

CANAL QUARTER @





## WELCOME TO CANAL QUARTER @ KINGSBROOK

Canal Quarter is the central village of the award-winning Kingsbrook development in Aylesbury and offers a selection of 2, 3 and 4 bedroom homes set amongst over 400 acres of open green space.

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. Homes here are just a short walk away from a number of schools within the development and the travel hub, with regular bus connections to Aylesbury station. The Canal Basin with its central water feature, select local shops and a community facilities will provide the perfect hub to meet friends and family.



## KINGSBROOK – A LOCATION LIKE NO OTHER

Welcome to Kingsbrook, a landmark development set within the heart of the beautiful Aylesbury Vale. Its design features a number of unique villages, individual in character and situated within acres of exceptional wild meadowland and green parkland.

- With 60% of the development dedicated to green space, living in harmony with nature will be central to your lifestyle
- British Home Awards winner for 'Best Partnership' with the RSPB
- Direct bus to Aylesbury town centre & station every 30 minutes - reach London in just over an hour
- A 250 acre Nature Reserve, canal walks & various cycle routes on your doorstep
- Just a few minutes' drive or a 10-minute cycle from the bustling centre of Aylesbury
- Good road links nearby - under a 5 minute drive to the A41



## IDEALLY LOCATED FOR YOUR FAMILY

Each of the villages within Kingsbrook has been carefully planned to blend into the environment and an excellent range of services to support all of your family's needs has been integrated too.

- A new nursery, crèche facilities, two primary schools & a secondary school should ensure access to good education within walking distance
- Community centres & local shops will also be built, providing the peace of mind that everything you need is close by
- Endless opportunities to enjoy this outstanding landscape which includes three large parks, equipped play areas, sports facilities, cycle & walking routes
- There will be community allotments to plant & tend, as well as orchards

## GIVING NATURE A HOME AT KINGSBROOK

Nature makes people feel healthier and happier, so at Kingsbrook we are pioneering a whole new 'nature-friendly' approach to designing a development that will enable the natural world to thrive. Working in close consultation with the RSPB, our aim is to encourage natural and garden wildlife to live harmoniously alongside you. Plenty of open spaces have been retained and shrubs, wildflowers and hedgerows have been introduced to create the perfect habitat in which wildlife can thrive. Residents will be encouraged to get planting to support the repopulation of our bees and butterflies to help turn around their decline.

Surrounded by countryside and bordered by the Grand Union Canal, this pioneering development has been carefully planned to ensure that over half of the land is retained as wildflower meadows, parks and green space, creating a beautiful environment where nature can also have a home. Alongside the RSPB, we are using new methods to help encourage nature back once we have finished building Kingsbrook – from a new brick that doubles as a swift nest box to the installation of wildlife homes where hedgehogs can hibernate safely.

The RSPB monitor the progress of our wildlife community as each village is built, and the success of this unique project will be shared to help determine new standards for development planning across the UK.

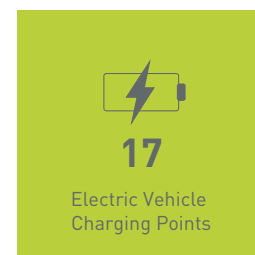
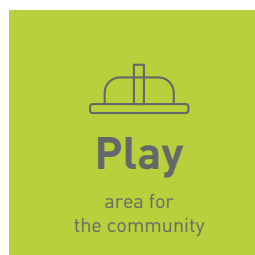
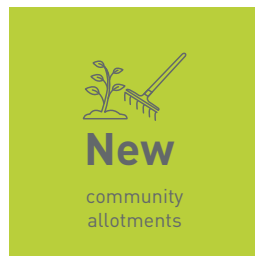
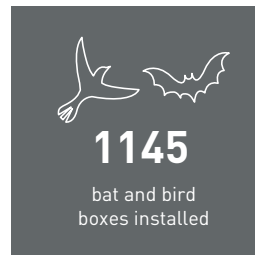


# CREATING A SUSTAINABLE COMMUNITY WHERE FAMILIES AND NATURE CAN THRIVE

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

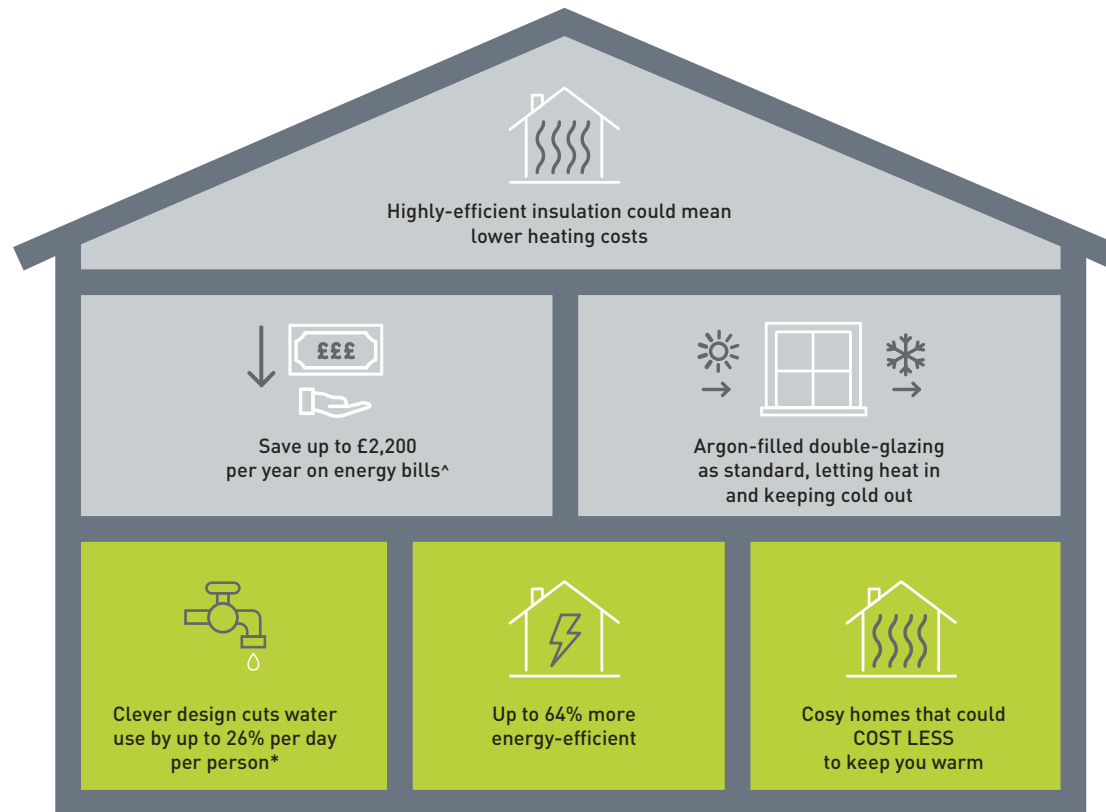
We design and build great places that meet the highest standards, and that promote sustainable, healthy and happy living for our customers.

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.



<sup>^</sup>Indicative figures, based on HBF "Watt a Save" report published July 2023.

\*Source: [Water UK](#)

'We', 'our', 'us' refers to the Barratt Developments PLC Group brands including Barratt Homes, David Wilson Homes and Barratt London. Some of the features shown may not be available with every Barratt home or on every Barratt development. Please speak to a Sales Adviser for details of the features available on the home and development you are interested in. To find out more about the energy-efficiency and sustainability of our homes visit our website. All images used are for illustrative purposes only. Information correct at time of publishing.

# FORTY MINUTES FROM YOUR NEW HOME



**Aylesbury Town Centre**  
6-minute drive or 10-minute cycle



**Endless countryside to explore**  
on your doorstep



**Aylesbury Train Station**  
7-minute drive or 12-minute cycle



**Whipsnade Zoo**  
26-minute drive



**Luton Airport**  
40-minute drive





## OUTSTANDING DESIGN

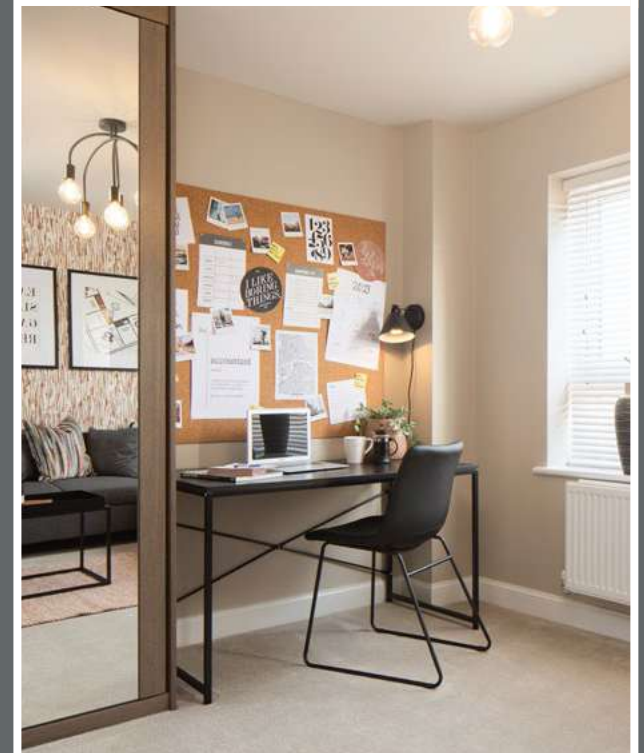
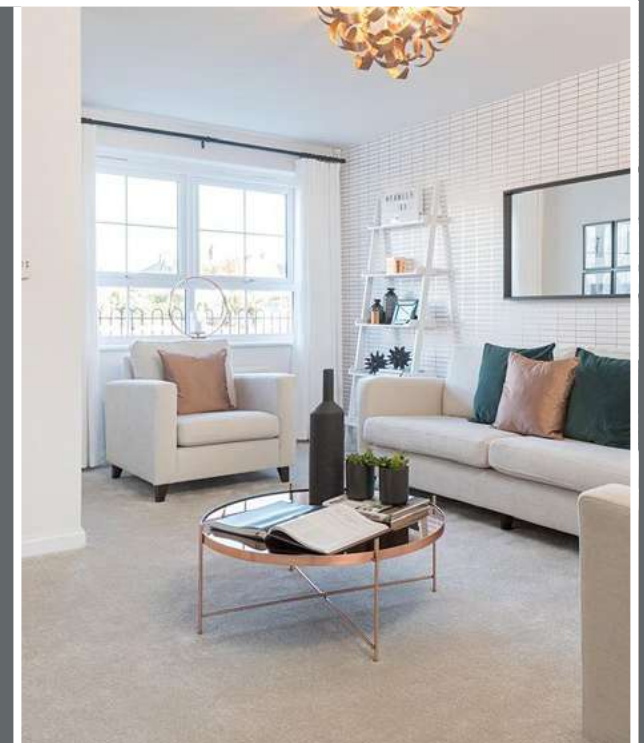
Barratt Homes are built around the way you want to live. Careful consideration and attention to detail go into every home we build – our homes are flexible and adaptable to suit every lifestyle. Open-plan living spaces are integral to our design, helping you make the most of space and natural light, which allows every room to be enjoyed to its maximum potential.

We also know how vital outdoor space is in creating places in which people love to live – whether it's gardens or landscaped areas. That's why we have made sure there is plenty surrounding these homes, with over 60% of the development dedicated to open space, for the whole neighbourhood to enjoy.

## BUILT FOR HEALTHY LIVING




Canal Quarter @ Kingsbrook is recognised as a 'Built for Healthy Living' 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 Healthy Living 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.







**Transport**

-  Bus Route
-  Bus Stop
-  Stocklake Link Road (SLR) Crossing Points

**Schools**

-  Primary School
-  Secondary School









**Community Facilities**

-  District Centre
-  Community Hall / Day Nursery
-  Health Centre

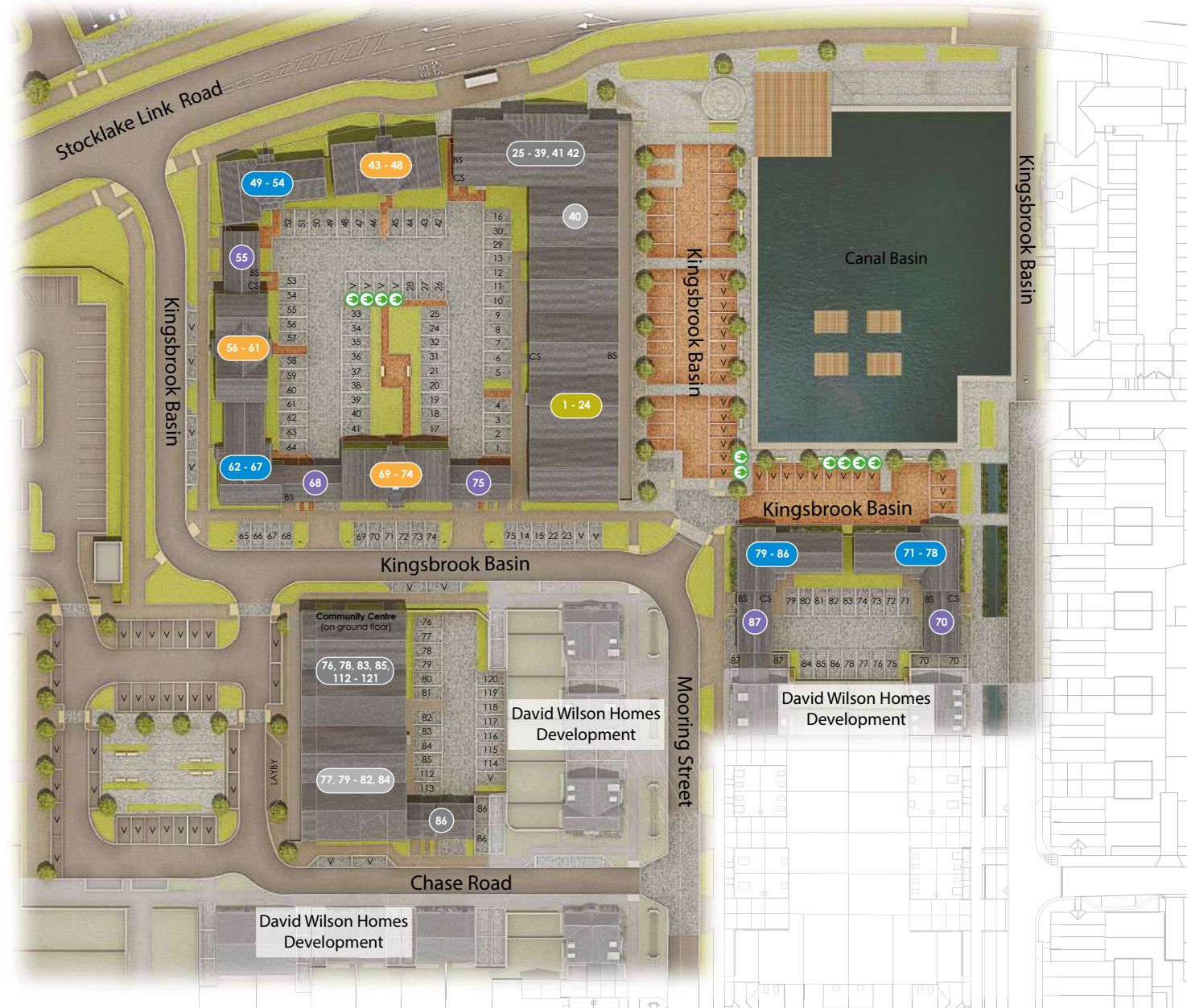
**Employment**

-  Employment Area

**Green Infrastructure**  
Refer to plan for principal Open Spaces & Ecological Mitigation Areas

-  Nature Park
-  Sports Fields
-  Allotments
-  Community Orchard
-  Amphitheatre
-  Multi-use Games Area
-  Neighbourhood Play Area
-  Local Play Area

- **Apartments**  
2 bedroom apartments
- **Apartments**  
2 bedroom apartments
- **Apartments**  
2 bedroom apartments
- **Alverton**  
2 bedroom home
- SO **Affordable Housing**  
Shared Ownership
- R **Affordable Housing**  
Rented
- ➔ **Electric Vehicle Charging Point**
- CS **Cycle Store** BS **Bin Store**
- V **Visitors Parking Space**

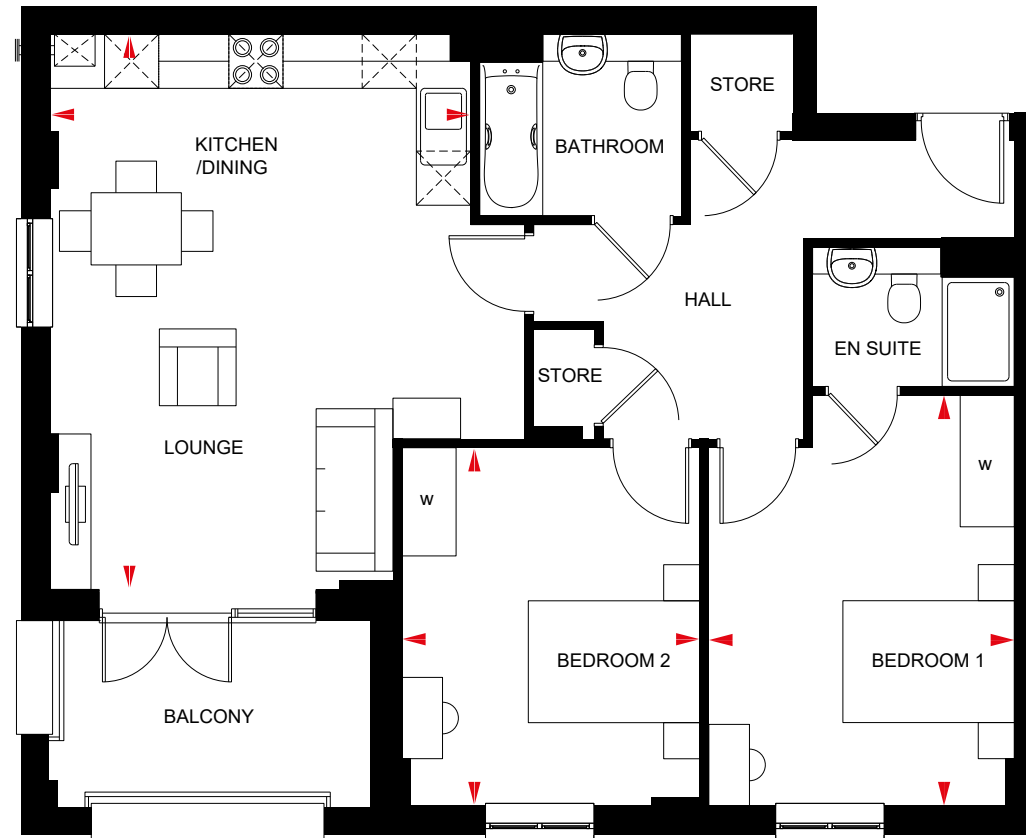




## MARSWORTH HOUSE

### 1 & 2 BEDROOM APARTMENTS

- A collection of 1 & 2 bedroom apartments
- Spacious open-plan living spaces
- Terraces or balconies to some apartments



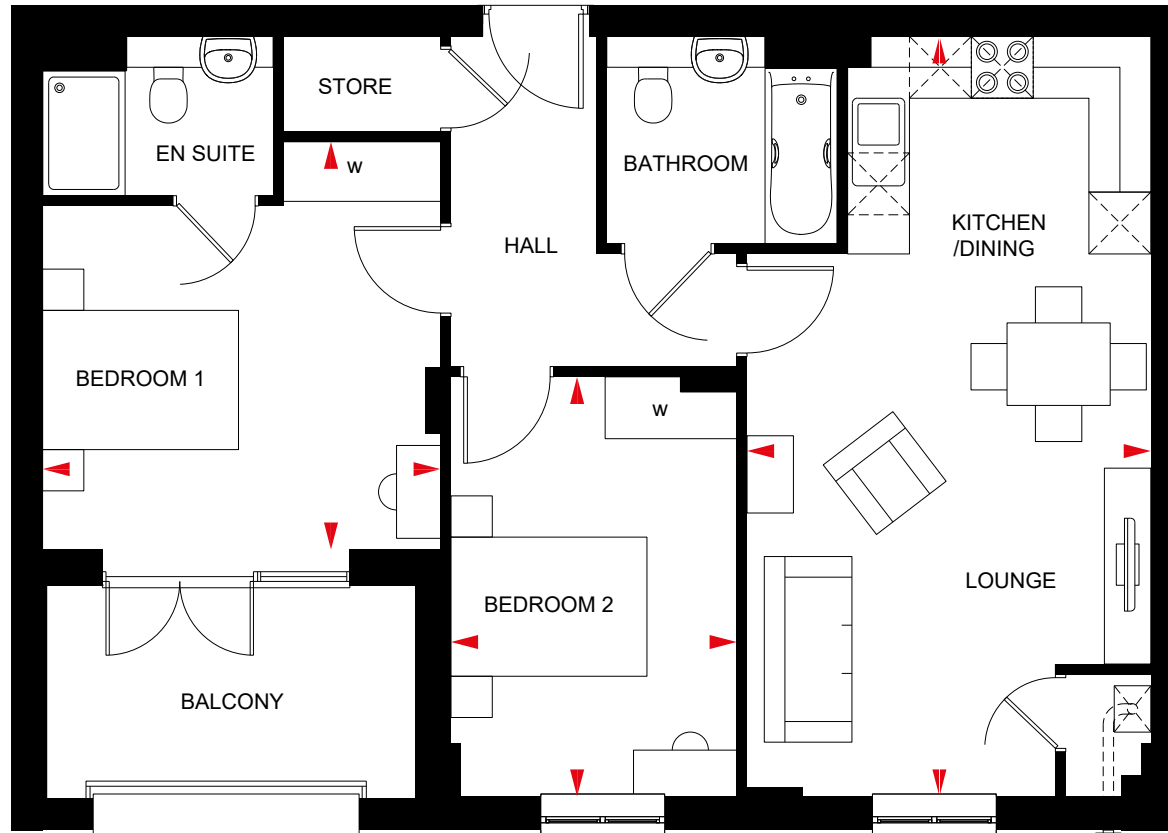
### Plots 6, 7, 14, 15, 22 & 23

Lounge/Dining/ Kitchen	4655 x 6153mm	15'3" x 20'2"
Bedroom 1	3385 x 4545mm	11'1" x 14'11"
Bedroom 2	3300 x 3965mm	10'10" x 13'0"

[Approximate dimensions]

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

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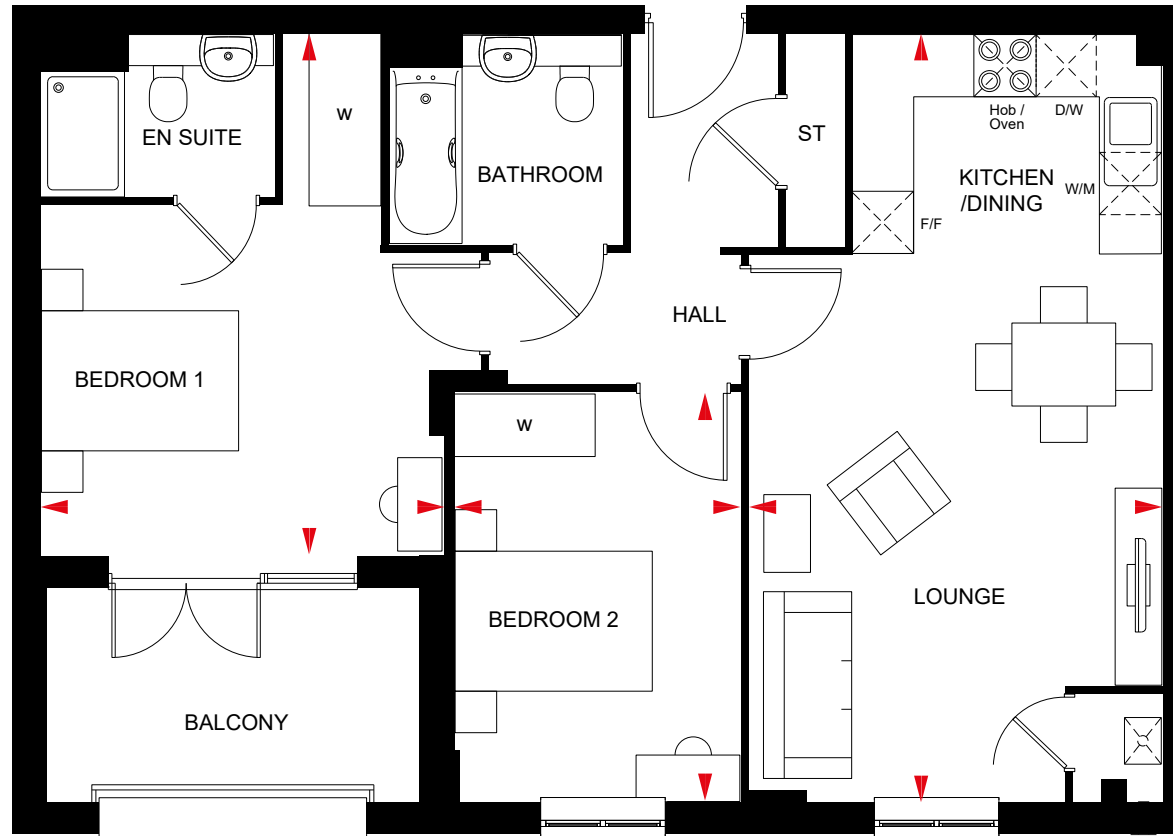
**Plots 5, 13 & 21**

Lounge/Dining/Kitchen	3915 x 7372mm	12'10" x 24'2"
Bedroom 1	3860 x 3955mm	12'8" x 12'11"
Bedroom 2	2770 x 4070mm	9'1" x 13'4"

[Approximate dimensions]

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

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**Plots 1, 4, 9, 12, 17 & 20**

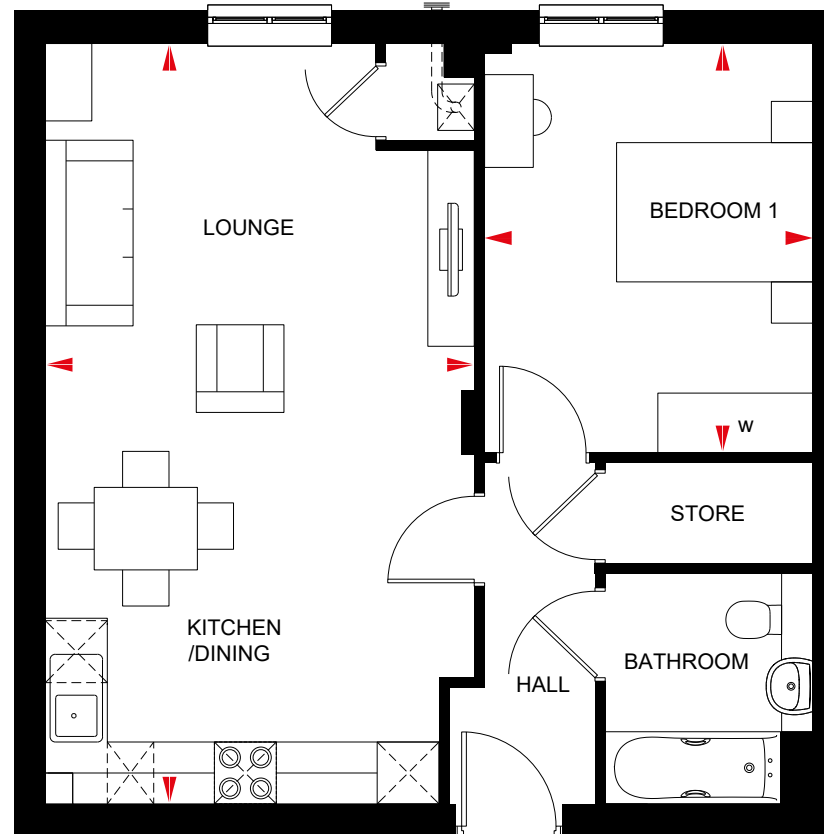
Lounge/Dining/ Kitchen	3967 x 7374mm	13'0" x 24'2"
Bedroom 1	3860 x 4977mm	12'8" x 16'4"
Bedroom 2	2762 x 3919mm	9'1" x 12'10"

[Approximate dimensions]

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

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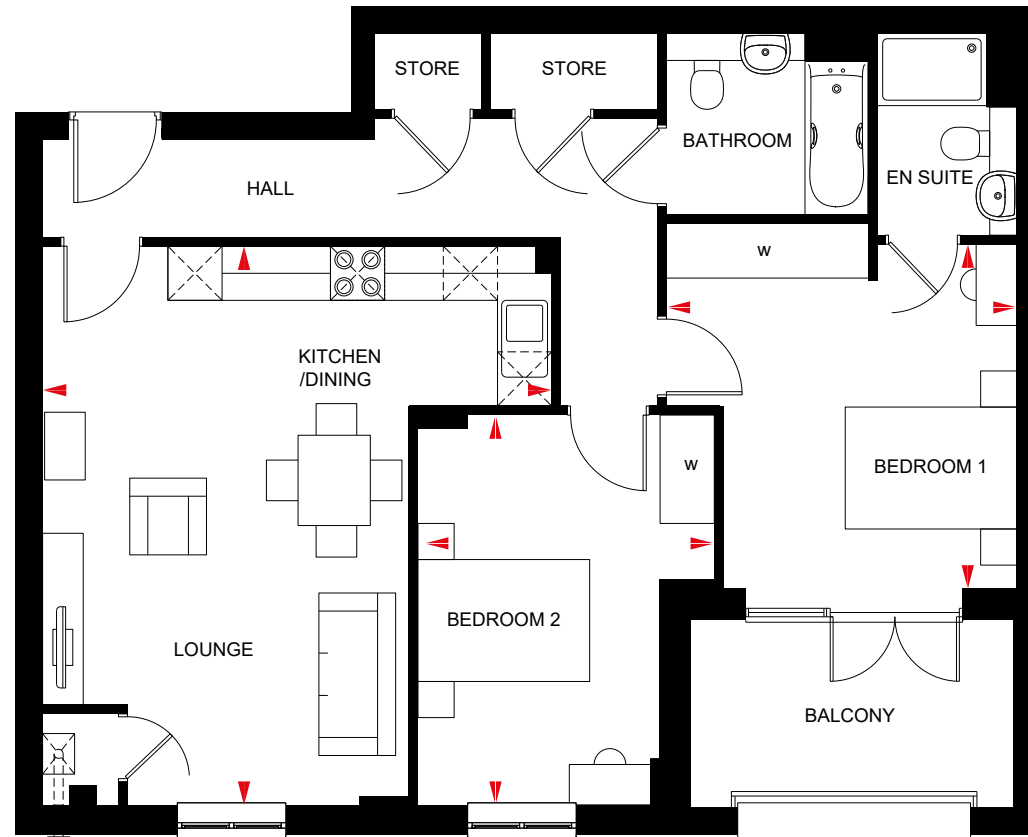
### Plots 8, 16 & 24

Lounge/Dining/ Kitchen	4158 x 7372mm	13'7" x 24'2"
Bedroom 1	3180 x 3967mm	10'5" x 13'0"

[Approximate dimensions]

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

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### Plots 2, 3, 10, 11, 18 & 19

Lounge/Dining/ Kitchen	5637 x 6190mm	18'6" x 20'3"
Bedroom 1	3881 x 3817mm	12'9" x 12'6"
Bedroom 2	3280 x 4320mm	10'6" x 14'2"

[Approximate dimensions]

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

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## CANAL QUARTER @ KINGSBROOK – 3.8

- **Norbury**  
3 bedroom home
- **Moresby**  
3 bedroom home
- **Maidstone**  
3 bedroom home
- **Alderney**  
4 bedroom home
- **Radleigh**  
5 bedroom home
- V **Visitor Parking Space**
- AH **Affordable Housing**

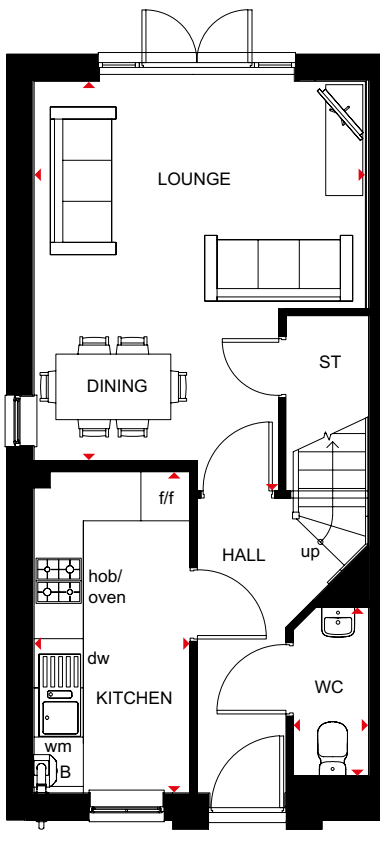




## NORBURY

### 3 BEDROOM HOME

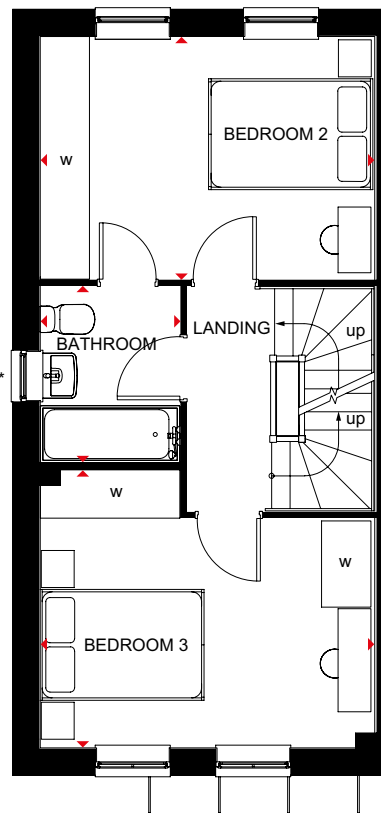
- Bright and spacious family home, designed over three floors
- Open-plan lounge with dining area leading to the rear garden through French doors
- Front-aspect, stylish fitted kitchen
- Two double bedrooms and a dual access family bathroom on the first floor
- Large main bedroom with en suite and dressing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



### Ground Floor

Lounge/Dining	4986 x 4033mm	16'4" x 13'2"
Kitchen	1900 x 3910mm	6'2" x 12'9"
WC	879 x 2056mm	2'10" x 6'8"

[Approximate dimensions]

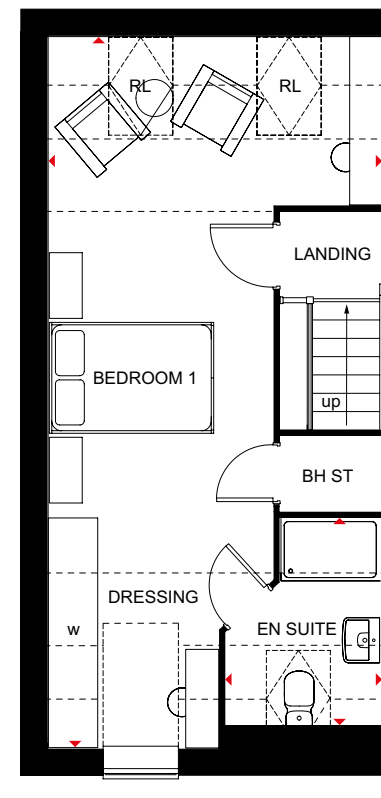


### First Floor

Bedroom 2	4071 x 2955mm	13'4" x 9'8"
Bedroom 3	4033 x 3386mm	13'2" x 11'1"
Bathroom	2146 x 1700mm	7'0" x 5'6"

[Approximate dimensions]

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



### Second Floor

Bedroom 1/ Dressing	4071* x 8660mm*	13'4"* x 28'4"*
En Suite	1870* x 2511mm*	6'1"* x 8'2"*

[Approximate dimensions]

\*Overall floor dimension includes lower ceiling areas.

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

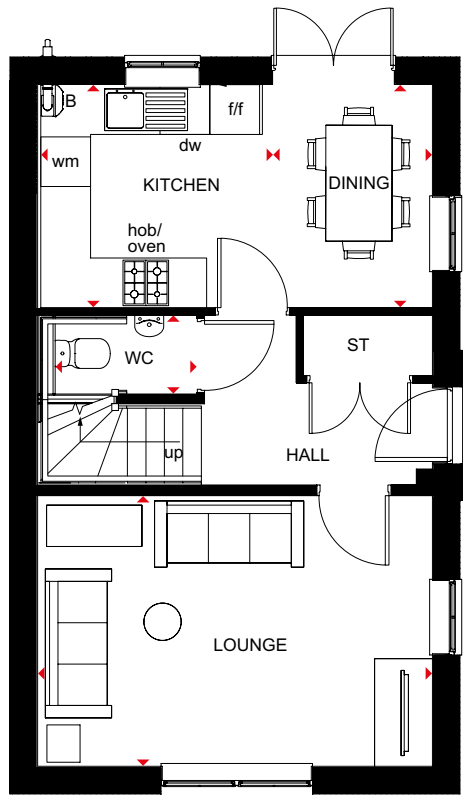
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## MORESBY

### 3 BEDROOM HOME

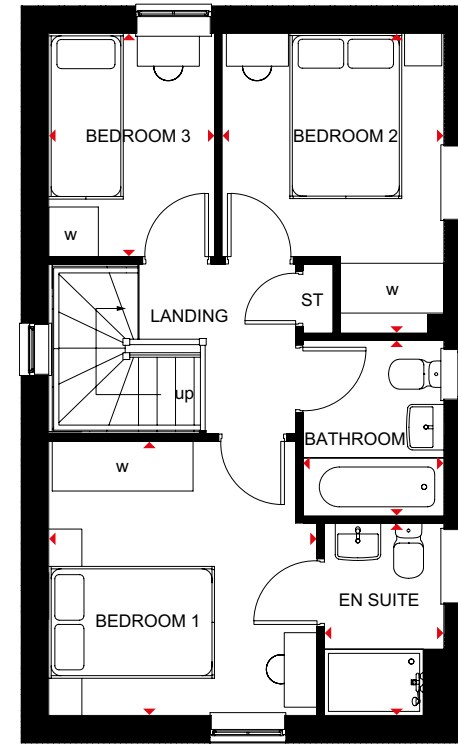
- A bright family home full of light and plenty of space
- The ground floor comprises a dual-aspect lounge and an open-plan kitchen with dining area opening onto the garden
- The first floor has two double bedrooms, the main with en suite, a single bedroom and the family bathroom



### Ground Floor

Lounge	4767 x 3270mm	15'7" x 10'8"
Dining	1916 x 2696mm	6'3" x 8'8"
Kitchen	2797 x 2696mm	9'2" x 8'10"
WC	955 x 1716mm	3'1" x 5'7"

[Approximate dimensions]



### First Floor

Bedroom 1	3310 x 3238mm	10'10" x 10'7"
En Suite	2322 x 1441mm	7'7" x 4'8"
Bedroom 2	3617 x 2674mm	11'10" x 8'9"
Bedroom 3	2696 x 2005mm	8'10" x 6'6"
Bathroom	2120 x 1700mm	6'11" x 5'6"

[Approximate dimensions]

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

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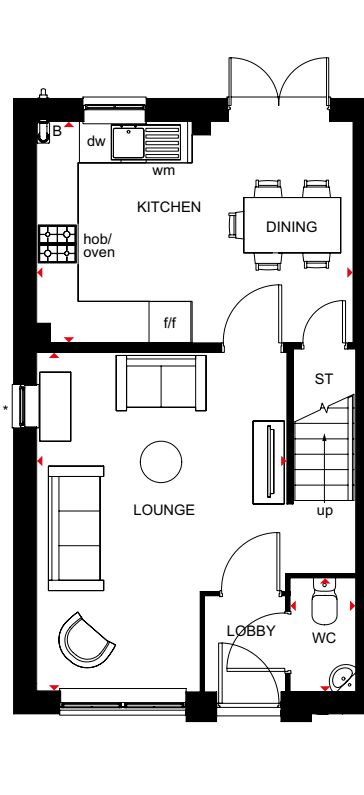


## MAIDSTONE

### 3 BEDROOM HOME

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



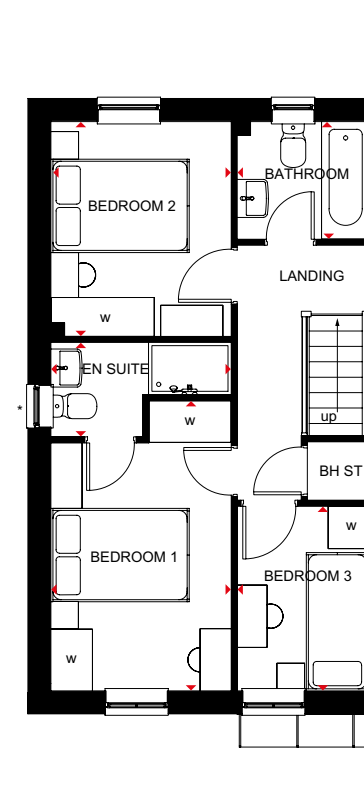


### Ground Floor

Kitchen/Dining	4575 x 3202mm	15'0" x 10'6"
Lounge	3619 x 4896mm	11'10" x 16'0"
WC	1620 x 935mm	5'3" x 3'0"

(Approximate dimensions)

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



### First Floor

Bedroom 1	2607 x 4199mm	8'6" x 13'9"
En Suite	2607 x 1365mm	8'6" x 4'5"
Bedroom 2	2607 x 3107mm	8'6" x 10'2"
Bedroom 3	1917 x 2671mm	6'3" x 8'9"
Bathroom	1918 x 1702mm	6'3" x 5'7"

(Approximate dimensions)

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

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

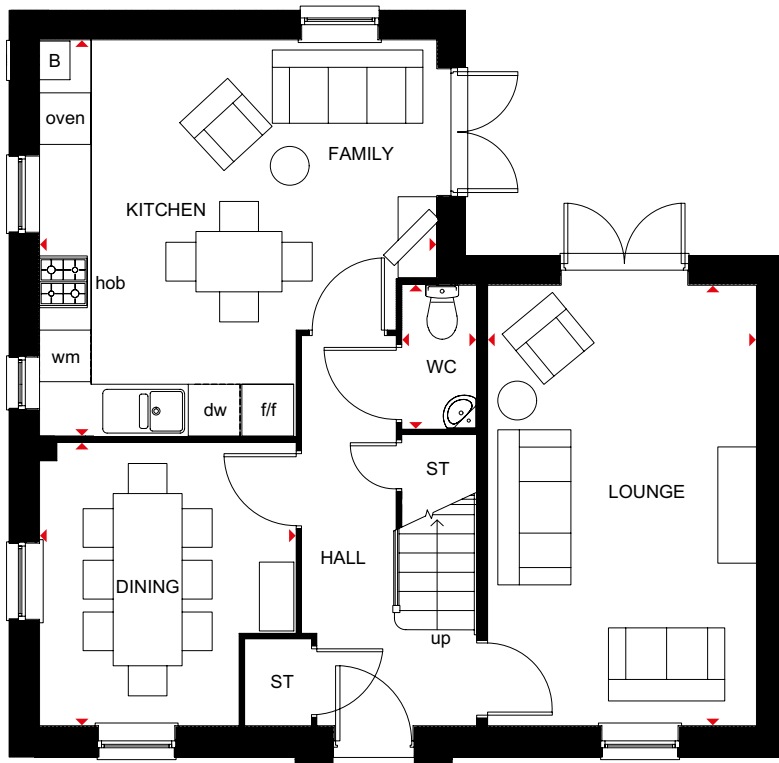
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## ALDERNEY

### 4 BEDROOM HOME

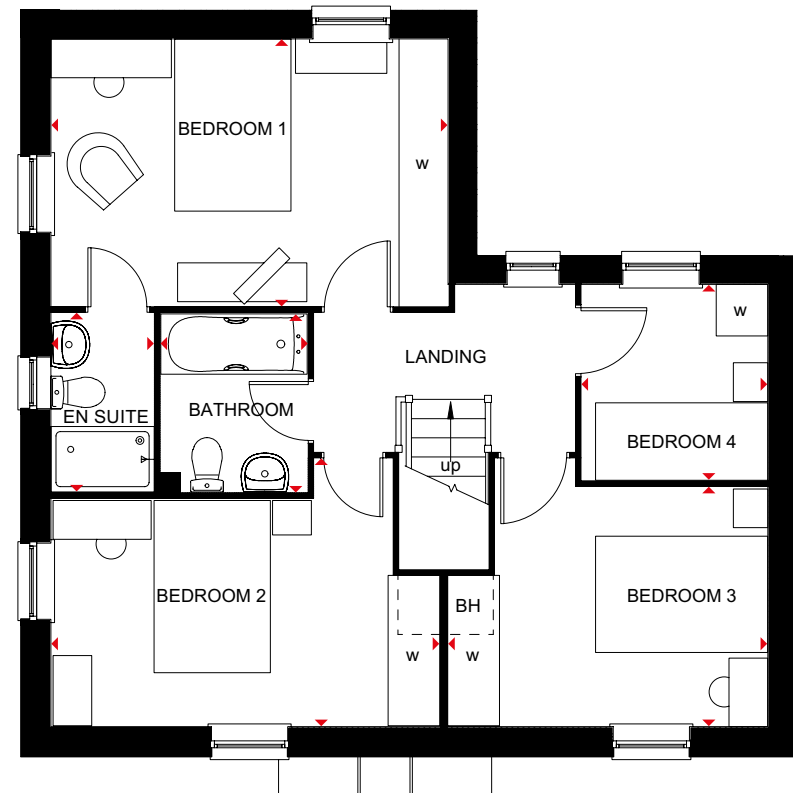
- A large fitted kitchen with family and breakfast areas provides this spacious home with the ideal hub for all the family
- French doors leading to the rear garden from both the kitchen and the separate lounge give it a bright and airy feeling, and there is a separate dual-aspect dining room
- Upstairs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



### Ground Floor

Lounge	5118 x 3122mm	16'9" x 10'2"
Kitchen/Family	4613 x 4601mm	15'1" x 15'1"
Dining	2967 x 3279mm	9'8" x 10'9"
WC	857 x 1660mm	2'9" x 5'5"

(Approximate dimensions)



### First Floor

Bedroom 1	4613 x 3098mm	15'1" x 10'1"
En Suite	1190 x 2074mm	3'9" x 6'9"
Bedroom 2	4516 x 3110mm	14'9" x 10'2"
Bedroom 3	2780 x 3717mm	9'1" x 12'2"
Bedroom 4	2157 x 2270mm	7'1" x 7'5"
Bathroom	1700 x 2074mm	5'6" x 6'9"

(Approximate dimensions)

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

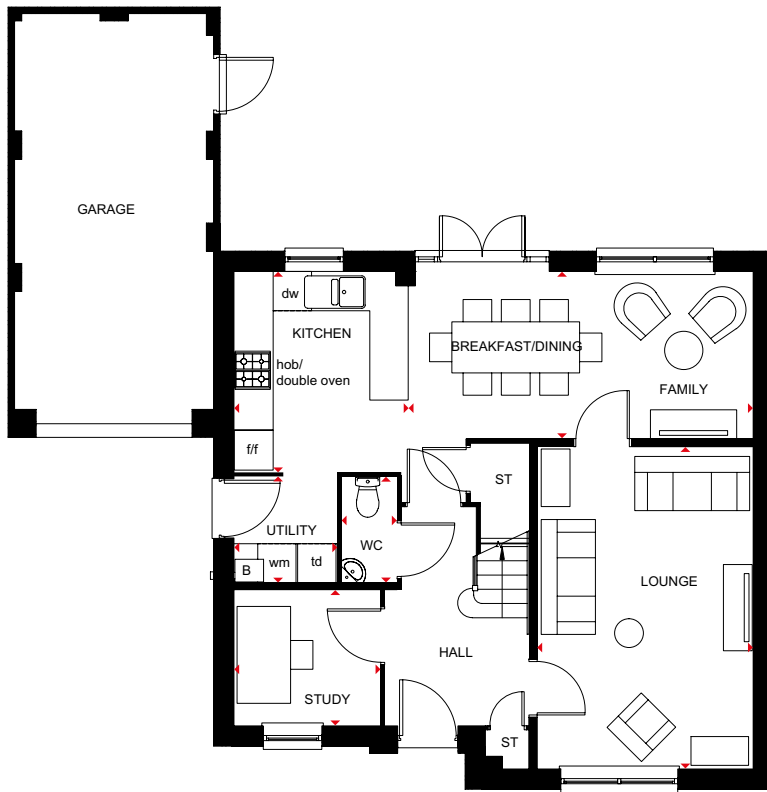
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## RADLEIGH

### 4 BEDROOM HOME

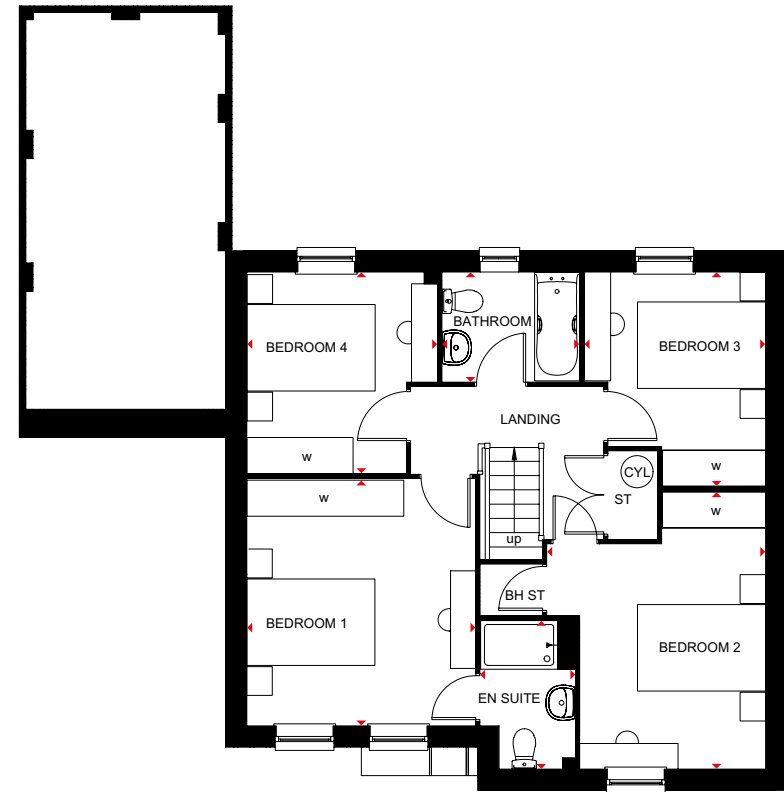
- A bright and airy detached family home
- The large open-plan kitchen has dining and family areas and French doors leading to the garden. There is also a separate utility area
- A spacious lounge and separate study are also on the ground floor
- Upstairs are four double bedrooms, the main bedroom with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



### Ground Floor

Lounge	5024 x 3368mm	16'5" x 11'2"
Dining/Family	5263 x 2602mm	17'3" x 8'6"
Kitchen	3118 x 2837mm	10'2" x 9'3"
Study	2270 x 2104mm	7'5" x 6'10"
Utility	1640 x 1589mm	5'4" x 5'2"
WC	1640 x 849mm	5'4" x 2'9"

(Approximate dimensions)



### First Floor

Bedroom 1	3852 x 3561mm	12'7" x 11'8"
En Suite	2319 x 1470mm	7'7" x 4'9"
Bedroom 2	4330 x 3407mm	14'2" x 11'2"
Bedroom 3	3346 x 2819mm	10'11" x 9'2"
Bedroom 4	3148 x 2966mm	10'3" x 9'8"
Bathroom	2137 x 1700mm	7'0" x 5'7"

(Approximate dimensions)

<b>KEY</b>	B Boiler	CYL Cylinder	dw Dishwasher space	◄► Dimension location
	ST Store	wm Washing machine space	td Tumble dryer space	
	BH ST Bulkhead store	f/f Fridge/freezer space	w Wardrobe space	

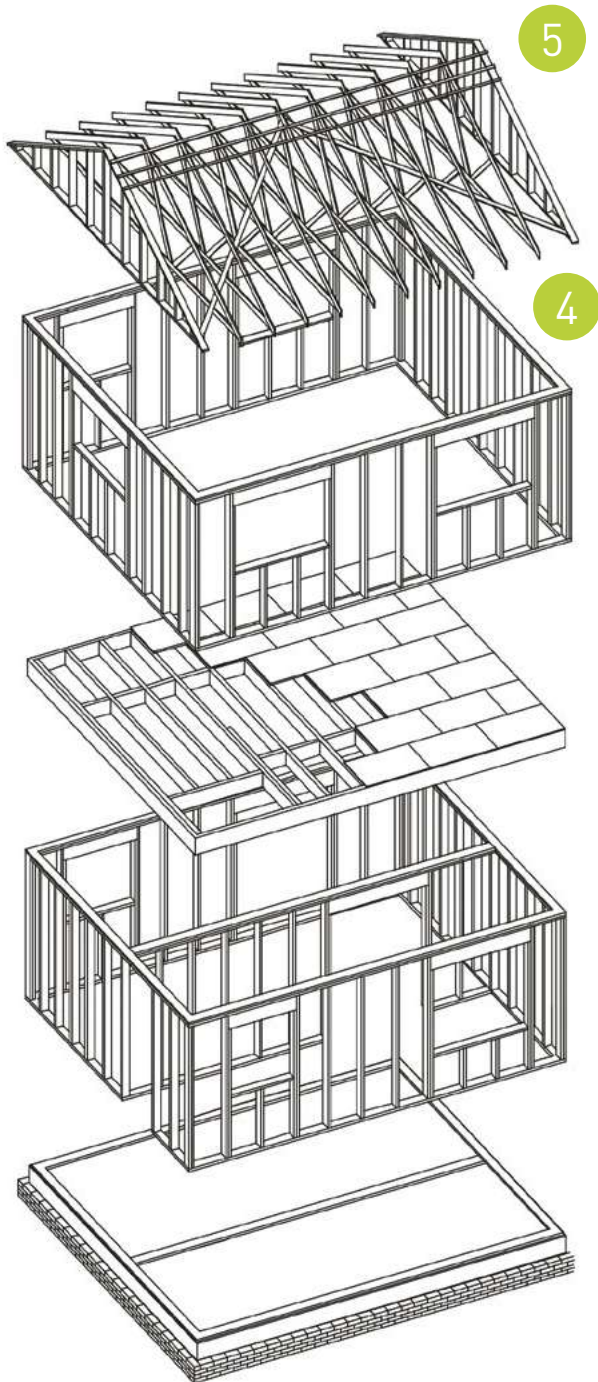
We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. These and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.



## 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.



# 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

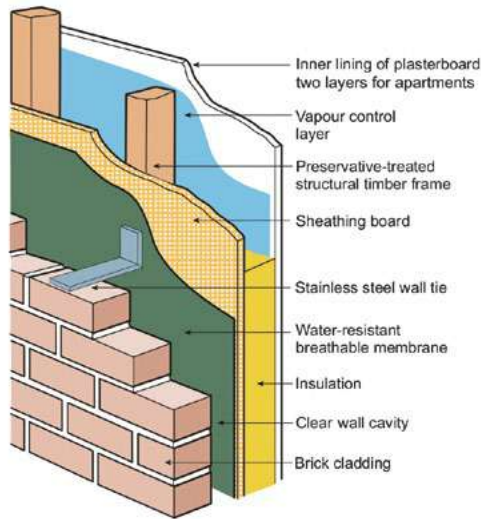
The roof also supports and strengthens the structure – roof trusses (5) are supported on the external walls, and this roof framing contributes to the overall stability of the home.

## VENTILATING THE TIMBER STRUCTURE

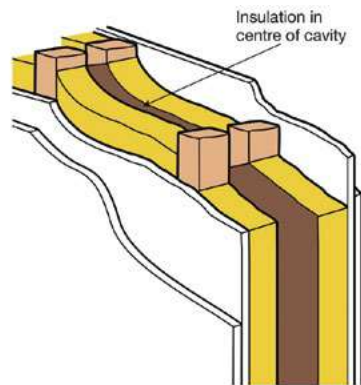
As with masonry construction, there is a vented cavity between the inner and outer leaf of the external wall to ensure no moisture can become trapped. In addition, the timber frame has a factory-fitted breather membrane that allows moisture to escape but not to enter the building – providing an extra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

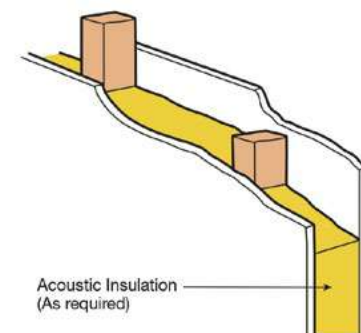
### External wall and brick



### Party wall (Extra sheathing may be used as required)



### Internal wall



# 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.



# 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.



**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. Computer generated images are indicative only and do not accurately depict individual plots. Photography depicts typical David Wilson Homes developments. Photography, computer generated imagery and floorplans depicts a representation of the interiors, 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.

We are the only major national housebuilder to be awarded this key industry award 13 years in a row. "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, over 90% of Barratt Developments PLC group customer would recommend our brands to a friend.

BDW003750/NOV23

**barratthomes.co.uk**

**0333 3558 500**



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HOMES