



Henley Gate

WELCOME TO SUFFOLK VILLAGE LIFE

DAVID WILSON HOMES

Welcome to Henley Gate, Ipswich



Henley Gate

WELCOME TO SUFFOLK VILLAGE LIFE

-  The Chenwell / The Chichester
2 bedroom apartments
-  The Wincham
2 bedroom home
-  The Ainslie
2 bedroom home
-  The Lewis
2 bedroom home
-  The Edwards
3 bedroom home
-  The Eckington
3 bedroom home
-  The Hadley
3 bedroom home
-  The Logan
3 bedroom home
-  The Kennell
3 bedroom home
-  The Cornell
4 bedroom home
-  The Drummond
4 bedroom home
-  The Avondale
4 bedroom home
-  The Holden
4 bedroom home
-  The Winstone
4 bedroom home
-  The Manning
5 bedroom home
-  The Henley
5 bedroom home
-  Visitor Parking Space
-  Bin Collection Point
-  Show Home
-  Sales Centre



-  Existing trees
-  Parkland area
-  Allotment basin
-  Balancing pond
-  Allotments
-  Gravel path
-  New tree line

Giving nature a home on this development:

-  Swift nesting brick
-  Bat box

Building of our sustainable features on selected properties, subject to a local planning authority approval.

You'll have an ideal balance of peaceful village life whilst being close to the town of Ipswich living here at Henley Gate.

Your new home is surrounded by green open space, including 9 acres of country park. You'll even find allotments on the development. Essential amenities are on your doorstep, and for commuters, you'll be just 2.3 miles from junction 53 of the A14.

GIVING NATURE A HOME

BUILDING SUSTAINABLE COMMUNITIES



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

At Henley Gate, we have a vision that goes beyond bricks and mortar. We aim to create inspiring communities of tomorrow that fulfil our customers' every need whilst respecting today's environment.

Our homes are not only great places to live; they are good for the environment and good for future generations too.



ENERGY-EFFICIENT HOMES

THE FEATURES AND BENEFITS



You could save thousands on your energy bills per year with a brand-new, energy-efficient homes. Every home we build at Henley Gate has been designed with the future in mind. We use innovative design and smart technologies to make your new home more economical, comfortable and enjoyable place to live.

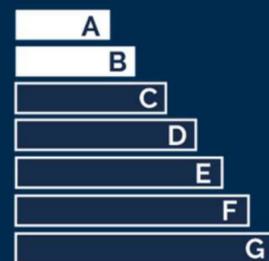
Your home at Henley Gate may benefit from these energy-saving features. Speak to a Sales Adviser for plot specific information as features may vary.



Electric car charging point



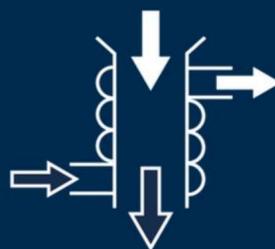
Highly-efficient insulation



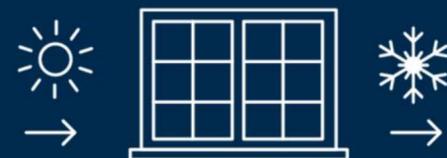
A/B EPC rating



Photovoltaic panels



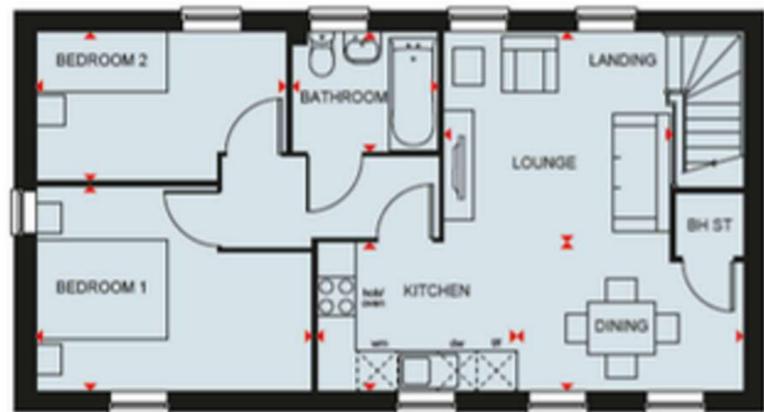
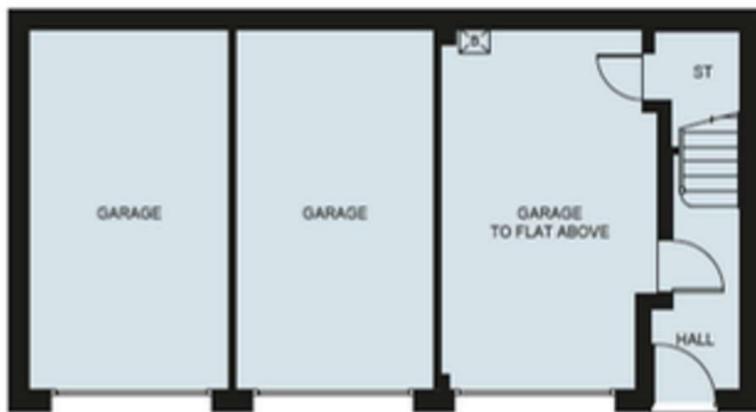
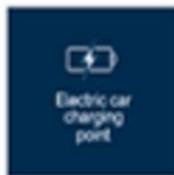
Waste Water Heat Recovery Systems



Argon-filled double-glazing

THE WINCHAM

TWO BEDROOM COACH HOUSE



First Floor

Lounge	3172 x 3460 mm	10'5" x 11'4"
Kitchen	2221 x 3000 mm	7'3" x 9'10"
Dining	2221 x 3435 mm	7'3" x 11'3"
Bedroom 1	3100 x 4182 mm	10'2" x 13'9"
Bedroom 2	2252 x 3786 mm	7'5" x 12'5"
Bathroom	1813 x 2213 mm	5'11" x 7'3"

Key

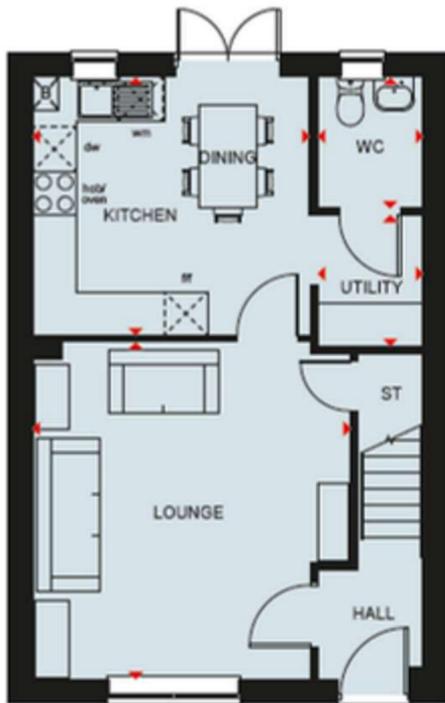
B	Boiler	BH ST	Bulkhead store	d/w	Dishwasher space	W	Wardrobe space
ST	Store	w/m	Washing machine space	f/f	Fridge freezer space	••	Dimension location



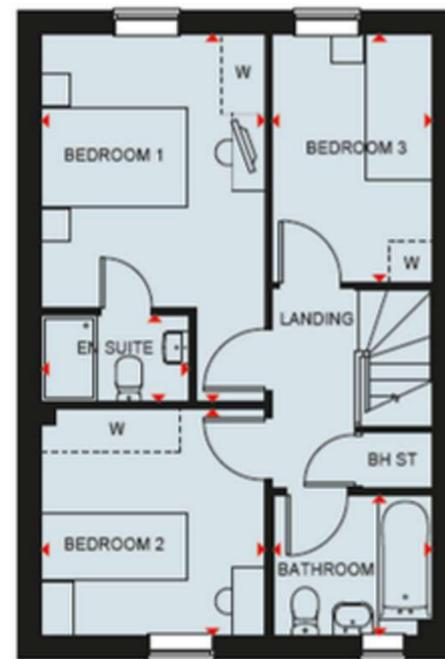
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THE EDWARDS

THREE BEDROOM HOME



Ground Floor		
Lounge	4614 x 4357 mm	15'2" x 14'4"
Kitchen/Dining	3538 x 3794 mm	11'7" x 12'5"
Utility	1800 x 1450 mm	5'11" x 4'9"
WC	1800 x 1450 mm	5'11" x 4'9"



First Floor		
Bedroom 1	5044 x 3063 mm	16'7" x 10'1"
Bedroom 2	3113 x 3063 mm	10'3" x 10'1"
Bedroom 3	3399 x 2179 mm	11'2" x 7'2"
Bathroom	1931 x 2181 mm	6'4" x 7'2"
En suite	1200 x 2023 mm	3'11" x 6'8"

Key

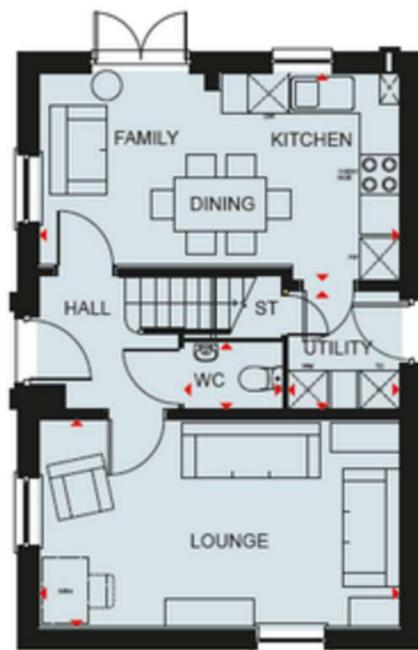
B Boiler	BH ST Bulkhead store	dw Dishwasher space	W Wardrobe space
ST Store	wm Washing machine space	f/f Fridge freezer space	↔ Dimension location



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THE HADLEY

THREE BEDROOM HOME



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



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THE CORNELL

FOUR BEDROOM HOME



Ground floor

Lounge	6422 x 4023 mm	21'1" x 13'2"
Kitchen/Family/Dining	6422 x 5038 mm	21'1" x 16'6"
Utility	1860 x 1749 mm	6'1" x 5'9"
WC	1786 x 1014 mm	5'10" x 3'4"

First floor

Bedroom 1	5383 x 3571 mm	17'8" x 11'8"
En suite	2005 x 1324 mm	6'7" x 4'4"
Bedroom 2	3670 x 3756 mm	12'1" x 12'4"
Bedroom 3	3751 x 2661 mm	12'4" x 8'9"
Bedroom 4	2577 x 2160 mm	8'5" x 7'1"
Bathroom	2057 x 1875 mm	6'9" x 6'2"

Key

B Boiler	wm Washing machine space	f/f Fridge freezer space	WFH Working from home space	BH/ST Bulkhead Store	Dimension location
ST Store	d/w Dishwasher space	td Tumble dryer space	BH Bulkhead	W Wardrobe space	



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THE DRUMMOND

FOUR BEDROOM HOME



Ground Floor

Lounge	5088 x 3845 mm	16'8" x 12'7"
Kitchen/Family/Dining	5845 x 4811 mm	19'2" x 15'9"
Utility	2856 x 1720 mm	9'4" x 5'8"
WC	1565 x 1485 mm	5'2" x 4'10"



First Floor

Bedroom 1	3850 x 3707 mm	12'7" x 12'2"
En suite	2311 x 1511 mm	7'7" x 4'11"
Bedroom 2	4084 x 3844 mm	13'5" x 12'7"
Bedroom 3	3844 x 3521 mm	12'7" x 11'7"
Bedroom 4/Study	3584 x 2966 mm	11'9" x 9'9"
Bathroom	2846 x 1887 mm	9'4" x 6'2"

Key

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



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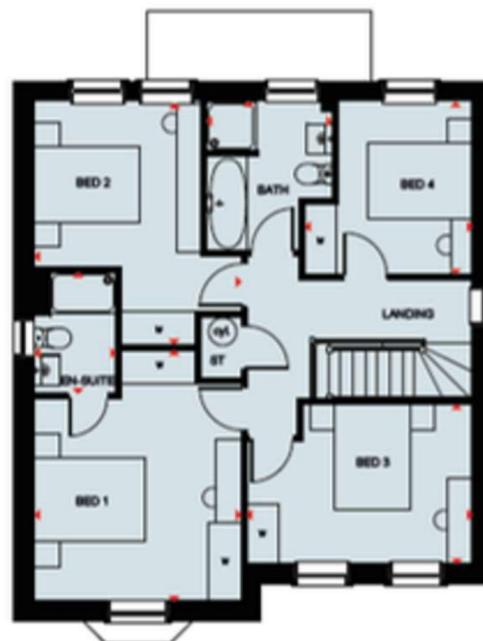
THE HOLDEN

FOUR BEDROOM 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

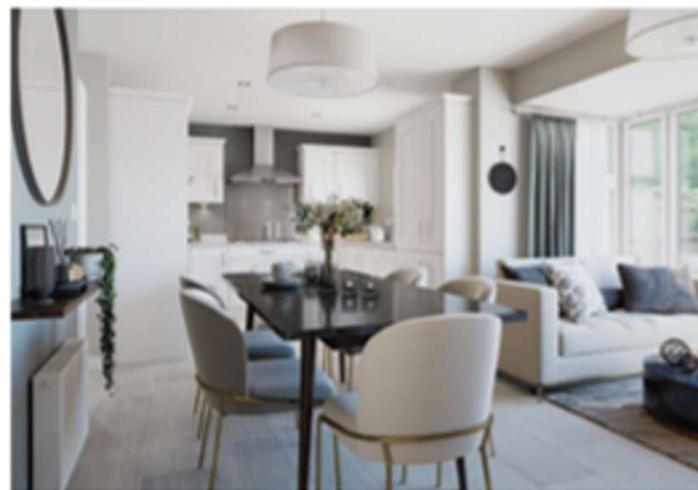
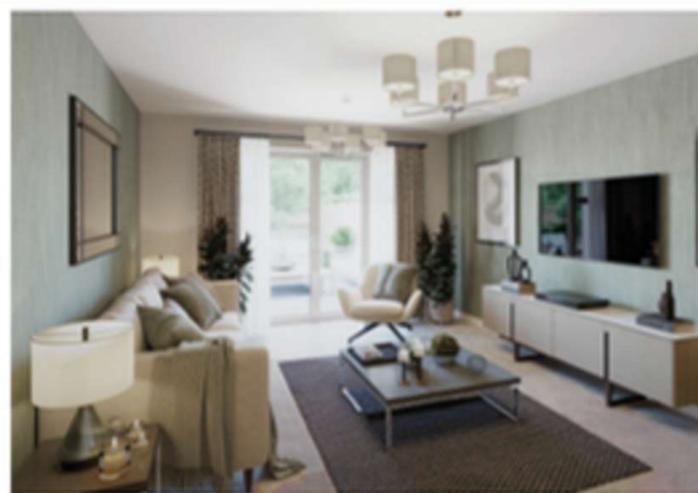
B Boiler	W Wardrobe space	wm Washing machine space	CYL Cylinder	Dimension location
ST Store	f/f Fridge/freezer space	dw Dishwasher space	td Tumble dryer	



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THE WINSTONE

FOUR BEDROOM 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"

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

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



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THE HENLEY

FIVE BEDROOM HOME



Ground Floor

Kitchen/Breakfast/Family	6595 x 5626 mm	21'8" x 18'5"
Utility	2440 x 2143 mm	8'0" x 7'0"
Dining	4340 x 3218 mm	14'3" x 10'7"
WC	2341 x 1595 mm	7'8" x 5'3"
Lounge	7040 x 4300 mm	23'1" x 14'1"



First Floor

Bedroom 1	6689 x 4388 mm	21'11" x 14'5"
En Suite 1	2608 x 1394 mm	8'7" x 4'7"
Bedroom 2	3918 x 3284 mm	12'10" x 10'9"
En Suite 2	2608 x 1375 mm	8'7" x 4'6"
Bedroom 3	3733 x 3105 mm	12'3" x 10'2"
Bedroom 4	3445 x 3209 mm	11'4" x 10'6"
Bedroom 5/Study	2847 x 2353 mm	9'4" x 7'9"
Bathroom	3027 x 2346 mm	9'11" x 7'8"

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

MOVEMAKER

Take the hassle out of selling your existing home.

We could get you moving to a brand new David Wilson home in just 5 simple steps.

1 FIND YOUR HOME

Discover your ideal new home at your chosen development and complete a Movemaker application.

2 VALUE YOUR EXISTING PROPERTY

We will instruct two estate agents who will arrange independent valuations of your current property.

3 AGREE THE SELLING PRICE

Once a price is agreed the Movemaker agreement can then be completed and the estate agent will begin to market your property.

4 FIND A BUYER

The estate agent will help to complete the sale smoothly and efficiently. Remember, we will cover their fees then manage the sale for you.

5 MOVING DAY

Now you can move into your dream David Wilson home, saving money and hassle.

Offer available on selected plots only, terms and conditions apply. Speak to one of our sales advisers now or visit our website. Following withdrawal or termination of any offer, we reserve the right to extend, reintroduce or amend any such offer as we see fit at any time. Purchasers must sign a Movemaker Agreement with us. Offer is subject to use of a David Wilson Homes nominated estate agent to market and sell your existing home. David Wilson Homes will pay the nominated estate agent's fees provided you go on to buy a new David Wilson home.

KEY WORKER DEPOSIT CONTRIBUTION SCHEME



MAKE YOUR MOVE WITH OUR KEY WORKER DEPOSIT CONTRIBUTION SCHEME



If you're an eligible **key worker**, we could contribute to your deposit



£1,000 for every £20,000 you spend



It's our way of saying **thank you** for the vital work you do



Get in touch today

To show our appreciation for Key Workers, we are offering a contribution towards your deposit.

When you purchase a David Wilson home using the scheme, we could contribute £1,000 towards your deposit for every £20,000 spent on the purchase price - up to a maximum of £25,000*.

*This offer is available to Key Workers who purchase a new David Wilson Homes property. We make this offer available across our David Wilson divisions from time to time, however, it may not always be available for all categories of Key Workers. We encourage you to please speak with one of our Sales Advisors to check availability and if you have any queries in this respect.

Subject to these terms and conditions, Key Workers are entitled to receive a deposit contribution towards the overall purchase price of the property of £1,000 for every £20,000 spent - up to a maximum of £25,000. Please note that you may be required to pay a contribution towards the purchase price depending on your lender's mortgage eligibility criteria. Terms and Conditions apply.



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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