



THE DAMSONS

MARKET DRAYTON

DAVID WILSON HOMES

WHERE QUALITY LIVES

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.

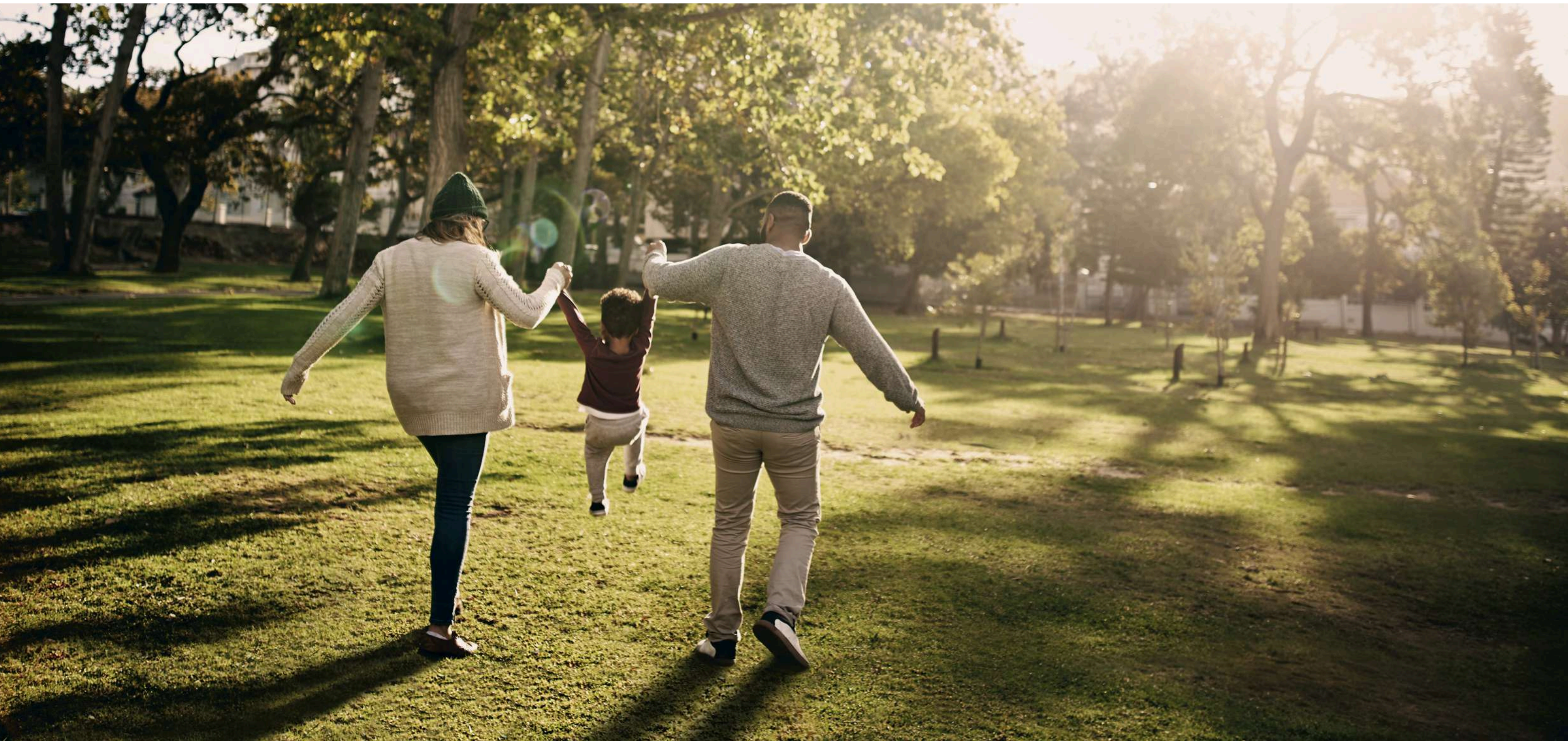


DAVID WILSON HOMES










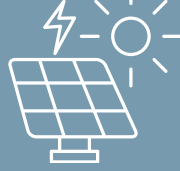
WHERE QUALITY LIVES

CREATING A SUSTAINABLE COMMUNITY

WHERE FAMILIES AND NATURE CAN THRIVE AT THE DAMSONS



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.

 1.52 acres of public open space	 40 bird and bat boxes installed	 63 proposed new trees planted	 2 balancing ponds	 1,115 square metres of wetland meadow
 Hedgehog Highways	 Play area	 Bee bricks	 Electric car charging	 Solar Photovoltaic panels

THE DAMSONS AMENITIES



THE DAMSONS

MARKET DRAYTON



LOCAL AMENITIES

NURSERIES

Tern Valley Day Nursery

Unit 100, Tern Valley Business Park,
Market Drayton TF9 3SQ

Mount Lane Day Care Nursery

Mount Lane, Market Drayton, Shropshire
TF9 1AQ

SCHOOLS

Market Drayton Infant & Junior School

Longslow Road, Market Drayton
TF9 3HU

Market Drayton Junior School

Alexandra Road, Market Drayton
TF9 3HU

Longlands Primary School & Nursery

Linden Way, Market Drayton
TF9 1QU

Grove School & Sixth Form

Newcastle Road, Market Drayton
TF9 1HF

DOCTORS

Drayton Medical Centre

Maer Lane, Market Drayton
TF9 3AL

Hodnet Medical Practice

18 Drayton Road, Hodnet, Market Drayton
TF9 3NF

OPTICIANS

Specsavers Opticians & Audiologists

37a Cheshire Street, Market Drayton
TF9 1PH

Style Optique Opticians

20 Cheshire St, Market Drayton
TF9 1PD

HOSPITALS

The Princess Royal Hospital A & E

Apley Castle, Apley, Telford
TF1 6TF

Royal Shrewsbury Hospital

Mytton Oak Road, Shrewsbury
SY3 8XQ

VETS

Market Drayton Veterinary Surgery

Burnside Business Park, Adderley Road,
Market Drayton TF9 3SW

POST OFFICE

Market Drayton Post Office

High Street, Market Drayton
TF9 1PY

LEISURE

Market Drayton Swimming & Fitness Centre

Newtown, Market Drayton
TF9 1JT

SUPERMARKETS

Morrisons

37 Maer Lane, Market Drayton TF9 3AL

ASDA

Stafford Street, Market Drayton TF9 1HY

LIDL

Towers Lawn, 8 Cheshire Street, Market Drayton
TF9 3AA

PLACES TO EAT

The Gingerbread Man

Adderley Road, Market Drayton
TF9 3SW

The Red Lion Inn

Great Hales St, Market Drayton
TF9 1JP

Pickles Indian Restaurant & Takeaway

14 Shropshire Street, Market Drayton
TF9 3BY

Foodshion Garden Chinese & Thai Restaurant

15 Cheshire St, Market Drayton
TF9 1PD

TRANSPORT

Market Drayton Bus Station

Market Drayton
TF9 3AA

Wem Train Station

Wem, Shrewsbury
SY4 5AY



DAVID WILSON HOMES

WHERE QUALITY LIVES



THE DAMSONS

MARKET DRAYTON

- The Burleigh**
2 bedroom home
- The Ashdown**
2 bedroom home
- The Alder**
3 bedroom home
- The Hadley**
3 bedroom home
- The Kennett**
3 bedroom home
- The Hertford**
4 bedroom home
- The Avondale**
4 bedroom home
- The Holden**
4 bedroom home

- Affordable Housing**
- Show Home**
- Sales Centre**
- Bin Collection Point**



Giving nature a home on this development:



Wooden hedgehog nest box



Swift brick-nesting brick and sparrow terrace



Hedgehog highway applies to all gardens



Bat Box



Balancing pond



New tree lines



Mature tree lines



Paths

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

See the Difference at dwh.co.uk



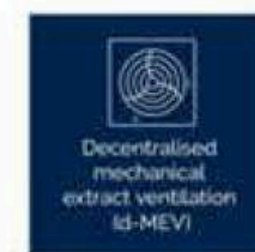
DAVID WILSON HOMES
WHERE QUALITY LIVES

Development layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Images and development layouts are for illustrative purposes and should be used for general guidance only. Development layouts including parking arrangements, play areas and public open spaces may change to reflect changes in planning permission and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Please speak to your solicitor to whom full details of any planning consents including layout plans will be available. The Damsons is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

MD3 PL 100 Rev:

THE ALDER

THREE BEDROOM HOME



Ground Floor		
Lounge/Dining	5163 x 4542 mm	16'11" x 14'11"
Kitchen	2988 x 3868 mm	9'10" x 12'8"
WC	985 x 1612 mm	3'3" x 5'3"



First Floor		
Bedroom 1	4069 x 2975 mm	13'4" x 9'9"
En suite	1200 x 2281 mm	3'11" x 7'6"
Bedroom 2	2480 x 3568 mm	8'2" x 11'8"
Bedroom 3	2595 x 3302 mm	8'6" x 10'10"
Bathroom	2630 x 1853 mm	8'8" x 6'1"

Key

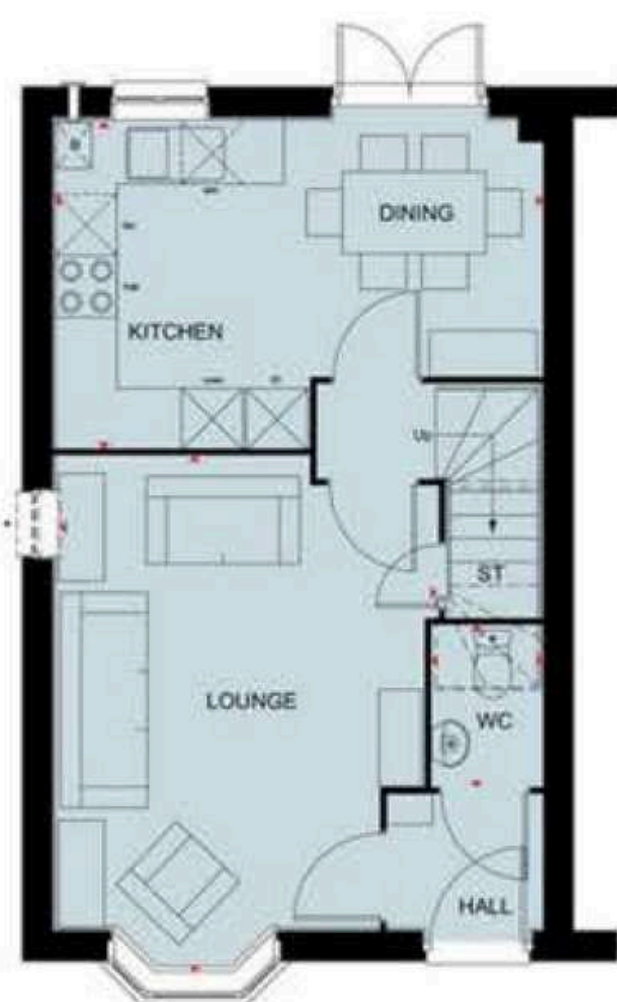
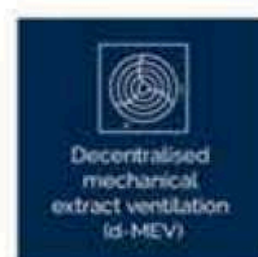
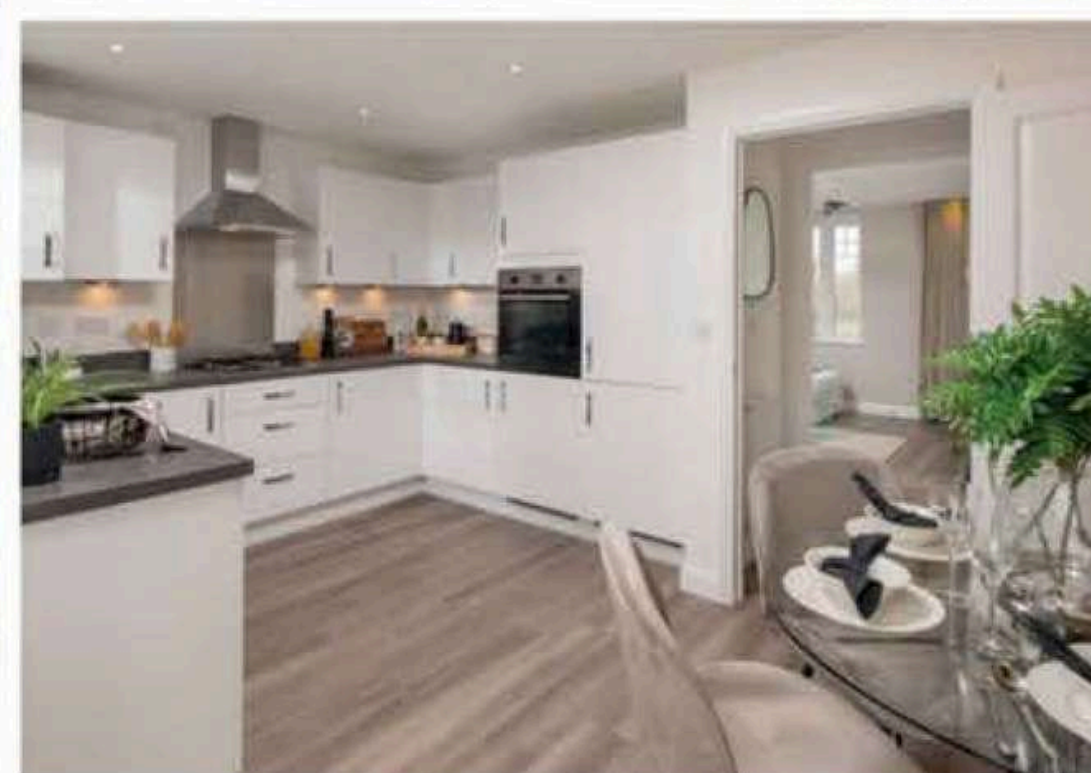
B	Boiler	wm	Washing machine space	↔	Dimension location
ST	Store	f/f	Fridge/freezer space		



DAVID WILSON HOMES

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	RL	Rooflight	◆◆	Dimension location
ST	Store	dw	Dishwasher space	w	Wardrobe space						



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HERTFORD

FOUR BEDROOM HOME



Highly-efficient insulation



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



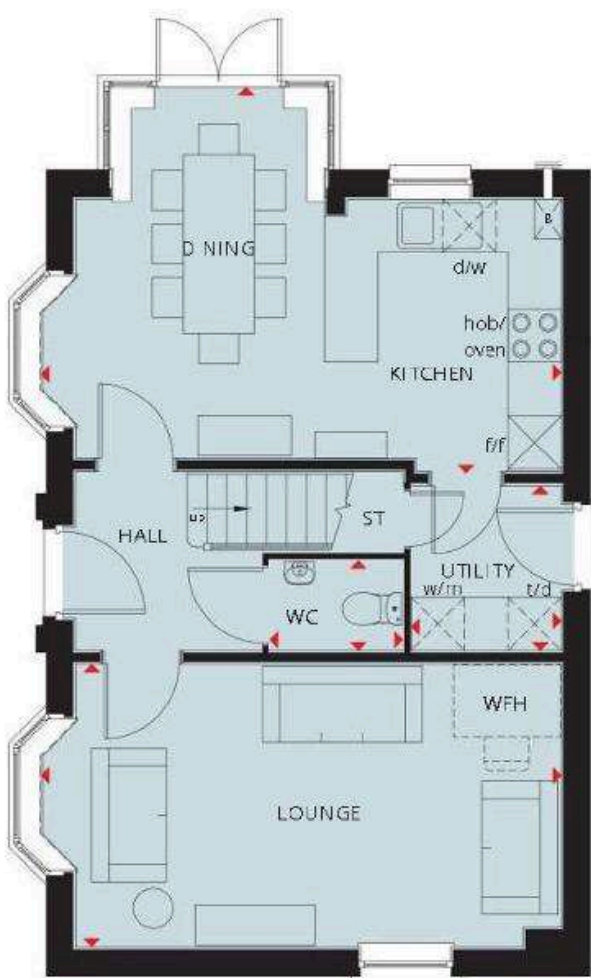
Waste Water Heat Recovery Systems



Argon-filled double-glazing

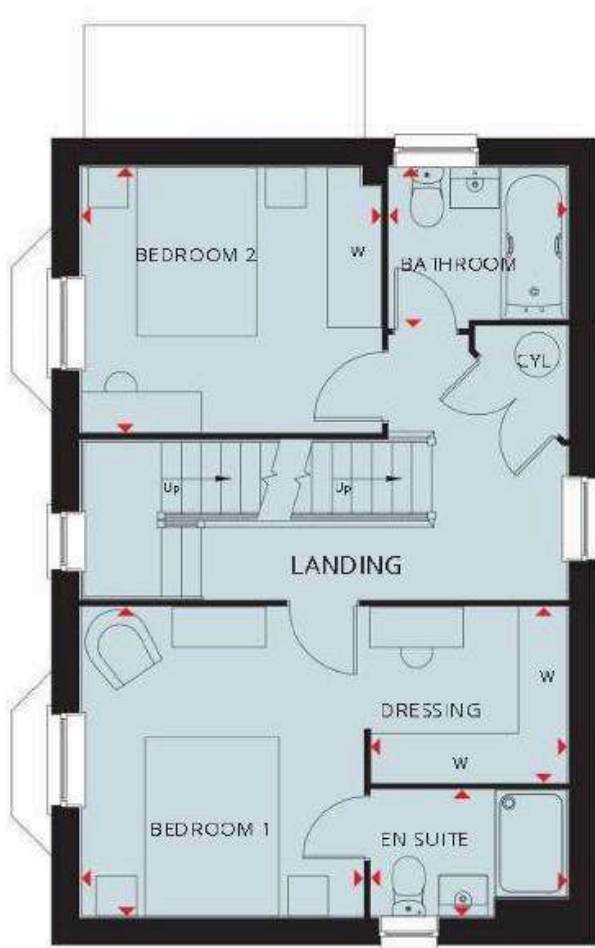


Flue Gas Heat Recovery System



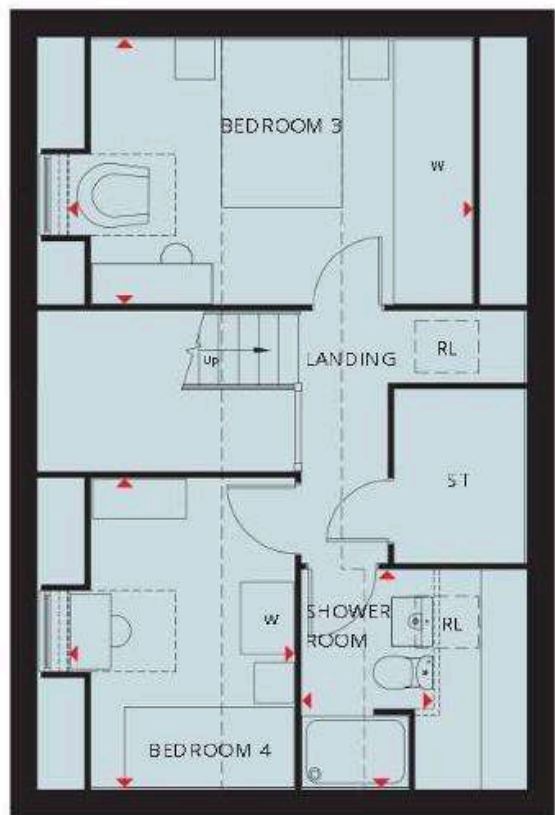
Ground Floor

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

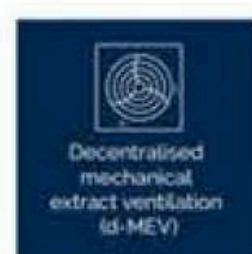
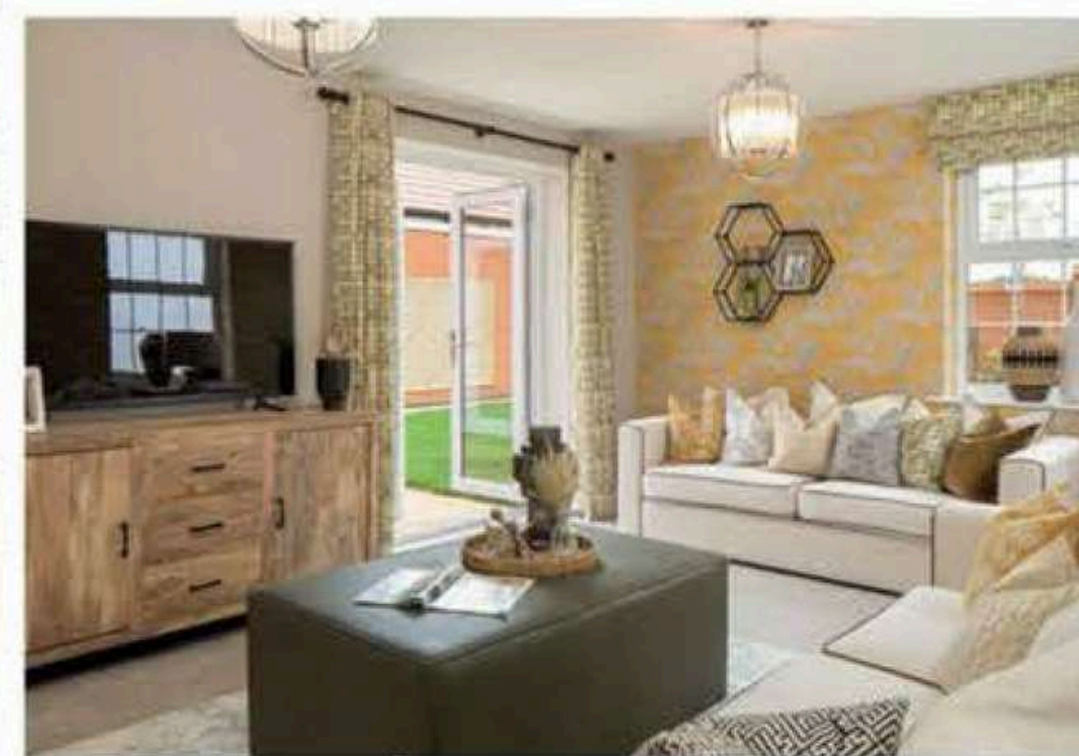


DAVID WILSON HOMES

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.

THE AVONDALE

FOUR BEDROOM HOME



Ground Floor

Lounge	5488 x 3605 mm	18'0" x 11'10"
Kitchen/Breakfast/Dining	6590 x 4415 mm	21'7" x 14'6"
Utility	2060 x 1761 mm	6'9" x 5'9"
Study	2878 x 2488 mm	9'5" x 8'2"
WC	1768 x 975 mm	5'10" x 3'2"



First Floor

Bedroom 1	5585 x 3605 mm	18'3" x 11'10"
Ensuite	2222 x 1433 mm	7'3" x 4'8"
Bedroom 2	5225 x 2792 mm	17'1" x 9'2"
Bedroom 3	3563 x 3308 mm	11'8" x 10'10"
Bedroom 4	3853 x 2547 mm	12'7" x 8'4"
Bathroom	2871 x 1927 mm	9'5" x 6'4"

Key

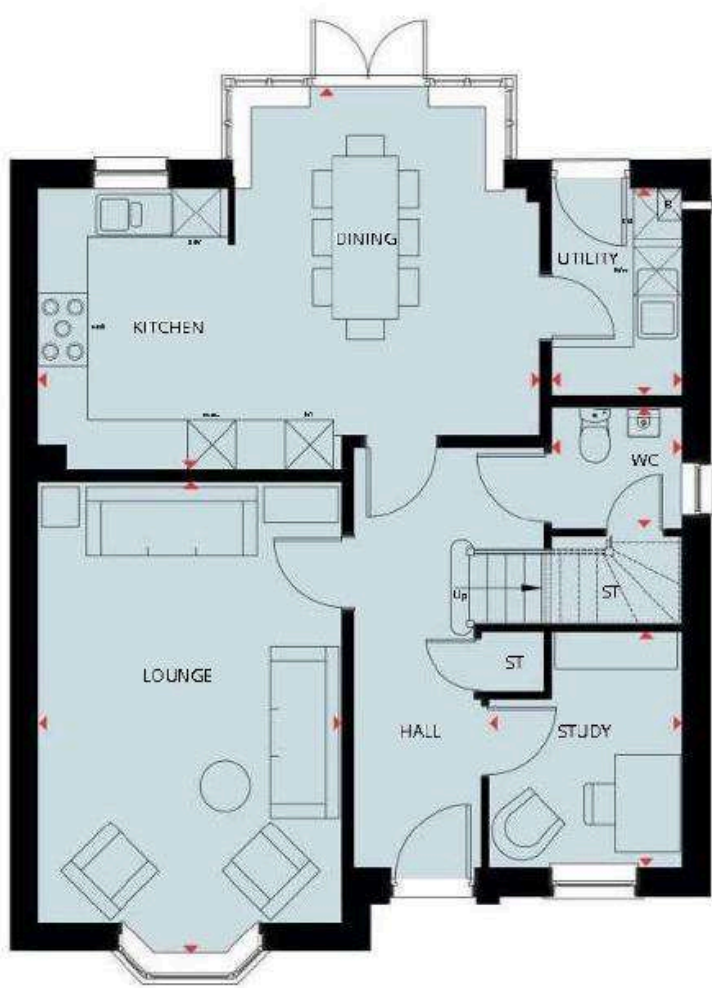
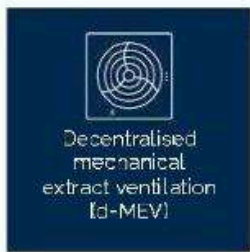
B	Boiler	t/t	Fridge/freezer space	wm	Washing machine space	W	Wardrobe space
ST	Store	dw	Dishwasher space	td	Tumble dryer space	♦♦	Dimension location



DAVID WILSON HOMES

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

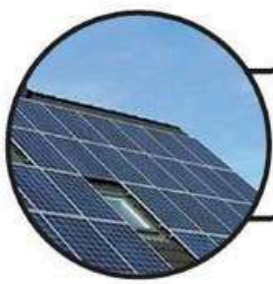
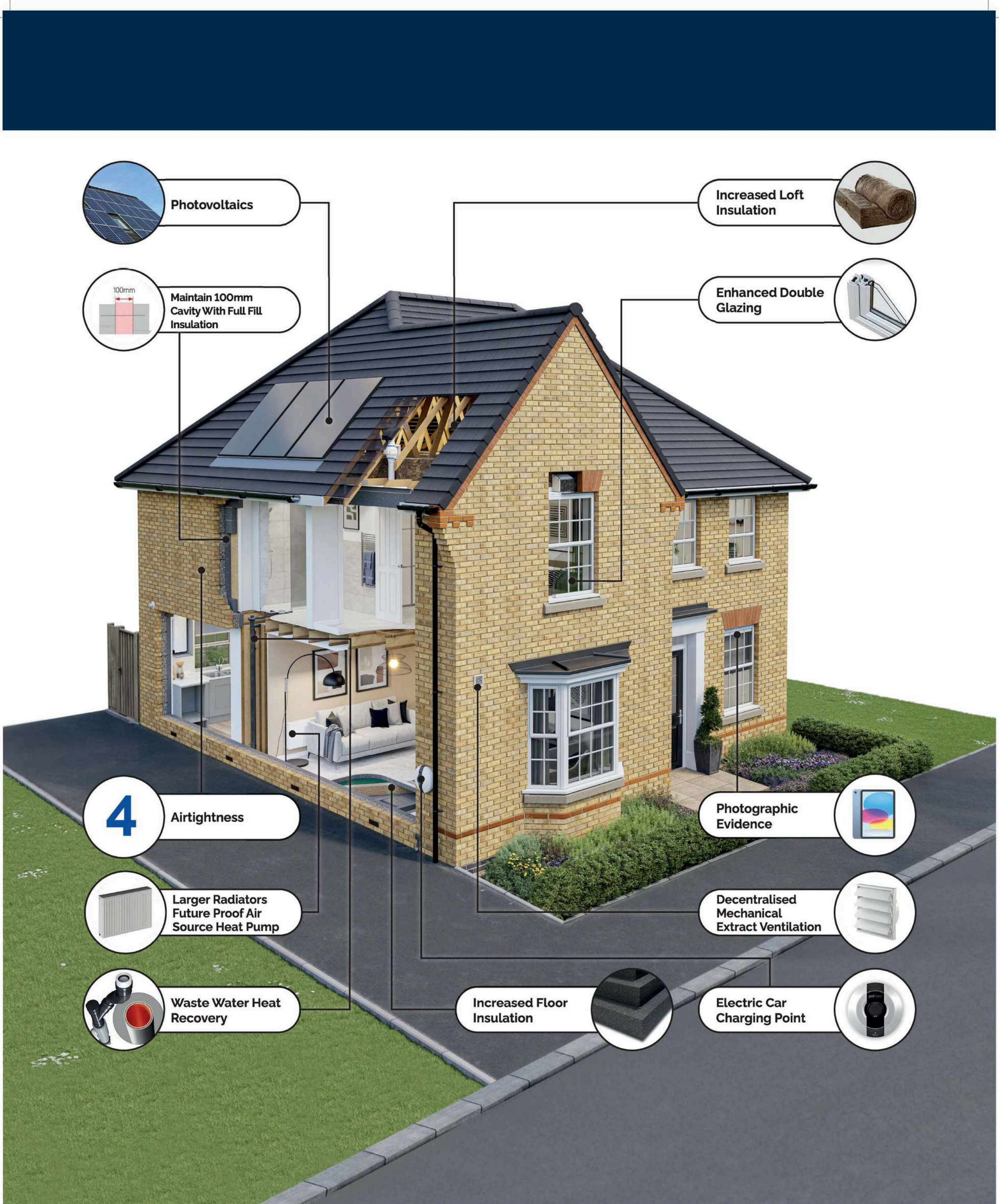
Bedroom 1	4538 x 3728 mm	14'11" x 12'3"
En Suite	2190 x 1471 mm	7'2" x 4'10"
Bedroom 2	4379 x 3728 mm	14'4" x 12'3"
Bedroom 3	4073 x 2881 mm	13'4" x 9'5"
Bedroom 4	3115 x 3043 mm	10'3" x 10'0"
Bathroom	2689 x 2266 mm	8'10" x 7'5"

Key

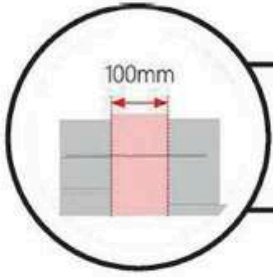
B Boiler	W Wardrobe space	wm Washing machine space	CYL Cylinder	◀▶ Dimension location
ST Store	f/f Fridge/freezer space	dw Dishwasher space	td Tumble dryer	



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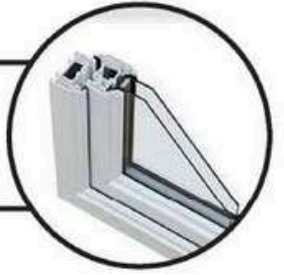
Photovoltaics



Maintain 100mm
Cavity With Full Fill
Insulation



Increased Loft
Insulation



Enhanced Double
Glazing



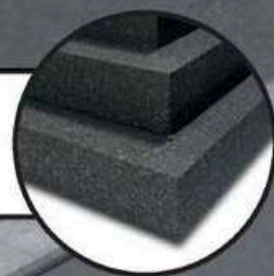
Airtightness



Larger Radiators
Future Proof Air
Source Heat Pump



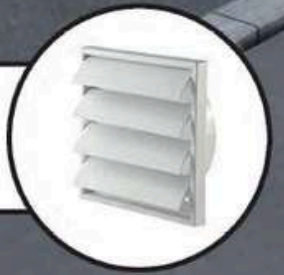
Waste Water Heat
Recovery



Increased Floor
Insulation



Photographic
Evidence



Decentralised
Mechanical
Extract Ventilation



Electric Car
Charging Point



Scan here to discover more

DAVID WILSON HOMES

YOUR BEAUTIFUL

NEW HOME COMES WITH PEACE OF MIND

David Wilson Homes has been crafting beautiful new homes since 1958. Our decades of experience and unrelenting commitment to excellence means that over 90% of our homeowners would recommend us to a friend, which is why we've been awarded 5 Stars by the Home Builders Federation every year since 2010. What's more, our homes come with an NHBC Buildmark Warranty which gives you a 10 year structural warranty and a 2 year fixtures and fittings warranty** as standard. You're always safe in the knowledge that you can buy one of our new homes with confidence.

WHAT DOES YOUR WARRANTY COVER?

- | | | |
|---|--|---|
| <ul style="list-style-type: none">• Central heating system plus any fires• Hot and cold plumbing system• Appliances• Kitchen units• Electrical system• Sanitary ware taps and shower doors• Windows | <ul style="list-style-type: none">• 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 | <ul style="list-style-type: none">• 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:

- | | | | |
|---|--|---|--|
| <ul style="list-style-type: none">• Garden landscaping• Registered Social Landlord Homes | <ul style="list-style-type: none">• Fences• Carpets and floor coverings | <ul style="list-style-type: none">• Wear and tear• Failure to maintain | <ul style="list-style-type: none">• Your own alterations• Wilful damage |
|---|--|---|--|



*"We" and "us" refer to the Barratt Developments PLC Group brands. **First 2 years covered by Builder Warranty & NHBC Guarantee or similar. Years 3-10 covered by NHBC insurance or similar. Full exclusions and limitations can be found on the NHBC website. Available on virtually all of our developments. Images may include optional upgrades at additional cost. All information in this document is correct to the best of our knowledge at the time of going to print. Calls to our 0844 numbers cost 7 pence per minute plus your phone company's access charge.

NEW HOMES

Quality Code



Housebuilders and developers who build new homes will be expected to register with the [New Homes Quality Board](#) (NHQB). As long as a housebuilder or developer has followed the correct registration process, including completing the necessary training, introducing a complaints procedure, and following other processes and procedures that are needed to meet the requirements of this New Homes Quality Code (the code), they will become a registered developer.

Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions of the New Homes Ombudsman, they may have action taken against them, including being removed from the register of registered developers.

The code sets out the requirements that registered developers must meet. The code may be updated from time to time to reflect changes to industry best practice as well as the decisions of the New Homes Ombudsman Service.

All homes built by registered developers must meet building-safety and other regulations. All registered developers should aim to make sure there are no snags or defects in their properties before the keys are handed over to a customer. If there are any snags or defects, these should be put right within the agreed timescales.

What the code covers

For the purposes of this code, 'customer' means a person who is buying or intends to buy a new home which they will live in or give to another person. (If a new home is being bought in joint names, 'the customer' includes all the joint customers.) However, the New

Homes Quality Board have also started work to consider other groups of customers and what they should be able to expect from a new home. This includes shared owners and people who are buying a new home to let to other people. Any changes the New Homes Quality Board make to the code to reflect the needs of other groups of customers will be developed through consultation, and they will continually assess and review the effectiveness of the code, and any new laws or regulations that apply. Other areas which are not covered by the code are claims for loss of property value or blight (where a property falls in value or becomes difficult to sell because of major public work in the area), personal injury or claims that are not covered by the scheme rules of the New Homes Ombudsman Service.



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dwh.co.uk or call **033 3355 8479**