



ROMANS' QUARTER

# 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



Common Mead Lane, Gillingham, Dorset, SP8 4RE



## *Welcome to Romans' Quarter*

A collection of beautifully crafted new homes located in one of the safest towns in Dorset, locally known for its historic urban character and leafy backdrop.

Gillingham is just north of the market town of Shaftesbury, and dates back to the Roman settlements of the second and third centuries. Later in history, the town prospered with the production of both bricks and cheese.

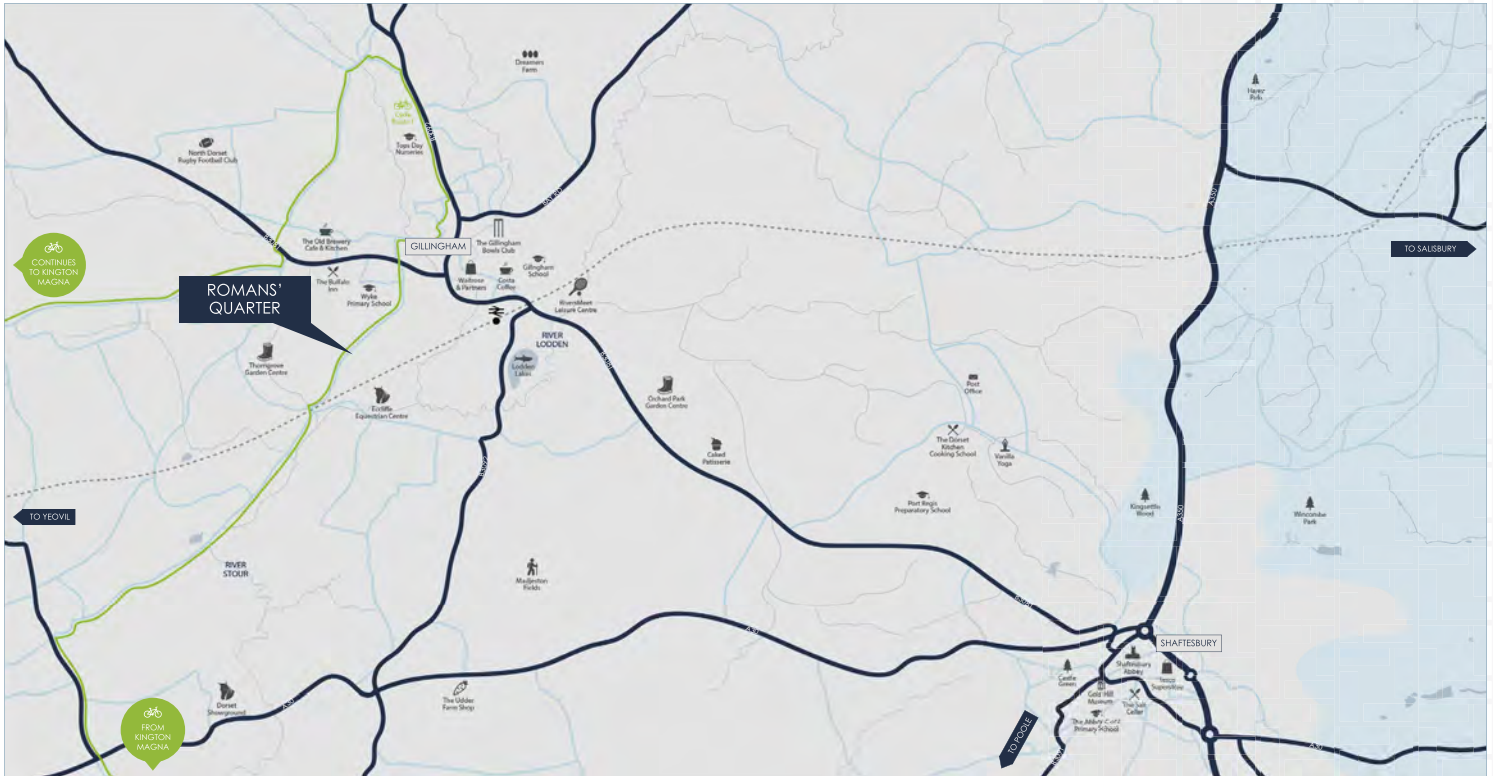
Today it has an enviable surrounding with an abundance of green landscapes, offering countless hiking and cycling trails, and peaceful riverside walks. This flourishing town offers the best of countryside and town living.

The development is within close proximity to a choice of well-known supermarkets, boutique eateries, sports facilities, schools, high street stores and welcoming local inns.

Just a short drive you'll find the ancient cobbles of Gold Hill, a famous landmark steeped in British history at one of the highest towns in England. It is a great day out for those who love to walk and explore, with breathtaking views across to the surrounding Glastonbury Tor.

Romans' Quarter is a great location for commuters with the A303 and Gillingham train station on the doorstep, connecting Gillingham to Bournemouth, Exeter, London and beyond.

# Local Amenities



## Local Highlights

### EDUCATION

0.5 miles	1.2 miles
Wyke Primary School	Gillingham Primary School
1.5 miles	1.6 miles
Gillingham School	Shooting Stars Nursery
2.2 miles	4.5 miles
Milton on Stour Primary School	Port Regis Preparatory School

### SHOPPING

0.9 miles	1.0 mile
Waitrose & Partners	Mayflowers Florist
1.1 miles	1.2 miles
Co-operative Food	Avicenna Pharmacy
1.7 miles	5.5 miles
Lavender Blue Bakery	The Shaftesbury Deli

### HEALTH & LEISURE

1.0 mile	1.1 miles
North Dorset Rugby Club	The Slade Arts Centre
2.9 miles	5.5 miles
Fitness By Design	Tadber Manor Fisheries
6.1 miles	8.5 miles
Alpaca Adventure	Oysters Coppice Nature Reserve

### FROM ROMANS' QUARTER

7.1 miles	18.0 miles
Shaftesbury	Blandford Forum
8.4 miles	36.0 miles
Poole Harbour	Bournemouth Airport

## Well Connected

BY RAIL From Gillingham Train Station	10 mins TISBURY	25 mins SALISBURY	31 mins YEOVIL	57 mins BASINGSTOKE
BY BUS On Route 3 From Pound Lane Gillingham to Sturminster Newton	7 mins GILLINGHAM STATION	19 mins GILLINGHAM LEISURE CENTRE	31 mins MADJESTON FIELDS	66 mins STURMINSTER NEWTON
BY CAR From Romans' Quarter	21 mins STURMINSTER NEWTON	30 mins SHERBORNE	36 mins BLANDFORD FORUM	59 mins POOLE

## Cycle Routes

<b>1</b> <b>GILLINGHAM</b> <b>Distance:</b> 16 miles <b>Start at:</b> Peacemarch Surgery <b>Grid Ref:</b> ST 804 275	<b>2</b> <b>SIXPENNY HANDLEY</b> <b>Distance:</b> 10 miles <b>Start at:</b> Sixpenny Handley Village Hall <b>Grid Ref:</b> ST 993 174	<b>3</b> <b>MARNHULL</b> <b>Distance:</b> 18 miles <b>Start at:</b> Marnhull Village Hall <b>Grid Ref:</b> ST 781 191
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Information is correct at time of printing, is not to scale, and is provided for reference only. Distances provided by Google Maps. You will need to contact schools directly for details of catchment areas. Cycle route information provided by [dorsetcouncil.gov.uk](http://dorsetcouncil.gov.uk).





# ROMANS' QUARTER

## SITE PLAN

- Archford 2 bedroom home
- Hadley 2 bedroom home
- Fairway 3 bedroom home
- Kirkdale 3 bedroom home
- Exeter 4 bedroom home
- Avondale 4 bedroom home
- Holden 4 bedroom home
- Winstone 4 bedroom home
- Earlswood 5 bedroom home
- SH Show Homes
- SC Sales Centre
- Affordable Housing
- S/S Sub Station
- BCP Bin Collection Point
- L.A.P Local Area for Play
- L.E.A.P Local Equipped Area of Play
- P.R.O.W Public Right of Way



Play Area

Balancing Pond

Mature Tree Lines

New Tree Lines

Hoggin Path

Electric Vehicle Charging Point

Bat Box  
Selected plots\*

Bird Box  
Selected plots\*

Log Pile

Hedgehog Highway  
Selected plots\*

Swift Brick Sparrow Terrace  
Selected plots\*

Please refer to working drawings for specific PV information

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

dwh.co.uk



DAVID WILSON HOMES  
WHERE QUALITY LIVES

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# ROMANS' QUARTER

## NATURE-FRIENDLY PLAN

### KEY

-  Hedgehog Highway  
An indication of how a hedgehog could safely navigate to their natural habitat.
-  Hedgehog Access Opening  
A small 150mm opening suitable to allow a hedgehog safe access through to their natural habitat.
-  Open Space  
A natural space for enjoying the great outdoors.
-  Sparrow Terraces  
A safe haven for nesting Sparrows, Redstarts and Spotted Flycatchers.
-  Swift Built-In Nest Boxes  
Designed to support the conservation of local Swift populations.
-  Small Bird Nest Boxes  
Designed to support the conservation of local small bird populations.
-  Bat Access Panels  
Maintenance-free bat box to support the local bat population, which in turn help to control local insect populations.
-  Habitat-Rich Area  
An area of dense and biodiverse habitats, including native hedgerows.
-  Reptile Receptor Area  
An area suitable for a reptile to forage and shelter, protecting local populations.
-  Orchard  
A fruit orchard for sustainable growing.
-  Accessible Picnic Area  
An area with benches and log stumps for seating.
-  Amenities  
Litter bins and seating areas.
-  Walking Trail  
To enhance health and wellbeing and support daily exercise.



**883m**  
circular loop of walking trail on your doorstep



**Dog Friendly**  
open spaces for the community to enjoy

What is a Hedgehog Highway?

We've indicated the Hedgehog Highway access points across Romans' Quarter. These are small 150mm openings which allow a hedgehog safe access across the development to their own habitats.

This Nature-Friendly Plan is for indicative purposes only for illustrating wildlife friendly features and is not to scale.

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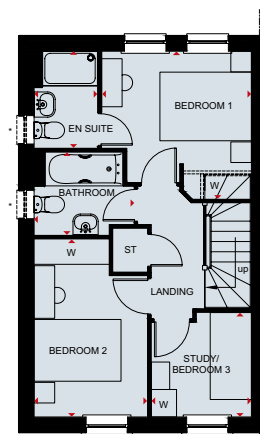
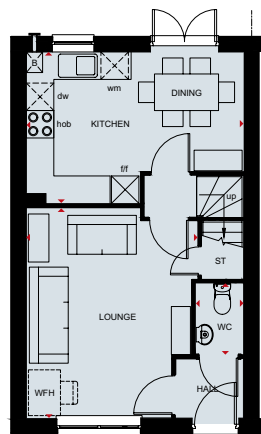
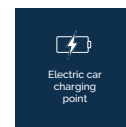
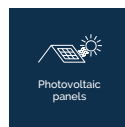
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# THE ARCHFORD\*

## TWO BEDROOM AND STUDY



\* 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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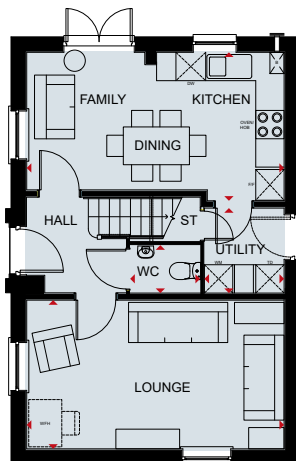
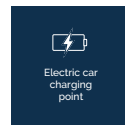
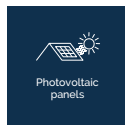
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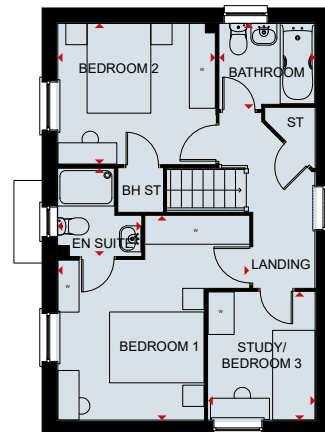
BDW004953/JUL24

# THE HADLEY\*

## TWO BEDROOM AND STUDY



\* 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	BH ST	Bulkhead store
ST	Store	f/f	Fridge/freezer space	TD	Tumble dryer	WFH	Working from home space	◄►	Dimension location

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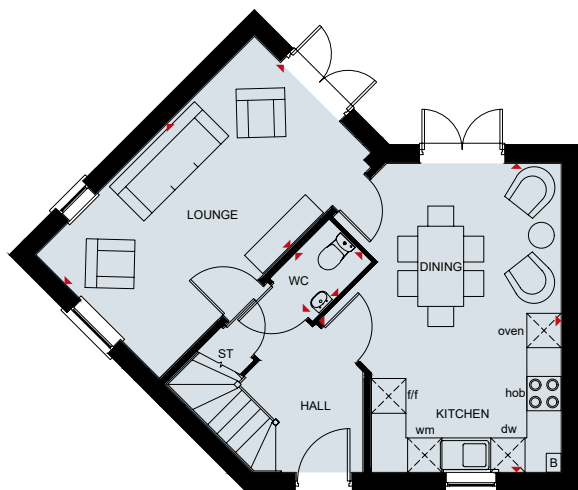
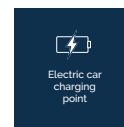
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BDW004953/AUG24



# THE FAIRWAY

## THREE BEDROOM HOME



### Ground Floor

Lounge	5390 x 3050 mm	17'8" x 10'0"
Kitchen/Dining	5390 x 4216 mm	17'8" x 13'10"
WC	1448 x 1025 mm	4'9" x 3'4"



### First Floor

Bedroom 1	3601 x 3111 mm	11'10" x 10'2"
En Suite	2161 x 1650 mm	7'1" x 5'5"
Bedroom 2	3165 x 3406 mm	10'5" x 11'2"
Bedroom 3	3542 x 2136 mm	11'7" x 7'0"
Bathroom	2518 x 1700 mm	8'3" x 5'7"

### Key

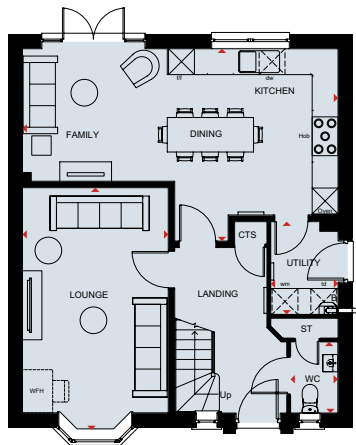
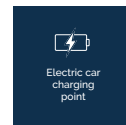
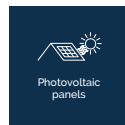
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ST	Store	wm	Washing machine space	◀▶	Dimension location



DAVID WILSON HOMES

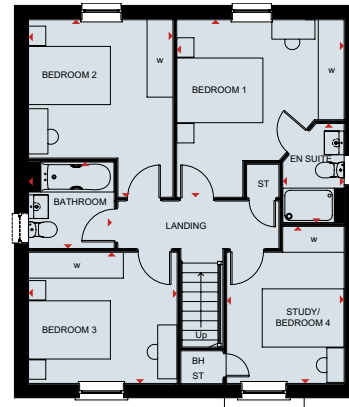
# THE KIRKDALE\*

## THREE BEDROOM AND STUDY



### 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	4160 x 4123 mm	13'6" x 13'5"
En Suite	1425 x 2300 mm	4'8" x 7'7"
Bedroom 2	3150 x 4123 mm	10'3" x 13'5"
Bedroom 3	3447 x 3043 mm	11'4" x 10'0"
Bedroom 4	2725 x 3643 mm	8'11" x 12'0"
Bathroom	2400 x 1938 mm	7'8" 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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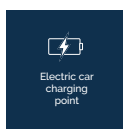
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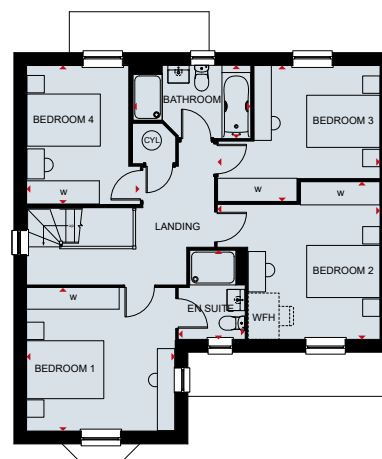
# THE EXETER

## FOUR BEDROOM HOME



### Ground Floor

Lounge	5088 x 3845 mm	16'8" x 12'7"
Kitchen/Family		
Dining	5988 x 4810 mm	19'8" x 15'9"
Utility	3211 x 1745 mm	10'5" x 5'7"
WC	1650 x 1496 mm	5'5" x 4'11"



### First Floor

Bedroom 1	3850 x 3706 mm	12'8" x 12'2"
En Suite	2310 x 1711 mm	7'7" x 5'7"
Bedroom 2	4208 x 4083 mm	13'10" x 13'5"
Bedroom 3	4208 x 3520 mm	13'10" x 11'7"
Bedroom 4	3586 x 2926 mm	11'9" x 9'7"
Bathroom	3046 x 1886 mm	10'0" x 6'2"

### Key

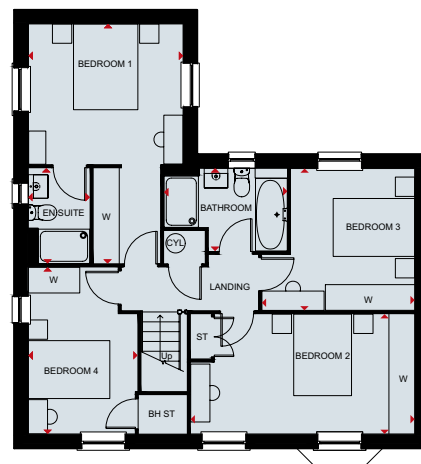
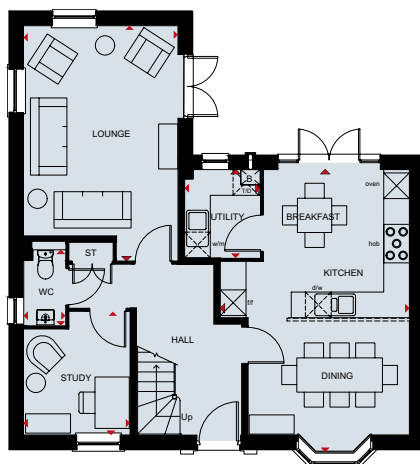
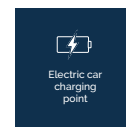
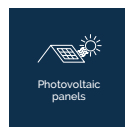
B Boiler	CYL Cylinder	dw Dishwasher space	td Tumble dryer space	W Wardrobe space
ST Store	wm Washing machine space	f/f Fridge freezer space	WFH Working from home space	◄ Dimension location



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# 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"
En Suite	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	f/f	Fridge/freezer space	wm	Washing machine space	W	Wardrobe space	◆◆	Dimension location
ST	Store	dw	Dishwasher space	td	Tumble dryer space	BH ST	Bulkhead store		

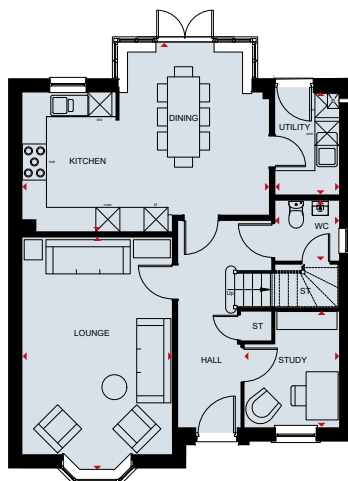
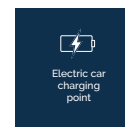
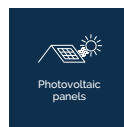


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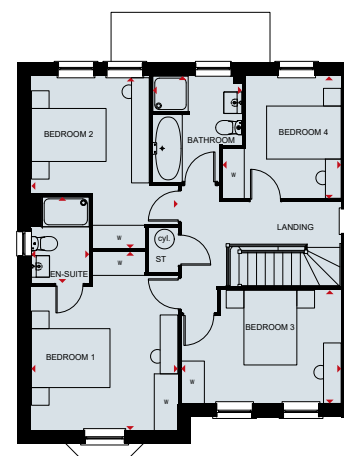
# THE HOLDEN

## 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

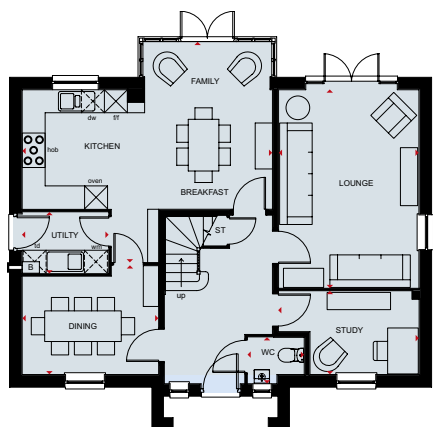
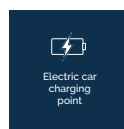
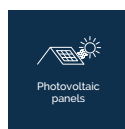
B	Boiler	W	Wardrobe space	wm	Washing machine space	CYL	Cylinder	◀▶	Dimension location
ST	Store	f/f	Fridge/freezer space	dw	Dishwasher space	td	Tumble dryer		



DAVID WILSON HOMES

# THE WINSTONE

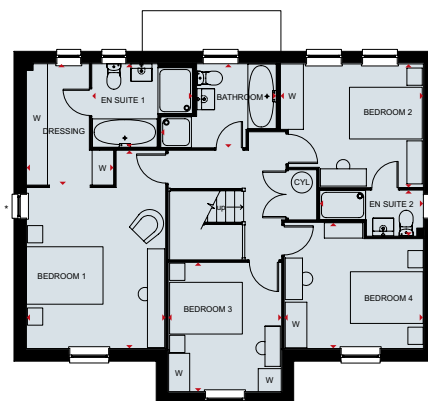
## FOUR BEDROOM DETACHED HOME



### Ground Floor

Lounge	5171 x 3665 mm	16'11" x 12'0"
Kitchen/Family/Breakfast	6535 x 5758 mm	21'5" x 18'11"
Dining	3563 x 2846 mm	11'8" x 9'4"
Study	3670 x 2175 mm	12'0" x 7'2"
Utility	2250 x 1591 mm	7'4" x 5'3"
WC	1470 x 1210 mm	4'10" x 4'0"

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



### First Floor

Bedroom 1	5164 x 3624 mm	16'11" x 11'10"
Dressing	3155 x 2265 mm	10'4" x 7'5"
En Suite 1	2615 x 2182 mm	8'7" x 7'2"
Bedroom 2	3722 x 3218 mm	12'2" x 10'7"
En Suite 2	2710 x 1178 mm	8'11" x 3'10"
Bedroom 3	3363 x 2940 mm	11'1" x 9'8"
Bedroom 4	3623 x 3283 mm	11'10" x 10'9"
Bathroom	3014 x 2182 mm	9'10" x 7'2"

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### 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

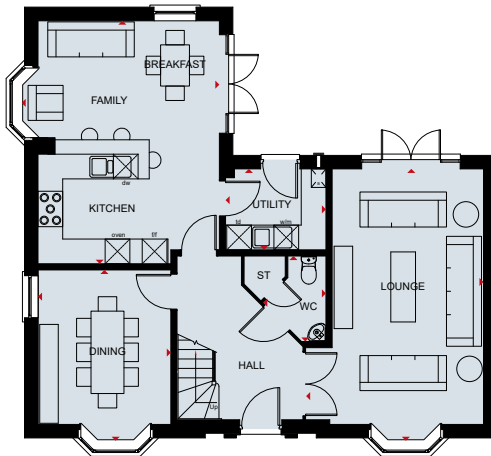
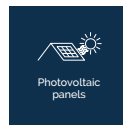
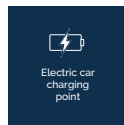


DAVID WILSON HOMES



# THE EARLSWOOD

## FIVE BEDROOM HOME



### Ground Floor

Lounge	6600 x 4307 mm	21'7" x 14'1"
Kitchen/Family/Breakfast	5902 x 4800 mm	19'4" x 15'9"
Utility	2437 x 1965 mm	8'0" x 6'5"
Dining	4147 x 3225 mm	13'7" x 10'7"
WC	2075 x 1521 mm	6'10" x 5'0"

### 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



### First Floor

Bedroom 1	4403 x 5755 mm	14'5" x 18'10"
En Suite 1	2412 x 1440 mm	7'11" x 4'9"
Bedroom 2	3958 x 3286 mm	13'0" x 10'9"
En Suite 2	2412 x 1324 mm	7'11" x 4'4"
Bedroom 3	3733 x 3112 mm	12'3" x 10'2"
Bedroom 4	3211 x 3002 mm	10'6" x 9'10"
Bedroom 5/Study	2849 x 2351 mm	9'4" x 7'8"
Bathroom	3036 x 1898 mm	9'11" x 6'3"



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.





# CLEVER FEATURES & ENERGY-EFFICIENT HOMES

Our homes include some of the latest innovation in construction, heating, and lighting technology. These provide excellent energy-efficiency performance to help to reduce home running costs, whilst green features can support you to lower your carbon footprint in the future.



**1.**

**PHOTOVOLTAIC PANELS**

Photovoltaic panels capture the sun's energy and convert it into electricity that you can use in your home.

**2.**

**HIGHLY EFFICIENT INSULATION**

This will help to lower energy bills and increase the overall energy efficiency of your home.

**3.**

**FLUE GAS HEAT RECOVERY**

This technology recycles the waste energy which might have been lost into the atmosphere.

**4.**

**WASTE WATER HEAT RECOVERY SYSTEM & MIXERGY TANK**

Smart technology and Mixergy tank recover the heat that would normally be lost down the drain.

**5.**

**ARGON-FILLED DOUBLE GLAZING**

Argon-filled double glazing as standard allows heat from the sun in whilst minimising heat loss.

**6.**

**DECENTRALISED MECHANICAL EXTRACT VENTILATION**

This energy-efficient ventilation uses small fans to ensure good indoor air quality in your home.

**ACM FANS**

Primarily used to cool and ventilate areas within the home for maximum energy performance.

**7.**

**GROUND FLOOR CONSTRUCTION**

Insulating the floor structures minimises overall heat loss and prevents draughts.

**8.**

**ELECTRIC VEHICLE CAR CHARGER (EVCP)**

Charge your electric car from your home, at your convenience, available on selected plots.

**AIRTIGHTNESS**

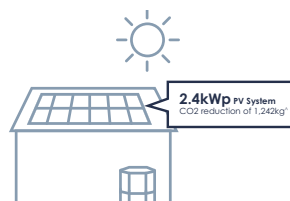
The elimination of unintended gaps to external structures ensures the best energy efficiency.

An energy-efficient David Wilson home

Even more energy saving features

**Solar Panels (PV)**  
can help to reduce energy costs

**£454.00**  
annual cost savings  
£308 from solar energy  
£126 from Smart Export Guarantee (SEG)



EXPLORE MORE



# 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 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

Romans' Quarter, Common Mead Lane, Gillingham, Dorset, SP8 4RE

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

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