

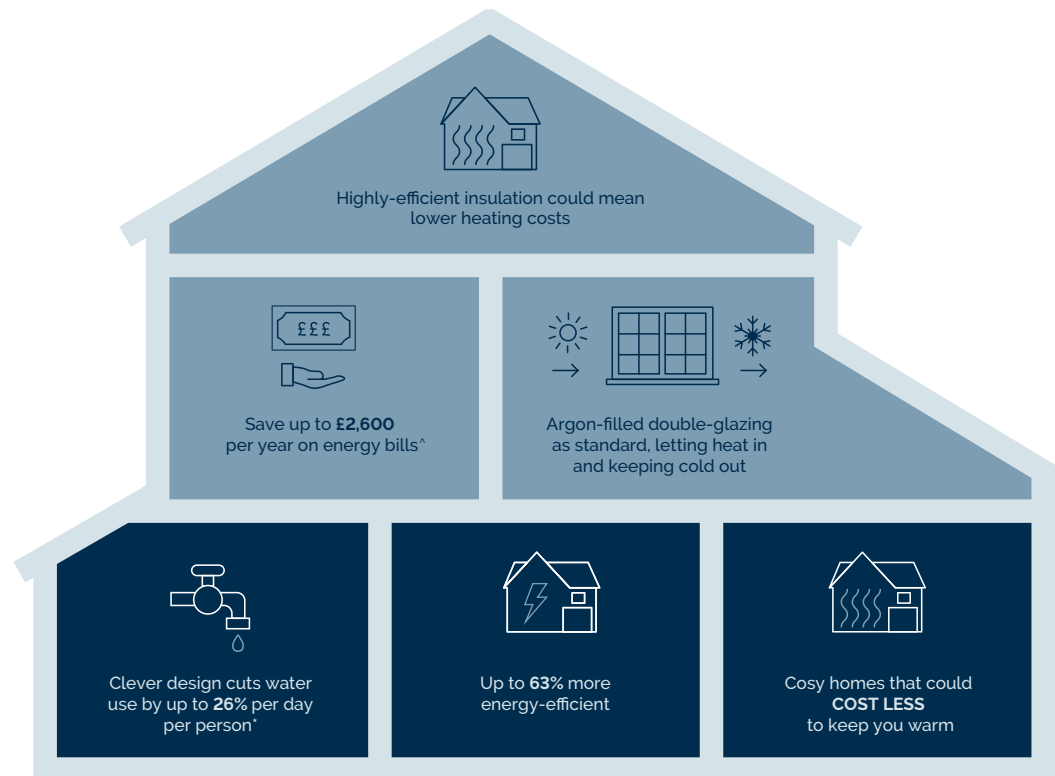


CALDER RISE

— COTTAM —

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](#)

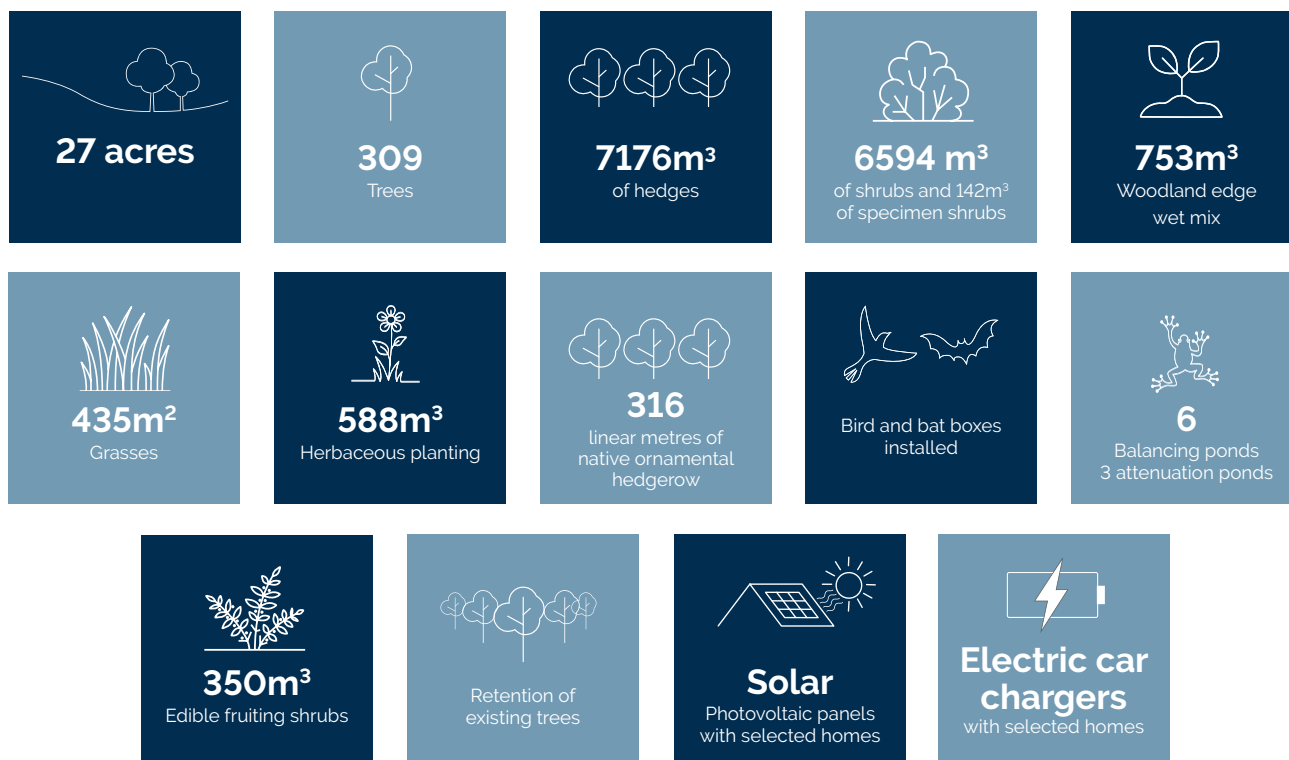
CREATING A SUSTAINABLE COMMUNITY

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.



CALDER RISE COTTAM

Cottam Way, Cottam, Preston PR4 0RA

KEY





-  **The Archford**
3 bedroom home
-  **The Fairway**
3 bedroom home
-  **The Hadley**
3 bedroom home
-  **The Kennett**
3 bedroom home

-  **The Ingleby**
4 bedroom home
-  **The Millford**
4 bedroom home
-  **The Kirkdale**
4 bedroom home
-  **The Hertford**
4 bedroom home
-  **The Bradgate**
4 bedroom home
-  **The Avondale**
4 bedroom home
-  **The Holden**
4 bedroom home


Low Cost Homes

-  **The Atkinson**
3 bedroom home
-  **The Heather**
3 bedroom home
-  **The Critchley**
2 bedroom home
-  **The Williams**
2 bedroom home
-  **The Wilford**
2 bedroom home
-  **The Chichester**
2 bedroom apartment
-  **The Cherwell**
2 bedroom apartment

All plots built to 2021 Building Regulations

-  Marketing Suite & Show Homes
-  Timber Frame
-  Rendered
-  Stone



Open Fronted Nest Box 

Small Bird Nest Box 

Starling Nesting Box 

Bat Box 

Electric Vehicle Charging Points 

Positioning of our sustainability features are subject to change. Speak to a Sales Adviser for more information.

dwh.co.uk



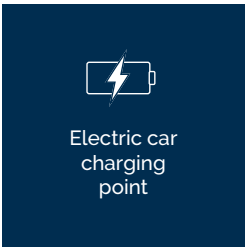
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE WILFORD

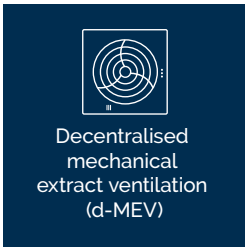
TWO BEDROOM HOME



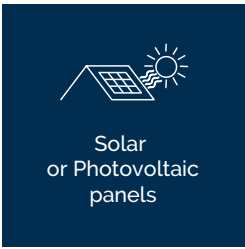
Highly-efficient insulation



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



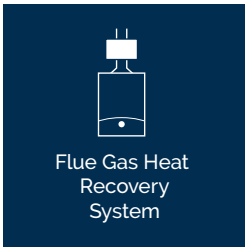
Solar or Photovoltaic panels



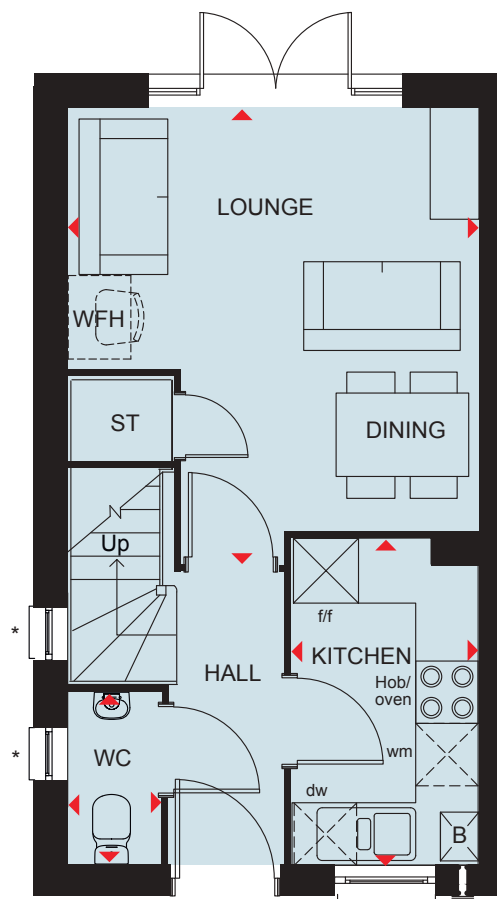
Waste Water Heat Recovery Systems



Argon-filled double-glazing



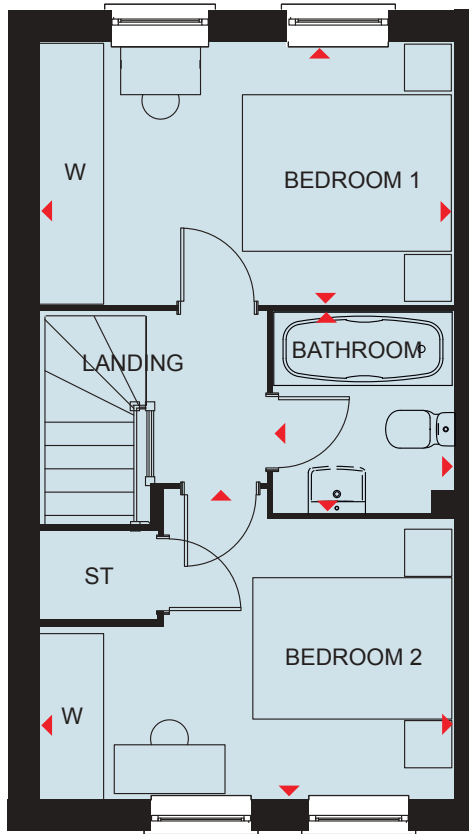
Flue Gas Heat Recovery System



Ground Floor

Lounge/Dining	4357 x 3923 mm	14'4" x 12'10"
Kitchen	3083 x 1780 mm	10'1" x 5'10"
WC	1615 x 880 mm	5'4" x 2'11"

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



First Floor

Bedroom 1	3923 x 2487 mm	12'10" x 8'2"
Bedroom 2	3923 x 2926 mm	12'10" x 9'7"
Bathroom	1897 x 1695 mm	6'3" x 5'7"

Key

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



DAVID WILSON HOMES

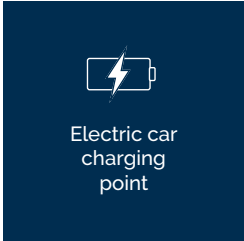
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THE ARCHFORD

THREE BEDROOM TERRACED HOME



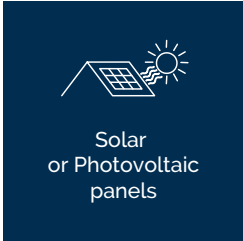
Highly-efficient insulation



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



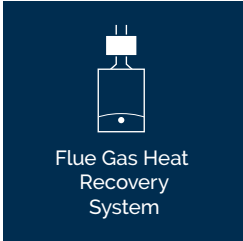
Solar or Photovoltaic panels



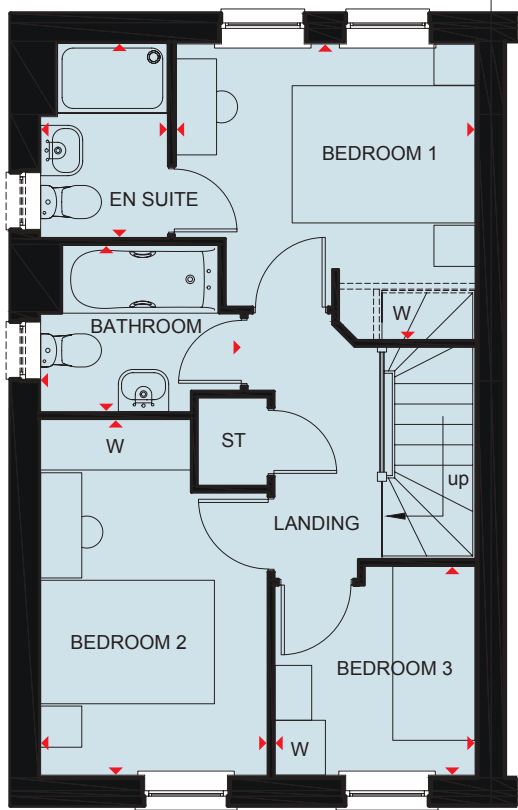
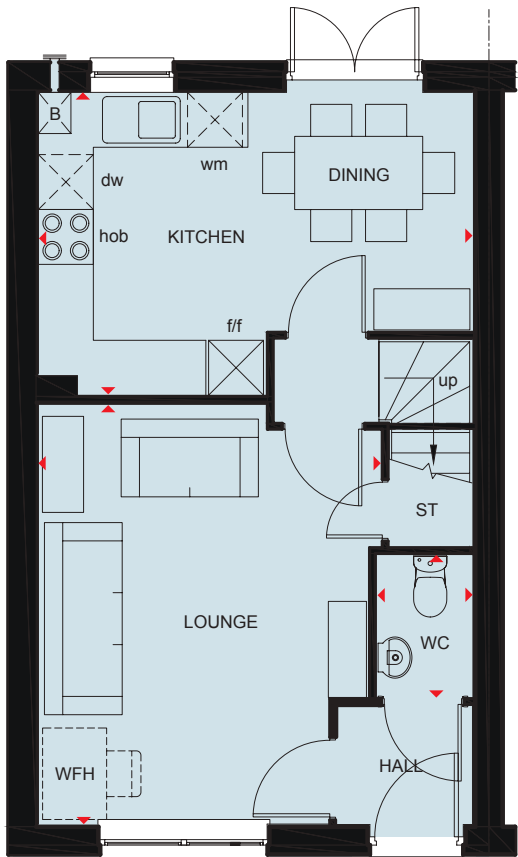
Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery System



* optional window refer to sales advisor for individual plots

Ground Floor

Lounge	4599 x 3746 mm	15'1" x 12'3"
Kitchen/Dining	4745 x 3310 mm	15'7" x 10'10"
WC	1561 x 1054 mm	5'1" x 3'5"

First Floor

Bedroom 1	3277 x 3229 mm	10'9" x 10'7"
En suite	2119 x 1385 mm	6'11" x 4'7"
Bedroom 2	3887 x 2475 mm	12'9" x 8'1"
Bedroom 3	2281 x 2186 mm	7'6" x 7'2"
Bathroom	2181 x 1815 mm	7'2" x 5'11"

Key

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



Scan here for more details



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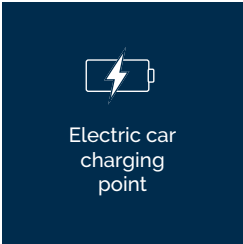
BDW003439/JUL23

ATKINSON

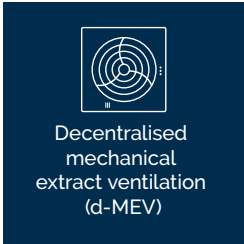
THREE BEDROOM SEMI-DETACHED HOME



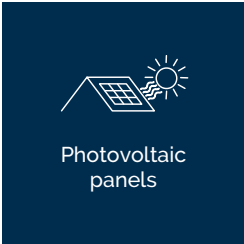
Highly-efficient insulation



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



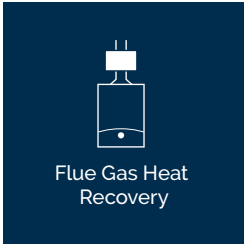
Photovoltaic panels



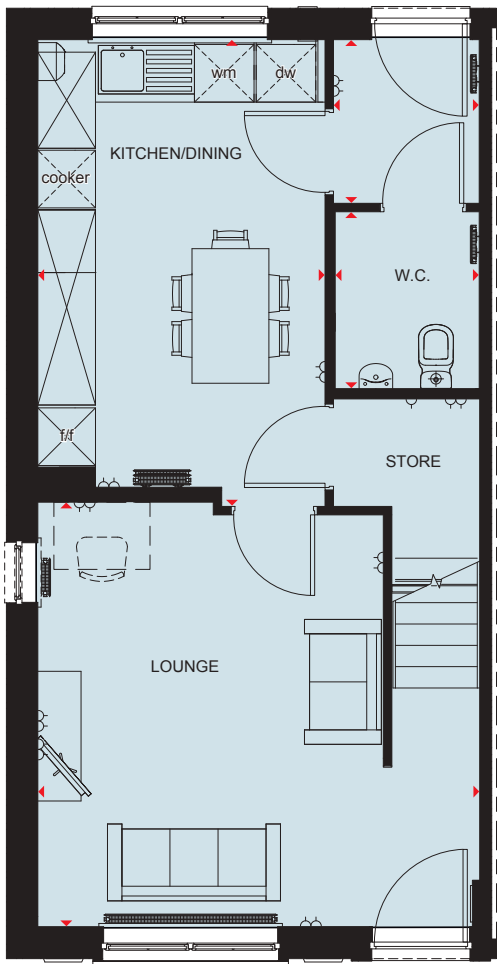
Waste Water Heat Recovery Systems



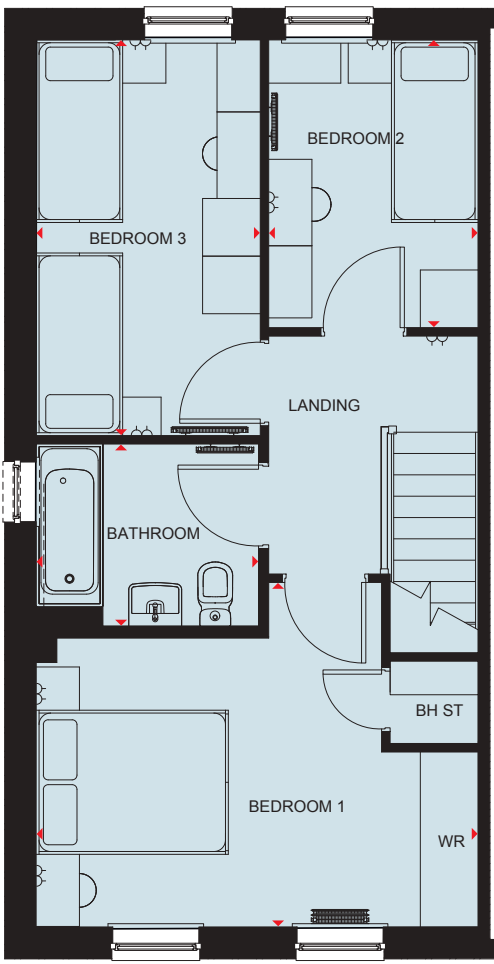
Argon-filled double-glazing



Flue Gas Heat Recovery



Ground Floor			
Lounge	4598 x 4418 mm	15'1" x 14'6"	
Kitchen/Dining	2988 x 4857 mm	9'10" x 15'11"	
ST	1522 x 1933 mm	5'0" x 6'4"	
WC	1499 x 1841 mm	4'11" x 6'0"	



First Floor			
Bedroom 1	4598 x 3585 mm	15'1" x 11'9"	
Bedroom 3	2332 x 4118 mm	7'8" x 13'6"	
Bathroom	2314 x 1931 mm	7'7" x 6'4"	
Bedroom 2	2178 x 2995 mm	7'2" x 9'10"	

Key

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



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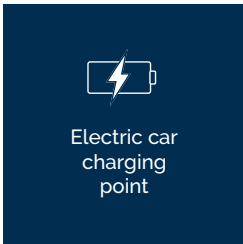
BDW003454/JUL23

HADLEY

THREE BEDROOM END OR DETACHED HOME



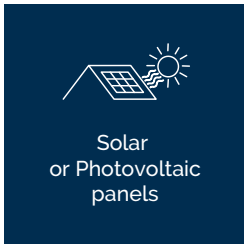
Highly-efficient insulation



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



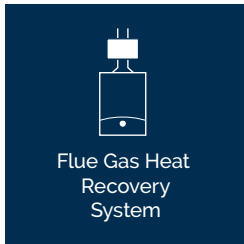
Solar or Photovoltaic panels



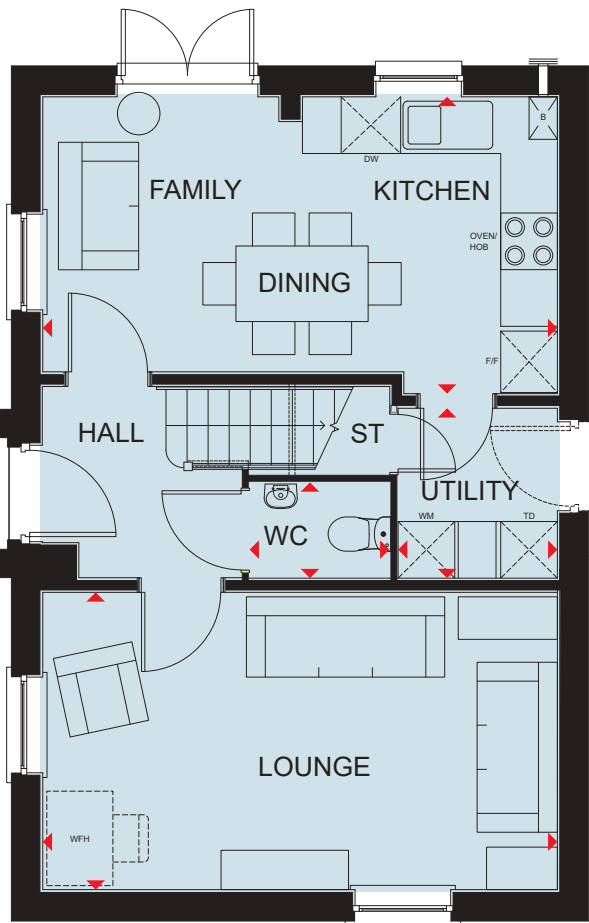
Waste Water Heat Recovery Systems



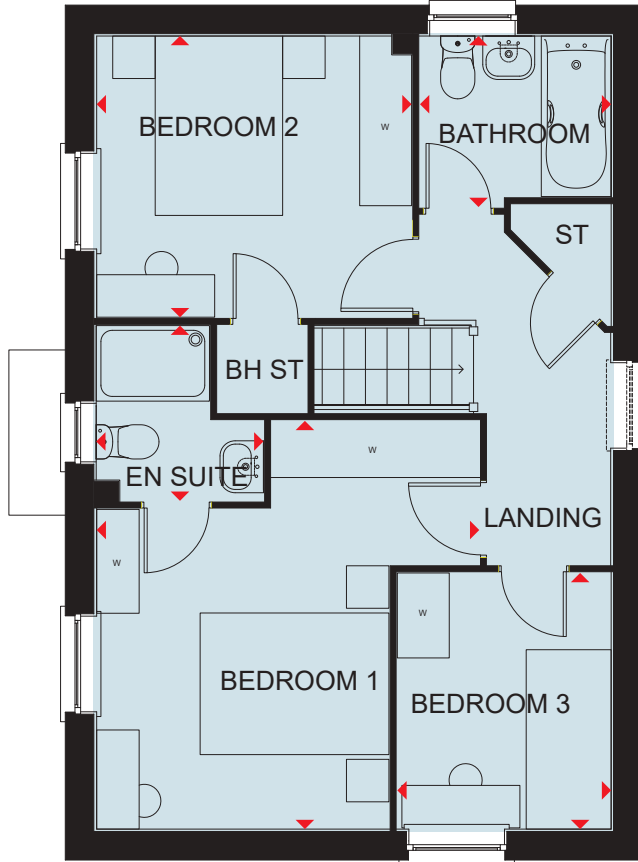
Argon-filled double-glazing



Flue Gas Heat Recovery System



* Optional door please refer to sales advisor



* Optional window please refer to sales advisor

Ground Floor		
Lounge	5450 x 3148 mm	17'11" x 10'4"
Kitchen/Family/Dining	5450 x 3143 mm	17'11" x 10'4"
Utility	1799 x 1688 mm	5'11" x 5'6"
WC	1480 x 1014 mm	4'10" x 3'4"

First Floor		
Bedroom 1	4324 x 4053 mm	14'2" x 13'3"
En Suite	1856 x 1771 mm	6'1" x 5'9"
Bedroom 2	3336 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"

Key

B	Boiler	wm	Washing machine space	dw	Dishwasher space	W	Wardrobe space	◄►	Dimension location
ST	Store	f/f	Fridge/freezer space	TD	Tumble dryer	WFH	Working from home space		



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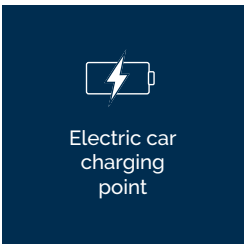
BDW002775/APR23

KENNETT

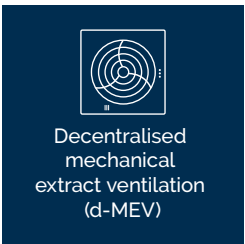
THREE BEDROOM HOME



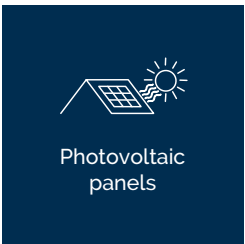
Highly-efficient insulation



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



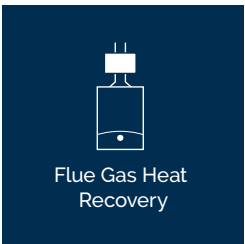
Photovoltaic panels



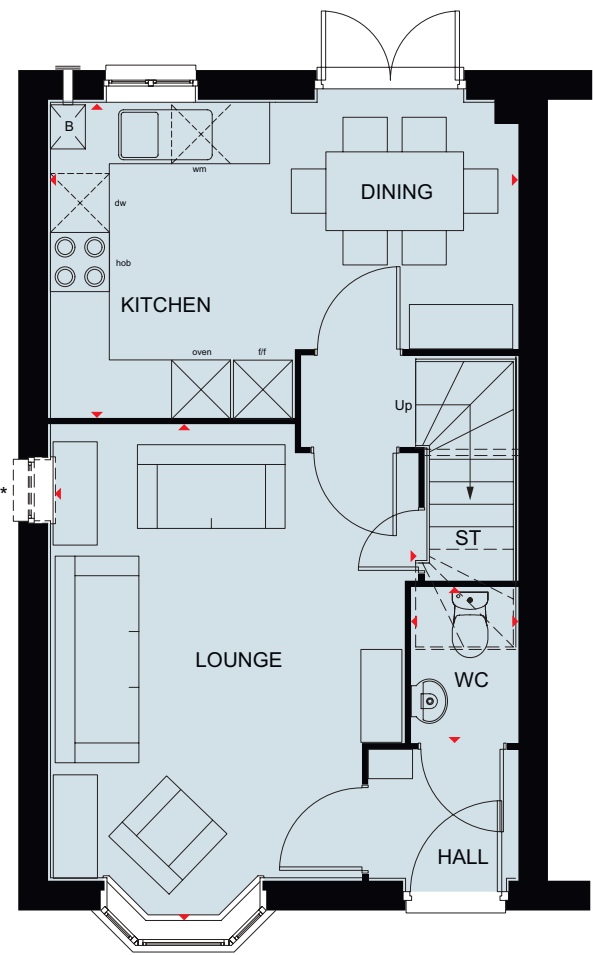
Waste Water Heat Recovery Systems



Argon-filled double-glazing



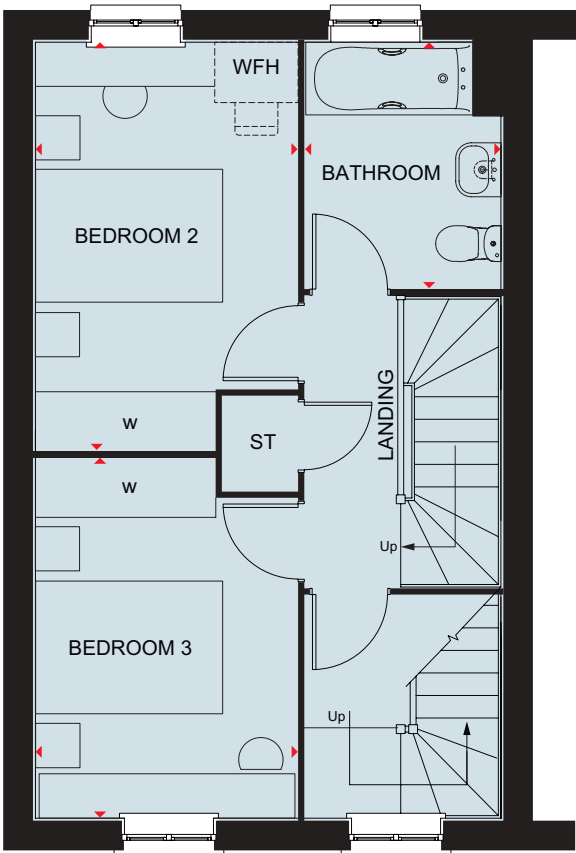
Flue Gas Heat Recovery



Ground Floor

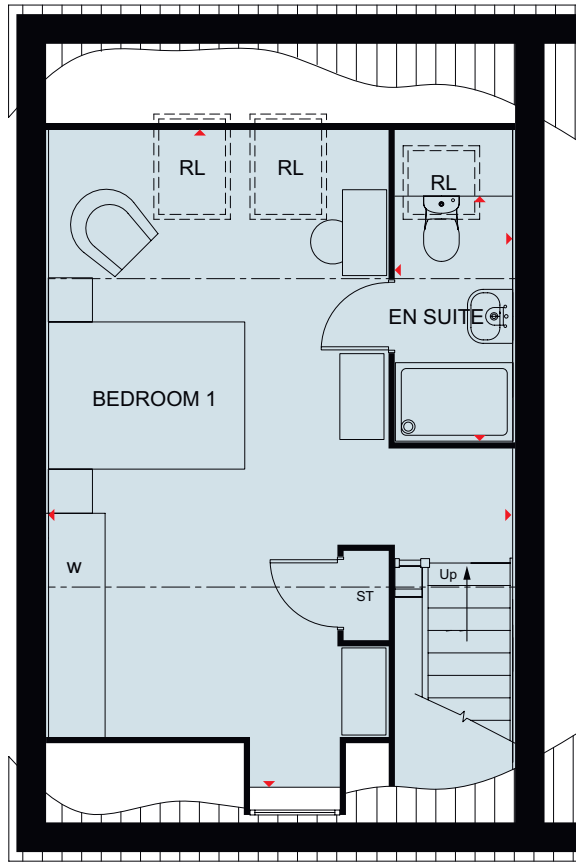
Lounge	4994 x 3727 mm	16'5" x 12'3"
Kitchen/Dining	4726 x 3195mm	15'6" x 10'6"
WC	1562 x 1038 mm	5'1" x 3'5"

* Refer to Sales Adviser



First Floor

Bedroom 2	4141 x 2657 mm	13'7" x 8'9"
Bedroom 3	3656 x 2658 mm	12'0" x 8'9"
Bathroom	2496 x 1986 mm	8'2" x 6'6"



Second Floor

Bedroom 1	6681 x 4731 * mm	21'11" * x 15'6"
En suite	2496 * x 1190 mm	8'2"* x 3'11"

* Overall floor dimension includes lowered ceiling areas

Key

B	Boiler	f/f	Fridge freezer space	wm	Washing machine space	WFH	Working from home space	◀▶	Dimension location
ST	Store	dw	Dishwasher space	w	Wardrobe space	RL	Rooflight		



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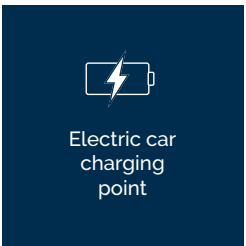
BDW002786/AUG23

HEATHER

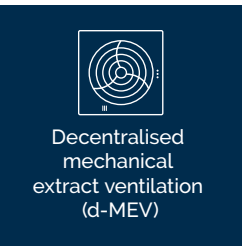
THREE BEDROOM SEMI-DETACHED HOME



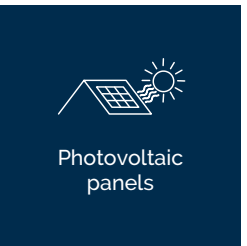
Highly-efficient insulation



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



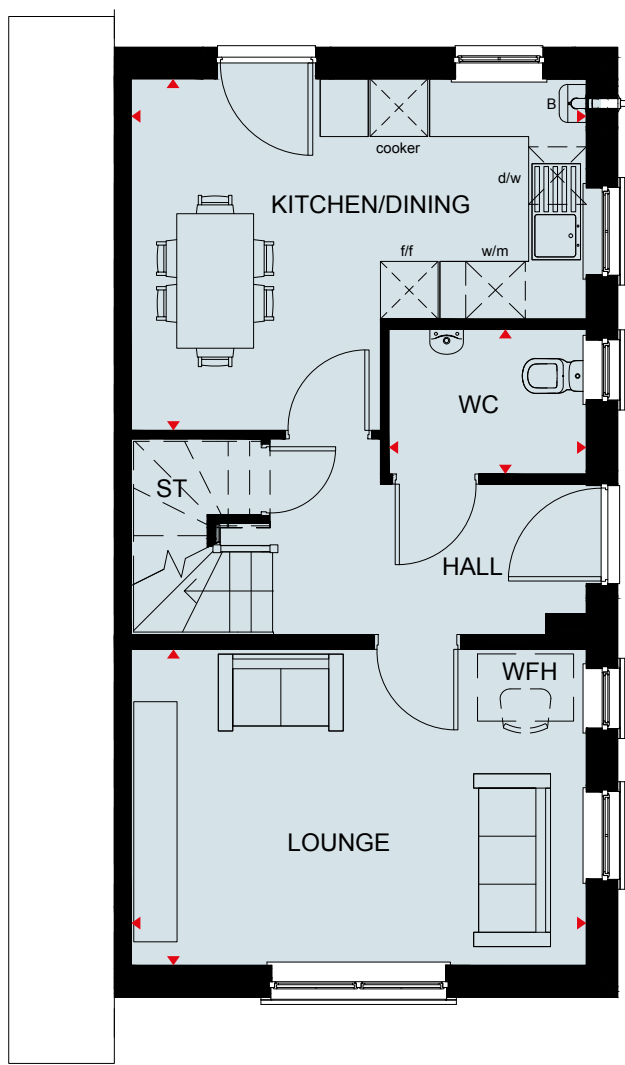
Waste Water Heat Recovery Systems



Argon-filled double-glazing

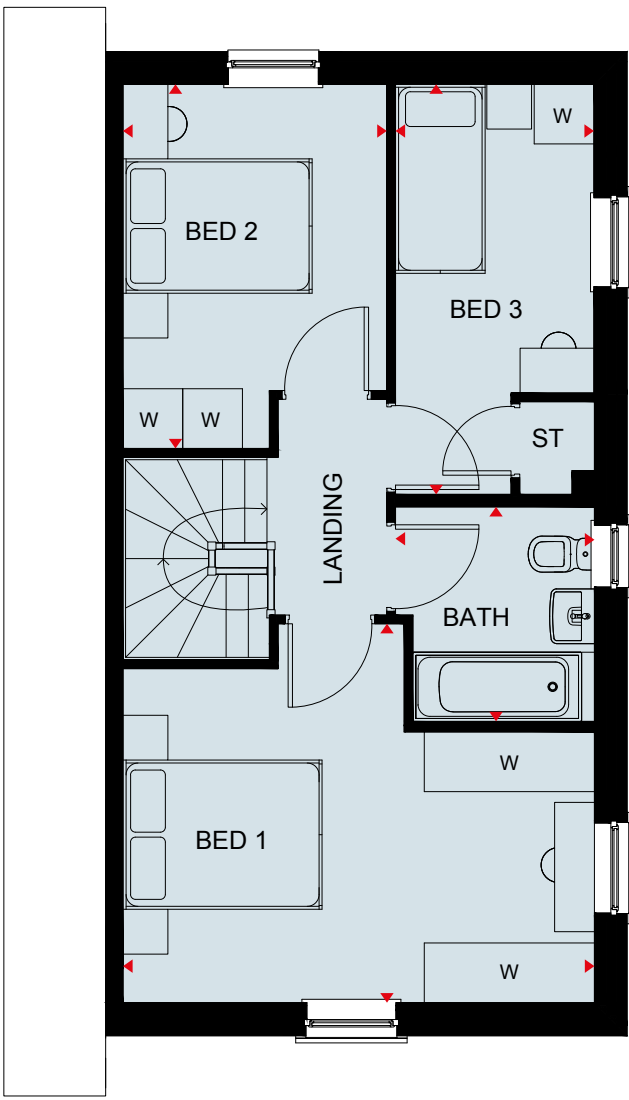


Flue Gas Heat Recovery



Ground Floor

Lounge	4738 x 3295 mm	15'7" x 10'10"
Kitchen/Dining	4738 x 3661 mm	15'7" x 12'0"
ST	1354 x 2037 mm	4'5" x 6'8"
WC	2055 x 1508 mm	6'9" x 4'11"



First Floor

Bedroom 1	4738 x 3813 mm	15'7" x 12'6"
Bedroom 2	2651 x 3661 mm	8'8" x 12'0"
Bathroom	1999 x 2156 mm	6'7" x 7'1"
Bedroom 3	1994 x 4122 mm	6'7" x 13'6"

Key

B	Boiler	f/f	Fridge/freezer space	d/w	Dishwasher space	w	Wardrobe space
ST	Store	w/m	Washing machine space	WFH	Working from home space	◀▶	Dimension location



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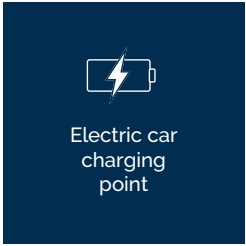
BDW003454/JUL23

INGLEBY

FOUR BEDROOM HOME



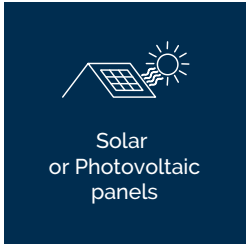
Highly-efficient insulation



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



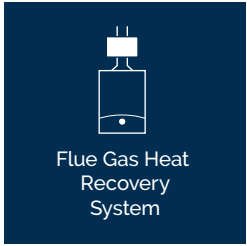
Solar or Photovoltaic panels



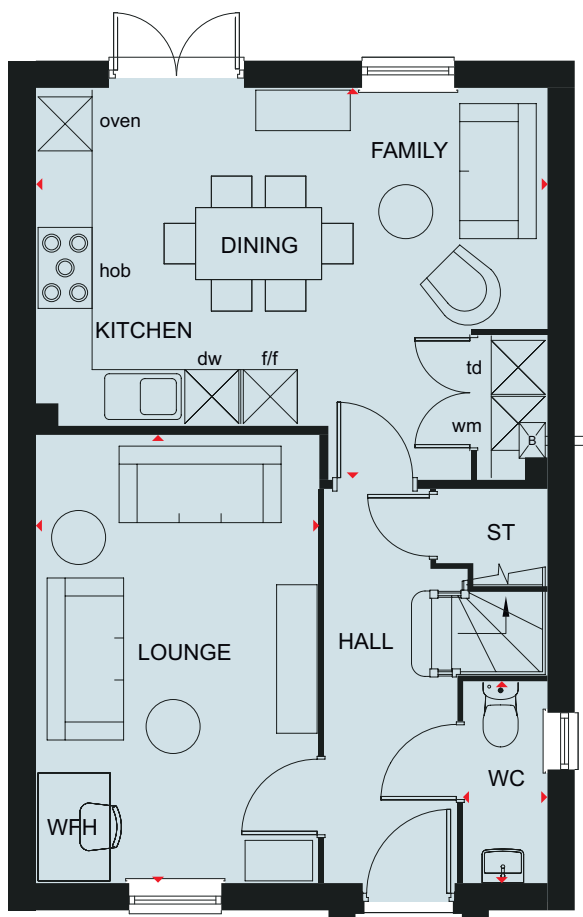
Waste Water Heat Recovery Systems



Argon-filled double-glazing

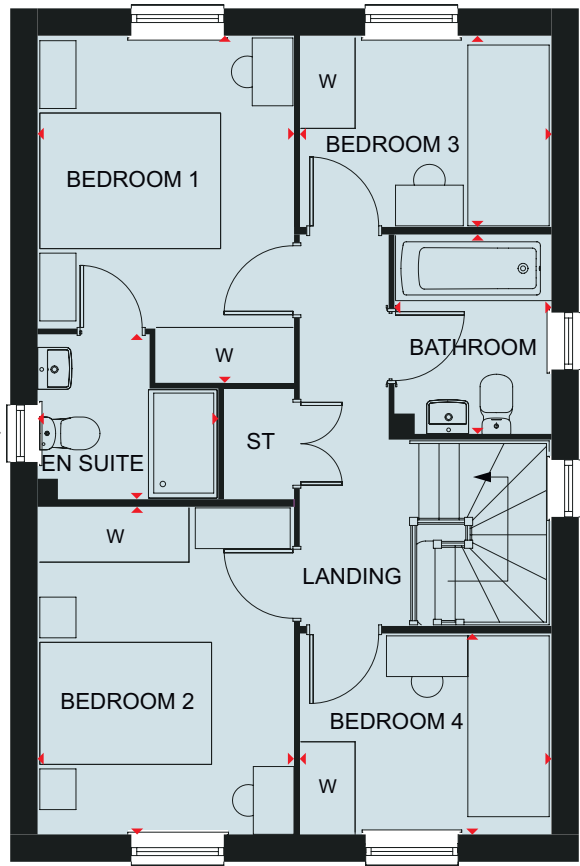


Flue Gas Heat Recovery System



Ground Floor

Lounge	4925 x 3095 mm	16'2" x 10'2"
Kitchen/Family/Dining	5365 x 4295 mm	18'6" x 14'1"
WC	2206 x 900 mm	7'3" x 2'11"



First Floor

Bedroom 1	3797 x 2800 mm	12'6" x 9'2"
En suite	1962 x 1800 mm	6'5" x 5'11"
Bedroom 2	3587 x 2800 mm	11'9" x 9'2"
Bedroom 3	2747 x 2073 mm	9'0" x 6'9"
Bedroom 4	2747 x 2181 mm	9'0" x 7'1"
Bathroom	2179 x 1700 mm	7'2" x 5'7"

Key

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



DAVID WILSON HOMES

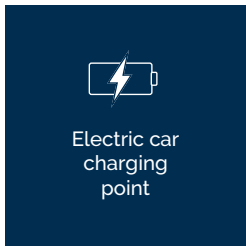
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HERTFORD

FOUR BEDROOM HOME



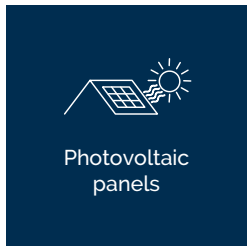
Highly-efficient insulation



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



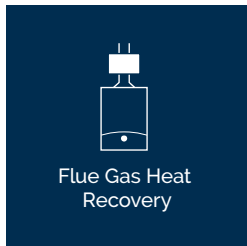
Photovoltaic panels



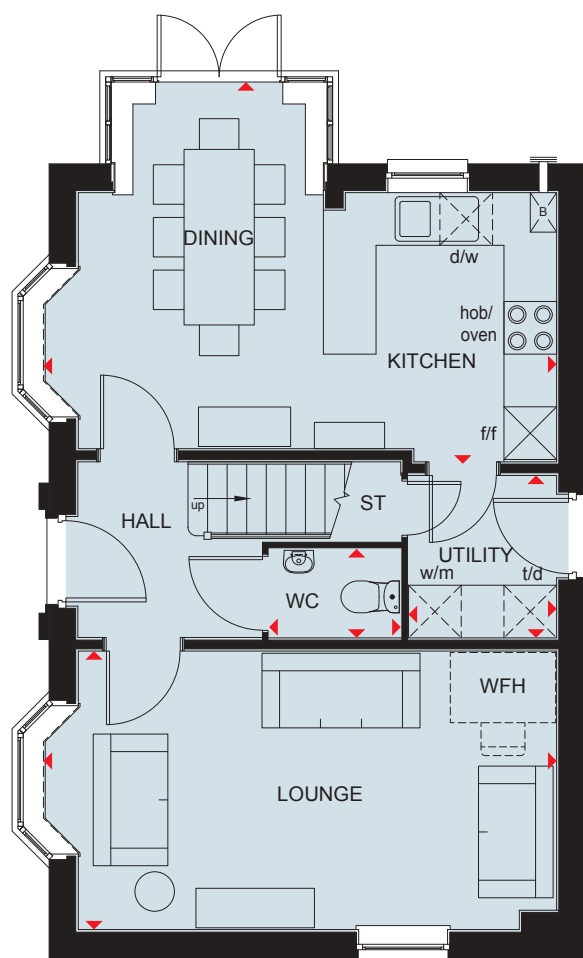
Waste Water Heat Recovery Systems



Argon-filled double-glazing

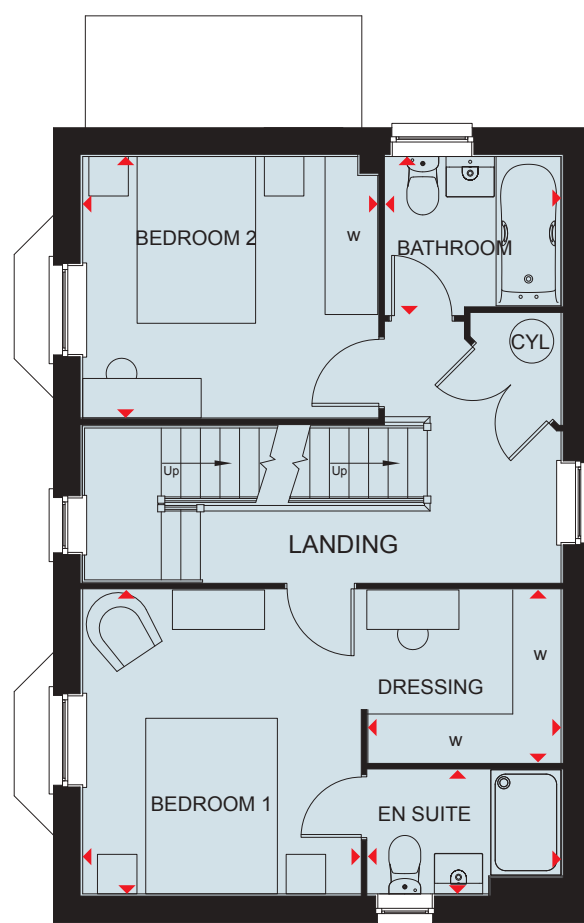


Flue Gas Heat Recovery



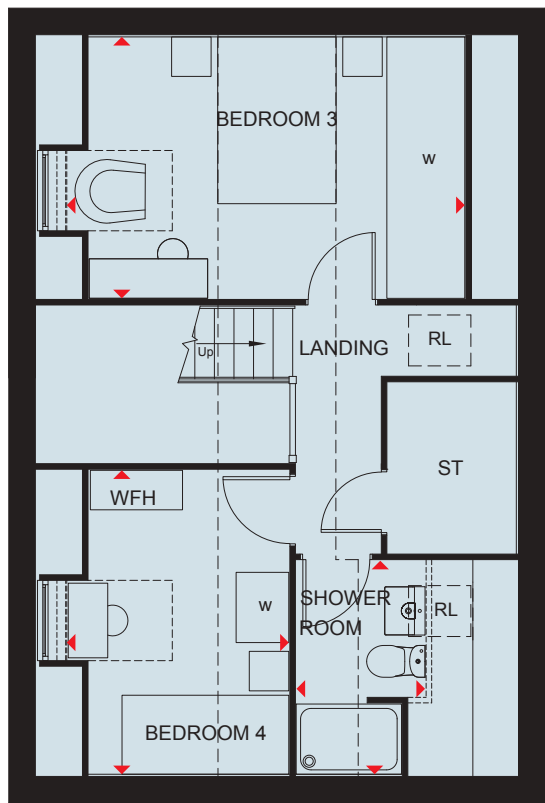
Ground Floor

Lounge	5847 x 3173 mm	19'2" x 10'5"
Kitchen/Dining	5847 x 4327mm	19'2" x 14'2"
Utility	1850 x 1687mm	6'1" x 5'6"
WC	1500 x 1014 mm	4'11" x 3'4"



First Floor

Bedroom 1	3463 x 3162 mm	11'4" x 10'4"
En suite	2201 x 1411 mm	7'3" x 4'8"
Dressing room	2201 x 1964 mm	7'3" x 6'5"
Bedroom 2	3362 x 2979 mm	11'0" x 9'9"
Bathroom	2000 x 1801 mm	6'7" x 5'11"



Second Floor

Bedroom 3	4534* x 2979 mm	14'11"* x 9'9"
Bedroom 4	3463 x 2529* mm	11'4" x 8'4"*
Shower room	2433 x 1464* mm	8'0" x 4'10"*

* Overall floor dimension includes lowered ceiling areas

Key

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



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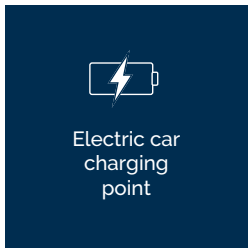
BDW003507/AUG23

MILLFORD

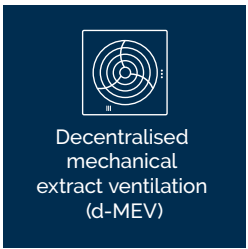
FOUR BEDROOM HOME



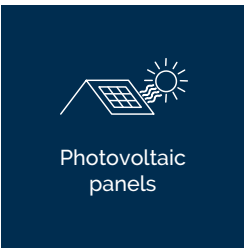
Highly-efficient insulation



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



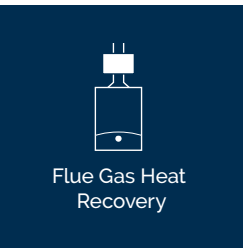
Photovoltaic panels



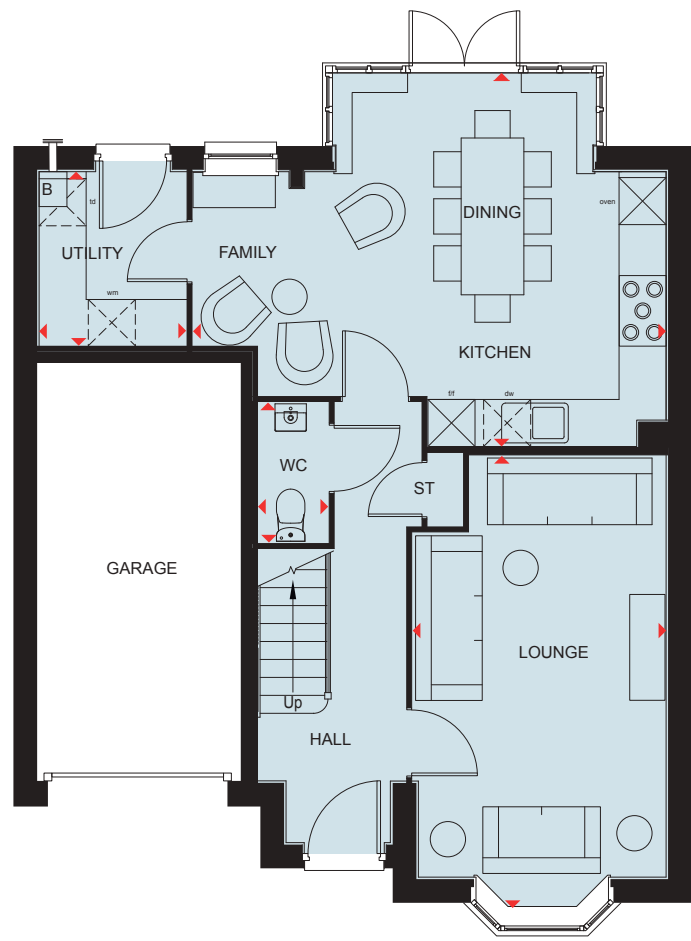
Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery

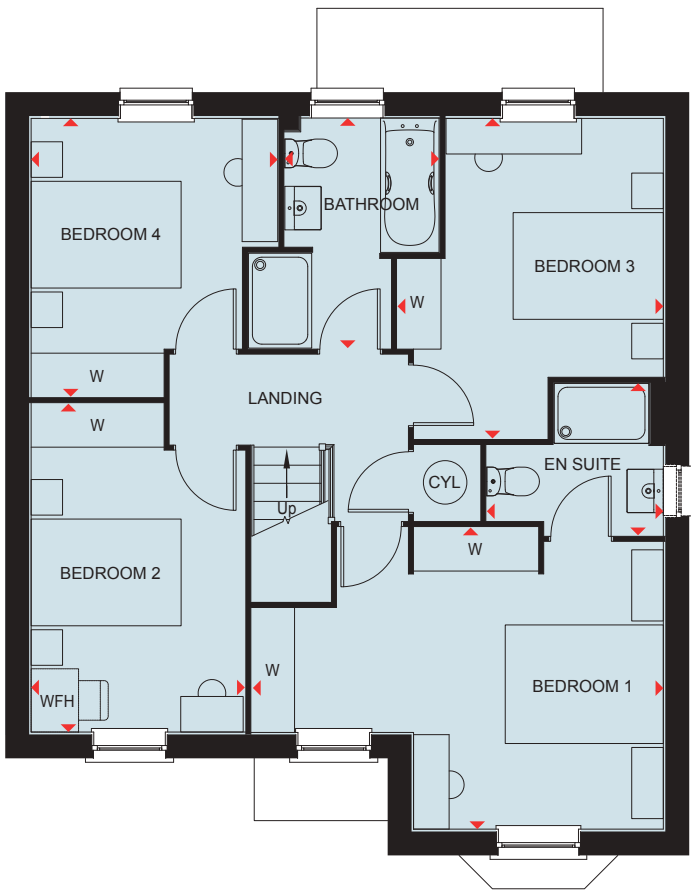


Ground Floor

Lounge
Kitchen/Family/Dining
Utility
WC

5767 x 3235 mm
6037 x 4735 mm
2225 x 1877 mm
1786 x 895 mm

18'11" x 10'7"
19'10" x 15'6"
7'3" x 6'2"
5'10" x 2'11"



First Floor

Bedroom 1
En Suite
Bedroom 2
Bedroom 3
Bedroom 4
Bathroom

5195 x 3818 mm
2235 x 1924 mm
4156 x 2707 mm
4051 x 3365 mm
3522 x 3124 mm
2913 x 1950 mm

17'0" x 12'6"
7'4" x 6'4"
13'8" x 8'10"
13'4" x 11'0"
11'7" x 10'3"
9'7" x 6'5"

Key

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



DAVID WILSON HOMES

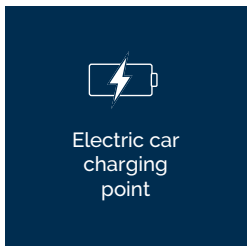
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HOLDEN

FOUR BEDROOM DETACHED HOME



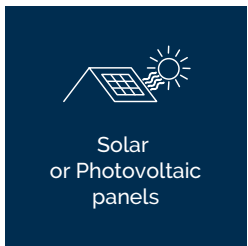
Highly-efficient insulation



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



Solar or Photovoltaic panels



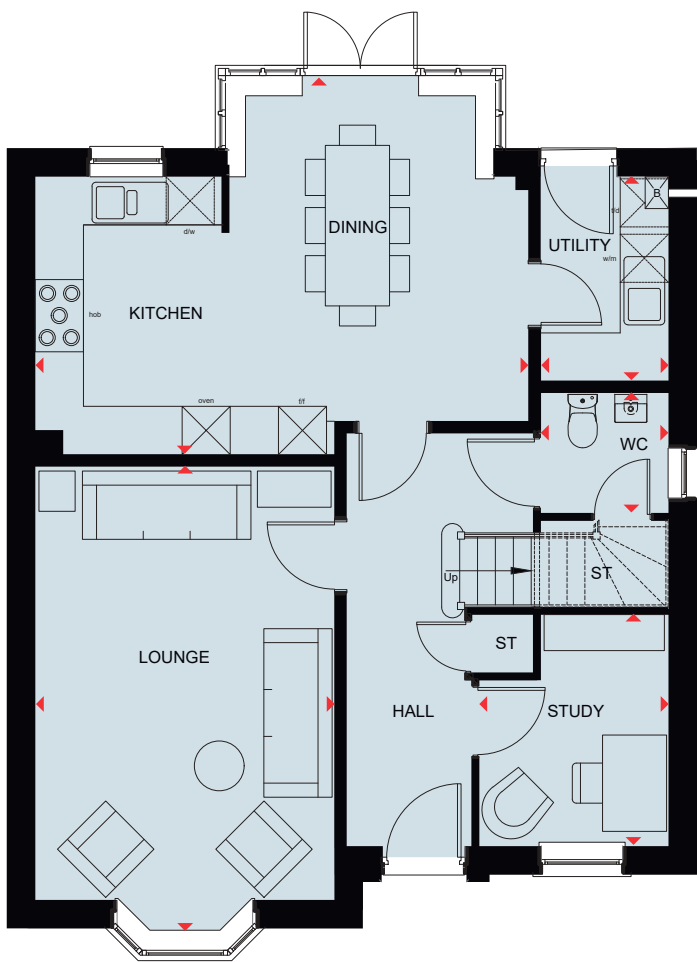
Waste Water Heat Recovery Systems



Argon-filled double-glazing



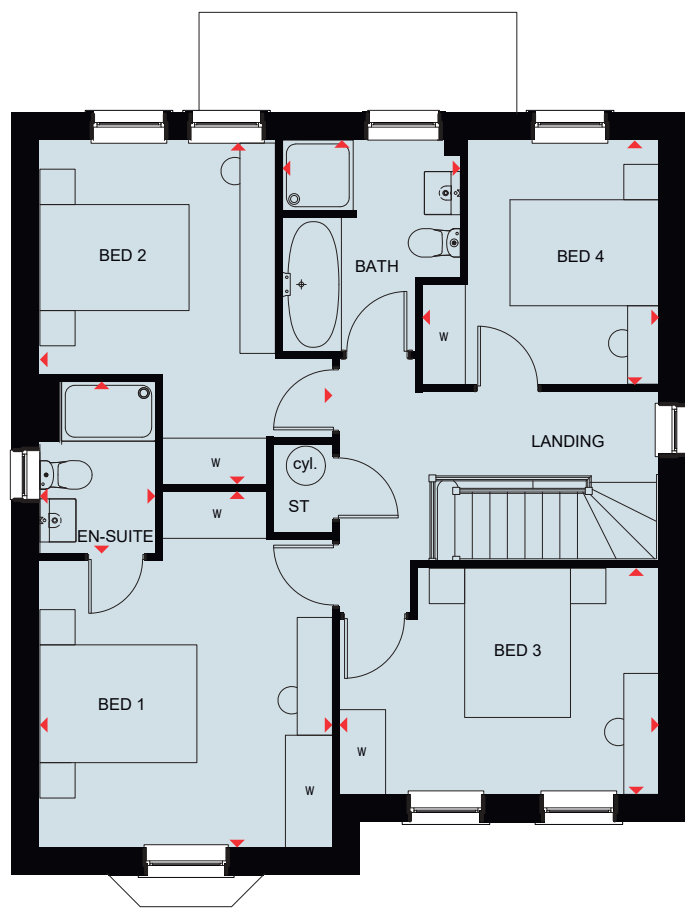
Flue Gas Heat Recovery System



Ground Floor

Lounge
Kitchen/Dining
Study
Utility
WC

5797 x 3723 mm	19'0" x 12'3"
6142 x 4685 mm	20'2" x 15'4"
2881 x 2361 mm	9'6" x 7'9"
2545 x 1588 mm	8'4" x 5'3"
1498 x 1588 mm	4'11" x 5'3"



First Floor

Bedroom 1
En Suite
Bedroom 2
Bedroom 3
Bedroom 4
Bathroom

4538 x 3728 mm	14'11" x 12'3"
2190 x 1471 mm	7'2" x 4'10"
4379 x 3728 mm	14'4" x 12'3"
4073 x 2881 mm	13'4" x 9'5"
3115 x 3043 mm	10'3" x 10'0"
2689 x 2266 mm	8'10" x 7'5"

Key

B Boiler
ST Store

W Wardrobe space
f/f Fridge/freezer space

wm Washing machine space
dw Dishwasher space

CYL Cylinder
td Tumble dryer

◀ ▶ Dimension location



Scan here for more details



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