THE WATERSIDE

WAVERLEY





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.





— THE DIFFERENCE IS LIVING AT— THE WATERSIDE



FANTASTIC

A collection of luxury homes located with stunning views over Lake Waverley. Enjoy the combination of scenic views and excellent transport links.

If you are partial to the outdoors, the area boasts plenty of scenic walks, parks and family attractions. You could spend a day at Magna Science and Adventure Centre or take a stroll around Rother Valley Country Park.



CONVENIENT

Waverley offers excellent road and rail links to Rotherham, Sheffield and the wider region. You'll have easy access to Sheffield city centre with Sheffield Parkway just a short drive away.

Living here, you'll have access to a wide range of local amenities including shops pubs and restaurants and benefit from beautiful scenery on your doorstep.



MODERN DESIGN

As a quality, award-winning home builder, we're proud to create homes that are built to last and adapt to modern life.

We understand the significance of multifunctional space, access to the outdoors and quality interior design. That's why our homes benefit from adaptable living space for working from home, open-plan layouts, French doors to bring the outside in and fully turfed gardens.





LOCAL AMENITIES -

DOCTOR'S SURGERY

Treeton Medical Centre

10 Arundel St, Treeton, Rotherham, S60 5PW

DENTIST

Mydentist

4A Brinsworth Ln, Brinsworth, Rotherham, S60 5BS

HOSPITAL

Rotherham General Hospital

Moorgate Rd, Rotherham, S60 2UD

PHARMACY

Weldricks Pharmacy

26 Main St, Catcliffe, Rotherham, S60 5SR

OPTICIAN

Specsavers Opticians

Poplar Way, Catcliffe, Rotherham, \$60 5TR

VETS

White Cross Vets

155-159 Retford Rd, Sheffield, \$13 9LD

NURSERIES

The Meadows Community Pre-School

Rotherham Rd, Catcliffe, Rotherham, \$60 5SW

Little Plums Nursery

Albert St, Rotherham, S60 1HH

Moorgate Daycare Nursery

Moorgate Grove, Rotherham, \$60 2TR

PRIMARY AND SECONDARY SCHOOLS

Waverley Junior Academy

Highfield Ln, Catcliffe, Rotherham, S60 5BL

Catcliffe Primary School

Rotherham Rd, Rotherham, S60 5SW

Brinsworth Howarth Primary School

Whitehall Rd, Rotherham, \$60 5EJ

Oakwood High School

Moorgate Rd, Rotherham, \$60 2UH

Brinsworth Academy

Brinsworth Rd, Brinsworth, Rotherham, S60 5EJ

SUPERMARKETS

Morrisons

1 Poplar Dr, Catcliffe, Rotherham, \$60 5TR

ASDA Sheffield Supercentre

Handsworth Rd, Sheffield, S13 9LR

Lidl

30 Alison Cres, Sheffield, S2 1AS

Costco

Unit 8, The Parkway, 1 Parkway Dr, Sheffield, S9 4WU

POST OFFICE

Post Office

33 Brinsworth Rd, Catcliffe, Rotherham, S60 5SG

TRANSPORT

Rotherham Central

Rotherham, S60 1QH

Rotherham Interchange

Frederick St, Rotherham, S60 1QB

Sheffield Station

Sheaf St. Sheffield, S1 2BP

SPORT AND LEISURE

Tinsley Park Golf Course

High Hazels Park, Sheffield, S9 4PE

You Fit

West Bawtry Rd, Rotherham, S60 4NA

Rother Valley Country Park

Mansfield Rd, Sheffield, S26 5PQ

Rother Valley Golf Centre

Mansfield Rd, Wales Bar, Sheffield, S26 5PQ

AESSEAL New York Stadium

New York Way, Rotherham, \$60 1FJ

SHOPPING

Meadowhall

Meadowhall Way, Sheffield, S9 1EP

IKEA

Sheffield Rd, Tinsley, Sheffield, S9 2YL

Parkgate Shopping Centre

Stadium Way, Parkgate, Rotherham, S60 1TG

Brinsworth Lane Highstreet

Brinsworth Ln, Brinsworth, Rotherham, S60 5BS

FOR FAMILIES

Magna Science and Adventure Centre

Magna Way, Templeborough, \$60 1FD

Gulliver's Valley Theme Park

Mansfield Rd, Sheffield, S26 5QW

Aston Springs Farm

Aston, Sheffield, S26 5PQ

Playmania Sheffield

51a Orgreave Dr, Dore House Industrial Estate, Sheffield, \$13 9NR

PUBS AND RESTAURANTS

Winter Green

Mitchell Way, Catcliffe, Rotherham, \$60 8AR

Everest Inn

Ballifield Dr, Sheffield, \$13 9HS

Engin's Bar & Grill

370 Handsworth Rd, Handsworth, Sheffield, S13 9BY

Whitby's Fish and Chips

Poplar Way, Catcliffe, Rotherham, S60 5TR

The Waverley Pub

Brinsworth Rd, Catcliffe, Rotherham, S60 5RW



CREATING A SUSTAINABLE COMMUNITY AT THE WATERSIDE



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

At The Waterside, 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



THE WATERSIDE

WAVERLEY



S/S Substation

P/S **Pump Station**

The Loughton
1 bedroom home

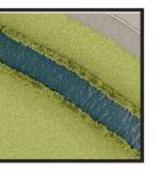








Water course



Parkland Space



Giving nature a home on this development:





Sparrow Terrace











THE WILFORD

TWO BEDROOM HOME













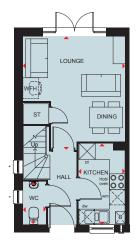












Ground Floor

 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
 1

 Bedroom 2
 3923 x 2926 mm
 1

 Bathoom
 1897 x 1695 mm

12'10" x 8'2" 12'10" x 9'7" 6'3" x 5'7"

Key

B Boiler wm Washing machine space ST Store dw Dishwasher space

f/f Fridge freezer space W Wardrobe space WFH Working from home space

Dimension location



LOUGHTON, HORNSEA, COLEFORD



















Boiler

dw Dishwasher space

Fridge/freezer space

 Apartment 1 - Coleford - 667sqft/62m²

 Kitchen/Lounge
 3463 x 6990 mm
 11'4" x 22'11"

 Bedroom 1
 3263 x 3189 mm
 10'8" x 10'6"

 Bedroom 2
 3260 x 3189 mm
 10'8" x 10'6"

 En suite
 1488 x 2200 mm
 4'11" x 7'3"

 Bathroom
 2150 x 2000 mm
 7'1" x 6'7"

 Apartment 2 - The Loughton - 466sqff/43.3m²

 Kitchen/Lounge
 3969 x 4500 mm
 13'0" x 14'9"

 Bedroom 1
 3443 x 3649 mm
 11'4" x 12'0"

 Bathroom
 2150 x 2000 mm
 7'1" x 6'7"

 Apartment 3 - The Hornsea - 662sqft/61.5m²

 Kitchen/Lounge
 6315 x 4284 mm
 20'9" x 14'1"

 Bedroom 1
 3190 x 3311 mm
 10'6" x 10'10"

 Bedroom 2
 3077 x 3214 mm
 10'11" x 10'7"

 En suite
 2200 x 1488 mm
 7'3" x 4'11"

 Bathroom
 2150 x 2000 mm
 7'1" x 6'7"

(Approximate dimensions)

W Wardrobe space

NEW HOMES

DAVID WILSON HOMES

wm Washing machine space

Tumble dryer space

THE ARCHFORD

THREE BEDROOM HOME

























Ground Floor

Lounge Kitchen/Dining WC

4599 x 3746 mm 4745 x 3310 mm 1561 x 1054 mm 15'1" x 12'3" 15'7" x 10'10" 5'1" x 3'5"



First Floor

3277 x 3229 mm 2119 x 1385 mm 3887 x 2475 mm 2281 x 2186 mm 2181 x 1815 mm 10'9" x 10'7" 6'11" x 4'7" 12'9" x 8'1" 7'6" x 7'2" 7'2" x 5'11" Bedroom 1 En suite Bedroom 2 Bedroom 3 Bathroom

Key

B Boiler wm Washing machine space

f/f Fridge/freezer space

dw Dishwasher space WFH Working from home space W Wardrobe space Dimension location



THE HADLEY

THREE BEDROOM END OR DETACHED HOME













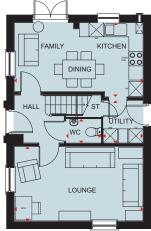












*Optional door please refer to sales advisor

Ground Floor

Lounge Kitchen/Family/ Dining Utility WC

5450 x 3148 mm 17'11" x 10'4"

5450 x 3143 mm 17'11" x 10'4" 1799 x 1688 mm 5'11" x 5'6" 1480 x 1014 mm 4'10" x 3'4"



*Optional window please refer to sales advir

First Floor

 Bedroom 1
 4324 x 4053 mm

 En suite
 1856 x 1771 mm

 Bedroom 2
 3336 x 2978 mm

 Bedroom 3
 2713 x 2265 mm

 Bathroom
 2025 x 1811 mm

14'2" x 13'3" 6'1" x 5'9" 11'3" x 9'9" 8'11" x 7'5" 6'8" x 6'0"

Key

B Boiler wm Washing machine space ST Store f/f Fridge/freezer space dw Dishwasher spacetd Tumble dryer

W Wardrobe space WFH Working from home space Dimension location



THE ECKINGTON

THREE BEDROOM HOME













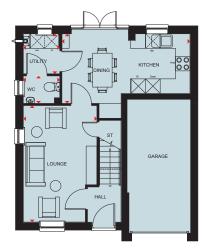








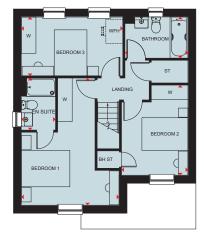




Ground Floor

Lounge Kitchen/Dining WC Utility

15'9" x 10'0" 17'4" x 9'5" 4'10" x 3'9" 5'5" x 4'10" 4807 x 3028 mm 5285 x 2873 mm 1495 x 1134 mm 1651 x 1470 mm



First Floor

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

Key

BH/ST Bulkhead 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



THE GREENWOOD

THREE BEDROOM HOME

























Ground Floor

| Family/Dining | Family/Dinin

*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

ST Store

Boiler wm Washing machine space

dw Dishwasher space

f/f Fridge freezer spacetd Tumble dryer space

W Wardrobe space RL Rooflight Dimension location



THE CANNINGTON

THREE BEDROOM HOME

























Ground Floor

Family/Dining 4513 x 4162 mm 14'10" x 13'8" Kitchen 3076 x 3070 mm 10'1" x 10'1" Study 2394 x 1959 mm 7'10" x 6'5" WC 1614 x 961 mm 5'4" x 3'2"

*Window to WC included where plotting conditions allow



First Floor

Lounge 4168 x 3249 mm 13'8" x 10'8" Bedroom 3 4168 x 3104 mm 13'8" x 10'2" Bathroom 2139 x 1831 mm 7'0" x 6'0"



Second Floor

Bedroom 1 4168 x 3249 mm 13'8" x 10'8" En suite 2101 x 1828 mm 6'11" x 6'0" Bedroom 2 4168 x 3137 mm 13'8" x 10'4"

Key

B Boiler 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



THE PARKIN

FOUR BEDROOM HOME





















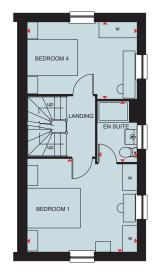




Ground Floor

Lounge Kitchen/Dining WC

4138 x 4227 mm 4133 x 4028 mm 1673 x 896 mm 13'7" x 13'10" 13'7" x 13'3" 5'6" x 2'11"

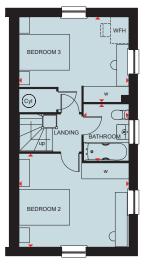


First Floor

 Bedroom 1
 4138 x 3508 mm
 13'7" x 11'6"

 En suite
 1448 x 2290 mm
 4'9" x 7'6"

 Bedroom 4
 4138 x 2893 mm
 13'7" x 9'6"



Second Floor

Bedroom 2 4138 x 3508 mm 13'7" x 11' Bedroom 3 4138 x 3202 mm 13'7" x 10' Bathroom 1695 x 2131 mm 5'7" x 7'0

Key

B Boiler wm Washing machine space

re dw Dishwasher space

f/f Fridge freezer spacetd Tumble dryer space

WFH Working from home space

W Wardrobe space

Dimension location



THE MILLFORD

FOUR BEDROOM HOME

























Ground Floor

Lounge Kitchen/Family/Dining Utility 5767 x 3235 mm 6037 x 4735 mm 2225 x 1877 mm 1786 x 895 mm 173" x 6'2" 5'10" x 2'11"



First Floor

Bedroom 1 5195 x 3818 mm 17'0" x 12'6" En suite 2235 x 1924 mm 7'4" x 6'4" Bedroom 2 4156 x 2707 mm 13'8" x 8'10" Bedroom 3 4051 x 3365 mm 13'4" x 11'0" Bedroom 4 3522 x 3124 mm 11'7" x 10'3" Bothroom 2913 x 1950 mm 9'7" x 6'5"

Key

B Boiler wm Washing machine space ST Store dw Dishwasher space f/f Fridge freezer spacetd Tumble dryer space

WFH Working from home space
W Wardrobe space

Dimension location



THE KIRKDALE

FOUR BEDROOM DETACHED HOME

























Ground Floor

Lounge Kitchen/Family/ Dining Utility WC 3380 x 5617 mm 11'1" x 18'5"

7318 x 4460 mm 24'0" x 14'8" 1561 x 2150 mm 5'1" x 7'1" 1095 x 1650 mm 3'7" x 5'5"



First Floor

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

Key

B Boiler

BH ST Bulkhead Store

wm Washing machine space

dw Dishwasher spacef/f Fridge freezer space

td Tumble dryer space
WFH Working from home space

W Wardrobe spaceDimension location

NEW HOMES QUALITY CODE

THE BRADGATE

FOUR BEDROOM DETACHED HOME















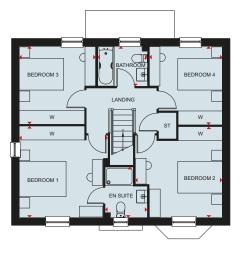












Ground Floor

16'5" x 12'0" 28'5" x 16'5" 9'1" x 7'6" 5'6" x 5'8" 5'4" x 3'3" 4994 x 3653 mm 8673 x 4992 mm 2762 x 2285 mm 1688 x 1725 mm 1614 x 987 mm Lounge Kitchen/Dining/Family Study Utility

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

First Floor

3901 x 3786 mm 2157 x 1700 mm 3720 x 3876 mm 3324 x 3259 mm 3349 x 3113 mm 2125 x 1700 mm 12'10" x 12'5" 7'1" x 5'11" 12'2" x 12'9" 10'11" x 10'8" 11'0" x 10'3" 7'0" x 5'7" Bedroom 1 En suite Bedroom 2 Bedroom 3 Bedroom 4 Bathroom

Key

dw Dishwasher space

wm Washing machine space

W Wardrobe space Dimension location

f/f Fridge/freezer space td Tumble dryer space



THE AVONDALE

FOUR BEDROOM HOME



























Ground Floor

Lounge Kitchen/Breakfast/Dining Utility Study WC

18'0" x 11'10" 21'7" x 14'6" 6'9" x 5'9" 9'5" x 8'2" 5'10" x 3'2" 5488 x 3605 mm 6590 x 4415 mm 2060 x 1761 mm 2878 x 2488 mm 1768 x 975 mm

First Floor

5585 x 3605 mm 2222 x 1433 mm 5225 x 2792 mm 3563 x 3308 mm 3853 x 2547 mm 2871 x 1927 mm Bedroom 1 En suite Bedroom 2 Bedroom 3 Bedroom 4 Bathroom

18'3" x 11'10" 7'3" x 4'8" 17'1" x 9'2 11'8" x 10'10" 12'7" x 8'4" 9'5" x 6'4"

Key

f/f Fridge/freezer space dw Dishwasher space

wm Washing machine space td Tumble dryer space

W Wardrobe space Dimension location

THE HOLDEN

FOUR BEDROOM DETACHED HOME



























Ground Floor

Lounge Kitchen/Dining Study Utility 5797 x 3723 mm 19'0" x 12'3" 20'2" x 15'4" 20'2" x 15'4" 2881 x 2361 mm 2545 x 1588 mm 1498 x 1588 mm 4'11" x 5'3"

First Floor

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

Key

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



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 excellences 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 warranty and insurance policy, known as Buildmark, which includes a 2 year builder warranty period, followed by an 8 year insurance cover^. 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 warranty and insurance policy, known as Buildmark, which includes a 2 year builder warranty period, followed by an 8 year insurance cover.

WARRANTY EXCLUSIONS

While your warranty includes most elements, certain aspects cannot be covered including:

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





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 house-builder 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 3558 469