

PENNING RIDGE

PENISTONE

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

PENNING RIDGE

— A LOCATION LIKE NO OTHER —



Penning Ridge is a new collection of three and four bedroom luxury homes located in the stunning village of Penistone.

Situated in the Pennine Heart of South Yorkshire, you will never be short of



picturesque views and walks, with Watermeadows Park and the Trans Pennine Trail just a stone's throw away.

This exciting new development offers excellent links to major towns and cities



with a range of fantastic local amenities right on your doorstep including shops, pubs, restaurants and the popular Market Barn. Families will also benefit from Ofsted rated "Outstanding" and "Good" schools nearby.

A SENSE OF PEACE,
QUALITY
— AND SPACE —



Our homes at Penning Ridge 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 featuring two or more bathrooms, including your own private sanctuary – a main 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.

PENNING RIDGE

PENISTONE

SITE PLAN
Halifax Road, Penistone,
South Yorkshire

-  **Archford**
3 bedroom home
-  **Hadley**
3 bedroom home
-  **Ingleby**
4 bedroom home
-  **Kirkdale**
4 bedroom home
-  **Cornell**
4 bedroom home
-  **Bradgate**
4 bedroom home
-  **Avondale**
4 bedroom home
-  **Holden**
4 bedroom home
-  **Chelworth**
4 bedroom home
-  **Winstone**
4 bedroom home

 **Affordable Housing**

SH Show Home

MS Marketing Suite

BCP Bin Collection Point

S/S Substation

Giving nature a home on this development:

Hedgehog Highway
Selected plots*



Bird Box
Selected plots*



Swift Nesting Brick
Selected plots*



Bat Box Enclosed Bat Box
Selected plots*



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

Green Space Including Play Equipment



New Tree Line



Mature Trees



See the Difference at 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. Penning Ridge is a marketing name only and may not be the designated postal address, which may be determined by The Post Office. H8275/TL01 Rev: S

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



Smart Thermostat



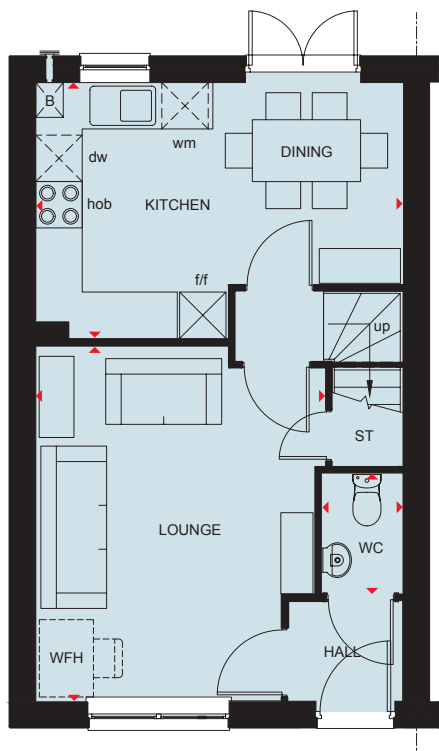
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE ARCHFORD

THREE BEDROOM TERRACED HOME

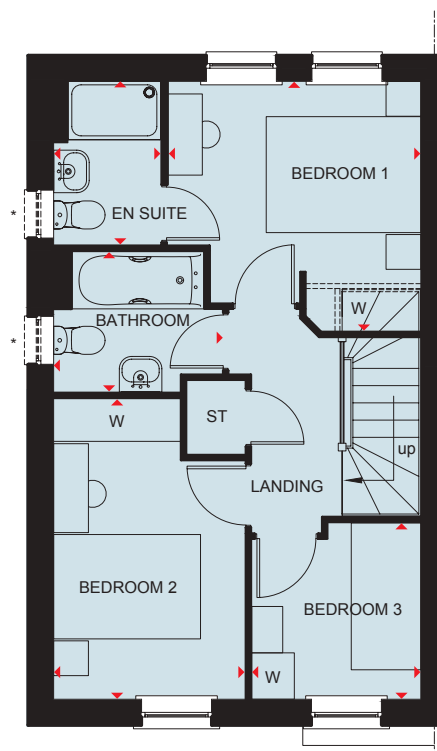
Key

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



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"



* Optional window please refer to sales advisor

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"

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HADLEY

THREE BEDROOM DETACHED HOME



A/B EPC
rating



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



Smart Thermostat



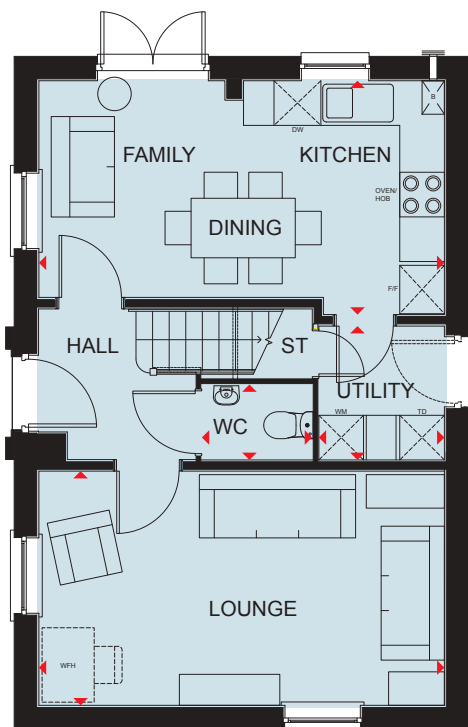
DAVID WILSON HOMES
WHERE QUALITY LIVES

HADLEY

THREE BEDROOM DETACHED HOME

Key

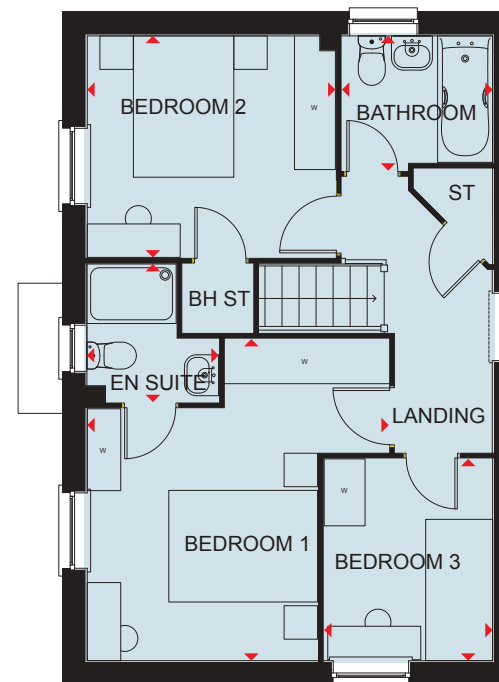
B	Boiler	wm	Washing machine space	dw	Dishwasher space	W	Wardrobe space	BH ST	Bulkhead Store
ST	Store	f/f	Fridge/freezer space	TD	Tumble dryer	WFH	Working from home space	◀▶	Dimension location



* Optional door 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"



* Optional window please refer to sales advisor

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"

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INGLEBY

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



Smart Thermostat



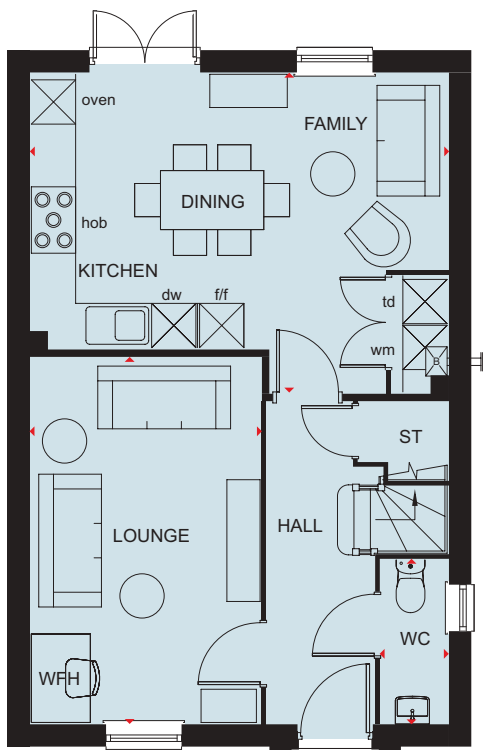
DAVID WILSON HOMES
WHERE QUALITY LIVES

INGLEBY

FOUR BEDROOM DETACHED HOME

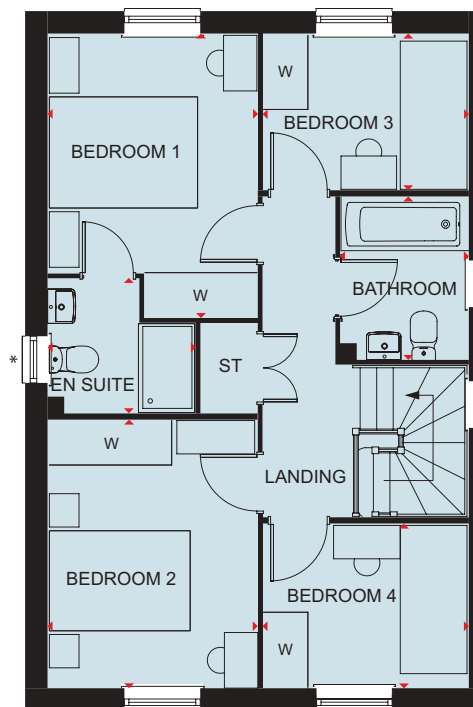
Key

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	



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"

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KIRKDALE

FOUR BEDROOM DETACHED HOME



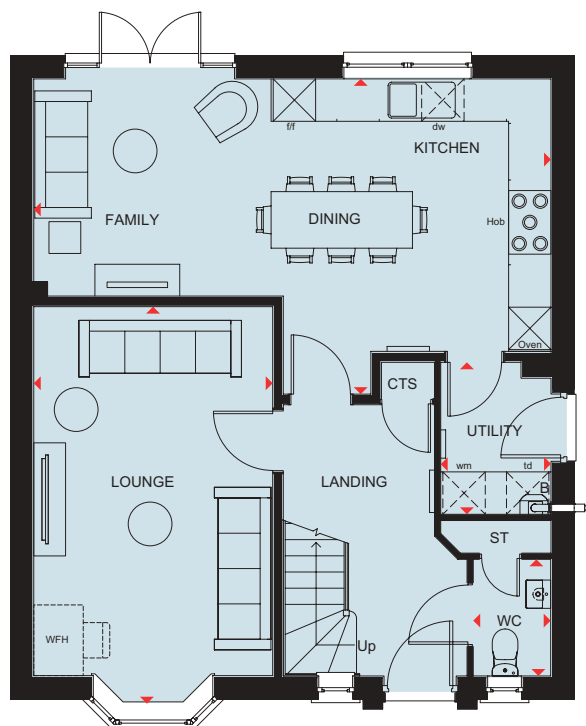
DAVID WILSON HOMES
WHERE QUALITY LIVES

KIRKDALE

FOUR BEDROOM DETACHED HOME

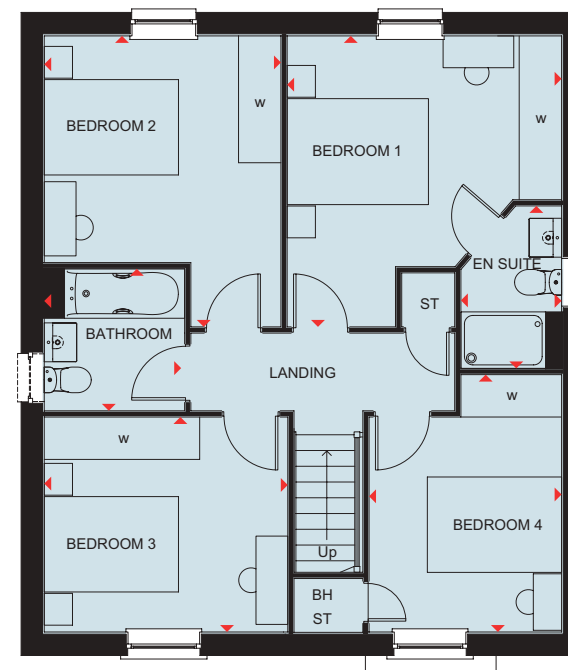
Key

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



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"

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CORNELL

FOUR BEDROOM DETACHED HOME



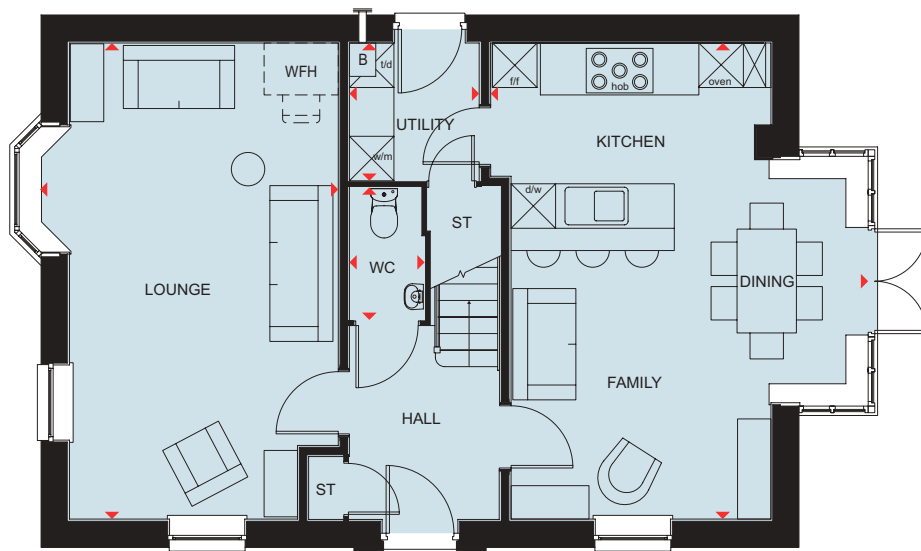
DAVID WILSON HOMES
WHERE QUALITY LIVES

CORNELL

FOUR BEDROOM DETACHED HOME

Key

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



Ground Floor

Lounge	6422 x 4023 mm	21'1" x 13'2"
Kitchen/Family/ Dining	6422 x 5038 mm	21'1" x 16'6"
Utility	1860 x 1749 mm	6'1" x 5'9"
WC	1786 x 1014 mm	5'10" x 3'4"



First Floor

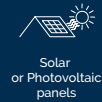
Bedroom 1	5383 x 3571 mm	17'8" x 11'8"
En suite	2005 x 1324 mm	6'7" x 4'4"
Bedroom 2	3670 x 3756 mm	12'1" x 12'4"
Bedroom 3	3751 x 2661 mm	12'4" x 8'9"
Bedroom 4	2577 x 2160 mm	8'5" x 7'1"
Bathroom	2057 x 1875 mm	6'9" x 6'2"

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BRADGATE

FOUR BEDROOM DETACHED HOME



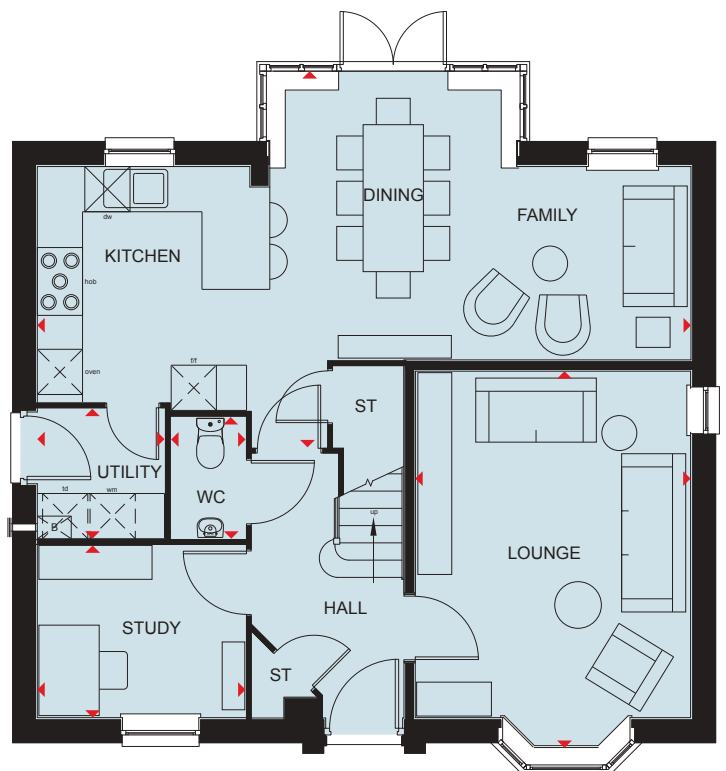
DAVID WILSON HOMES
WHERE QUALITY LIVES

BRADGATE

FOUR BEDROOM DETACHED HOME

Key

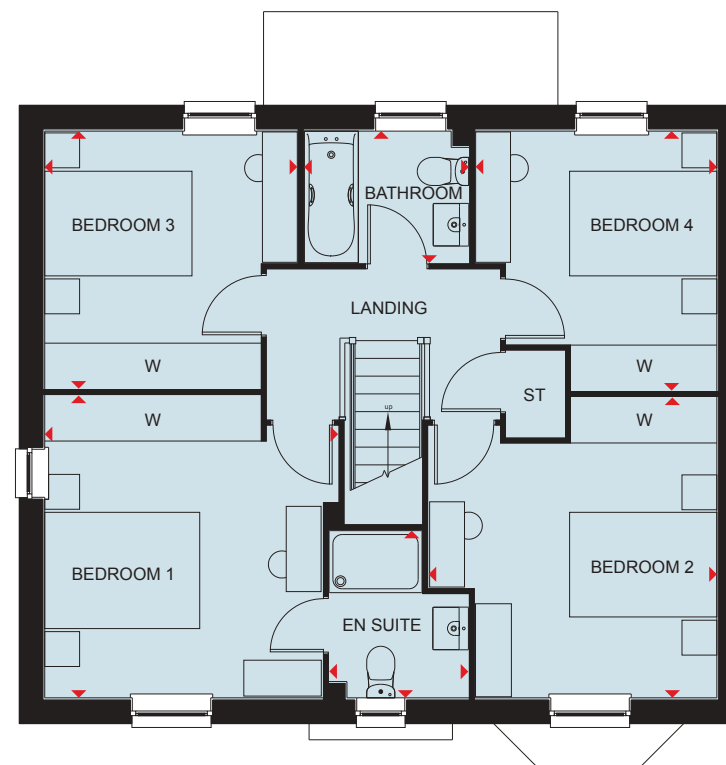
B Boiler	dw Dishwasher space	wm Washing machine space	W Wardrobe space
ST Store	f/f Fridge/freezer space	td Tumble dryer space	◀▶ Dimension location



Ground Floor

Lounge	4994 x 3653 mm	16'5" x 12'0"
Kitchen/Dining/Family	8673 x 4992 mm	28'5" x 16'5"
Study	2762 x 2285 mm	9'1" x 7'6"
Utility	1688 x 1725 mm	5'6" x 5'8"
WC	1614 x 987 mm	5'4" x 3'3"

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



First Floor

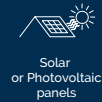
Bedroom 1	3901 x 3786 mm	12'10" x 12'5"
En suite	2157 x 1700 mm	7'1" x 5'11"
Bedroom 2	3720 x 3876 mm	12'2" x 12'9"
Bedroom 3	3324 x 3259 mm	10'11" x 10'8"
Bedroom 4	3349 x 3113 mm	11'0" x 10'3"
Bathroom	2125 x 1700 mm	7'0" x 5'7"

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AVONDALE

FOUR BEDROOM DETACHED HOME



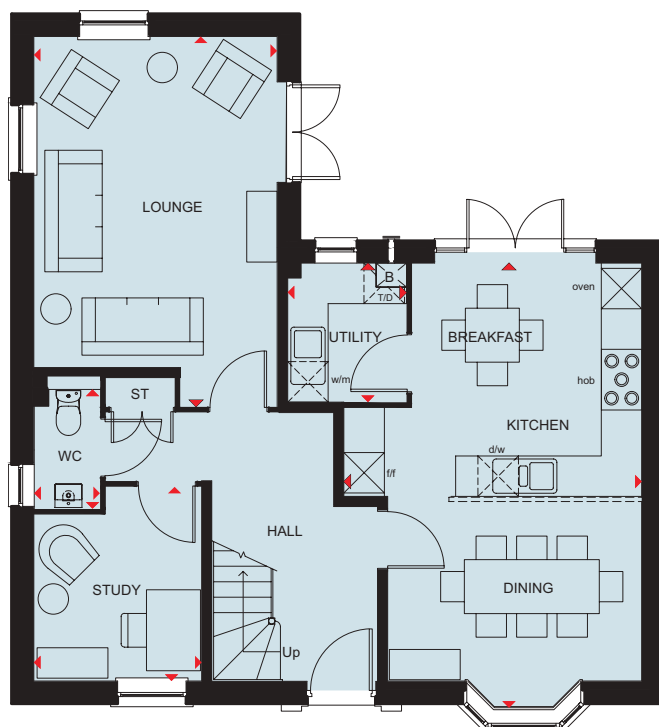
DAVID WILSON HOMES
WHERE QUALITY LIVES

AVONDALE

FOUR BEDROOM DETACHED HOME

Key

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



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"
En suite	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"

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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



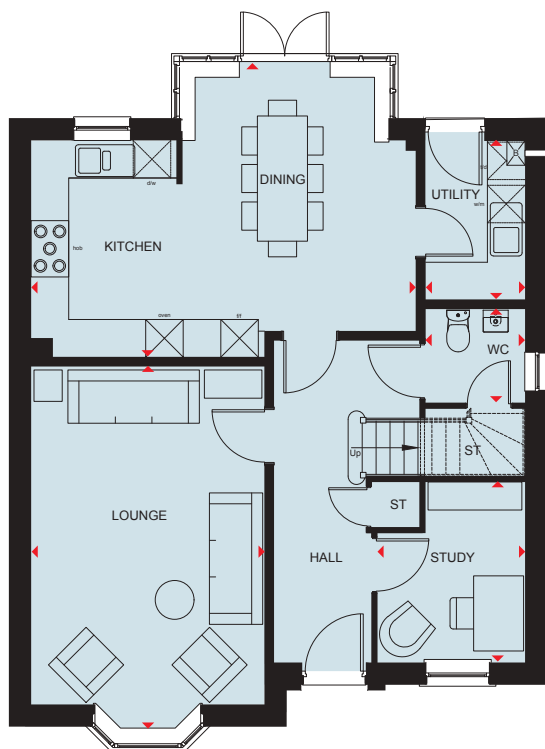
DAVID WILSON HOMES
WHERE QUALITY LIVES

HOLDEN

FOUR BEDROOM DETACHED HOME

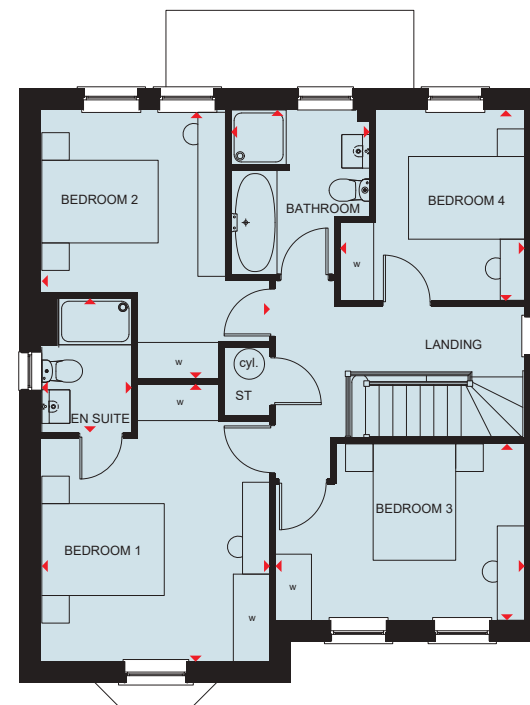
Key

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



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

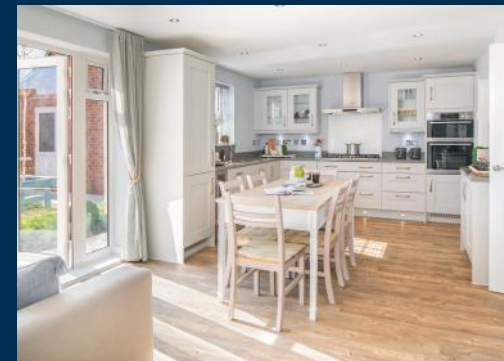
Bedroom 1	4538 x 3728 mm	14'11" x 12'3"
En suite	2190 x 1471 mm	7'2" x 4'10"
Bedroom 2	4379 x 3728 mm	14'4" x 12'3"
Bedroom 3	4073 x 2881 mm	13'4" x 9'5"
Bedroom 4	3115 x 3043 mm	10'3" x 10'0"
Bathroom	2689 x 2266 mm	8'10" x 7'5"

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CHELWORTH

FOUR BEDROOM DETACHED HOME



Highly-efficient
insulation



Electric car
charging



Decentralised
mechanical
extract ventilation
(d-MEV)



Photovoltaic
panels



Argon-filled
double-glazing



Smart Thermostat



Underfloor
Heating



Air Source
Heat Pump



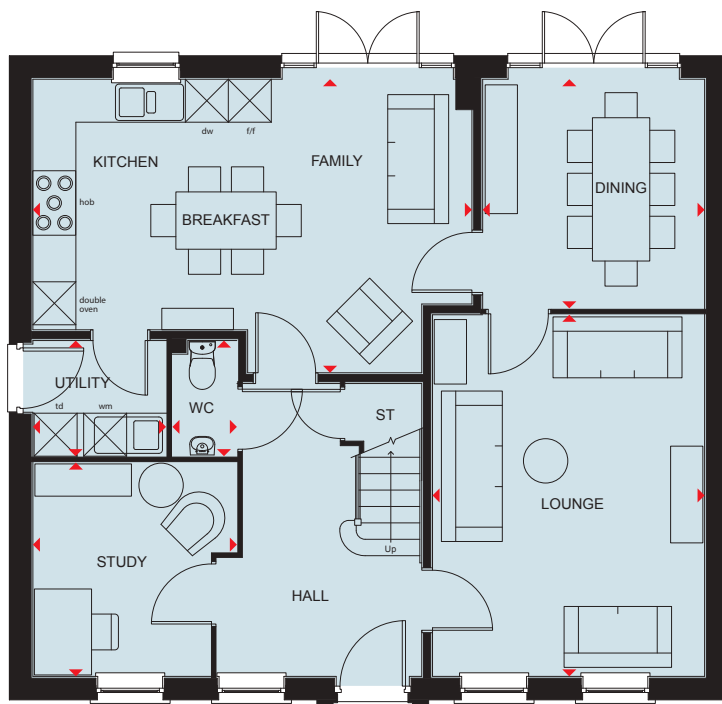
DAVID WILSON HOMES
WHERE QUALITY LIVES

CHELWORTH

FOUR BEDROOM DETACHED HOME

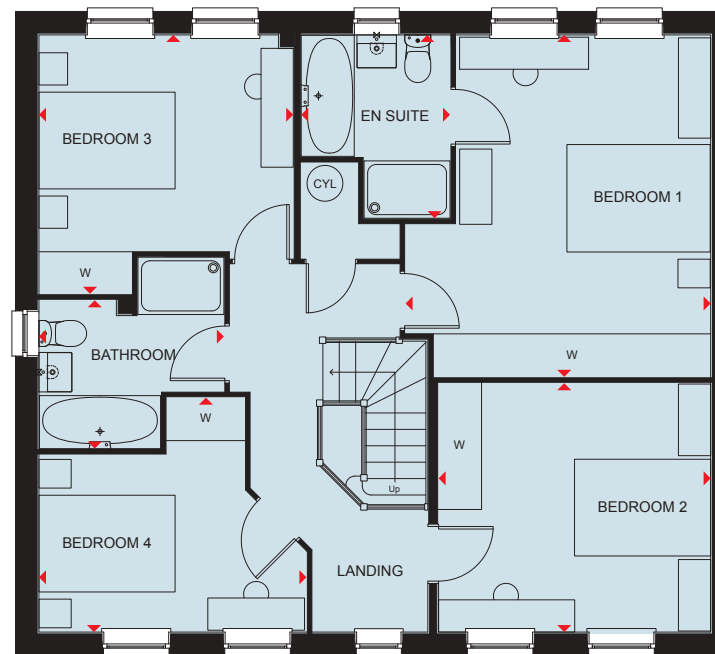
Key

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



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

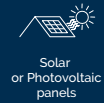
Bedroom 1	4775 x 4261 mm	15'8" x 14'0"
En suite	2077 x 2561 mm	6'10" x 8'5"
Bedroom 2	3476 x 3800 mm	11'5" x 12'6"
Bedroom 3	3552 x 3616 mm	11'8" x 11'10"
Bedroom 4	3736 x 3275 mm	12'3" x 10'9"
Bathroom	2584 x 2071 mm	8'6" x 6'10"

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WINSTONE

FOUR BEDROOM DETACHED HOME



DAVID WILSON HOMES
WHERE QUALITY LIVES

WINSTONE

FOUR BEDROOM DETACHED HOME

Key

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



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.

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. The images 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, dimensions and energy efficiency features depicted are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.



— CREATING A SUSTAINABLE —

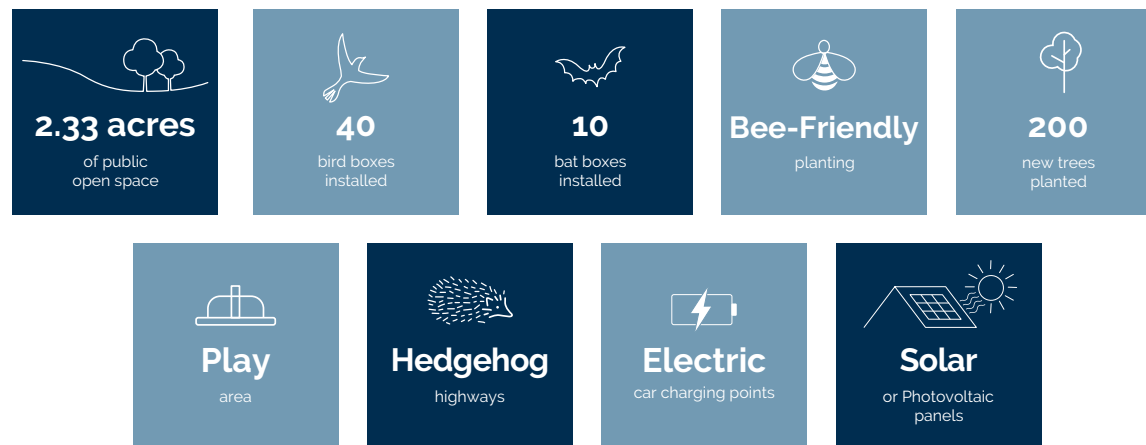
COMMUNITY

WHERE FAMILIES AND NATURE CAN THRIVE

At David Wilson Homes, we do more than simply craft beautiful homes and desirable developments.

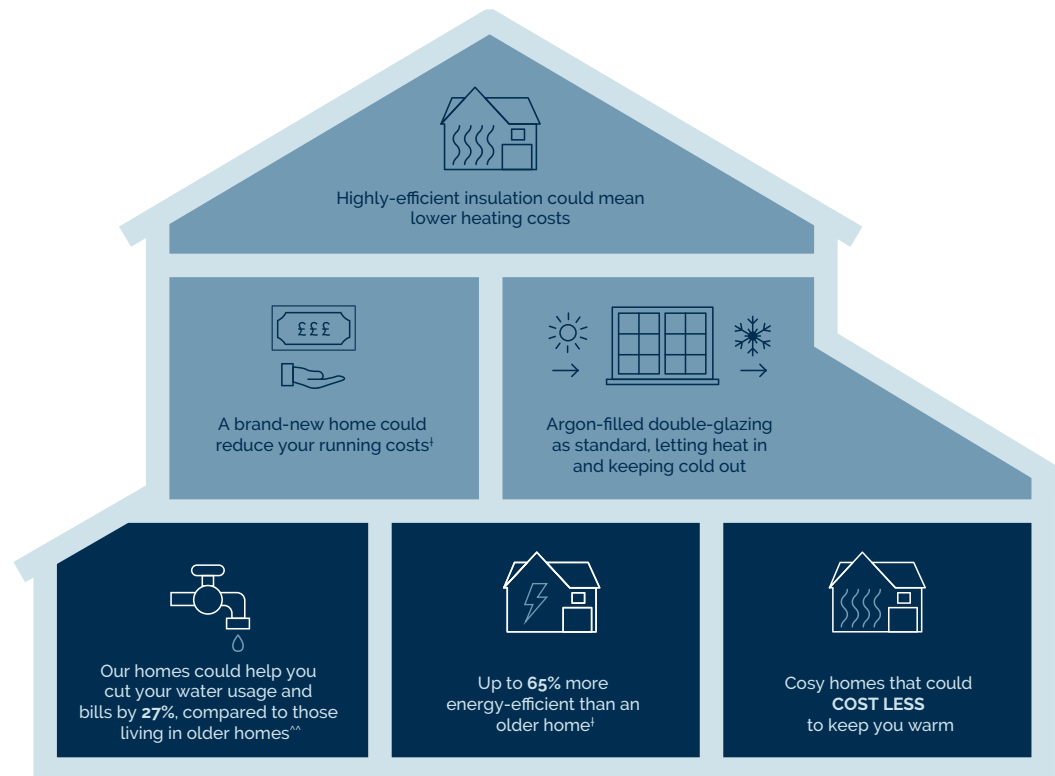
We design and build great places that meet the highest standards, and that promote sustainable, healthy and happy living for our customers.

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.



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.



[†]Based on Government and Ofgem data in the HBF "Watt a Save" reports which provide annual average usage figures for existing homes vs new-build homes in the UK.

^{^^}Indicative figures, based on HBF data published October 2024. Based on the average new build household using 96,000 litres of water per year, compared to 130,000 litres used by occupants of existing properties.

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 warranty and insurance policy, known as Buildmark, which includes a 2 year builder warranty period, followed by an 8 year insurance cover. 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 warranty and insurance policy, known as Buildmark, which includes a 2 year builder warranty period, followed by an 8 year insurance cover

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 (<https://www.hbf.co.uk/policy/policy-and-wider-work-program/customer-satisfaction-survey/latest-results/>), 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 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.



DAVID WILSON HOMES

WHERE QUALITY LIVES

dwh.co.uk or call 03301 735 532

Calls to 03 numbers are charged at the same rate as dialing 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.