



High Forest

New Waltham

# 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

# HIGH FOREST

— A LOCATION LIKE NO OTHER —



High Forest sits at the edge of the popular village of New Waltham just 4 miles south of Grimsby and a 10 minute drive away from the sandy beaches of Cleethorpes.

Reserve your new home in this fantastic location and you could enjoy being surrounded by fantastic days out, local village shops and no shortage of Ofsted-rated 'OUTSTANDING' and 'GOOD' schools for all ages.

An excellent selection of restaurants, cafes and bars lie just 10 minutes' drive away in Grimsby town centre

and you'll be ideally placed to take a stroll along Buck Beck or explore the beautiful countryside of the nearby Lincolnshire Wolds.

If commuting is important, you'll be pleased to know your new home is close to the A16 for Grimsby or further afield to Louth.

A SENSE OF PEACE,

# QUALITY

— AND SPACE —



Our homes at High Forest 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.



# HIGH FOREST

## SITE PLAN

- **Wilford**  
2 bedroom home
- **Waltham**  
2 bedroom home
- **Louth**  
3 bedroom home
- **Haven**  
3 bedroom home
- **Archford**  
3 bedroom home
- **Eckington**  
3 bedroom home
- **Hadley**  
3 bedroom home
- **Kennett**  
3 bedroom home
- **Ingleby**  
4 bedroom home
- **Kirkdale**  
4 bedroom home
- **Millford**  
4 bedroom home
- **Hertford**  
4 bedroom home
- **Affordable housing**

- S/S Sub Station**
- BCP Bin Collection Point**
- V Visitors Parking Space**
- SH Show Home**
- MS Marketing Suite**



- Wet habitat**  
Recreating areas for wildlife
- Tarmac path**
- Mature trees**
- New tree line**
- Swale**
- Allotments**  
Live the good life and grow your own vegetables on your allotment

**Giving nature a home on this development:**

- Bat box**  
Selected plots\*
- Bird box**  
Selected plots\*
- Swift nesting brick**  
Selected plots\*
- Electric vehicle charging**  
Electric vehicle charging points are included on every home. Please speak to your Sales Advisor for specific plot locations

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



See the Difference at [dwh.co.uk](http://dwh.co.uk)



**DAVID WILSON HOMES**  
WHERE QUALITY LIVES

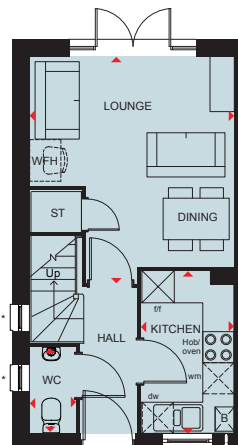
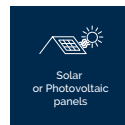
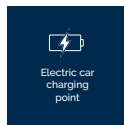
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H8788/001 Rev: U



# THE WILFORD

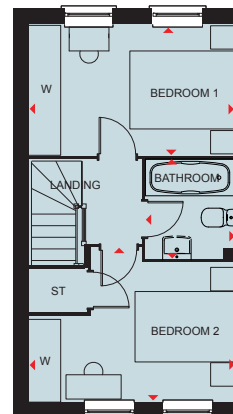
## TWO BEDROOM HOME



### Ground Floor

Lounge/Dining	4357 x 3923 mm	14'4" x 12'10"
Kitchen	3083 x 1780 mm	10'1" x 5'10"
WC	1615 x 880 mm	5'4" x 2'11"

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



### First Floor

Bedroom 1	3923 x 2487 mm	12'10" x 8'2"
Bedroom 2	3923 x 2926 mm	12'10" x 9'7"
Bathroom	1897 x 1695 mm	6'3" x 5'7"

### Key

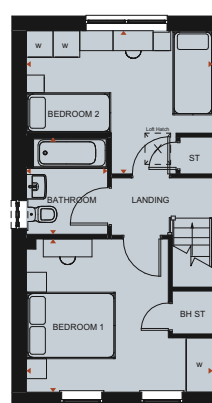
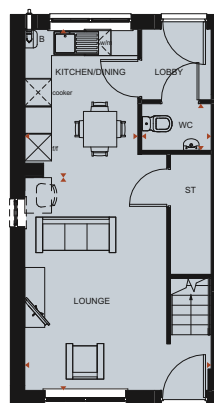
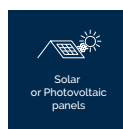
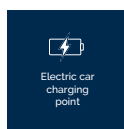
B	Boiler	wm	Washing machine space	f/f	Fridge freezer space	WFH	Working from home space
ST	Store	dw	Dishwasher space	W	Wardrobe space	↔	Dimension location



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# THE WALTHAM

## TWO BEDROOM HOME



### Ground Floor

Lounge	4198 x 4796 mm	13'9" x 15'9"
Kitchen/Dining	2545 x 3345 mm	8'4" x 11'0"
ST	915 x 2709 mm	3'0" x 8'11"
Lobby	1565 x 1594 mm	5'2" x 5'3"
WC	1565 x 1050 mm	5'2" x 3'5"

### First Floor

Bedroom 1	4198 x 3451 mm	13'9" x 11'4"
Bedroom 2	4198 x 3228 mm	13'9" x 10'7"
Bathroom	1826 x 2182 mm	6'0" x 7'2"
Landing	2284 x 1291 mm	7'6" x 4'3"
BH ST	915 x 965 mm	3'0" x 3'2"
ST	741 x 831 mm	2'5" x 2'9"

### Key

B	Boiler	w/m	Washing machine space	BH ST	Bulkhead Store	◀▶	Dimension location
ST	Store	f/f	Fridge/freezer space	W	Wardrobe space		

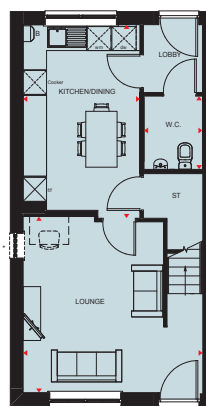
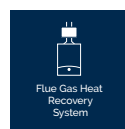
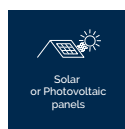
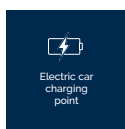


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# THE LOUTH

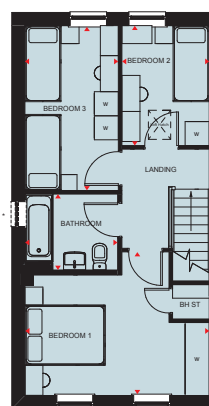
## THREE BEDROOM HOME



\*Optional window - please refer to Sales Adviser

### Ground Floor

Lounge	4598 x 4418 mm	15'1" x 14'6"
Kitchen/Dining	2988 x 4857 mm	9'10" x 15'11"
WC	1499 x 1841 mm	4'11" x 6'0"



\*Optional window - please refer to Sales Adviser

### First Floor

Bedroom 1	4598 x 3585 mm	15'1" x 11'9"
Bedroom 3	2332 x 4118 mm	7'8" x 13'6"
Bathroom	2314 x 1931 mm	7'7" x 6'4"
Bedroom 2	2178 x 2995 mm	7'2" x 9'10"

### Key

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

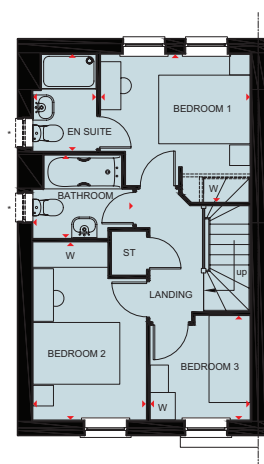
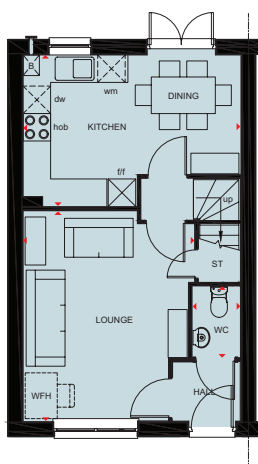
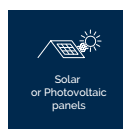
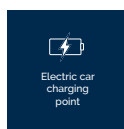


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# THE ARCHFORD

## 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

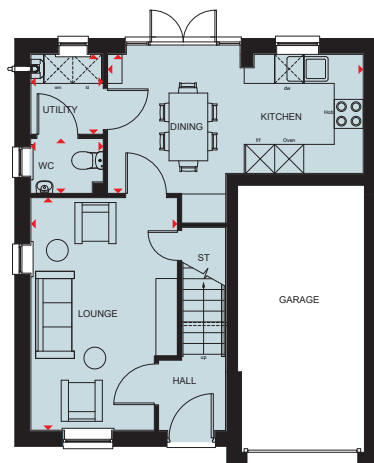
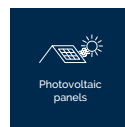
B	Boiler	wm	Washing machine space	dw	Dishwasher space	W	Wardrobe space
ST	Store	f/f	Fridge/freezer space	WFH	Working from home space	◀▶	Dimension location



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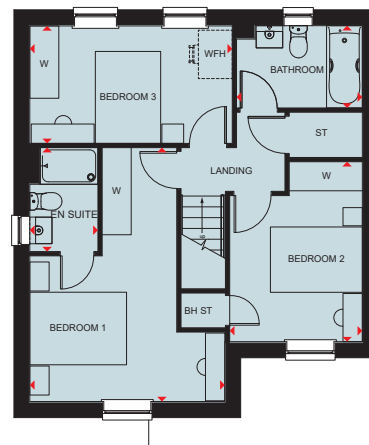
# ECKINGTON

## THREE BEDROOM HOME



### Ground Floor

Lounge	4807 x 3028 mm	15'9" x 10'0"
Kitchen/Dining	5285 x 2873 mm	17'4" x 9'5"
WC	1495 x 1134 mm	4'10" x 3'9"
Utility	1651 x 1470 mm	5'5" x 4'10"



### First Floor

Bedroom 1	5247 x 4031 mm	17'3" x 13'3"
En Suite	2148 x 1408 mm	7'1" x 4'7"
Bedroom 2	3719 x 2742 mm	12'3" x 9'0"
Bedroom 3	4185 x 2428 mm	13'9" x 8'0"
Bathroom	2601 x 1701 mm	8'6" x 5'7"

### 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

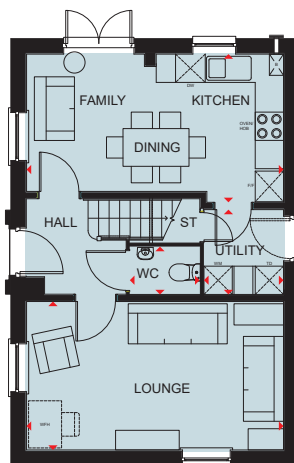
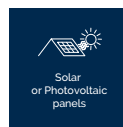
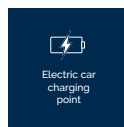


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# HADLEY

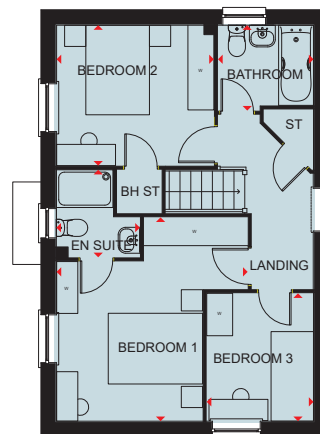
## THREE BEDROOM END OR DETACHED HOME



\* Optional door 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"



\* Optional window please refer to sales advisor

### 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		

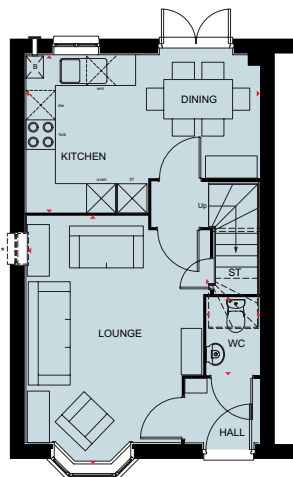
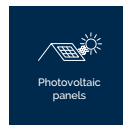
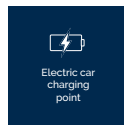


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# KENNETT

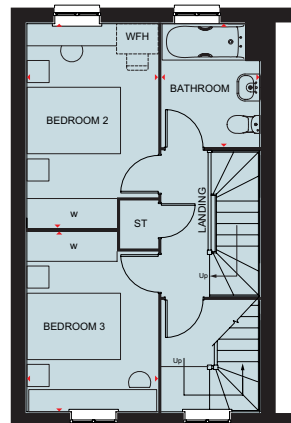
## THREE BEDROOM HOME



### Ground Floor

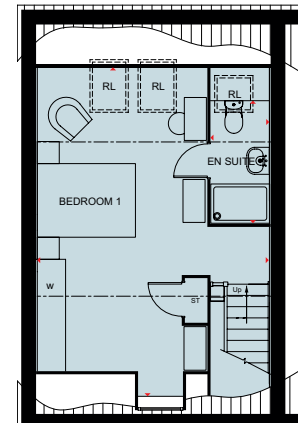
Lounge	4994 x 3727 mm	16'5" x 12'3"
Kitchen/Dining	4726 x 3195 mm	15'6" x 10'6"
WC	1562 x 1038 mm	5'1" x 3'5"

\* Refer to Sales Adviser



### First Floor

Bedroom 2	4141 x 2657 mm	13'7" x 8'9"
Bedroom 3	3656 x 2658 mm	12'0" x 8'9"
Bathroom	2496 x 1986 mm	8'2" x 6'6"



### Second Floor

Bedroom 1	6681 x 4731 * mm	21'11" * x 15'6"
En suite	2496 * x 1190 mm	8'2" * x 3'11"

\* Overall floor dimension includes lowered ceiling areas

### Key

B	Boiler	f/f	Fridge freezer space	wm	Washing machine space	WFH	Working from home space	▶▶	Dimension location
ST	Store	dw	Dishwasher space	w	Wardrobe space	RL	Rooflight		



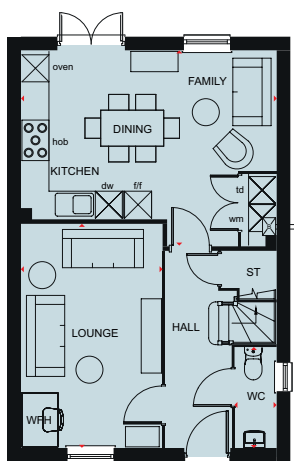
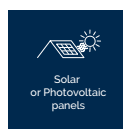
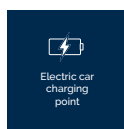
DAVID WILSON HOMES

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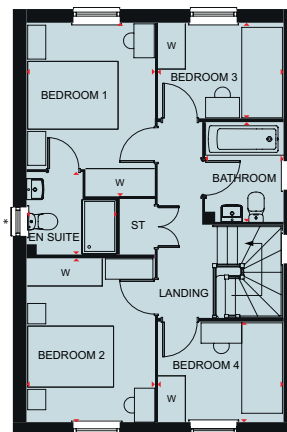
# INGLEBY

## 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		

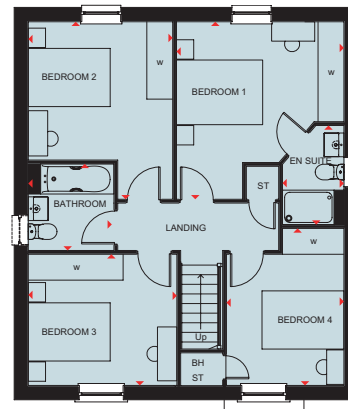
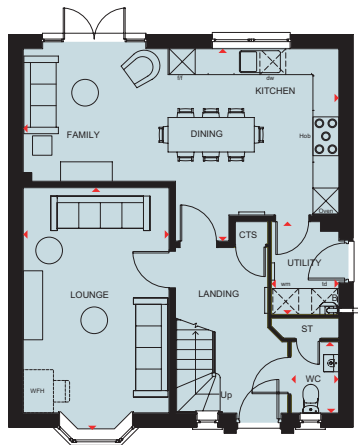
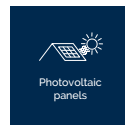
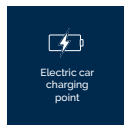


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# KIRKDALE

## FOUR BEDROOM DETACHED HOME



### Ground Floor

Lounge	3380 x 5617 mm	11'1" x 18'5"
Kitchen/Family/		
Dining	7318 x 4460 mm	24'0" x 14'8"
Utility	1561 x 2150 mm	5'1" x 7'1"
WC	1095 x 1650 mm	3'7" x 5'5"

### First Floor

Bedroom 1	3885 x 4119 mm	12'9" x 13'6"
En Suite	1425 x 2300 mm	4'8" x 7'7"
Bedroom 2	3350 x 4119 mm	11'0" x 13'6"
Bedroom 3	3447 x 3043 mm	11'4" x 10'0"
Bedroom 4	2725 x 3643 mm	8'11" x 12'0"
Bathroom	1987 x 2010 mm	6'6" x 6'7"

### 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

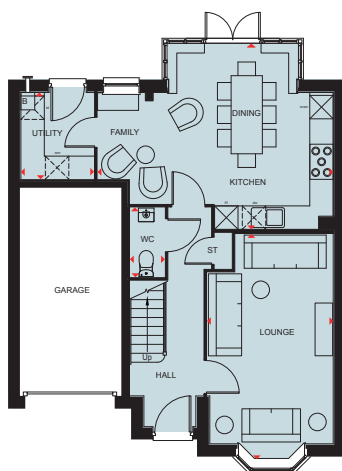
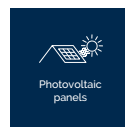
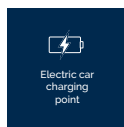


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# MILLFORD

## FOUR BEDROOM HOME

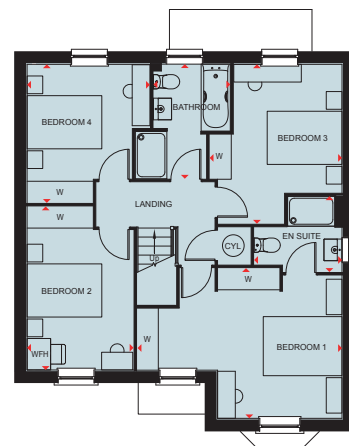


### Ground Floor

Lounge  
Kitchen/Family/Dining  
Utility  
WC

5767 x 3235 mm  
6037 x 4735 mm  
2225 x 1877 mm  
1786 x 895 mm

18'11" x 10'7"  
19'10" x 15'6"  
7'3" x 6'2"  
5'10" x 2'11"



### First Floor

Bedroom 1  
En Suite  
Bedroom 2  
Bedroom 3  
Bedroom 4  
Bathroom

5195 x 3818 mm  
2235 x 1924 mm  
4156 x 2707 mm  
4051 x 3365 mm  
3522 x 3124 mm  
2913 x 1950 mm

17'0" x 12'6"  
7'4" x 6'4"  
13'8" x 8'10"  
13'4" x 11'0"  
11'7" x 10'3"  
9'7" x 6'5"

### Key

B Boiler  
ST Store  
wm Washing machine space  
dw Dishwasher space

f/f Fridge freezer space  
td Tumble dryer space

WFH Working from home space  
W Wardrobe space

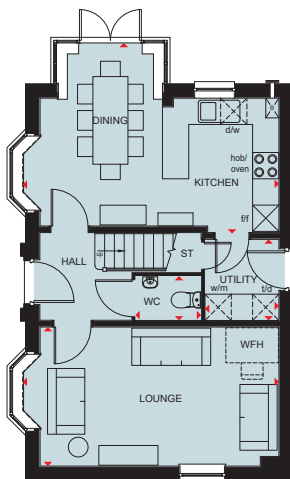
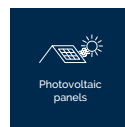
◀▶ Dimension location



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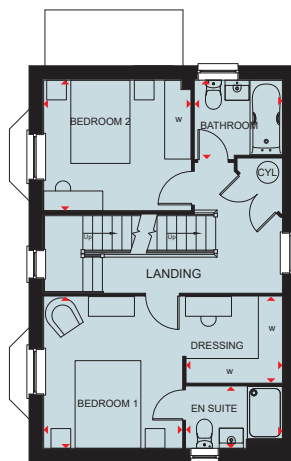
# HERTFORD

## FOUR BEDROOM HOME



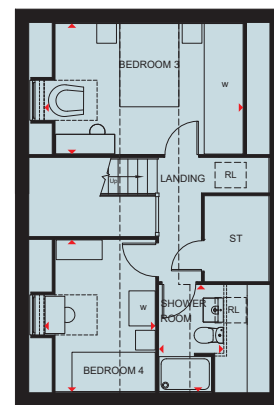
### Ground Floor

Lounge	5847 x 3173 mm	19'2" x 10'5"
Kitchen/Dining	5847 x 4177 mm	19'2" x 13'8"
Utility	1850 x 1687 mm	6'1" x 5'6"
WC	1500 x 1014 mm	4'11" x 3'4"



### First Floor

Bedroom 1	3463 x 3162 mm	11'4" x 10'4"
En suite	2201 x 1411 mm	7'3" x 4'8"
Dressing room	2201 x 1964 mm	7'3" x 6'5"
Bedroom 2	3362 x 2979 mm	11'0" x 9'9"
Bathroom	2000 x 1801 mm	6'7" x 5'11"



### Second Floor

Bedroom 3	4534* x 2979 mm	14'11"* x 9'9"
Bedroom 4	3463 x 2529* mm	11'4" x 8'4"*
Shower room	2433 x 1464* mm	8'0" x 4'10"*

\*Overall floor dimension includes lowered ceiling areas

### Key

B Boiler	CYL Cylinder	d/w Dishwasher space	t/d Tumble dryer space	w Wardrobe space
ST Store	f/f Fridge freezer space	w/m Washing machine space	WFH Working from home space	Dimension location



DAVID WILSON HOMES

— 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.



## Community

allotments



## Bee-friendly

planting



## Play

area for  
the community



## Hedgehog

highways



## Electric

car charging points



## Solar

or photovoltaic  
panels



## 8.9 acres

of public  
open space



## 115

bat and bird  
boxes installed



## 166

new trees  
planted



## 1289 meters

of hedgerows  
planted



———— 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.



<sup>^</sup>Indicative figures, based on HBF "Watt a Save" report published January 2024.

\*Source: [Water UK](#)

# YOUR BEAUTIFUL

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NEW HOME COMES WITH PEACE OF MIND

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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<sup>†</sup> would recommend us to a friend, which is why we've been awarded 5 Stars<sup>^</sup> by the Home Builders Federation every year since 2010. What's more, our homes come with the NHBC warranty and insurance policy, known as Buildmark, is designed to give you peace of mind. Buildmark provides the following cover:

- **Insolvency cover:** If we become insolvent and are therefore unable to finish the construction of your home, NHBC may repay your deposit or any reasonable extra amount you have to pay for your home to be finished.
- **Builder warranty period:** For the first two years we are responsible for rectifying any defects covered by the warranty. The warranty is backed by NHBC's resolution service and guarantee.
- **Insurance cover:** In the eight years that follow the builder warranty period, NHBC provides insurance cover for damage caused by defects to certain parts of the home and also for contaminated land.



\*'We', 'our', 'us' refers to the Barratt Developments PLC Group brands including Barratt Homes, David Wilson Homes and Barratt London.

<sup>^</sup>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 2024 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.

\*\*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.

# 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 03301 735 532**

Calls to 03 numbers are charged at the same rate as dialing 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. BDW005120/OCT24