

*Laird's Gait*

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# 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.

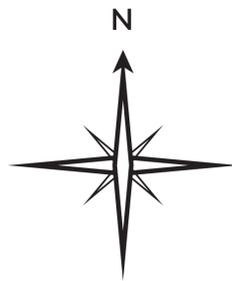
We would encourage you to come and experience the David Wilson Difference and we look forward to seeing you at one of our many developments.



DAVID WILSON HOMES

WHERE QUALITY LIVES

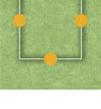
# Laird's Gate



## KEY

-  **The Duart**  
Three bedroom semi-detached
-  **The Dalmally**  
Four bedroom detached
-  **The Ralston**  
Four bedroom detached
-  **The Falkland**  
Four bedroom detached
-  **The Ballater**  
Four bedroom detached
-  **The Craighall**  
Four bedroom detached
- SS** **Sub Station**
-  **Driveway / Shared Surface**  
(For plot specific arrangements, discuss with Sales Adviser)
-  **Road / Footpath**  
(For plot specific arrangements, discuss with Sales Adviser)



-  Grassland
-  Hedge
-  Path
-  Hedgerow planting
-  SUDS basin
-  Swift brick location
-  New tree
-  Hedgehog highway

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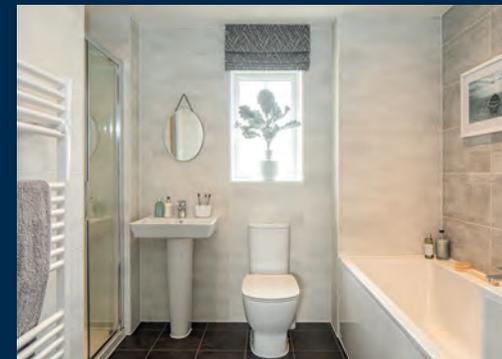
**DAVID WILSON HOMES**  
WHERE QUALITY LIVES

# THE DUART

THREE BEDROOM END-TERRACED HOME



Individual plots may vary, please speak to the Sales Adviser



The Duart is an exceptional family home for luxury, modern living. The contrasting finish and sash-style windows give this home a beautiful classic look, but on the inside you'll find that it's highly modern. The ground floor includes a garage, and through the

hallway you enter a comfortable lounge. The open-plan kitchen connects to a functional utility room. Upstairs are three bedrooms designed with great storage space in mind, the main with en suite shower room, as well as a family bathroom.

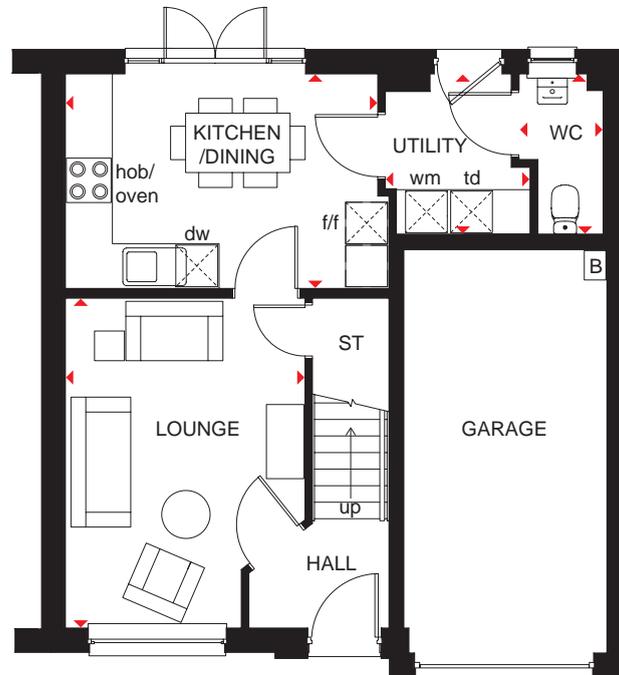
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# THE DUART

THREE BEDROOM SEMI-DETACHED HOME

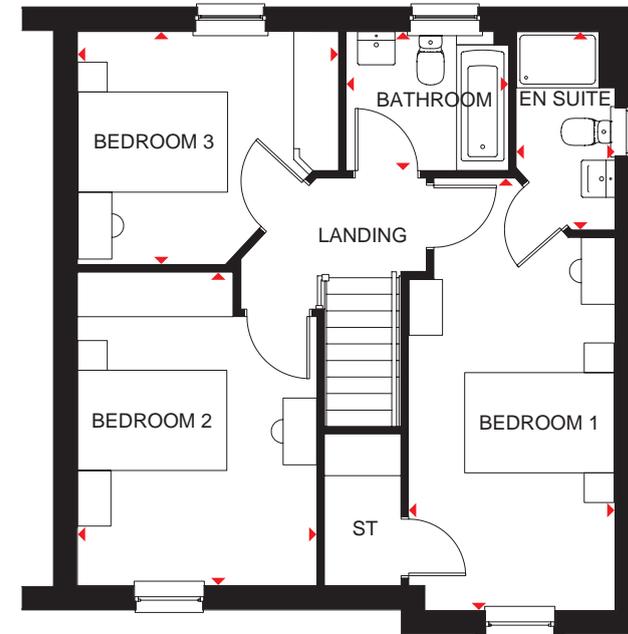
## Key

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



### Ground Floor

Lounge	3204 x 4442 mm	10'6" x 14'7"
Kitchen/ Family/Dining	4332 x 2889 mm	14'3" x 9'6"
Utility	1935 x 2160 mm	6'4" x 7'1"
WC	1124 x 2160 mm	3'8" x 7'1"



### First Floor

Bedroom 1	2763 x 5830 mm	9'0" x 19'2"
En Suite	1325 x 2675 mm	4'4" x 8'9"
Bedroom 2	3206 x 4224 mm	10'6" x 13'10"
Bedroom 3	3497 x 3142 mm	11'6" x 10'4"
Bathroom	2175 x 1875 mm	7'2" x 6'2"

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. BDW001966/OCT22

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# THE DALMALLY

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



This spacious family home is designed for modern, flexible living with a generous open-plan kitchen leading to the garden via a glazed, walk-in bay. The kitchen incorporates dining and family areas and has an adjacent utility room.

A separate lounge has ample room for everyone to relax, and an integral garage provides added security. Four double bedrooms are upstairs, the main bedroom with en suite, as well as a family bathroom with shower.

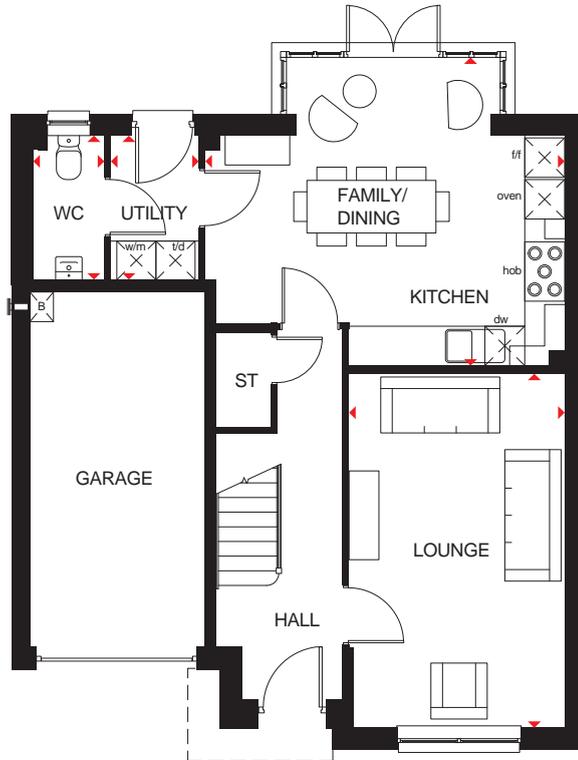
DAVID WILSON HOMES

# THE DALMALLY

FOUR BEDROOM DETACHED HOME

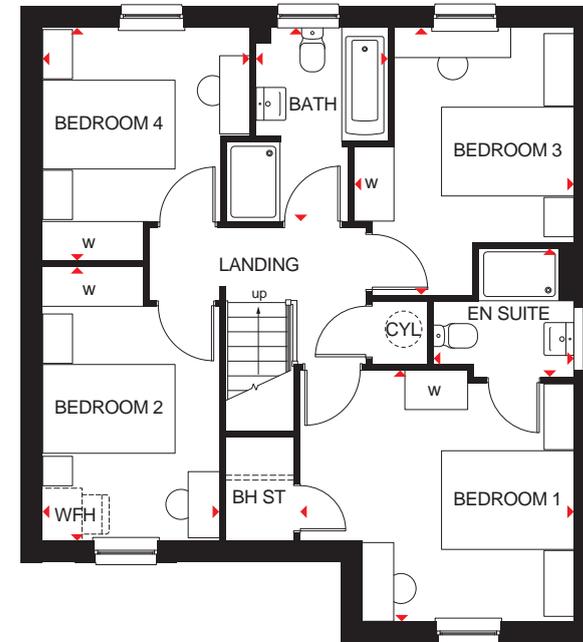
## Key

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



### Ground Floor

Lounge	5386 x 3255 mm	17'8" x 10'8"
Kitchen/Family/Dining	5426 x 4688 mm	17'10" x 15'5"
Utility	2192 x 1327 mm	7'2" x 4'4"
WC	2192 x 1072 mm	7'2" x 3'6"



### First Floor

Bedroom 1	4134 x 3821 mm	13'7" x 12'6"
En Suite	2118 x 1953 mm	6'11" x 6'5"
Bedroom 2	4161 x 2666 mm	13'8" x 8'9"
Bedroom 3	4056 x 3312 mm	13'4" x 10'10"
Bedroom 4	3539 x 3124 mm	11'7" x 10'3"
Bathroom	2939 x 1990 mm	9'8" x 6'6"

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# THE RALSTON

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser

An impressive and bright family home, The Ralston provides flexible living space for a growing family. A large dual-aspect lounge has plenty of room to relax in, while an expansive open-plan kitchen with integrated family and dining areas leads to the

garden via a delightful walk-in glazed bay. A separate utility adds practical work space. Upstairs are four double bedrooms, the main bedroom with en suite, and the family bathroom.

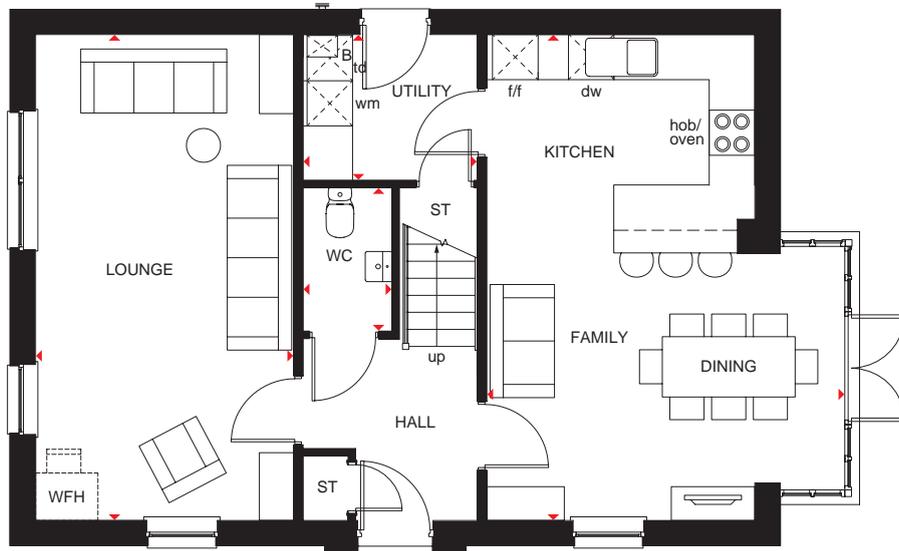
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# THE RALSTON

FOUR BEDROOM DETACHED HOME

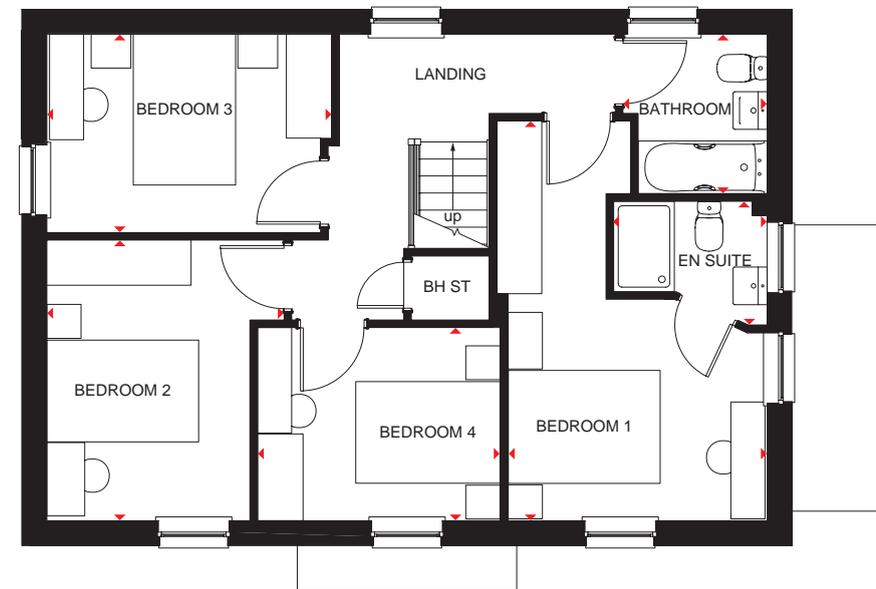
## Key

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



### Ground Floor

Lounge	6448 x 3395 mm	21'1" x 11'1"
Kitchen/Family/ Dining	6448 x 4716 mm	21'1" x 15'5"
Utility	2290 x 1933 mm	7'6" x 6'4"
WC	1902 x 1167 mm	6'3" x 3'10"



### First Floor

Bedroom 1	5302 x 3562 mm	17'4" x 11'8"
En Suite	2024 x 1642 mm	6'8" x 5'5"
Bedroom 2	3719 x 3123 mm	12'2" x 10'3"
Bedroom 3	3753 x 2629 mm	12'3" x 8'7"
Bedroom 4	3194 x 2560 mm	10'6" x 8'5"
Bathroom	2116 x 1900 mm	6'11" x 6'3"

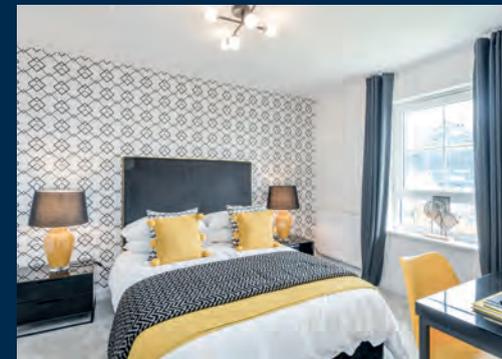
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# THE FALKLAND

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



A practical family home designed for modern living where light and space rule. A generous open-plan kitchen, with adjacent utility, has bright dining and family areas leading to the garden via a glazed walk-in bay. A separate, spacious lounge has plenty

of room to relax in, and an integral garage provides added security. Upstairs are four double bedrooms, both the main bedroom and bedroom 2 with en suite, and a family bathroom.

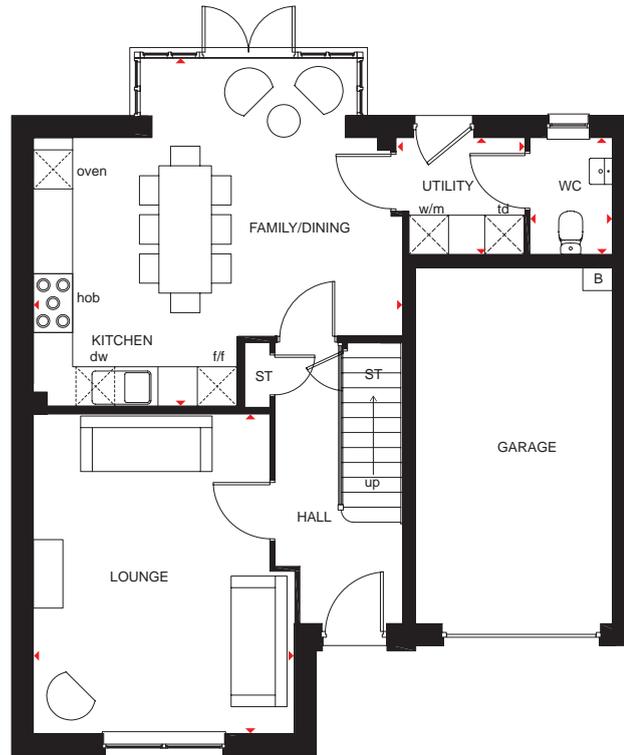
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# THE FALKLAND

FOUR BEDROOM DETACHED HOME

## Key

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



### Ground Floor

Lounge	4886 x 3975 mm	16'0" x 13'0"
Kitchen/Family/ Dining	5616 x 5297 mm	18'5" x 17'5"
Utility	2137 x 1794 mm	7'0" x 5'11"
WC	1794 x 1242 mm	5'11" x 4'1"



### First Floor

Bedroom 1	3975 x 3911 mm	13'0" x 12'10"
En Suite 1	2153 x 1416 mm	7'1" x 4'8"
Bedroom 2	3523 x 3487 mm	11'7" x 11'5"
En suite 2	2006 x 1553 mm	6'7" x 5'1"
Bedroom 3	4139 x 3093 mm	13'7" x 10'2"
Bedroom 4	3835 x 3093 mm	12'7" x 10'2"
Bathroom	2153 x 1698 mm	7'1" x 5'7"

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# THE BALLATER

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



Large windows and a glazed walk-in bay in the kitchen allow light to stream into The Ballater, making it a bright and pleasant place to live. The open-plan kitchen is a flexible space with dining and family areas leading directly to

the garden. A separate study, utility and spacious lounge provide room to work and play. Upstairs are four double bedrooms – the main bedroom with en suite – and the family bathroom, complete with shower.



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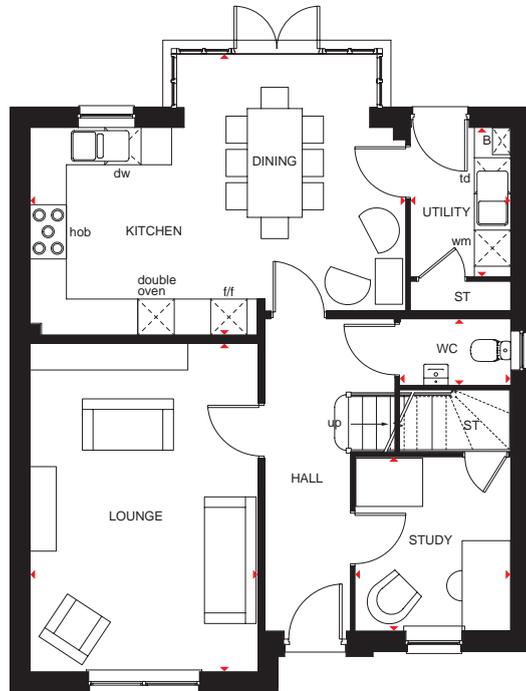
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# THE BALLATER

FOUR BEDROOM DETACHED HOME

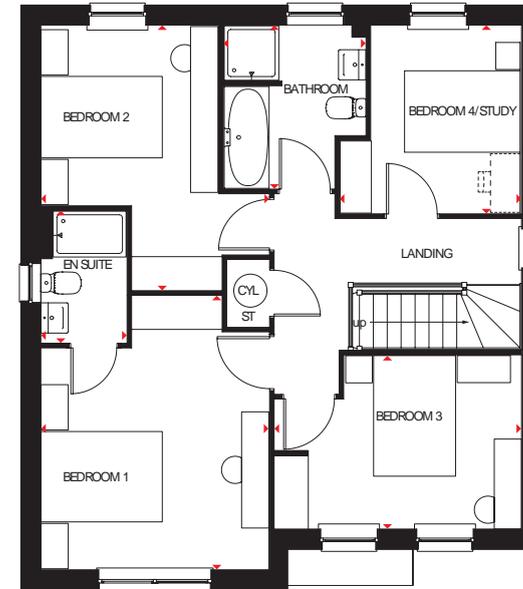
## Key

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



### Ground Floor

Lounge	5449 x 3750 mm	17'10" x 12'4"
Kitchen/Dining	6176 x 4633 mm	20'3" x 15'2"
Utility	2462 x 1639 mm	8'1" x 5'4"
Study	2875 x 2553 mm	9'5" x 8'3"
WC	1819 x 1072 mm	5'11" x 3'6"



### First Floor

Bedroom 1	4538 x 3755 mm	14'9" x 12'3"
En Suite	2181 x 1407 mm	7'1" x 4'6"
Bedroom 2	4393 x 3753 mm	14'5" x 12'3"
Bedroom 3	2877 x 4062 mm	9'4" x 13'3"
Bedroom 4/Study	3121 x 2987 mm	10'2" x 9'8"
Bathroom	2705 x 2324 mm	8'8" x 7'6"

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# THE CRAIGHALL

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser

The Craighall's design reflects an intelligent use of space. The bright, open-plan kitchen includes dining and family areas and has a full-height glazed bay with French doors to the garden, allowing in plenty of natural light. There is also an adjoining utility room and the attractive lounge is a bright and

pleasant place to relax. Meanwhile, on the first floor there are four good-sized double bedrooms, the main bedroom with en suite, and a large family bathroom. An integral garage completes this spacious family home.

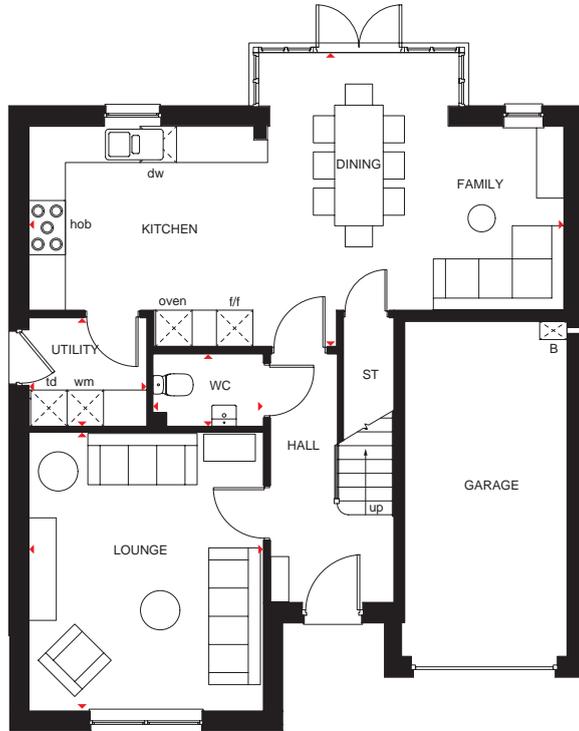
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# THE CRAIGHALL

FOUR BEDROOM DETACHED HOME

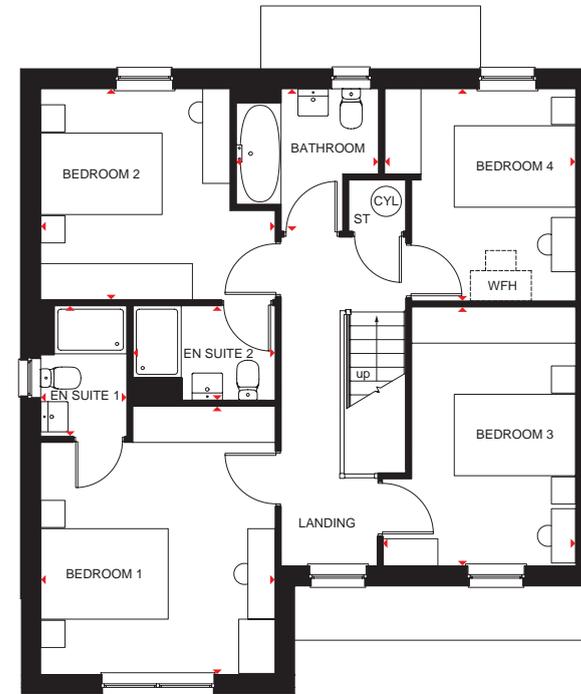
## Key

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



### Ground Floor

Lounge	3860 x 4621 mm	12'8" x 15'2"
Kitchen/Family/ Dining	8810 x 4870 mm	28'11" x 16'0"
Utility	1940 x 1798 mm	6'4" x 5'11"
WC	1818 x 1198 mm	6'0" x 3'11"



### First Floor

Bedroom 1	3862 x 4448 mm	12'8" x 14'7"
En Suite 1	1418 x 2166 mm	4'8" x 7'1"
Bedroom 2	3862 x 3498 mm	12'8" x 11'6"
En Suite 2	2344 x 1566 mm	7'8" x 5'2"
Bedroom 3	3170 x 4293 mm	10'5" x 14'1"
Bedroom 4	3148 x 3518 mm	10'4" x 11'7"
Bathroom	2346 x 2360 mm	7'8" x 7'9"

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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.



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