



Imperial Court
— BURLEY IN WHARFEDALE —

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

THE DIFFERENCE IS LIVING AT IMPERIAL COURT



FANTASTIC LOCATION

Imperial Court is an exclusive development nestled in the breathtaking Yorkshire countryside. Burley in Wharfedale offers a sought-after village lifestyle with a fantastic range of walks and local amenities on your doorstep.

Situated in the Wharfedale Valley, the village is filled with charming nods to its Roman roots and has a thriving community feel. Living here, families will benefit from sought after Independent schools and Ofsted rated 'Outstanding' schools, as well as excellent commuter links to Harrogate, Bradford and Leeds.



CONVENIENT LIVING

Burley in Wharfedale village features a number of pubs, restaurants and coffee shops as well as a village butcher, deli, beautician and independent shops just a short walk from your new home. The popular Grove Promenade offers a range of eateries, high street shops and boutiques and is less than ten minutes away.

The village also has an active Parish Council who provide excellent local activities such as the annual Moor Run, Duck Race, Summer Festival and the Christmas Market – there's plenty for the whole family to enjoy.



MODERN DESIGN

As a quality, award-winning Homebuilder, we're proud to create homes that are built to last and adapt to modern life.

We understand the value of multi-functional space, access to the outdoors and quality interior design. That's why our homes benefit from adaptable living space for working from home, open-plan layouts, French doors to bring the outside in and fully turfed gardens.



LOCAL AMENITIES

NURSERIES AND PRIMARY SCHOOLS

Burley Oaks Primary School

Langford Lane, Burley in Wharfedale, Ilkley, LS29 7EJ

Burley & Woodhead C of E Primary School

Sandholme Drive, Burley in Wharfedale, Ilkley, LS29 7RQ

Jolly Tots Pre-School

Queens Hall Cottage, Main Street, Burley in Wharfedale, Ilkley, LS29 7BT

Burley Nursery School and Childcare Centre

48 Station Road, Burley in Wharfedale, Ilkley, LS29 7NE

SECONDARY SCHOOLS

Ilkley Grammar School

Cowpasture Road, Ilkley, LS29 8TR

Prince Henry's Grammar School

Farnley Lane, Otley, LS21 2BB

POST OFFICE

Ilkley Post Office

Unit 9a, Station Plaza Station Road, Ilkley, LS29 8HF

SUPERMARKETS

Sainsbury's

11 Bondgate, Otley, LS21 3AB

Co-op Food

44 Main Street, Burley in Wharfedale, Ilkley, LS29 7DN

Booths

Leeds Road, Ilkley, LS29 8EE

Waitrose

60 Westgate, Otley, LS21 3AS

HOSPITALS

Wharfedale Hospital

Newall Carr Road, Otley, LS21 2LY

Airedale General Hospital

Skipton Road, Steeton, Keighley, BD20 6TD

DOCTOR'S SURGERY

Grange Park Surgery

Grange Road, Burley in Wharfedale, Ilkley, LS29 7HG

DENTISTS

The Burley Dental Suite

32 Station Road, Burley in Wharfedale, Ilkley, LS29 7JL

Ilkley Dental Practice

19 Springs Lane, Ilkley, LS29 8UA

TRAIN STATION

Burley in Wharfedale Train Station

Burley in Wharfedale, Ilkley, LS29 7AA

PHARMACY

Cohens Chemist

123 Main Street, Burley in Wharfedale, Ilkley, LS29 7JN

VETS

Ashlands Veterinary Centre

119 Leeds Road, Ilkley, LS29 8EX

Holly House Veterinary Clinic

6 Regent Road, Ilkley, LS29 9EA

SHOPPING

The Grove Promenade

The Grove, Ilkley, LS29 9EG

Westside Retail Park

Leeds Road, Guiseley, LS20 9NE

Otley Market Place

1-9 Market Place, Otley, LS21 3AQ

Moss and Moor Garden Centre

Coutances Way, Ilkley, LS29 7HQ

CAFÉ'S AND LUNCH SPOTS

Friends of Ham

8 Wells Road, Ilkley, LS29 9JD

La Stazione

3 Station Road, Ilkley, LS29 8HF

Bettys Tea Rooms

32 The Grove, Ilkley, LS29 9EE

The Hermit Inn

Moor Road, Burley in Wharfedale, Ilkley, LS29 7AS

BARS AND RESTAURANTS

The Burley Tap

1 Station Road, Burley in Wharfedale, LS29 7JL

The Queens Head

93 Main Street, Burley in Wharfedale, LS29 7BU

White Horse

Main Street, Burley in Wharfedale, LS29 7JN

Cow and Calf

Hangingsstone Road, Ilkley, LS29 8BT

Panache

Church Street, Ilkley, LS29 9DR

Piccolino Italian

Brook Street, Ilkley, LS29 8AE

The Box Tree Restaurant

35-37 Church Street, Ilkley, LS29 9DR

HEALTH AND BEAUTY

Audley Club Clevedon

Spa and Health Club, Ben Rhydding Drive, Ben Rhydding, Ilkley, LS29 8AQ

Nuffield Health

Otley Road, Guiseley, LS20 8LY

Ilkley Lawn and Tennis Squash Club

Stourton Road, Ilkley, LS29 9BG

Burley in Wharfedale Cricket Club

Grange Road, Burley in Wharfedale, LS29 7HG

Ben Rhydding Sports Club

Leeds Road, Ilkley, LS29 8AW

Ilkley Golf Club

Nesfield Road, Ilkley, LS29 0BE

Jenna Beauty Lounge

Former Post Office, Station Road, Burley in Wharfedale, LS29 7NB

Westrow

3 Station Road, Ilkley, LS29 8HA

EXPLORE THE OUTDOORS

Grange Park

93 Main Street, Burley in Wharfedale, Ilkley, LS29 7BU

Ilkley Park and Riverside Gardens

33 Bridge Lane, Ilkley, LS29 9EU

Memorial Gardens

1-3 Kings Road, Ilkley, LS29 9AE

Ilkley Moor Cow & Calf Rocks

Hangingsstone Road, Ilkley, LS29 8RW

FOR FAMILIES

Burley in Wharfedale

Community Library

Grange Road, Burley in Wharfedale, Ilkley, LS29 7HD

Burley Weir and Stepping Stones

Denton Road, Ilkley, LS29 0AA

Yorkshire Adventure Company

12 Greenhow Park, Burley in Wharfedale, Ilkley, LS29 7LZ

Ilkley Cinema

46A Leeds Road, Ilkley, LS29 8DP

Bonds Theatre School

Main Street, Burley in Wharfedale, Ilkley, LS29 7BU

Burley Babies and Tots Classes

St Mary's Parish Centre, 43 Station Road, Burley in Wharfedale, Ilkley, LS29 7JL

Rugby Tots

Gyhl Royd School, Greystone Manor, Ilkley Road, Burley in Wharfedale, Ilkley, LS29 7HW

LUXURIOUS SPECIFICATION ACROSS ALL OF OUR HOMES



At Imperial Court our homes benefit from beautiful design details and architectural features, such as spacious hallways and impressive external elevations. Live in a home that makes a statement and you'll be proud to call home.

Your dream home also includes enhanced specification as standard



Underfloor
heating



Our highest
specification
kitchen



Feather-edged
fencing



Chrome
tile trims



Tegula
paving



Electric
garage doors



Deeper
skirting boards



Additional
electric sockets

DAVID WILSON HOMES

A SENSE OF PEACE,
QUALITY
— AND SPACE —



Our homes at Imperial Court 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.

The specification of the houses is correct at the date of print but may be subject to change as necessary and without notice. Images are indicative of the quality and style of the specification and may not represent wholly the actual fittings and furnishings at this development. Specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.



Imperial Court

BURLEY IN WHARFEDALE



- Holden**
4 bedroom home
- Hollinwood**
4 bedroom home
- Ingleby**
4 bedroom home
- Lichfield**
5 bedroom home
- Evesham**
5 bedroom home
- Moreton**
5 bedroom home
- Buckingham**
5 bedroom home
- Henley**
5 bedroom home

SH Show Home

MS Marketing Suite

BCP Bin Collection Point



Giving nature a home on this development:

Bird Box
Starling Nest Box
Selected plots*



Bat Box
Enclosed Bat Box
Selected plots*



Swift Nesting Brick
Sparrow Terrace
Selected plots*



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

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. Imperial Court is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

2203/TL03 Rev: Y

HOLDEN

FOUR BEDROOM DETACHED HOME



DAVID WILSON HOMES
WHERE QUALITY LIVES

HOLDEN

FOUR BEDROOM DETACHED HOME

Key

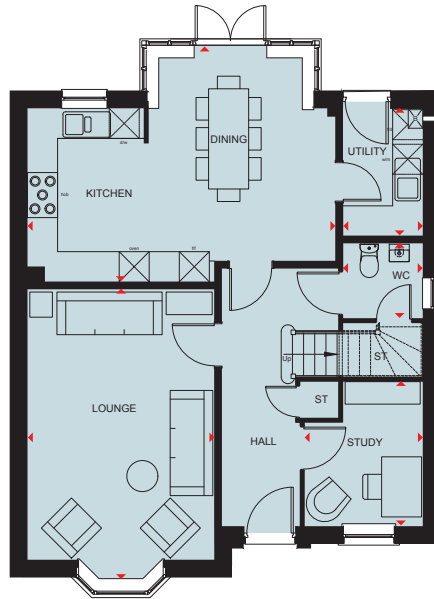
B Boiler
ST Store

W Wardrobe space
f/f Fridge/freezer space

wm Washing machine space
dw Dishwasher space

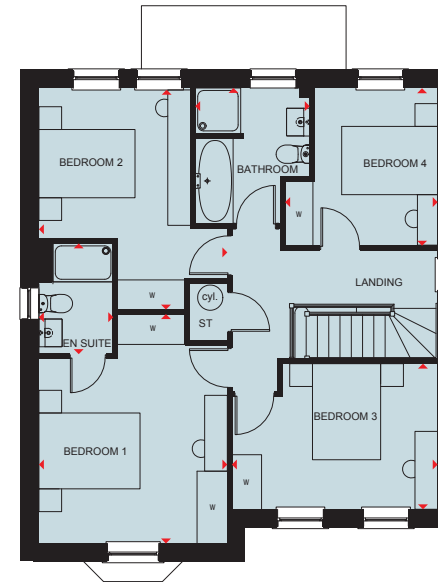
CYL Cylinder
td Tumble dryer

◀▶ Dimension location



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"



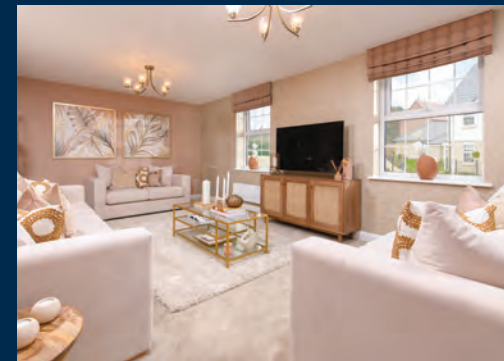
First Floor

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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HOLLINWOOD

FOUR BEDROOM DETACHED HOME



Underfloor Heating



Highly-efficient insulation



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Smart Thermostat



DAVID WILSON HOMES

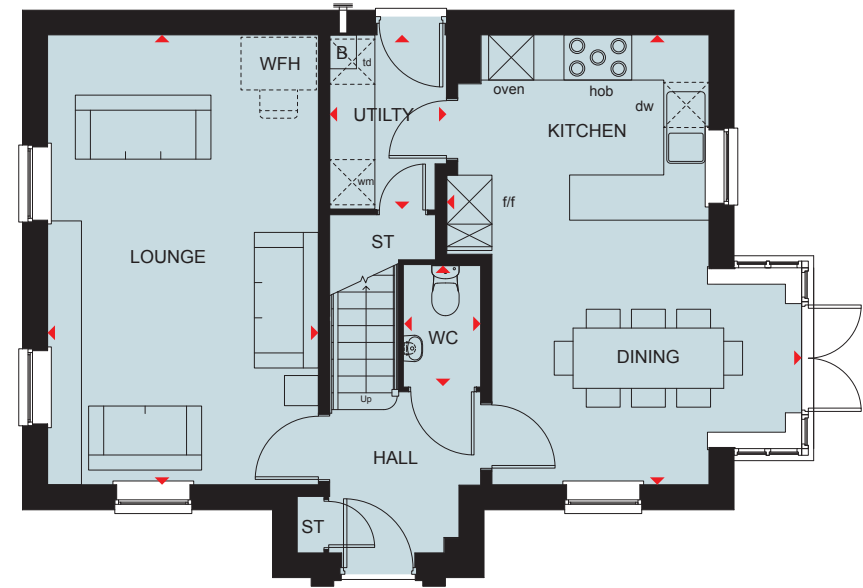
WHERE QUALITY LIVES

HOLLINWOOD

FOUR BEDROOM DETACHED HOME

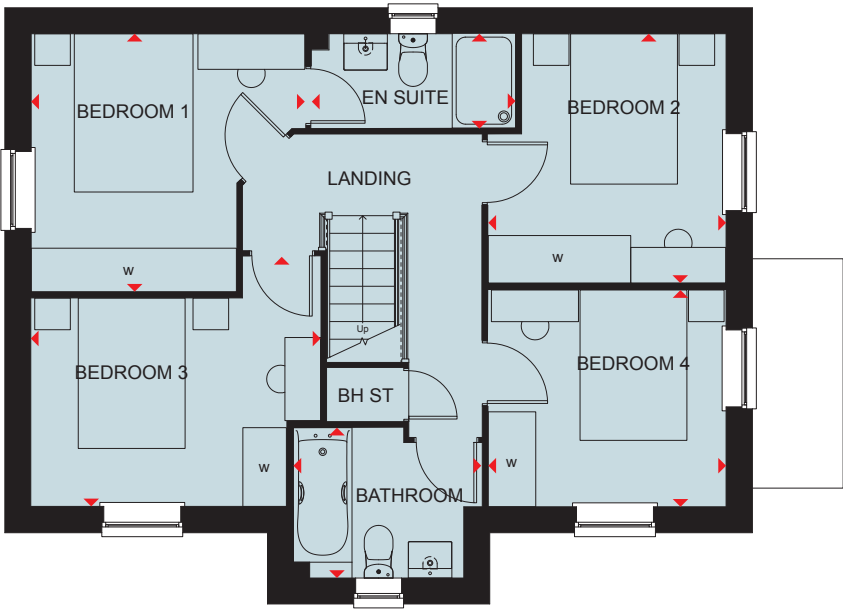
Key

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



Ground Floor

Lounge	3595 x 5973 mm	11'10" x 19'7"
Kitchen/Dining	5973 x 4706 mm	19'7" x 15'5"
Utility	1550 x 2312 mm	5'1" x 7'7"
WC	1014 x 1600 mm	3'4" x 5'3"



First Floor

Bedroom 1	3457 x 3260 mm	11'4" x 10'8"
En suite	2574 x 1200 mm	8'5" x 4'0"
Bedroom 2	3005 x 3150 mm	9'10" x 10'4"
Bedroom 3	3661 x 3154 mm	12'0" x 10'4"
Bedroom 4	3005 x 2739 mm	9'10" x 9'0"
Bathroom	2373 x 1900 mm	7'9" x 6'3"

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INGLEBY

FOUR BEDROOM HOME



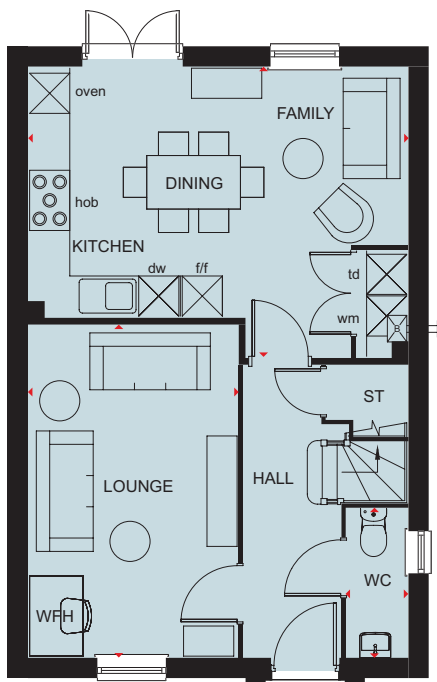
DAVID WILSON HOMES
WHERE QUALITY LIVES

INGLEBY

FOUR BEDROOM HOME

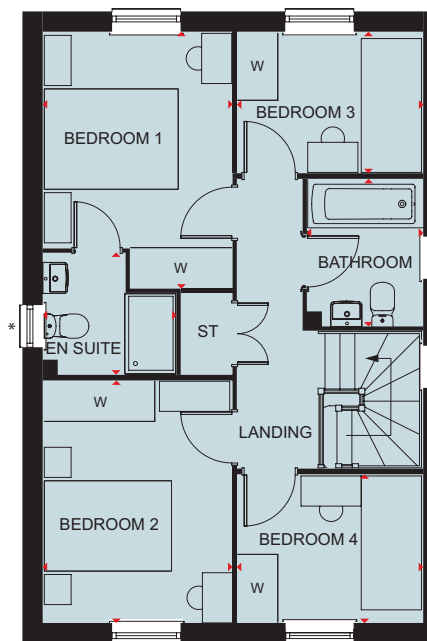
Key

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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LICHFIELD

FIVE BEDROOM HOME



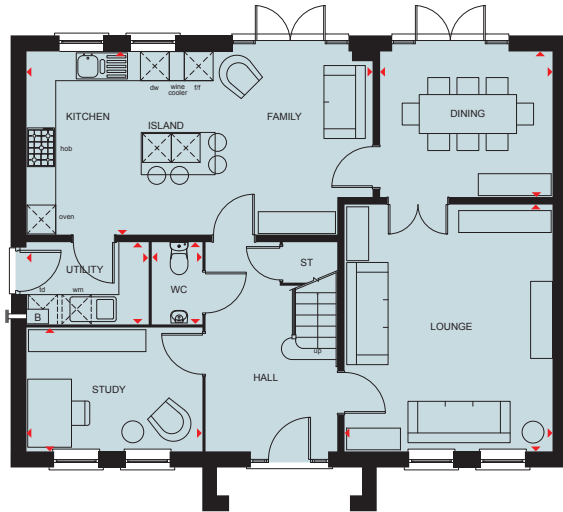
DAVID WILSON HOMES
WHERE QUALITY LIVES

LICHFIELD

FIVE BEDROOM HOME

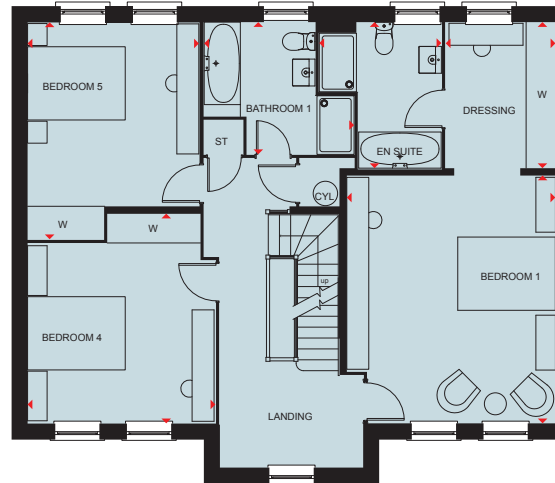
Key

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



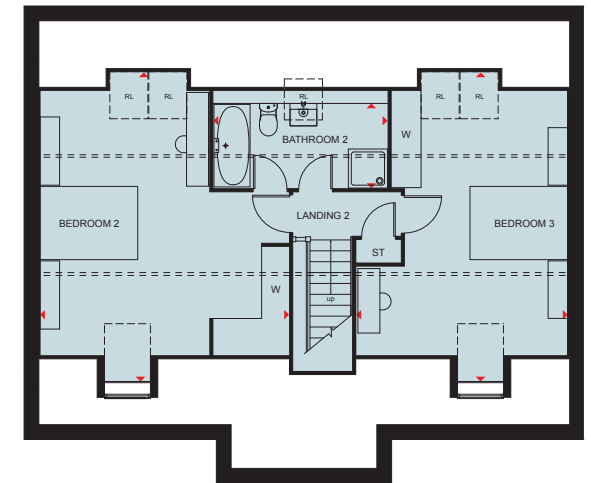
Ground Floor

Lounge	5072 x 4275 mm	16'8" x 14'0"
Kitchen/Family/ Breakfast	7108 x 3768 mm	23'4" x 12'4"
Utility	2500 x 1670 mm	8'2" x 5'6"
Dining	3543 x 2994 mm	11'7" x 9'9"
Study	3605 x 2534 mm	11'9" x 8'4"
WC	1675 x 1016 mm	5'6" x 3'4"



First Floor

Bedroom 1	5077 x 4275 mm	16'8" x 14'0"
Dressing	2994 x 2249 mm	9'10" x 7'5"
En suite	2994 x 2500 mm	9'10" x 8'2"
Bedroom 4	4296 x 3848 mm	14'1" x 12'8"
Bedroom 5	4443 x 3511 mm	14'7" x 11'6"
Bathroom 1	2707 x 3069 mm	8'11" x 10'1"



Second Floor

Bedroom 2	6330 * x 5102 mm	20'9" * x 16'8"
Bedroom 3	6330 * x 4329 mm	20'9" * x 14'3"
Bathroom 2	3563 x 1733 * mm	11'8" * x 5'8"

* Overall floor dimension includes lowered ceiling areas

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EVESHAM

FIVE BEDROOM HOME



Underfloor Heating



Highly-efficient insulation



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Smart Thermostat



DAVID WILSON HOMES

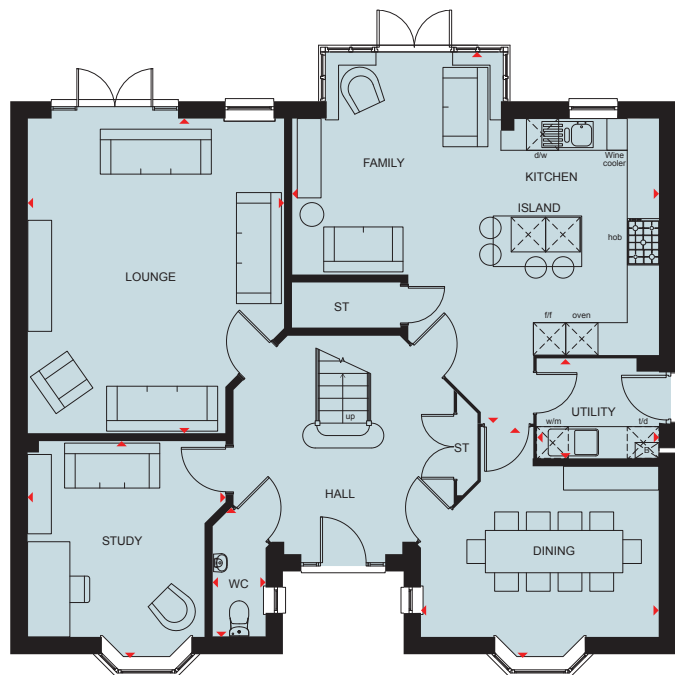
WHERE QUALITY LIVES

EVESHAM

FIVE BEDROOM HOME

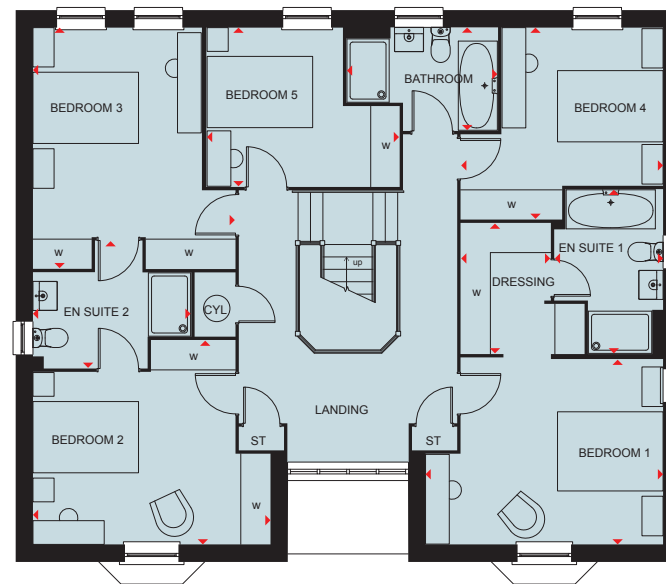
Key

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



Ground Floor

Lounge	5945 x 4845 mm	19'6" x 15'11"
Kitchen/Family/ Breakfast room	7017 x 6982 mm	23'0" x 22'11"
Utility	2300 x 1878 mm	7'7" x 6'2"
Dining	4496 x 4355 mm	14'9" x 14'3"
Study	4100 x 3741 mm	13'5" x 12'3"
WC	2441 x 1000 mm	8'0" x 3'3"



First Floor

Bedroom 1	4501 x 3500 mm	14'9" x 11'6"
Dressing	2460 x 1686 mm	8'1" x 5'6"
En suite 1	3100 x 2050 mm	10'2" x 6'9"
Bedroom 2	4501 x 3858 mm	14'9" x 12'8"
En suite 2	2987 x 2401 mm	9'10" x 7'10"
Bedroom 3	4558 x 3826 mm	15' x 12'6"
Bedroom 4	3825 x 3624 mm	12'7" x 11'11"
Bedroom 5	3636 x 3008 mm	11'11" x 9'10"
Bathroom	2850 x 1950 mm	9'4" x 6'5"

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MORETON

FIVE BEDROOM HOME



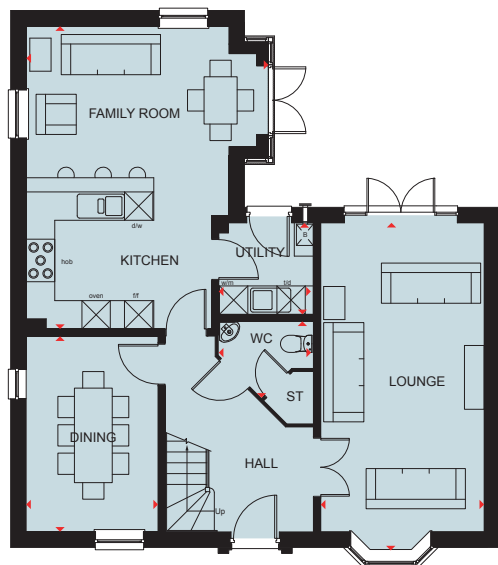
DAVID WILSON HOMES
WHERE QUALITY LIVES

MORETON

FIVE BEDROOM HOME

Key

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



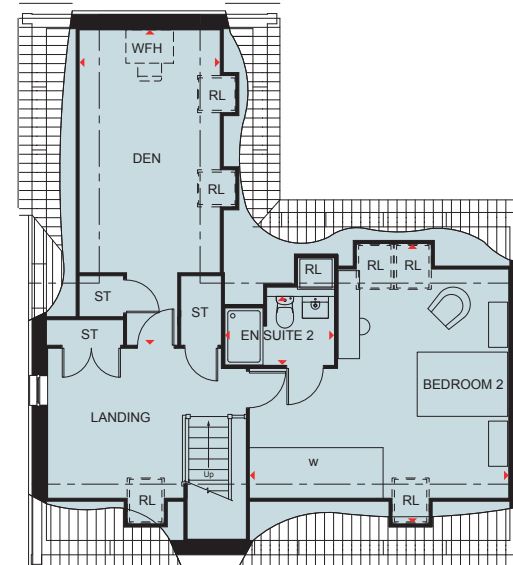
Ground Floor

Lounge	6932 x 3507 mm	22'9" x 11'6"
Kitchen/Family	6406 x 5120 mm	21'0" x 16'10"
Dining	4144 x 2780 mm	13'7" x 9'2"
Utility	1948 x 1935 mm	6'5" x 6'4"
WC	1953 x 1617 mm	6'5" x 5'4"



First Floor

Bedroom 1	6441 x 4280 mm	21'1" x 14'1"
En suite 1	2526 x 2225 mm	8'3" x 7'3"
Bedroom 3	4777 x 2852 mm	9'4" x 13'0"
Bedroom 4	3754 x 2700 mm	12'4" x 8'11"
Bedroom 5	3741 x 2799 mm	12'3" x 9'2"
Bathroom	2682 x 2125 mm	8'9" x 6'11"



Second Floor

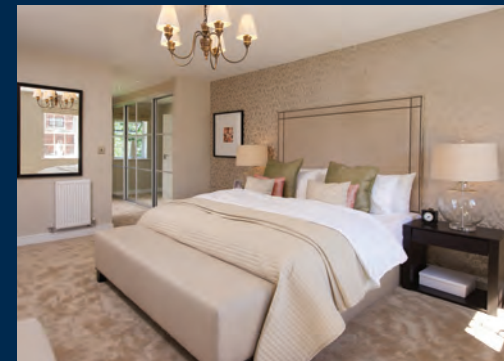
Bedroom 2	5858* x 5438 mm	19'2"* x 17'10"
Den	6616 x 2941* mm	21'8" x 9'8"*
En suite 2	2291 x 1438* mm	7'6" x 4'8"*

* Overall floor dimension includes lowered ceiling areas

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BUCKINGHAM

FIVE BEDROOM HOME



DAVID WILSON HOMES

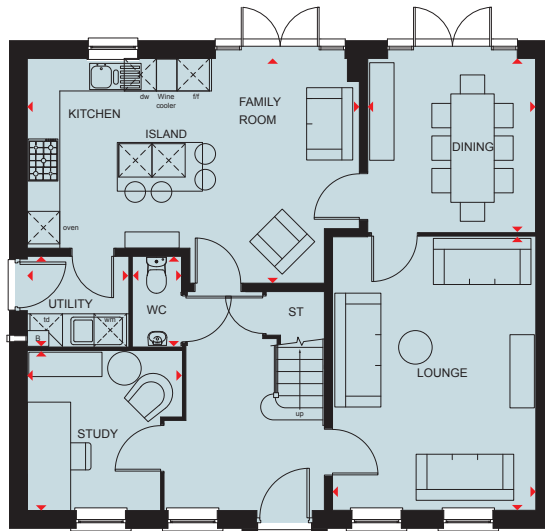
WHERE QUALITY LIVES

BUCKINGHAM

FIVE BEDROOM HOME

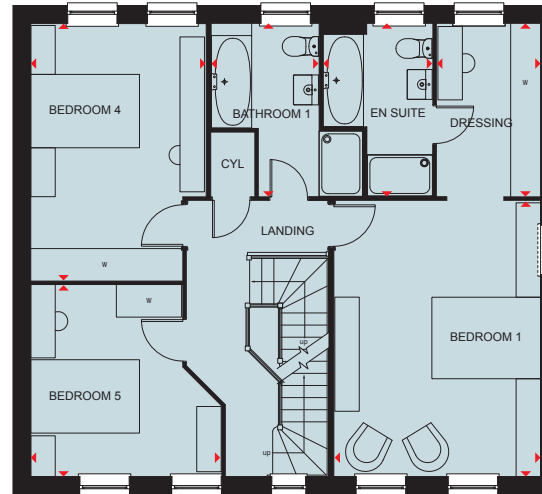
Key

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



Ground Floor

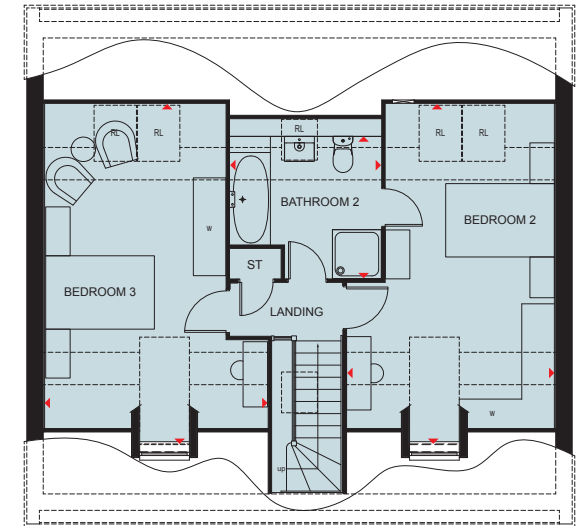
Lounge	5050 x 3745 mm	16'7" x 12'4"
Kitchen/Family/ Breakfast	6125 x 4146 mm	20'1" x 13'7"
Dining	3201 x 3095 mm	10'6" x 10'2"
Study	2940 x 2850 mm	9'8" x 9'4"
Utility	1861 x 1661 mm	6'1" x 5'5"
WC	1661 x 900 mm	5'5" x 2'11"



First Floor

Bedroom 1	5062 x 3785 mm	16'7" x 12'5"
Dressing	3189 x 1905 mm	10'6" x 6'3"
En suite	3189 x 2004 mm	10'6" x 6'7"
Bedroom 4	4725 x 3213 mm	15'6" x 10'6"
Bedroom 5	3504 x 3521 mm	11'6" x 11'7"
Bathroom 1	3189 x 1969 mm	10'6" x 6'5"

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



Second Floor

Bedroom 2	6254* x 3812 mm	20'6" x 12'6"
Bedroom 3	6254* x 4102 mm	20'6" x 13'5"
Bathroom 2	2775 x 2610* mm	9'1" x 8'7"*

* Overall floor dimension includes lowered ceiling areas

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THE HENLEY

FIVE BEDROOM HOME



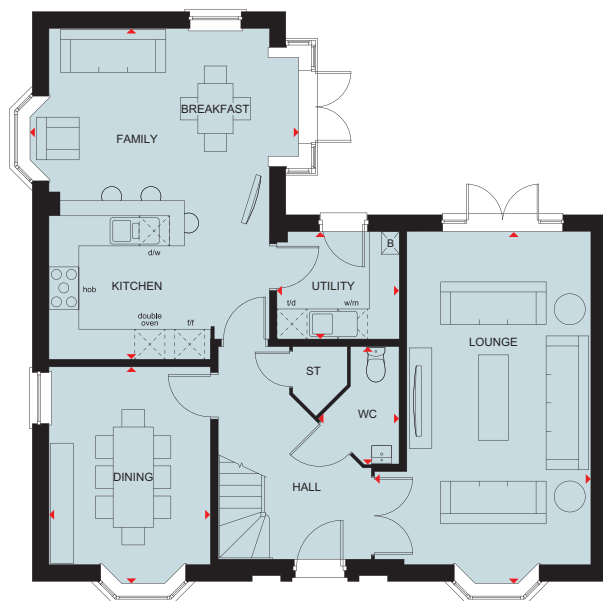
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE HENLEY

FIVE BEDROOM HOME

Key

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



Ground Floor

Kitchen/Breakfast/		
Family	6595 x 5626 mm	21'8" x 18'5"
Utility	2440 x 2143 mm	8'0" x 7'0"
Dining	4340 x 3218 mm	14'3" x 10'7"
WC	2341 x 1595 mm	7'8" x 5'3"
Lounge	7040 x 4300 mm	23'1" x 14'1"



First Floor

Bedroom 1	6689 x 4388 mm	21'11" x 14'5"
En suite 1	2608 x 1394 mm	8'7" x 4'7"
Bedroom 2	3918 x 3284 mm	12'10" x 10'9"
En suite 2	2608 x 1375 mm	8'7" x 4'6"
Bedroom 3	3733 x 3105 mm	12'3" x 10'2"
Bedroom 4	3445 x 3209 mm	11'4" x 10'6"
Bedroom 5/		
Study	2847 x 2353 mm	9'4" x 7'9"
Bathroom	3027 x 2346 mm	9'11" x 7'8"

We are on the New Homes Quality Code register 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.

BUILD YOUR FUTURE IN AN ENERGY-EFFICIENT DAVID WILSON HOME

Designed for modern living

Our cleverly laid out rooms give you flexible, multi-purpose spaces which flow between indoors and out, so you can lead the life you want.

Energy-efficient and low cost to run

According to HBF data a brand-new home could be cheaper to run than an older home, meaning you could reduce your running costs[†].

Peace of mind

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. – so you can settle in to your new home without the worry of unexpected costs.

Award-winning quality year after year

You'll find quality in all our homes and everything we do, that's why every year since 2010 we've been awarded 5 Stars from the Home Builders Federation, meaning over 90% of our customers would recommend us.*

We're here to help

Our expert Sales Advisers are on hand throughout your homebuying journey, giving you the best possible service and support every step of the way.



Scan for more information

dwh.co.uk



DAVID WILSON HOMES
WHERE QUALITY LIVES

[†]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. *We are the only major national housebuilder to be awarded this key industry award every year since 2010. "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 2022 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.

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

A BRAND-NEW HOME COULD REDUCE YOUR RUNNING COSTS†



DAVID WILSON HOMES

————— CREATING A SUSTAINABLE —————

COMMUNITY

AT IMPERIAL COURT

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

At Imperial Court, 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.



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 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. [†]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. [^]We are the only major national housebuilder to be awarded this key industry award every year since 2010. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. [^]A two year builder warranty period from legal completion provided by Barratt Homes followed by eight years insurance cover, provided by the NHBC. Please refer to the NHBC website for more information and full exclusions and limitations. Although all of our homes come with an NHBC warranty, it is not always an NHBC Buildmark Warranty. Please speak to a Sales Adviser on your chosen development to confirm which NHBC warranty will apply to your selected plot. 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.



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. 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.



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

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