



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

DOXFORD GREEN

— A LOCATION LIKE NO OTHER —



Doxford Green is a luxury new development, surrounded by beautiful open fields. Situated in the heart of Ryhope, you will discover a collection of 4 and 5 detached bedroom homes. You and your family can enjoy country walks and fantastic local amenities on your doorstep - with Sunderland city centre 4 miles away. Doxford Green is within close proximity to supermarkets and local shops.



You'll also discover Seaham beach just 5 miles from your doorstep.

The A19 is just minutes away connecting you to all major road links.

The development is perfectly situated to enjoy all of the exciting amenities that the area has to offer as well as being 1 mile from Doxford International Business Park.

— 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.





DOXFORD GREEN

Development Plan

- Species rich grassland
- Grassland with native wildflowers
- Path
- Informal gravel path
- Informal green walkway
- SUDs Basin
- Hedge
- Shrubs
- Woodland
- Bird box
- Bat box



- Manning**
5 bedroom detached home
- Winstone**
4 bedroom detached home
- Chelworth**
4 bedroom detached home
- Drummond**
4 bedroom detached home
- Holden**
4 bedroom detached home
- Avondale**
4 bedroom detached home
- Millford**
4 bedroom detached home
- Kirkdale**
4 bedroom detached home
- Hertford**
4 bedroom detached home
- Hollinwood**
4 bedroom detached home

⚡ Features including PV panels and other energy efficiency benefits. May vary by plot. Please speak to your Sales Adviser for more information.

dwh.co.uk

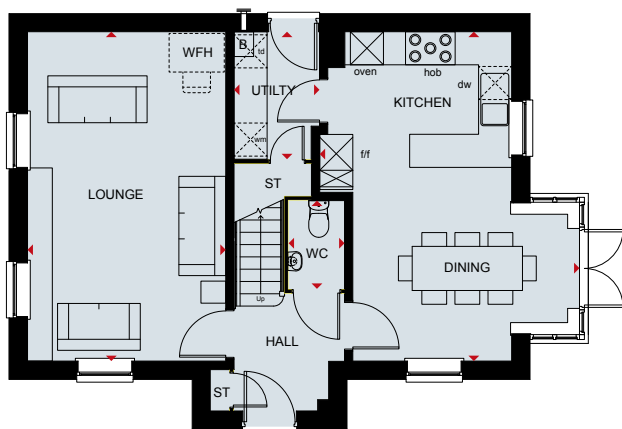
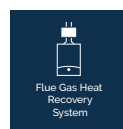
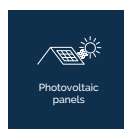


DAVID WILSON HOMES
WHERE QUALITY LIVES

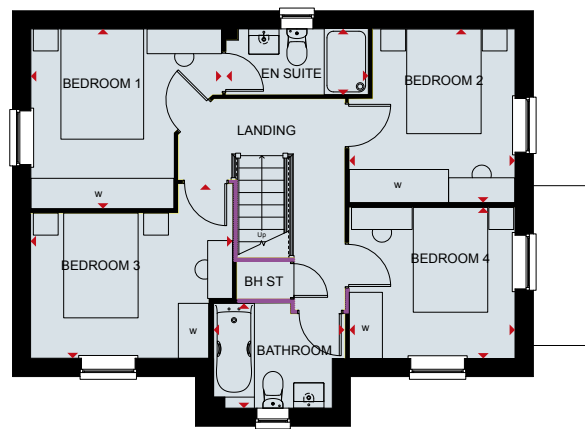
Images and development layouts are for illustrative purposes, should be used for general guidance only and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Development layouts including house types and tenures, the location of affordable housing, parking arrangements, play areas, landscaping and public open spaces are subject to change including any changes required due to a change in planning permission. Doxford Green is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

HOLLINWOOD

FOUR BEDROOM HOME



Ground Floor		
Lounge	3595 x 5973 mm	11'10" x 19'7"
Kitchen/Dining	5973 x 4706 mm	19'7" x 15'5"
Utility	1550 x 2312 mm	5'1" x 7'7"
WC	1014 x 1600 mm	3'4" x 5'3"



First Floor		
Bedroom 1	3457 x 3260 mm	11'4" x 10'8"
En suite	2574 x 1200 mm	8'5" x 4'0"
Bedroom 2	3005 x 3150 mm	9'10" x 10'4"
Bedroom 3	3661 x 3154 mm	12'0" x 10'4"
Bedroom 4	3005 x 2739 mm	9'10" x 9'0"
Bathroom	2373 x 1900 mm	7'9" x 6'3"

Key

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

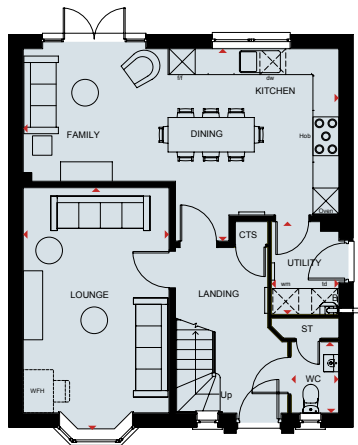
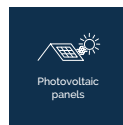


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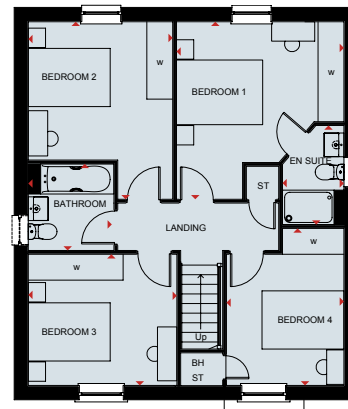
KIRKDALE

FOUR BEDROOM DETACHED HOME



Ground Floor

Lounge	3380 x 5617 mm	11'1" x 18'5"
Kitchen/Family/		
Dining	7318 x 4460 mm	24'0" x 14'8"
Utility	1561 x 2150 mm	5'1" x 7'1"
WC	1095 x 1650 mm	3'7" x 5'5"



First Floor

Bedroom 1	3885 x 4119 mm	12'9" x 13'6"
En Suite	1425 x 2300 mm	4'8" x 7'7"
Bedroom 2	3350 x 4119 mm	11'0" x 13'6"
Bedroom 3	3447 x 3043 mm	11'4" x 10'0"
Bedroom 4	2725 x 3643 mm	8'11" x 12'0"
Bathroom	1987 x 2010 mm	6'6" x 6'7"

Key

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

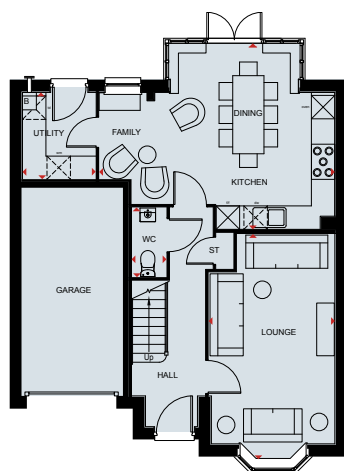
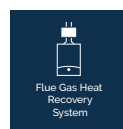
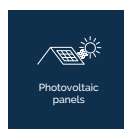


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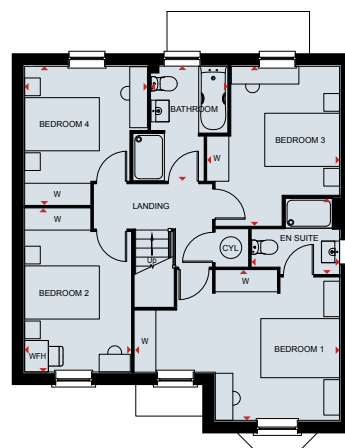
MILLFORD

FOUR BEDROOM HOME



Ground Floor

Lounge	5767 x 3235 mm	18'11" x 10'7"
Kitchen/Family/Dining	6037 x 4735 mm	19'10" x 15'6"
Utility	2225 x 1877 mm	7'3" x 6'2"
WC	1786 x 895 mm	5'10" x 2'11"



First Floor

Bedroom 1	5195 x 3818 mm	17'0" x 12'6"
En Suite	2235 x 1924 mm	7'4" x 6'4"
Bedroom 2	4156 x 2707 mm	13'8" x 8'10"
Bedroom 3	4051 x 3365 mm	13'4" x 11'0"
Bedroom 4	3522 x 3124 mm	11'7" x 10'3"
Bathroom	2913 x 1950 mm	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		

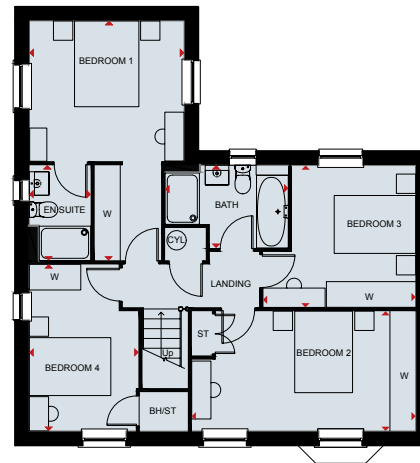
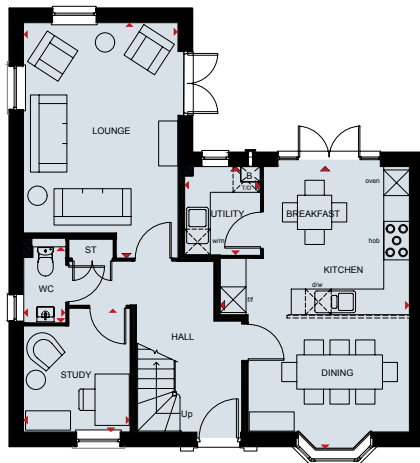


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THE AVONDALE

FOUR BEDROOM HOME



Ground Floor

Lounge	5488 x 3605 mm	18'0" x 11'10"
Kitchen/Breakfast/Dining	6590 x 4415 mm	21'7" x 14'6"
Utility	2060 x 1761 mm	6'9" x 5'9"
Study	2878 x 2488 mm	9'5" x 8'2"
WC	1768 x 975 mm	5'10" x 3'2"

First Floor

Bedroom 1	5585 x 3605 mm	18'3" x 11'10"
Ensuite	2222 x 1433 mm	7'3" x 4'8"
Bedroom 2	5225 x 2792 mm	17'1" x 9'2"
Bedroom 3	3563 x 3308 mm	11'8" x 10'10"
Bedroom 4	3853 x 2547 mm	12'7" x 8'4"
Bathroom	2871 x 1927 mm	9'5" x 6'4"

Key

B	Boiler	f/f	Fridge/freezer space	wm	Washing machine space	W	Wardrobe space
ST	Store	dw	Dishwasher space	td	Tumble dryer space	↔	Dimension location

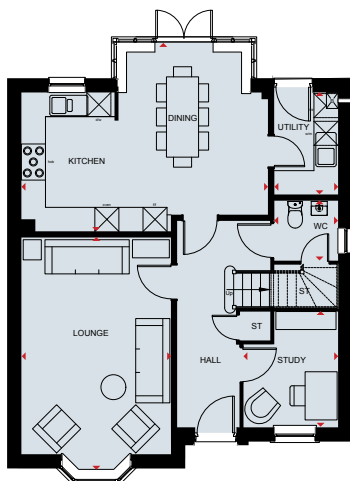
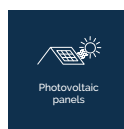


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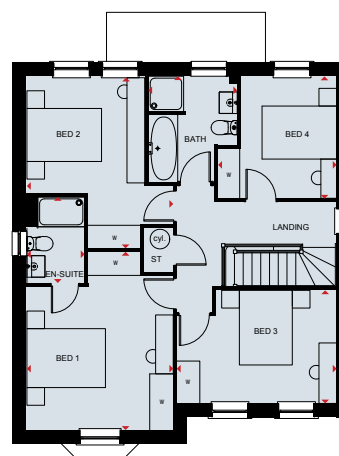
HOLDEN

FOUR BEDROOM DETACHED HOME



Ground Floor

Lounge	5797 x 3723 mm	19'0" x 12'3"
Kitchen/Dining	6142 x 4685 mm	20'2" x 15'4"
Study	2881 x 2361 mm	9'6" x 7'9"
Utility	2545 x 1588 mm	8'4" x 5'3"
WC	1498 x 1588 mm	4'11" x 5'3"



First Floor

Bedroom 1	4538 x 3728 mm	14'11" x 12'3"
En Suite	2190 x 1471 mm	7'2" x 4'10"
Bedroom 2	4379 x 3728 mm	14'4" x 12'3"
Bedroom 3	4073 x 2881 mm	13'4" x 9'5"
Bedroom 4	3115 x 3043 mm	10'3" x 10'0"
Bathroom	2689 x 2266 mm	8'10" x 7'5"

Key

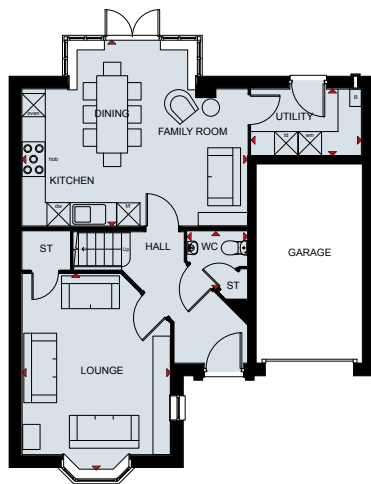
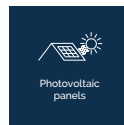
B	Boiler	W	Wardrobe space	wm	Washing machine space	CYL	Cylinder	◀▶	Dimension location
ST	Store	f/f	Fridge/freezer space	dw	Dishwasher space	td	Tumble dryer		



DAVID WILSON HOMES

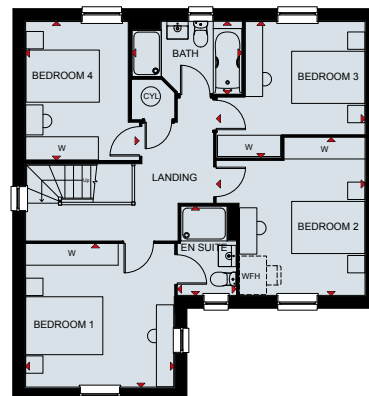
DRUMMOND

FOUR BEDROOM HOME



Ground Floor

Lounge	5088 x 3845 mm	16'8" x 12'7"
Kitchen/Family/		
Dining	5845 x 4811 mm	19'2" x 15'9"
Utility	2856 x 1720 mm	9'4" x 5'8"
WC	1565 x 1485 mm	5'2" x 4'10"



First Floor

Bedroom 1	3850 x 3707 mm	12'7" x 12'2"
En suite	2311 x 1511 mm	7'7" x 4'11"
Bedroom 2	4084 x 3844 mm	13'5" x 12'7"
Bedroom 3	3844 x 3521 mm	12'7" x 11'7"
Bedroom 4 / Study	3584 x 2966 mm	11'9" x 9'9"
Bathroom	2846 x 1887 mm	9'4" x 6'2"

Key

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

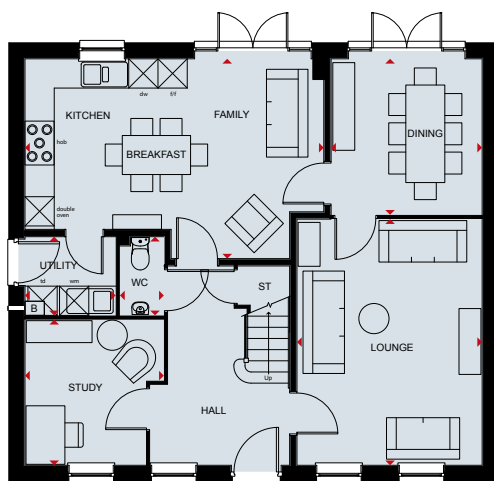
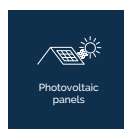


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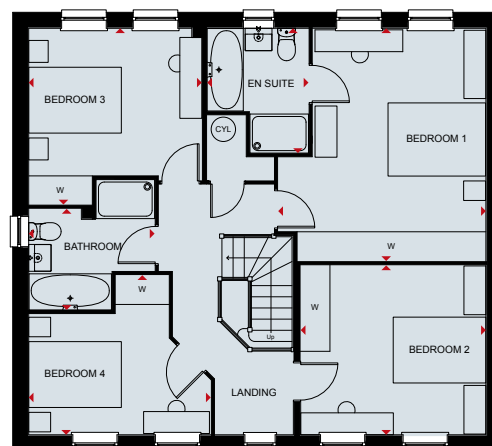
CHELWORTH

FOUR BEDROOM HOME



Ground Floor

Lounge	5050 x 3800 mm	16'7" x 12'6"
Kitchen/Family/Breakfast	6130 x 4100 mm	20'1" x 13'5"
Dining	3201 x 3100 mm	10'6" x 10'2"
Study	2987 x 2850 mm	9'10" x 9'4"
Utility	1861 x 1614 mm	6'1" x 5'4"
WC	1614 x 900 mm	5'4" x 2'11"



First Floor

Bedroom 1	4775 x 4261 mm	15'8" x 14'0"
En suite	2077 x 2561 mm	6'10" x 8'5"
Bedroom 2	3476 x 3800 mm	11'5" x 12'6"
Bedroom 3	3552 x 3616 mm	11'8" x 11'10"
Bedroom 4	3736 x 3275 mm	12'3" x 10'9"
Bathroom	2584 x 2071 mm	8'6" x 6'10"

Key

B Boiler	CYL Cylinder	dw Dishwasher space	td Tumble dryer space	W Wardrobe space
ST Store	wm Washing machine space	f/f Fridge freezer space	BH Bulkhead	◄► Dimension location

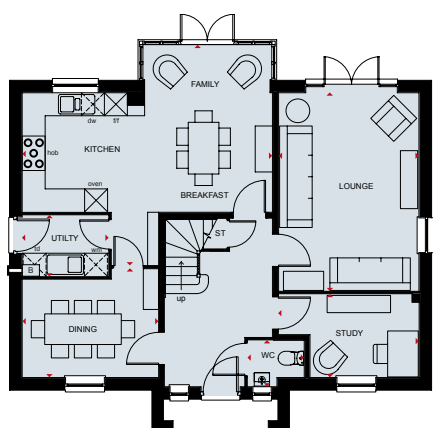
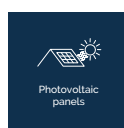


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WINSTONE

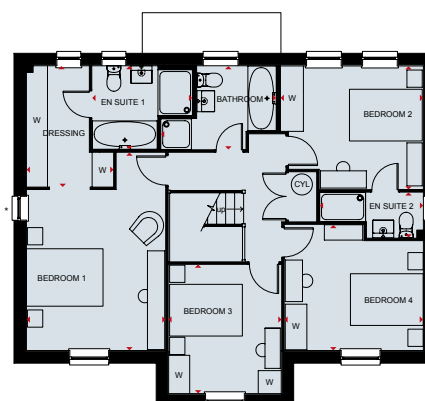
FOUR BEDROOM DETACHED HOME



Ground Floor

Lounge	5171 x 3665 mm	16'11" x 12'0"
Kitchen/Family/Breakfast	6535 x 5758 mm	21'5" x 18'11"
Dining	3563 x 2846 mm	11'8" x 9'4"
Study	3670 x 2175 mm	12'0" x 7'2"
Utility	2250 x 1591 mm	7'4" x 5'3"
WC	1470 x 1210 mm	4'10" x 4'0"

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



First Floor

Bedroom 1	5164 x 3624 mm	16'11" x 11'10"
Dressing	3155 x 2265 mm	10'4" x 7'5"
En suite 1	2615 x 2182 mm	8'7" x 7'2"
Bedroom 2	3722 x 3218 mm	12'2" x 10'7"
En suite 2	2710 x 1178 mm	8'11" x 3'10"
Bedroom 3	3363 x 2940 mm	11'1" x 9'8"
Bedroom 4	3623 x 3283 mm	11'10" x 10'9"
Bathroom	3014 x 2182 mm	9'10" x 7'2"

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

Key

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

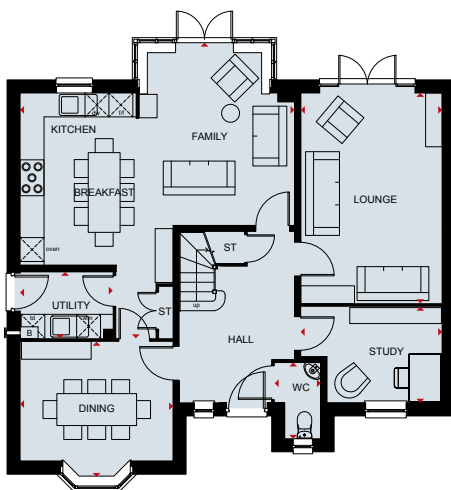
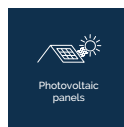


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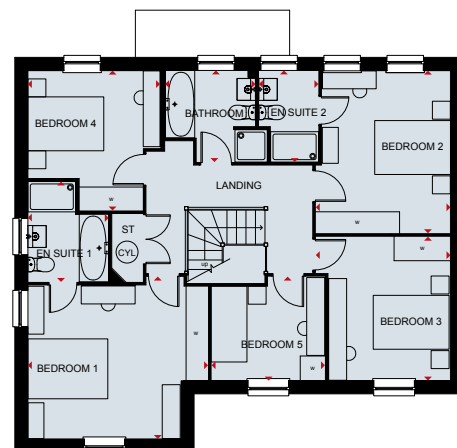
THE MANNING

FIVE BEDROOM HOME



Ground Floor

Lounge	3545 x 5276 mm	11'8" x 17'4"
Kitchen/Breakfast/Family	7413 x 6883 mm	24'4" x 22'7"
Dining	3840 x 3388 mm	12'7" x 11'1"
Study	2408 x 3550 mm	7'11" x 11'8"
Utility	2325 x 1665 mm	7'8" x 5'6"
WC	1909 x 1165 mm	6'3" x 3'10"



First Floor

Bedroom 1	4066 x 4515 mm	13'4" x 14'10"
En suite 1	2027 x 2514 mm	6'8" x 8'3"
Bedroom 2	3375 x 4072 mm	11'1" x 13'5"
En suite 2	1489 x 2297 mm	4'11" x 7'6"
Bedroom 3	3603 x 3375 mm	11'10" x 11'1"
Bedroom 4	3312 x 3503 mm	10'10" x 11'6"
Bedroom 5	2839 x 2604 mm	9'4" x 8'7"
Bathroom	2261 x 2296 mm	7'5" x 7'6"

Key

B Boiler	CYL Cylinder	dw Dishwasher space	td Tumble dryer space	◄► Dimension location
ST Store	wm Washing machine space	f/f Fridge/freezer space	w Wardrobe space	



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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.



DAVID WILSON HOMES

WHERE QUALITY LIVES

dwh.co.uk or call 0333 355 8471

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.

BDW004939/JUL2024