



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.

YOUR NEW HOME



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. Chatteris Gate is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.H9198 - Rev:P01

ON YOUR DOORSTEP

- | | | | |
|--|-----------------------------|---|--------------------------|
|  | David Wilson Homes |  | Footpath |
|  | Barratt Homes |  | Railway Tracks |
|  | Other Developers |  | Over 9km of cycle routes |
|  | Future District Centre |  | St Neots Railway Station |
|  | Wintringham Primary Academy | | |
|  | Pond | | |



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 £300,000, you would qualify for a contribution of £15,000.

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

DEPOSIT BOOST WE COULD HELP YOU MOVE SOONER THAN YOU THINK

If you have
a 10% deposit,
we could
boost it by
a further 5%



- 85% Mortgage
£306,000
- 10% Customer's
Deposit
£36,000
- 5% David Wilson
Homes Deposit Boost

Example home value
£360,000



Available to first-time
buyers and existing
homeowners



We could boost
your deposit by 5%



So you would
need a smaller
mortgage

HOME TO SELL?

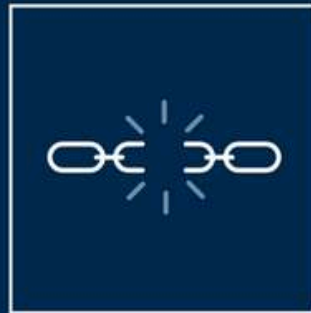
GUARANTEED BUYER WITH PART EXCHANGE

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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*.



1

No chain to worry about



2

Fair value for your home



3

Save on 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.



4

No renting or storage



5

Make your move sooner

THE INGLEBY

FOUR BEDROOM HOME



THE INGLEBY

FOUR BEDROOM HOME



A/B EPC
rating



Waste Water Heat
Recovery Systems



Decentralised
mechanical
extract ventilation
(d-MEV)



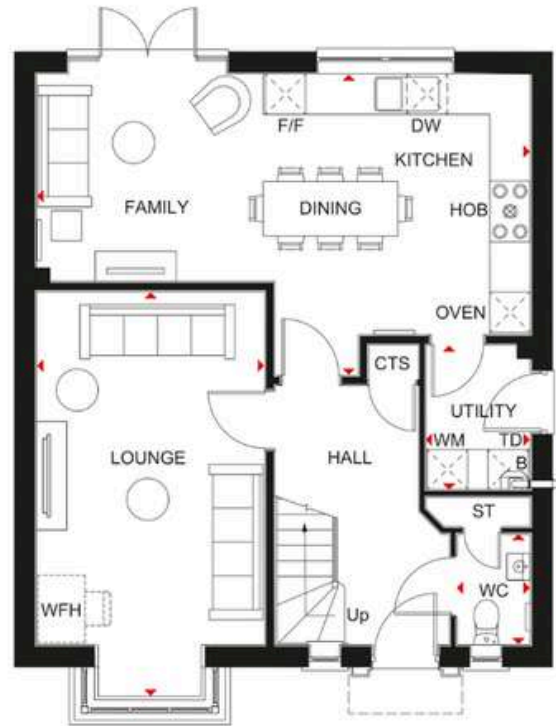
Flue Gas Heat
Recovery



Highly-efficient
insulation



Photovoltaic
panels



Ground Floor

Kitchen/dining/ family	7323 x 4460 mm	24'0" x 14'8"
Lounge	3385 x 5988 mm	11'1" x 19'6"
Utility	1563 x 2151 mm	5'1" x 7'0"
W.C	1650 x 1100 mm	5'4" x 4'6"



First Floor

Bedroom 1	4087 x 4124 mm	13'4" x 13'5"
En suite	1432 x 2300 mm	4'6" x 7'5"
Bedroom 2	3150 x 2824 mm	10'3" x 9'2"
Bathroom	1938 x 2400 mm	6'4" x 7'1"
Bedroom 3	3447 x 2998 mm	11'3" x 9'8"
Bedroom 4	2725 x 3648 mm	8'9" x 11'9"

Key

B Boiler	CTS Coat Storage	wm Washing machine space	td Tumble dryer space	WFH Work from home space	Dimension location
ST Store	t/f Fridge/freezer space	dw Dishwasher space	w Wardrobe space	BH ST Bulkhead store	

THE HERTFORD

FOUR BEDROOM HOME



THE HERTFORD

FOUR BEDROOM HOME



A/B EPC
rating



Waste Water Heat
Recovery Systems



Decentralised
mechanical
extract ventilation
(d-MEV)



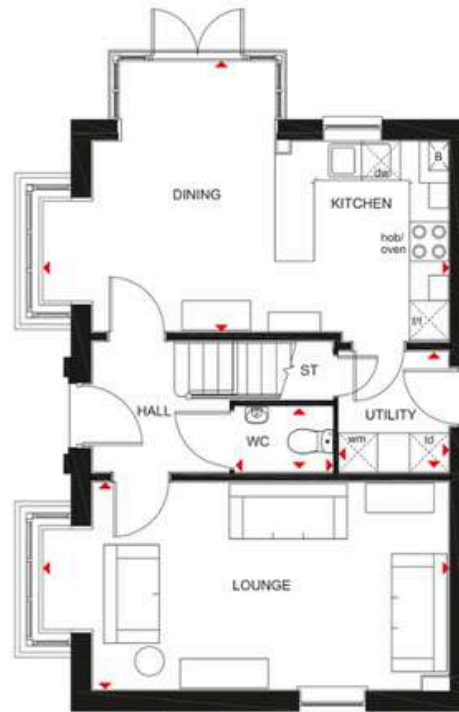
Flue Gas Heat
Recovery



Highly-efficient
insulation

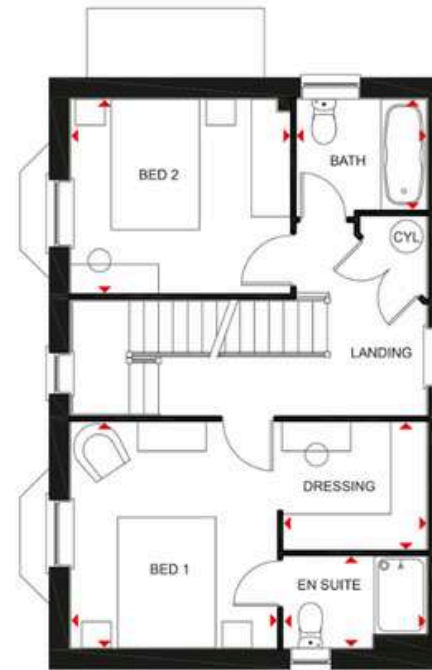


Photovoltaic
panels



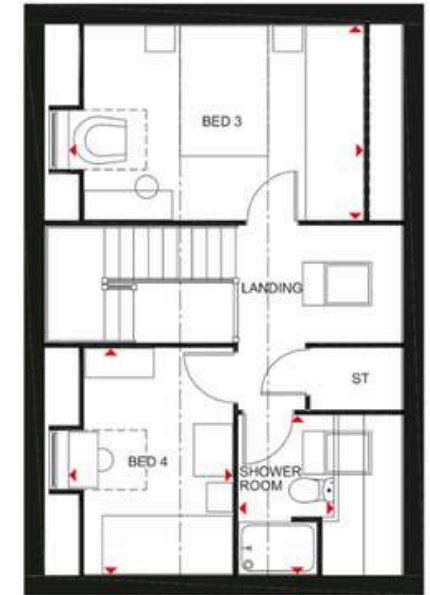
Ground Floor

Kitchen/dining	6216 x 4142 mm	20'3" x 13'5"
Utility	1687 x 1855 mm	5'5" x 6'0"
W.C.	1500 x 1014 mm	4'9" x 3'3"
Lounge	6216 x 3178 mm	20'3" x 10'4"



First Floor

Bedroom 1	3167 x 3462 mm	10'3" x 11'3"
En suite	2200 x 1410 mm	7'2" x 4'6"
Bedroom 2	3366 x 2977 mm	11'0" x 9'7"
Bathroom	2000 x 1700 mm	6'5" x 5'5"
Dressing room	2200 x 1963 mm	7'2" x 6'4"



Second Floor

Bedroom 3	4540 x 2976 mm	14'8" x 9'7"
Shower room	1464 x 2432 mm	4'8" x 7'9"
Bedroom 4	2537 x 3462 mm	8'3" x 11'3"

Key

B Boiler	CTS Coat Storage	wm Washing machine space	td Tumble dryer space	WFH Work from home space	Dimension location
ST Store	t/f Fridge/freezer space	dw Dishwasher space	w Wardrobe space	BH ST Bulkhead store	

THE CORNELL

FOUR BEDROOM HOME



THE CORNELL

FOUR BEDROOM HOME



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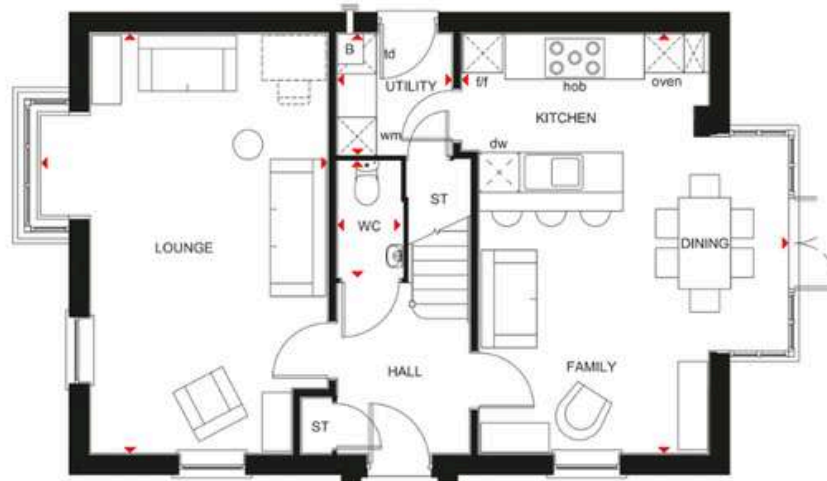
Flue Gas Heat
Recovery



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Photovoltaic
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Ground Floor

Kitchen/dining/ family	6427 x 4735 mm	21'0" x 15'5"
Utility	1754 x 1860 mm	5'7" x 6'1"
W.C	1014 x 1786 mm	3'3" x 5'8"
Lounge	4391 x 6427 mm	14'4" x 21'0"



First Floor

Bed 1	3571 x 5388 mm	11'7" x 17'6"
En suite	2010 x 1323 mm	6'5" x 4'3"
Bed 2	3756 x 3677 mm	12'3" x 12'0"
Bed 3	3756 x 2674 mm	12'3" x 8'7"
Bed 4	2577 x 2160 mm	8'4" x 7'0"
Bath	1875 x 2062 mm	6'1" x 6'7"

Key

B	Boiler	CTS	Coat Storage	wm	Washing machine space	td	Tumble dryer space	WFH	Work from home space	↔	Dimension location
ST	Store	t/f	Fridge/freezer space	dw	Dishwasher space	w	Wardrobe space	BH ST	Bulkhead store		

THE MERIDEN

FOUR BEDROOM HOME



THE MERIDEN

FOUR BEDROOM HOME



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rating



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Ground Floor

Kitchen/dining/ family	6486 x 4735 mm	21'2" x 15'5"
Utility	1877 x 2305 mm	6'1" x 7'5"
W.C	882 x 1786 mm	2'8" x 5'8"
Lounge	3235 x 5717 mm	10'6" x 18'7"

Key

B Boiler	CTS Coat Storage	wm Washing machine space	td Tumble dryer space	WFH Work from home space	Dimension location
ST Store	f/f Fridge/freezer space	dw Dishwasher space	w Wardrobe space	BH ST Bulkhead store	



First Floor

Bedroom 1	5208 x 3820 mm	17'0" x 12'5"
En suite	2235 x 1926 mm	7'3" x 6'3"
Bedroom 2	3155 x 1926 mm	10'3" x 6'3"
Bedroom 3	3365 x 4161 mm	11'0" x 13'6"
Bathroom	2100 x 2913 mm	6'8" x 9'5"
Bedroom 4	3421 x 3527 mm	11'2" x 11'5"

THE EXETER

FOUR BEDROOM HOME



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Ground Floor

Kitchen/dining	5930 x 4775 mm	19'4" x 15'6"
Utility	3148 x 1725 mm	10'3" x 5'6"
Lounge	3850 x 5456 mm	12'6" x 16'9"
W.C	1650 x 1496 mm	5'4" x 4'9"



First Floor

Bedroom 1	3850 x 3715 mm	12'6" x 12'1"
Bedroom 2	4208 x 4088 mm	13'8" x 13'4"
Bedroom 3	4208 x 3538 mm	13'8" x 11'6"
Bathroom	3047 x 1886 mm	9'9" x 6'1"
Bedroom 4	3589 x 2926 mm	11'7" x 9'5"
En suite	2315 x 1715 mm	7'5" x 5'6"

Key

B Boiler	CTS Coat Storage	wm Washing machine space	td Tumble dryer space	WFH Work from home space	Dimension location
ST Store	f/f Fridge/freezer space	dw Dishwasher space	w Wardrobe space	BH ST Bulkhead store	

THE AVONDALE

FOUR BEDROOM HOME



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Ground Floor

Kitchen/dining	4418 x 6963 mm	14'4" x 22'8"
Utility	2602 x 1762 mm	8'5" x 5'7"
Study	2490 x 2886 mm	8'1" x 9'4"
W.C	995 x 1768 mm	3'2" x 5'8"
Lounge	3615 x 5489 mm	11'8" x 18'0"



First Floor

Bed 1	3615 x 5587 mm	11'8" x 18'2"
En suite	1434 x 2222 mm	4'7" x 7'2"
Bed 2	5227 x 2800 mm	17'1" x 9'1"
Bed 3	3566 x 3312 mm	11'6" x 10'8"
Bath	2871 x 1929 mm	9'4" x 6'3"
Bed 4	2545 x 3893 mm	8'3" x 12'7"

Key

B Boiler	CTS Coat Storage	wm Washing machine space	td Tumble dryer space	WFH Work from home space	Dimension location
ST Store	t/f Fridge/freezer space	dw Dishwasher space	w Wardrobe space	BH/ST Bulkhead store	

THE HOLDEN

FOUR BEDROOM HOME





A/B EPC
rating



Waste Water Heat
Recovery Systems



Decentralised
mechanical
extract ventilation
(d-MEV)



Flue Gas Heat
Recovery



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insulation



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panels

THE HOLDEN

FOUR BEDROOM HOME



Ground Floor

Kitchen	6172 x 3460 mm	20'2" x 11'3"
Utility	1593 x 2545 mm	5'2" x 8'3"
Lounge	3728 x 5349 mm	12'2" x 17'5"
Study	2374 x 1289 mm	7'7" x 4'2"
WC	1593 x 1511 mm	5'2" x 4'9"

(Approximate dimensions)



First Floor

Bedroom 1	3741 x 3949 mm	12'2" x 12'9"
En suite	1421 x 2216 mm	4'6" x 7'2"
Bedroom 2	3003 x 4397 mm	9'8" x 14'4"
Bedroom 3	4111 x 2897 mm	13'4" x 9'5"
Bedroom 4	3031 x 3133 mm	9'9" x 10'2"

(Approximate dimensions)

Key

B	Boiler	CTS	Coat Storage	wm	Washing machine space	td	Tumble dryer space	WFH	Work from home space	♦♦	Dimension location
ST	Store	t/f	Fridge/freezer space	dw	Dishwasher space	w	Wardrobe space	BH ST	Bulkhead store		

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

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.

