitchen/Dining	4960 x 3170mm	16'3" x 10'5"
WC	1912 x 982mm	6'3" x 3'3"

(Approximate dimensions)



### First Floor

Bedroom 1	4239 x 3898mm	13'11" x 12'9"
En Suite	2061 x 1427mm	6'9" x 4'8"
Bedroom 2	3783 x 3145mm	12'5" x 10'4"
Bedroom 3	2227 x 2089mm	7'4" x 6'10"
Bathroom	2334 x 1924mm	7'8" x 6'4"

(Approximate dimensions)

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

<b>KEY</b>	B Boiler	f/f Fridge/freezer space	WFH Working from home space
	ST Store	dw Dishwasher space	◀▶ Dimension location
	w/m Washing machine space	BH ST Bulkhead Store	



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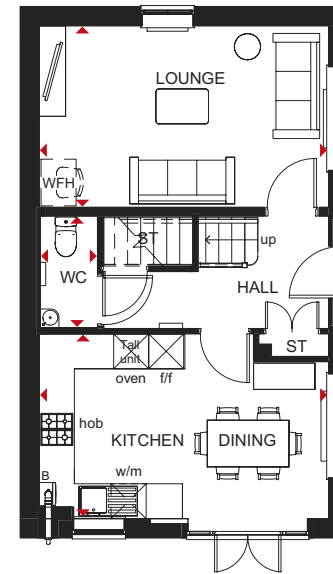
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BDW001022/MAY22

## 3 BEDROOM DETACHED HOME



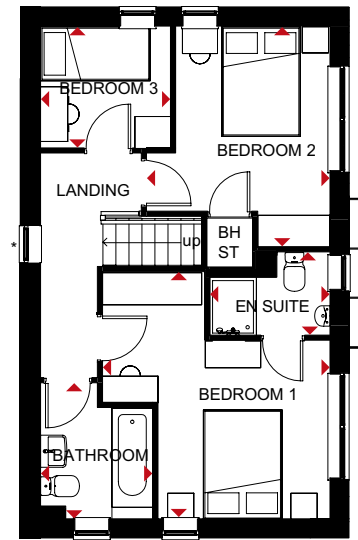
- Light floods into this attractive three bedroom home through oversized windows
- A dual-aspect lounge and bright, fully fitted kitchen with dining area opening onto the garden provide space that's ideal for modern living
- Upstairs are two spacious, dual-aspect double bedrooms, the main with en suite, and a single bedroom and family bathroom



### Ground Floor

Lounge	4960 x 3112mm	16'3" x 10'2"
Kitchen/Dining	4960 x 3170mm	16'3" x 10'5"
WC	1912 x 982mm	6'3" x 3'3"

(Approximate dimensions)



### First Floor

Bedroom 1	4239 x 3898mm	13'11" x 12'9"
En Suite	2061 x 1427mm	6'9" x 4'8"
Bedroom 2	3783 x 3145mm	12'5" x 10'4"
Bedroom 3	2227 x 2089mm	7'4" x 6'10"
Bathroom	2334 x 1924mm	7'8" x 6'4"

(Approximate dimensions)

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

<b>KEY</b>	B Boiler	f/f Fridge/freezer space	WFH Working from home space
	ST Store	dw Dishwasher space	◀▶ Dimension location
	w/m Washing machine space	BH ST Bulkhead Store	



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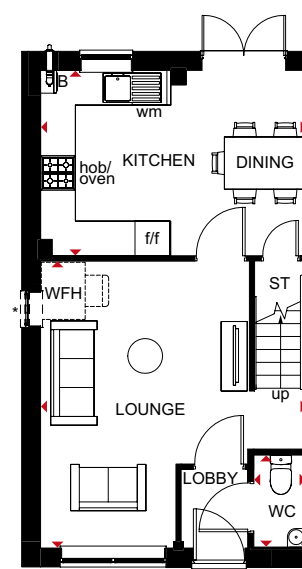
# MAIDSTONE

THE CLASSIC  
COLLECTION

## 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 with en suite, a single bedroom, and a family bathroom

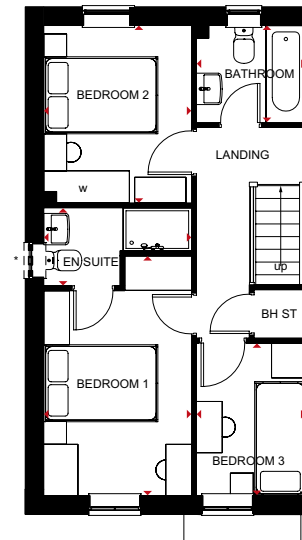


### Ground Floor

Lounge	4598 x 4955mm	15'1" x 16'3"
Kitchen/Dining	4598 x 3202mm	15'1" x 10'6"
WC	901 x 1586mm	2'9" 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 4204mm	8'6" x 13'10"
En Suite	2592 x 1365mm	8'6" x 4'6"
Bedroom 2	2592 x 3112mm	8'6" x 10'3"
Bedroom 3	1918 x 2676mm	6'4" x 8'9"
Bathroom	1918 x 1702mm	6'4" x 5'7"

[Approximate dimensions]

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

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



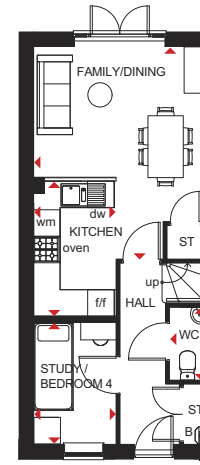
# KINGSVILLE

THE CLASSIC  
COLLECTION

## 4 BEDROOM HOME



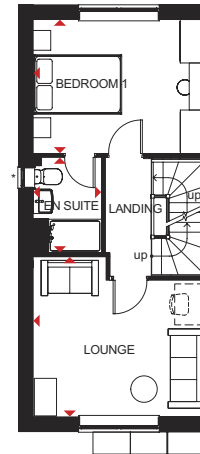
- An ideal family home designed over three floors
- A generous open-plan kitchen with dining and family areas, and a fourth bedroom/study are on the ground floor
- On the first floor, oversized windows fill the lounge and main bedroom with light, giving them a bright and airy feeling, and the bedroom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



### Ground Floor

Family/Dining	3936 x 4820mm	12'11" x 15'10"
Kitchen	1866 x 3060mm	6'1" x 10'0"
Study/Bedroom 4	1866 x 2749mm	6'1" x 9'0"
WC	861 x 1615mm	2'10" x 5'4"

[Approximate dimensions]

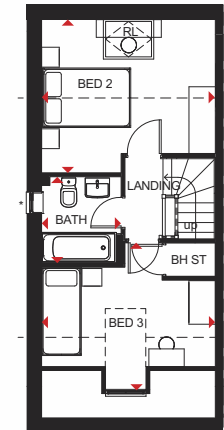


### First Floor

Lounge	3936 x 3630mm	12'11" x 11'11"
Bedroom 1	3936 x 3042mm	12'11" x 10'0"
En Suite	1551 x 2163mm	5'1" x 7'1"

[Approximate dimensions]

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



### Second Floor

Bedroom 2	3936 x 3508mm†	12'11" x 11'6"
Bedroom 3	3936 x 3325mm†	12'11" x 10'11"
Bathroom	1761 x 1963mm	5'9" x 6'5"

[Approximate dimensions]

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

† Overall floor dimension includes lower ceiling areas.

<b>KEY</b>	Boiler	wm	Washing machine space	RL	Roof light
ST	Store	f/f	Fridge/freezer space	WFH	Working from home space
BH ST	Bulkhead Store	dw	Dishwasher space	◀▶	Dimension location



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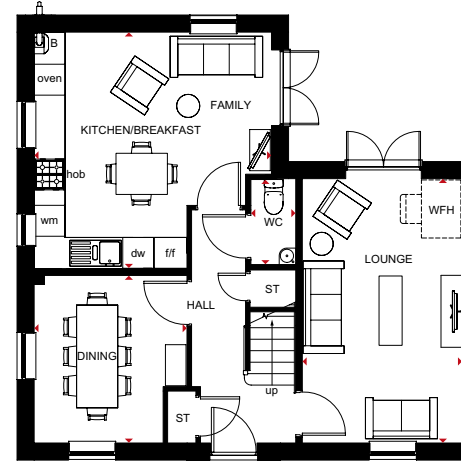
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BDW001032/MAY22

## 4 BEDROOM DETACHED HOME



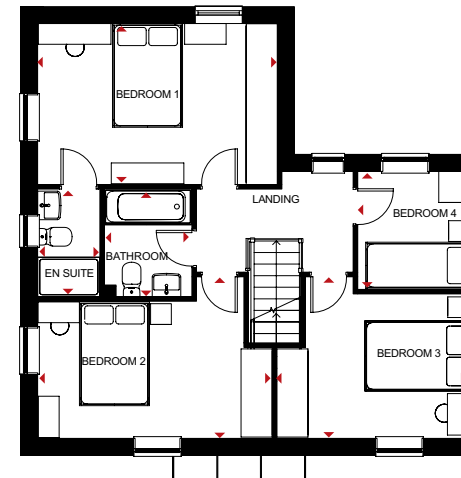
- A large fitted kitchen with family and breakfast areas provides this spacious home with the ideal hub for all the family
- French doors leading to the rear garden from both the kitchen and the separate lounge give it a bright and airy feeling, and there is a separate dual-aspect dining room
- Upstairs 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/Breakfast	4623 x 4603 mm	15'2" x 15'1"
Dining	3307 x 2972 mm	10'10" x 9'9"
WC	1641 x 871 mm	5'5" x 2'10"

(Approximate dimensions)



### First Floor

Bedroom 1	4623 x 3104mm	15'2" x 10'2"
En Suite	2075 x 1191mm	6'10" x 3'11"
Bedroom 2	4510 x 3115mm	14'10" x 10'3"
Bedroom 3	3737 x 3115mm	12'3" x 10'3"
Bedroom 4	2275 x 2148mm	7'6" x 7'1"
Bathroom	2075 x 1702mm	6'10" x 5'7"

(Approximate dimensions)

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





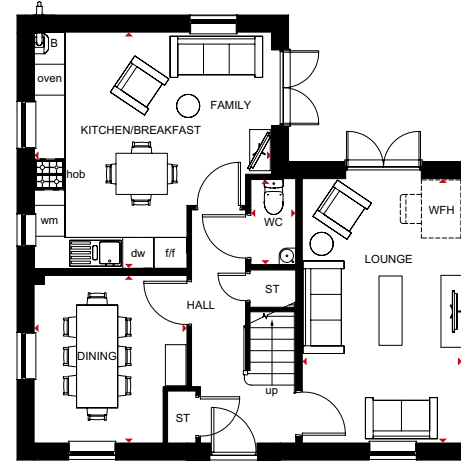
# ALDERNEY

THE CLASSIC  
COLLECTION

## 4 BEDROOM DETACHED HOME



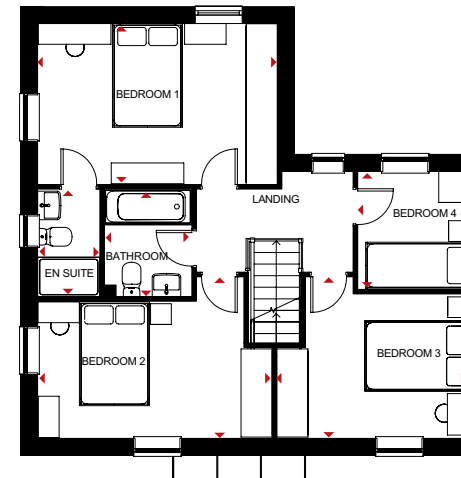
- A large fitted kitchen with family and breakfast areas provides this spacious home with the ideal hub for all the family
- French doors leading to the rear garden from both the kitchen and the separate lounge give it a bright and airy feeling, and there is a separate dual-aspect dining room
- Upstairs 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/Breakfast	4623 x 4603 mm	15'2" x 15'1"
Dining	3307 x 2972 mm	10'10" x 9'9"
WC	1641 x 871 mm	5'5" x 2'10"

(Approximate dimensions)



### First Floor

Bedroom 1	4623 x 3104mm	15'2" x 10'2"
En Suite	2075 x 1191mm	6'10" x 3'11"
Bedroom 2	4510 x 3115mm	14'10" x 10'3"
Bedroom 3	3737 x 3115mm	12'3" x 10'3"
Bedroom 4	2275 x 2148mm	7'6" x 7'1"
Bathroom	2075 x 1702mm	6'10" x 5'7"

(Approximate dimensions)

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



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HOMES



NEW  
HOMES  
QUALITY  
CODE

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.  
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.

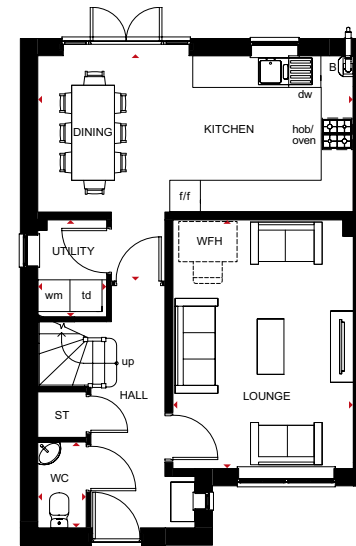
BDW001024/MAY22



## 4 BEDROOM DETACHED HOME



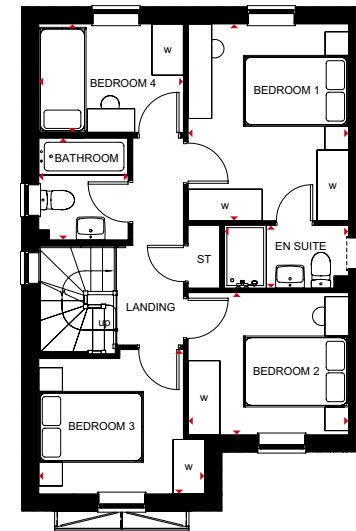
- Bright, airy family home with oversized windows to maximise light
- The large open-plan kitchen has a dining area with French doors leading to the garden. There is also a separate utility room
- The spacious lounge is just the place for the family to relax in
- Upstairs features three double bedrooms,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



### Ground Floor

Lounge	3370 x 4710mm	11'1" x 15'5"
Kitchen/Dining	5895 x 4268mm	19'4" x 14'0"
Utility	1287 x 1841mm	4'2" x 6'0"
WC	887 x 1627mm	2'11" x 5'5"

[Approximate dimensions]



### First Floor

Bedroom 1	3054 x 3746mm	10'0" x 12'3"
En Suite	2366 x 1193mm	7'9" x 3'11"
Bedroom 2	3054 x 2703mm	10'0" x 8'8"
Bedroom 3	3160 x 2747mm	10'4" x 9'0"
Bedroom 4	2754 x 2065mm	9'0" x 6'8"
Bathroom	1700 x 1937mm	5'6" x 6'4"

[Approximate dimensions]

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

<b>KEY</b>	Boiler	f/f	Fridge/freezer space	WFH	Working from home space
ST	Store	dw	Dishwasher space	◀▶	Dimension location
	wm	w	Wardrobe space		



**BARRATT**  
HOMES

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NEW  
HOMES  
QUALITY  
CODE  
BDW01030/MAY22



# 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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**0333 355 8475**

