



# THE CATKINS STAFFORD

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.



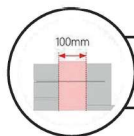
Stafford is a vibrant town rich in history and character with beautiful architecture dating back many centuries. You'll never be short of things to do in Stafford. Enjoy shopping in the many high street stores, or a bite to drink and in one of the many restaurants, bars and bistros.

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.



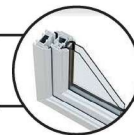
Photovoltaics



Maintain 100mm  
Cavity With Full Fill  
Insulation



Increased Loft  
Insulation



Enhanced Double  
Glazing

4

Airtightness



Larger Radiators  
Future Proof Air  
Source Heat Pump



Waste Water Heat  
Recovery



Photographic  
Evidence



Decentralised  
Mechanical  
Extract Ventilation



Increased Floor  
Insulation



Electric Car  
Charging Point

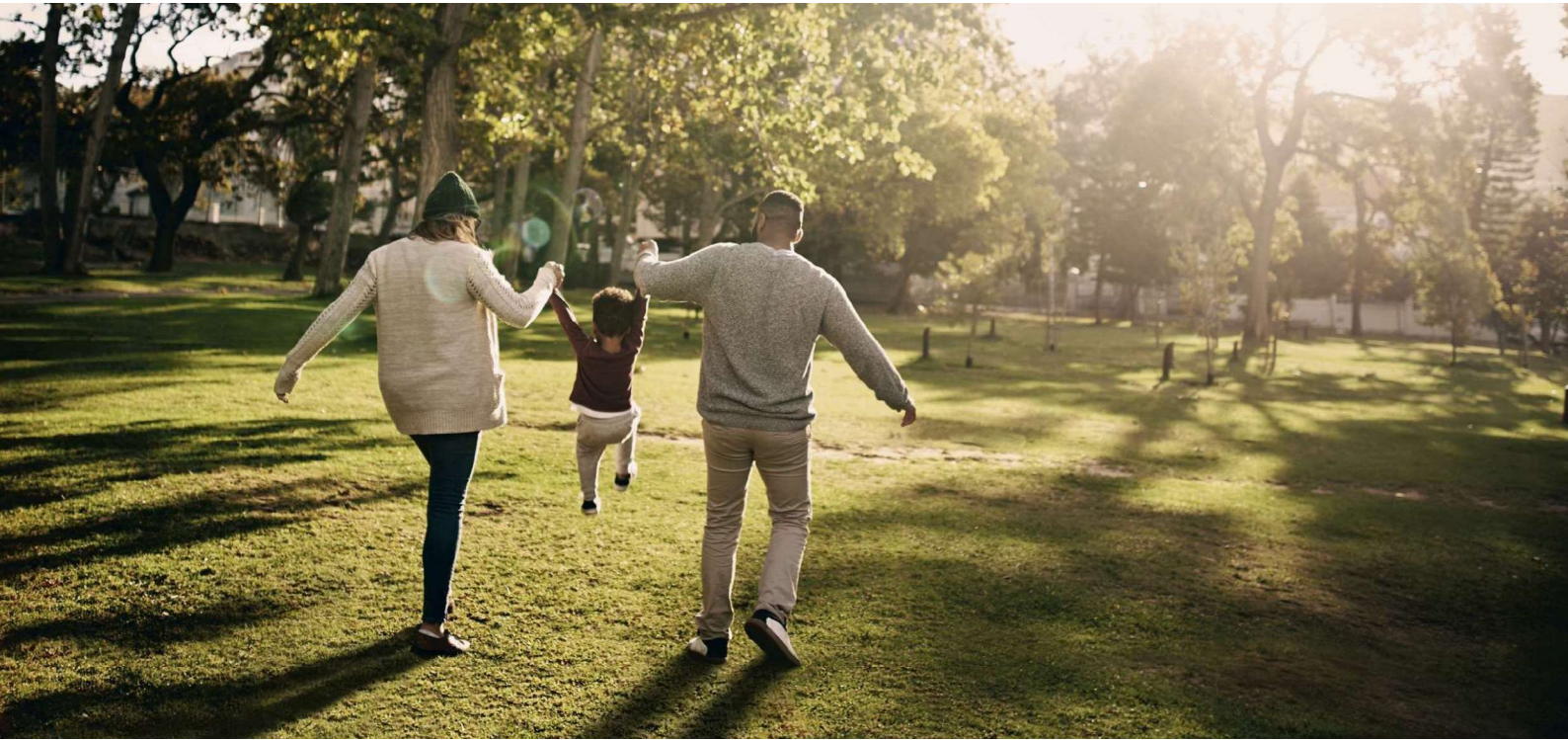


Scan here to discover more

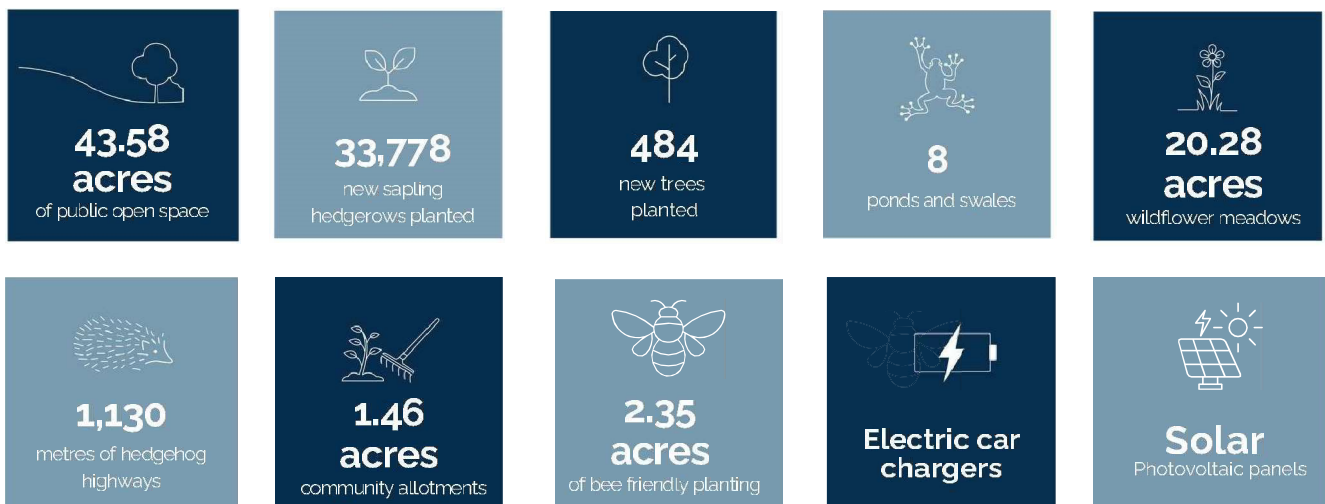
DAVID WILSON HOMES

# CREATING A SUSTAINABLE COMMUNITY

WHERE FAMILIES AND NATURE CAN THRIVE AT THE CATKINS



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





# THE CATKINS STAFFORD

- 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**
- Show Home**
- Sales Centre**
- Visitor Parking Space**
- Bin Collection Point**
- 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 Adviser for more information.



Development by  
Barratt Homes

Care Home  
& Local Centre

Development by  
Barratt Homes

Development by  
Barratt Homes



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



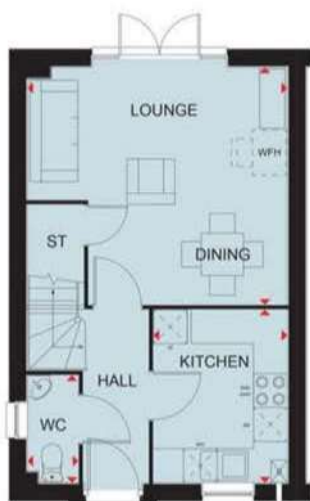
**DAVID WILSON HOMES**  
WHERE QUALITY LIVES

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\_FL\_001 Rev: D

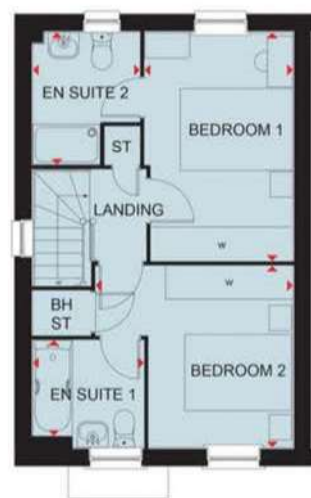
# THE ASHDOWN

## 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

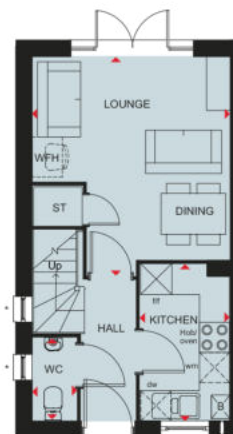
B	Boiler	BH	Bulkhead	wm	Washing machine space	f/f	Fridge freezer space	WPH	Working from home space	..	Dimension location
ST	Store	BH/ST	Bulkhead Store	dw	Dishwasher space	td	Tumble dryer space	W	Wardrobe space		



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# THE WILFORD

## TWO BEDROOM HOME



### Ground Floor

Lounge/Dining  
Kitchen  
WC

4357 x 3923 mm  
3083 x 1780 mm  
1615 x 880 mm

14'4" x 12'10"  
10'1" x 5'10"  
5'4" x 2'11"



### First Floor

Bedroom 1  
Bedroom 2  
Bathroom

3923 x 2487 mm  
3923 x 2926 mm  
1897 x 1695 mm

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

\* Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans

### Key

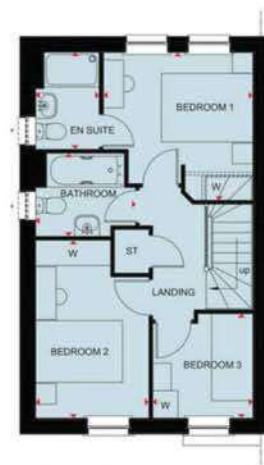
B Boiler      wm Washing machine space      f/f Fridge freezer space      WFH Working from home space  
ST Store      dw Dishwasher space      W Wardrobe space      ♦♦ Dimension location



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# THE ARCHFORD

## THREE BEDROOM TERRACED HOME



\* optional window refer to sales adviser for individual plots

<b>Ground Floor</b>		
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"

<b>First Floor</b>		
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

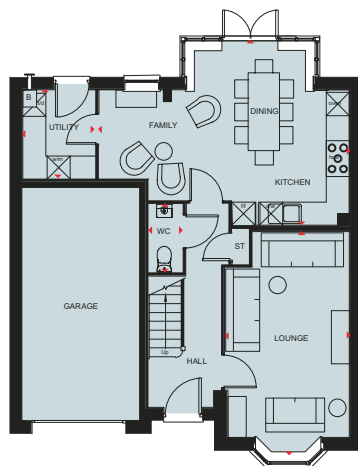
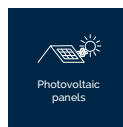
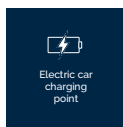
B	Boiler	wm	Washing machine space	dw	Dishwasher space	W	Wardrobe space
ST	Store	f/f	Fridge/freezer space	WFH	Working from home space	♦♦	Dimension location



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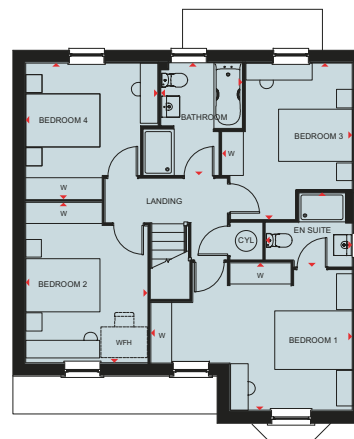
# THE MERIDEN

## 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		



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# KIRKDALE

## FOUR BEDROOM DETACHED HOME



<b>Ground Floor</b>		
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"



<b>First Floor</b>		
Bedroom 1	3885 x 4119 mm	12'9" x 13'6"
En Suite	1425 x 2300 mm	4'8" x 7'7"
Bedroom 2	3350 x 4119 mm	11'0" x 13'6"
Bedroom 3	3447 x 3043 mm	11'4" x 10'0"
Bedroom 4	2725 x 3643 mm	8'11" x 12'0"
Bathroom	1987 x 2010 mm	6'6" x 6'7"

### Key

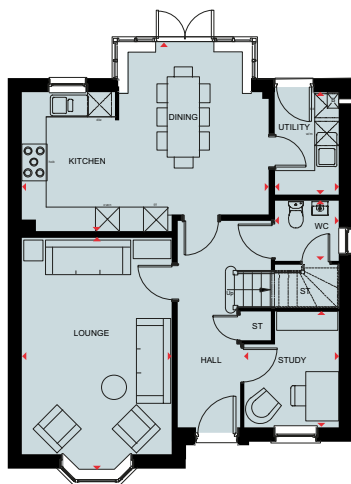
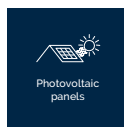
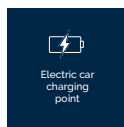
B Boiler	BH ST Bulkhead Store	dw Dishwasher space	td Tumble dryer space	W Wardrobe space
ST Store	wrm Washing machine space	f/f Fridge freezer space	WFH Working from home space	••• Dimension location



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# HOLDEN

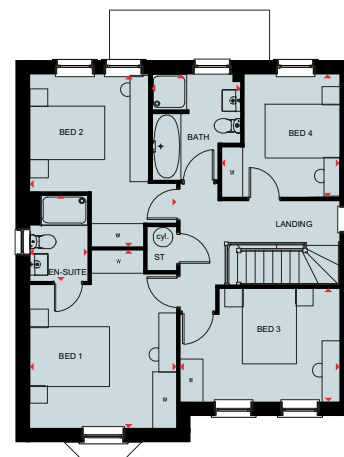
## FOUR BEDROOM DETACHED HOME



### Ground Floor

Lounge  
Kitchen/Dining  
Study  
Utility  
WC

5797 x 3723 mm 19'0" x 12'3"  
6142 x 4685 mm 20'2" x 15'4"  
2881 x 2361 mm 9'6" x 7'9"  
2545 x 1588 mm 8'4" x 5'3"  
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 14'11" x 12'3"  
2190 x 1471 mm 7'2" x 4'10"  
4379 x 3728 mm 14'4" x 12'3"  
4073 x 2881 mm 13'4" x 9'5"  
3115 x 3043 mm 10'3" x 10'0"  
2689 x 2266 mm 8'10" x 7'5"

### Key

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

Dimension location



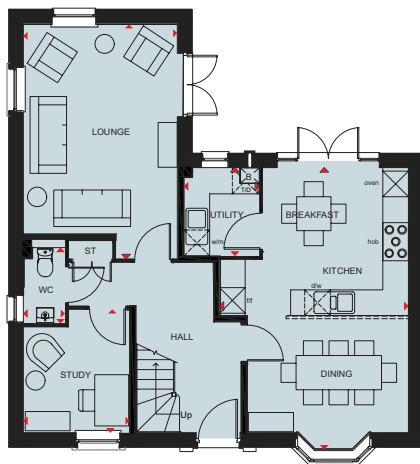
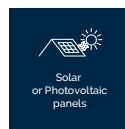
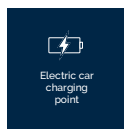
Scan here for more details



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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

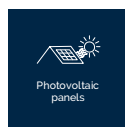
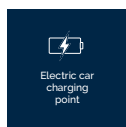
B	Boiler	f/f	Fridge/freezer space	wm	Washing machine space	W	Wardrobe space
ST	Store	dw	Dishwasher space	td	Tumble dryer space	◀▶	Dimension location



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# 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	3078 x 1720 mm	10'1" x 5'8"
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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# 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.



# 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.



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**dwh.co.uk** or call **033 3355 8479**