

WELCOME TO





WELCOME TO LAVENDER GRANGE

Lavender Grange is a new development of homes located within the small village of Lower Standon, just north of Hitchin. The collection of 2, 3, 4 and 5 bedroom homes here will be set amongst 16 acres, with over nine acres dedicated to green open space.

All the homes here have been designed to stay true to the local style, while contemporary interiors and energy-efficient technology will help you to save on your utility bills. Being close to the things that really matter is crucial when you are looking for a new home. We put a lot of thought into where we build our developments, choosing the best locations for both town and country living. Lavender Grange's village location is surrounded by idyllic countryside but is within easy reach of everyday amenities, including local shops, a post office and doctor's surgery. You'll be just a short drive from Hitchin town centre and can reach London Kings Cross within 31 minutes by train.

Many of our homes benefit from plenty of flexible space and home offices to ensure that you can adapt the space to suit your needs.



ABOUT LAVENDER GRANGE

- Close to local day-to-day amenities in the village of Lower Standon
- Over nine acres within the development dedicated to green open space
- Electric vehicle charging points to 87% of homes and some visitor bays
- 52 visitor parking bays within the development
- Children's play areas within the development
- The A1(M) is just over 6 miles away
- Reach London Kings Cross in 31 minutes from Hitchin train station
- Hitchin town centre and Hitchin train station are just a 10-minute drive away
- Within a 20-minute drive of Barton Hills Nature Reserve
- Enjoy a walk around Hitchin Lavender Farm and its 35 miles of lavender rows. Hitchin Lavender Farm regularly holds events throughout the year, including music events and open air cinemas



DEVELOPMENT LAYOUT

Haxby 2 bedroom home

Leiston 2 bedroom home

Maidstone 3 bedroom home

Ennerdale 3 bedroom home

Kingsley 4 bedroom home

Alderney 4 bedroom home

Tamerlon 4 bedroom home

Radleigh 4 bedroom home

Lamberton 5 bedroom home

Ainmouth 4 bedroom home

Affordable Housing Shared Ownership

Affordable Housing Rented

Showhome

Sales Centre

BCP Bin Collection Point

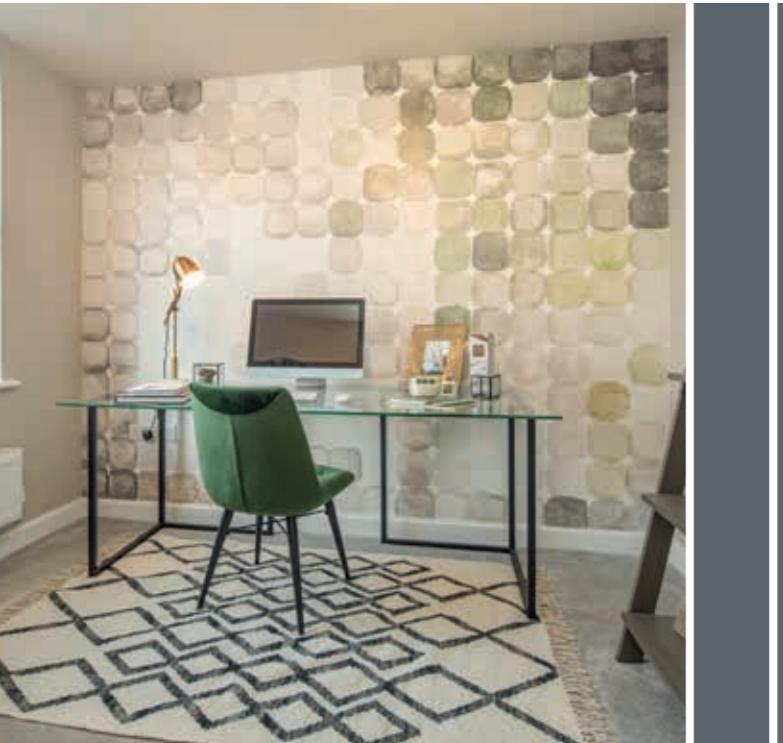
V Visitors Parking Space

EV Electric Vehicle Charging Point

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BARRATT HOMES





BUILT FOR LIFE

Lavender Grange is recognised as a 'Built for Life' development, which means that important design elements have been included and checked through planning. It is a sign of a good place to live with new, well-designed homes and neighbourhoods.

Built for Life approval is designed to give you, the homebuyer, confidence that important design details such as adequate car parking, safe street design and access to amenities have been considered and included within the development.

OUTSTANDING DESIGN

Barratt Homes are built around the way you want to live. Careful consideration and attention to detail go into every home we build – 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, which allows 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. That's why we have made sure there is plenty surrounding these homes, with over 40% of the development dedicated to open space, for the whole neighbourhood to enjoy.



WE BUILD LASTING QUALITY INTO EVERY HOME

AT BARRATT WE BUILD QUALITY INTO YOUR NEW HOME

We do more than construct; we create high-quality homes.

Today, more and more of our homes are built using panelised timber frame construction. This allows us to create an engineered frame in a factory-controlled environment, which is then assembled on site, a process that will produce a high-quality home – one you'll truly appreciate.

HERE ARE JUST A FEW OF THE BENEFITS OF CHOOSING A BARRATT HOME:

- Energy efficient
- Sound absorbent and draught-free for your comfort
- Fire resistant for your peace of mind
- Extra reassurance in buying from a 5 Star Housebuilder

And because we're thorough about every little detail, we're confident your home will meet your high expectations.



PRECISION AND ATTENTION TO DETAIL AS STANDARD

In recent years, developments in construction engineering have become so advantageous that it makes sense to build using specialist engineered timber frames. Worldwide, around 70% of low-rise housing in advanced Western countries is built in this way. That makes it the world's most successful and widely used domestic building method.

Timber frame construction accounts for more than two-thirds of homes built in Scotland and it's easy to see why. It's not just a method of building; it's a commitment to delivering highly engineered living spaces, built to a high specification and quality – suitable for many generations to come.

At Barratt we have been building using this method for many years, so you can rest assured that we have the knowledge and experience to create the highest quality home for you.

ENGINEERED TO EXACTING STANDARDS

The timber frame system has evolved thanks to decades of research and development. Every timber frame structure is designed by a structural engineer and the technique is enhanced by computer engineering – detailed 3D modelling lets us test the structure within a computer programme before the foundations are laid. Then the frame, floors and roof are produced to those designs, often in highly automated factories.

It's comforting to know your home has been built to such exacting standards.



REASSURANCE GUARANTEED WHEN YOU CHOOSE AN ENGINEERED TIMBER FRAME HOME

We have years of experience building thoughtfully designed, high-quality homes. We've been awarded 5 stars for customer recommendation by the Home Builders Federation, every year since 2009. 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 Barratt home.



HIGH ON QUALITY, HERE'S HOW THE BENEFITS STACK UP

ENERGY EFFICIENT

All new buildings have to conform to energy efficiency standards. Our timber frame homes easily meet these standards, saving energy and helping the environment.

KEEPING IT QUIET

We use high-quality acoustic dampening and sound insulation materials, together with the latest construction methods to minimise sound transfer between rooms or adjoining properties.

DRAUGHT-FREE

In accordance with all Barratt construction standards, the timber frame construction method ensures your home is very well insulated compared to an older-style property.

FIRE RESISTANT

We ensure a high level of fire resistance in line with Building Regulations. The timber is protected by gypsum plasterboard and has cavity barriers between external cladding and frame wall panels. Fire stops are in place too.

TRADITIONAL AND SUSTAINABLE

Timber has a low carbon build process. It's also stood the test of time: many early medieval hardwood timber frame properties are still solid standing structures today. The timber used in our engineered frames is responsibly sourced, minimising deforestation. It is either FSC or PEFC¹ - approved, which means our timber is from sustainable sources.

HIGH QUALITY

The timber frame manufacturers we work with excel at what they do. They are certified by the NHBC, and also have further accreditation from STA², TRADA² and BBA².

EXCELLENCE ASSURED

You can feel confident when you choose a Barratt timber frame home knowing you'll continue to enjoy its superb quality for many years to come.



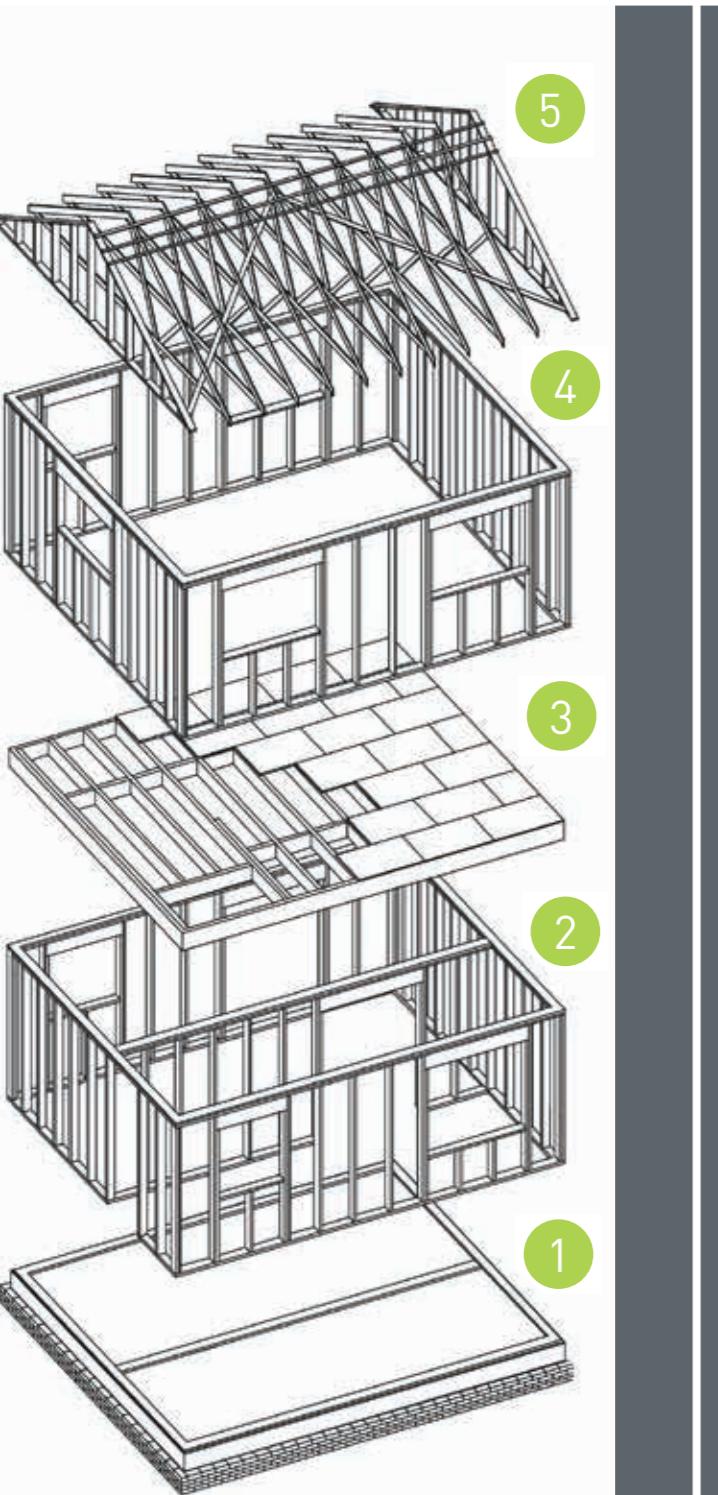
1. FSC – Forest Stewardship Council / PEFC – Programme for the Endorsement of Forest Certification. Promoting environmentally appropriate, socially beneficial, and economically viable management of the world's forests.

2. STA – Structural Timber Association. STA is the UK's leading organisation representing the structural timber sector.

TRADA – Timber Research and Development Association. TRADA is an internationally recognised centre of excellence on the specification and use of timber and wood products.

BBA – British Board of Agreement. The BBA is committed to helping businesses and organisations supply the construction industry with products, systems and installers of the highest quality.

This brochure and the information supplied within it have been developed in partnership with the STA to help explain timber frame within the construction industry, policy makers and the general public.



YOUR TIMBER FRAME HOME, EXPERTLY MADE FROM BOTTOM TO TOP

Structure is everything when it comes to home building. We get it right because we combine high-tech engineering with meticulous attention to detail.

Your home comes together by positioning full-height wall panels to frame each storey. The floor deck of one floor becomes the erection platform of the next. It's simple and it works. The structure is made rigid by the way the floor ties the walls together.

MAKING THE GROUND-FLOOR SOLID

Concrete is used for the ground floor and is constructed to an engineer's exacting design (1).

STRENGTHENING THE EXTERNAL GROUND-FLOOR WALLS

Like the first-floor walls, these are added to the structure along with load-bearing walls (2).

PIECING TOGETHER THE FIRST-FLOOR STRUCTURE

Often pre-assembled in the factory, the floor structure is made up of floor cassettes that are then craned into place on site (3).

EXTERNAL FIRST-FLOOR WALLS, MADE TO MEASURE

Erected by crane for maximum efficiency, the external first-floor walls are made from vertical studs, normally at 600mm intervals. The panels include the openings for the doors and windows (4). Extra stability is achieved by structural sheathing that is usually fixed to the external face of the frame.

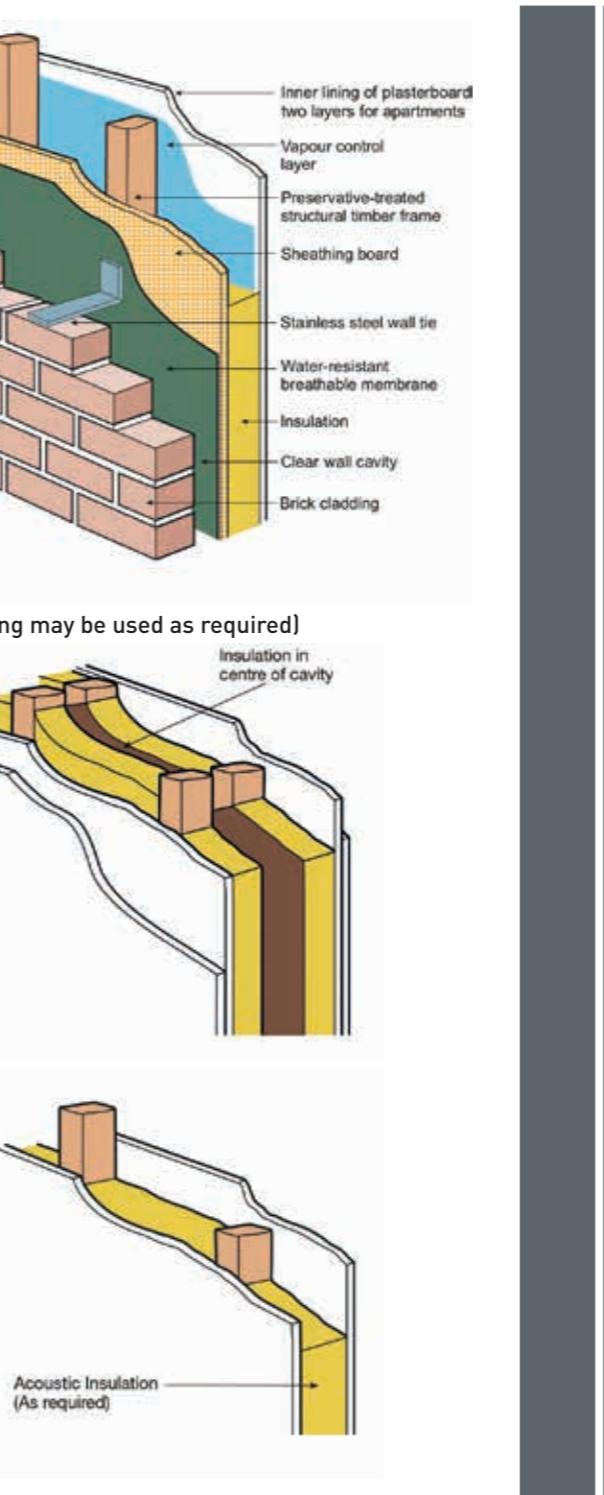
A ROOF BUILT TO STABILISE THE FRAME

The roof also supports and strengthens the structure – roof trusses (5) are supported on the external walls, and this roof framing contributes to the overall stability of the home.

VENTILATING THE TIMBER STRUCTURE

As with masonry construction, there is a vented cavity between the inner and outer leaf of the external wall to ensure no moisture can become trapped. In addition, the timber frame has a factory-fitted breather membrane that allows moisture to escape but not to enter the building – providing an extra layer of protection for your home before the external cladding or brick is attached.

All in all, these innovations allow us to achieve an overall high-spec structure – one that is built to last.



EVERY FEATURE OF YOUR HOME, BUILT WITH PRECISION

At Barratt, we know there's no feeling like stepping into your new home. It's a feeling we set about creating from the start. Modern methods of constructing timber frames allow us to ensure your finished home is exact in every detail.

By making the highly specialised frames in a controlled environment, we move a key part of the build process away from the building site. The result is a high-quality engineered frame made up of separate panels for external and internal walls.

CONSTRUCTING THE WALLS

To minimise heat loss and noise transfer, the walls aren't just walls. They are covered on the inside by gypsum plasterboard and filled with high-performance thermal insulation. Top-quality sheathing is fixed to the outside face of the timber frame to provide extra stability.

PARTY WALLS

If the home is semi-detached, terraced or an apartment, the dividing wall between the two properties is called the party wall. In such cases, this wall consists of two separate timber frames spaced a minimum of 50mm apart. The frames and cavity between are then filled with mineral wool insulation and the plasterboard here is double-layered for extra fire and acoustic protection.

ROOFS AND FLOORS

Roofs are built to an engineer's design and are normally constructed with timber trussed rafters, expertly spaced to spread weight evenly.

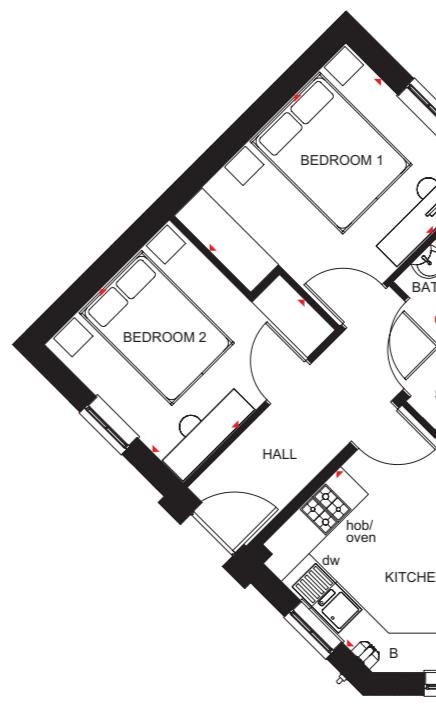
The floors, crafted in the same skilled way, usually consist of timber joists spaced at regular intervals.

If the home is a flat or apartment, the dividing floor between two properties is called the party floor. In such cases the floor incorporates high-performance insulation, resilient bars and two layers of plasterboard to provide fire and acoustic protection.



HAXBY 2 BEDROOM HOME

- A stylish ground-floor home featuring open-plan lounge and dining area with French doors opening on to the rear garden
- Dual-aspect kitchen area comes with quality units and appliances in a range of finishes
- Two double bedrooms and a main family bathroom complete this home



Ground Floor

Lounge / Dining	4320 x 5967mm	14'2" x 19'7"
Kitchen	4375 x 2845mm	14'4" x 9'4"
Bedroom 1	2970 x 3722mm	9'9" x 12'3"
Bedroom 2	2994 x 3295mm	9'10" x 10'10"
Bathroom	1987 x 2061mm	6'6" x 6'9"

(Approximate dimensions)

KEY
B Boiler
ST Store
ff Fridge/freezer space
dw Dishwasher space
Dimension location

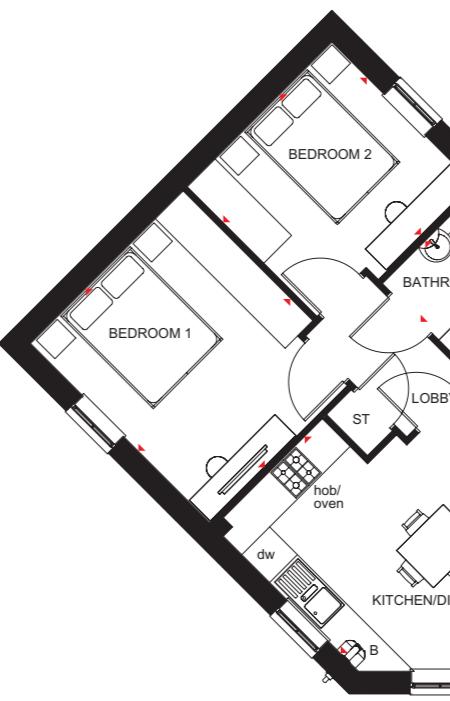
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SP420476



LEISTON 2 BEDROOM HOME

- A stylish first-floor home featuring bright open-plan lounge
- Dual-aspect kitchen and dining area comes with quality units and appliances in a range of finishes
- Two double bedrooms and a main family bathroom complete this home



FIRST Floor

Lounge	4562 x 5967 mm	15'0" x 19'7"
Kitchen/Dining	5071 x 2845 mm	16'8" x 9'4"
Bedroom 1	3872 x 3295mm	12'8" x 10'10"
Bedroom 2	2970 x 3122mm	9'9" x 10'3"
Bathroom	1987 x 2061mm	6'6" x 6'9"

(Approximate dimensions)

KEY
B Boiler
ST Store
f/f Fridge/freezer space
dw Dishwasher space
► Dimension location

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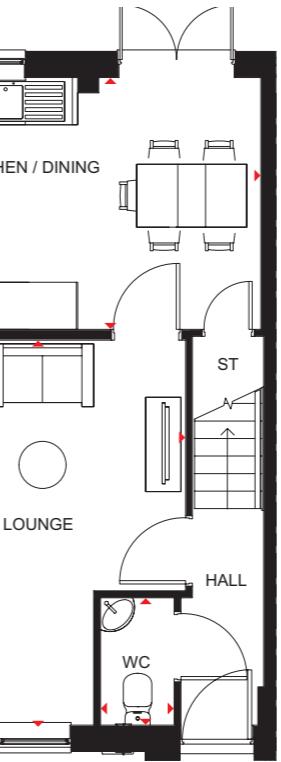
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LAVENDER GRANGE

MAIDSTONE 3 BEDROOM HOME

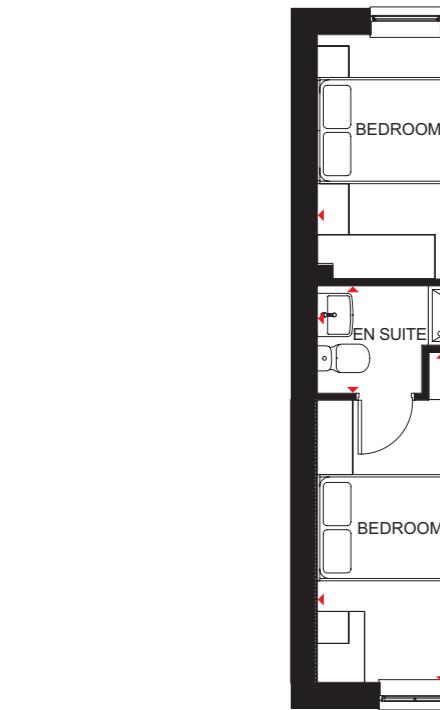
- An ideal family home designed with plenty of space for modern living
- The ground floor has a good-sized lounge and an open-plan kitchen with dining area and French doors leading to the garden
- The first floor has two double bedrooms - the generous main bedroom with en suite - a single bedroom and family bathroom



Ground Floor

Lounge	3619 x 4896mm	11'10" x 16'1"
Kitchen / Dining	4575 x 3203mm	15'0" x 10'6"
WC	935 x 960mm	3'1" x 5'4"

(Approximate dimensions)



First Floor

Bedroom 1	2607 x 4199mm	8'7" x 13'9"
En Suite	2607 x 1378mm	8'7" x 4'6"
Bedroom 2	2612 x 3107mm	8'7" x 10'2"
Bedroom 3	1918 x 2671mm	6'3" x 8'9"
Bathroom	1928 x 1702mm	6'4" x 5'7"

(Approximate dimensions)

KEY
B Boiler
ST Store
Dimension location

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SP427571



ENNERDALE 3 BEDROOM HOME

- Light floods into this attractive detached 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 with en suite, a single bedroom and family bathroom.

Ground Floor

Lounge	4950 x 3115mm	16'3" x 10'3"
Kitchen/Dining	4950 x 3170mm	16'3" x 10'5"
WC	911 x 1928mm	3'0" x 6'4"

(Approximate dimensions)

KEY
B Boiler
ST Store
wm Washing machine space

f/f Fridge/freezer space
td Tumble dryer space
Dimension location

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SP420486

First Floor

Bedroom 1	3888 x 4225mm	12'7" x 13'11"
En Suite	2072 x 1427mm	6'10" x 4'8"
Bedroom 2	2640 x 3778mm	8'8" x 12'5"
Bedroom 3	2222 x 2084mm	7'3" x 6'10"
Bathroom	1924 x 1910mm	6'4" x 6'3"

(Approximate dimensions)

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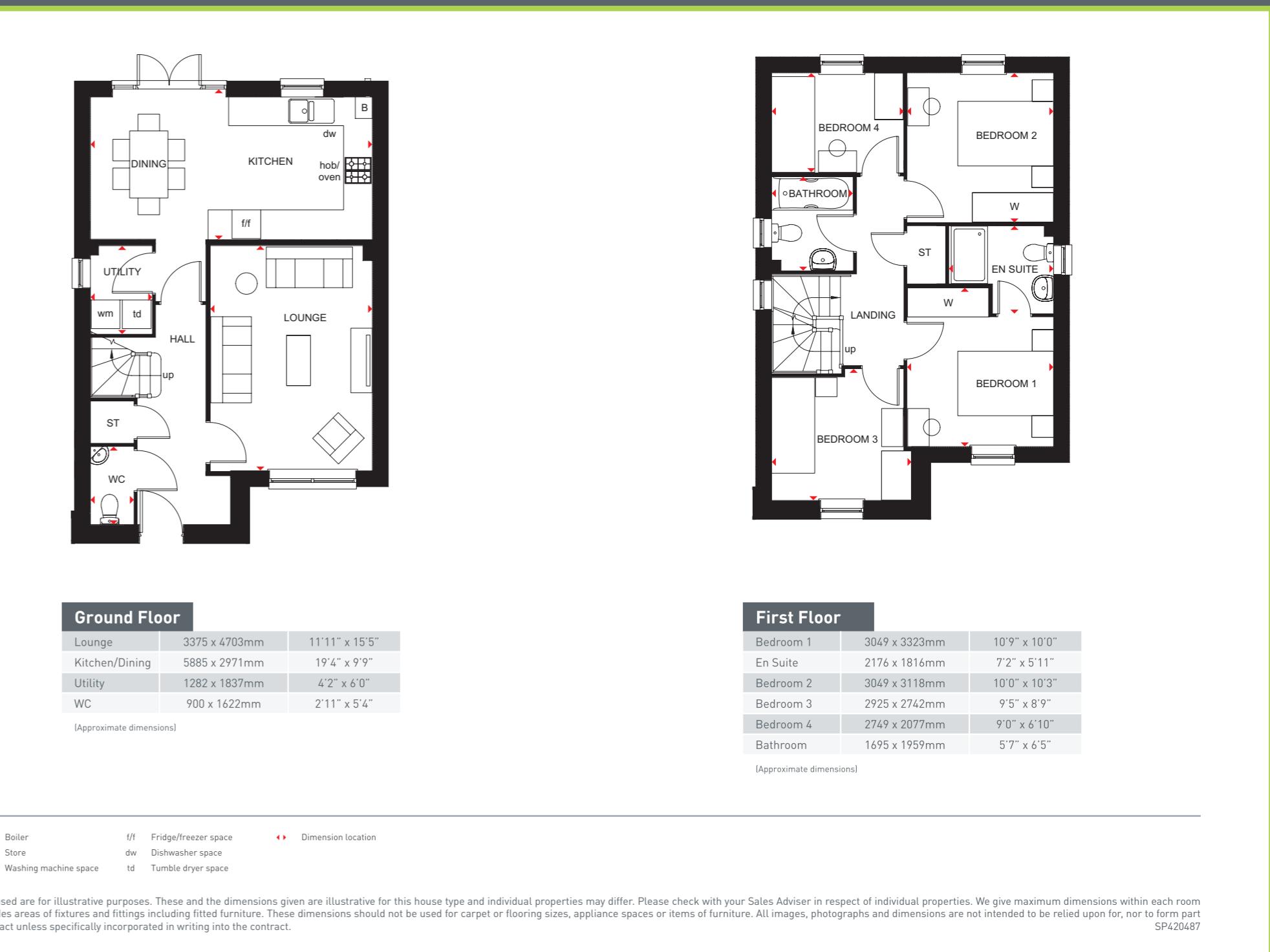
BARRATT
HOMES



LAVENDER GRANGE

KINGSLEY 4 BEDROOM HOME

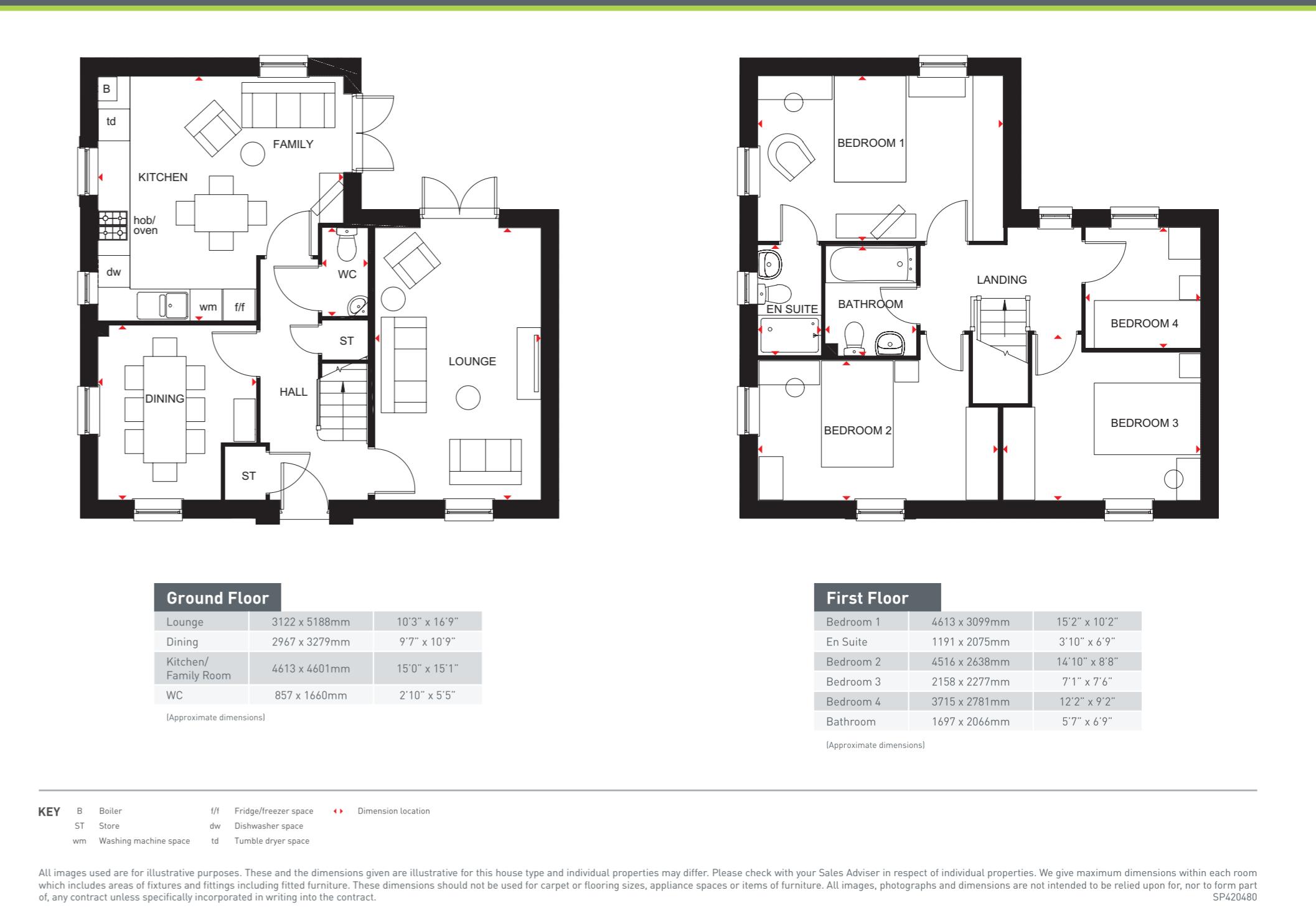
- Bright, airy family home with oversized windows to maximise light
- The large open-plan kitchen has a dining area with French doors leading to the garden; there is also a separate utility room.
- The spacious lounge is just the place for the family to relax in
- Upstairs are three double bedrooms,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





ALDERNEY 4 BEDROOM HOME

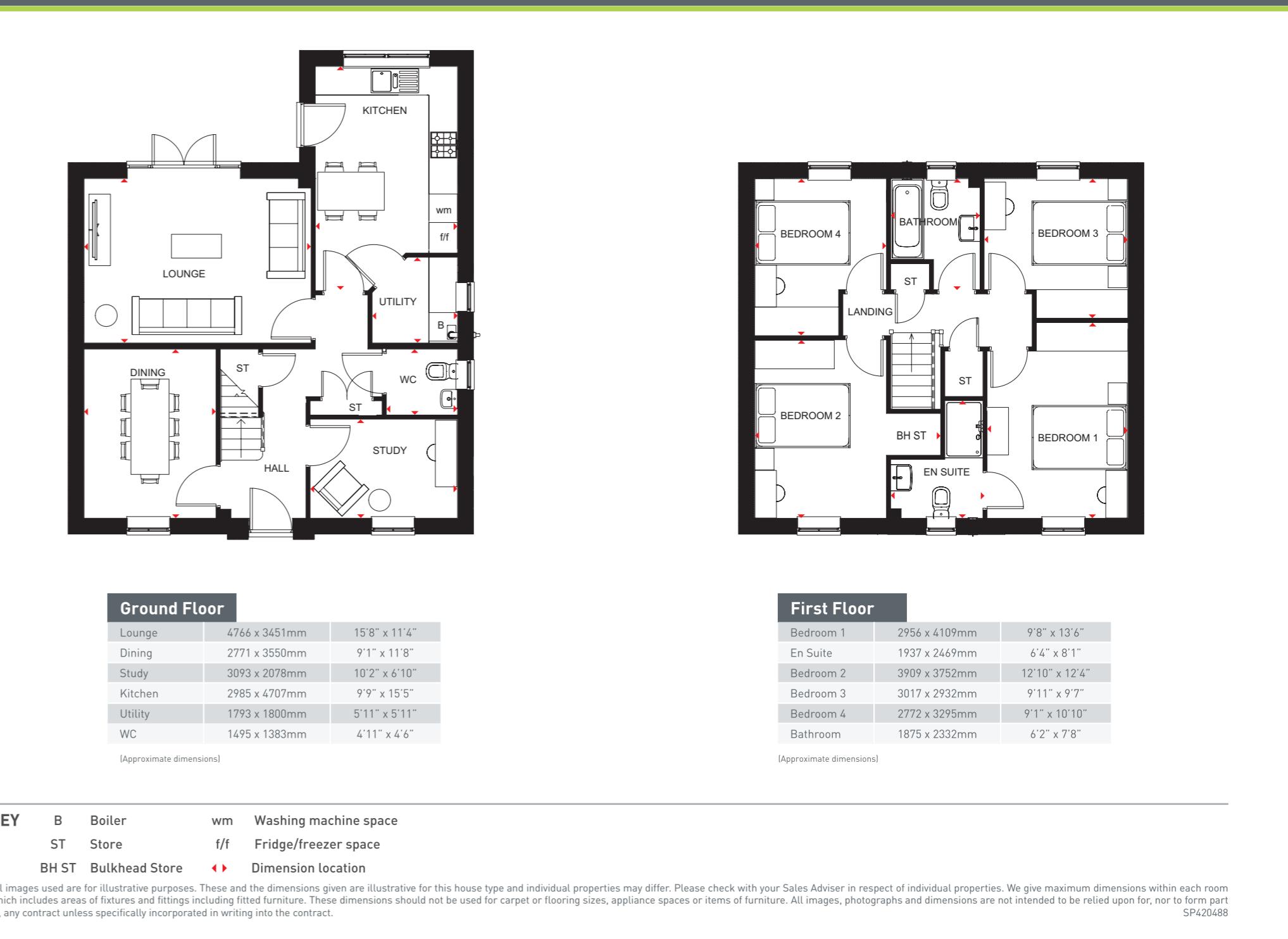
- A large fitted kitchen with family and breakfast areas provides this spacious home with the ideal hub for all the family
- French doors leading to the rear garden from both the kitchen and the separate lounge give it a bright and airy feeling, and there is a separate dual-aspect dining room
- Upstairs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





TAMERTON 4 BEDROOM HOME

- An attractive, spacious double-fronted home designed to be light and airy
- The generous lounge has French doors leading to the rear garden
- A fitted kitchen with breakfast area and utility room, a separate dining room and a study are also on the ground floor
- Upstairs is just as spacious with four double bedrooms, the main with en suite, and a family bathroom

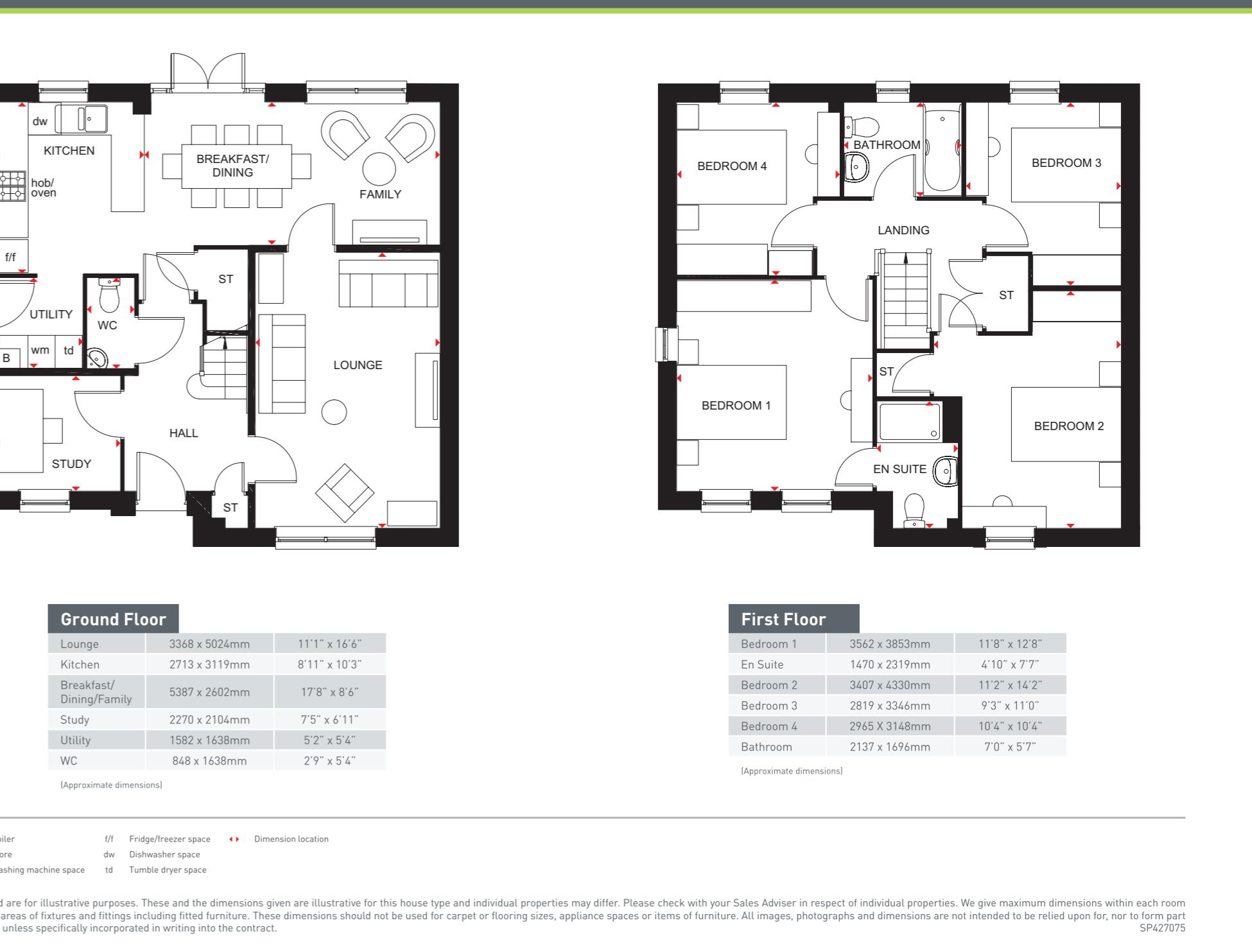




LAVENDER GRANGE

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 with en suite shower room, and a family bathroom





LAVENDER GRANGE

LAMBERTON 5 BEDROOM HOME

- Spacious family home where flexibility is the key
- Large open-plan kitchen with family area and access to the garden, as well as space for dining
- A front-aspect lounge and study or formal dining room are also on the ground floor
- Four double bedrooms - the main bedroom with en suite - a single bedroom and the family bathroom with separate shower are on the first floor



SP420479



ALNMOUTH 4 BEDROOM HOME

- The dual-aspect lounge of this bright and airy home is generously sized with French doors to the garden
- The open-plan kitchen, also with French doors to the garden, has breakfast and family areas and utility space, making it an ideal family hub
- A separate dining room and a study are also on the ground floor
- Upstairs are four double bedrooms, the main with en suite, and family bathroom with separate shower

Ground Floor

Lounge	3586 x 6447mm	11'9" x 21'2"
Dining	2917 x 4000mm	9'7" x 13'1"
Study	2929 x 2018mm	9'7" x 6'7"
Family Room/ Kitchen	5035 x 4150mm	16'6" x 13'7"
Utility	1508 x 1561mm	4'11" x 5'1"
WC	850 x 1655mm	2'9" x 5'5"

[Approximate dimensions]

First Floor

Bedroom 1	3972 x 3867mm	13'0" x 12'8"
En Suite	1438 x 2133 mm	4'9" x 7'0"
Bedroom 2	5668 x 2965mm	18'7" x 9'9"
Bedroom 3	2981 x 3589mm	9'9" x 11'9"
Bedroom 4	3614 x 2788mm	11'10" x 9'2"
Bathroom	2918 x 2156mm	9'7" x 7'1"

(Approximate dimensions)

KEY

- B Boiler
- ST Store
- BH ST Bulkhead Storage
- CYL Cylinder
- wm Washing machine space
- f/f Fridge/freezer space
- dw Dishwasher space
- Dimension location

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SP420488

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/>



IMPORTANT NOTICE:

These particulars are for illustration only. We operate a policy of continuous product development and individual features such as windows and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. Photography depicts typical Barratt developments. Computer-generated imagery depicts a representation of the apartment interiors and exterior, they are indicative only and do not accurately depict a specific plot. As such they are not intended to be used for carpet sizes, appliances, spaces or items of furniture. Every effort has been made to give an accurate representation of the plot layouts with final dimensions due for release. Please check with the Sales Adviser at point of sale for final confirmed dimensions of the specific plot. Kitchen designs are indicative only and are subject to change. Travel times and distances are as sourced from Google Maps.co.uk. 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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