

RYEBANK GATE

YAPTON

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 offer a range of spacious bedroom designs, 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.



DAVID WILSON HOMES

WHERE QUALITY LIVES

RYEBANK GATE

YAPTON

- Blyford 3 bedroom home
- Greenwood 3 bedroom home
- Hollinwood 4 bedroom home
- Bradgate 4 bedroom home
- Ingleby 4 bedroom home
- Holden 4 bedroom home
- Kirkdale 4 bedroom home
- Avondale 4 bedroom home
- BCP Bins Collection Point
- V Visitor Parking Space
- S/S Substation



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 and social/affordable housing 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. Ryebank Gate is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

— CREATING A SUSTAINABLE —

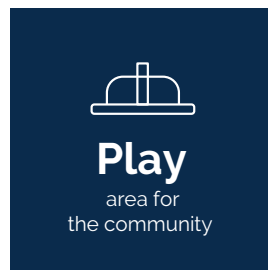
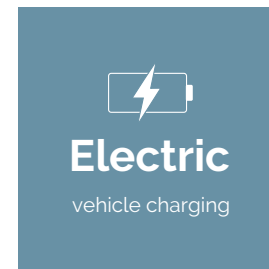
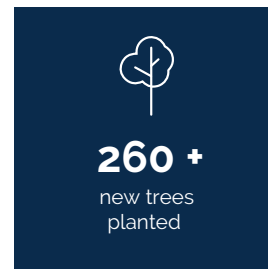
COMMUNITY

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.

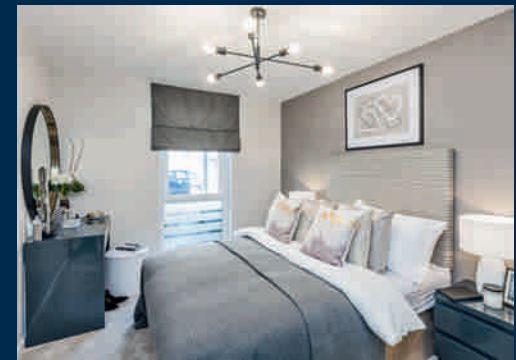


THE BLYFORD

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The impressive façade of The Blyford is a strong hint to what lies behind. A spacious lounge leads to a bright open-plan kitchen and dining area, with access to a utility room and the rear garden. An integral garage on the ground floor provides upstairs

with space generous enough for three double bedrooms, a study and a large family bathroom with separate shower. The main bedroom also enjoys the luxury of its own dressing area as well as an en suite.



DAVID WILSON HOMES

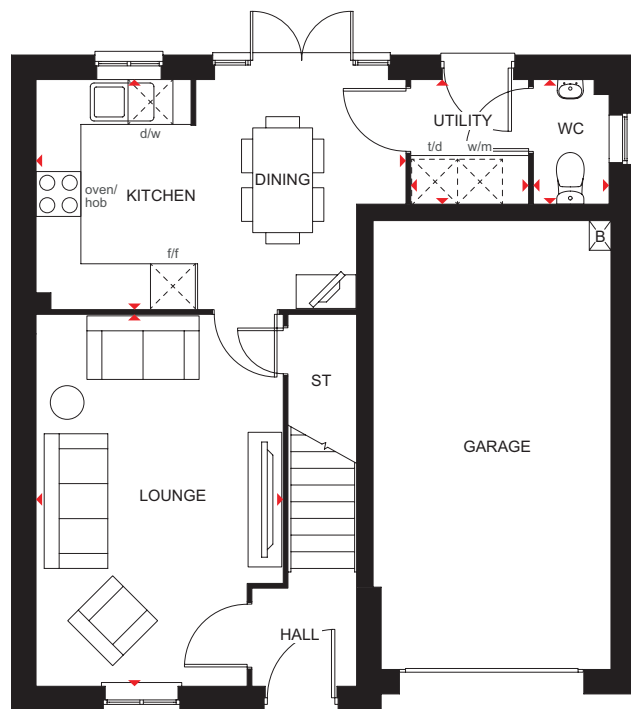
WHERE QUALITY LIVES

THE BLYFORD

THREE BEDROOM HOME

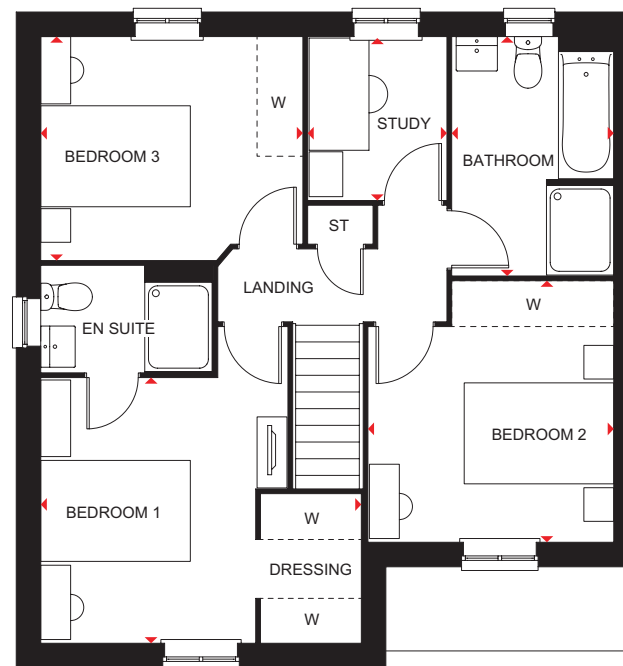
Key

B	Boiler	f/f	Fridge/freezer space	d/w	Dishwasher space	W	Wardrobe space
ST	Store	w/m	Washing machine space	t/d	Tumble dryer space	◀▶	Dimension location



Ground Floor

Lounge	4940 x 3180 mm	16'2" x 10'5"
Kitchen/Dining	3060 x 4820 mm	10'0" x 15'9"
WC	1000 x 1660 mm	3'3" x 5'5"
Utility	1330 x 1550 mm	4'4" x 5'1"



First Floor

Bedroom 1	3540 x 4280 mm	11'7" x 14'0"
En suite	1430 x 2290 mm	4'8" x 7'6"
Bedroom 2	3270 x 3480 mm	10'8" x 11'5"
Bedroom 3	2850 x 3490 mm	9'4" x 11'5"
Bathroom	3050 x 1560 mm	10'0" x 5'1"
Study	2179 x 1838 mm	7'1" x 6'0"

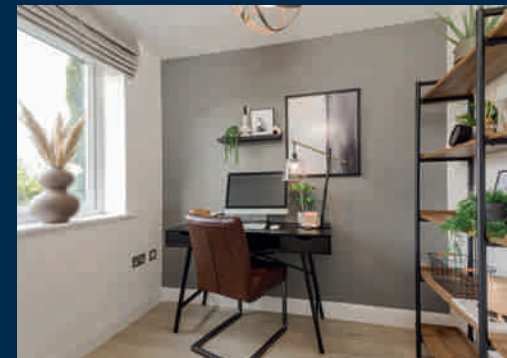
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THE GREENWOOD

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Greenwood is a flexible home designed over three floors. The ground floor has a kitchen that flows into dining and family areas, with a large walk-in glazed bay leading to the garden – and perfect extended living space in good weather. A study and

a utility cupboard are also on the ground floor, while a spacious lounge and main bedroom with en suite are on the first floor. Upstairs again, and a further two double bedrooms and the family bathroom are on the top floor, making this a great family home.



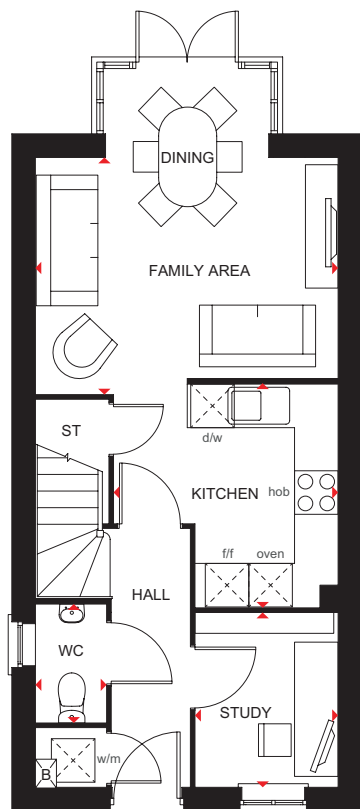
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE GREENWOOD

THREE BEDROOM HOME

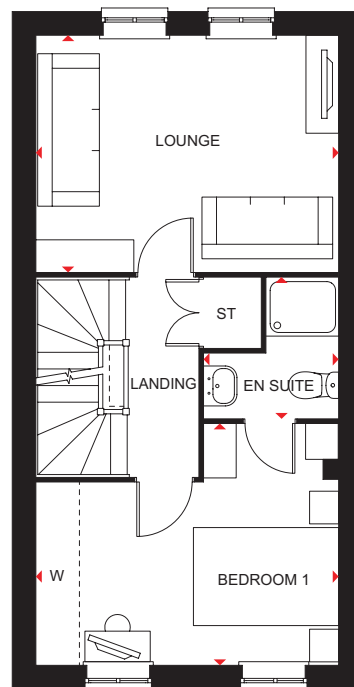
Key

B	Boiler	f/f	Fridge/freezer space	w/m	Washing machine space
ST	Store	d/w	Dishwasher space	◀▶	Dimension location



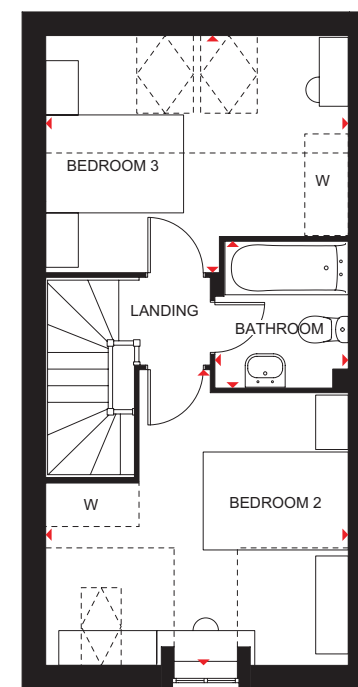
Ground Floor

Family/Dining	3090 x 4490 mm	10'1" x 14'8"
Kitchen	3080 x 3090 mm	10'1" x 10'1"
Study	1970 x 2400 mm	6'5" x 7'10"
WC	980 x 1610 mm	3'2" x 5'3"



First Floor

Bedroom 1	4170 x 3320 mm	13'8" x 10'10"
En suite	1840 x 1940 mm	6'0" x 6'4"
Lounge	4170 x 3230 mm	13'8" x 10'7"



Second Floor

Bedroom 2	3950 x 4170 mm	12'11" x 13'8"
Bedroom 3	3140 x 4170 mm	10'3" x 13'8"
Bathroom	1590 x 1780 mm	5'2" x 5'10"

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THE HOLLINWOOD

FOUR BEDROOM DETACHED HOME



Individual plots and elevational treatments may vary, please speak to the Sales Adviser



A delightful, yet traditional looking home, the Hollinwood has been designed very much for busy family life. An attractive glazed bay leading to the garden creates a light atmosphere in the open-plan kitchen with flexible dining and family space. The kitchen also has an

adjacent utility room. The dual-aspect lounge provides the perfect place for the whole family to relax. Upstairs are four bedrooms, the main bedroom with en suite and a family bathroom.



DAVID WILSON HOMES

WHERE QUALITY LIVES

THE HOLLINWOOD

FOUR BEDROOM DETACHED HOME

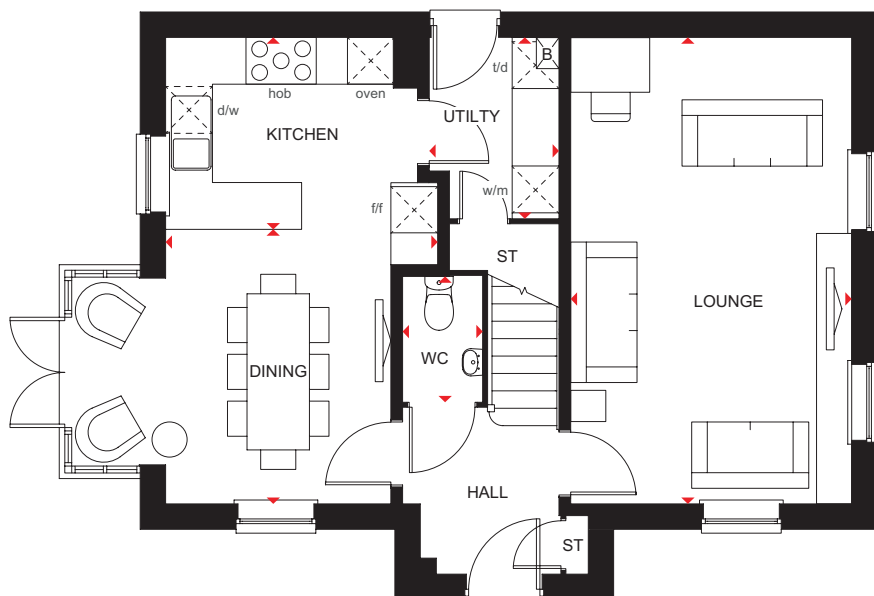
Key

B Boiler
ST Store

f/f Fridge/freezer space
w/m Washing machine space

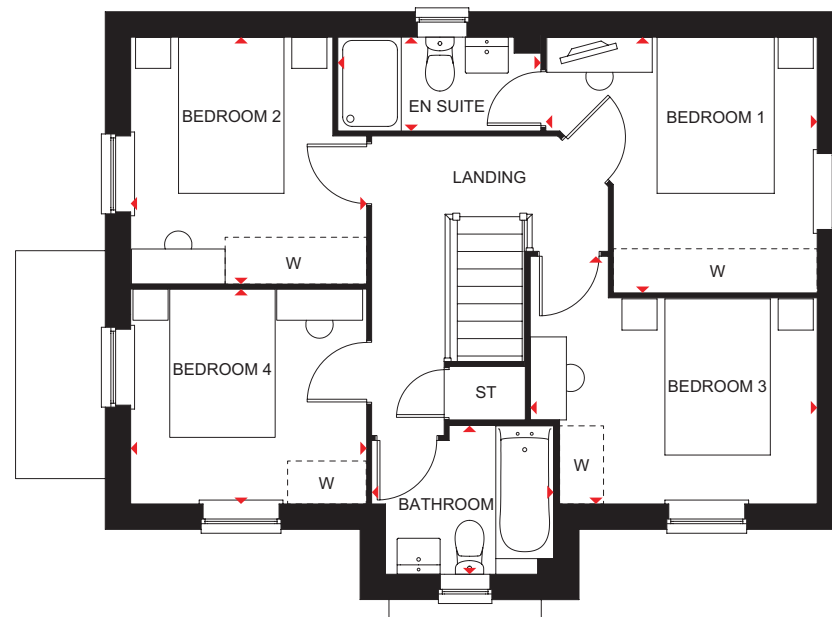
d/w Dishwasher space
t/d Tumble dryer space

◀▶ Dimension location



Ground Floor

Lounge	5980 x 3600 mm	19'7" x 11'10"
Kitchen	3480 x 2460 mm	11'5" x 8'1"
Family/Dining	4110 x 3520 mm	13'6" x 11'7"
Utility	2310 x 1660 mm	7'7" x 5'5"
WC	1380 x 900 mm	4'6" x 2'11"



First Floor

Bedroom 1	3460 x 3260 mm	11'4" x 10'8"
En suite	2450 x 980 mm	8'0" x 3'2"
Bedroom 2	3150 x 3010 mm	10'4" x 9'10"
Bedroom 3	3550 x 3000 mm	11'8" x 9'10"
Bedroom 4	2890 x 2630 mm	9'6" x 8'7"
Bathroom	2150 x 1790 mm	7'1" x 5'10"

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.

BDW002977/APR23

THE BRADGATE

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



A home to suit all the family, The Bradgate offers a combination of flexible communal areas and dedicated quiet space. An expansive, open-plan kitchen with separate utility has dining and family areas leading to the garden – and extended living space in good weather – via a beautiful walk-in glazed bay with French

doors. A separate study and a lounge with attractive bay window provide room to work and relax in. Four double bedrooms upstairs, the spacious main bedroom with en suite, ensure everyone has space of their own. A family bathroom completes this truly superb family home.



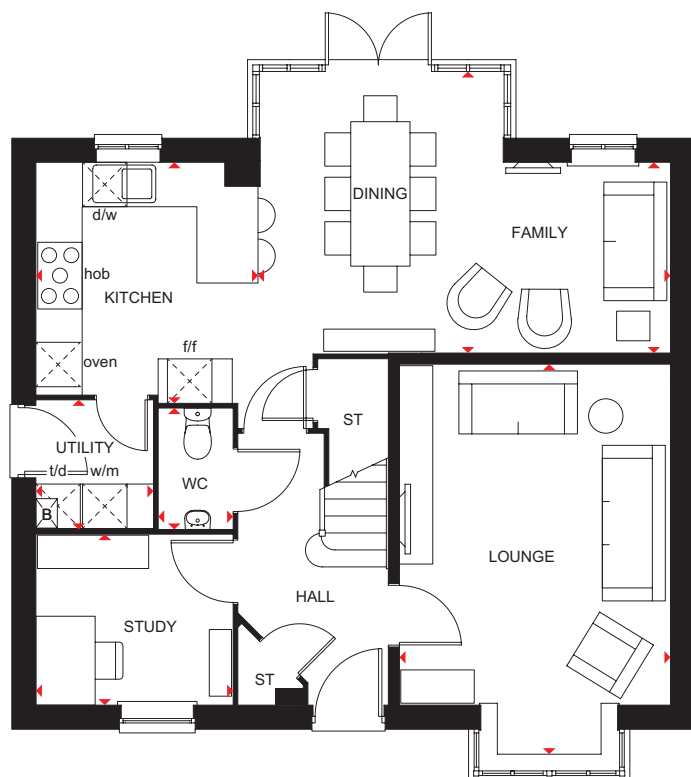
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE BRADGATE

FOUR BEDROOM HOME

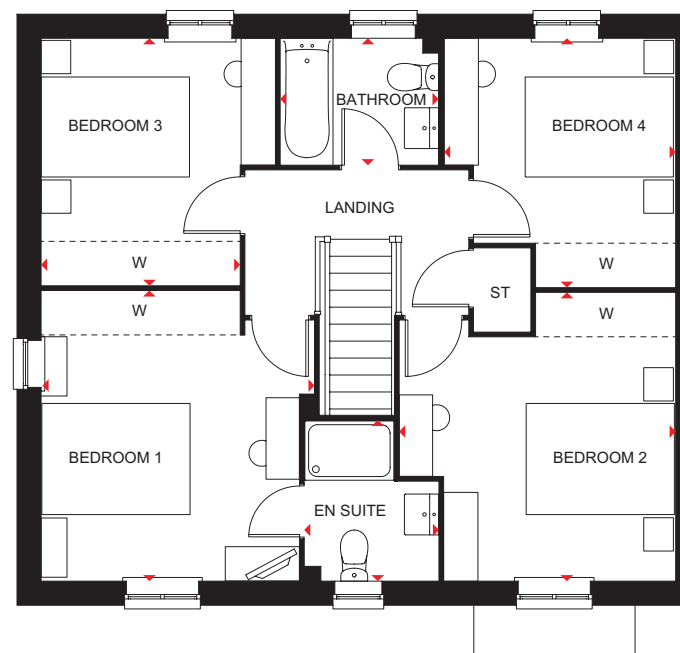
Key

B	Boiler	f/f	Fridge/freezer space	d/w	Dishwasher space	W	Wardrobe space
ST	Store	w/m	Washing machine space	t/d	Tumble dryer space	◀▶	Dimension location



Ground Floor

Lounge	3650 x 5260 mm	11'11" x 17'3"
Kitchen/Family/Dining	8580 x 3770 mm	28'1" x 12'4"
Study	2290 x 2640 mm	7'6" x 8'7"
Utility	1720 x 1570 mm	5'7" x 5'1"
WC	980 x 1610 mm	3'2" x 5'3"



First Floor

Bedroom 1	3670 x 3900 mm	12'0" x 12'9"
En suite	1770 x 2160 mm	5'9" x 7'1"
Bedroom 2	3880 x 3700 mm	12'8" x 12'1"
Bedroom 3	3320 x 2670 mm	10'10" x 8'9"
Bedroom 4	3350 x 3110 mm	10'11" x 10'2"
Bathroom	2124 x 1700 mm	6'11" x 5'6"

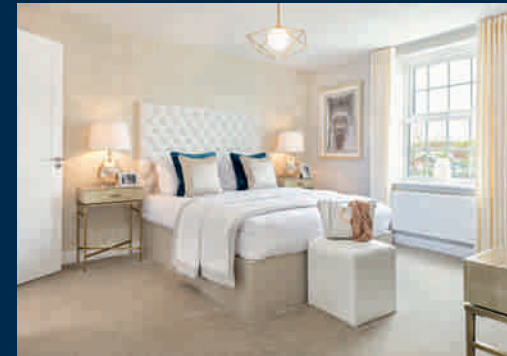
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THE HOLDEN

FOUR BEDROOM DETACHED HOME
PLOTS 72, 129, 132, 135, 140, 141, 145, 169, 171



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 separate family bathroom with both bath and shower.



DAVID WILSON HOMES

WHERE QUALITY LIVES

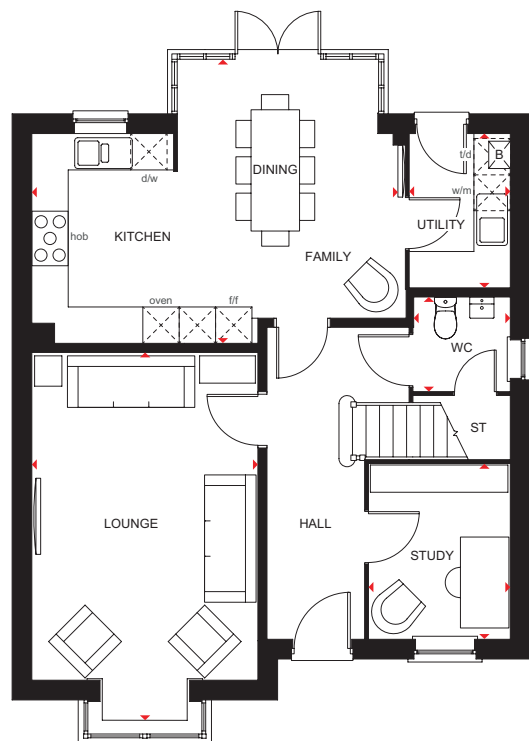
THE HOLDEN

FOUR BEDROOM DETACHED HOME

PLOTS 72, 129, 132, 135, 140, 141, 145, 169, 171

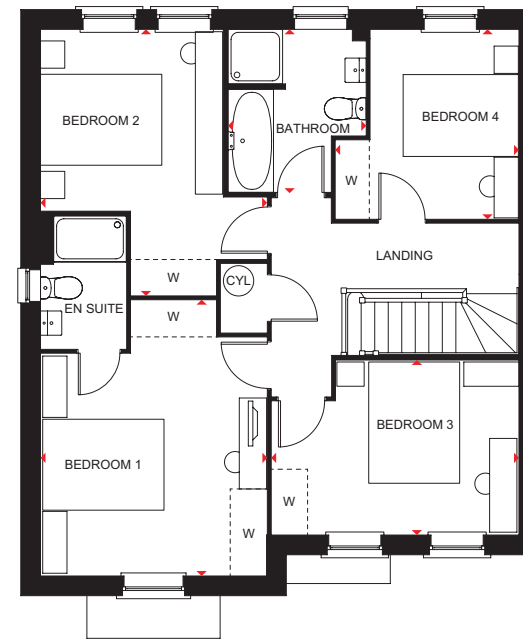
Key

B	Boiler	CYL	Cylinder	w/m	Washing machine space	t/d	Tumble dryer space	◀▶	Dimension location
ST	Store	f/f	Fridge/freezer space	d/w	Dishwasher space	w	Wardrobe space		



Ground Floor

Kitchen/Family/Dining	4690 x 6150 mm	15'4" x 20'2"
Lounge	6110 x 3730 mm	20'0" x 12'2"
Study	2890 x 2330 mm	9'5" x 7'7"
Utility	2540 x 1650 mm	8'4" x 5'5"
WC	1550 x 1590 mm	5'1" x 5'2"



First Floor

Bedroom 1	4540 x 3730 mm	14'10" x 12'2"
En suite	2200 x 1400 mm	7'2" x 4'7"
Bedroom 2	4380 x 3730 mm	14'4" x 12'2"
Bedroom 3	4070 x 2870 mm	13'4" x 9'5"
Bedroom 4	3020 x 3120 mm	9'10" x 10'2"
Bathroom	2690 x 2270 mm	8'10" x 7'5"

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THE KIRKDALE

FOUR BEDROOM DETACHED HOME
PLOTS 76, 136, 146, 172, 175, 176



Individual plots may vary, please speak to the Sales Adviser



The Kirkdale has a delightfully traditional look, while inside it is designed very much for modern family life. The hub of the house will surely be the expansive open-plan kitchen, which has dining and family areas with French doors to

the garden and a separate utility room. The lounge has an attractive front-aspect bay window, making it a pleasant place to relax. Upstairs, four double bedrooms – the main with en suite – and a family bathroom provide comfort for all the family.



DAVID WILSON HOMES

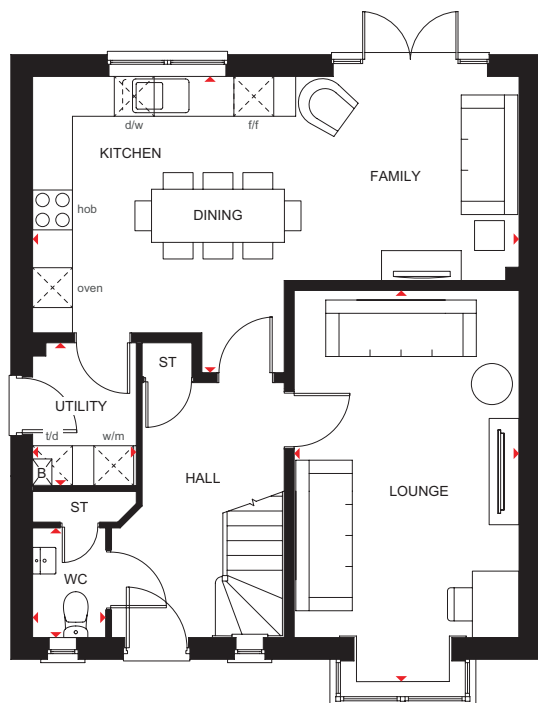
WHERE QUALITY LIVES

THE KIRKDALE

FOUR BEDROOM DETACHED HOME
PLOTS 76, 136, 146, 172, 175, 176

Key

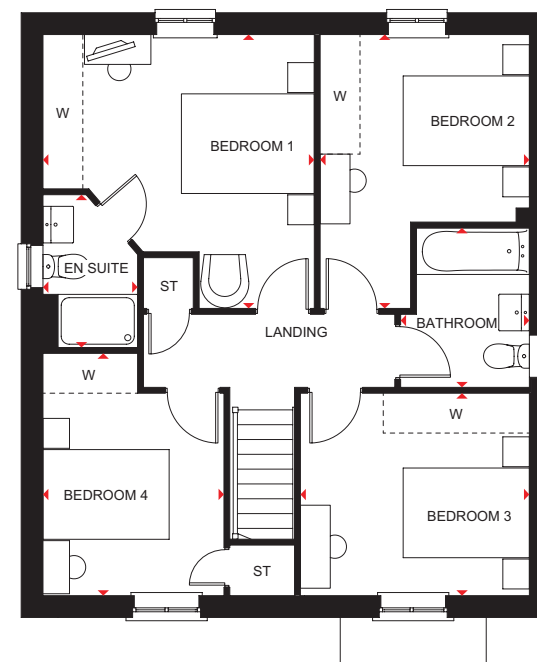
B	Boiler	f/f	Fridge/freezer space	d/w	Dishwasher space	W	Wardrobe space
ST	Store	w/m	Washing machine space	t/d	Tumble dryer space	◀▶	Dimension location



Ground Floor

Lounge	5900 x 3380 mm	19'4" x 11'1"
Kitchen/Family/Dining	7320 x 4460 mm	24'0" x 14'7"
Utility	2100 x 1560 mm	7'0" x 5'1"
WC	1100 x 1650 mm	3'7" x 5'5"

*Square bay to Plots 76, 136, 146, 172, 175, 176



First Floor

Bedroom 1	4120 x 4090 mm	13'6" x 13'5"
En suite	1430 x 2280 mm	4'8" x 7'5"
Bedroom 2	3150 x 4120 mm	10'4" x 13'6"
Bedroom 3	3020 x 3440 mm	9'10" x 11'3"
Bedroom 4	2720 x 3640 mm	8'11" x 11'11"
Bathroom	2400 x 1940 mm	7'10" x 6'4"

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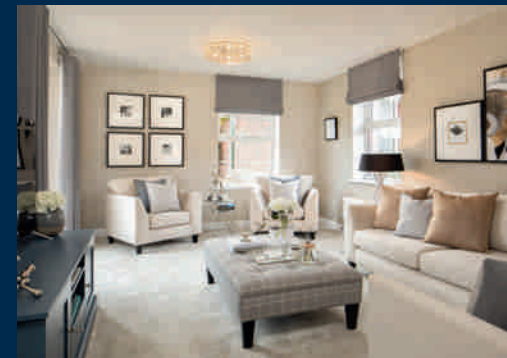
THE AVONDALE

FOUR BEDROOM HOME

PLOTS 85, 87, 95, 128, 133, 134, 137, 139, 142, 144, 147, 170



Individual plots may vary, please speak to the Sales Adviser



This tasteful, double-fronted, detached home, 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 quiet space to work. Upstairs are four double bedrooms, the main bedroom with en suite, and a family bathroom with a bath and shower.



DAVID WILSON HOMES

WHERE QUALITY LIVES

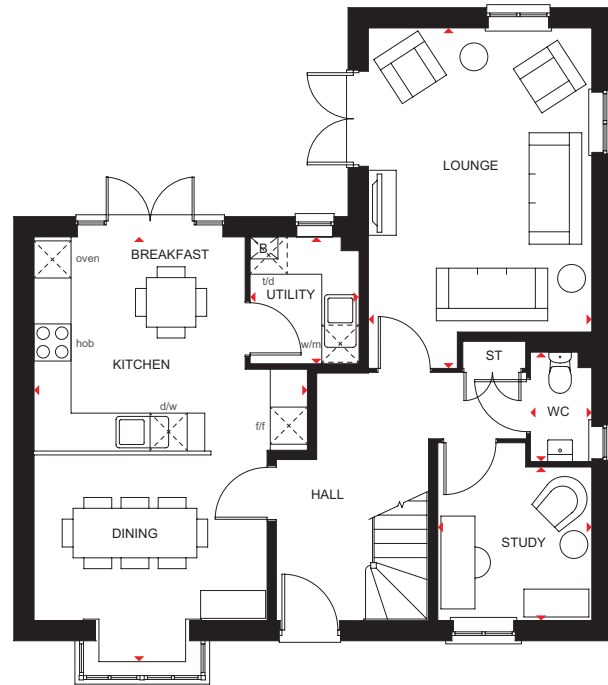
THE AVONDALE

FOUR BEDROOM HOME

PLOTS 85, 87, 95, 128, 133, 134, 137, 139, 142, 144, 147, 170

Key

B	Boiler	CYL	Cylinder	w/m	Washing machine space	t/d	Tumble dryer space	◀▶	Dimension location
ST	Store	f/f	Fridge/freezer space	d/w	Dishwasher space	W	Wardrobe space		



Ground Floor

Kitchen/ Breakfast/Dining	4420 x 6860 mm	14'6" x 22'6"
Lounge	3610 x 5490 mm	11'10" x 18'0"
Study	2480 x 2490 mm	8'1" x 8'2"
Utility	1760 x 2050 mm	5'9" x 6'8"
WC	980 x 1770 mm	3'2" x 5'9"



First Floor

Bedroom 1	3620 x 5570 mm	11'10" x 18'3"
En suite	1320 x 2090 mm	4'4" x 6'10"
Bedroom 2	2700 x 5200 mm	8'10" x 17'0"
Bedroom 3	3450 x 3190 mm	11'3" x 10'5"
Bedroom 4	2440 x 3900 mm	8'0" x 12'9"
Bathroom	2650 x 1920 mm	8'8" x 6'3"

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YOUR BEAUTIFUL

NEW HOME COMES WITH PEACE OF MIND

David Wilson Homes has been crafting beautiful new homes since 1958. Our decades of experience and unrelenting commitment to excellence means that over 90% of our homeowners would recommend us to a friend, which is why *we've been awarded 5 Stars^ by the Home Builders Federation every year since 2010. 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. You're always safe in the knowledge that you can buy one of our new homes with confidence.

WHAT DOES YOUR WARRANTY COVER?

- Central heating system plus any fires
- Hot and cold plumbing system
- Appliances
- Kitchen units
- Electrical system
- Sanitary ware taps and shower doors
- Windows
- External and interiors doors
- Ironmongery
- Renewable energy installation (if fitted)
- Internal/external drainage system
- Boundary brick walls
- Driveway
- 24-hour emergency cover for 2 years
- An NHBC 10 year Buildmark Warranty means we have complied with the NHBC Standards which set out the technical requirements for design, materials and workmanship in new home construction. This is just one of the added benefits of buying a new home.

WARRANTY EXCLUSIONS

While your warranty includes most elements, certain aspects cannot be covered including:

- Garden landscaping
- Fences
- Wear and tear
- Your own alterations
- Registered Social Landlord Homes
- Carpets and floor coverings
- Failure to maintain
- Wilful damage



*"We" and "us" refer to the Barratt Developments PLC Group brands. **First 2 years covered by Builder Warranty & NHBC Guarantee or similar. Years 3-10 covered by NHBC insurance or similar. Full exclusions and limitations can be found on the NHBC website. Available on virtually all of our developments. Images may include optional upgrades at additional cost. All information in this document is correct to the best of our knowledge at the time of going to print. 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. BDW005227/SEP24

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.



Nothing in this code affects any other rights the customer has by law and does not replace any legislation that applies to the new home. Customers do not have to make a complaint to the New Homes Ombudsman Service if they are not satisfied with a matter that is covered by the code. They may decide to take other action, such as through the civil courts or other ombudsman or regulator. 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.

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