



THE
WOODLANDS



BARRATT
HOMES



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.



THE WOODLANDS

- Alverton 2 bedroom home
- Maidstone 3 bedroom home
- Ennerdale 3 bedroom home
- Buchanan 3 bedroom home
- Lutterworth 3 bedroom home
- Norbury 3 bedroom home
- Hesketh 4 bedroom home
- Chester 4 bedroom home
- Radleigh 4 bedroom home
- Alderney 4 bedroom home
- Affordable Housing
- BCP Bin Collection Point
- V Visitors Parking
- S/S Substation



barratthomes.co.uk

CONSUMER
CODE FOR
HOME BUILDERS
www.consumercode.co.uk

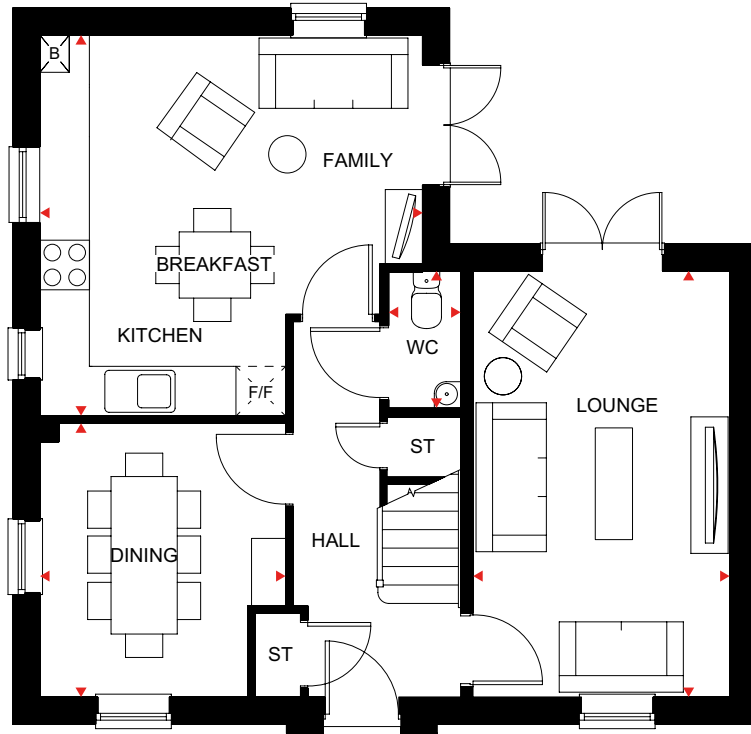




ALDERNEY

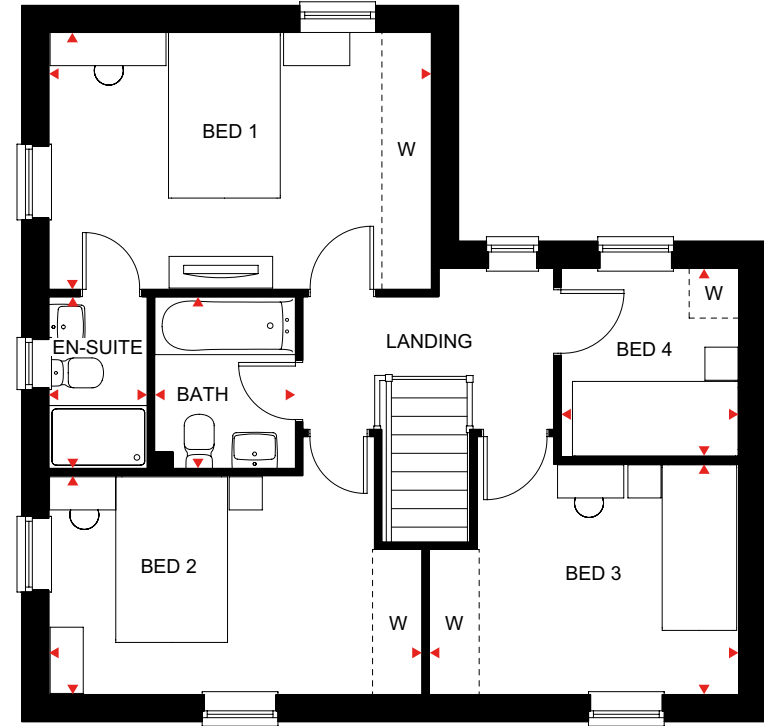
4 BEDROOM HOME

- 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 family bathroom



Ground Floor

Lounge	5148 x 3110 mm	16'11" x 10'2"
Kitchen/family	4623 x 4603 mm	15'2" x 15'1"
Dining	3289 x 2972 mm	10'9" x 9'9"
WC	854 x 1641 mm	2'10" x 5'5"



First Floor

Bedroom 1	4623 x 3104 mm	15'2" x 10'2"
En-Suite	1191 x 2075 mm	3'11" x 6'10"
Bedroom 2	4523 x 2625 mm	14'10" x 8'7"
Bedroom 3	3115 x 3162 mm	10'3" x 10'4"
Bedroom 4	2275 x 2163 mm	7'6" x 7'1"
Bathroom	1702 x 2075 mm	5'7" x 6'10"

KEY	B	Boiler	w	Wardrobe space
	ST	Store	◄►	Dimension location
	f/f	Fridge/freezer space		

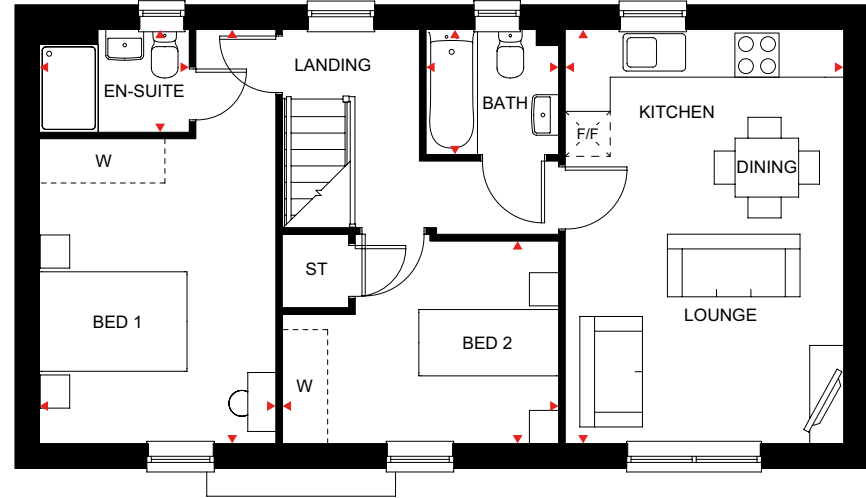
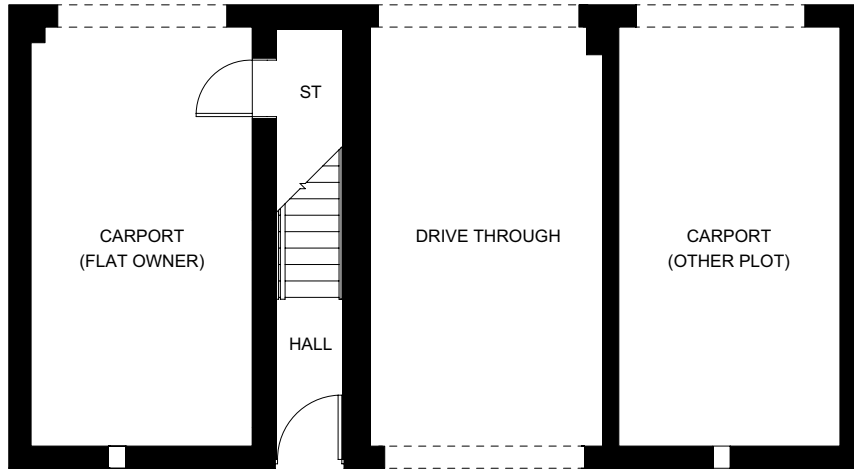
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BDW001215/JUNE22



ALVERTON 2 BEDROOM HOME

- This first floor home will appeal to first-time buyers
- The open-plan fitted kitchen with dining area and lounge is a bright and airy place to relax or entertain friends
- There are two double bedrooms, the largest with its own en suite shower room, and a fully fitted bathroom



First Floor

Lounge/kitchen/ dining	3751 x 5609 mm	12'4" x 18'5"
Bedroom 1	3199 x 5609 mm	10'6" x 18'5"
En suite	2025 x 1400 mm	6'8" x 4'7"
Bedroom 2	3751 x 2748 mm	12'4" x 9'0"
Bathroom	1808 x 1702 mm	5'11" x 5'7"

KEY	B	Boiler	dw	Dishwasher space
	ST	Store	w	Wardrobe space
	ff	Fridge/freezer space	◀▶	Dimension location

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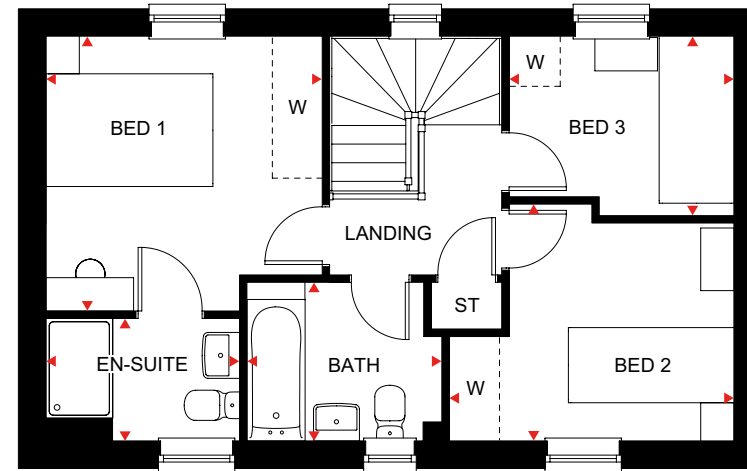
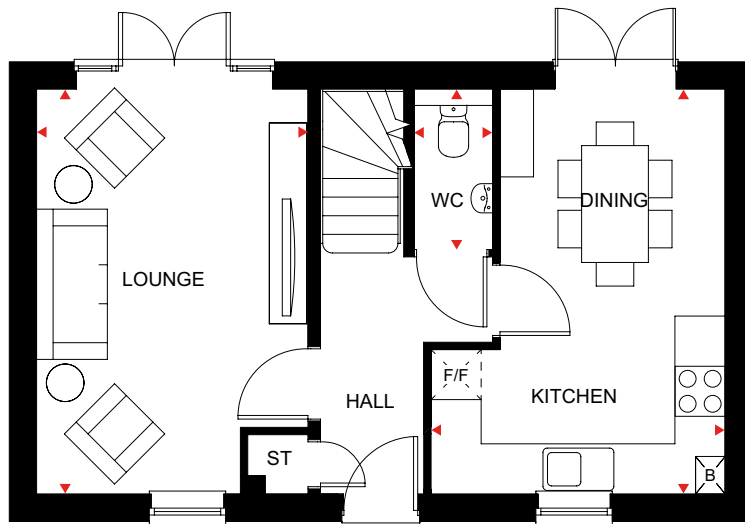
BDW001215/JUNE22



BUCHANAN

3 BEDROOM HOME

- Oversized windows maximise natural light in this attractive detached home
- Spacious, dual-aspect lounge and open-plan kitchen with dining area, both opening onto the rear garden, provide a great home for the family with plenty of space to entertain
- Two double bedrooms, the main with en suite, a single bedroom and family bathroom are on the first floor



Ground Floor

Lounge	4848 x 3250 mm	15'11" x 10'8"
Kitchen/dining	4848 x 3521 mm	15'11" x 11'7"
WC	1921 x 867 mm	6'4" x 2'10"

First Floor

Bedroom 1	3312 x 3292 mm	10'10" x 10'10"
En-Suite	2322 x 1468 mm	7'7" x 4'10"
Bedroom 2	3413 x 2836 mm	11'2" x 9'4"
Bedroom 3	2696 x 2150 mm	8'10" x 7'1"
Bathroom	2335 x 1900 mm	7'8" x 6'3"

KEY B Boiler
 ST Store
 f/f Fridge/freezer space
 w Wardrobe space
 ◀▶ Dimension location

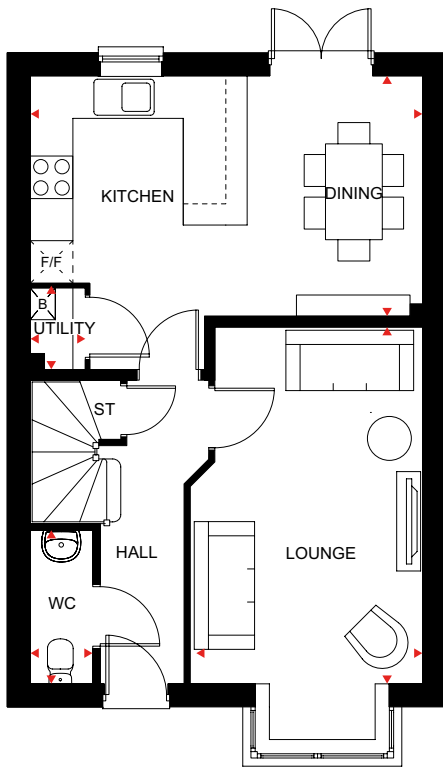
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CHESTER

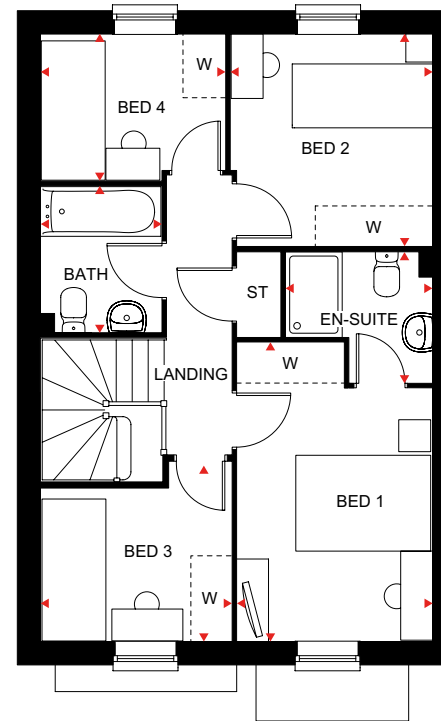
4 BEDROOM HOME

- An ideal family home filled with light through oversized windows
- The large kitchen with dining area and French doors onto the rear garden is a great hub for both the family and to entertain
- The spacious lounge is the perfect place for relaxing in
- Upstairs are two double bedrooms, the main bedroom with en suite, two single bedrooms and a family bathroom



Ground Floor

Lounge	3262 x 5021 mm	10'8" x 16'6"
Kitchen/dining	4128 x 5510 mm	13'7" x 18'1"
WC	2181 x 883 mm	7'2" x 2'11"
Utility	1143 x 759 mm	3'9" x 2'6"



First Floor

Bedroom 1	4200 x 2741 mm	13'9" x 8'12"
En-Suite	1830 x 2058 mm	6'0" x 6'9"
Bedroom 2	2988 x 2819 mm	9'10" x 9'3"
Bedroom 3	2678 x 2557 mm	8'9" x 8'5"
Bedroom 4	2598 x 2030 mm	8'6" x 6'8"
Bathroom	2051 x 1695 mm	6'9" x 5'7"

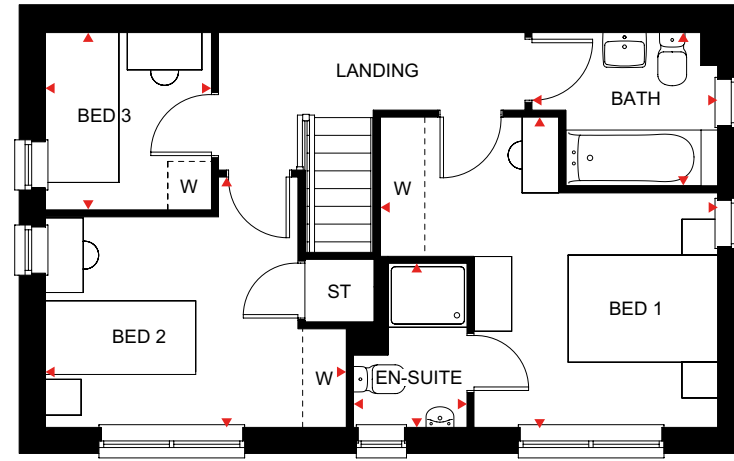
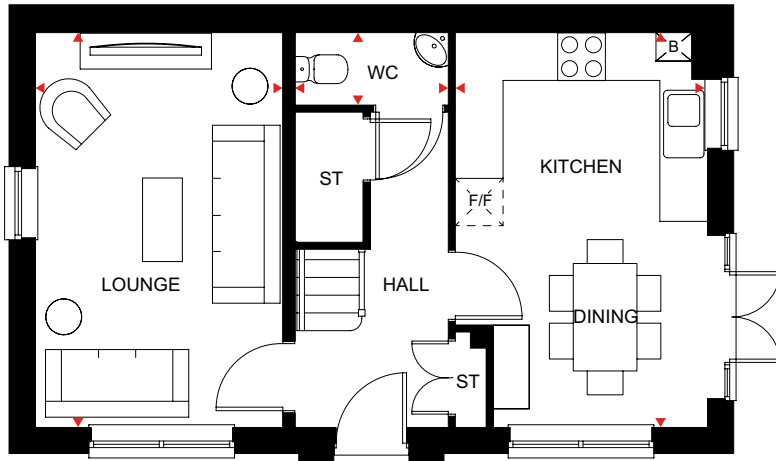
KEY B Boiler w Wardrobe space
 ST Store ◀▶ Dimension location
 f/f Fridge/freezer space

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ENNERDALE 3 BEDROOM HOME

- Light flows 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 bedroom complete with en suite, a single bedroom and family bathroom



Ground Floor

Lounge	4960 x 3112 mm	16'3" x 10'3"
Kitchen/dining	4960 x 3170 mm	16'3" x 10'5"
WC	982 x 1895 mm	3'3" x 6'3"

First Floor

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

KEY B Boiler
 ST Store
 f/f Fridge/freezer space
 w Wardrobe space
 ◀▶ Dimension location

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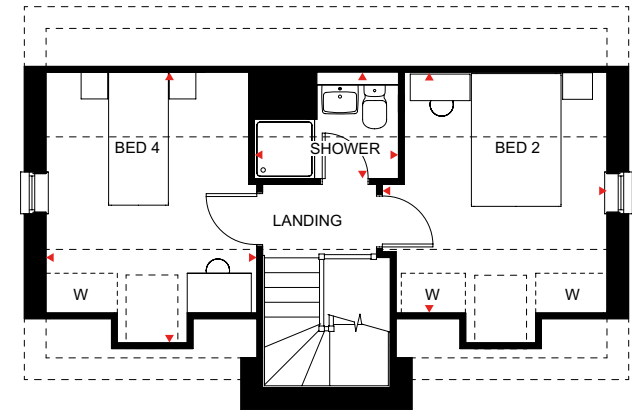
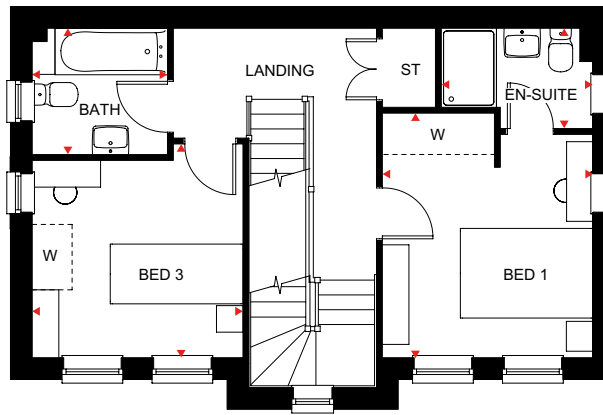
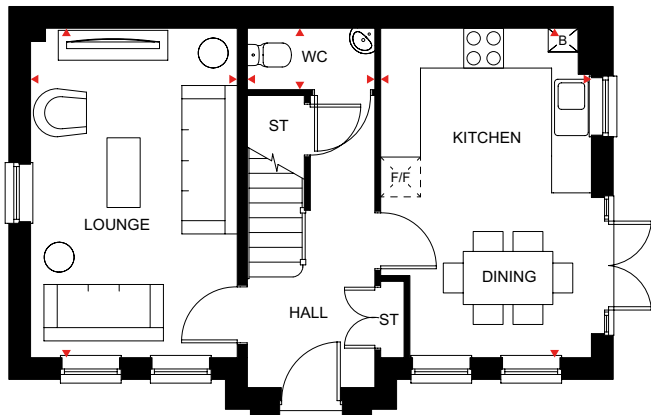
BDW001215/JUNE22



HESKETH

4 BEDROOM HOME

- Good-sized detached 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



Ground Floor

Lounge	4963 x 3113 mm	16'3" x 10'3"
Kitchen/dining	4963 x 3175mm	16'3" x 10'5"
WC	1889 x 891mm	6'2" x 2'11"

First Floor

Bedroom 1	3684 x 3175 mm	12'1" x 10'5"
En suite	2287 x 1511 mm	7'6" x 4'11"
Bedroom 3	3220 x 3175 mm	10'7" x 10'5"
Bathroom	2038 x 1903 mm	6'8" x 6'3"

Second Floor

Bedroom 2	3382 x 3626 mm	11'1" x 11'11"
Bedroom 4	4076 x 3175 mm	13'4 x 10'5"
Shower room	2168 x 1410 mm	7'1" x 4'8"

KEY B Boiler w Wardrobe space
 ST Store ◀▶ Dimension location
 f/f Fridge/freezer space

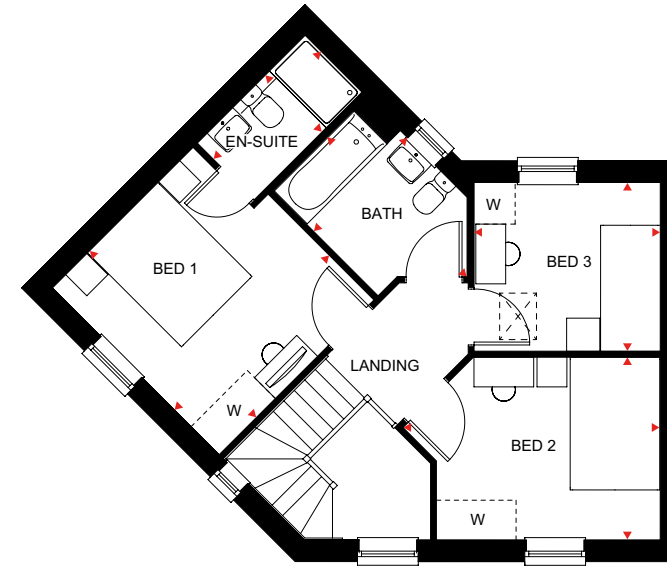
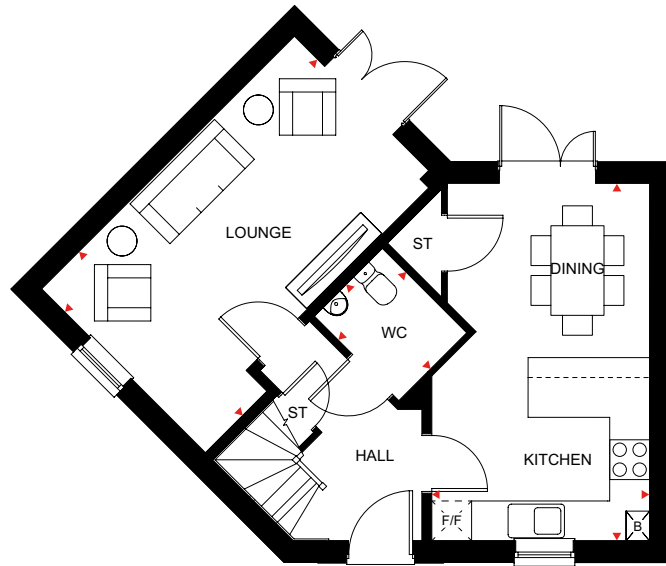
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LUTTERWORTH 3 BEDROOM HOME

- 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 bedroom with en suite - a single bedroom and the family bathroom



Ground Floor

Lounge	5385 x 3492 mm	17'8" x 11'5"
Kitchen/dining	3280 x 5385 mm	10'9" x 17'8"
WC	1790 x 1441 mm	5'10" x 4'9"

First Floor

Bedroom 1	3300 x 3535 mm	10'10" x 11'7"
En suite	1220 x 2297 mm	4'0" x 7'6"
Bedroom 2	3875 x 2755 mm	12'9" x 9'0"
Bedroom 3	2805 x 2542 mm	9'2" x 8'4"
Bathroom	2972 x 1998 mm	9'9" x 6'7"

KEY B Boiler
 ST Store
 w Wardrobe space
 ◆◆ Dimension location
 f/f Fridge/freezer space

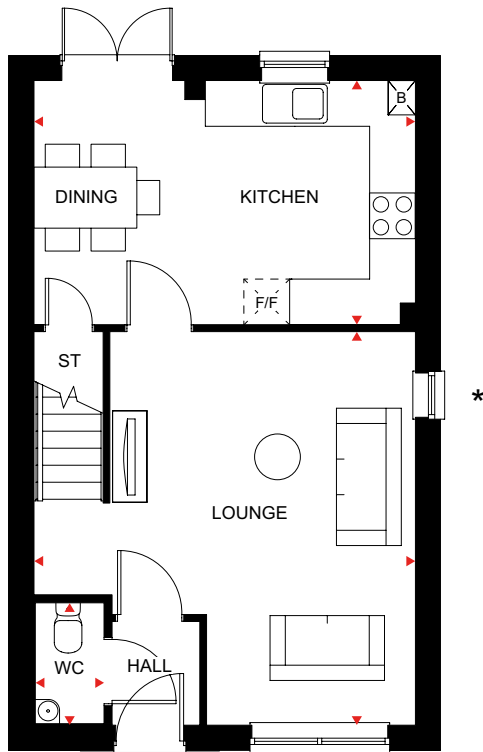
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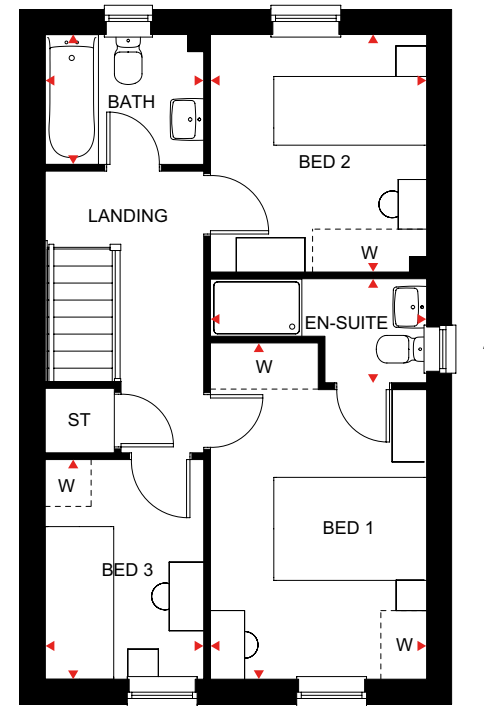
MAIDSTONE 3 BEDROOM HOME

- An ideal 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 bedroom with en suite - a single bedroom and family bathroom



Ground Floor

Lounge	4998 x 5157 mm	16'5" x 16'11"
Kitchen/dining	4998 x 3202 mm	16'5" x 10'6"
WC	1586 x 901 mm	5'2" x 2'11"



First Floor

Bedroom 1	4406 x 2833 mm	14'5" x 9'4"
En suite	2833 x 1365 mm	9'4" x 4'6"
Bedroom 2	3107 x 2833 mm	10'2" x 9'4"
Bedroom 3	2878 x 2077 mm	9'5" x 6'10"
Bathroom	1702 x 2077 mm	5'7" x 6'10"

KEY	B	Boiler	w	Wardrobe space
	ST	Stairs	◀▶	Dimension location
	f/f	Fridge/freezer space		

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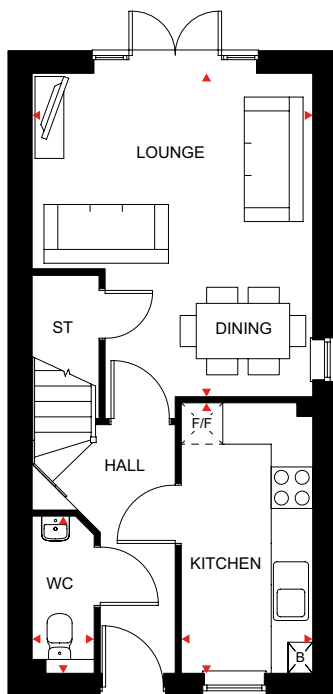
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* Windows omitted to plots 337, 345 & 381



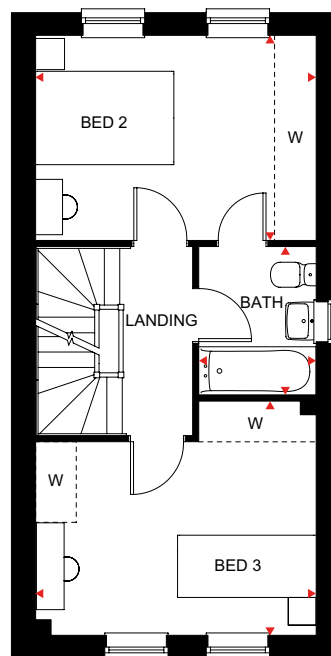
NORBURY 3 BEDROOM HOME

- Bright and spacious family home, designed over three floors
- Open-plan lounge with dining area leading to the rear garden through French doors
- Front-aspect, stylish fitted kitchen
- Two double bedrooms and a family bathroom on the first floor
- Large main bedroom with en suite and dressing area takes up the entire top floor



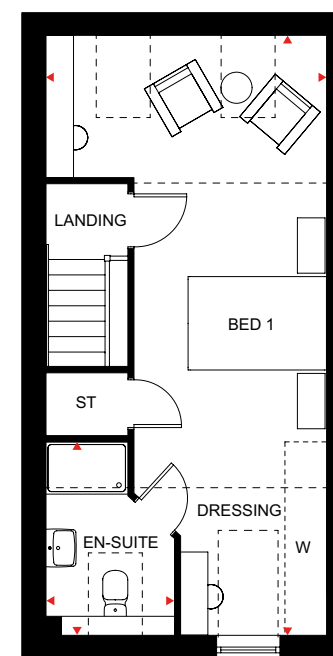
Ground Floor

Lounge/dining	4056 x 4670 mm	13'4" x 15'4"
Kitchen	3910 x 1900 mm	12'10" x 6'3"
WC	863 x 2255 mm	2'10" x 7'5"



First Floor

Bedroom 2	2965 x 4056 mm	9'9" x 13'4"
Bedroom 3	3386 x 4056 mm	11'1" x 13'4"
Bathroom	2146 x 1698 mm	7'0" x 5'7"



Second Floor

Bedroom 1/ dressing area	4056 x 8673 mm	13'4" x 28'5"
En suite	1858 x 2799 mm	6'1" x 9'2"

KEY B Boiler ◀▶ Dimension location
 ST Store w Wardrobe space
 f/f Fridge/freezer space

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* Windows omitted to plots 439 & 440

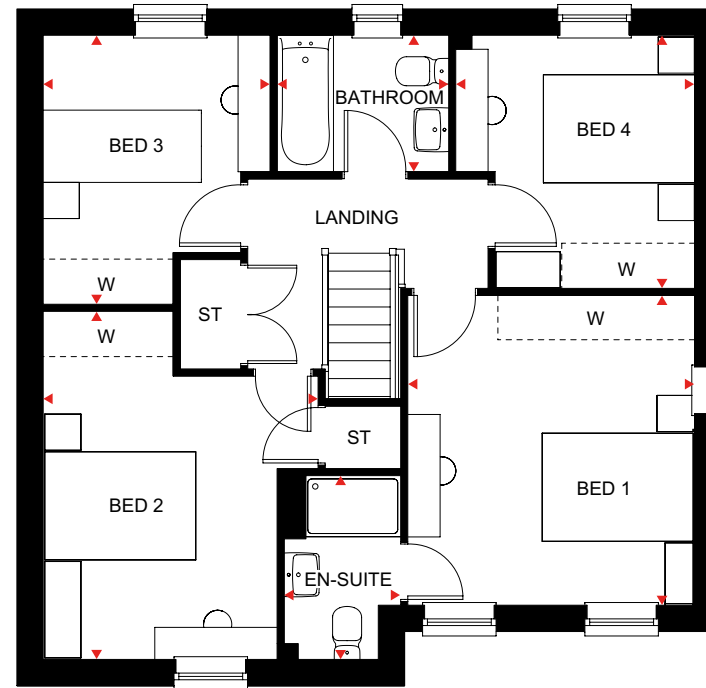
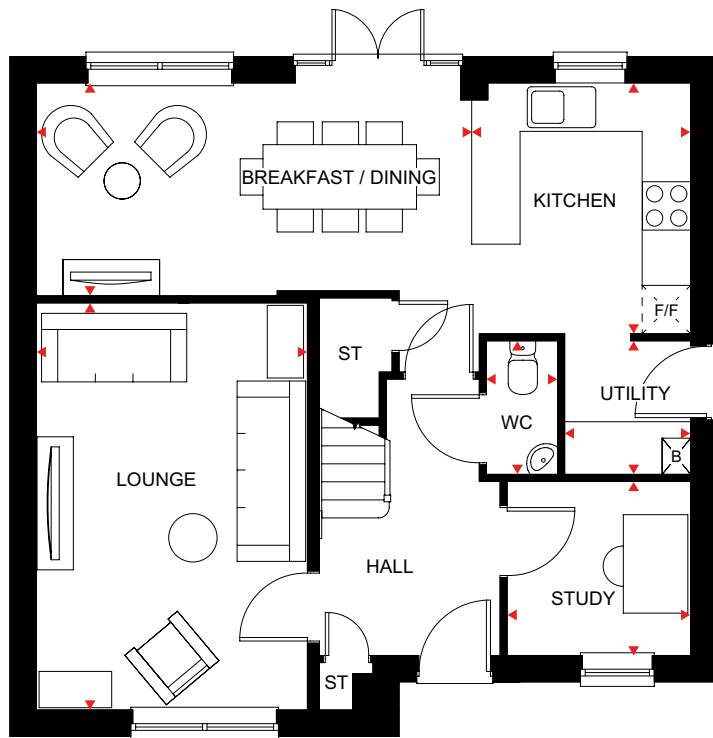
BDW001215/JUNE22



RADLEIGH

4 BEDROOM 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	5046 x 3361 mm	16'7" x 11'0"
Breakfast/dining	2639 x 5397 mm	8'8" x 17'8"
Kitchen	2713 x 3109 mm	8'11" x 10'2"
Utility	1558 x 1655 mm	5'1" x 5'5"
Study	2273 x 2158 mm	7'5" x 7'1"
WC	1621 x 850 mm	5'4" x 2'9"

First Floor

Bedroom 1	3557 x 3858 mm	11'8" x 12'8"
En Suite	1465 x 2287 mm	4'10" x 7'6"
Bedroom 2	4335 x 3423 mm	14'3" x 11'3"
Bedroom 3	3350 x 2824 mm	10'12" x 9'3"
Bedroom 4	2955 x 3152 mm	9'8" x 10'4"
Bathroom	1699 x 2137 mm	5'7" x 7'0"

KEY B Boiler
 ST Store
 f/f Fridge/freezer space
 ◆◆ Dimension location
 w Wardrobe space

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* Window omitted to plot 448

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CREATING A SUSTAINABLE COMMUNITY WHERE FAMILIES AND NATURE CAN THRIVE

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

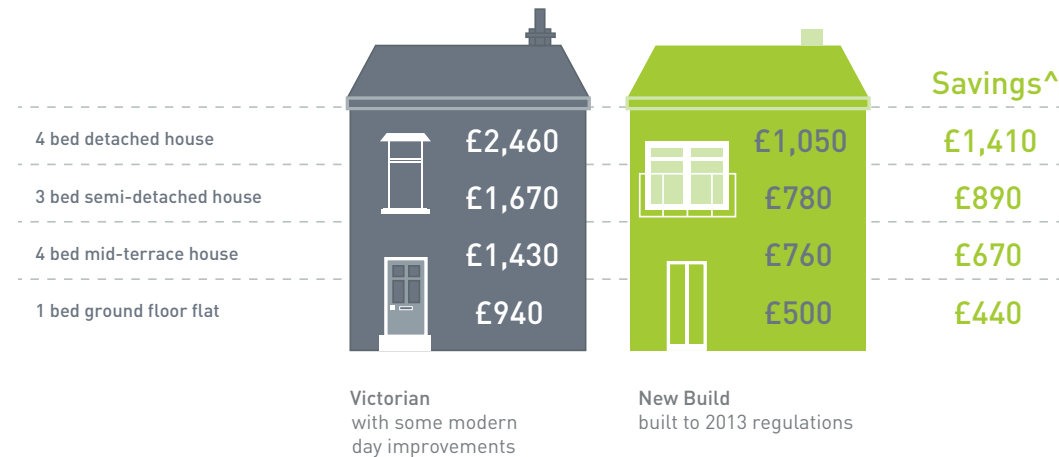
We design and build great places that meet the highest standards, and that promote sustainable, healthy and happy living for our customers.

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.





WE'RE HELPING TO MAKE YOUR HOME MORE ENERGY-EFFICIENT


We create low-carbon and efficient homes that are designed and built for better living and meet the challenges of the future.



THE BENEFITS OF A SUSTAINABLE, ENERGY-EFFICIENT NEW HOME


- 


Highly-efficient insulation could mean lower heating costs
- 

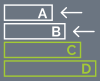
Argon-filled double-glazing as standard. letting heat in and keeping cold out
- 

Save up to £1,410 a year on energy bills compared to an updated Victorian equivalent

ENERGY-EFFICIENCY AS STANDARD

- 

Clever design cuts the amount of water used
- 

Up to 57% more energy-efficient than an updated Victorian equivalent
- 

EPC A or B energy-efficiency rating, shared by just 3.1% of existing homes

[^]Source: Annual Household Energy Spend | Zero Carbon Hub



BARRATT HOMES HISTORY

LIVING THE MODERN LIFE, IN A MODERN TOWN

Barratt is Britain's best-known housebuilder. We've been in business since 1958 and have built over 300,000 new homes, together with a reputation for quality, innovation and great value for money.

Our commitment to continuous product development coupled with the highest standards of design, construction, finish and customer service, has earned Barratt every major housebuilding industry award in recent years.

We're building for everyone. With more than 400 developments from North East Scotland to the Isle of Wight, we offer the widest choice of locations and prices in Britain today. Homes for all kinds of buyers, from studio apartments to 7 bedroom top-of-the-range homes.

Whichever you choose, we set out to provide the highest standards. Wherever we build, we aim to make a positive contribution. Our developments are in desirable locations where people want to live and are carefully planned to provide stylish and safe living environments.

And we're committed to customer service. Whether you're a first-time buyer or moving on, we can help you every step of the way, from reservation to completion and beyond. We've worked hard to earn our reputation and we continue to do so, year in year out, to further improve the service we provide. As a result you can buy Barratt with confidence.



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. The Woodlands 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 housebuilder to be awarded this key industry award every year since 2010. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. 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/latest-results/>), over 90% of Barratt Developments PLC group customer would recommend our brands to a friend. *First 2 years covered by Builder Warranty & NHBC Guarantee or similar. Years 3-10 covered by NHBC insurance or similar. Full exclusions and limitations can be found on the NHBC website. Available on virtually all of our developments. **"exclusive", "we" and "us" refers to the Barratt Developments PLC Group brands.

THE CONSUMER CODE

The Consumer Code for Home Builders (“the Code”), which came into effect in April 2010, applies to all home builders registered with the UK’s main new Home Warranty Bodies: NHBC, Premier Guarantee and LABC Warranty.

The Code gives protection and rights to purchasers of new homes. It requires all new home buyers to be treated fairly and ensure they are fully informed about their purchase before and after they sign the contract.

The aim of the Code is for all new home buyers to:

- be treated fairly
- know what levels of service to expect
- be given reliable information about their purchase and their consumer rights before and after they move in
- know how to access speedy, low-cost dispute resolution arrangements to deal with complaints about breaches of the Code.

The Code reinforces best practice among home builders to encourage a consistently high level of information and customer service. It builds on successful efforts already made by the industry to improve consumer satisfaction in recent years.

The Code covers every stage of the home-buying purchase – pre-contract, exchange of contract and during occupation.

As a 5 Star Housebuilder, we are committed to the Consumer Code for Home Builders. For more information on the Consumer Code for Home Builders, please visit <http://www.consumercode.co.uk/>



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0330 057 6000



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