

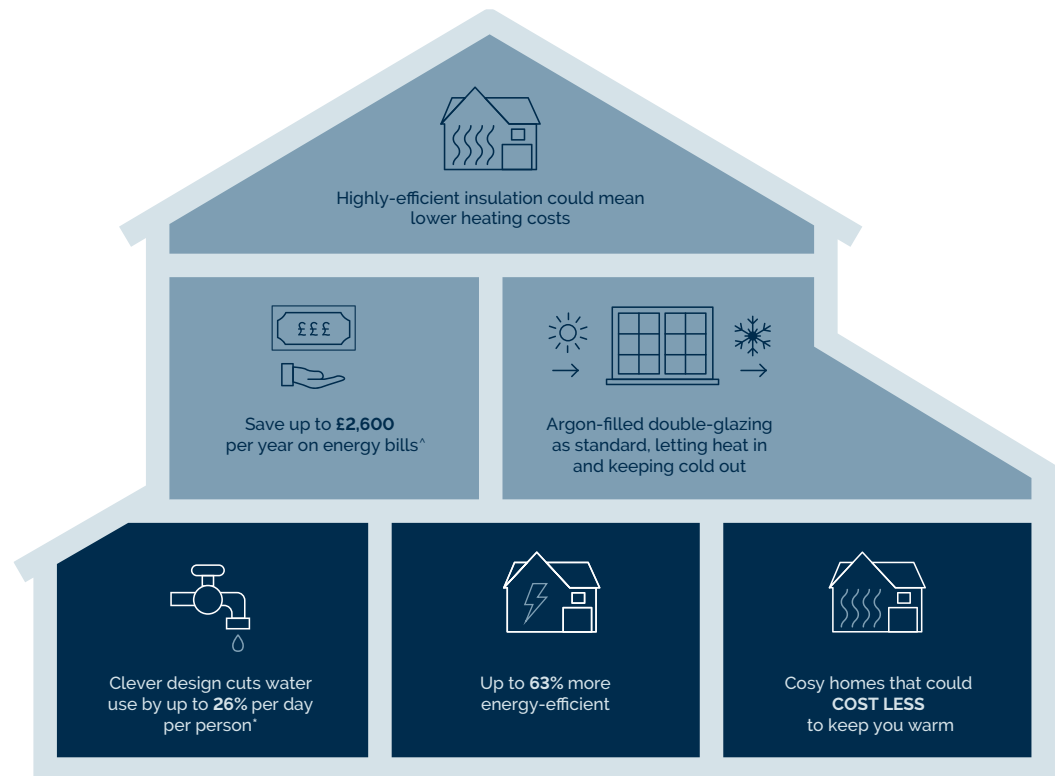


ROSEWELL MEADOW

DAVID WILSON HOMES

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.



[^]Indicative figures, based on HBF "Watt a Save" report published Feb 2023.

*Source: [Water UK](#)

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

KEY

-  **Ralston (H439)**
4 bedroom detached home
-  **Falkland (H408)**
4 bedroom detached home
-  **Craighall (H418)**
4 bedroom detached home
-  **Brechin (H436)**
4 bedroom detached home
-  **Glenbervie (H421)**
4 bedroom detached home
-  **Colville (H454)**
4 bedroom detached home
-  **Affordable Housing**
- E** **Electrical Vehicle Charging Point**
(Installed by David Wilson Homes)
- SS** **Sub Station**
-  **Driveway / Shared Surface**
(For plot specific arrangements, discuss with Sales Adviser)
-  **Road / Footpath**
(For plot specific arrangements, discuss with Sales Adviser)
-  **Public Art Feature**



| | | | |
|---|-------------------|---|-------------------|
|  | Grassland |  | Mature tree line |
|  | Wildflower meadow |  | Hedgerow planting |
|  | Hedge |  | Planted area |
|  | Path |  | Hedgehog highway |
|  | SUDS basin |  | Swift pole |
|  | New tree |  | Bat box |

THE RALSTON

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser

An impressive and bright family home, The Ralston provides flexible living space for a growing family. A large dual-aspect lounge has plenty of room to relax in, while an expansive open-plan kitchen with integrated family and dining areas leads to the

garden via a delightful walk-in glazed bay. A separate utility adds practical work space. Upstairs are four double bedrooms, the main bedroom with en suite, and the family bathroom.

DAVID WILSON HOMES

THE RALSTON

FOUR BEDROOM DETACHED HOME

Key

| | | | | | | | | | |
|----|--------|-------|----------------------|----|-----------------------|-----|-------------------------|---|--------------------|
| B | Boiler | BH ST | Bulkhead store | wm | Washing machine space | ld | Tumble dryer space | + | Dimension location |
| ST | Store | fr | Fridge/freezer space | dw | Dishwasher space | WPH | Working from home space | | |



Ground Floor

| | | |
|-----------------------|----------------|---------------|
| Lounge | 6448 x 3395 mm | 21'1" x 11'1" |
| Kitchen/Family/Dining | 6448 x 4716 mm | 21'1" x 15'5" |
| Utility | 2290 x 1933 mm | 7'6" x 6'4" |
| WC | 1902 x 1167 mm | 6'3" x 3'10" |



First Floor

| | | |
|-----------|----------------|---------------|
| Bedroom 1 | 5302 x 3562 mm | 17'4" x 11'8" |
| En Suite | 2024 x 1642 mm | 6'8" x 5'5" |
| Bedroom 2 | 3719 x 3123 mm | 12'2" x 10'3" |
| Bedroom 3 | 3753 x 2629 mm | 12'3" x 8'7" |
| Bedroom 4 | 3194 x 2560 mm | 10'6" x 8'5" |
| Bathroom | 2116 x 1900 mm | 6'11" x 6'3" |

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BDW001966 Group DWH 2017 H439 0-G2 / OCT22

THE FALKLAND

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



A practical family home designed for modern living where light and space rule. A generous open-plan kitchen, with adjacent utility, has bright dining and family areas leading to the garden via a glazed walk-in bay. A separate, spacious lounge has plenty

of room to relax in, and an integral garage provides added security. Upstairs are four double bedrooms, both the main bedroom and bedroom 2 with en suite, and a family bathroom.

DAVID WILSON HOMES

THE FALKLAND

FOUR BEDROOM DETACHED HOME

Key

| | | | | | | | |
|----|--------|-----|----------------------|----|-----------------------|----|--------------------|
| B | Boiler | CYL | Cylinder | WM | Washing machine space | TD | Tumble dryer space |
| ST | Store | FF | Fridge/freezer space | DW | Dishwasher space | ♦♦ | Dimension location |



Ground Floor

| | | |
|---------------------------|----------------|---------------|
| Lounge | 4899 x 3980 mm | 16'0" x 13'0" |
| Kitchen/ Family/Dining | 5334 x 5422 mm | 17'6" x 18'5" |
| Utility | 1790 x 1938 mm | 5'10" x 6'4" |
| WC | 1790 x 1244 mm | 5'10" x 4'1" |



First Floor

| | | |
|------------|----------------|---------------|
| Bedroom 1 | 3904 x 3980 mm | 12'9" x 13'1" |
| En Suite 1 | 2152 x 1419 mm | 7'1" x 4'8" |
| Bedroom 2 | 3488 x 3523 mm | 11'5" x 11'7" |
| En Suite 2 | 1552 x 2005 mm | 5'1" x 6'7" |
| Bedroom 3 | 4141 x 3091 mm | 13'7" x 10'0" |
| Bedroom 4 | 3828 x 3093 mm | 12'7" x 10'0" |
| Bathroom | 1700 x 2150 mm | 5'7" x 7'0" |

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BDW001966/OCT22

THE CRAIGHALL

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser

The Craighall's design reflects an intelligent use of space. The bright, open-plan kitchen includes dining and family areas and has a full-height glazed bay with French doors to the garden, allowing in plenty of natural light. There is also an adjoining utility room and the attractive lounge is a bright and

pleasant place to relax. Meanwhile, on the first floor there are four good-sized double bedrooms, the main bedroom with en suite, and a large family bathroom. An integral garage completes this spacious family home.

DAVID WILSON HOMES

THE CRAIGHALL

FOUR BEDROOM DETACHED HOME

Key

| | | | | | |
|-----|----------|-----|-----------------------|-----|-------------------------|
| B | Bolter | f/f | Fridge/freezer space | td | Tumble dryer space |
| ST | Store | wm | Washing machine space | WFH | Working from home space |
| CYL | Cylinder | dw | Dishwasher space | •• | Dimension location |



Ground Floor

| | | |
|-----------------------|----------------|---------------|
| Lounge | 3860 x 4621 mm | 12'8" x 15'2" |
| Kitchen/Family/Dining | 3860 x 4621 mm | 12'8" x 15'2" |
| Utility | 1940 x 1798 mm | 6'4" x 5'11" |
| WC | 1818 x 1198 mm | 6'0" x 3'11" |



First Floor

| | | |
|------------|----------------|---------------|
| Bedroom 1 | 3170 x 4293 mm | 10'5" x 14'1" |
| En Suite 1 | 1418 x 2166 mm | 4'8" x 7'1" |
| Bedroom 2 | 3862 x 3498 mm | 12'8" x 11'6" |
| En Suite 2 | 2344 x 1566 mm | 7'8" x 5'2" |
| Bedroom 3 | 3170 x 4293 mm | 10'5" x 14'1" |
| Bedroom 4 | 3148 x 3518 mm | 10'4" x 11'7" |
| Bathroom | 2346 x 2360 mm | 7'8" x 7'9" |

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BDW001966/OC122

THE GLENBERVIE

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



This impressive home is designed for flexible living starting with the generous open-plan kitchen, with adjacent utility, and a bright breakfast and family area leading to the garden via a glazed walk-in bay. The separate lounge, dining room and

study provide space to relax, entertain and work. Upstairs, a generous main bedroom has a full en suite and dressing area. Three further double bedrooms, one with en suite, and a family bathroom with shower complete this spacious family home.

DAVID WILSON HOMES

THE GLENBERVIE

FOUR BEDROOM DETACHED HOME

Key

B Boiler
CYL Cylinder
F/F Fridge/freezer space

WM Washing machine space
DW Dishwasher space
TD Tumble dryer space

•• Dimension location



Ground Floor

| | | |
|--------------------------|----------------|---------------|
| Lounge | 4377 x 3711 mm | 14'4" x 12'2" |
| Kitchen/Family/Breakfast | 6571 x 5726 mm | 21'7" x 18'9" |
| Dining | 3590 x 2853 mm | 11'9" x 9'4" |
| Study | 2982 x 3698 mm | 9'9" x 12'1" |
| Utility | 2264 x 1604 mm | 7'5" x 5'3" |
| WC | 2001 x 1112 mm | 6'7" x 3'8" |



First Floor

| | | |
|------------|----------------|----------------|
| Bedroom 1 | 3609 x 5274 mm | 11'11" x 17'3" |
| Dressing | 3178 x 2265 mm | 10'5" x 7'5" |
| En suite 1 | 2094 x 2503 mm | 6'10" x 8'3" |
| Bedroom 2 | 3710 x 3198 mm | 12'3" x 10'5" |
| En suite 2 | 2425 x 1205 mm | 7'11" x 3'11" |
| Bedroom 3 | 3491 x 3164 mm | 11'6" x 10'5" |
| Bedroom 4 | 3669 x 3064 mm | 12'0" x 10'1" |
| Bathroom | 3010 x 2093 mm | 9'10" x 6'10" |

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BDW001946/OCT22

THE BRECHIN

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



An impressive family home designed for flexible, modern living where light and space rule. A generous open-plan kitchen, with dining space and a dedicated breakfast area, leads to the garden via a glazed walk-in bay. The spacious lounge – perfect

for entertaining and relaxing – also leads to the garden, while a study and separate utility room provide space to work. The first floor accommodates four double bedrooms, the generous master with en suite, and a family bathroom with shower.

DAVID WILSON HOMES

THE BRECHIN

FOUR 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 | 5631 x 3752 mm | 18'6" x 12'3" |
| Kitchen/Dining/ Breakfast | 6903 x 4770 mm | 22'7" x 15'7" |
| Study | 2805 x 2428 mm | 9'2" x 8'0" |
| Utility | 2026 x 2081 mm | 6'8" x 6'10" |
| WC | 1997 x 1223 mm | 6'7" x 4'0" |



First Floor

| | | |
|-----------|----------------|---------------|
| Bedroom 1 | 5110 x 3750 mm | 16'9" x 12'4" |
| En suite | 2098 x 1743 mm | 6'11" x 5'9" |
| Bedroom 2 | 4502 x 2828 mm | 14'9" x 9'3" |
| Bedroom 3 | 3473 x 3360 mm | 11'5" x 11'0" |
| Bedroom 4 | 4028 x 2653 mm | 13'3" x 8'8" |
| Bathroom | 2020 x 2760 mm | 6'8" x 9'1" |

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BDW001966/OCT22

THE COLVILLE

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser

This impressive family home is designed for modern living with a spacious lounge, and a dining room with access to the rear garden. The hub of the home is a generous open-plan kitchen with breakfast and family areas also leading to the garden via French doors. A utility room adjacent to the kitchen has

convenient access to the integral double garage. An elegant main bedroom with Juliet balcony and full en suite is upstairs, along with three further double bedrooms and a family bathroom with separate shower.

DAVID WILSON HOMES

THE COLVILLE

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 | 5120 x 3717 mm | 16'9" x 12'2" |
| Kitchen/Family/Breakfast | 6342 x 4254 mm | 20'10" x 13'11" |
| Utility | 2486 x 1749 mm | 8'2" x 5'9" |
| Dining | 3717 x 2792 mm | 12'2" x 9'1" |
| WC | 1794 x 1202 mm | 5'11" x 4'0" |



First Floor

| | | |
|-----------|----------------|---------------|
| Bedroom 1 | 6822 x 4975 mm | 22'4" x 16'4" |
| En Suite | 3132 x 2431 mm | 10'3" x 7'8" |
| Bedroom 2 | 3786 x 4147 mm | 12'5" x 13'7" |
| Bedroom 3 | 3786 x 3770 mm | 12'5" x 12'4" |
| Bedroom 4 | 3434 x 3615 mm | 14'9" x 12'2" |
| Bathroom | 3125 x 1729 mm | 10'3" x 5'8" |

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BDW001966/OCT22

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. "We are the only major national housebuilder to be awarded this key industry award 12 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 2021 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. Barratt Development brands include Barratt London, Barratt Homes and David Wilson Homes. **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.

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.



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.

DAVID WILSON HOMES

WHERE QUALITY LIVES

dwh.co.uk or call **0333 355 8461**

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