



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

SPITFIRE GREEN

— NEW HAINE ROAD, MANSTON, RAMSGATE, KENT, CT12 6FA —



You could experience the best of town, coast and country at Spitfire Green. Set amongst 4.5 acres of green open space whilst being a five minute drive from Westwood Retail Park, for all of your everyday essentials.

Start making wonderful memories in your new David Wilson home, just three miles from the coast, where you could enjoy scenic walks along Ramsgate harbour, one of the largest marinas on the South-coast and the only Royal harbour in the UK.

For those looking to explore or commute there's excellent road links via A2 and M2 and with the opening of Thanet Parkway station you can now enjoy high-

speed services into Ashford and London. You can also enjoy all that Kent has to offer, with plenty of nearby attractions including other popular coastal towns such as Whitstable, Margate and Herne Bay as well as Pegwell Bay Country Park, Monkton Nature Reserve and Howletts Wild Animal Park.

With great schools within walking distance including Little Scarecrows Nursery, Newington Community Primary School and Laleham Gap School, it's the perfect place to settle with your family.

A SENSE OF PEACE,
QUALITY
— AND SPACE —

Our homes at Spitfire Green 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 boasting two or more bathrooms, including your own private sanctuary – a master bedroom en suite.



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.



— 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.










- **Coach House** 2 bedroom home
- **Tewkesbury** 2 bedroom apartment
- **Hazelborough** 3/4 bedroom home
- **Elmswell** 3/4 bedroom home
- **Frampton** 3 bedroom home
- **Alder** 3 bedroom home
- **Foxglove** 3 bedroom home
- **Culver** 4 bedroom home
- **Winterton** 4 bedroom home
- **Wynchwood** 4 bedroom home
- **Affordable Housing**
- **DMV Discounted Market Value:**
- Wellington House plots 276-293 1 bedroom apartment
- The Nelson plots 256 & 257
- C/S **Cycle Store** B/S **Bins Store**
- BCP **Bin Collection Point**



-  Trees
-  Swale
-  Gravel paths
-  Mature trees
-  New tree lines
-  Balancing pond
-  Wildflower meadow
-  Species rich grassland
-  Play Area

Giving nature a home on this development :

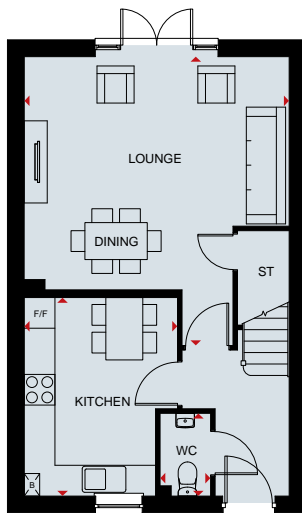
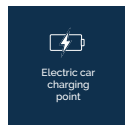
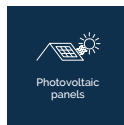
-  Bat Box
-  Log Pile
-  Swift Box
-  Bug Hotel
-  Bee Bank
-  Hedgehog Highway
-  Kestrel Box

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



ALDER

THREE BEDROOM HOME

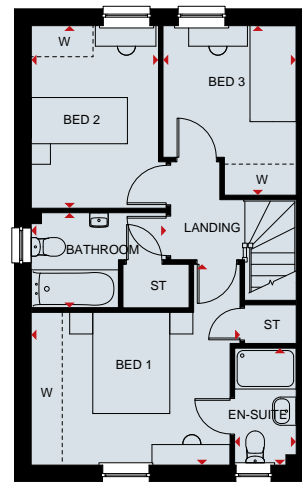


Ground Floor

Lounge/Dining
Kitchen
WC

5163 x 4542 mm
2988 x 3868 mm
985 x 1612 mm

16'11" x 14'11"
9'10" x 12'8"
3'3" x 5'3"



First Floor

Bedroom 1
En suite
Bedroom 2
Bedroom 3
Bathroom

4069 x 2975 mm
1200 x 2281 mm
2480 x 3568 mm
2595 x 3302 mm
2630 x 1853 mm

13'4" x 9'9"
3'11" x 7'6"
8'2" x 11'8"
8'6" x 10'10"
8'8" x 6'1"

Key

B Boiler
ST Store

F/F Fridge/freezer space
W Wardrobe space

◀▶ Dimension location

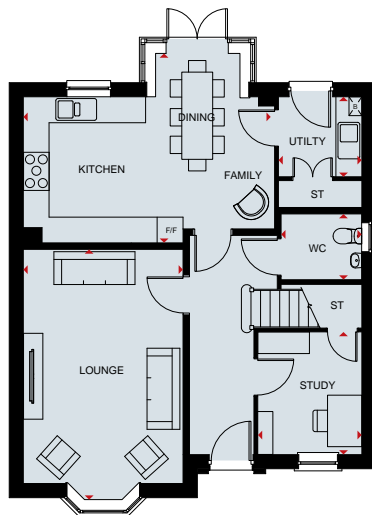
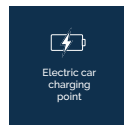
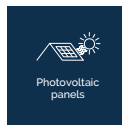


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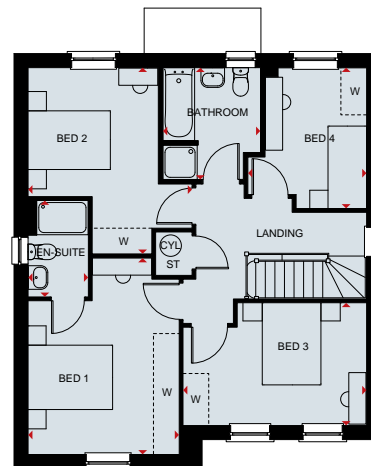
CULVER

FOUR BEDROOM HOME



Ground Floor

Lounge	3722 x 5460 mm	12'3" x 17'11"
Kitchen/Dining	5857 x 4628 mm	19'3" x 15'2"
Study	2421 x 2861 mm	7'11" x 9'5"
Utility	1940 x 1860 mm	6'4" x 6'1"
WC	1878 x 1534 mm	6'2" x 5'0"



First Floor

Bedroom 1	3535 x 4586 mm	11'7" x 15'1"
En suite	1406 x 2253 mm	4'7" x 7'5"
Bedroom 2	3823 x 4336 mm	12'6" x 14'3"
Bedroom 3	4275 x 2861 mm	14'0" x 9'5"
Bedroom 4	2763 x 3278 mm	9'1" x 10'9"
Bathroom	2275 x 2599 mm	7'6" x 8'6"

Key

B	Boiler	CYL	Cylinder	W	Wardrobe space
ST	Store	F/F	Fridge/freezer space	◄	Dimension location

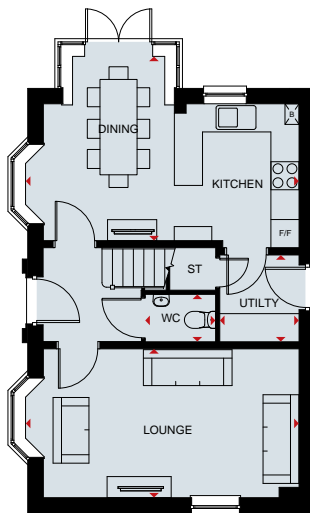
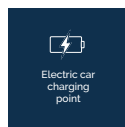
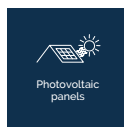


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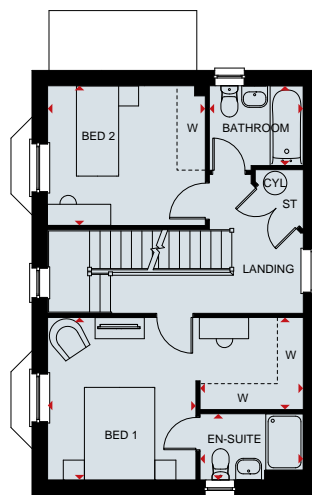
ELMSWELL

THREE/FOUR BEDROOM HOME



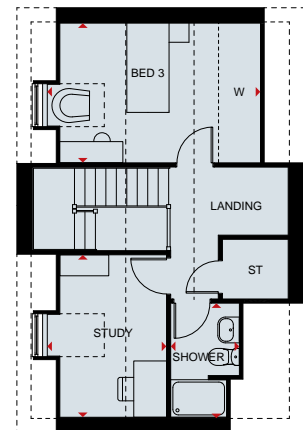
Ground Floor

Lounge	5852 x 3178 mm	19'2" x 10'5"
Kitchen/Dining	5852 x 4142 mm	19'2" x 13'7"
Utility	1688 x 1855 mm	5'6" x 6'1"
WC	1500 x 1014 mm	4'11" x 3'4"



First Floor

Bedroom 1	3171 x 3463 mm	10'5" x 11'4"
En suite	2201 x 1405 mm	7'3" x 4'7"
Dressing	2201 x 1969 mm	7'3" x 6'6"
Bedroom 2	3367 x 2979 mm	11'1" x 9'9"
Bathroom	2000 x 1700 mm	6'7" x 5'7"



Second Floor

Bedroom 3	4277 x 2978 mm	14'0" x 9'9"
Study	2275 x 3463 mm	7'6" x 11'4"
Shower Room	1459 x 2433 mm	4'9" x 8'0"

* Overall floor dimension includes lowered ceiling areas

Key

B	Boiler	CYL	Cylinder	W	Wardrobe space
ST	Store	F/F	Fridge/freezer space	◄	Dimension location

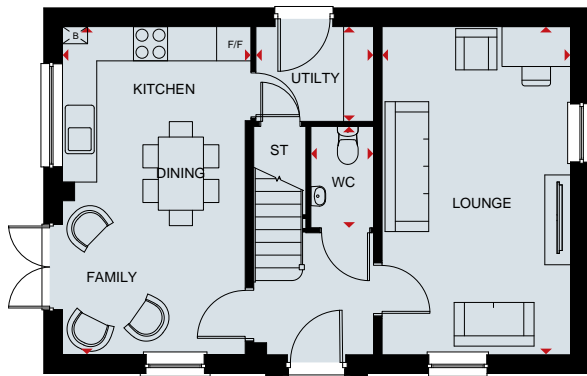
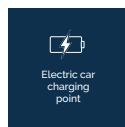
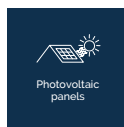


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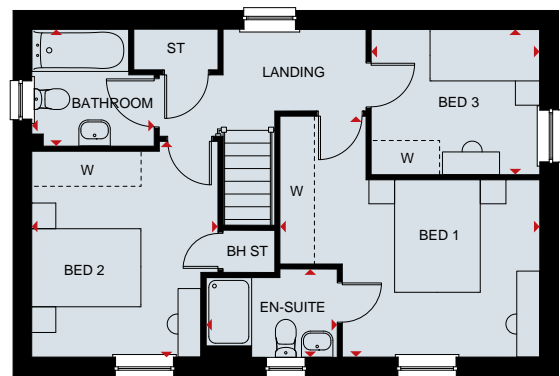
FOXGLOVE

THREE BEDROOM HOME



Ground Floor

Lounge	3300 x 5748 mm	10'10" x 18'10"
Kitchen/Dining	3200 x 5748 mm	10'6" x 18'10"
Utility	2060 x 1660 mm	6'9" x 5'5"
WC	1097 x 1775 mm	3'7" x 5'10"



First Floor

Bedroom 1	4548 x 3110 mm	14'11" x 10'2"
En suite	2301 x 1550 mm	7'7" x 5'1"
Bedroom 2	3262 x 3611 mm	10'8" x 11'10"
Bedroom 3	2955 x 2550 mm	9'8" x 8'4"
Bathroom	2145 x 2050 mm	7'0" x 6'9"

Key

B	Boiler	BH ST	Bulkhead store	W	Wardrobe space
ST	Store	F/F	Fridge/freezer space	◀▶	Dimension location

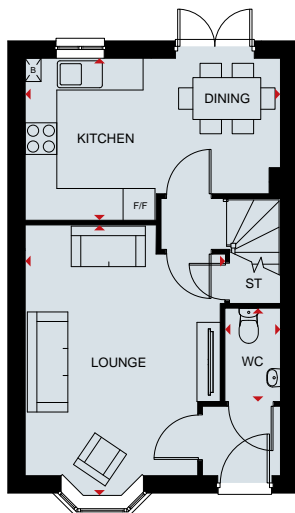
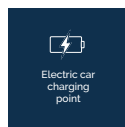
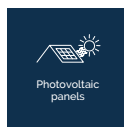


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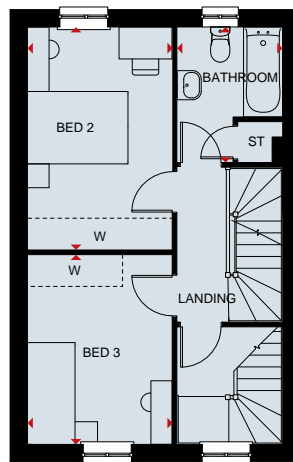
FRAMPTON

THREE BEDROOM HOME



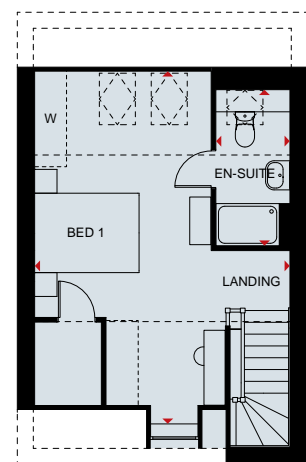
Ground Floor

Lounge	3687 x 5134 mm	12'1" x 16'10"
Kitchen/Dining	4825 x 3060 mm	15'10" x 15'0"
WC	1050 x 1765 mm	3'5" x 5'9"



First Floor

Bedroom 2	2738 x 4225 mm	9'0" x 13'10"
Bedroom 3	2738 x 3584 mm	9'0" x 11'9"
En suite	2000 x 2221 mm	6'7" x 7'3"
Bathroom	2000 x 2560 mm	6'7" x 8'5"



Second Floor

Bedroom 1	4825 x 5647 mm	15'10" x 18'6"
En suite	1400 x 2952 mm	4'7" x 9'8"

* Overall floor dimension includes lowered ceiling areas

Key

B	Boiler	F/F	Fridge/freezer space	◀▶	Dimension location
ST	Store	W	Wardrobe space		

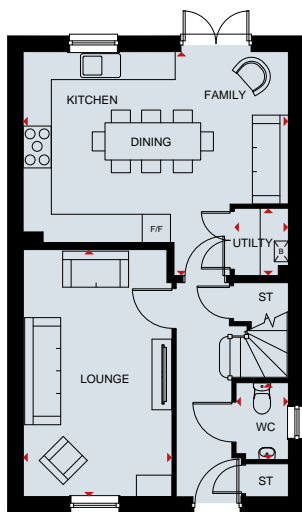
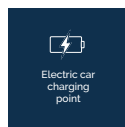


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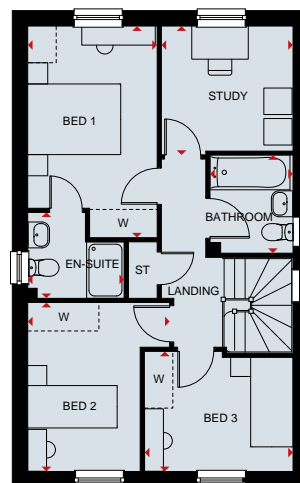
HAZELBOROUGH

THREE/FOUR BEDROOM HOME



Ground Floor

Lounge	3162 x 5250 mm	10'5" x 17'3"
Kitchen/Dining	5635 x 4060 mm	18'6" x 13'4"
WC	1112 x 1634 mm	3'8" x 5'4"



First Floor

Bedroom 1	2750 x 4495 mm	9'0" x 14'9"
En suite	2051 x 1825 mm	6'9" x 6'0"
Bedroom 2	3014 x 3589 mm	9'11" x 11'9"
Bedroom 3	3171 x 2550 mm	10'5" x 8'4"
Bathroom	1765 x 2080 mm	5'9" x 6'10"
Study/Bedroom 4	2797 x 2657 mm	9'2" x 8'9"

Key

B	Boiler	F/F	Fridge/freezer space	◀▶	Dimension location
ST	Store	W	Wardrobe space		



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TEWKSBURY

TWO BEDROOM APARTMENT



Ground Floor

Lounge/ Kitchen/Dining	7464 x 3696 mm	24'6" x 12'2"
Bathroom	1976 x 2172 mm	6'6" x 7'2"
Utility	1976 x 2564 mm	6'6" x 8'5"
Bedroom 1 (double)	3653 x 4385 mm	12'0" x 14'5"
Bedroom 1 (double)	3653 x 3315 mm	12'0" x 10'11"



First Floor

Lounge/ Kitchen/Dining	7464 x 3696 mm	24'6" x 12'2"
Bathroom	1976 x 2172 mm	6'6" x 7'2"
Utility	1976 x 2617 mm	6'6" x 8'7"
Bedroom 1 (double)	3653 x 4666 mm	12'0" x 15'4"
En suite	2297 x 1655 mm	7'6" x 5'5"
Bedroom 1 (double)	3653 x 3321 mm	12'0" x 10'11"

Key

B	Boiler	CYL	Cylinder	W	Wardrobe space
ST	Store	F/F	Fridge/freezer space	◄	Dimension location

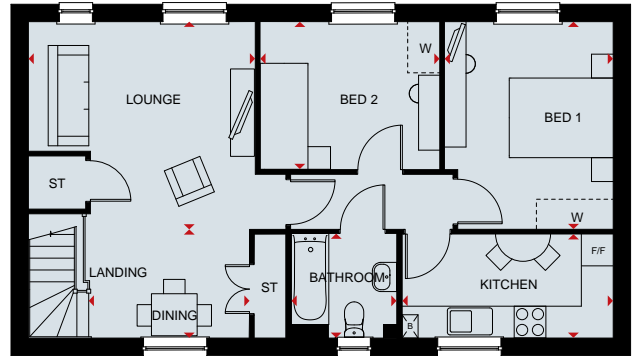
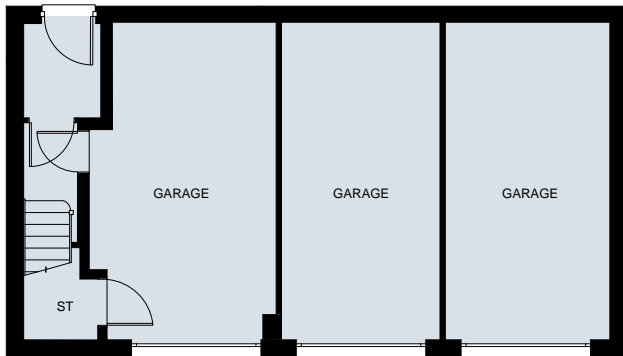
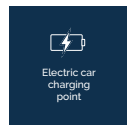


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THE WINCHAM

TWO BEDROOM HOME



First Floor

Lounge/Dining	4852 x 5961 mm	15'11" x 19'7"
Kitchen	3977 x 1960 mm	13'1" x 6'5"
Bedroom 1	3180 x 3912 mm	10'5" x 12'10"
Bedroom 2	3382 x 2789 mm	11'1" x 9'2"
Bathroom	1988 x 1960 mm	6'6" x 6'5"

Key

B	Boiler	F/F	Fridge/freezer space	◀▶	Dimension location
ST	Store	W	Wardrobe space		

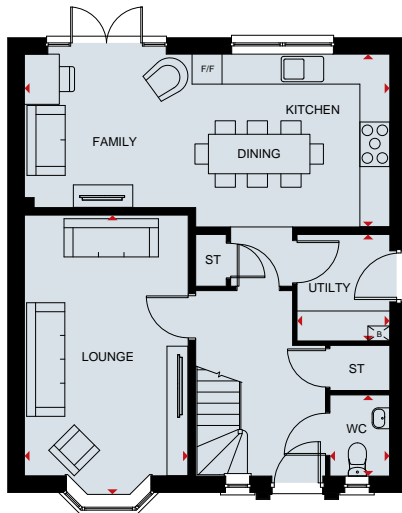
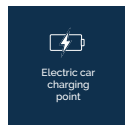
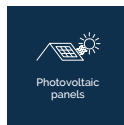


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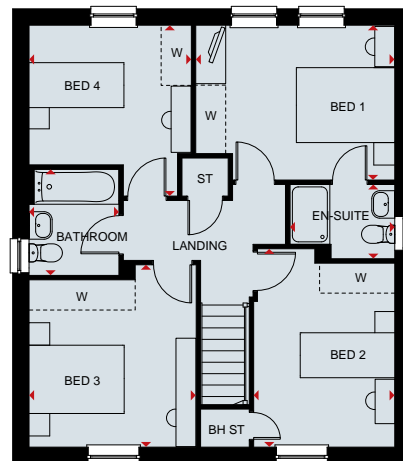
WINTERTON

FOUR BEDROOM HOME



Ground Floor

Lounge	3280 x 5225 mm	10'9" x 17'2"
Kitchen/Dining	7322 x 4646 mm	24'0" x 15'3"
WC	1200 x 1619 mm	3'11" x 5'4"
Utility	1859 x 2133 mm	6'1" x 7'0"



First Floor

Bedroom 1	3985 x 3100 mm	13'1" x 10'2"
En suite	2100 x 1488 mm	6'11" x 4'11"
Bedroom 2	3347 x 3350 mm	11'0" x 11'0"
Bedroom 3	2825 x 3972 mm	9'3" x 13'0"
Bedroom 4	3250 x 3421 mm	10'8" x 11'3"
Bathroom	1765 x 2080 mm	5'9" x 6'10"

Key

B	Boiler	BH ST	Bulkhead store	W	Wardrobe space
ST	Store	F/F	Fridge/freezer space	◄	Dimension location

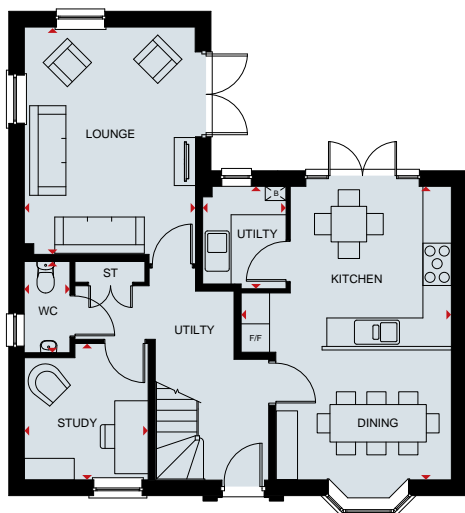
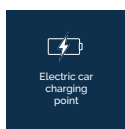
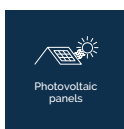


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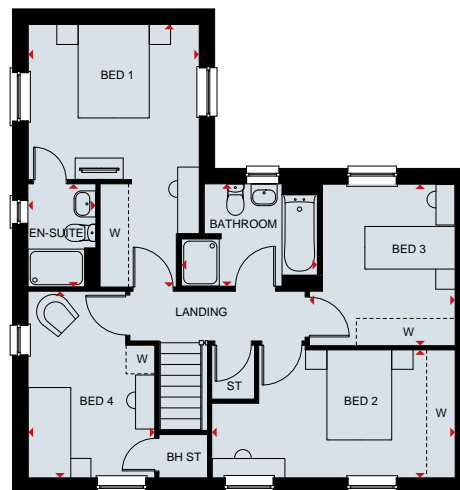
WYNCHWOOD

FOUR BEDROOM HOME



Ground Floor

Lounge	3640 x 4803 mm	11'11" x 15'9"
Kitchen/Dining	4438 x 6228 mm	14'7" x 20'5"
WC	948 x 1908 mm	3'1" x 6'3"
Utility	1760 x 2164 mm	5'9" x 7'1"
Study	2615 x 2897 mm	8'7" x 9'6"



First Floor

Bedroom 1	3615 x 5539 mm	11'10" x 18'2"
En suite	2100 x 1488 mm	6'11" x 4'11"
Bedroom 2	5137 x 2700 mm	16'10" x 8'10"
Bedroom 3	3077 x 3416 mm	10'1" x 11'2"
Bedroom 4	2677 x 3938 mm	8'9" x 12'11"
Bathroom	2872 x 2160 mm	9'5" x 7'1"

Key

B	Boiler	BH ST	Bulkhead store	W	Wardrobe space
ST	Store	F/F	Fridge/freezer space	◀▶	Dimension location



DAVID WILSON HOMES

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.

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:

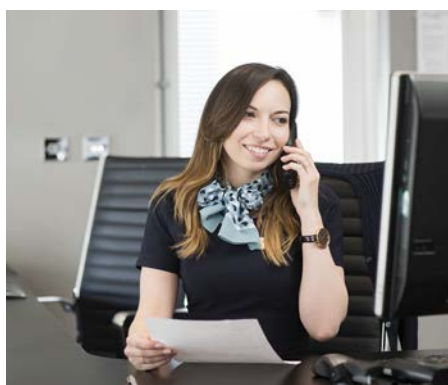
- Garden landscaping
- Fences
- Wear and tear
- Your own alterations
- Registered Social Landlord Homes
- Carpets and floor coverings
- Failure to maintain
- Wilful damage



**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 our 0844 numbers cost 7 pence per minute plus your phone company's access charge.

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 **0330 057 2222**

BDW004884/AUG24