



BARRATT
HOMES



Henley Gate

WELCOME TO SUFFOLK VILLAGE LIFE



barratthomes.co.uk



Images and development layouts are for illustrative purposes, should be used for general guidance only and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Development layouts including house types and tenures, the location of affordable housing, parking arrangements, play areas, landscaping and public open spaces are subject to change including any changes required due to a change in planning permission. Henley Gate is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

Henley Gate is thrilled to announce the launch of its exciting new phase in Ipswich, driven by popular demand. This development will offer a selection of energy-efficient new 2, 3, & 4 bedroom homes all nestled within green open spaces.

Residents can explore the historic landmarks and nature reserves in the local area with little travel. There are several primary schools such as The Dale Hall Community & The Beeches Community as well as Ormiston Endeavour, all being rated "Good" by Ofsted.

For daily conveniences, the development is perfectly located with essentials on your doorstep. Enjoy a variety of independent businesses, a doctors surgery, a bakery and supermarkets.

Additionally, Chesterfield and Ipswich Train Stations provide excellent connectivity to neighbouring cities and for commuters, you'll be just 2.3 miles from junction 53 of the A14.

Buy with confidence at Henley Gate with an award-winning house builder. What's more, 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.

^ 2-year builder warranty from legal completion directly from Barratt Homes, backed by NHBC's resolution service. Then 8 years of structural defects insurance cover with NHBC.



GIVING NATURE A HOME

BUILDING SUSTAINABLE COMMUNITIES



Throughout the planning process before starting build, we consider where we can introduce nature and where we can strengthen in. At Barratt Homes we have a vision that goes beyond bricks and mortar. We aim to create inspiring communities of tomorrow that fulfil our customers' every need whilst respecting today's environment.

Our homes are thoughtfully designed and built to the highest quality, whilst the design and layout of our developments create a true sense of place. But our homes are not only great places to live; they are good for the environment and good for future generations too.



60+

new trees
planted



67

bat and bird
boxes installed



Timber frame
homes

Features on selected plots only. *We, 'our', 'us' refers to the Barratt Developments PLC Group brands including Barratt Homes, David Wilson Homes and Barratt London. Please speak to a Sales Adviser for details of the features available on the home and development you are interested in. Visit our website for more information. Information correct at time of publishing.

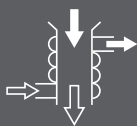
ENERGY-EFFICIENT HOMES

THE FEATURES AND BENEFITS



Save thousands per year on your energy bills with a brand-new energy-efficient home. Every new home we build has been designed with the future in mind. We use innovative design and smart technologies to make your new home more economical, comfortable and enjoyable to live in.

Our homes at Henley Gate will benefit from these energy saving features.



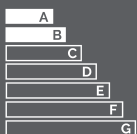
Waste Water Heat
Recovery Systems



Argon-filled
double-glazing



Improved
Ventilation



A/B EPC
Rating



Electric car
charging point



Photovoltaic
panels



Highly-efficient
insulation

HOPTON

3 BEDROOM HOME



Waste Water Heat
Recovery
Systems



Argon-filled
double-glazing



Improved
Ventilation



A/B EPC
Rating



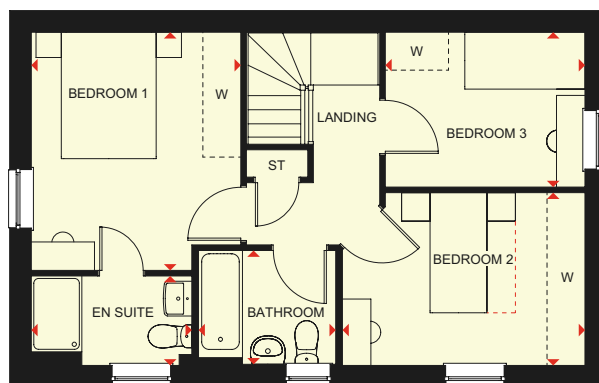
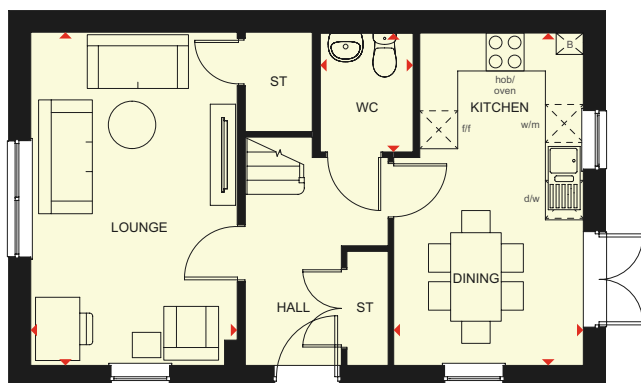
Electric car
charging
point



Photovoltaic
panels



Highly-efficient
insulation



Ground Floor

Lounge	5270 x 3302 mm	17'3" x 10'10"
Kitchen/Dining	5257 x 2957 mm	17'3" x 9'8.4"
WC	1828 x 1450 mm	5'11.6" x 4'9"

(Approximate dimensions)

First Floor

Bedroom 1	3787 x 3351 mm	12'5" x 11'0"
Bedroom 2	2706 x 3805 mm	8'10.5" x 12'5.8"
Bedroom 3	2476 x 3003 mm	8'1.5" x 9'10"
Bathroom	1800 x 2186 mm	5'10.8" x 7'2"
En Suite	1395 x 2520 mm	4'7" x 8'3.2"

(Approximate dimensions)

KEY

B Boiler
ST Store
wm Washing machine space

f/f Fridge/freezer space
dw Dishwasher space
w Wardrobe space

◀ ▶ Dimension location



MILDENHALL

3 BEDROOM HOME



Waste Water Heat
Recovery
Systems



Argon-filled
double-glazing



Improved
Ventilation



A/B EPC
Rating



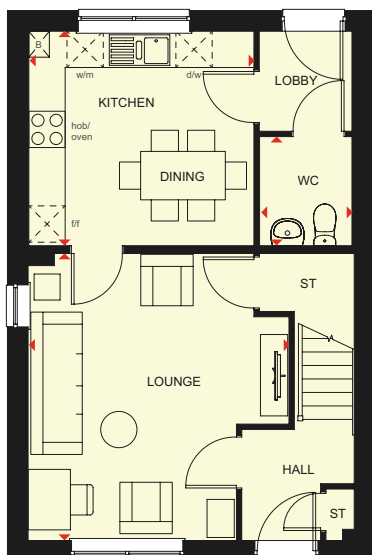
Electric car
charging
point



Photovoltaic
panels



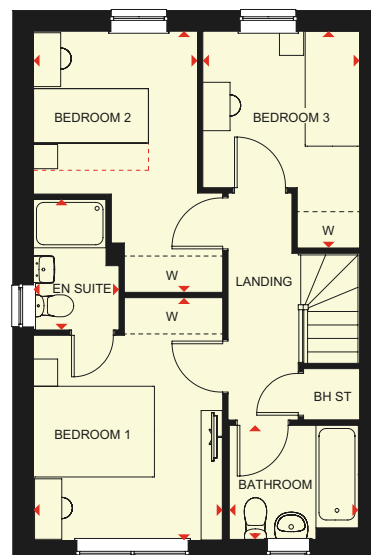
Highly-efficient
insulation



Ground Floor

Lounge	4746 x 4314 mm	15'6" x 14'1"
Kitchen/Dining	3547 x 3721 mm	11'7" x 12'2"
WC	1804 x 1515 mm	5'11" x 4'11"

(Approximate dimensions)



First Floor

Bedroom 1	3393 x 3129 mm	11'1" x 10'3"
Bedroom 2	3502 x 2713 mm	11'5" x 8'10"
Bedroom 3	2588 x 2592 mm	8'5" x 8'6"
Bathroom	1886 x 2134 mm	6'2" x 7'0"
En Suite	2159 x 1415 mm	7'1" x 4'7"

(Approximate dimensions)

KEY

B Boiler
ST Store
wm Washing machine space

f/f Fridge/freezer space
dw Dishwasher space
w Wardrobe space

◀ ▶ Dimension location



BLEAN

4 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Improved Ventilation



A/B EPC Rating



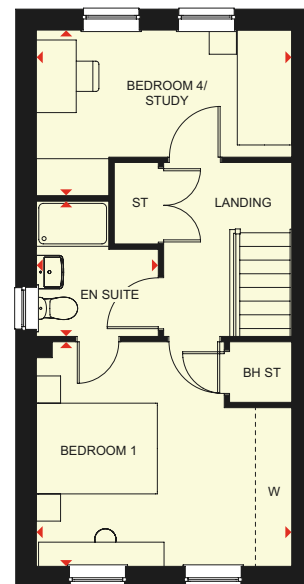
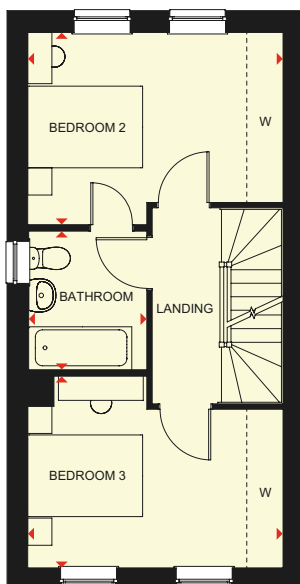
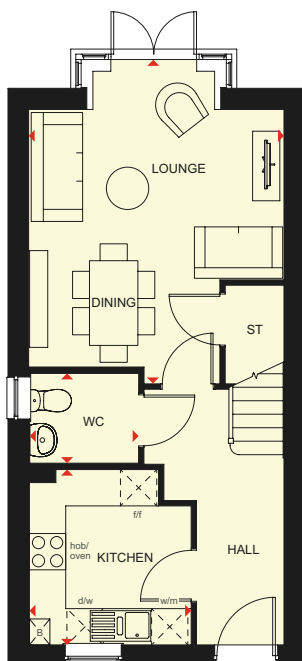
Electric car charging point



Photovoltaic panels



Highly-efficient insulation



Ground Floor

Lounge/Dining	4185 x 4537 mm	13'8" x 14'10"
Kitchen	2624 x 2889 mm	8'7" x 9'5"
WC	1790 x 1483 mm	5'10" x 4'10"

(Approximate dimensions)

First Floor

Bedroom 2	4222 x 3179 mm	13'10" x 10'5"
Bedroom 3	4222 x 3169 mm	13'10" x 10'4"
Bathroom	1950 x 2292 mm	6'4" x 7'6"

(Approximate dimensions)

Second Floor

Bedroom 1	4222 x 3713 mm	13'10" x 12'2"
Bedroom 4/Study	4222 x 2733 mm	13'10" x 8'11"
En Suite	2003 x 2248 mm	6'6" x 7'4"

(Approximate dimensions)

KEY

B Boiler
ST Store
wm Washing machine space

f/f Fridge/freezer space
dw Dishwasher space
w Wardrobe space

◀ ▶ Dimension location



LAKENHEATH

4 BEDROOM HOME



Waste Water Heat
Recovery
Systems



Argon-filled
double-glazing



Improved
Ventilation



A/B EPC
Rating



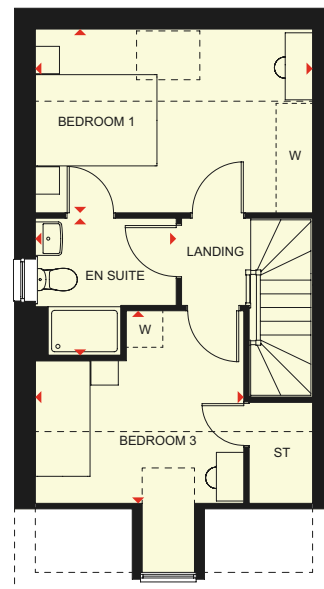
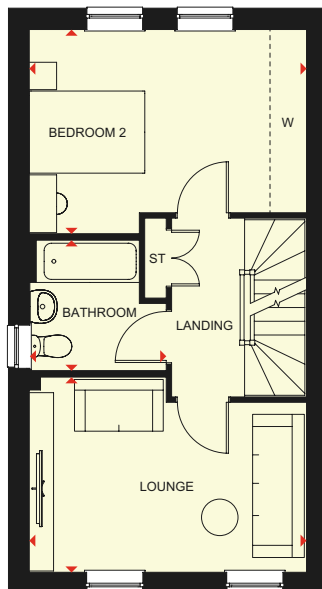
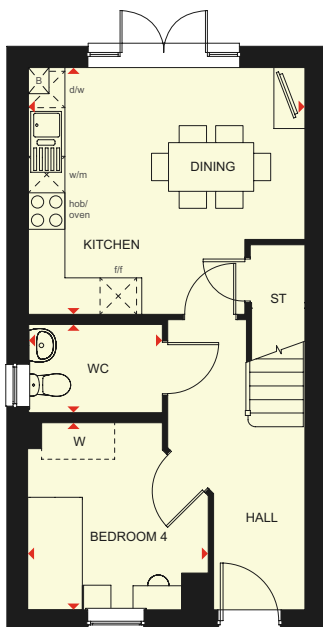
Electric car
charging
point



Photovoltaic
panels



Highly-efficient
insulation



Ground Floor

Kitchen/Dining	4509 x 4707 mm	14'9" x 15'5"
Bedroom 4	2971 x 3078 mm	9'9" x 10'1"
WC	860 x 1527 mm	2'9" x 5'0"

(Approximate dimensions)

First Floor

Lounge	4559 x 3209 mm	14'11" x 10'6"
Bedroom 2	4559 x 3002 mm	14'11" x 9'10"
Bathroom	1895 x 2573 mm	6'2" x 8'5"

(Approximate dimensions)

Second Floor

Bedroom 1	4522 x 3011 mm	14'10" x 9'10"
Bedroom 3	4522 x 4069 mm	14'10" x 13'4"
En Suite	2210 x 2272 mm	7'3" x 7'5"

(Approximate dimensions)

KEY

B Boiler
ST Store
wm Washing machine space

f/f Fridge/freezer space
dw Dishwasher space
w Wardrobe space

◀ ▶ Dimension location



MONTROSE

4 BEDROOM HOME



Water Heat recovery systems



Argon-filled double-glazing



Improved mechanical Ventilation extract (d-MEV)



A/B EPC rating



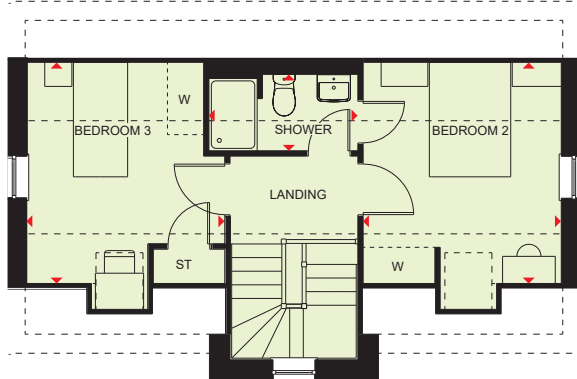
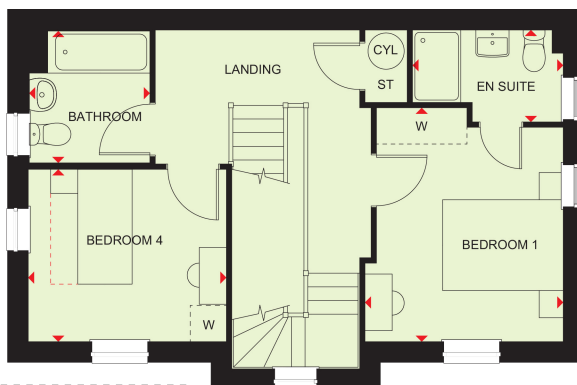
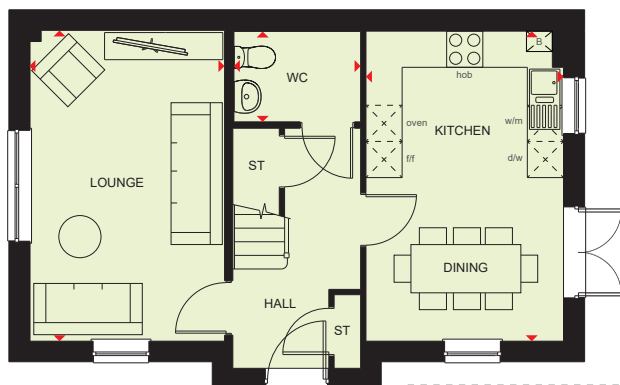
Electric car charging point



Photovoltaic panels



Highly-efficient insulation



Ground Floor

Lounge	5157 x 3229 mm	16'11" x 10'7"
WC	1480 x 2081 mm	4'10" x 6'10"
Kitchen / Dining	5144 x 3428 mm	16'11" x 11'3"

(Approximate dimensions)

First Floor

Bedroom 1	3869 x 3287 mm	12'8" x 10'9"
Bedroom 4	2796 x 3238 mm	9'2" x 10'7"
En suite 1	1533 x 2444 mm	5' x 8'
Bathroom	2204 x 1974 mm	7'3" x 6'6"

(Approximate dimensions)

Second Floor

Bedroom 2	4210 x 3287 mm	13'10" x 10'4"
Bedroom 3	4210 x 3884 mm	12'10" x 12'9"
Shower Room	1263 x 2484 mm	4'2" x 8'2"

(Approximate dimensions)

KEY

ST Store

wm Washing machine

f/f Fridge/freezer

dw Dishwasher

td Tumble dryer

w

Wardrobe

◀▶

Dimension location



We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. The images 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, dimensions and energy efficiency features depicted are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract. JUN25

CATTAWADE

4 BEDROOM HOME



Waste Water Heat
Recovery
Systems



Argon-filled
double-glazing



Improved
Ventilation



A/B EPC
Rating



Electric car
charging
point



Photovoltaic
panels



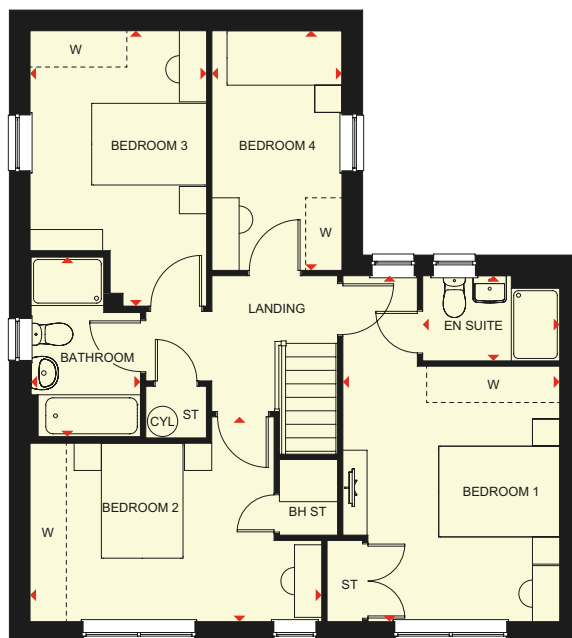
Highly-efficient
insulation



Ground Floor

Lounge	3545 x 5720 mm	11'6" x 18'7"
Family/Kitchen	5157 x 3646 mm	16'9" x 12'0"
Dining	2898 x 6311 mm	9'5" x 20'7"
Study	2339 x 2284 mm	7'7" x 7'5"
WC/Utility	1481 x 2408 mm	4'9" x 7'9"

(Approximate dimensions)



First Floor

Bedroom 1	3585 x 5720 mm	11'8" x 18'8"
Bedroom 2	4809 x 3373 mm	15'8" x 11'1"
Bedroom 3	2932 x 4441 mm	9'6" x 14'6"
Bedroom 4	2137 x 3957 mm	7'0" x 13'0"
Bathroom	2240 x 1425 mm	5'9" x 9'8"
En Suite	1811 x 2997 mm	7'3" x 4'7"

(Approximate dimensions)

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



BARNACK

4 BEDROOM HOME



Waste Water Heat
Recovery Systems



Argon-filled
double-glazing



Improved
Ventilation



A/B EPC
Rating



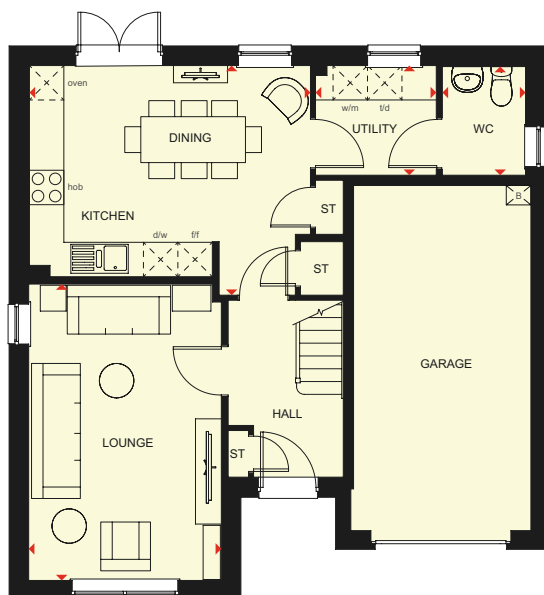
Electric car
charging
point



Photovoltaic
panels



Highly-efficient
insulation



Ground Floor

Lounge	3357 x 5159 mm	11' x 16'11"
WC	1606 x 1876 mm	5'3" x 6'2"
Utility	2000 x 1914 mm	6'7" x 6'3"
Garage	3139 x 6009 mm	10'4" x 19'9"
Kitchen / Dining	4812 x 3686 mm	15'9" x 12'1"

(Approximate dimensions)



First Floor

Bedroom 1	3357 x 3933 mm	11' x 12'11"
Bedroom 2	3357 x 3680 mm	11' x 12'
Bedroom 3	3229 x 3646 mm	10'7" x 11'11"
Bedroom 4	3098 x 3449 mm	10'2" x 11'4"
En suite 1	2219 x 1801 mm	7'3" x 5'11"
Bathroom	2226 x 1895 mm	7'4" x 6'3"

(Approximate dimensions)

KEY	ST Store	dw Dishwasher	w Wardrobe
	wm Washing machine	td Tumble dryer	◀▶ Dimension location
	f/f Fridge/freezer		



LANGLEY

4 BEDROOM HOME



Waste Water Heat
Recovery
Systems



Argon-filled
double-glazing



Improved
Ventilation



A/B EPC
Rating



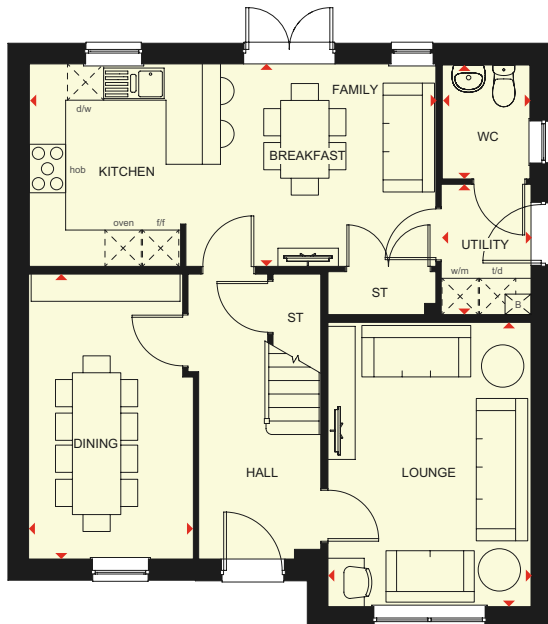
Electric car
charging
point



Photovoltaic
panels



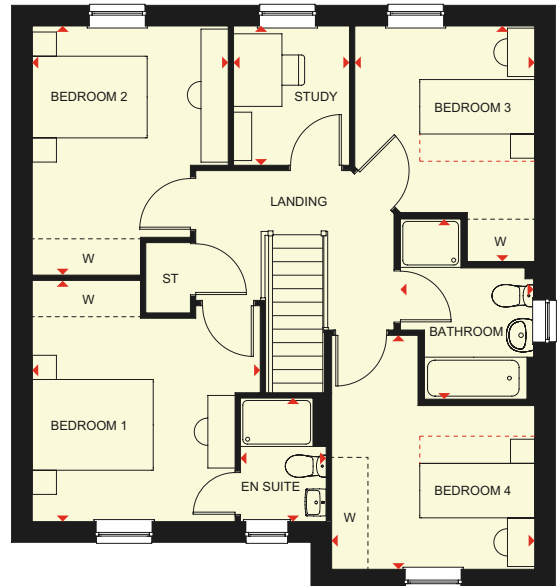
Highly-efficient
insulation



Ground Floor

Lounge	3357 x 4712 mm	11'0" x 15'5"
Family/Kitchen	6670 x 3336 mm	21'10" x 10'11"
Utility	1536 x 2140 mm	5'0" x 7'0"
WC	1466 x 1853 mm	4'9" x 6'1"

(Approximate dimensions)



First Floor

Bedroom 1	3781 x 3971 mm	12'4" x 13'0"
Bedroom 2	3226 x 4133 mm	10'7" x 13'6"
Bedroom 3	3004 x 3780 mm	9'10" x 12'4"
Bedroom 4	3357 x 3836 mm	11'0" x 12'7"
Bathroom	2194 x 3031 mm	7'2" x 9'11"
En Suite	1499 x 2021 mm	4'11" x 6'7"

(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	



HOUSE TO SELL?

DISCOVER PART EXCHANGE

If you're keen to move quickly, our Part Exchange scheme might be just what you need. We could buy your current home from you, giving you peace of mind of having a guaranteed buyer!

We could buy your current home from you, giving you peace of mind of having a guaranteed buyer.

Part Exchange makes selling your existing home and moving to your new Barratt home quicker and easier, so you could be moving sooner than you think.

WHAT ARE THE BENEFITS?

- No estate agent fees and no chain
- Fair value for your current home
- Stay in your old home until your new one is ready
- Buy and sell in one easy move



Offer available on selected plots only, terms and conditions apply. Speak to one of our sales advisers now or visit our website. Following withdrawal or termination of any offer, we reserve the right to extend, reintroduce or amend any such offer as we see fit at any time. Purchasers must sign a Movemaker Agreement with us. Offer is subject to use of a Barratt Homes nominated estate agent to market and sell your existing home. Barratt Homes will pay the nominated estate agent's fees provided you go on to buy a new Barratt home.



BARRATT
HOMES

MOVEMAKER

Take the hassle out of selling your existing home.
We could get you moving to a brand new Barratt home
in just 5 simple steps.

1

FIND YOUR HOME

Discover your ideal new home at your chosen development and complete a Movemaker application.

2

VALUE YOUR EXISTING PROPERTY

We will instruct two estate agents who will arrange independent valuations of your current property.

3

AGREE THE SELLING PRICE

Once a price is agreed the Movemaker agreement can then be completed and the estate agent will begin to market your property.

4

FIND A BUYER

The estate agent will help to complete the sale smoothly and efficiently. Remember, we will cover their fees then manage the sale for you.

5

MOVING DAY

Now you can move into your dream Barratt home, saving money and hassle.

Offer available on selected plots only, terms and conditions apply. Speak to one of our sales advisers now or visit our website. Following withdrawal or termination of any offer, we reserve the right to extend, reintroduce or amend any such offer as we see fit at any time. Purchasers must sign a Movemaker Agreement with us. Offer is subject to use of a Barratt Homes nominated estate agent to market and sell your existing home. Barratt Homes will pay the nominated estate agent's fees provided you go on to buy a new Barratt home.

KEY WORKER DEPOSIT CONTRIBUTION SCHEME

To show our appreciation for key workers, we are offering a contribution towards your deposit.

For every £20,000 spent on the purchase price of a brand-new Barratt home, we will contribute **£1,000 towards your deposit - up to £15,000.**



If you're an eligible **key worker**, we could contribute to your deposit



£1,000 for every £20,000 you spend



It's our way of saying **thank you** for the vital work you do



Get on touch today



This offer is available on selected developments and plots only, subject to status and availability, and Barratt Homes' General Terms and Conditions.



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.





BARRATT
— HOMES —