



LANGUARD VIEW

DOVERCOURT

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

STUNNING HOMES IN A GREAT LOCATION

————— A LOCATION LIKE NO OTHER —————



Welcome to Languard View, a picturesque new development of 2, 3 & 4 bedroom homes.

Settle down at Languard View, one of Essex's hidden gems on the outskirts of a thriving coastal town. Home to a variety of everyday amenities in a sought-after location, Dovercourt provides a tranquil retreat with access to all essentials in the town centre. Whilst set in a prime location for exploring the county's gorgeous coastline and riverside scenery, it is also popular for commuters.

Set in a semi-rural property hotspot, the popular town ensures residents have convenient access to a high street known for its independent retailers, with traditional hardware stores, salons and cosy coffee shops.

Supermarkets are located close to home including Asda and Tesco's, whilst a wide range of pubs, restaurants and takeaways are also on your doorstep.

Families making a fresh start can also rest assured that there are high-quality education facilities close to home, such as Chase Lane Primary School and Harwich and Dovercourt High School both rated 'Good' by Ofsted. Our exciting community will feature public open space with equipped play areas.

Living at Languard View, you can enjoy the finest aspects of the town and countryside living. Peaceful evenings and weekends await, whilst the thrill of the hustle and bustle of a flourishing town is still only moments away.

A SENSE OF PEACE,
QUALITY
— AND SPACE —

Our homes at Languard View 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 boasting two or more bathrooms, including your own private sanctuary – a principal 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

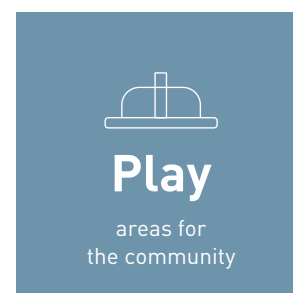
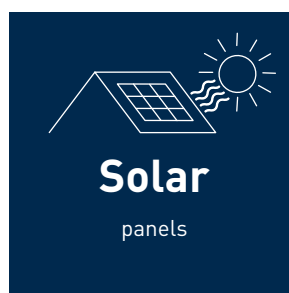
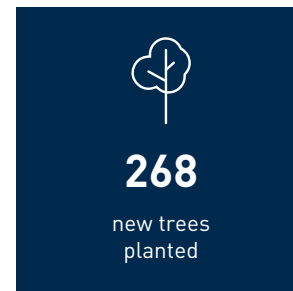


Throughout the planning process before starting build, we consider where we can introduce nature and where we can strengthen it.

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.



dwh.co.uk



DAVID WILSON HOMES

WHERE QUALITY LIVES

'We', 'our', 'us' refers to the Barratt Developments PLC Group brands including Barratt Homes, David Wilson Homes and Barratt London. Some of the features shown may not be available with every David Wilson home or on every David Wilson development. Please speak to a Sales Adviser for details of the features available on the home and development you are interested in. To find out more about the energy-efficiency and sustainability of our homes visit our website. All images used are for illustrative purposes only. Information correct at time of publishing. BDW004815/JUNE24

LANGUARD VIEW

DOVERCOURT

SITE PLAN

Low Road, Dovercourt, Essex, CO12 3TX
3 and 4 bedroom homes

-  **The Hadley**
3 bedroom home
-  **The Hadley V1**
3 bedroom home
-  **The Greenwood**
3 bedroom home
-  **The Buckfastleigh**
3 bedroom bungalow
-  **The Hollinwood**
4 bedroom home
-  **The Ingleby**
4 bedroom home
-  **The Holden**
4 bedroom home
-  **The Drummond**
4 bedroom home

 **Affordable Housing**

 **Show Homes**

 **Sales Centre**

 **Informal Sports Pitch**

 **Parkland Space**

 **Paths**

 **Mature Tree Lines**

 **New Tree Lines**

 **Play Area**

Giving nature a home on this development:

 **Hedgehog Highway**
Selected plots

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

BCP **Bin Collection Point**

V **Visitor parking place**

— **Street Light**



See the Difference at dwh.co.uk



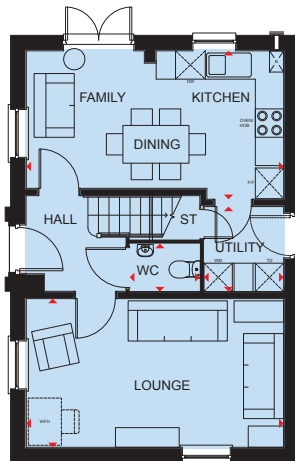
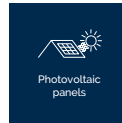
DAVID WILSON HOMES
WHERE QUALITY LIVES

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

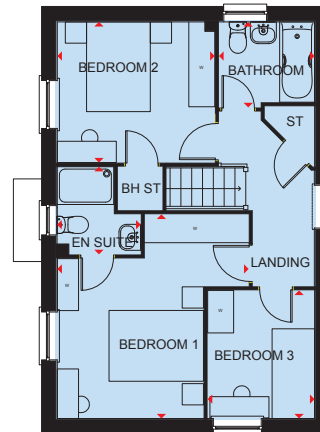
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HADLEY

THREE BEDROOM HOME



* Optional door please refer to sales advisor



* Optional window 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"

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"

Key

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

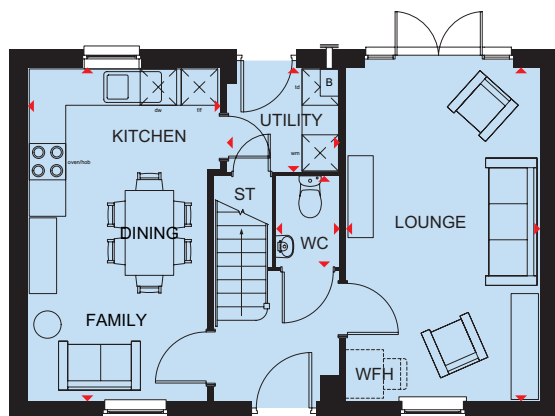
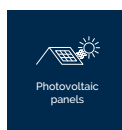


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THE HADLEY V1

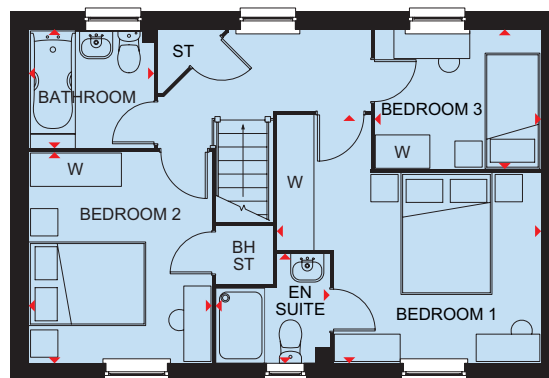
THREE BEDROOM DETACHED HOME



Ground Floor

Lounge	5450 x 3148 mm	17'11" x 10'4"
Kitchen/Family/Dining	5450 x 3131 mm	17'11" x 10'3"
Utility	1811 x 1687 mm	5'11" x 5'6"
WC	1485 x 1013 mm	4'10" x 3'4"

(Approximate dimensions)



First Floor

Bedroom 1	4324 x 4053 mm	14'2" x 13'4"
En Suite	1856 x 1771 mm	6'1" x 5'9"
Bedroom 2	3436 x 2978 mm	11'3" x 9'9"
Bedroom 3	2713 x 2260 mm	8'11" x 7'5"
Bathroom	2025 x 1925 mm	6'8" x 6'4"

(Approximate dimensions)

Key

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

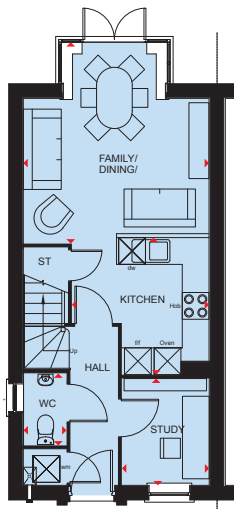
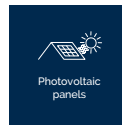


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GREENWOOD

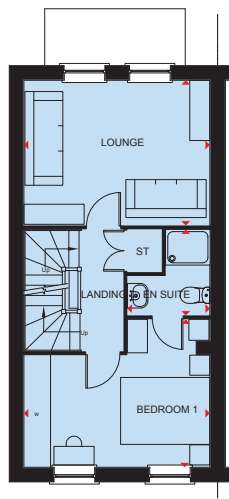
THREE BEDROOM HOME



Ground Floor

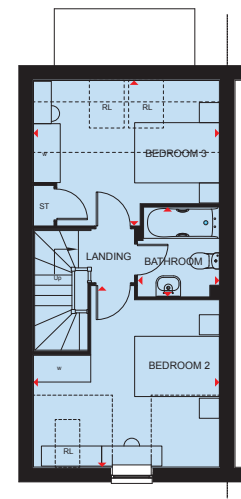
Family/Dining	4513 x 4163 mm	14'10" x 13'8"
Kitchen	3074 x 3070 mm	10'1" x 10'1"
Study	2394 x 1960 mm	7'10" x 6'5"
WC	1614 x 963 mm	5'4" x 3'2"

* 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

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

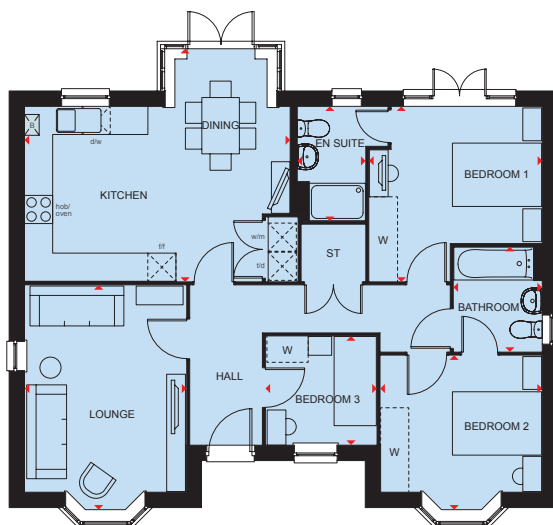
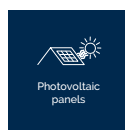


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THE BUCKFASTLEIGH

THREE BEDROOM HOME



Ground Floor

Kitchen/Dining	5663 x 4955 mm	18'7" x 16'3"
Lounge	3445 x 4804 mm	11'4" x 15'9"
Bedroom 1	3685 x 3728 mm	12'1" x 12'3"
Bedroom 2	3445 x 3307 mm	11'4" x 10'10"
Bedroom 3	2356 x 2317 mm	7'9" x 7'7"
Bathroom	1885 x 2225 mm	6'2" x 7'4"
En Suite	1447 x 2435 mm	4'9" x 8'0"

Key

B	Boiler	BH ST	Bulkhead Store	dw	Dishwasher space	W	Wardrobe space
ST	Store	wm	Washing machine space	f/f	Fridge freezer space	•	Dimension location



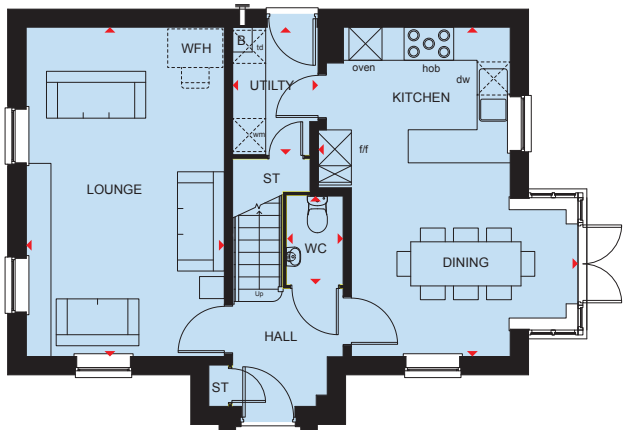
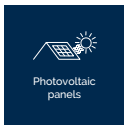
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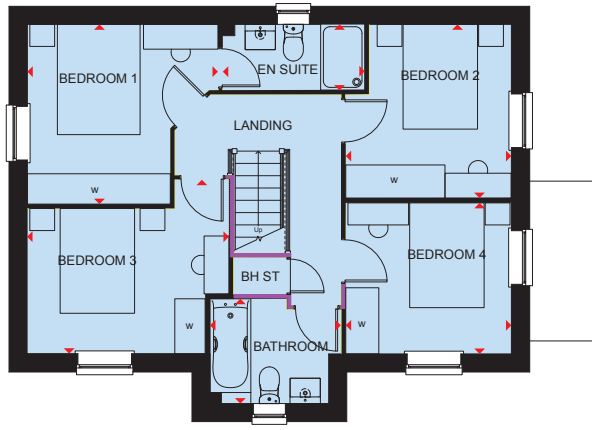
HOLLINWOOD

FOUR BEDROOM HOME



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"

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

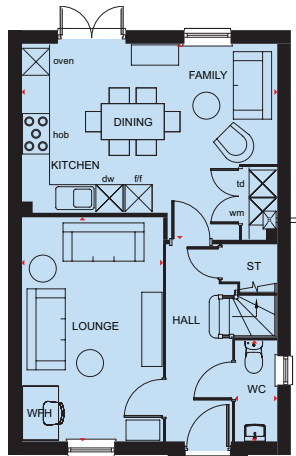
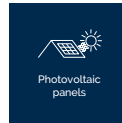


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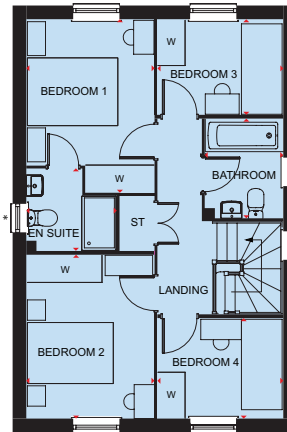
INGLEBY

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 14'1"
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"

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		

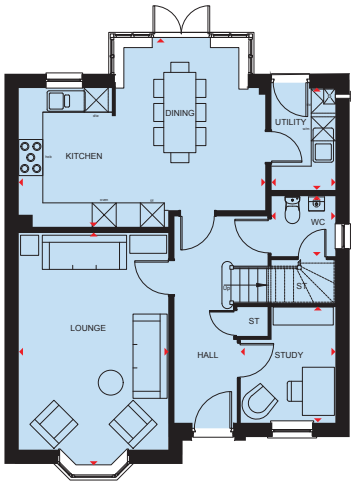
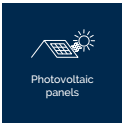


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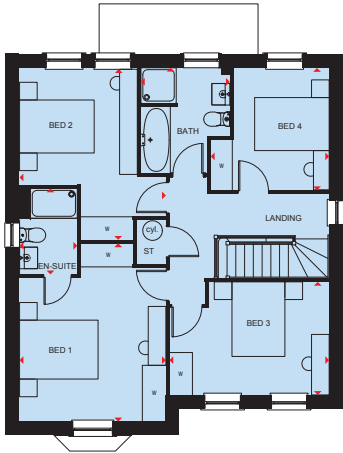
HOLDEN

FOUR BEDROOM DETACHED HOME



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"

Key

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



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DRUMMOND

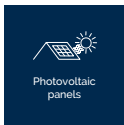
FOUR BEDROOM HOME



Argon-filled double-glazing



Highly-efficient insulation



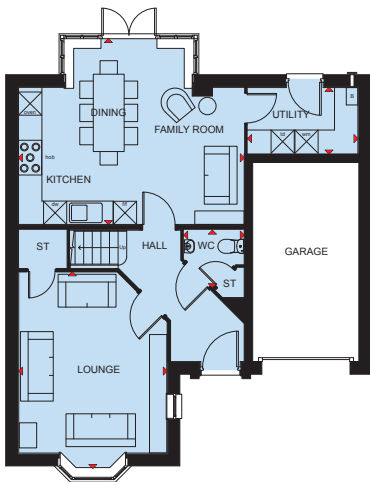
Photovoltaic panels



Decentralised mechanical extract ventilation (d-MEV)

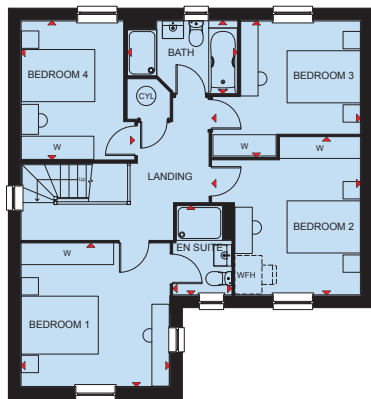


Waste Water Heat Recovery Systems



Ground Floor

Lounge	5088 x 3845 mm	16'8" x 12'7"
Kitchen/Family/		
Dining	5845 x 4811 mm	19'2" x 15'9"
Utility	2856 x 1720 mm	9'4" x 5'8"
WC	1565 x 1485 mm	5'2" x 4'10"



First Floor

Bedroom 1	3850 x 3707 mm	12'7" x 12'2"
En suite	2311 x 1511 mm	7'7" x 4'11"
Bedroom 2	4084 x 3844 mm	13'5" x 12'7"
Bedroom 3	3844 x 3521 mm	12'7" x 11'7"
Bedroom 4 / Study	3584 x 2966 mm	11'9" x 9'9"
Bathroom	2846 x 1887 mm	9'4" x 6'2"

Key

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



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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:

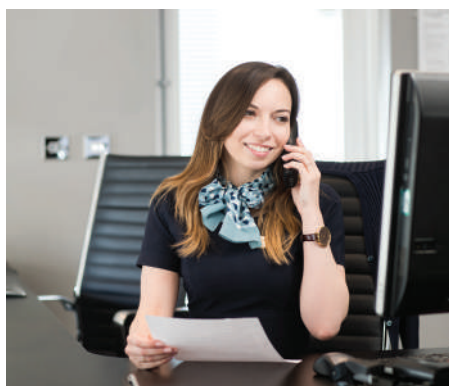
- Garden landscaping
- Fences
- Wear and tear
- Your own alterations
- Registered Social Landlord Homes
- Carpets and floor coverings
- Failure to maintain
- Wilful damage



*"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.

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.



DAVID WILSON HOMES

WHERE QUALITY LIVES

dwh.co.uk or call **0330 057 2222**

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