



DAVID WILSON HOMES

WHERE QUALITY LIVES

# THE CATKINS

STONE ROAD, BEACONSIDE, STAFFORD ST16 1WQ



Welcome to The Catkins, a collection of 2, 3 & 4 bedroom homes located close to Stafford's bustling town centre.

These David Wilson homes will be built in a range of house styles, offering you a choice of fresh, contemporary interiors and traditional architecture, creating a new community in harmony with the surrounding area.

There will be plenty of amenities\* both on and off-site and we're located in 43.26 acres of green open space. This is a wonderful development with family living in mind.

Stafford is a vibrant town rich in history and character with beautiful architecture dating back many centuries. You'll never be short of things to do in Stafford. Enjoy shopping in the many high street stores, or a bite to drink and in one of the many restaurants, bars and bistros.

For a fun night out head over to Emporium for crazy golf, bowling, darts or a game of pool. Or for a more relaxing day out, take a picnic or enjoy a relaxing walk around Victoria Park. And Stafford Castle with its impressive motte and bailey system, must get a mention!

\*All amenities are in planning stage and are subject to change. Amenities could be delivered at various stages of the development.

# YOU COULD SAVE UP TO £2,590\* WITH OUR ENHANCED ENERGY-EFFICIENT HOMES



75%\* MORE ENERGY-EFFICIENT



DAVID WILSON HOMES



# THE CATKINS STAFFORD

Development by Barratt Homes

Development by Barratt Homes



Development by Barratt Homes

Care Home & Local Centre

- **The Wilford**  
2 bedroom home
- **The Ashdown**  
2 bedroom home
- **The Archford**  
3 bedroom home
- **The Hadley**  
3 bedroom home
- **The Blyford**  
3 bedroom home
- **The Meriden**  
4 bedroom home
- **The Kirkdale**  
4 bedroom home
- **The Exeter**  
4 bedroom home
- **The Avondale**  
4 bedroom home
- **The Holden**  
4 bedroom home
- **Affordable Housing**
- SH** Show Home
- SC** Sales Centre
- V** Visitor Parking Space
- BCP** Bin Collection Point
- S/S** Substation

- Wildflower meadow**
- Balancing pond**
- Tarmac path**
- New tree line**
- Parkland area**
- Existing trees**

**Please refer to working drawings for specific electric car charging point locations**

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



See the Difference at [dwh.co.uk](http://dwh.co.uk)



**DAVID WILSON HOMES**

WHERE QUALITY LIVES

Images and site layout are intended for illustrative purposes only and should be treated as general guidance only. Site layout including parking arrangements, social/affordable housing, community buildings, play areas and public open spaces may change to reflect changes in the planning permission for the development. Please speak to your solicitor to whom full details of any planning consents including layout plans will be available. Site layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Beaconside is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.AA

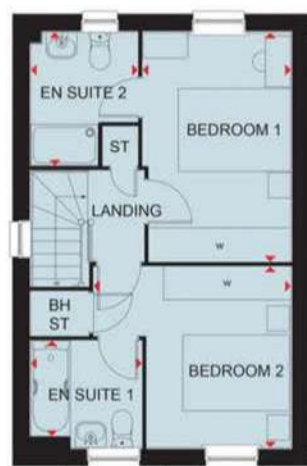
BCS\_PL\_001 Rev:D

# THE ASHDOWN

## TWO BEDROOM HOME



Ground Floor		
Kitchen	3057 x 2378 mm	10'0" x 7'10"
Lounge/Dining	4612 x 4248 mm	15'2" x 13'11"
WC	1897 x 902 mm	6'3" x 3'11"



First Floor		
Bedroom 2	4089 x 2632 mm	13'5" x 8'7"
En suite 2	2391 x 1883 mm	7'10" x 6'0"
Bedroom 1	3504 x 3211 mm	11'6" x 10'6"
En suite 1	1969 x 1897 mm	6'6" x 6'3"

### Key

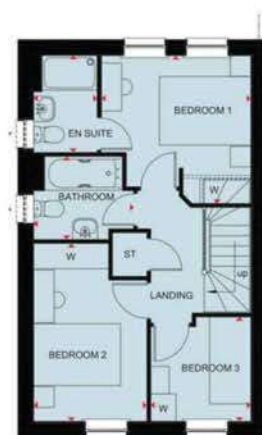
B	Boiler	BH	Bulkhead	wm	Washing machine space	l/f	Fridge freezer space	WFH	Working from home space	**	Dimension location
ST	Store	BH/ST	Bulkhead Store	dw	Dishwasher space	td	Tumble dryer space	W	Wardrobe space		



DAVID WILSON HOMES

# THE ARCHFORD

## THREE BEDROOM TERRACED HOME



\* 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



DAVID WILSON HOMES

# THE BLYFORD

## THREE BEDROOM HOME



Room	Dimensions (mm)	Dimensions (ft/in)
Lounge	3282 x 4951 mm	10'10" x 16'3"
Kitchen/Dining	3063 x 4933 mm	10'1" x 16'2"
Utility	1551 x 1641 mm	5'1" x 5'5"
WC	995 x 1641 mm	3'3" x 5'5"

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



Room	Dimensions (mm)	Dimensions (ft/in)
Bedroom 1	3292 x 4216 mm	10'10" x 13'10"
En suite	1412 x 2291 mm	4'8" x 7'6"
Dressing	1336 x 1987 mm	4'5" x 6'6"
Bedroom 2	3274 x 3479 mm	10'9" x 11'5"
Bedroom 3	3492 x 2977 mm	11'5" x 9'9"
Bathroom	2164 x 3188 mm	7'1" x 10'6"
Study	2179 x 1838 mm	7'2" x 6'0"

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

### Key

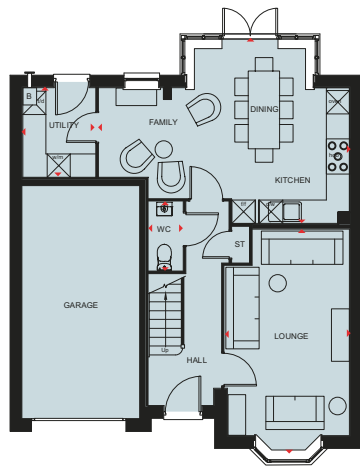
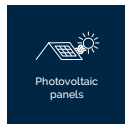
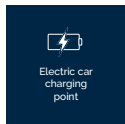
B Boiler	BH Bulkhead	wm Washing machine space	f/f Fridge freezer space	WFH Working from home space	◆ Dimension location
ST Store	BH/ST Bulkhead Store	dW Dishwasher space	td Tumble dryer space	W Wardrobe space	



DAVID WILSON HOMES

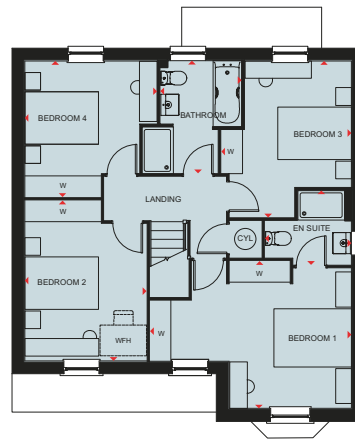
# THE MERIDEN

## FOUR BEDROOM HOME



### Ground Floor

Lounge	5762 x 3235 mm	18'11" x 10'7"
Kitchen/Family/Dining	6486 x 4768 mm	21'3" x 15'7"
Utility	2305 x 1877 mm	7'7" x 6'2"
WC	1786 x 882 mm	5'10" x 2'11"



### First Floor

Bedroom 1	5208 x 3817 mm	17'1" x 12'6"
En suite	2235 x 1923 mm	7'4" x 6'4"
Bedroom 2	4156 x 3155 mm	13'8" x 10'4"
Bedroom 3	4049 x 3365 mm	13'3" x 11'0"
Bedroom 4	3520 x 3423 mm	11'7" x 11'3"
Bathroom	2913 x 2100 mm	9'6" x 6'11"

### Key

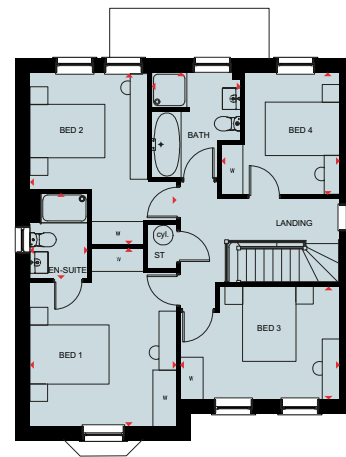
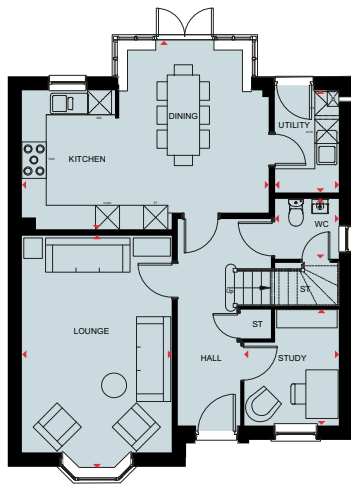
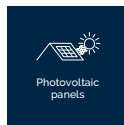
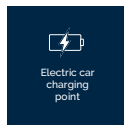
B	Boiler	wm	Washing machine space	f/f	Fridge/freezer space	WFH	Working from home space	◀▶	Dimension location
ST	Store	dw	Dishwasher space	td	Tumble dryer space	w	Wardrobe space		



DAVID WILSON HOMES

# 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	



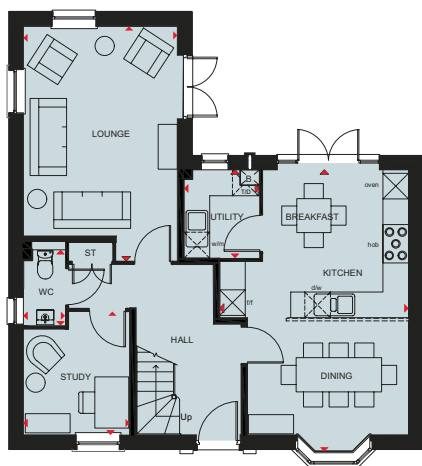
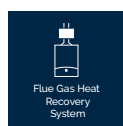
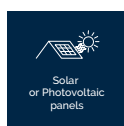
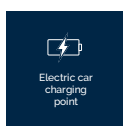
Scan here for more details



DAVID WILSON HOMES

# 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

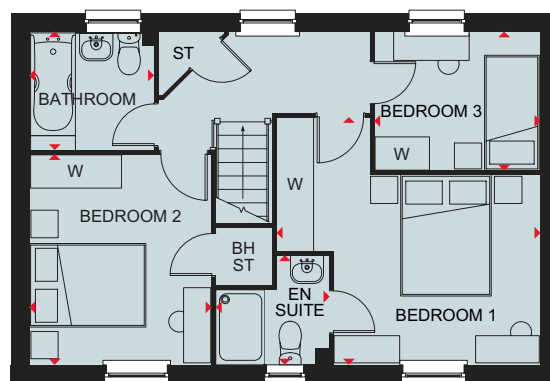
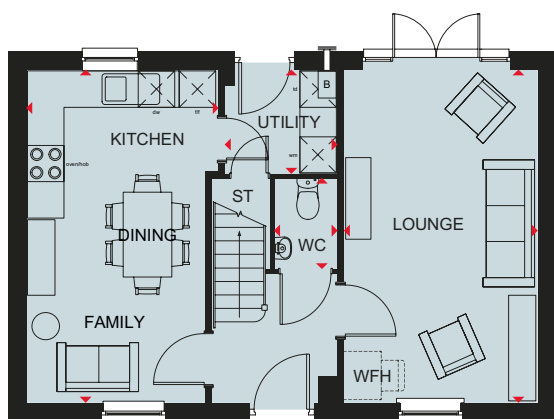
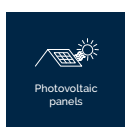
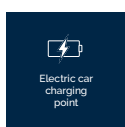
B	Boiler	f/f	Fridge/freezer space	wm	Washing machine space	W	Wardrobe space
ST	Store	dw	Dishwasher space	td	Tumble dryer space	◀▶	Dimension location



DAVID WILSON HOMES

# THE HADLEY

## THREE BEDROOM DETACHED HOME



### Ground Floor

Lounge	5450 x 3148 mm	17'11" x 10'4"
Kitchen/Family/Dining	5450 x 3131 mm	17'11" x 10'3"
Utility	1811 x 1687 mm	5'11" x 5'6"
WC	1485 x 1013 mm	4'10" x 3'4"

(Approximate dimensions)

### First Floor

Bedroom 1	4324 x 4053 mm	14'2" x 13'4"
En Suite	1856 x 1771 mm	6'1" x 5'9"
Bedroom 2	3436 x 2978 mm	11'3" x 9'9"
Bedroom 3	2713 x 2260 mm	8'11" x 7'5"
Bathroom	2025 x 1925 mm	6'8" x 6'4"

(Approximate dimensions)

### Key

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



DAVID WILSON HOMES

# 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
- Registered Social Landlord Homes
- Fences
- Carpets and floor coverings
- Wear and tear
- Failure to maintain
- Your own alterations
- 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.

# 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

DAVID WILSON HOMES

WHERE QUALITY LIVES

[dwh.co.uk](http://dwh.co.uk) or call 033 3355 8479