



DAVID WILSON HOMES

WHERE QUALITY LIVES

**WINTRINGHAM**

ST NEOTS



# 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.



# GIVING NATURE A HOME

## BUILDING SUSTAINABLE COMMUNITIES

Throughout the planning process before starting build, we consider where we can introduce nature and where we can strengthen it.

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.



**46 acres**

of public open  
space



**Play**

areas for the  
community



**315**

hedgehog  
passing  
points



**124+**

new trees  
planted

# KEYWORKER? SAVE THOUSANDS WITH OUR DEPOSIT CONTRIBUTION SCHEME



As a thank you for the support provided to our communities, we are offering key workers a contribution towards your deposit.

With the scheme, for every £20,000 spent on the purchase price of a brand-new David Wilson Home, we will contribute £1,000 towards your deposit - up to £25,000.

Here's an example of how it works:

For a home costing £450,000 you would qualify for a contribution of £22,500.

## ARE YOU ELIGIBLE?



**NHS**



**EDUCATION**



**POLICE FORCE**



**FIRE SERVICE**



**RNLI**



**FOSTER CARERS**



**ENVIRONMENTAL SERVICE**



**NATIONAL HIGHWAYS**



**PROBATION SERVICE**



**LOCAL AUTHORITY**



**PRISON SERVICE**



**MINISTRY OF DEFENCE**

\*Full terms apply. Please speak to our sales team for further details

# HOME TO SELL?

## GUARANTEED BUYER WITH PART EXCHANGE

If you're keen to move quickly, our Part Exchange scheme might be just what you need. We could buy your current home from you, giving you peace of mind of having a guaranteed buyer.

With us as your guaranteed buyer, Part Exchange means you will avoid the hassle of being in a property chain, paying estate agent fees and you can also stay in your current home until your new one is ready.

Part Exchange makes selling your existing home and moving to your new David Wilson home quicker and easier, so you could be moving sooner than you think.



1

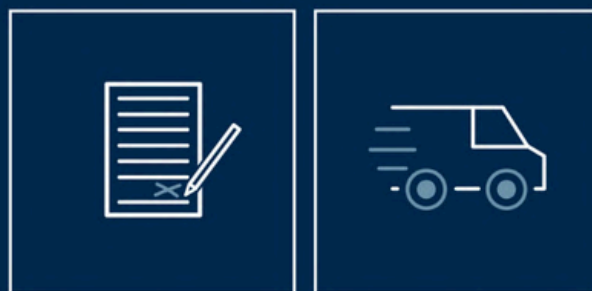
No chain to worry about

2

Fair value for your home

3

Save on estate agent fees



4

No renting or storage

5

Make your move sooner

# HOME TO SELL? WE COULD PAY YOUR ESTATE AGENT FEES AND HELP YOU SELL

Make your move to your new David Wilson Home easier with Movemaker - also known as assisted move. We'll help you arrange your sale - and we'll pay the estate agent fees\*.

Buying a new home is an exciting time in your life, but we understand it can also be a stressful period. You can rest assured that David Wilson Homes will be with you every step of the way, and with our Movemaker scheme, we will help to ensure you have a less stressful experience when you move.



## Step 1

Reserve your dream home and then complete your Movemaker application



## Step 2

Once completed we will take your new home off the market



## Step 3

After 2 independent valuations, we'll agree on an asking price for your existing home



## Step 4

We'll appoint an estate agent to handle the entire sale of your property



## Step 5

We'll cover any estate agent fees

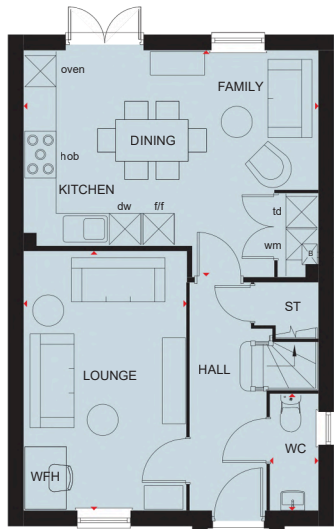
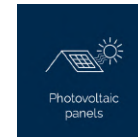
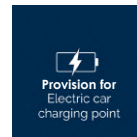


## Step 6

You can move into your spacious new home

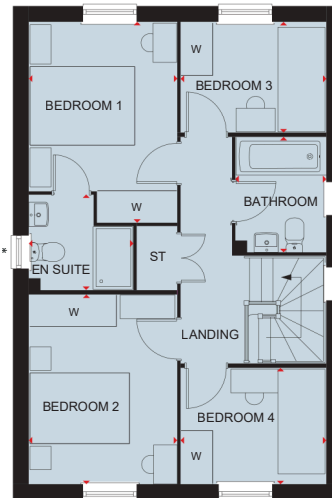
# THE INGLEBY

## FOUR BEDROOM HOME



### Ground Floor

Lounge	5635 x 4035 mm	18'4" x 13'2"
Kitchen/Dining	3100 x 4930 mm	10'1" x 16'1"
WC	900 x 2206 mm	2'9" x 7'2"



### 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

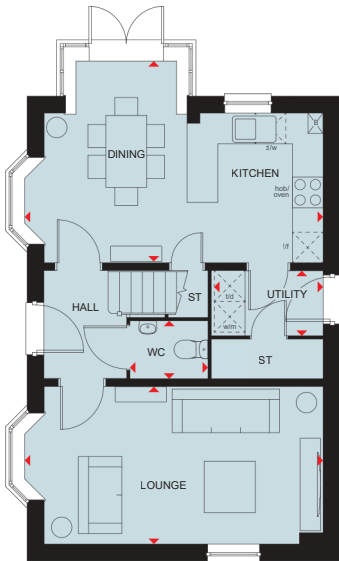
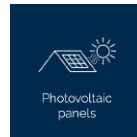
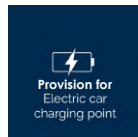
B Boiler	f/f Fridge/freezer space	wm Washing machine space	W Wardrobe space
ST Store	dw Dishwasher space	td Tumble dryer space	◀▶ Dimension location



DAVID WILSON HOMES

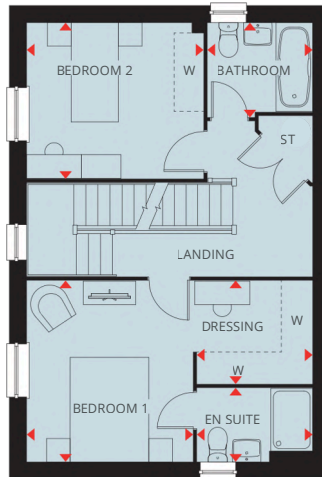
# THE HERTFORD

## FOUR BEDROOM HOME



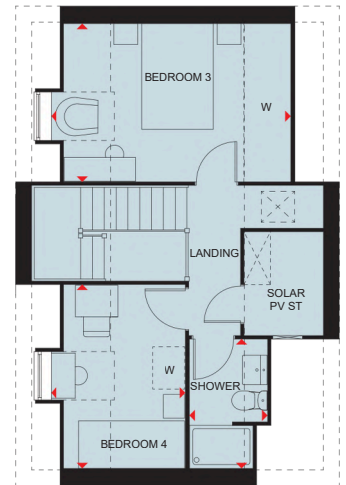
### Ground Floor

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	3462 x 3166 mm	11'4" x 10'4"
En Suite	2200 x 1410 mm	7'2" x 4'7"
Dressing	2200 x 1963 mm	7'2" x 6'5"
Bedroom 2	3366 x 2978 mm	11'0" x 9'9"
Bathroom	2000 x 1700 mm	6'6" x 5'6"



### Second Floor

Bedroom 3	4540* x 2978 mm	14'0" x 9'9"
Study	3462 x 2537 mm	8'7" x 11'4"
Shower	2432 x 1464* mm	7'11" x 4'9"

### 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

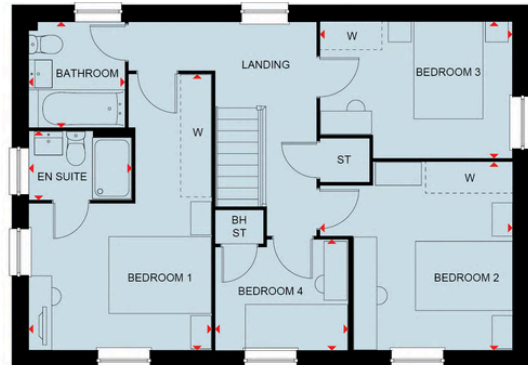
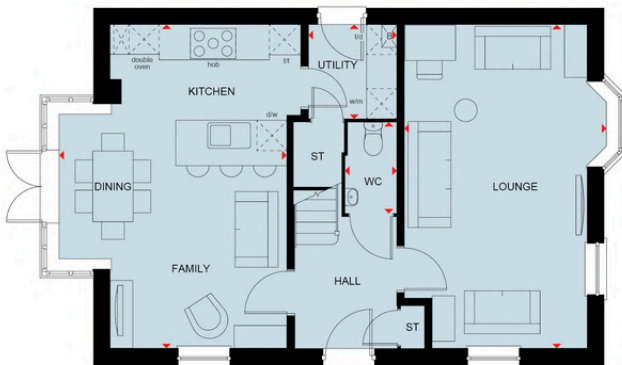
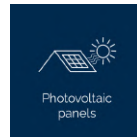
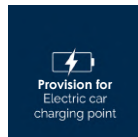


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# THE CORNELL

## FOUR BEDROOM HOME



### Ground Floor

Lounge	6427 x 4028 mm	21'1" x 13'2"
Kitchen/Family/Dining	6427 x 5005 mm	21'1" x 16'5"
Utility	1860 x 1754 mm	6'1" x 5'9"
WC	1786 x 971 mm	5'10" x 3'2"

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

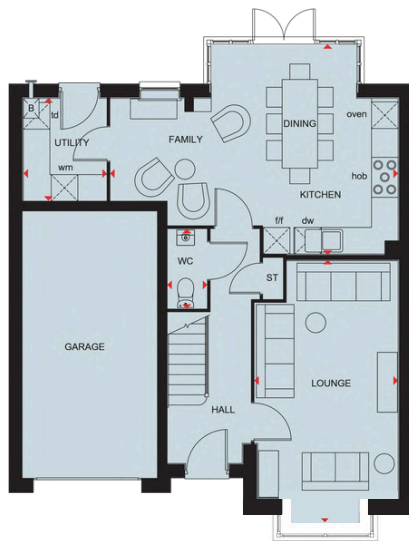
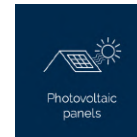
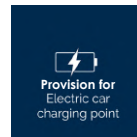


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# THE MERIDEN

## FOUR BEDROOM HOME



### Ground Floor

Lounge	5767 x 3235 mm	18'11" x 10'7"
Kitchen/Family/Dining	6486 x 4735 mm	21'3" x 15'6"
Utility	2305 x 1877 mm	7'7" x 6'2"
WC	1786 x 882 mm	5'10" x 2'11"

### First Floor

Bedroom 1	5208 x 3822 mm	17'1" x 12'6"
En Suite	2235 x 1923 mm	7'4" x 6'4"
Bedroom 2	4161 x 3155 mm	13'8" x 10'4"
Bedroom 3	4056 x 3365 mm	13'3" x 11'0"
Bedroom 4	3527 x 3423 mm	11'7" x 11'3"
Bathroom	2913 x 2100 mm	9'6" x 6'11"

### 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

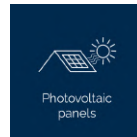
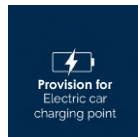


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# THE EXETER

## FOUR BEDROOM HOME



Ground Floor		
Lounge/Kitchen /Family	5088 x 3845 mm	16'8" x 12'7"
Dining	5988 x 4810 mm	19'8" x 15'9"
Utility	3078 x 1720 mm	10'1" x 5'8"
WC	1650 x 1496 mm	5'5" x 4'11"



First Floor		
Bedroom 1	3850 x 3706 mm	12'8" x 12'2"
En suite	2310 x 1711 mm	7'7" x 5'7"
Bedroom 2	4208 x 4083 mm	13'10" x 13'5"
Bedroom 3	4208 x 3520 mm	13'10" x 11'7"
Bedroom 4	3586 x 2926 mm	11'9" x 9'7"
Bathroom	3046 x 1886 mm	10'0" x 6'2"

### Key

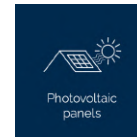
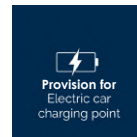
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ST Store	dw Dishwasher space	td Tumble dryer space	◀▶ Dimension Location



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# THE AVONDALE

## FOUR BEDROOM HOME



### Ground Floor

Lounge	5490 x 3615mm	18'0" x 11'10"
Kitchen/Breakfast/Dining	6888 x 4418mm	22'7" x 14'6"
Study	2885 x 2490mm	9'5" x 8'2"
Utility	2062 x 1760mm	6'9" x 5'9"
WC	1768 x 983mm	5'10" x 3'3"

(Approximate dimensions)



### First Floor

Bedroom 1	5587 x 3615mm	18'4" x 11'10"
En suite	2222 x 1435mm	7'3" x 4'8"
Bedroom 2	5227 x 2800mm	17'1" x 9'2"
Bedroom 3	3566 x 3316mm	11'8" x 10'10"
Bedroom 4	3893 x 2550mm	12'9" x 8'4"
Bathroom	2871 x 1929mm	9'5" x 6'4"

(Approximate dimensions)

### 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

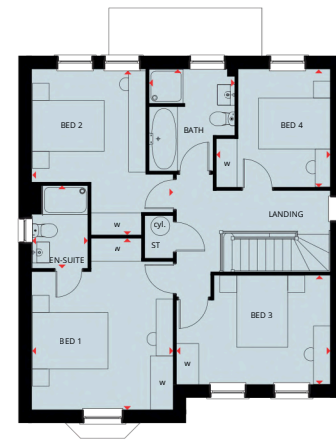
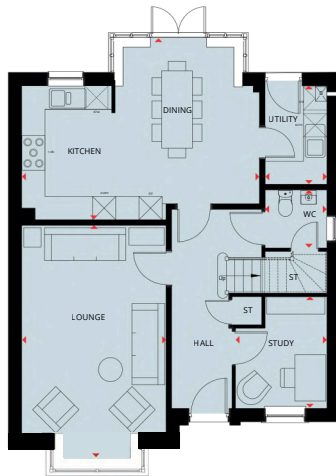
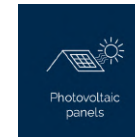
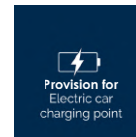


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# THE HOLDEN

## FOUR BEDROOM HOME



### Ground Floor

Kitchen / Family / Dining	6147 x 4685 mm	20'2" x 15'4"
Lounge	5802 x 3728 mm	19'0" x 12'3"
Study	2886 x 2361 mm	9'6" x 7'9"
Utility	2545 x 1593 mm	8'4" x 5'3"
WC	1498 x 1593 mm	4'11" x 5'3"

### First Floor

Bedroom 1 En Suite	4543 x 3728 mm	14'11" x 12'3"
Bedroom 2	2190 x 1390 mm	7'2" x 4'7"
Bedroom 3	4384 x 3728 mm	14'4" x 12'3"
Bedroom 4	4073 x 2886 mm	13'4" x 9'5"
Bathroom	3120 x 3043 mm	10'3" x 10'0"
	2689 x 2266 mm	8'10" x 7'5"

### 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



DAVID WILSON HOMES

# 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 • Registered Social Landlord Homes • Fences • Carpets and floor coverings • Wear and tear • Failure to maintain • Your own alterations • 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.

Nothing in this code affects any other rights the customer has by law and does not replace any legislation that applies to the new home. Customers do not have to make a complaint to the New Homes Ombudsman Service if they are not satisfied with a matter that is covered by the code. They may decide to take other action, such as through the civil courts or other ombudsman or regulator.