



OLD MILL FARM

Brinsley

EXPERIENCE

— THE DAVID WILSON DIFFERENCE —

At David Wilson Homes we have been building quality homes across the UK for over 40 years. Our reputation is founded on our commitment to provide traditional homes in desirable locations built to a superb specification.

We* are delighted to have received over 90% homeowner recommendation since 2010. This Home Builders Federation accolade recognises our commitment to bring you beautiful new homes.

Our collection of beautiful homes offers a range of spacious bedroom designs, with developments located in highly desirable locations.

We would encourage you to come and experience the David Wilson Difference and we look forward to seeing you at one of our many developments.



Mark Cotes



DAVID WILSON HOMES

WHERE QUALITY LIVES

WELCOME TO

OLD MILL FARM



Set in an ideal location to enjoy a semi-rural lifestyle is your new home at Old Mill Farm. Situated just 10 minutes from the bustling town of Eastwood, your home will benefit from great road links to the A610 and M1, and plenty of local amenities, including a dentist, doctor's surgery, supermarkets and restaurants. You will have great



access to surrounding towns and cities, including Nottingham and Derby. You will also benefit from the stunning Nottinghamshire countryside that surrounds your new home, great for you and your family to enjoy walks.

A SENSE OF PEACE,
QUALITY
— AND SPACE —



Our homes at Old Mill Farm provide a sense of quality from the moment you step inside. We have thought carefully about the demands of family life. Intelligent designs ensure the interior layouts are bright and airy, with free-flowing, flexible rooms easy to adapt to the way you and your family want to live.

Entertaining will be effortless with spare rooms for your guests and open-plan kitchen or living/dining areas allowing space for you to enjoy quality time. You won't have to wait for that morning shower with most of our homes benefitting from two or more bathrooms, including your own private sanctuary – a main bedroom en suite. If you're working from home, most of our homes include a study.

Hallways are large enough for a warm welcome and kitchens or living rooms open onto your garden for those summer days. Most importantly, everything is finished to the highest standards and there is plenty of storage for all of your things to ensure you have an ideal place for a comfortable lifestyle.

IDEALLY LOCATED

————— FOR YOU AND YOUR FAMILY —————



There's nearby schools and nurseries for children of all ages rated 'Good' by Ofsted. For the little ones, Brinsley Primary and Nursery school is just a short drive



or less than a 15 minute walk away, and for older children Selston High School is a 5 minute drive away. There's also a number of university options available in the



surrounding cities, including the University of Derby, Nottingham Trent University and the University of Nottingham.

EXCELLENT

CONNECTIONS



Roads: The A610 is just a short drive away linking you to the M1 (north and south) in under 10 minutes, for easy access to Nottingham, Derby, Leicester and Sheffield. With this route, you also have great access to the A38 and A52.



Rail: Commuters will benefit from direct trains to Nottingham in under 20 minutes from Langley Mill train station, situated under 10 minutes away from your new home.



Plane: If after your big move you feel like taking a well-earned break, East Midlands Airport is less than half an hour away from Old Mill Farm to get you jetting off on holiday.

THIRTY MINUTES

FROM YOUR NEW HOME



Eastwood Town Centre
5 minutes



Giltbrook Shopping Park
12 minutes



Erewash Meadows Nature Reserve
15 minutes



Nottingham City Centre
20 minutes



Derby City Centre
30 minutes



Peak District
30 minutes



OLD MILL FARM

Brinsley

-  **The Wilford**
2 bedroom home
-  **The Archford**
3 bedroom home
-  **The Hadley**
3 bedroom home
-  **The Greenwood**
3 bedroom home
-  **The Abbeydale**
3 bedroom home
-  **The Eckington**
3 bedroom home
-  **The Meriden**
4 bedroom home
-  **The Holden**
4 bedroom home
-  **The Ingleby**
4 bedroom home
-  **The Avondale**
4 bedroom home
-  **The Winstone**
4 bedroom home
-  **The Henley**
5 bedroom home
-  **Affordable Housing**
-  **Discount Open Market**

Plots 17-20, 36-47, 55, 56, 59, 60, 63, 64, 82-85 are discounted open market, we will be selling the units.



-  **New tree line**
 -  **Gravel path**
 -  **Invertebrate box**
 -  **Bat Box**
 -  **Denotes bird box**
 -  **Balancing pond**
 -  **Existing trees**
 -  **Hedgehog highway**
 -  **Swift brick**
 -  **Visitor Parking Space**
 -  **Bin Collection Point**
 -  **Substation**
 -  **Show Homes**
 -  **Sales Centre**
- Positioning of our sustainability features are subject to change. Speak to a Sales Adviser for more information.

See the Difference at dwh.co.uk



DAVID WILSON HOMES
WHERE QUALITY LIVES

Development layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Images and development layouts are for illustrative purposes and should be used for general guidance only. Development layouts including parking arrangements, play areas and public open spaces may change to reflect changes in planning permission and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Please speak to your solicitor to whom full details of any planning consents including layout plans will be available. Old Mill Farm is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

H8060/01 Rev: A

THE ARCHFORD

THREE BEDROOM MID-TERRACED HOME



Individual plots may vary, please speak to the Sales Adviser



A bright family home, The Archford has a stylish open-plan kitchen and dining area, with French doors opening out onto the rear garden – creating the option for even more living space in good weather. A lobby separates the

kitchen and the spacious lounge, with stairs leading to the first floor. Here, the master bedroom has its own en suite. This attractive mid-terraced home is completed by a further double bedroom, a single bedroom and a family bathroom.



DAVID WILSON HOMES

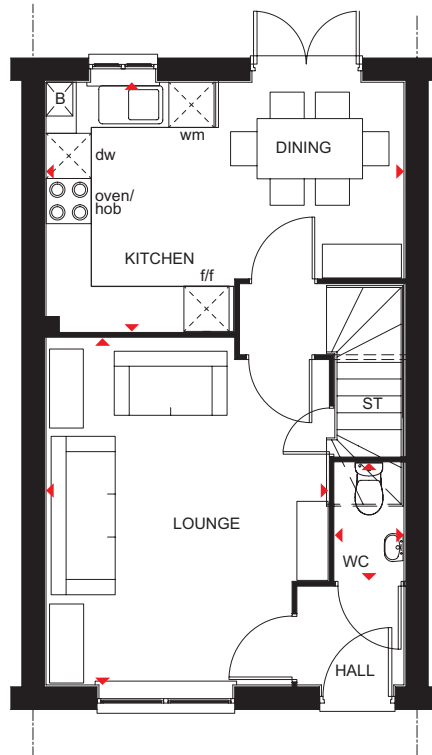
WHERE QUALITY LIVES

THE ARCHFORD

THREE BEDROOM MID-TERRACED HOME

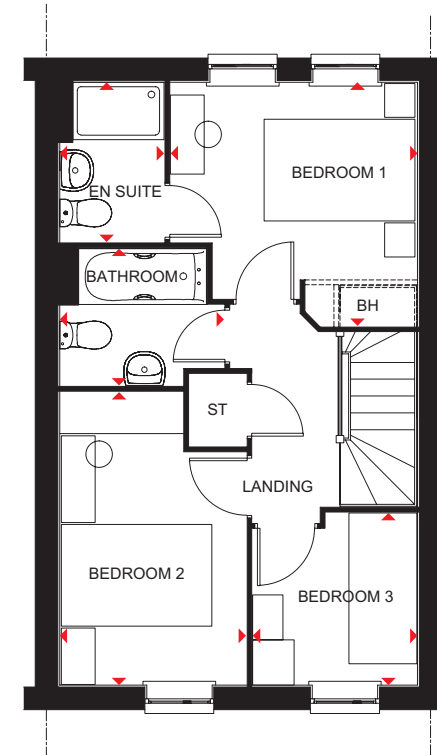
Key

B	Boiler	f/f	Fridge/freezer space	◀▶	Dimension location
ST	Store	wm	Washing machine space		
BH	Bulkhead	dw	Dishwasher space		



Ground Floor

Lounge	4604 x 3746 mm	15'11" x 12'3"
Kitchen/Dining	4750 x 3310 mm	15'7" x 10'10"
WC	1561 x 915 mm	5'1" x 3'0"



First Floor

Bedroom 1	3235 x 3276 mm	10'7" x 10'9"
En suite	1385 x 2119 mm	4'7" x 6'11"
Bedroom 2	2475 x 3891 mm	8'1" x 12'9"
Bedroom 3	2286 x 2186 mm	7'6" x 7'2"
Bathroom	1815 x 2181 mm	5'11" x 7'2"

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THE HADLEY

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The sash-style windows give this home a delightfully traditional look. Yet inside, the open-plan kitchen – with its dining and family areas and separate utility room – is designed very much for busy, modern living. French doors to the garden give the whole room

a bright and airy feeling. The spacious dual-aspect lounge meanwhile provides the perfect place to relax. Upstairs are two double bedrooms, the large main with en suite, a single bedroom and a family bathroom.



DAVID WILSON HOMES

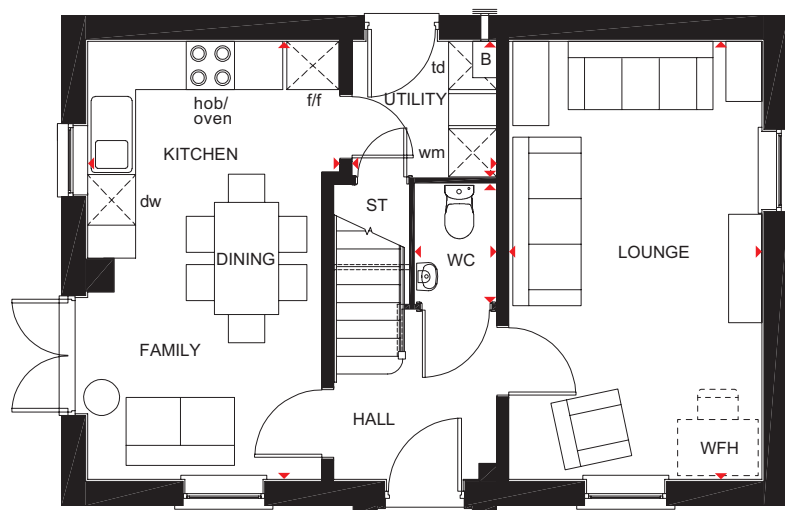
WHERE QUALITY LIVES

THE HADLEY

THREE BEDROOM HOME

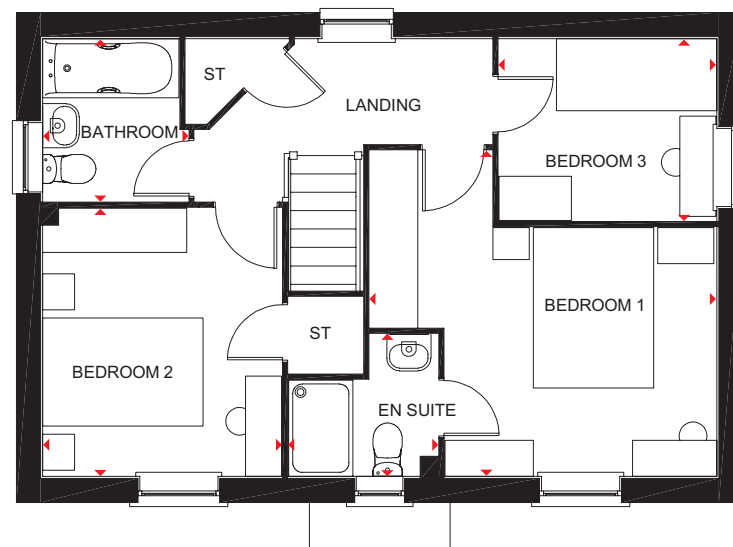
Key

B	Boiler	f/f	Fridge/freezer space	dw	Dishwasher space	◀▶	Dimension location
ST	Store	wm	Washing machine space	td	Tumble dryer space	WFH	Working from home



Ground Floor

Lounge	5455 x 3153 mm	17'11" x 10'4"
Kitchen/ Family/Dining	5455 x 3143 mm	17'11" x 10'4"
Utility	1804 x 1688 mm	5'11" x 5'6"
WC	1480 x 1014 mm	4'10" x 3'4"



First Floor

Bedroom 1	4324 x 4058 mm	14'2" x 13'3"
En Suite	1856 x 1771 mm	6'1" x 5'9"
Bedroom 2	3341 x 2978 mm	11'3" x 9'9"
Bedroom 3	2713 x 2265 mm	8'11" x 7'5"
Bathroom	2025 x 1811 mm	6'8" x 6'0"

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THE ECKINGTON

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Eckington is designed very much with modern living in mind, with its open plan kitchen, dining area providing flexible space. French doors access the rear garden and make the whole room bright and airy, while the separate utility room adds a practical note.

The spacious dual-aspect lounge meanwhile provides the perfect place to relax. Upstairs are three double bedrooms – with bedroom 1 featuring an en suite and the family bathroom.



DAVID WILSON HOMES

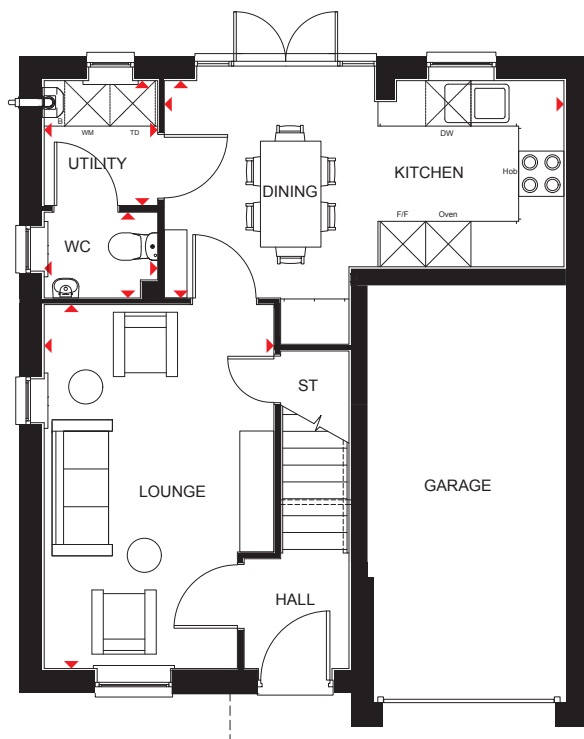
WHERE QUALITY LIVES

THE ECKINGTON

THREE BEDROOM HOME

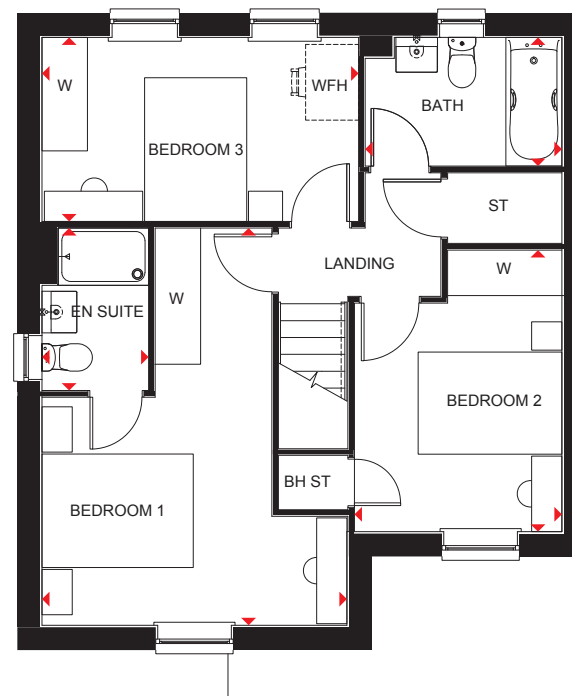
Key

B	Boiler	BH ST	Bulkhead Store	wm	Washing machine space	dw	Dishwasher space	WFH	Working from home space
ST	Store	f/f	Fridge/freezer space	TD	Tumble dryer space	w	Wardrobe space	◀▶	Dimension location



Ground Floor

Lounge	4812 x 3038 mm	15'9" x 10'0"
Kitchen/Dining	5285 x 2873 mm	17'4" x 9'5"
WC	1470 x 1134 mm	4'10" x 3'9"
Utility	1651 x 1470 mm	5'5" x 4'10"



First Floor

Bedroom 1	5252 x 4031 mm	17'3" x 13'3"
En-suite	2148 x 1408 mm	7'1" x 4'7"
Bedroom 2	3724 x 2742 mm	12'3" x 9'0"
Bedroom 3	4185 x 2433 mm	13'9" x 8'0"
Bath	2601 x 1701 mm	8'6" x 5'7"

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THE MERIDEN

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser

The Meriden is a bright place to call home with its attractive bay-fronted lounge and a light-filled glazed bay in the kitchen/dining area leading to the garden. A family space in the kitchen increases flexibility for living and entertaining, while a separate

utility room adds practicality and an integral garage provides extra security. Upstairs are four double bedrooms, the generous main bedroom with en suite, and a family bathroom with shower.



DAVID WILSON HOMES

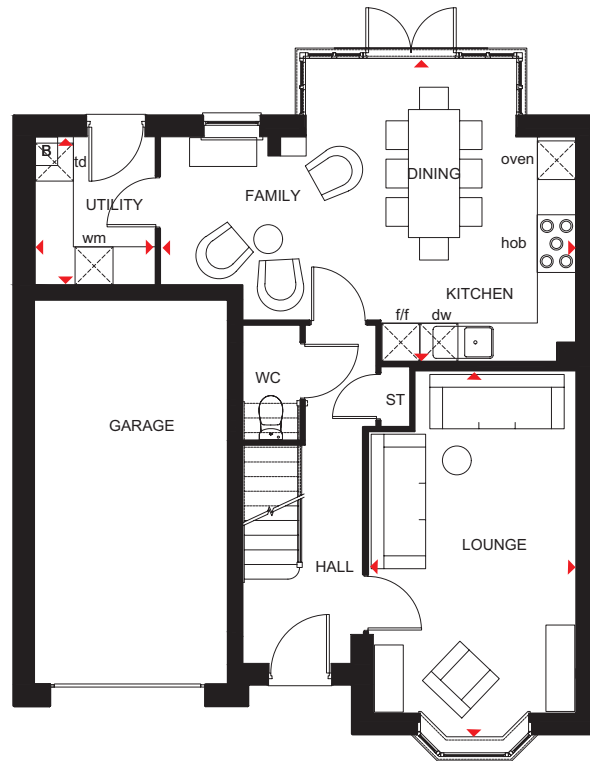
WHERE QUALITY LIVES

THE MERIDEN

FOUR BEDROOM DETACHED HOME

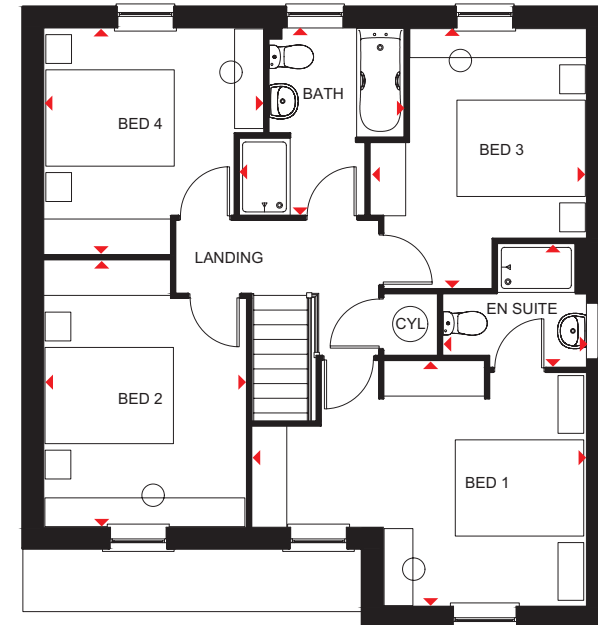
Key

B	Boiler	CYL	Cylinder	wm	Washing machine space	td	Tumble dryer space
ST	Store	f/f	Fridge/freezer space	dw	Dishwasher space	◀▶	Dimension location



Ground Floor

Lounge	5767 x 3235 mm	18'11" x 10'7"
Kitchen/Family/Dining	6486 x 4735 mm	21'3" x 15'6"
Utility	2305 x 1877 mm	7'7" x 6'2"
WC	1786 x 882 mm	5'10" x 2'11"



First Floor

Bedroom 1	5208 x 3822 mm	17'1" x 12'6"
En Suite	2235 x 1923 mm	7'4" x 6'4"
Bedroom 2	4161 x 3155 mm	13'8" x 10'4"
Bedroom 3	4056 x 3365 mm	13'3" x 11'0"
Bedroom 4	3527 x 3423 mm	11'7" x 11'3"
Bathroom	2913 x 210 mm	9'6" x 6'11"

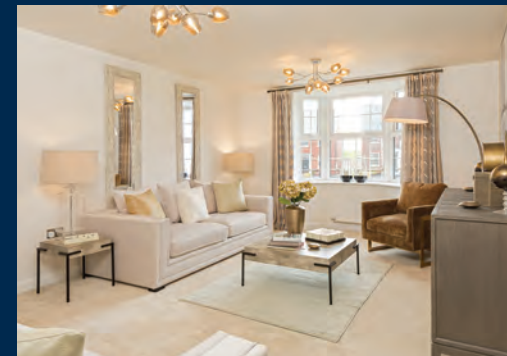
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THE HOLDEN

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Holden has a charming, traditional look, yet inside it is designed very much for modern family living. A beautiful glazed bay leading to the garden makes the open-plan kitchen, family and dining areas exceptionally bright and airy. A separate utility room also has access to the garden, while a large bay-fronted

lounge and a separate study provide room to relax and work. Upstairs are four double bedrooms, the main bedroom with en suite, and a family bathroom with both a bath and separate shower.



DAVID WILSON HOMES

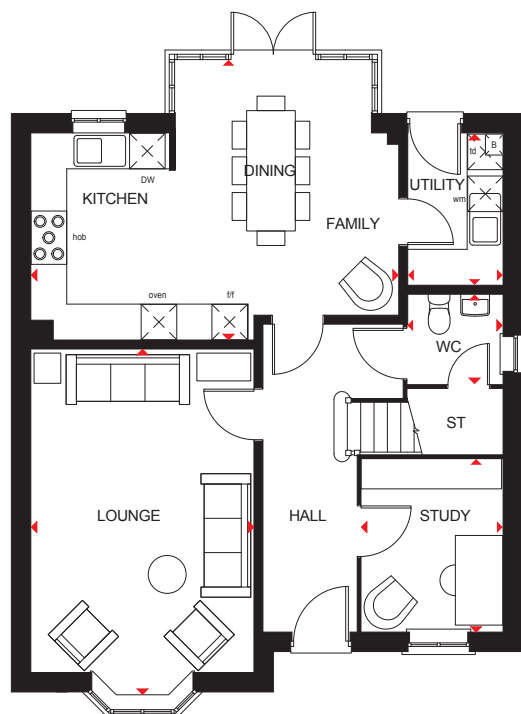
WHERE QUALITY LIVES

THE HOLDEN

FOUR BEDROOM HOME

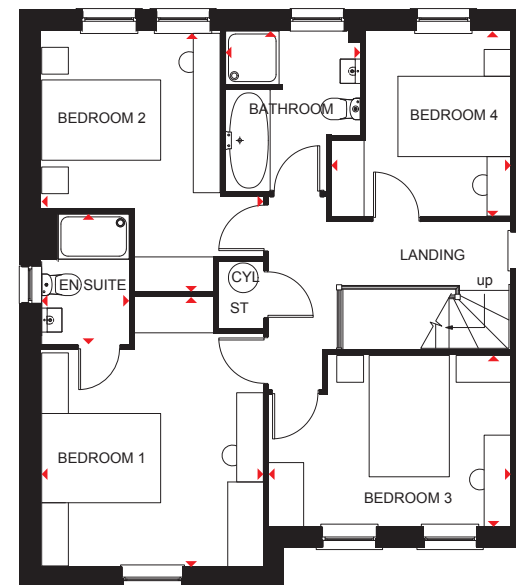
Key

B	Boiler	f/f	Fridge/freezer space	td	Tumble dryer space
ST	Store	wm	Washing machine space	◀▶	Dimension location
CYL	Cylinder	dw	Dishwasher space		



Ground Floor

Lounge	5802 x 3728 mm	19'0" x 12'3"
Kitchen/Family/Dining	6147 x 4685 mm	20'2" x 15'4"
Study	2886 x 2361 mm	9'6" x 7'9"
Utility	2545 x 1593 mm	8'4" x 5'3"
WC	1498 x 1593 mm	4'11" x 5'3"



First Floor

Bedroom 1	4543 x 3728 mm	14'11" x 12'3"
En Suite	2190 x 1390 mm	7'2" x 4'7"
Bedroom 2	4384 x 3728 mm	14'4" x 12'3"
Bedroom 3	4073 x 2886 mm	13'4" x 9'5"
Bedroom 4	3120 x 3043 mm	10'3" x 10'0"
Bathroom	2689 x 2266 mm	8'10" x 7'5"

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THE AVONDALE

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



This tasteful, double-fronted, detached home, with elegant sash-style windows, provides plenty of flexible living space. The Avondale's generous open-plan kitchen has a dedicated dining area with an attractive bay window, and a separate utility room.

A large, triple-aspect lounge leads to the garden via French doors, and a separate study provides a quiet space to work. Upstairs are four double bedrooms, the main with en suite, and a family bathroom complete with bath and separate shower.



DAVID WILSON HOMES

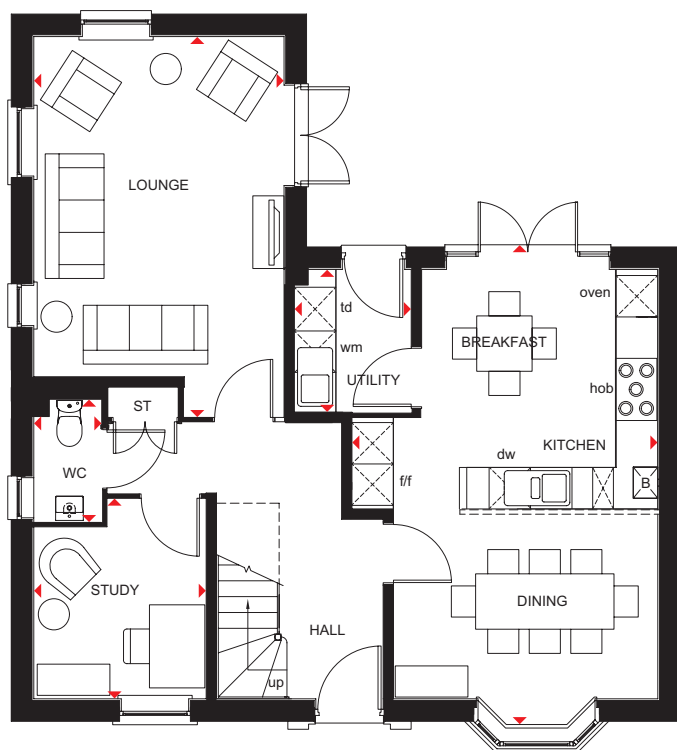
WHERE QUALITY LIVES

THE AVONDALE

FOUR BEDROOM HOME

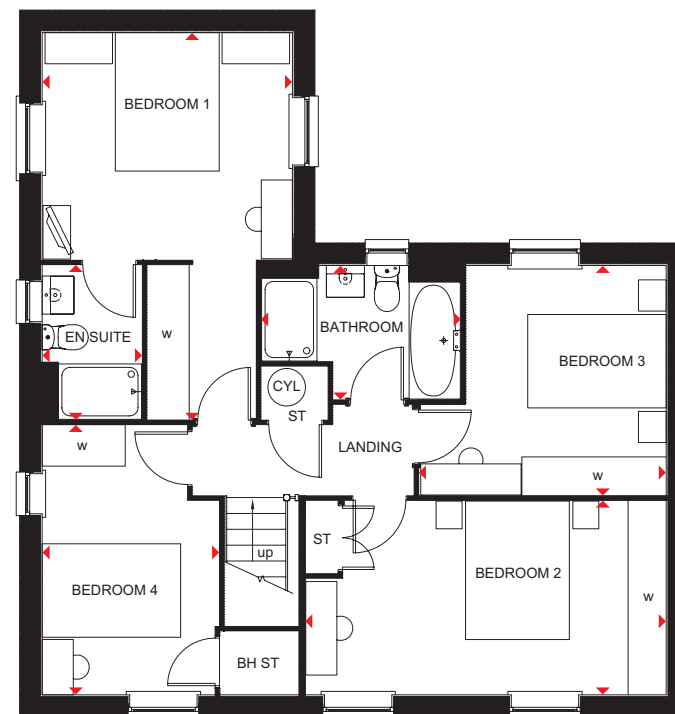
Key

B	Boiler	CYL	Cylinder	dw	Dishwasher space	◀▶	Dimension location
ST	Store	f/f	Fridge/freezer space	td	Tumble dryer space		
BH ST	Bulhead Store	wm	Washing machine space	w	Wardrobe space		



Ground Floor

Lounge	5490 x 3615 mm	18'0" x 11'10"
Kitchen/Dining	6600 x 4550 mm	21'7" x 14'11"
Utility	2164 x 1687 mm	7'7" x 5'6"
Study	2885 x 2490 mm	9'5" x 8'2"
WC	1793 x 963 mm	5'10" x 3'1"



First Floor

Bedroom 1	5720 x 3615 mm	18'9" x 11'10"
En Suite	2151 x 1435 mm	7'0" x 4'8"
Bedroom 2	5227 x 2800 mm	17'1" x 9'2"
Bedroom 3	3566 x 3316 mm	11'8" x 10'10"
Bedroom 4	4376 x 2550 mm	14'4" x 8'4"
Bathroom	2871 x 1929 mm	9'5" x 6'4"

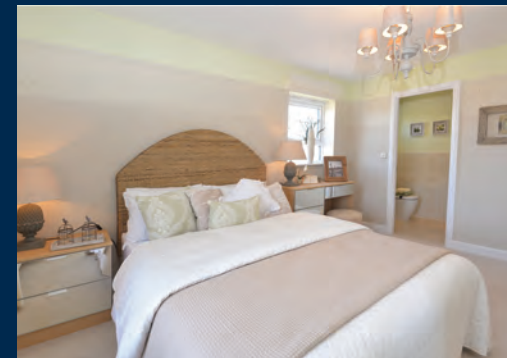
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THE HENLEY

FIVE BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The Henley is an incredibly bright and spacious family home with attractive bay windows in three of the ground floor rooms. Its stylishness is apparent from the moment you step through the front door. The hall leads to a large lounge through elegant double doors, as well as to a separate dining room and an expansive open-plan kitchen with

breakfast area and family space. Both kitchen and lounge lead to the garden via French doors and there is also a separate utility room. The first floor is just as spacious with four double bedrooms, both the large master and bedroom 2 with en suite. A single bedroom can be used as a study and there is also a family bathroom with shower.



DAVID WILSON HOMES

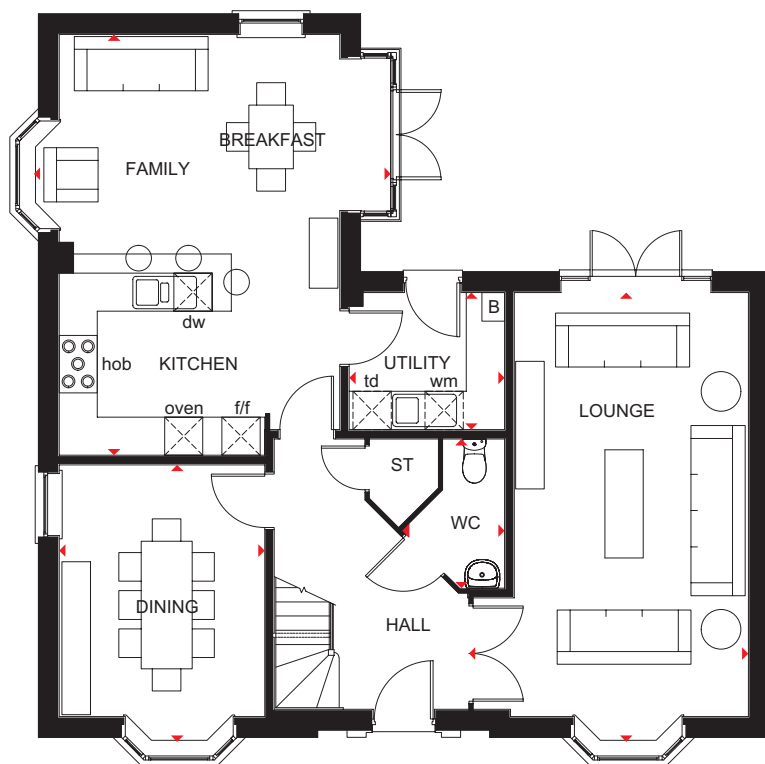
WHERE QUALITY LIVES

THE HENLEY

FIVE BEDROOM DETACHED HOME

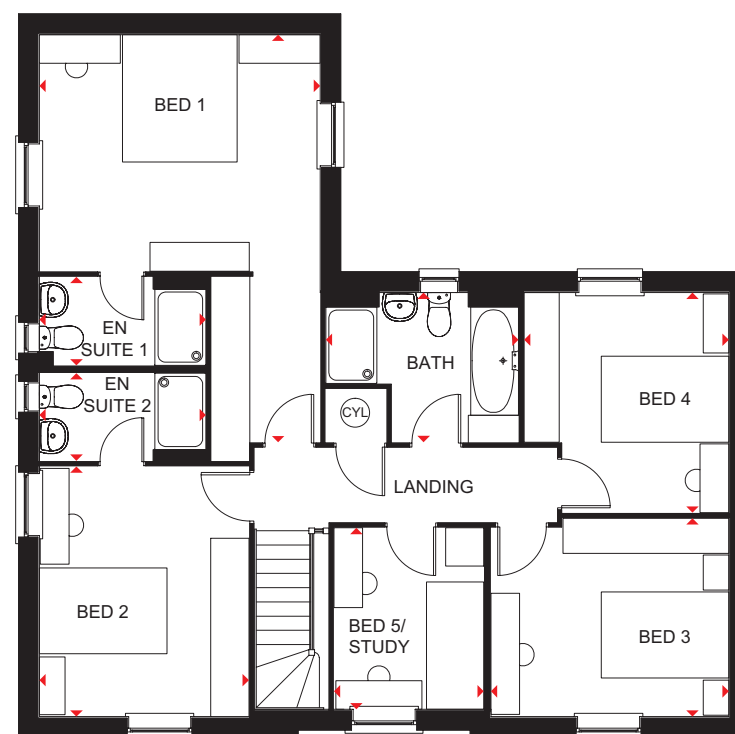
Key

B	Boiler	f/f	Fridge/freezer space	td	Tumble dryer space
ST	Store	wm	Washing machine space	◀▶	Dimension location
CYL	Cylinder	dw	Dishwasher space		



Ground Floor

Lounge	7050 x 4307 mm	23'2" x 14'2"
Kitchen/Family/Breakfast	6602 x 5600 mm	21'8" x 18'4"
Dining	4347 x 3225 mm	14'3" x 10'7"
Utility	2437 x 2150 mm	8'0" x 7'1"
WC	2340 x 1599 mm	7'8" x 5'3"



First Floor

Bedroom 1	6688 x 4403 mm	21'11" x 14'5"
En suite 1	2610 x 1390 mm	8'7" x 4'7"
Bedroom 2	3925 x 3286 mm	12'11" x 10'9"
En suite 2	2610 x 1374 mm	8'7" x 4'6"
Bedroom 3	3733 x 3112 mm	12'3" x 10'3"
Bedroom 4	3452 x 3211 mm	11'4" x 10'6"
Bedroom 5/Study	2849 x 2352 mm	9'4" x 7'9"
Bathroom	3023 x 2347 mm	9'11" x 7'8"

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— CREATING A SUSTAINABLE —

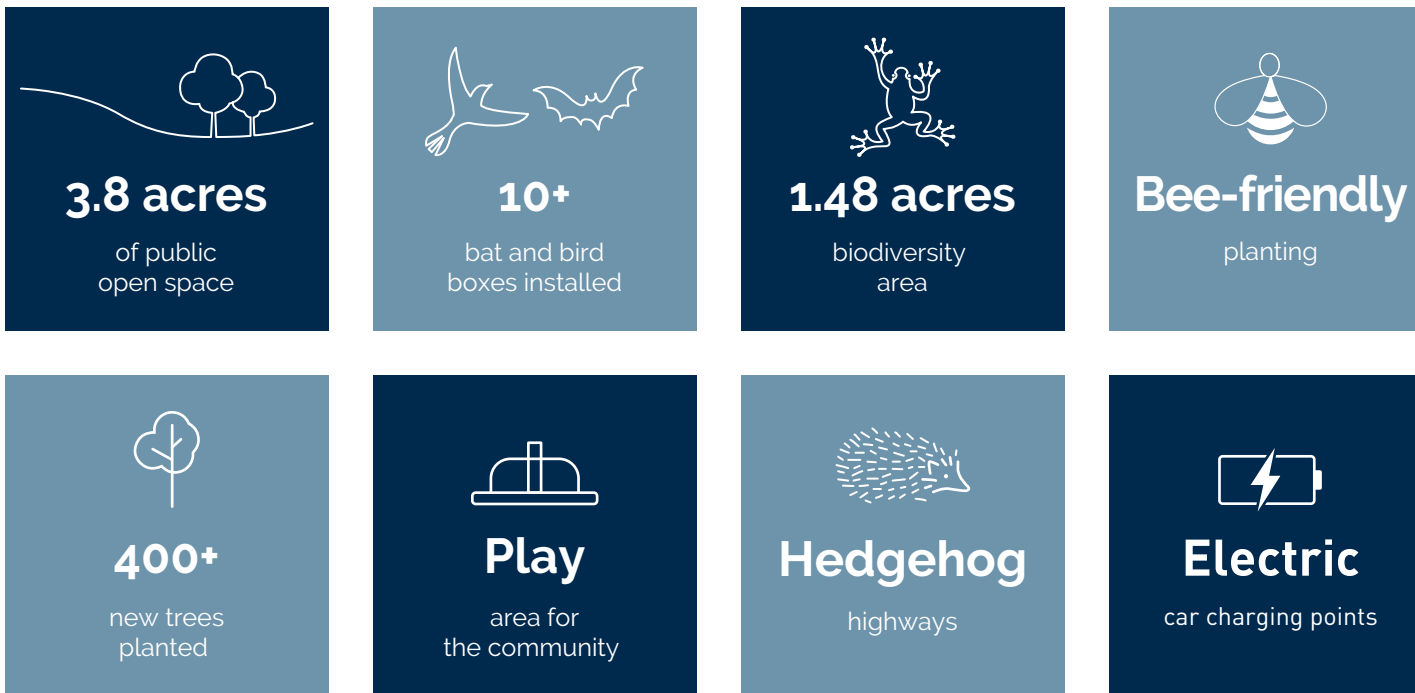
COMMUNITY

WHERE FAMILIES AND NATURE CAN THRIVE

At David Wilson 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.



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 house-builder 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.



DAVID WILSON HOMES

WHERE QUALITY LIVES

dwh.co.uk or call **0333 355 8473**

BDW005297/OCT24