



Henley Gate

WELCOME TO SUFFOLK VILLAGE LIFE

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

HENLEY GATE

— A LOCATION LIKE NO OTHER —



On the outskirts of the vibrant, waterfront town of Ipswich, Henley Gate offers homebuyers the perfect combination of modern luxury living in an exciting, well-connected location with everything you need right on your doorstep.

Set on the River Orwell, Ipswich's town centre has a wide variety of leisure and entertainment options, including the historic marina and waterfront which is a popular local attraction. Here you can discover independent shops, bars and bistros while enjoying peaceful views across the water. The town's rich heritage is celebrated through annual festivals and events, such as the Ipswich Maritime Festival, which takes place during the summer.

With ample green open space close by, Henley Gate offers homebuyers plenty of opportunities to get out and about. Christchurch Park extends over 33 hectares of picturesque grounds and has a range of recreational

activities including a children's play area, tennis courts and visitor centre. The rolling lawns and wooded areas are perfect for dog walks and discovering local wildlife on gentle strolls.

Ideally located for families, there are a number of good primary schools nearby as well as a choice of secondary schools for older children. Boasting excellent travel links, Henley Gate is situated less than three miles from junction 53 of the A14, which ensures you have swift access to the Suffolk coast, as well as regular trains to London Liverpool Street Station, making the daily commute quick and easy.

A SENSE OF PEACE,
QUALITY
— AND SPACE —

Our homes at Henley Gate provide a sense of quality from the moment you step inside. We have thought carefully about the demands of family life. Intelligent designs ensure the interior layouts are bright and airy, with free-flowing, flexible rooms easy to adapt to the way you and your family want to live.



Entertaining will be effortless with spare rooms for your guests and open-plan kitchen or living dining areas allowing space for you to enjoy quality time. You won't have to wait for that morning shower with most of our homes boasting two or more bathrooms, including your own private sanctuary – a master bedroom en suite.



Hallways are large enough for a warm welcome and kitchens or living rooms open onto your garden for those summer days. Most importantly, everything is finished to the highest standards and there is plenty of storage for all of your things to ensure you have an ideal place for a comfortable lifestyle.



— CREATING A SUSTAINABLE —

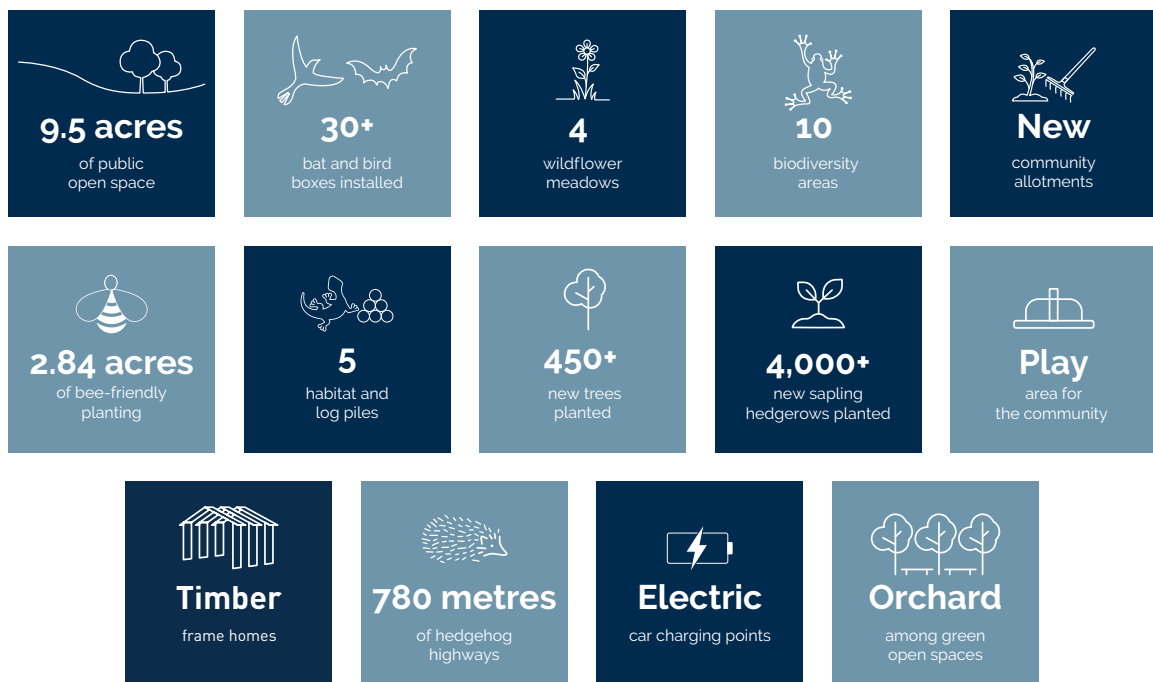
COMMUNITY

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.





Henley Gate

WELCOME TO SUFFOLK VILLAGE LIFE

- The Cherwell / 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 Abbeydale**
3 bedroom home
- The Hadley**
3 bedroom home
- The Logan**
3 bedroom home
- The Kennett**
3 bedroom home
- The Hollinwood**
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



Attenuation basin



Balancing pond



Allotments



Gravel path



New tree line



Giving nature a home on this development:

Swift nesting brick



Bat box



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

Images and development layouts are for illustrative purposes, should be used for general guidance only and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Development layouts including house types and tenures, the location of affordable housing, parking arrangements, play areas, landscaping and public open spaces are subject to change including any changes required due to a change in planning permission. Henley Gate is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

H8658-3A Rev: T

THE LEWIS

TWO BEDROOM HOME



Highly-efficient insulation



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



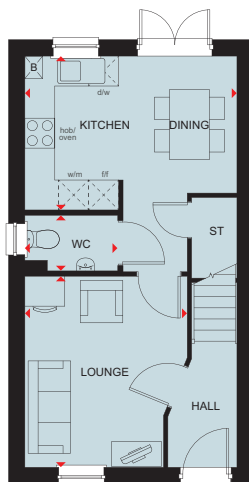
Photovoltaic panels



Waste Water Heat Recovery Systems

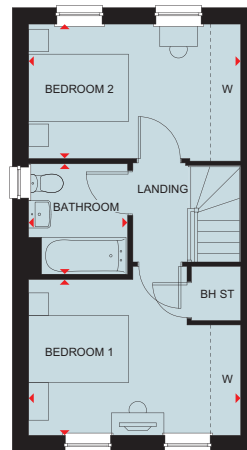


Argon-filled double-glazing



Ground Floor

Lounge	3830 x 3254 mm	12'7" x 10'8"
Kitchen/Dining	3084 x 4250 mm	10'1" x 13'11"
WC	1115 x 1861 mm	3'8" x 6'1"



First Floor

Bedroom 1	3122 x 4250 mm	10'3" x 13'11"
Bedroom 2	2746 x 4250 mm	9'0" x 13'11"
Bathroom	2212 x 1984 mm	7'3" x 6'6"

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

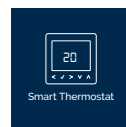
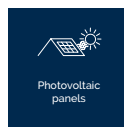
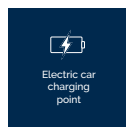


DAVID WILSON HOMES

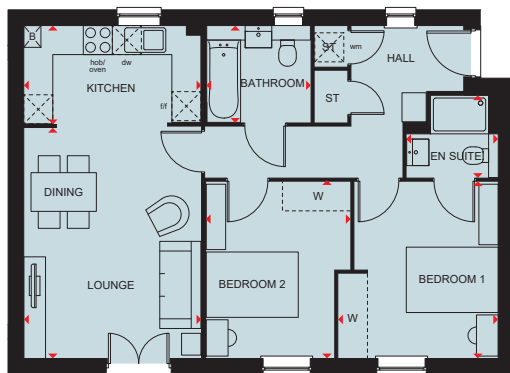
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LILAC HOUSE

TWO BEDROOM APARTMENTS



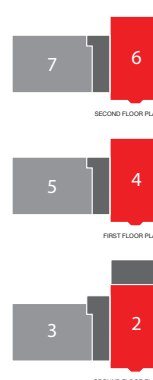
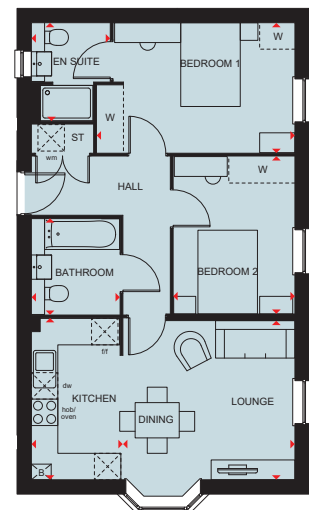
CHICHESTER



Ground, First & Second Floor

Lounge/Dining	4790 x 3660 mm	15'9" x 12'0"
Kitchen	2030 x 3660 mm	6'8" x 12'0"
Bedroom 1	3651 x 3302 mm	12'0" x 10'10"
Bedroom 2	3651 x 2977 mm	12'0" x 9'9"
Bathroom	2001 x 2144 mm	6'7" x 7'0"
En suite	1703 x 1893 mm	5'7" x 6'3"

CHERWELL



Ground, First & Second Floor

Lounge/Dining	3610 x 3890 mm	11'10" x 12'9"
Kitchen	3660 x 2000 mm	12'0" x 6'7"
Bedroom 1	2948 x 4489 mm	9'8" x 14'9"
Bedroom 2	3571 x 2751 mm	11'9" x 9'0"
Bathroom	2175 x 2000 mm	7'2" x 6'7"
En suite	2222 x 1778 mm	7'3" x 5'10"

Key

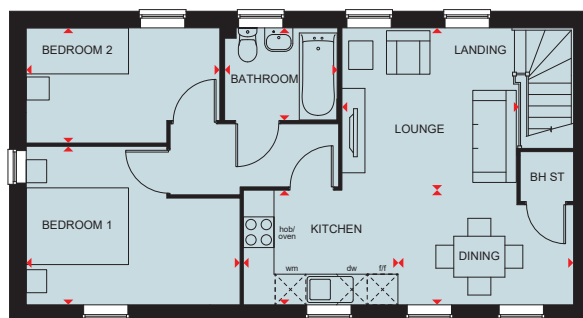
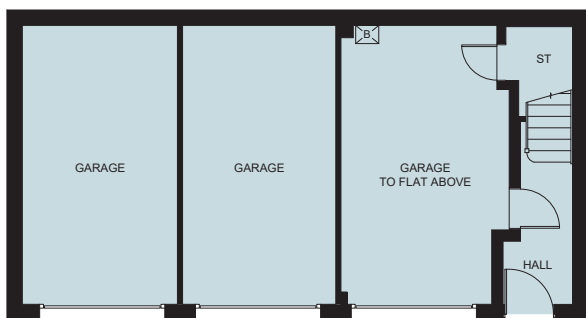
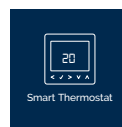
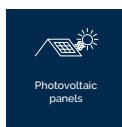
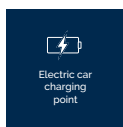
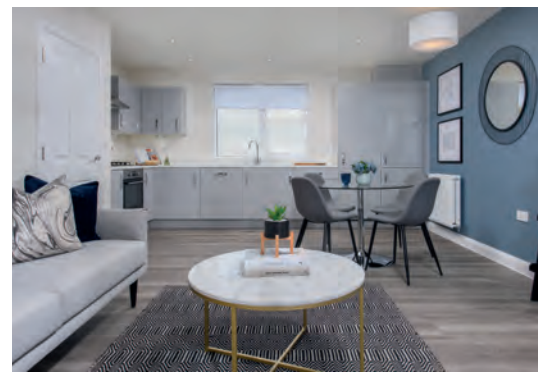
B	Boiler	wm	Washing machine space	f/f	Fridge freezer space	▶	Dimension location
ST	Store	dw	Dishwasher space	W	Wardrobe space		



DAVID WILSON HOMES

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	dw	Dishwasher space	W	Wardrobe space
ST	Store	wm	Washing machine space	f/f	Fridge freezer space	◀▶	Dimension location



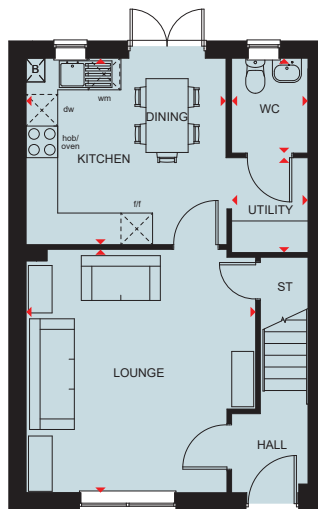
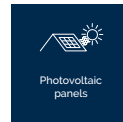
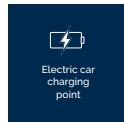
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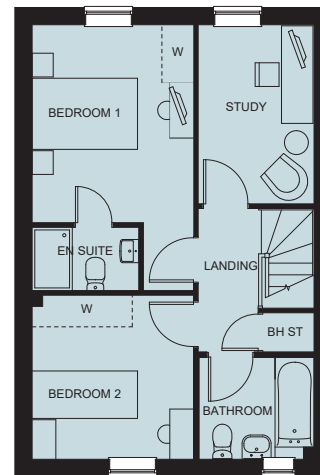
THE AINSLIE

TWO 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"
Study	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



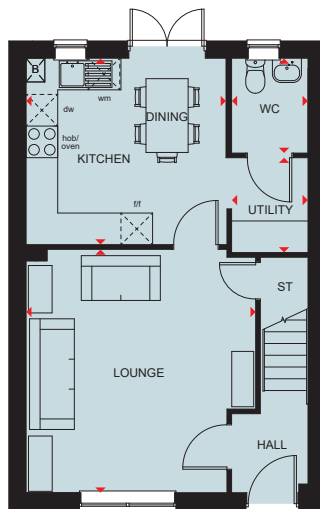
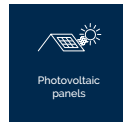
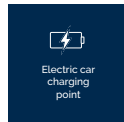
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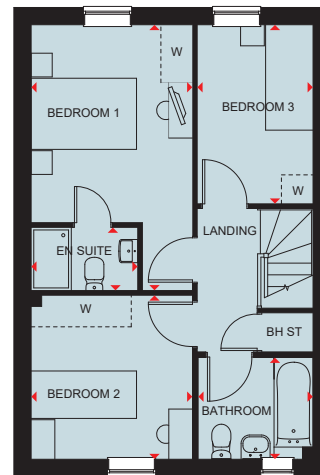
THE EDWARDS

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



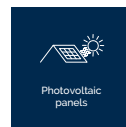
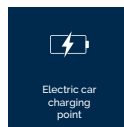
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BDW004211/JAN24

THE LOGAN

THREE BEDROOM HOME



Ground Floor

Lounge	5385 x 3491 mm	17'8" x 11'5"
Kitchen/Dining	5385 x 2776 mm	17'8" x 9'1"
WC	1849 x 1381 mm	6'1" x 4'6"



First Floor

Bedroom 1	3348 x 3553 mm	11'0" x 11'8"
En Suite 1	2252 x 1210 mm	7'5" x 4'0"
Bedroom 2	2663 x 4777 mm	8'9" x 15'8"
Bedroom 3	2634 x 2848 mm	8'8" x 9'4"
Bathroom	1931 x 2971 mm	6'4" x 9'9"

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

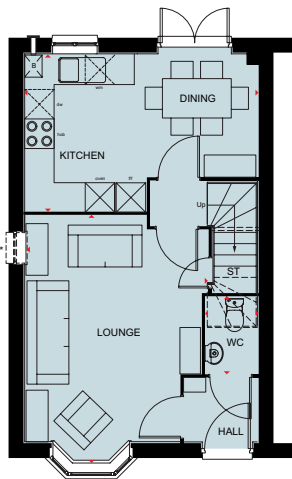
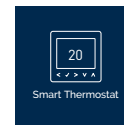
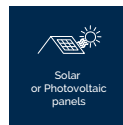
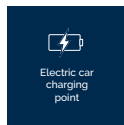


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KENNETT

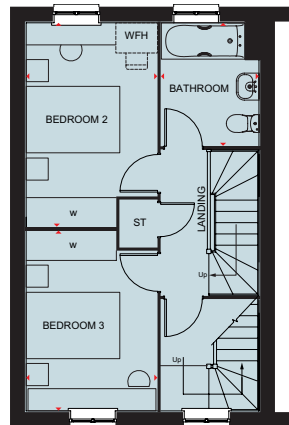
THREE BEDROOM HOME



Ground Floor

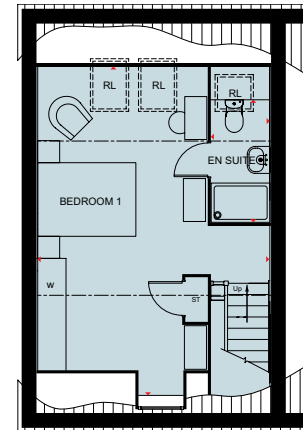
Lounge	4994 x 3727 mm	16'5" x 12'3"
Kitchen/Dining	4726 x 3195 mm	15'6" x 10'6"
WC	1562 x 1038 mm	5'1" x 3'5"

* 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	◀▶	Dimension location
ST	Store	dw	Dishwasher space	w	Wardrobe space	RL	Rooflight		

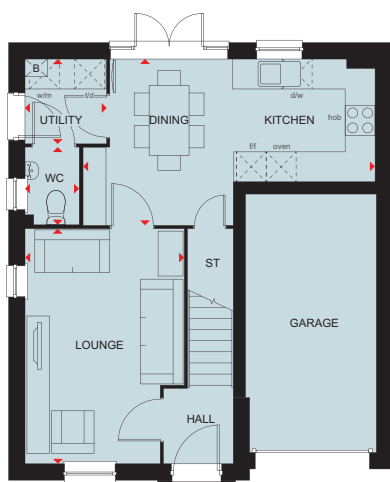
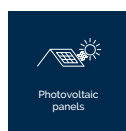
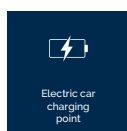


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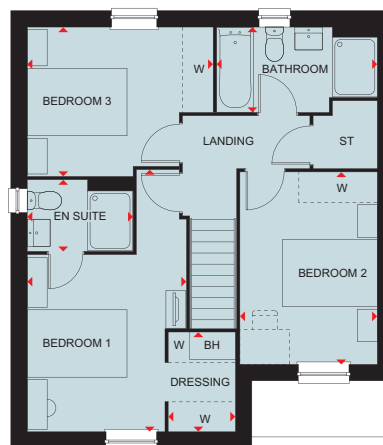
THE ABBEYDALE

THREE BEDROOM HOME



Ground Floor

Lounge	4699 x 3179 mm	15'5" x 10'5"
Kitchen/Dining	5839 x 3322 mm	19'2" x 10'11"
Utility	1687 x 1624 mm	5'6" x 5'4"
WC	1547 x 1087 mm	5'1" x 3'7"



First Floor

Bedroom 1	5242 x 3179 mm	17'2" x 10'5"
Dressing	1987 x 1336 mm	6'6" x 4'5"
En Suite 1	2110 x 1412 mm	6'11" x 4'8"
Bedroom 2	3845 x 2741 mm	12'7" x 9'0"
Bedroom 3	3714 x 2982 mm	12'2" x 9'9"
Bathroom	3212 x 1700 mm	10'6" x 5'7"

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

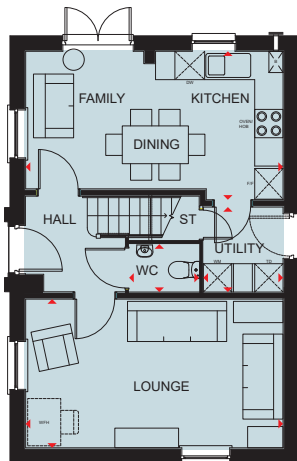
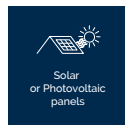
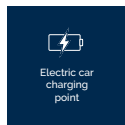


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HADLEY

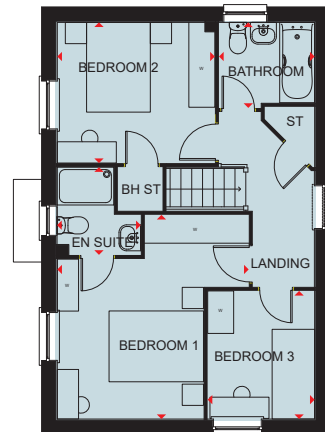
THREE BEDROOM END OR DETACHED HOME



* Optional door 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"



* Optional window please refer to sales advisor

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	◀▶	Dimension location
ST	Store	f/f	Fridge/freezer space	TD	Tumble dryer	WFH	Working from home space		



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DRUMMOND

FOUR BEDROOM HOME



Highly-efficient insulation



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



Solar or Photovoltaic panels



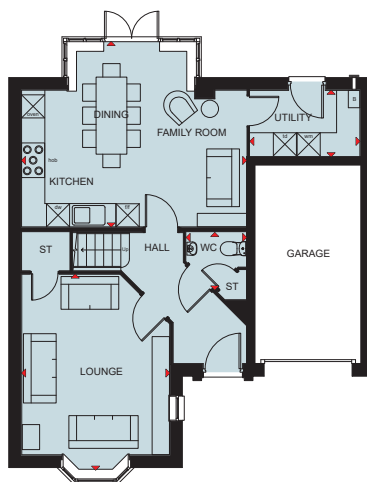
Waste Water Heat Recovery Systems



Argon-filled double-glazing

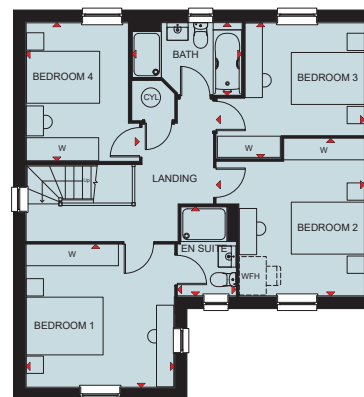


Smart Thermostat



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

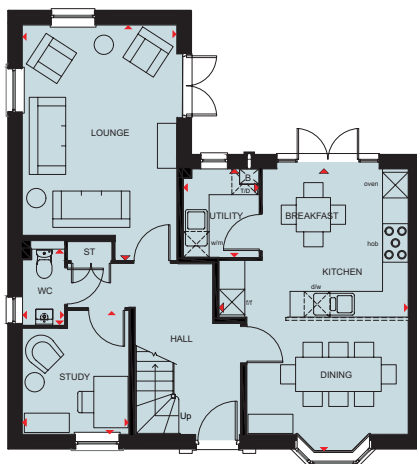
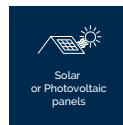
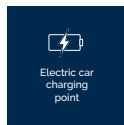


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THE AVONDALE

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

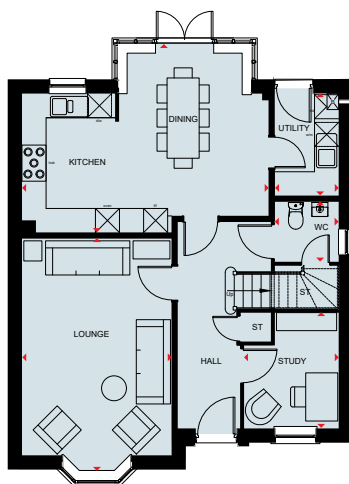
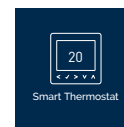
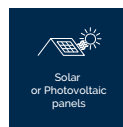
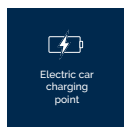


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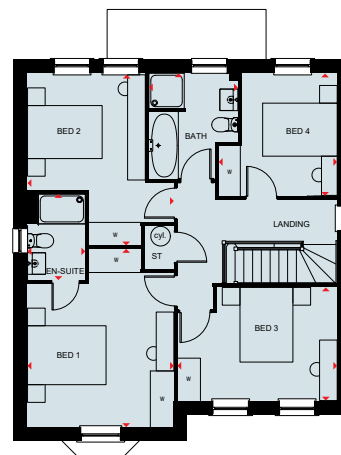
HOLDEN

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		

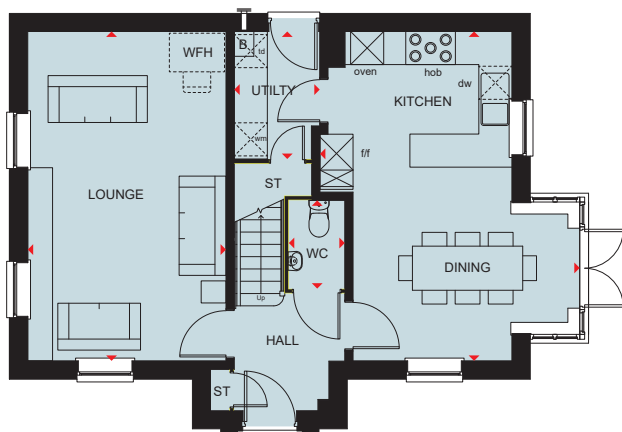
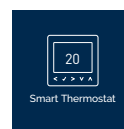
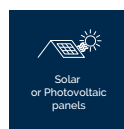
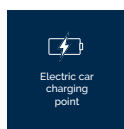


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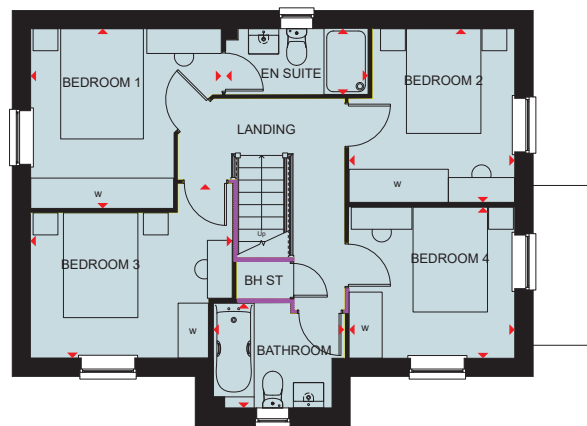
HOLLINWOOD

FOUR BEDROOM HOME



Ground Floor

Lounge	3595 x 5973 mm	11'10" x 19'7"
Kitchen/Dining	5973 x 4706 mm	19'7" x 15'5"
Utility	1550 x 2312 mm	5'1" x 7'7"
WC	1014 x 1600 mm	3'4" x 5'3"



First Floor

Bedroom 1	3457 x 3260 mm	11'4" x 10'8"
En suite	2574 x 1200 mm	8'5" x 4'0"
Bedroom 2	3005 x 3150 mm	9'10" x 10'4"
Bedroom 3	3661 x 3154 mm	12'0" x 10'4"
Bedroom 4	3005 x 2739 mm	9'10" x 9'0"
Bathroom	2373 x 1900 mm	7'9" 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

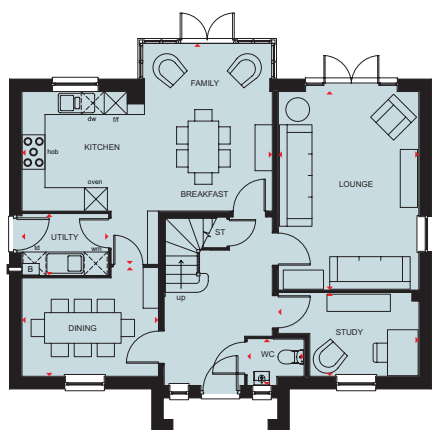
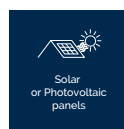
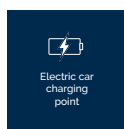


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WINSTONE

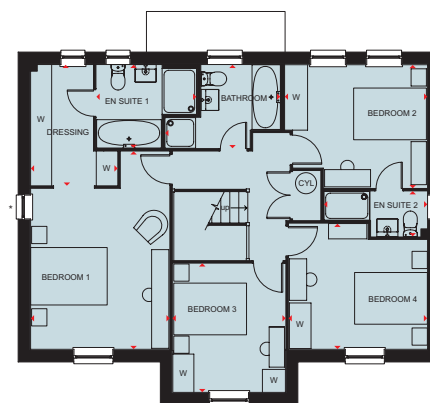
FOUR BEDROOM DETACHED HOME



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"

* 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

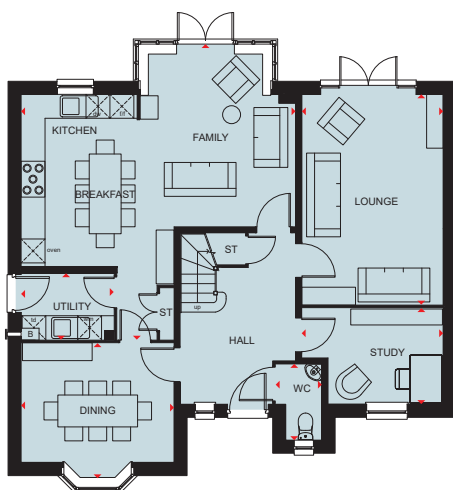
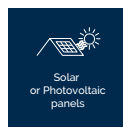
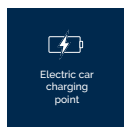


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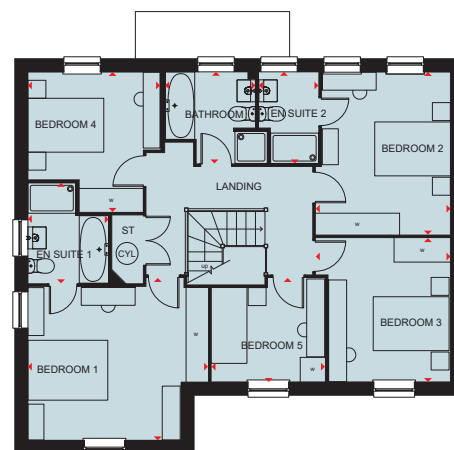
THE MANNING

FIVE BEDROOM HOME



Ground Floor

Lounge	3545 x 5276 mm	11'8" x 17'4"
Kitchen/Breakfast/Family	7413 x 6883 mm	24'4" x 22'7"
Dining	3840 x 3388 mm	12'7" x 11'1"
Study	2408 x 3550 mm	7'11" x 11'8"
Utility	2325 x 1665 mm	7'8" x 5'6"
WC	1909 x 1165 mm	6'3" x 3'10"



First Floor

Bedroom 1	4066 x 4515 mm	13'4" x 14'10"
En suite 1	2027 x 2514 mm	6'8" x 8'3"
Bedroom 2	3375 x 4072 mm	11'1" x 13'5"
En suite 2	1489 x 2297 mm	4'11" x 7'6"
Bedroom 3	3603 x 3375 mm	11'10" x 11'1"
Bedroom 4	3312 x 3503 mm	10'10" x 11'6"
Bedroom 5	2839 x 2604 mm	9'4" x 8'7"
Bathroom	2261 x 2296 mm	7'5" x 7'6"

Key

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

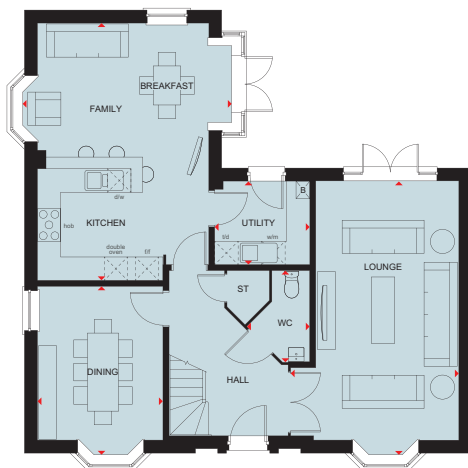
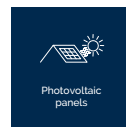
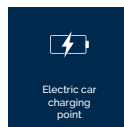


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THE HENLEY

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



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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:

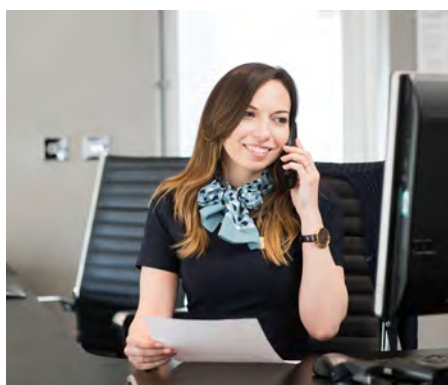
- Garden landscaping
- Fences
- Wear and tear
- Your own alterations
- Registered Social Landlord Homes
- Carpets and floor coverings
- Failure to maintain
- Wilful damage



*"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.



DAVID WILSON HOMES

WHERE QUALITY LIVES

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