



MEADOW HILL

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

MEADOW HILL

A LOCATION LIKE NO OTHER



Meadow Hill is ideally located in the semi-rural village of Throckley, offering a perfect balance of countryside charm and city convenience. Newcastle City Centre is just a short drive away, providing access to fantastic shopping, dining, and riverside walks along the Quayside. The popular village of Ponteland is also close by, with boutique shops, independent restaurants and welcoming pubs.

Despite its peaceful surroundings, Meadow Hill benefits from excellent transport links. Regular Stagecoach bus services run from Throckley into Newcastle, offering a convenient and reliable alternative to driving. Road connections are also excellent, with the A69 and A1 only minutes from home, and Newcastle International Airport easily reached for both business and leisure travel.

Families will appreciate having an 'Outstanding' primary school within walking distance. The development also features exceptional on-site leisure facilities, including football fields, a multi-purpose sports court, a Bowling Green and modern changing facilities—creating a true community hub and an active, vibrant environment for residents of all ages.

Just a short drive away, you'll also find Brocksbushes Farm Shop, a well-loved local attraction offering a farm shop, café and seasonal 'Pick Your Own' events in the Northumberland countryside.

Meadow Hill offers modern living surrounded by nature, convenience, and a genuine sense of community—an ideal place to call home.



A SENSE OF PEACE,
QUALITY
— AND SPACE —

Our homes at Meadow Hill 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.



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.






Development Plan

-  Grassland
-  Informal Gravel Path
-  Path
-  SUDs basin
-  New trees
-  Existing trees
-  Shrubs
-  Hedge



-  **Bradgate**
4 bedroom detached home
-  **Osprey**
4 bedroom detached home
-  **Woodlark**
4 bedroom detached home
-  **Linnet**
4 bedroom detached home
-  **Ingleby**
4 bedroom detached home
-  **Redstow**
4 bedroom semi-detached home
-  **Goldcrest**
3 bedroom semi-detached / terrace home
-  **Plover**
3 bedroom detached / semi-detached home
-  **Greenwood**
3 bedroom semi-detached home
-  **Archford**
3 bedroom semi-detached / terraced home

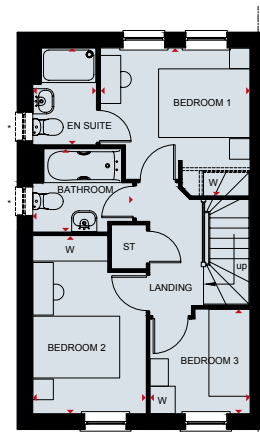
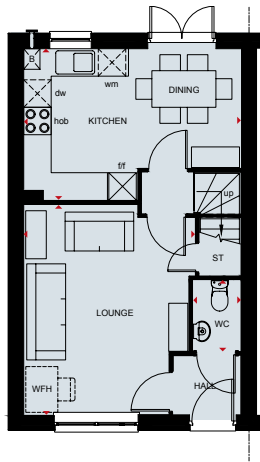
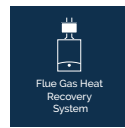
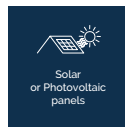
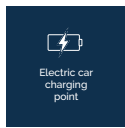
 **ENERGY SAVINGS**
Features including PV panels and other energy efficiency benefits. May vary by plot. Please speak to your Sales Adviser for more information.

** Properties built in stone



THE ARCHFORD

THREE BEDROOM TERRACED HOME



*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

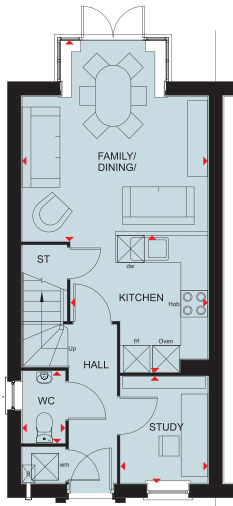
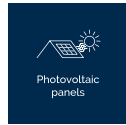
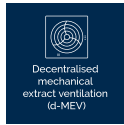
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ST	Store	f/f	Fridge/freezer space	WFH	Working from home space	◀▶	Dimension location



DAVID WILSON HOMES

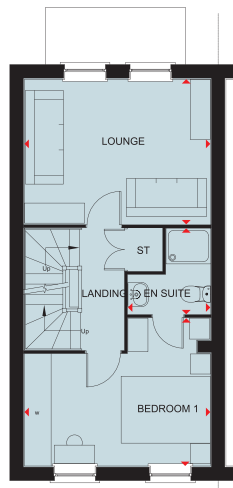
GREENWOOD

THREE BEDROOM HOME

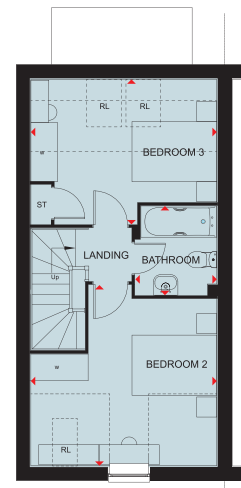


Ground Floor		
Family/Dining	4513 x 4163 mm	14'10" x 13'8"
Kitchen	3074 x 3070 mm	10'1" x 10'1"
Study	2394 x 1960 mm	7'10" x 6'5"
WC	1614 x 963 mm	5'4" x 3'2"

* WC window to be included where plotting conditions allow



First Floor		
Lounge	4168 x 3253 mm	13'8" x 10'8"
Bedroom 1	4168 x 3316 mm	13'8" x 10'10"
En Suite	1928 x 1848 mm	6'4" x 6'1"



Second Floor		
Bedroom 2	4168 x 4054* mm	13'8" x 13'4"
Bedroom 3	4168 x 3248* mm	13'8" x 10'8"
Bathroom	2001 x 1827 mm	6'7" x 6'0"

* Overall floor dimension includes lowered ceiling areas

Key

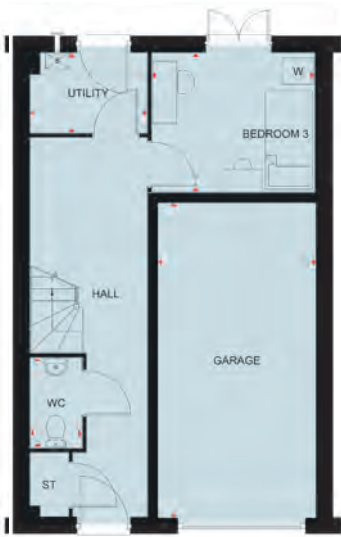
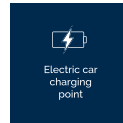
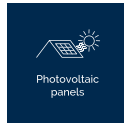
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ST	Store	dw	Dishwasher space	td	Tumble dryer space	RL	Rooflight		



DAVID WILSON HOMES

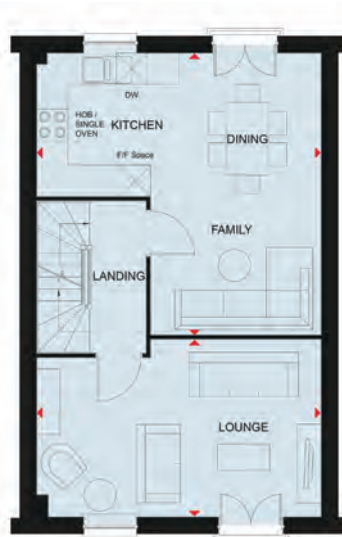
THE GOLDCREST

THREE BEDROOM TOWNHOUSE



Ground Floor

Bedroom 3	3122mm x 2669mm	10'2" x 8'9"
Utility	2245mm x 1538mm	7'4" x 5'0"
WC	999mm x 1735mm	3'3" x 5'8"



First Floor

Kitchen / Dining / Family	5455mm x 5408mm	17'10" x 17'8"
Lounge	5455mm x 3401mm	17'10" x 11'1"



Second Floor

Bathroom	2614mm x 2099mm	8'5" x 6'8"
Bedroom 1	4260mm x 3268mm	14' x 10'7"
Bedroom 2	4304mm x 3268mm	14'1" x 10'7"
Ensuite 1	2517mm x 2019mm	8'2" x 6'6"

Key

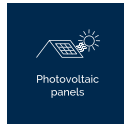
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ST	Store	f/f	Fridge freezer space	W	Wardrobe space		



DAVID WILSON HOMES

THE REDSTOW

FOUR BEDROOM TOWNHOUSE



Ground Floor

Bedroom 4:	3121mm x 2669mm	10'2" x 8'9"
Utility:	2246mm x 2235mm	7'4" x 7'3"
WC:	900mm x 2000mm	2'11" x 6'5"



First Floor

Kitchen / Family / Dining:	5455mm x 5635mm	17'10" x 18'5"
Living Room:	5455mm x 3175mm	17'10" x 10'4"



Second Floor

Bathroom:	1978mm x 2987mm	6'5" x 9'8"
Bedroom 1:	3388mm x 4283mm	11'1" x 14'
Bedroom 2:	3388mm x 4254mm	11'1" x 13'9"
Bedroom 3:	2537mm x 3052mm	8'3" x 10"

Key

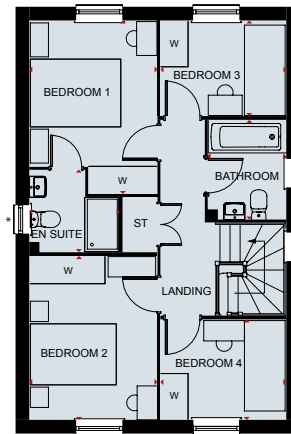
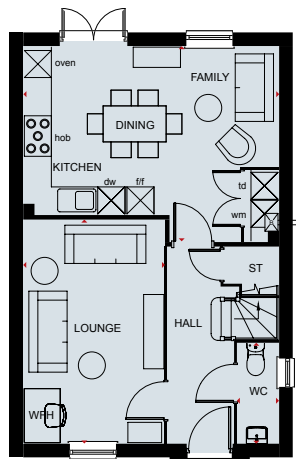
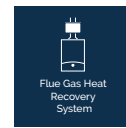
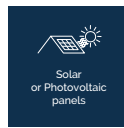
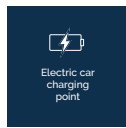
B	Boiler	dw	Dishwasher space	CYL	Cylinder	◆	Dimension location
ST	Store	f/f	Fridge freezer space	W	Wardrobe space		



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THE INGLEBY

FOUR BEDROOM HOME



Ground Floor

Lounge	4925 x 3095 mm	16'2" x 10'2"
Kitchen/Family/Dining	5365 x 4295 mm	18'6" x 14'11"
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

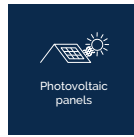
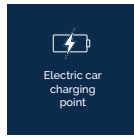
B	Boiler	wm	Washing machine space	f/f	Fridge freezer space	WFH	Working from home space	◀▶	Dimension location
ST	Store	dw	Dishwasher space	td	Tumble dryer space	W	Wardrobe space		



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THE LINNET

FOUR BEDROOM HOME



Ground Floor

Lounge	3606 x 5973 mm	11'10" x 19'7"
Kitchen/Dining	4436 x 5973 mm	14'7" x 19'7"
Utility	1895 x 1858 mm	6'3" x 6'1"
WC	1484 x 1822 mm	4'10" x 6'0"

First Floor

Bedroom 1	3391 x 3411 mm	11'2" x 11'2"
En-suite	2415 x 1200 mm	7'11" x 3'11"
Bedroom 2	3027 x 3248 mm	9'11" x 10'8"
Bedroom 3	3668 x 2638 mm	12'0" x 8'8"
Bedroom 4	3029 x 2475 mm	9'11" x 8'1"
Bathroom	2462 x 1900 mm	8'1" x 6'3"

Key

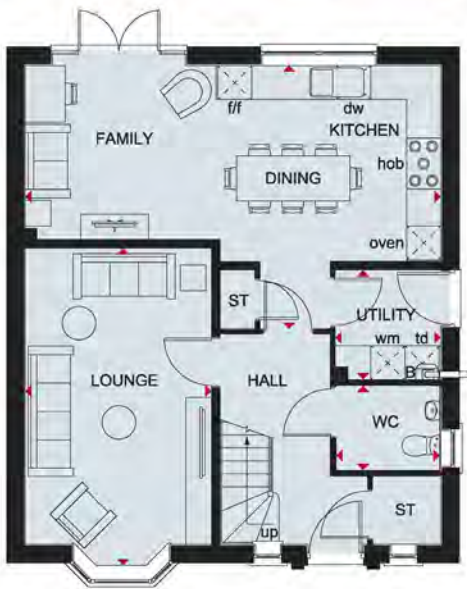
B Boiler	BH ST Bulkhead store	wm Washing machine space	td Tumble dryer space	◀▶ Dimension location
ST Store	f/f Fridge/freezer space	dw Dishwasher space	w Wardrobe space	



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THE WOODLARK

FOUR BEDROOM HOME



Ground Floor		
Lounge	5600 x 3285 mm	18'4" x 10'9"
Kitchen/Family/Dining	5102 x 4067 mm	15'2" x 24'0"
Utility	1930 x 1860 mm	6'3" x 6'1"
WC	1493 x 1841 mm	4'10" x 6'0"



First Floor		
Bedroom 1	3100 x 3980 mm	10'2" x 13'0"
En suite	1480 x 2100 mm	4'2" x 6'10"
Bedroom 2	3650 x 3340 mm	11'11" x 10'11"
Bedroom 3	3970 x 2825 mm	13'0" x 9'3"
Bedroom 4	3420 x 3250 mm	11'2" x 10'7"
Bathroom	2125 x 1780 mm	6'11" x 5'10"

Key

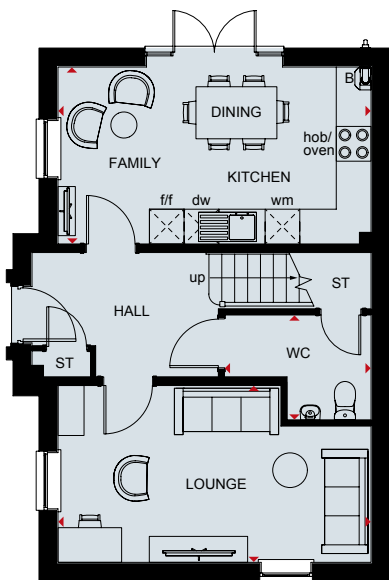
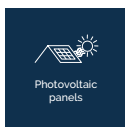
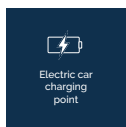
B	Boiler	BH ST	Bulkhead store	wm	Washing machine space	td	Tumble dryer space	◆◆	Dimension location
ST	Store	/f	Fridge freezer space	dw	Dishwasher space	W	Wardrobe space		



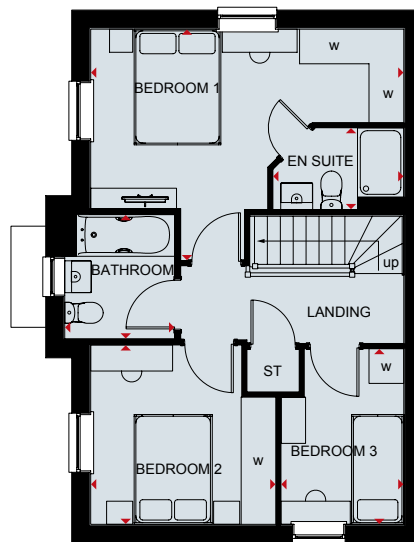
DAVID WILSON HOMES

THE PLOVER

THREE BEDROOM HOME



Room	Dimensions (mm)	Dimensions (ft/in)
Kitchen/Dining/	5410 x 3057 mm	17'9" x 10'0"
Family	5410 x 3057 mm	17'9" x 10'0"
Lounge	2532 x 1814 mm	8'4" x 5'11"
WC		



Room	Dimensions (mm)	Dimensions (ft/in)
Bedroom 1	5410 x 4000 mm	17'9" x 13'1"
En suite	2263 x 1413 mm	7'5" x 4'7"
Bedroom 2	3200 x 3100 mm	10'6" x 10'2"
Bedroom 3	2122 x 3038 mm	6'11" x 9'11"
Bathroom	1900 x 2147 mm	6'3" x 7'0"

Key

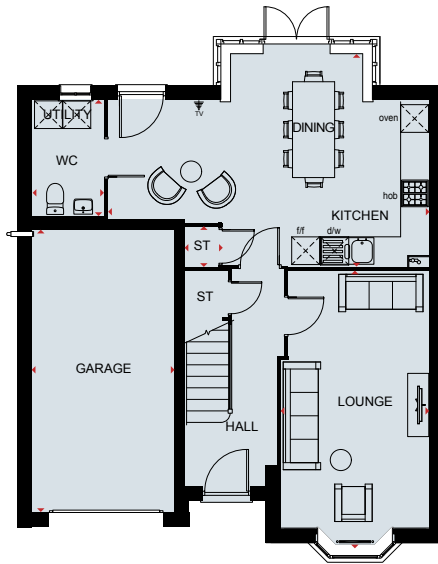
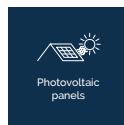
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ST	Store	wm	Washing machine space	w	Wardrobe space		



DAVID WILSON HOMES

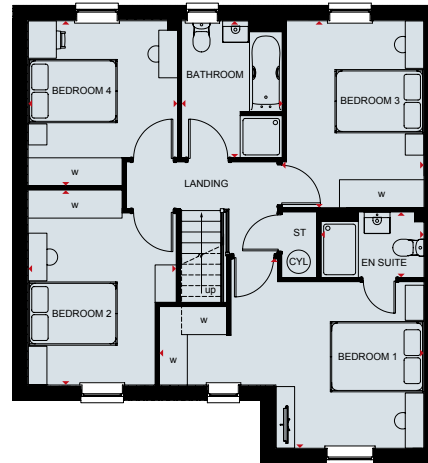
THE OSPREY

FOUR BEDROOM HOME



Ground Floor
Lounge
Kitchen/Dining
Utility/WC

5835 x 3160 mm 19'2" x 10'4"
4938 x 6850 mm 16'2" x 22'6"
2435 x 1509 mm 8'0" x 4'11"



First Floor
Bedroom 1
En suite
Bedroom 2
Bedroom 3
Bedroom 4
Bathroom

4056 x 5650 mm 13'4" x 18'6"
1400 x 2200 mm 4'7" x 7'3"
4164 x 3159 mm 13'8" x 10'4"
3991 x 3035 mm 13'1" x 9'11"
3523 x 3186 mm 11'7" x 10'5"
2923 x 2150 mm 9'7" x 7'1"

Key

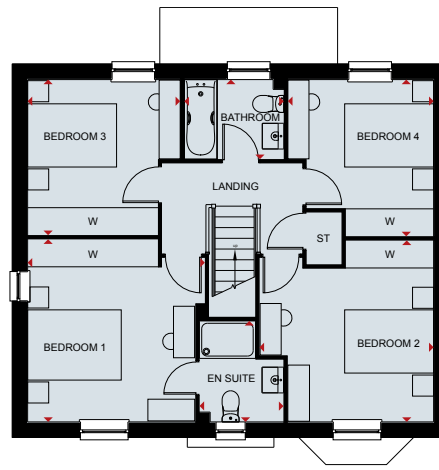
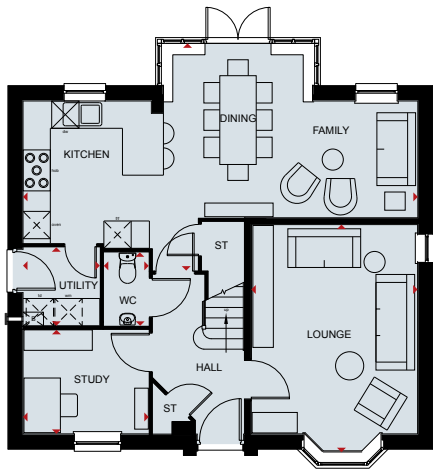
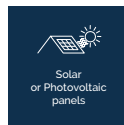
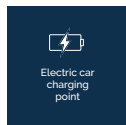
B Boiler d/w Dishwasher space CYL Cylinder ◀▶ Dimension location
ST Store f/f Fridge/freezer space w Wardrobe space



DAVID WILSON HOMES

THE BRADGATE

FOUR BEDROOM DETACHED HOME



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"

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"

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

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



DAVID WILSON HOMES

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.



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.

DAVID WILSON HOMES

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