

BARRATT - CLASSIC PARCEL
SCHEDULE OF ACCOMMODATION

Barratt Type	House Type	Sqft	No	Total Sqft
Type 50 - End	2 Bed Terraced House	866	4	3464
Type 52 - End	3 Bed Terraced House	1025	10	10250
Kew - End	2 Bed Terraced House	785	8	6280
Kew - Mid	2 Bed Terraced House	785	2	1570
Newby	3 Bed Detached House	952	8	7616
Mewstone - End	3 Bed Semi / Mews House	970	36	34920
Mewstone - Mid	3 Bed Semi / Mews House	970	2	1940
Matlock - End	3 Bed Semi / Mews House	970	20	19400
Martham - End	3 Bed Detached / Semi Detached Dual Aspect House	995	6	5970
Martham	3 Bed Detached / Semi Detached Dual Aspect House	995	1	995
Redford	3 Bed Detached	1046	7	7322
Willow	4 Bedroom Int. Garage Detached House	1074	22	23628
Knightwood - End	4 Bed Townhouse	1122	14	15708
Harlow	4 Bedroom Int. Garage Detached House	1276	9	11484
Allerthorpe	4 Bed Dual Aspect Detached House	1225	13	15925
Unstock	5 Bedroom Detached	1551	9	13959

Total number of units and square footage 171 180431

Gross Site Area in Acres N/A

Open Space & Undevelopable Area in Acres N/A

Net Site Area in Acres 11.18

Density (Units per Acre) 15

Density (Units per Hectare) 38

Square Foot / Acre 16,139

Percentage NDSS Compliant 100%

BARRATT - CONTEMPORARY PARCEL
SCHEDULE OF ACCOMMODATION

Barratt Type	House Type	Sqft	No	Total Sqft
Type 50 - End	2 Bed Terraced House	866	6	5196
Type 50 - Mid	2 Bed Terraced House	866	1	866
Type 52 - End	3 Bed Terraced House	1025	4	4100
Type 52 - Mid	3 Bed Terraced House	1025	2	2050
Kew - End	2 Bed Terraced House	785	10	7850
Kew - Mid	2 Bed Terraced House	785	4	3140
Holkham	3 Bedroom Int. Garage Detached House	922	9	8298
Brownstone - End	3 Bed Semi / Mews House	934	12	11208
Mewstone - End	3 Bed Semi / Mews House	970	28	27160
Mewstone - Mid	3 Bed Semi / Mews House	970	6	5820
Matlock - End	3 Bed Semi / Mews House	970	13	12610
Martham - End	3 Bed Detached	995	2	1990
Martham	3 Bed Detached / Semi Detached Dual Aspect House	995	5	4975
Redford	3 Bed Detached	1046	4	4184
Knightwood - End	4 Bed Townhouse	1122	8	8976
Allerthorpe	4 Bed Dual Aspect Detached House	1225	5	6125
Newby	3 Bed Detached House	952	7	6664
Unstock	5 Bedroom Detached	1551	5	7755

Total number of units and square footage 131 128967

Gross Site Area in Acres N/A

Open Space & Undevelopable Area in Acres N/A

Net Site Area in Acres 7.93

Density (Units per Acre) 17

Density (Units per Hectare) 41

Square Foot / Acre 16,263

Percentage NDSS Compliant 100%

Percentage Part M4(2) Compliant 10%

House Type Code	House Type Name	Beds	Storey Height	Number	sgm	Sq Ft	Total Sq Ft
N224 XEH7	Primrose (End)	2	2	8	71.3	768	6144
N224 XI-7	Primrose (Mid)	2	2	4	71.3	768	3072
YH50 XOHE	YH50 (End)	2	2	4	80.5	866	3464
YH50 XO-I	YH50 (Mid)	2	2	2	80.5	866	1732
YH52 XOHE	YH52 (End)	3	2	6	95.2	1025	6150
YH52 XO-I	YH52 (Mid)	3	2	2	95.2	1025	2050
N382 XEH7	Alder (End)	3	2	31	89.7	966	29946
N382 XI-7	Alder (Mid)	3	2	3	89.7	966	2898
N341 XDG7	Foxglove (Det)	3	2	9	103.7	1116	10044
N341 XEG7	Foxglove (End)	3	2	3	103.7	1116	3348
N319 XEG7	Frampton (End)	3	2.5	10	104.7	1127	11270
N403 X-G7	Hazelborough	4	2	8	108	1163	9304
N431 X-H7	Hamford	4	2	5	118.5	1275	6375
N411 X-H7	Thornhill	4	2	8	124.3	1338	10704
N442 X-H7	Winterton	4	2	11	125.8	1354	14894
N417 X-H7	Lynford	4	2	6	133.2	1434	8604
N408 X-H7	Hepburn	4	2	6	134.2	1444	8664
N456 X-H7	Wychwood	4	2	10	138.3	1489	14890
N469 X-H7	Culver	5	2	7	141.7	1525	10675

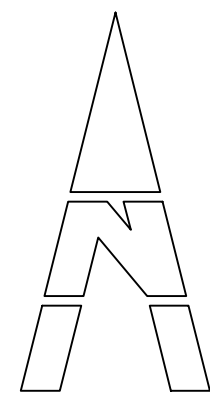
Open Market Summary			
Bedroom Provision			
1 Beds:	0	0.0%	Total Dwellings: 143
2 Beds:	18	12.6%	Provision Percentage: 100.0%
3 Beds:	56	39.2%	Total Sq Ft: 164228
4 Beds:	54	37.8%	
5 Beds:	7	4.9%	

Site Areas		Acres	Hectares
Gross Development Area:		10.2	4.135
Net Development Area:		10	4.05
Open Space Provision (including SuDS):		N/A	N/A
Ancillary Areas (Infrastructure etc):		N/A	N/A

Housing Summary			
Bedroom Provision			
1 Beds:	0	0.0%	Total Dwellings: 143
2 Beds:	24	16.8%	
3 Beds:	68	47.6%	Total Sq Ft: 164228
4 Beds:	54	37.8%	
5 Beds:	7	4.9%	

Efficiency Calculations		
Housing Density (Per Gross Hectare):		N/A
Housing Density (Per Net Hectare):		35.4
Net to Gross Ratio:		N/A
Sq Ft per Net Acre:		16410

Warning to House Purchasers
Buyers are warned that this is a working drawing and the contents of this drawing may be subject to change during the build process. The layout, form, content, and dimensions specified are included for general guidance only. Features or fixtures shown may differ or be subject to individual interpretation. Whilst we make every effort to ensure no drawings are up to date when they are issued, it is the responsibility of the purchaser to ensure that the drawings are up to date when they are issued. The contents of this drawing do not constitute a contract, part of any contract or warranty unless specifically incorporated into the contract. They should not be relied upon for the purposes of entering into a contract to purchase any property.



Revision	Description	Date	Design By
Project: Crown Top			
Planning Layout			
Design By:	Date:	Scale of AD:	Revision:
JP	01.02.24	1:1000	002
H8544 - BAH -	XX	-XX-DR-UD-	203002
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