

# LANGUARD VIEW

LOW ROAD, DOVERCOURT, ESSEX, C012 3TQ



2, 3 & 4 BEDROOM HOMES



## 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.



## 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.





## STUNNING HOMES IN A GREAT LOCATION

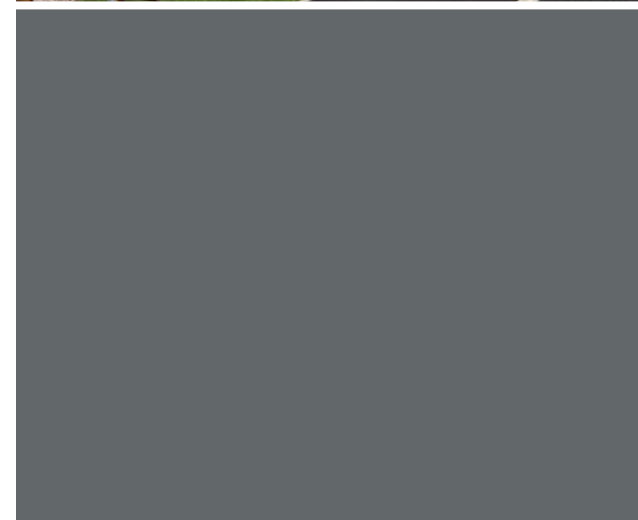
**WELCOME TO LANGAURD VIEW,  
A PICTURESQUE NEW DEVELOPMENT  
OF 2, 3 & 4 BEDROOM HOMES**

Settle down at Languard View, one of Essex's hidden gems on the outskirts of a thriving coastal town. Home to a variety of everyday amenities in a sought-after location, Dovercourt provides a tranquil retreat with access to all essentials in the town centre. Whilst set in a prime location for exploring the county's gorgeous coastline and riverside scenery, it is also popular for commuters.

Set in a semi-rural property hotspot, the popular town ensures residents have convenient access to a high street known for its independent retailers, with traditional hardware stores, salons and cosy coffee shops. Supermarkets are located close to home including Asda and Tesco's, whilst a wide range of pubs, restaurants and takeaways are also on your doorstep.

Families making a fresh start can also rest assured that there are high-quality education facilities close to home, such as Chase Lane Primary School and Harwich and Dovercourt High School both rated 'Good' by Ofsted. Our exciting community will feature public open space with equipped play areas.

Living at Languard View, you can enjoy the finest aspects of the town and countryside living. Peaceful evenings and weekends await, whilst the thrill of the hustle and bustle of a flourishing town is still only moments away.



# LANGUARD VIEW

## SITE PLAN

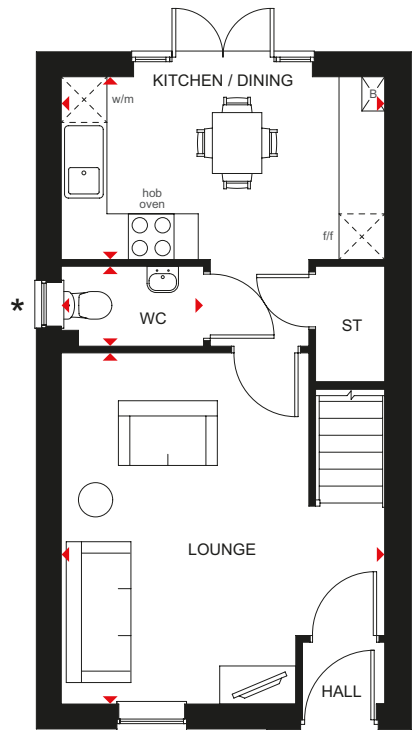
- Cavendish**  
2 bedroom home  
Plots 103, 104, 118, 119, 141, 142, 143, 144, 167, 168, 170, 171, 217, 225, 226, 227, 228, 250, 251, 255, 256, 279 & 280
- Hoy**  
3 bedroom home  
Plots 109, 110, 125, 126, 137, 138, 179, 180, 181, 182, 183, 184, 221, 222, 243, 244, 252, 253, 257, 258, 261, 262 & 27E
- Redgrave**  
3 bedroom home  
Plots 105, 111, 124, 128, 140, 145, 151, 166, 169, 177, 178, 185, 214, 215, 216, 218, 240, 245, 249, 254, 259, 274, 276, 278, 282, 283, 284, 285, 292 & 297
- Lutterworth**  
3 bedroom home  
Plots 106, 107, 131, 132, 196 & 198
- Bewdley**  
3 bedroom home  
Plots 200, 201, 202, 203, 241 & 242
- Kingsville**  
3 bedroom home  
Plots 135, 136, 174, 175, 286, 287, 288, 289, 290 & 291
- Kinglsey**  
4 bedroom home  
Plots 108, 122, 123, 127, 139, 146, 149, 150, 172, 173, 176, 193, 194, 195, 197, 199, 219, 220, 223, 224, 248, 263, 277, 281, 296, 298, 299 & 300
- Alderney**  
4 bedroom Home  
Plots 120, 246 & 294
- Radleigh**  
4 bedroom Home  
Plot 121, 133, 134, 147, 148, 247, 260, 293 & 295
- R** Affordable Rented
- SO** Shared Ownership
- SH** Show Homes
- SC** Sales Centre
- V** Visitor parking place
- Street Light



2 BEDROOM HOME

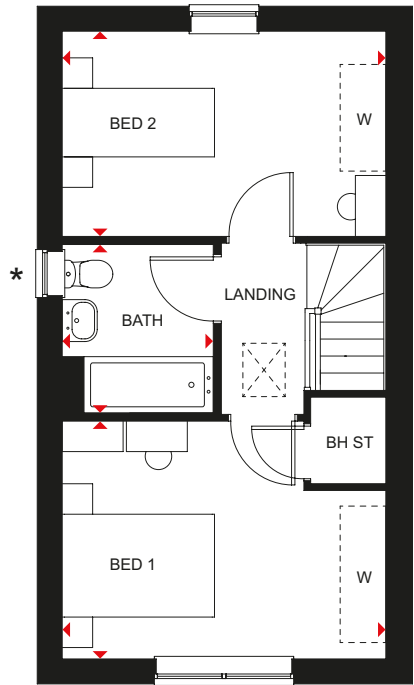


- French doors in the open-plan kitchen and dining area lead to the garden
- A front-aspect lounge and convenient storage space create a great place for modern living
- On the first floor are two double bedrooms and a family bathroom



Ground Floor

|                |                |                |
|----------------|----------------|----------------|
| Lounge         | 4612 x 4250 mm | 15'2" x 13'11" |
| Kitchen/Dining | 2401 x 4250 mm | 7'11" x 13'11" |
| WC             | 1050 x 1870 mm | 3'5" x 6'2"    |



First Floor

|           |                |                |
|-----------|----------------|----------------|
| Bedroom 1 | 3122 x 4250 mm | 10'3" x 13'11" |
| Bedroom 2 | 2694 x 4250 mm | 8'10" x 13'11" |
| Bathroom  | 2212 x 1984 mm | 7'3" x 6'6"    |

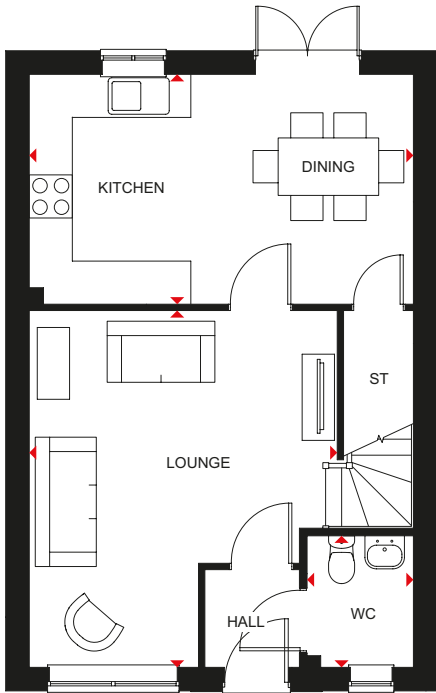
**KEY** B Boiler  
ST Store  
wm Washing machine space

f/f Fridge/freezer space  
◀▶ Dimension location

3 BEDROOM HOME

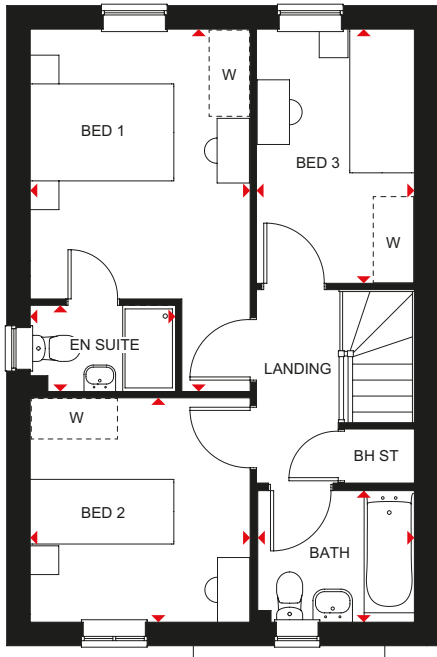


- An ideal family home designed with plenty of space for modern living
- The ground floor comprises a good-sized lounge and an open-plan kitchen/dining room
- The first floor has three bedrooms – bedroom 1 with an en suite – and a family bathroom



Ground Floor

|                |                |               |
|----------------|----------------|---------------|
| Lounge         | 4970 x 5030 mm | 16'4" x 16'6" |
| Kitchen/Dining | 5350 x 3270 mm | 17'7" x 10'9" |
| WC             | 1830 x 1480 mm | 6'0" x 4'10"  |



First Floor

|           |                |               |
|-----------|----------------|---------------|
| Bedroom 1 | 5050 x 3070 mm | 16'7" x 10'1" |
| En Suite  | 1200 x 2030 mm | 3'11" x 6'8"  |
| Bedroom 2 | 3130 x 3070 mm | 10'3" x 10'1" |
| Bedroom 3 | 3540 x 2200 mm | 11'7" x 7'3"  |
| Bathroom  | 1820 x 2180 mm | 6'0" x 7'2"   |

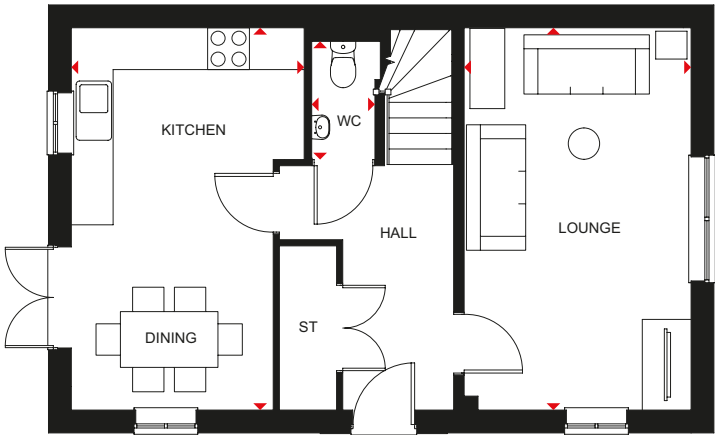
**KEY** B Boiler  
ST Store  
BH ST Bulkhead Store

wm Washing machine space  
f/f Fridge/freezer space  
◀▶ Dimension location

3 BEDROOM DETACHED HOME

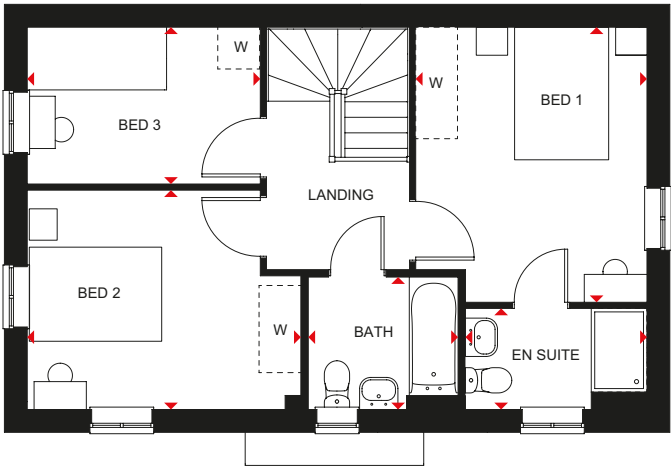


- A bright family home full of light and plenty of space
- The ground floor is comprised of a dual-aspect lounge and an open-plan kitchen with dining area opening onto the garden
- The first floor features two double bedrooms, the main bedroom with en suite, a single bedroom and the family bathroom



Ground Floor

|                |                |               |
|----------------|----------------|---------------|
| Lounge         | 5490 x 3270 mm | 18'0" x 10'9" |
| Kitchen/Dining | 5490 x 3345 mm | 18'0" x 11'0" |
| WC             | 1020 x 1890 mm | 3'4" x 6'2"   |



First Floor

|           |                |                 |
|-----------|----------------|-----------------|
| Bedroom 1 | 3320 x 3950 mm | 10'11" x 12'11" |
| En Suite  | 2610 x 1450 mm | 8'7" x 4'9"     |
| Bedroom 2 | 3920 x 3150 mm | 12'10" x 10'4"  |
| Bedroom 3 | 3350 x 2250 mm | 11'0" x 7'5"    |
| Bathroom  | 2150 x 1920 mm | 7'1" x 6'4"     |

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

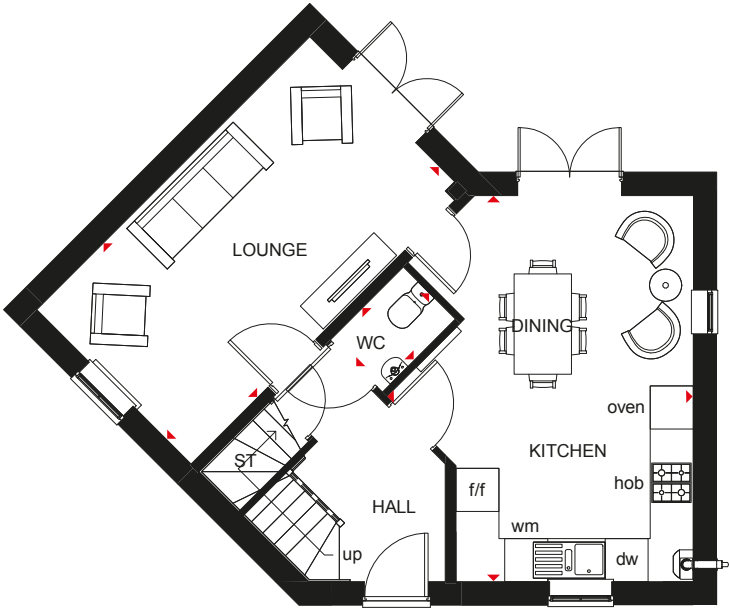
# LUTTERWORTH

1,001 ft<sup>2</sup>

## 3 BEDROOM DETACHED HOME



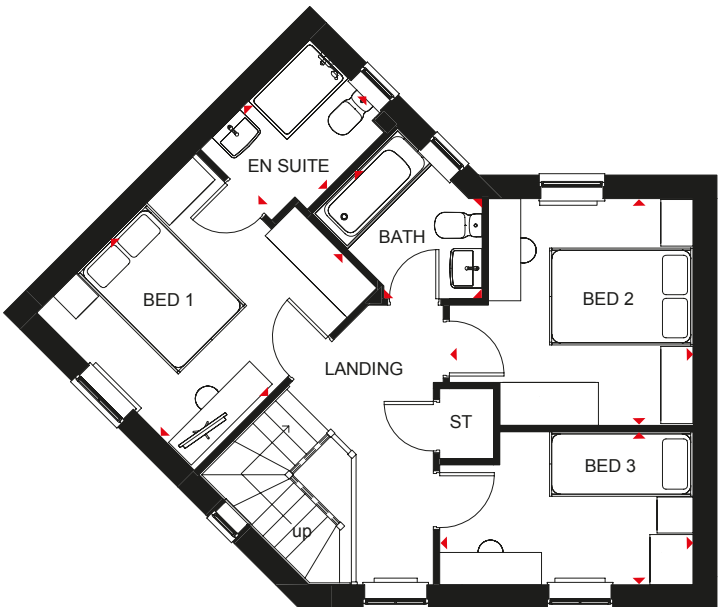
- Great use of a corner plot to create a spacious home
- Bright and flexible areas to enjoy modern-day living
- French doors open onto the rear garden from both the dual-aspect lounge and the open-plan kitchen with dining area
- Galleried landing leads to two double bedrooms – the main bedroom with en 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             | 993 x 1424mm  | 3'3" x 4'8"   |

(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"    |

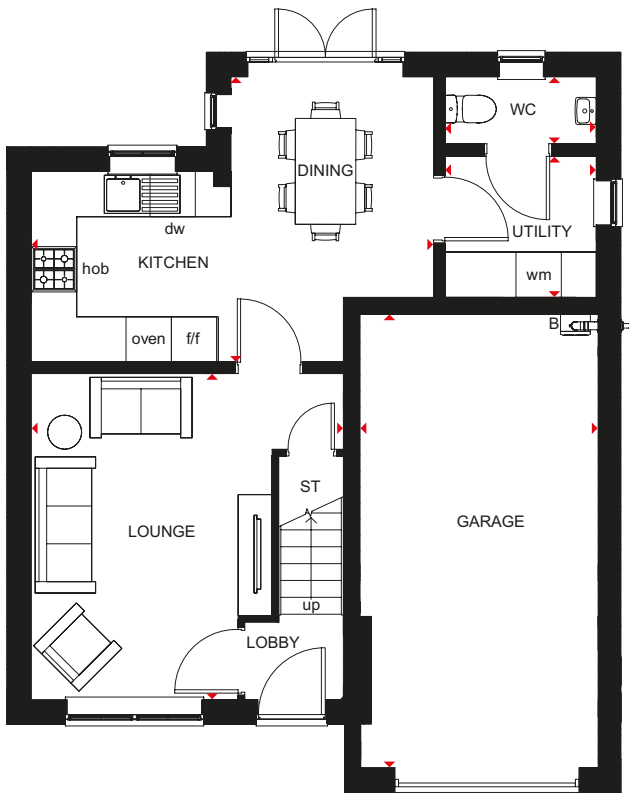
(Approximate dimensions)

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

3 BEDROOM DETACHED HOME



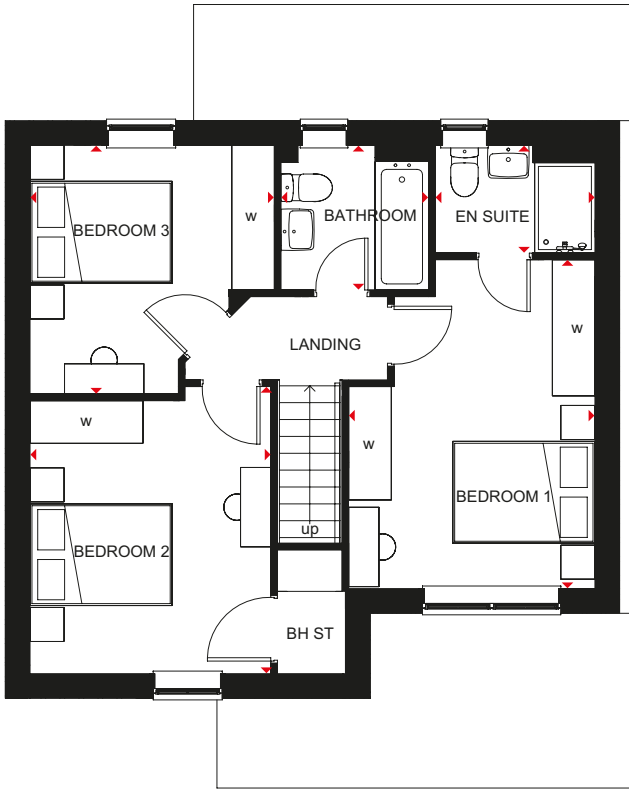
- Comfortable detached home with integral garage
- Open-plan kitchen with spacious dining area and French doors to the rear garden
- Separate utility room
- Front-aspect lounge with room for all the family to relax
- Upstairs is a main bedroom with en suite, two further double bedrooms and a family bathroom



Ground Floor

|                |                |                |
|----------------|----------------|----------------|
| Lounge         | 4122 x 4306 mm | 13'6" x 14'2"  |
| Kitchen/Dining | 5332 x 3773 mm | 17'6" x 12'5"  |
| Utility        | 2002 x 1865 mm | 6'7" x 6'1"    |
| WC             | 2002 x 900 mm  | 6'7" x 2'11"   |
| Garage         | 3211 x 6075 mm | 10'6" x 19'11" |

[Approximate dimensions]



First Floor

|           |                |               |
|-----------|----------------|---------------|
| Bedroom 1 | 3251 x 4337 mm | 10'8" x 14'3" |
| En Suite  | 2113 x 1425 mm | 6'11" x 4'8"  |
| Bedroom 2 | 3179 x 3791 mm | 10'5" x 12'5" |
| Bedroom 3 | 3222 x 3283 mm | 10'7" x 10'9" |
| Bathroom  | 1951 x 1913 mm | 6'5" x 6'3"   |

[Approximate dimensions]

|     |       |                |     |                       |    |                    |
|-----|-------|----------------|-----|-----------------------|----|--------------------|
| KEY | 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      |    |                    |
|     |       |                |     |                       |    |                    |

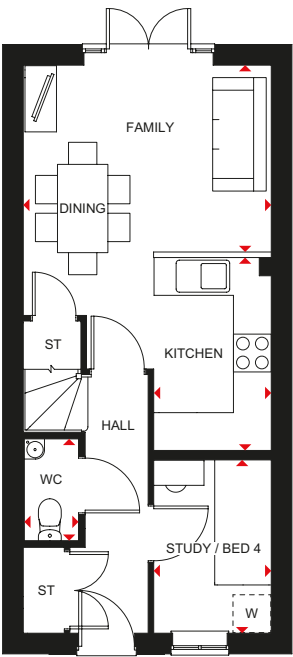
# KINGSVILLE

1,073 ft<sup>2</sup>

## 3 BEDROOM HOME

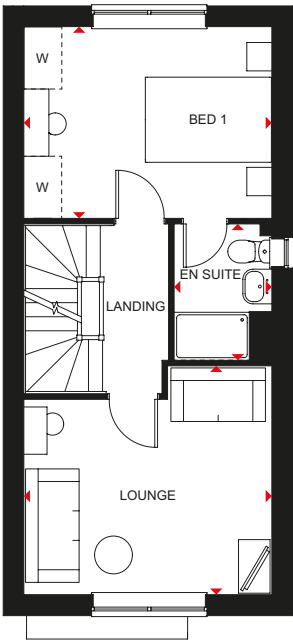


- An ideal family home designed over three floors
- A generous open-plan kitchen with dining and family area, and a fourth bedroom/study are on the ground floor
- On the first floor, the lounge and main bedroom with light, giving them a bright and airy feeling, and the bedroom has an en suite
- The second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



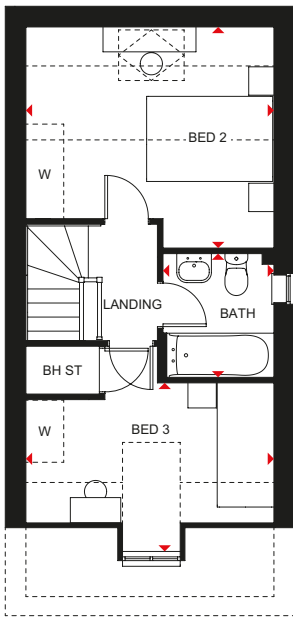
### Ground Floor

|                 |                |               |
|-----------------|----------------|---------------|
| Family/Dining   | 3940 x 1870 mm | 12'11" x 6'2" |
| Kitchen         | 2970 x 4390 mm | 9'9" x 14'5"  |
| Study/Bedroom 4 | 2760 x 1870 mm | 9'1" x 6'2"   |
| WC              | 1650 x 895 mm  | 5'5" x 2'11"  |



### First Floor

|           |                |                 |
|-----------|----------------|-----------------|
| Lounge    | 3620 x 3940 mm | 11'11" x 12'11" |
| Bedroom 1 | 3040 x 3940 mm | 10'0" x 12'11"  |
| En Suite  | 2160 x 1550 mm | 7'1" x 5'1"     |



### Second Floor

|           |                |                 |
|-----------|----------------|-----------------|
| Bedroom 2 | 3510 x 3930 mm | 11'6" x 12'11"  |
| Bedroom 3 | 3325 x 3930 mm | 10'11" x 12'11" |
| Bathroom  | 1960 x 1760 mm | 6'5" x 5'9"     |

#### KEY

B Boiler  
ST Store  
wm Washing machine space

f/f Fridge/freezer space  
dw Dishwasher space  
td Tumble dryer space

w Wardrobe space  
◀▶ Dimension location

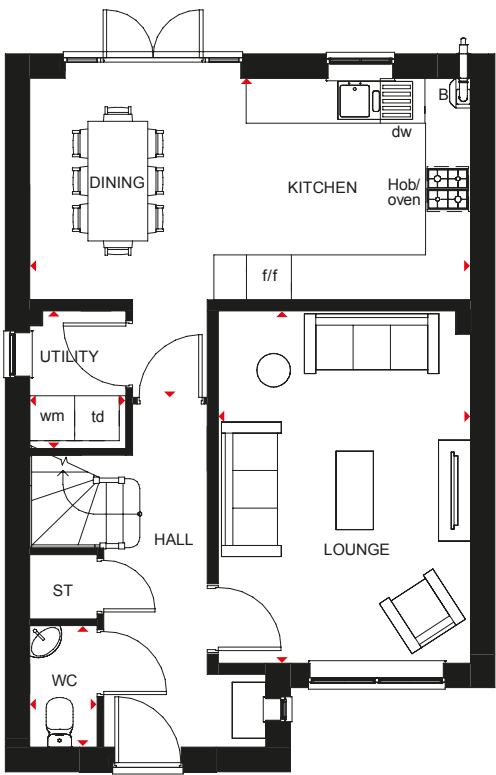
barratthomes.co.uk



4 BEDROOM DETACHED HOME



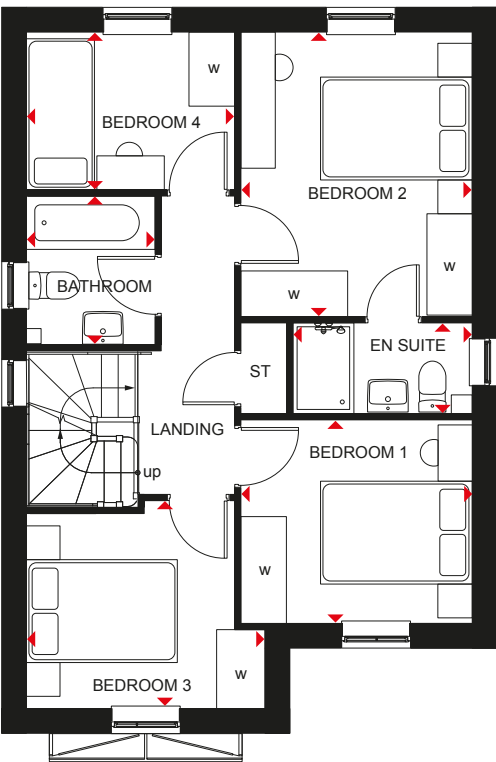
- Bright, airy family home with oversized windows to maximise light
- The large open-plan kitchen has a dining area with French doors leading to the garden. There is also a separate utility room
- The spacious lounge is just the place for the family to relax in
- Upstairs are three double bedrooms, the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



Ground Floor

|                |                |               |
|----------------|----------------|---------------|
| Lounge         | 3370 x 4710 mm | 11'1" x 15'5" |
| Kitchen/Dining | 5895 x 4268 mm | 19'4" x 14'0" |
| Utility        | 1287 x 1841 mm | 4'2" x 6'0"   |
| WC             | 884 x 1627 mm  | 2'9" x 5'3"   |

[Approximate dimensions]



First Floor

|           |                |               |
|-----------|----------------|---------------|
| Bedroom 1 | 3054 x 3746 mm | 10'0" x 12'3" |
| En Suite  | 2366 x 1193 mm | 7'8" x 3'9"   |
| Bedroom 2 | 3054 x 2705 mm | 10'0" x 8'9"  |
| Bedroom 3 | 3160 x 2747 mm | 10'4" x 9'0"  |
| Bedroom 4 | 2754 x 2065 mm | 9'0" x 6'8"   |
| Bathroom  | 1700 x 1937 mm | 5'6" x 6'4"   |

[Approximate dimensions]

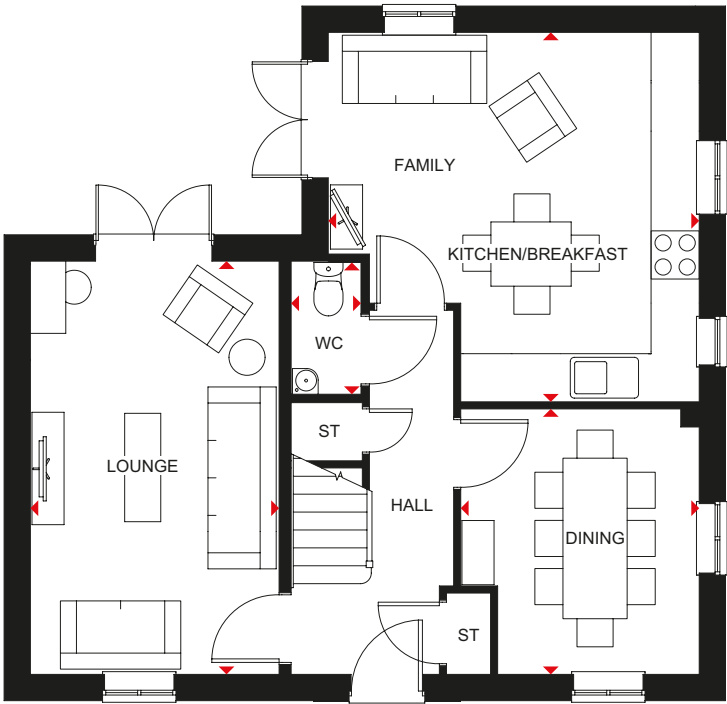
\*Window may be omitted on certain plots. Speak to a Sales Adviser for plot-specific details

|     |    |                       |     |                      |    |                    |
|-----|----|-----------------------|-----|----------------------|----|--------------------|
| KEY | B  | Boiler                | f/f | Fridge/freezer space | ◀▶ | Dimension location |
|     | ST | Store                 | dw  | Dishwasher space     |    |                    |
|     | wm | Washing machine space | td  | Tumble dryer space   |    |                    |

4 BEDROOM DETACHED HOME

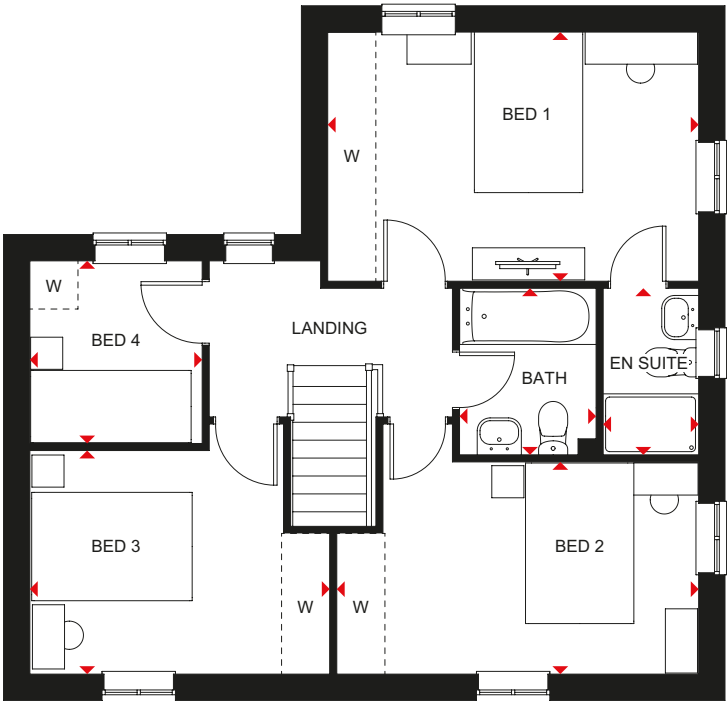


- A large fitted kitchen with family and breakfast areas provides this spacious home with the ideal hub for all the family
- French doors leading to the rear garden from both the kitchen and the separate lounge give it a bright and airy feeling, and there is a separate dual-aspect dining room
- Upstairs are three double bedrooms, the main bedroom with en suite, a single bedroom and a family bathroom



Ground Floor

|                              |                |                |
|------------------------------|----------------|----------------|
| Lounge                       | 5155 x 3115 mm | 16'11" x 10'3" |
| Kitchen/<br>Breakfast/Family | 4910 x 4630 mm | 16'1" x 15'2"  |
| Dining                       | 3310 x 2950 mm | 10'10" x 9'8"  |
| WC                           | 1690 x 900 mm  | 5'7" x 2'11"   |



First Floor

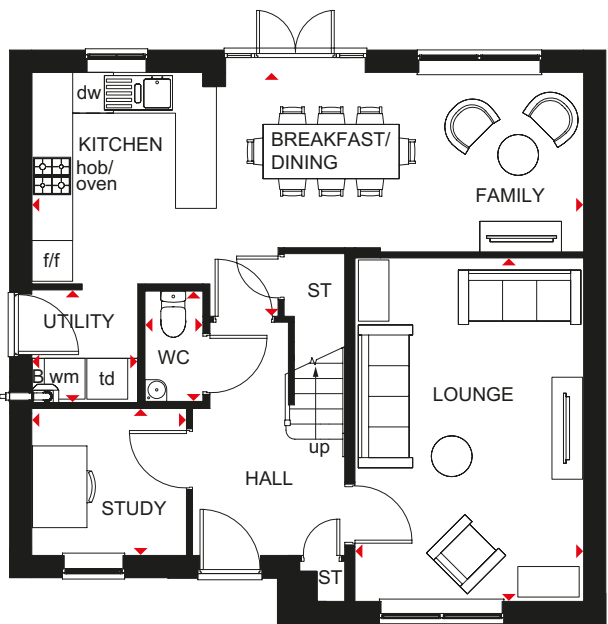
|           |                |               |
|-----------|----------------|---------------|
| Bedroom 1 | 4630 x 3100 mm | 15'2" x 10'2" |
| En Suite  | 2055 x 1190 mm | 6'9" x 3'10"  |
| Bedroom 2 | 2635 x 4510 mm | 8'8" x 14'10" |
| Bedroom 3 | 3740 x 2780 mm | 12'3" x 9'1"  |
| Bedroom 4 | 2265 x 2150 mm | 7'5" x 7'1"   |
| Bathroom  | 2055 x 1680 mm | 6'9" x 5'6"   |

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

4 BEDROOM DETACHED HOME



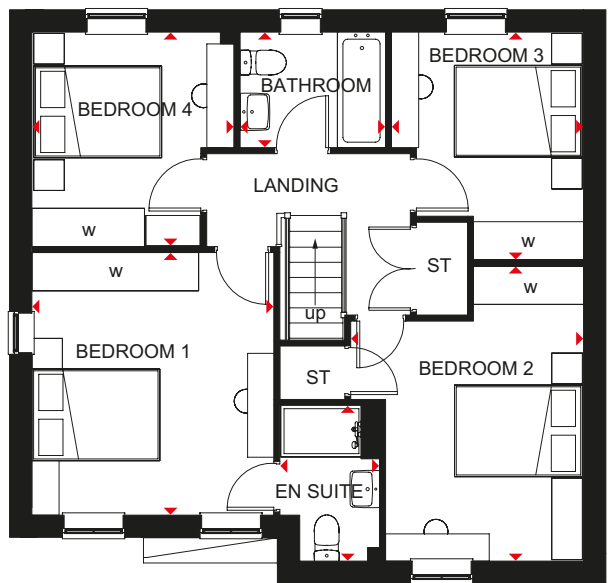
- A bright and airy family home
- The large open-plan kitchen has dining and family areas and French doors leading to the garden. There is also a separate utility room
- A spacious lounge and separate study are also on the ground floor
- Upstairs are four double bedrooms, the main bedroom with en suite shower room, and a family bathroom



Ground Floor

|                           |                |               |
|---------------------------|----------------|---------------|
| Lounge                    | 3361 x 5046 mm | 11'0" x 16'7" |
| Kitchen/<br>Dining/Family | 8110 x 3583 mm | 26'7" x 11'9" |
| Utility                   | 1558 x 1655 mm | 5'1" x 5'5"   |
| Study                     | 2273 x 2158 mm | 7'5" x 7'1"   |
| WC                        | 884 x 1655 mm  | 2'11" x 5'5"  |

(Approximate dimensions)



First Floor

|           |                |               |
|-----------|----------------|---------------|
| Bedroom 1 | 3570 x 3858 mm | 11'9" x 12'8" |
| En Suite  | 1452 x 2289 mm | 4'9" x 7'6"   |
| Bedroom 2 | 3423 x 4335 mm | 11'3" x 14'3" |
| Bedroom 3 | 2824 x 3350 mm | 9'3" x 11'0"  |
| Bedroom 4 | 2973 x 3152 mm | 9'9" x 10'4"  |
| Bathroom  | 2137 x 1699 mm | 7'0" x 5'7"   |

(Approximate dimensions)

|     |    |                       |     |                      |    |                    |
|-----|----|-----------------------|-----|----------------------|----|--------------------|
| KEY | 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   |    |                    |
|     |    |                       |     |                      |    |                    |

# 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 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 WITH 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 63% more energy efficient than a same sized older home – even after it's been modernised. As a result, you could save a staggering £3,100\*\*\* per year on your energy bill.

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



Images may include optional upgrades at additional cost. All information in this document is correct to the best of our knowledge at the time of going to print. Great Dunmow Grange is a marketing name only and may not be the designated postal address, which may be determined by The Post Office. ^we are the only major national house builder to be awarded this [key industry] award 13 years running. \*Based on HBF star rating scheme from 2010 to 2022 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/#tabdownloads>) over 90% of Barratt Developments PLC group customers would recommend our brands to a friend. Barratt Development brands include Barratt London, Barratt Homes and David Wilson Homes. \*\*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.

# 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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