HAWK VIEW

BROUGH



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.





Our homes at Hawk View 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.





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.

















WE'RE HELPING TO MAKE YOUR HOME MORE —

ENERGY-EFFICIENT

We create low-carbon and efficient homes that are designed and built for better living and meet the challenges of the future.



 $^{\uplambda}$ Indicative figures, based on HBF "Watt a Save" report published July 2023.

*Source: Water UK



— THE DIFFERENCE IS LIVING AT —— HAWK VIEW



LOCATION

Welcome to Brough. Here on the northern banks of the Humber Estuary, you'll find an established and growing community of new homeowners on the edge of this small town.

Enjoy a beautiful and rare location next to a Special Area of Conservation, a Special Protected Area and a European Marine Site, home to a variety of special wildlife, including wintering and breeding birds.

Nearby schools boast 'Outstanding' and 'Good' Ofsted ratings and, should you need to commute around the region, you'll appreciate the ease of access to the A63 and M62.



LIVING

Not only are our new homes energy-efficient and designed for more sustainable living, but the location is too.

Leave the car at home – whilst quiet and serene on first appearance, there are a whole host of local amenities within a 20-minute walk, or under a mile, from your front door including a supermarket, primary school, doctor's surgery. veterinary practice, train station, and gym. Not to mention all the beautiful walks and fishing spots.



DESIGN

As a quality, award-winning homebuilder, 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, openplan layouts, French doors to bring the outside in and fully turfed gardens.



—— HAWK VIEW AMENITIES ——

AMENITIES MARKED WITH A MARE ALL LOCATED WITHIN 1 MILE. OR UNDER A 20MINUTE WALK. FROM THE FRONT OF THE DEVELOPMENT.

NURSERIES

Busy Bees Children's Day Nursery Welton Road, Brough HU15 1AF

Elloughton Private Nursery with Little Acorns 88 Main Street, Brough HU15 1HU

PRIMARY SCHOOLS

Hunsley Primary School

Bluebird Way, Brough HU15 1XB

Welton Primary School

Elloughtonthorpe Way, Brough HU15 1TJ

Brough Primary School

60 Welton Road, Brough HU15 1BH

Elloughton Primary School

Stockbridge Road, Brough HU15 1HN

SECONDARY SCHOOL

South Hunsley School and Sixth Form College

East Dale Road, Melton, North Ferriby HU14 3HS

LOCAL COUNCIL

East Riding of Yorkshire Council

DOCTOR

The Ridings, Brough Surgery

4 Centurion Way, Brough HU15 1AY

DENTIST

Brough Dental Studio

19 Welton Road, Brough HU15 1DR

HOSPITALS

Hull Royal Infirmary Hospital

Anlaby Road, Hull HU3 2JZ

Castle Hill Hospital

Castle Road, Cottingham HU16 5JQ

VFT

Medivet, Brough

60 Welton Road, Brough HU15 1BH

Archway Veterinary Practice M

100 Welton Road, Brough HU15 1BH

BUS SERVICE

East Yorkshire Motor Services

252 Anlaby Road, Hull HU3 2RS

TRAIN STATION

Brough Train Station M

Station Road, Brough HU15 1DZ

AIRPORT

Humberside Airport

Grimsby Road, Kirmington DN39 6YH

TAXI SERVICE

Riverside Travel, Brough

GYM & SPORTS

Welton Waters Adventure Centre

Common Lane, Welton, Brough HU15 1PT

Welton and Brough Sports Club

Common Lane, Brough HU15 1PT

Try Fitness

Unit 7 Toft Court, Skillings Lane, Brough HU15 1BA

Brantingham Parks Gym & Fitness

Elloughton Road, Brough HU15 1HX

Humber Yawl Club & Marina

Station Road, Brough HU15 1ED

SHOPPING & LEISURE

Aldi 🔝

Bluebird way, Brough

Morrisons 🚮

Welton Road, East Riding of Yorkshire **HU15 1AF**

Red Hawk Pub

Welton Road, Brough HU15 1AF 1 mile

Post Office

57 Welton Road, Brough HU15 1AB

Sainsbury's

51-53 Skillings Lane, Brough HU15 1BA

1-3 Skillings Lane, Brough HU15 1BA

Harrison Lock Family Butchers

59D Welton Road, Brough HU15 1AB

Grubb Deli

57B Welton Road, Brough HU15 1AB



HAWK VIEW

BROUGH

- The Wilford 2 bedroom home
- The Archford 3 bedroom home
- The Kennett 3 bedroom home
- The Millford 4 bedroom home
- The Holden 4 bedroom home
- V Visitor Parking Space **BCP Bin Collection Point**
 - **Show Homes**
 - Sales Centre

- The Eckington The Hadley 3 bedroom home
 - 3 bedroom home

The Kirkdale 4 bedroom home The Bradgate 4 bedroom home

The Winstone 4 bedroom home





Giving nature a home on this development:



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

Gravel Path

Existing Trees

Kick About Area

Play Area **Picnic** Area

Photovoltaic Panels Photovoltaic panels are

included on every home.

Electric Vehicle Charging

Electric vehicle charging points are included on every home. Please speak to your Sales Advisor for specific plot locations.

See the Difference at dwh.co.uk



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 onindividual plans.



First Floor

 Bedroom 1
 3923 x 2487 mm
 12'10" x 8'2"

 Bedroom 2
 3923 x 2926 mm
 12'10" x 9'7"

 Bathoom
 1897 x 1695 mm
 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



THE ECKINGTON

THREE BEDROOM HOME











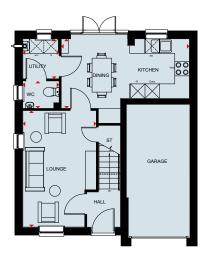






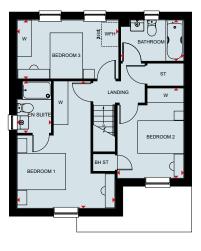






Ground Floor

Lounge Kitchen/Dining WC Utility 4807 x 3028 mm 5285 x 2873 mm 1495 x 1134 mm 1651 x 1470 mm 1550 x 1470 mm 1651 x 1470 mm 1550 x 10'0" 17'4" x 9'5" 4'10" x 3'9" 5'5" x 4'10"



First Floor

Bedroom 1 52 En Suite 21: Bedroom 2 37 Bedroom 3 41: Bathroom 26

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

Key

B Boiler

ST Store

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



THE ARCHFORD

THREE BEDROOM TERRACED 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

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" 3277 x 3229 mm 2119 x 1385 mm 3887 x 2475 mm 2281 x 2186 mm 2181 x 1815 mm Bedroom 1 En suite Bedroom 2 Bedroom 3 Bathroom

Key

B Boiler wm Washing machine space f/f Fridge/freezer space

dw Dishwasher space

W Wardrobe space Dimension location

WFH Working from home space



THE HADLEY

THREE BEDROOM END OR DETACHED HOME











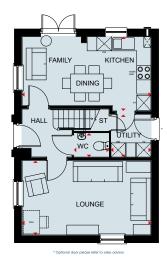












Ground Floor

Lounge Kitchen/Family/ Dining Utility WC 5450 x 3148 mm 17'11" x 10'4"

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



* Optional window please refer to sales adviso

First Floor

Bedroom 1 4324 x 40 En Suite 1856 x 173 Bedroom 2 3336 x 293 Bedroom 3 2713 x 22

4324 x 4053 mm 1856 x 1771 mm 3336 x 2978 mm 2713 x 2265 mm 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 ST Store wm Washing machine space f/f Fridge/freezer space dw Dishwasher spaceTD Tumble dryer

W Wardrobe space WFH Working from home space Dimension location



THE KENNETT

THREE BEDROOM HOME











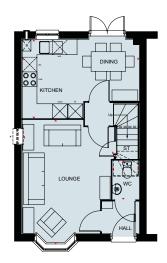








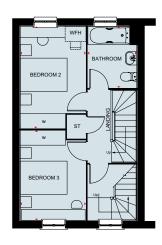




Ground Floor

Lounge Kitchen/Dining WC

16'5" x 12'3" 15'6" x 10'6" 5'1" x 3'5" 4994 x 3727 mm 4726 x 3195mm 1562 x 1038 mm



First Floor

13'7" x 8'9" 12'0" x 8'9" 8'2" x 6'6" 4141 x 2657 mm 3656 x 2658 mm 2496 x 1986 mm Bedroom 2 Bedroom 3 Bathroom



Second Floor

6681 x 4731 * mm 2496 * x 1190 mm 21'11" * x 15'6" 8'2"* x 3'11" En suite

Key

B Boiler

f/f Fridge freezer space dw Dishwasher space

wm Washing machine space w Wardrobe space

WFH Working from home space

RL Rooflight

Dimension location



THE KIRKDALE

FOUR BEDROOM DETACHED HOME











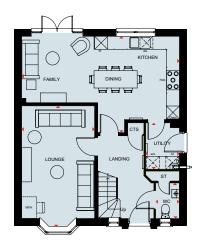








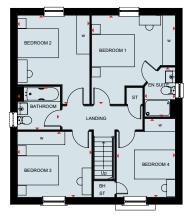




Ground Floor

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

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



First Floor

Bedroom 1 3885 x 4 En Suite 1425 x 2 Bedroom 2 3350 x 4 Bedroom 3 3447 x 3 Bedroom 4 2725 x 2

3885 x 4119 mm 12'9" x 13'6" 1425 x 2300 mm 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 Store wr

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



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 18'11" x 10'7" 19'10" x 15'6" 7'3" x 6'2" 5'10" x 2'11"



First Floor

| First riod| | State | State

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 BRADGATE

FOUR BEDROOM DETACHED HOME























Ground Floor

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

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

Key

8 mm 16'5" x 12'0" Bedroom 1 mm 28'5" x 16'5" En Suite 5 mm 9!" x 7'6" Bedroom 2 6 mm 5'6" x 5'8" Bedroom 3 nm 5'4" x 3'3" Bedroom 3 Bothroom

B Boiler dw Dishwasher space
ST Store f/f Fridge/freezer space

wm Washing machine spacetd Tumble dryer space

W Wardrobe spaceDimension location

First Floor



THE AVONDALE

FOUR BEDROOM HOME





















BEDROOM 4 BEDROOM 4 BHST BEDROOM 2 W

Ground Floor

Lounge Kitchen/Breakfast/Dining Utility Study WC 5488 x 3605 mm 6590 x 4415 mm 2060 x 1761 mm 2878 x 2488 mm 1768 x 975 m

First Floor

Bedroom 1 Ensuite Bedroom 2 Bedroom 3 Bedroom 4 Bathroom

Key

Boiler f/f Fridge/freezer space
T Store dw Dishwasher space

wm Washing machine spacetd Tumble dryer space

W Wardrobe spaceDimension location

NEW HOMES QUALITY CODE

THE HOLDEN

FOUR BEDROOM DETACHED HOME















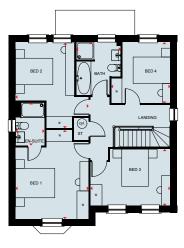






Ground Floor

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



First Floor

Bedroom 1 En Suite Bedroom 2 Bedroom 3 Bedroom 4 Bathroom 4538 x 3728 mm 2190 x 14711 mm 4379 x 3728 mm 14'11" x 12'3" x 4'10" 4379 x 3728 mm 13'4" x 9'5" 1315 x 3043 mm 2689 x 2266 mm 8'10" x 7'5"

Key

 B
 Boiler
 W
 Wardrobe space

 ST
 Store
 f/f
 Fridge/freezer space

wm Washing machine space dw Dishwasher space

CYL Cylinder td Tumble dryer Dimension location



THE WINSTONE

FOUR BEDROOM DETACHED HOME





















Ground Floor

| Stoud | Floor | Stoud | Stou

* Window may be omitted on certain plots.

Key

Boiler wm Washing machine space f/f Fridge freezer space
Store dw Dishwasher space td Tumble dryer space



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"
Rathoom	3014 v 2192 mm	0'10" v 7'0"

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

W Wardrobe space

→ 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 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

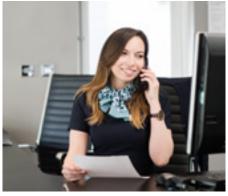




NEW HOMES

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 0333 355 8467