



OTTERS REACH

BENTHALL GRANGE

DAVID WILSON HOMES

WHERE QUALITY LIVES

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

OTTERS REACH

AT BENTHALL GRANGE

A LOCATION LIKE NO OTHER



Otters Reach at Benthall Grange is part of an exciting new community nestled in the heart of the Shropshire countryside. Inspired by the nearby Benthall Edge Wood, Benthall Grange will feature a blend of sustainable housing, employment, education and community spaces, in addition to swathes of green open space and woodlands to enjoy. Footpaths and cycleways link Benthall Grange to Ironbridge allowing you to take in your wonderful surroundings. A new nursery and primary school, sports pavilions, restaurants, cafes and river activities will form the future vision of this exciting new destination - a place you will be proud to call home.



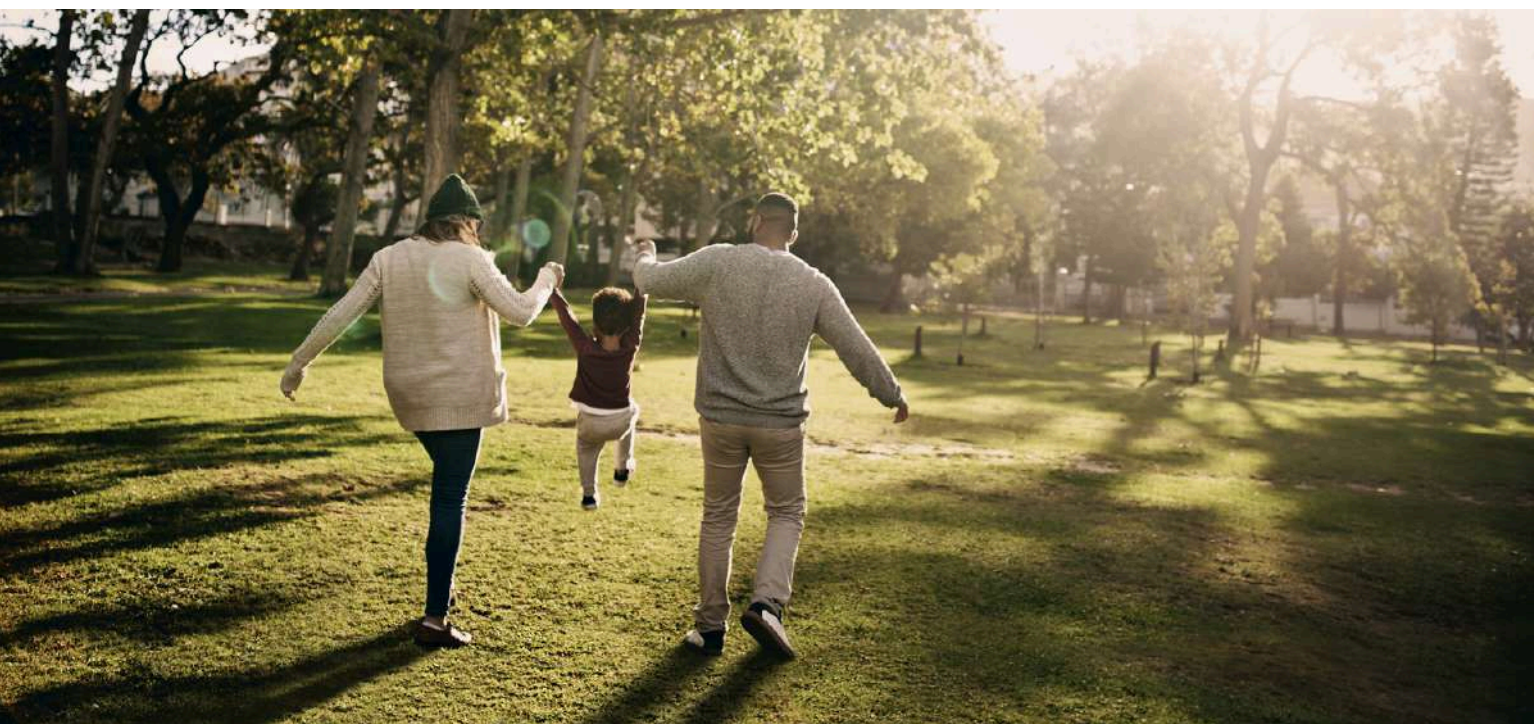
Otters Reach consists of a luxury collection of 2, 3, 4 & 5 bedroom homes, ideal for families, young professionals and those looking to downsize to a more manageable home. Located just a mile from Ironbridge, enjoy cosy pubs, shops and restaurants in this quaint riverside village. All homes at Otters Reach have been designed using sustainable technology to maximise on energy performance and reduce carbon emissions.

Click this link to visit our website:

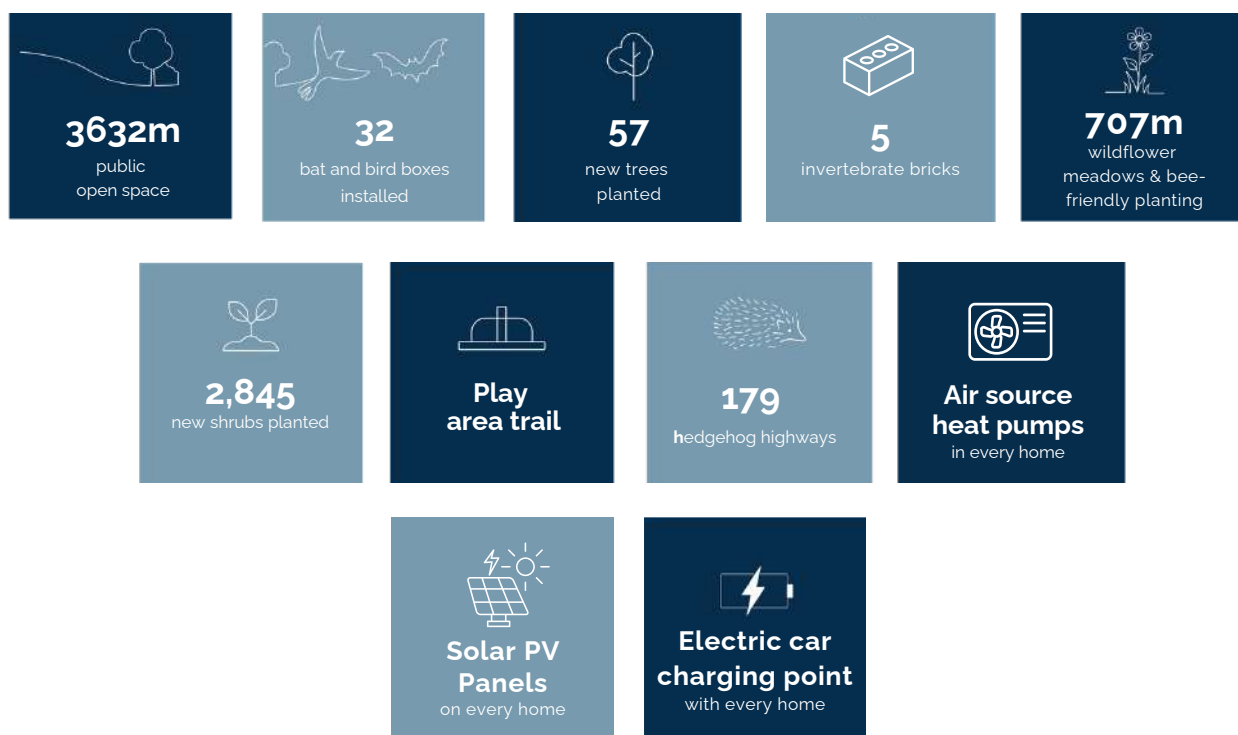
dwh.co.uk/ottersreach

CREATING A SUSTAINABLE COMMUNITY

WHERE FAMILIES AND NATURE CAN THRIVE AT OTTERS REACH



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.





OTTERS REACH

BENTHALL GRANGE

- **The Ashdown**
2 bedroom home
- **The Alder**
3 bedroom home
- **The Fairway**
3 bedroom home
- **The Hadley**
3 bedroom home
- **The Greenwood**
3 bedroom home
- **The Cannington**
3 bedroom home
- **The Parkin**
4 bedroom home
- **The Kirkdale**
4 bedroom home
- **The Hertford**
4 bedroom home
- **The Chelworth**
4 bedroom home
- **The Holden**
4 bedroom home
- **The Exeter**
4 bedroom home
- **The Moreton**
5 bedroom home

● **Affordable Housing**

SH Show Homes

SC Sales Centre

V Visitor Parking Space

S/S Substation



New Tree Line



Play Area



Existing Trees



Gravel Path



Attenuation Basin



Air Source Heat Pumps

Air Source Heat Pumps are included in every home



Electric Vehicle Charging

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



Photovoltaic Panels

Photovoltaic panels are included on every home. Please speak to your Sales Advisor for specific plot locations

Giving nature a home on this development :



Hedgehog Highway

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



See the Difference at dwh.co.uk



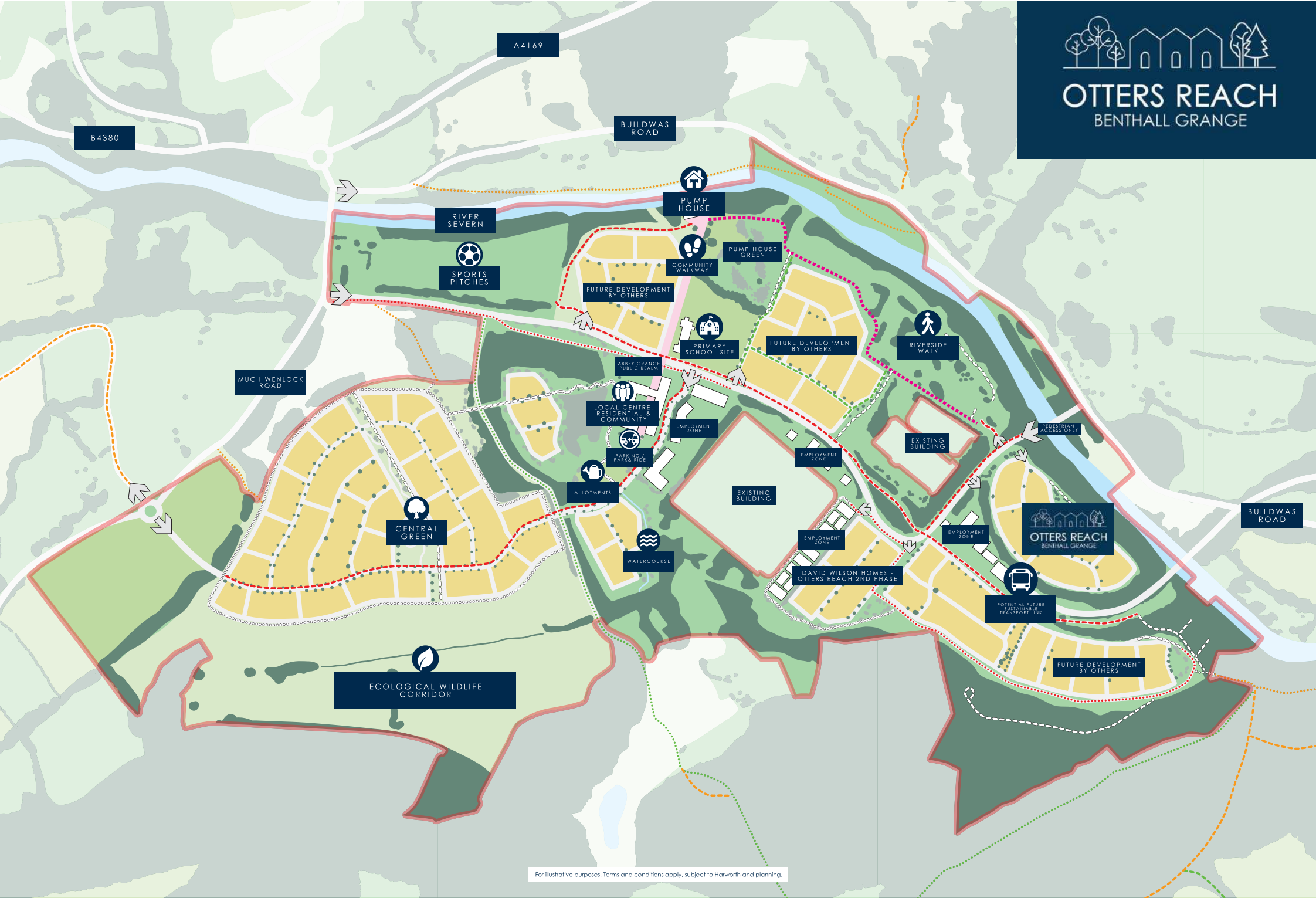
DAVID WILSON HOMES

WHERE QUALITY LIVES



OTTERS REACH

BENTHALL GRANGE

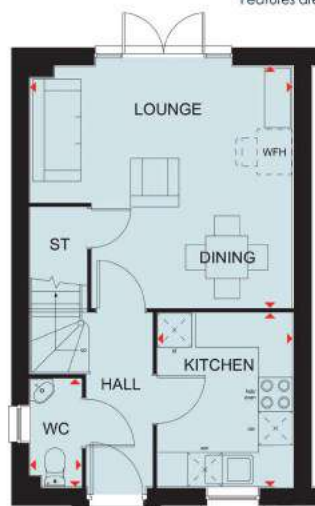


ASHDOWN

TWO BEDROOM HOME



Features are plot specific. Please refer to working drawing.



Ground Floor

Kitchen
Lounge/Dining
WC

3057 x 2378 mm
4617 x 4248 mm
1897 x 902 mm

10'0" x 7'9"
15'1" x 13'11"
6'2" x 2'11"



First Floor

Bedroom 1
En suite 1
Bedroom 2
En suite 2

3504 x 3211 mm
1969 x 1897 mm
4094 x 2632 mm
2391 x 1883 mm

11'5" x 10'6"
6'5" x 6'2"
13'4" x 8'7"
7'10" x 6'2"

Key

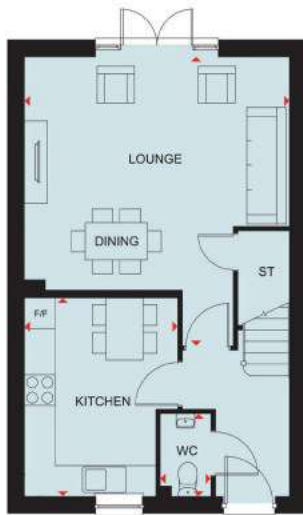
BH ST Bulkhead Store dw Dishwasher space WFH Working from home space ** Dimension location
ST Store wm Washing machine space f/f Fridge/freezer space W Wardrobe space



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ALDER

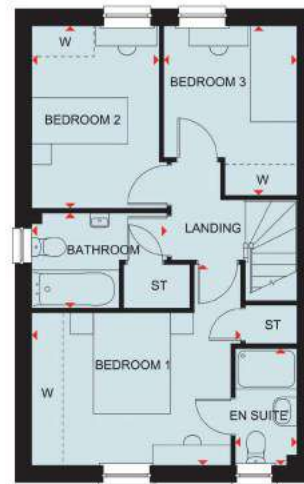
THREE BEDROOM HOME



Ground Floor
Lounge/Dining
Kitchen
WC

5166mm x 4545mm
2990mm x 3870mm
1561mm x 1054mm

16'11" x 14'10"
9'9" x 12'8"
5'1" x 3'5"



First Floor

Bedroom 1
En suite
Bedroom 2
Bedroom 3
Bathroom

3234mm x 3276mm
1385mm x 2199mm
2475mm x 3891mm
2286mm x 2186mm
1815mm x 2181mm

10'7" x 10'8"
4'6" x 6'11"
8'1" x 12'9"
7'6" x 7'2"
5'11" x 7'1"

Key

f/f Fridge/freezer space
w Wardrobe space

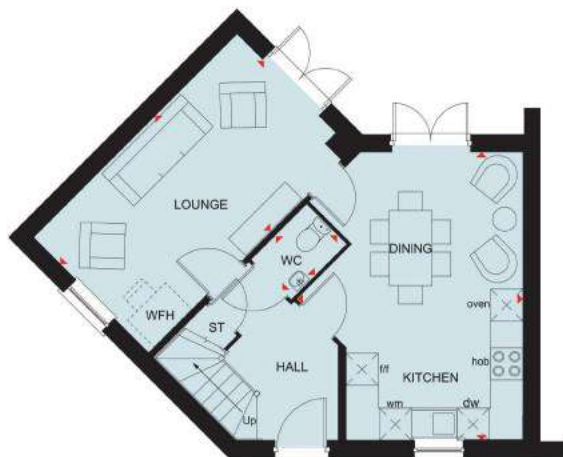
↔ Dimension location
ST Store



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FAIRWAY

THREE BEDROOM HOME



Ground Floor

Lounge	5385 x 3045 mm	17'8" x 10'0"
Kitchen/Dining	5390 x 4211 mm	17'8" x 13'10"
WC	1448 x 1025 mm	4'9" x 3'4"



First Floor

Bedroom 1	3601 x 3111 mm	11'10" x 10'2"
En suite	2161 x 1650 mm	7'1" x 5'5"
Bedroom 2	3160 x 3406 mm	10'5" x 11'2"
Bedroom 3	3542 x 2131 mm	11'7" x 7'0"
Bathroom	2518 x 1700 mm	8'3" x 5'7"

Key

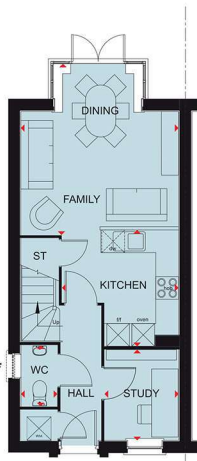
BH Bulkhead	wm Washing machine space	f/f Fridge freezer space	WFH Working from home space	Dimension location
ST Store	BH/ST Bulkhead Store	dw Dishwasher space	td Tumble dryer space	W Wardrobe space



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CANNINGTON

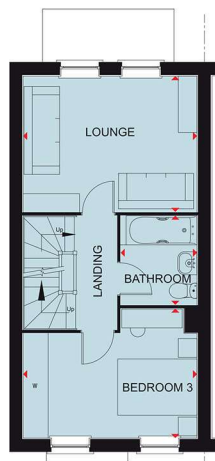
THREE BEDROOM HOME



Ground Floor

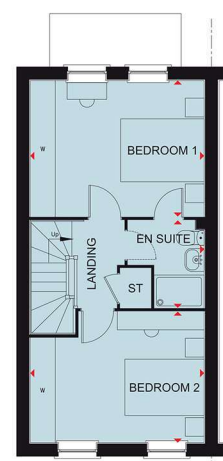
Family/Dining	4513 x 4162 mm	14'10" x 13'8"
Kitchen	3076 x 3070 mm	10'1" x 10'1"
Study	2394 x 1959 mm	7'10" x 6'5"
W.C	1614 x 961 mm	5'4" x 3'2"

* Window to WC included where plotting conditions allow



First Floor

Lounge	4168 x 3249 mm	13'8" x 10'8"
Bedroom 3	4168 x 3104 mm	13'8" x 10'2"
Bathroom	2139 x 1831 mm	7'0" x 6'0"



Second Floor

Bedroom 1	4168 x 3249 mm	13'8" x 10'8"
En suite	2101 x 1828 mm	6'11" x 6'0"
Bedroom 2	4168 x 3137 mm	13'8" x 10'4"

Key

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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GREENWOOD

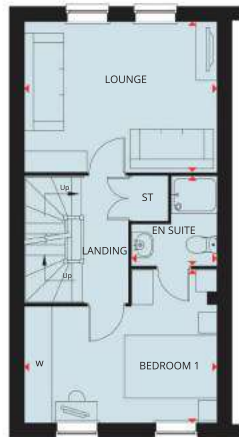
THREE BEDROOM HOME



Features are plot specific. Please refer to working drawings.



*optional window refer to sales advisor for individual plots



Ground Floor

Family/Dining	4160 x 4481 mm	13'8" x 14'8"
Kitchen	3070 x 3070 mm	10'0" x 10'0"
Study	2396 x 1959 mm	7'10" x 6'5"
WC	1614 x 968 mm	5'4" x 3'2"

First Floor

Lounge	4160 x 3255 mm	13'8" x 10'8"
Bedroom 1	4160 x 3318 mm	13'8" x 10'11"
En Suite	1838 x 1927 mm	6'0" x 6'4"

Second Floor

Bedroom 2	4160 x 4062* mm	13'8" x 13'4"*
Bedroom 3	4160 x 3255* mm	13'8" x 10'8"*
Bathroom	2000 x 1826 mm	6'7" x 6'0"

*Overall floor dimension includes lowered ceiling areas

Key

ST	Store	wm	Washing machine space	dw	Dishwasher space	RL	Roof light
f/f	Fridge/freezer space	W	Wardrobe space				Dimension location

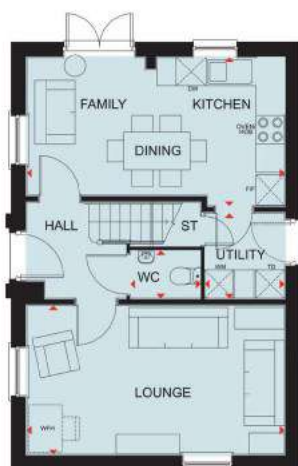


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HADLEY

THREE BEDROOM HOME



*Optional door please refer to sales advice



*Optional window please refer to sales advice

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

BH ST	Bulkhead Store	f/f	Fridge/freezer space	TD	Tumble dryer space	W	Wardrobe space
ST	Store	dw	Dishwasher space	WFH	Working from home space	↗	Dimension location
wm	Washing machine space						



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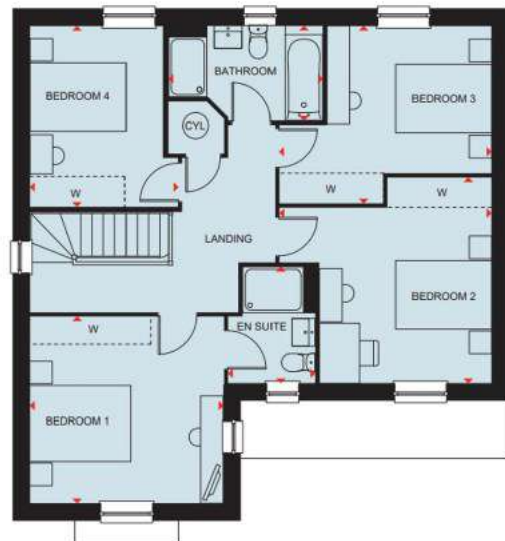
EXETER

FOUR BEDROOM HOME



Ground Floor

Kitchen / Dining / Family	5988 x 4810 mm	19'8" x 15'9"
Utility	3078 x 1720 mm	10'1" x 5'8"
Lounge	5088 x 3845 mm	16'8" x 12'7"
WC	1650 x 1496 mm	5'5" x 4'11"



First Floor

Bedroom 1	3850 x 3706 mm	12'8" x 12'2"
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"
En Suite	2310 x 1711 mm	7'7" x 5'7"

Key

ST Store	CYL Cylinder	dw Dishwasher space	WFH Work from home space	W Wardrobe space
	wm Washing machine space	f/f Fridge freezer space	TD Tumble dryer space	•• Dimension location

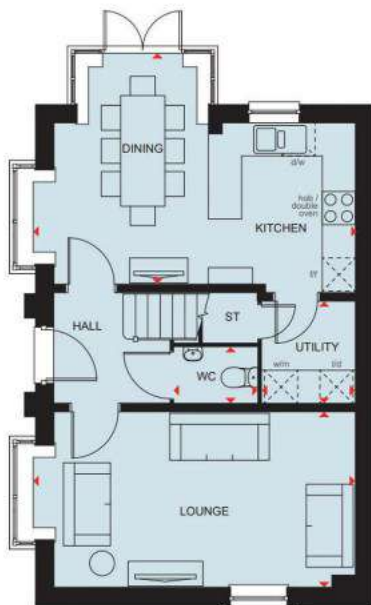
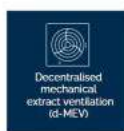


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HERTFORD

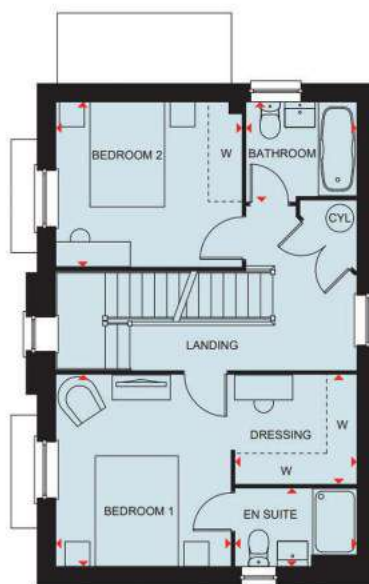
FOUR BEDROOM HOME



Ground Floor
Kitchen / Dining
Utility
Lounge
WC

5847 x 4327 mm
1850 x 1687 mm
5847 x 3173 mm
1500 x 1014 mm

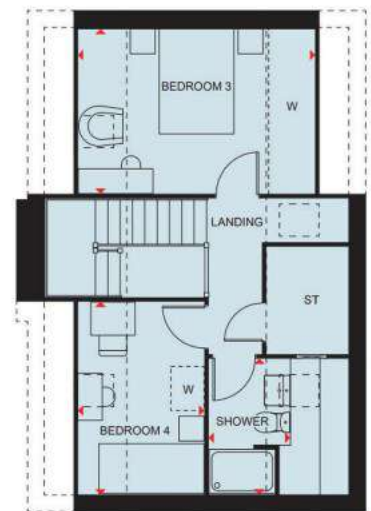
19'2" x 14'2"
6'1" x 5'6"
19'2" x 10'5"
4'11" x 3'4"



First Floor
Bedroom 1
Dressing
Bedroom 2
Bathroom
En Suite

3463 x 3162 mm
2201 x 1964 mm
3362 x 2979 mm
2000 x 1801 mm
2201 x 1411 mm

11'4" x 10'4"
7'3" x 6'5"
11'0" x 9'9"
6'7" x 5'11"
7'3" x 4'8"



Second Floor
Bedroom 3
Bedroom 4
Shower

4283 x 2979 mm
3463 x 2274 mm
2433 x 1464 mm

14'1" x 9'9"
11'4" x 7'6"
8'0" x 4'10"

Key

ST Store
BH ST Bulkhead store
CYL Cylinder

f/f Fridge freezer space
dw Dishwasher space

wm Washing machine space
td Tumble dryer space

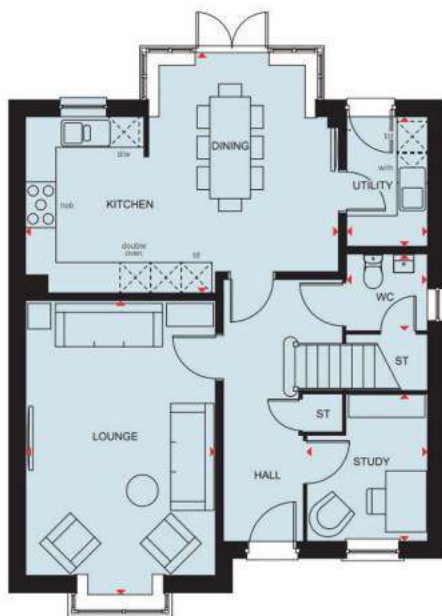
W Wardrobe space
Dimension location



DAVID WILSON HOMES

HOLDEN

FOUR BEDROOM HOME



Ground Floor

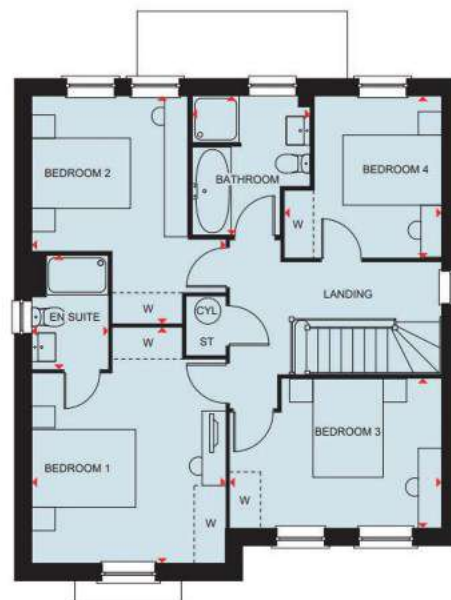
Kitchen / Dining
Utility
Lounge
Study
WC

6142 x 4685 mm
2545 x 1588 mm
5867 x 3723 mm
2881 x 2361 mm
1498 x 1588 mm

20'2" x 15'4"
8'4" x 5'3"
19'2" x 12'3"
9'6" x 7'9"
4'11" x 5'3"

Key

ST Store W Wardrobe space w/m Washing machine space CYL Cylinder
f/f Fridge/freezer space d/w Dishwasher space t/d Tumble dryer



First Floor

Bedroom 1
Bedroom 2
Bedroom 3
Bedroom 4
Bathroom
En Suite

4538 x 3728 mm
4379 x 3728 mm
4073 x 2881 mm
3115 x 3043 mm
2689 x 2266 mm
2190 x 1471 mm

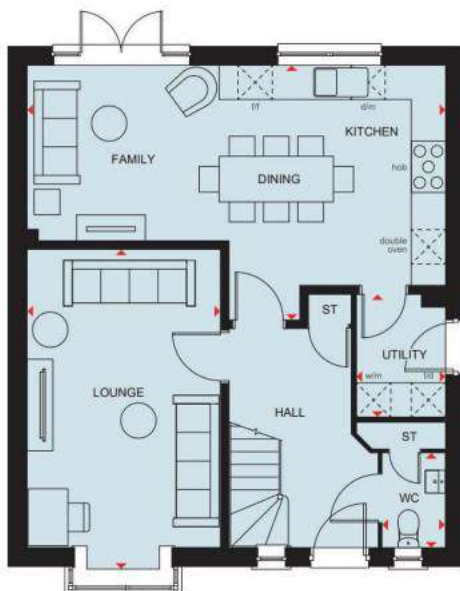
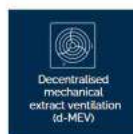
14'11" x 12'3"
14'4" x 12'3"
13'4" x 9'5"
10'3" x 10'0"
8'10" x 7'5"
7'2" x 4'10"



DAVID WILSON HOMES

KIRKDALE

FOUR BEDROOM DETACHED HOME



Ground Floor

Kitchen / Dining / Family	7318 x 4460 mm	24'0" x 14'8"
Utility	1561 x 2150 mm	5'1" x 7'1"
Lounge	3380 x 5700 mm	11'1" x 18'8"
WC	1095 x 1650 mm	3'7" x 5'5"

Key

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



First Floor

Bedroom 1	3885 x 4119 mm	12'9" x 13'6"
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"
En Suite	1425 x 2300 mm	4'8" x 7'7"



DAVID WILSON HOMES

CHELWORTH

FOUR BEDROOM HOME



Ground Floor

Lounge	5050 x 3800 mm	16'6" x 12'5"
Kitchen	6130 x 4100 mm	20'1" x 13'5"
Dining	3201 x 3100 mm	10'6" x 10'2"
Study	2987 x 2850 mm	9'9" x 9'4"
Utility	1861 x 1614 mm	6'1" x 5'3"
WC	1614 x 900 mm	5'3" x 2'11"



First Floor

Bedroom 1	4775 x 4261 mm	15'7" x 13'1"
En suite	2077 x 2561 mm	6'9" x 8'4"
Bedroom 2	3476 x 3800 mm	11'4" x 12'5"
Bedroom 3	3552 x 3616 mm	11'7" x 11'10"
Bedroom 4	3736 x 3275 mm	12'3" x 10'8"
Bathroom	2584 x 2071 mm	8'5" x 6'9"

Key

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

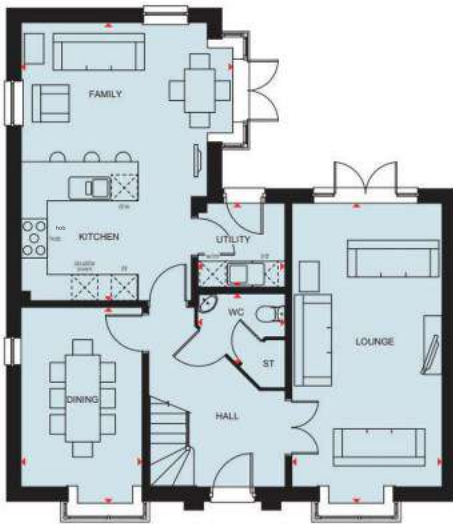


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MORETON

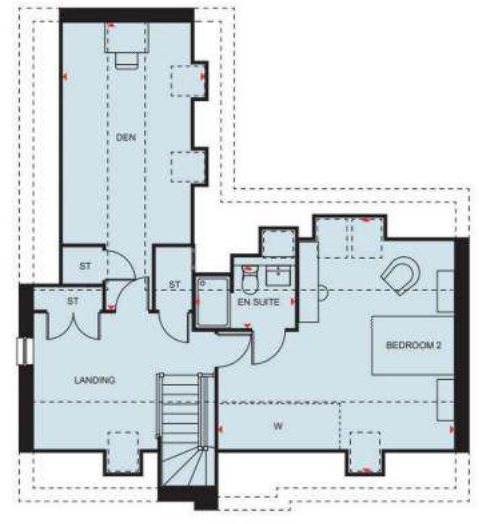
FIVE BEDROOM HOME



Ground Floor		
Kitchen / Family	6406 x 5120 mm	21'0" x 16'10"
Utility	1948 x 1935 mm	6'5" x 6'4"
Lounge	6932 x 3507 mm	22'9" x 11'6"
Dining	4144 x 2780 mm	13'7" x 9'2"
WC	1953 x 1617 mm	6'5" x 5'4"



First Floor		
Bedroom 1	6441 x 4280 mm	21'1" x 14'1"
Bedroom 3	4777 x 2852 mm	9'4" x 13'0"
Bedroom 4	3754 x 2700 mm	12'4" x 8'11"
Bedroom 5	3741 x 2799 mm	12'3" x 9'2"
Bathroom	2682 x 2125 mm	8'9" x 6'11"
En Suite	2526 x 2225 mm	8'3" x 7'3"



Second Floor		
Bedroom 2	5858 x 5438 mm	19'2" x 17'10"
En Suite	2291 x 1438 mm	7'6" x 4'8"
Den	6616 x 2941 mm	21'8" x 9'8"

Key

ST Store	wm Washing machine space	f/f Fridge freezer space	CYL Cylinder	BH Bulkhead	w Wardrobe space	Dimension location
	dw Dishwasher space	td Tumble dryer space	WfH Working from home space	BH ST Bulkhead Store	RL Rooflight	



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PARKIN

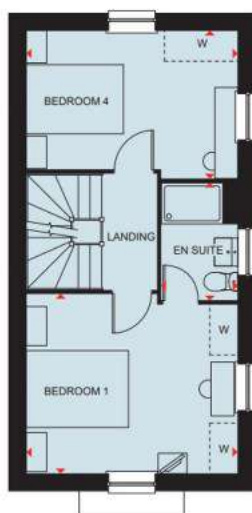
FOUR BEDROOM HOME



Ground Floor
Kitchen / Dining
Lounge
WC

4133 x 4028 mm
4138 x 3947 mm
1673 x 896 mm

137' x 13'3"
137' x 12'11"
56' x 2'11"



First Floor
Bedroom 1
Bedroom 4
En Suite

4138 x 3508 mm
4138 x 2893 mm
1448 x 2290 mm

137' x 11'6"
137' x 9'6"
49' x 7'6"



Second Floor
Bedroom 2
Bedroom 3
Bathroom

4138 x 3508 mm
4138 x 3202 mm
1695 x 2131 mm

137' x 11'6"
137' x 10'6"
57' x 7'0"

Key

wm Washing machine space
dw Dishwasher space

f/f Fridge freezer space
td Tumble dryer space

ST Store
W Wardrobe space

Dimension location



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— LOCAL AMENITIES —

NURSERIES

Wooden Tops Day Nursery

Park Lane, Woodside, TF7 5QZ

Woodlands Primary & Nursery School

Ironbridge Road, Woodside, TF7 5HX

Twiggy's Day Nursery

Upper Road, Madeley, TF7 5DL

SCHOOLS

New Primary School

Opening soon at Benthall Grange, TF8 7BL

Coalbrookdale & Ironbridge CofE Primary

Dale Road, Ironbridge, TF8 7DS

Haberdashers' Abraham Darby Academy

Ironbridge Road, Woodside, TF7 5HX

William Reynolds Primary School

Westbourne, Woodside, TF7 5QW

John Fletcher of Madeley Primary

Upper Road, Madeley, TF7 5DL

The Madeley Academy

Castlefields Way, Madeley, TF7 5BF

TRANSPORT

Telford Central Train Station

Euston Way, Telford, TF3 4LZ

HEALTHCARE

Ironbridge Pharmacy & Post Office

The Square, Ironbridge, Telford

The Princess Royal Hospital

Apley Castle, Telford, TF1 6TF

Ironbridge Medical Practice

Dale Road, Coalbrookdale, TF8 7DT

Park Lane Dental

Park Lane, Woodside, TF7 5QZ

SUPERMARKETS

Co-op

Wharfage Road, Ironbridge, TF8 7NJ

Tesco Superstore

Park Avenue, Madeley, TF7 5AB

Aldi

Madeley Court Way, Madeley, TF7 5RQ

Lidl

Madeley Court Way, Madeley, TF7 5FL

PETS

Vets 4 Pets

Parkway, Madeley, TF7 5FL

Severn Edge Vets

Park Street, Madeley, TF7 5LD

Sidney's Grooming

High Street, Ironbridge, TF8 7AD

PLACES TO EAT

Chez Maw Restaurant (Modern British)

Buildwas Road, Ironbridge, TF8 7DW

Aftab (Indian)

High Street, Ironbridge, TF8 7AD

The Malthouse Pub

Wharfage, Ironbridge, TF8 7NH

Suree's Kitchen (Thai)

Wharfage, Ironbridge, TF8 7AW

The Elephant Crossing (Mexican)

High Street, Ironbridge, TF8 7AD

Embers Cafe

Station Road, Coalbrookdale, TF8 7DR

LEISURE

Telford Shopping Centre

Woodhouse Central, Telford, TF3 4BX

Telford Hotel, Spa & Golf Resort

Sutton Way, Telford, TF7 4DT

Telford & Wrekin Leisure Centre

Ironbridge Road, Madeley, TF7 5HX

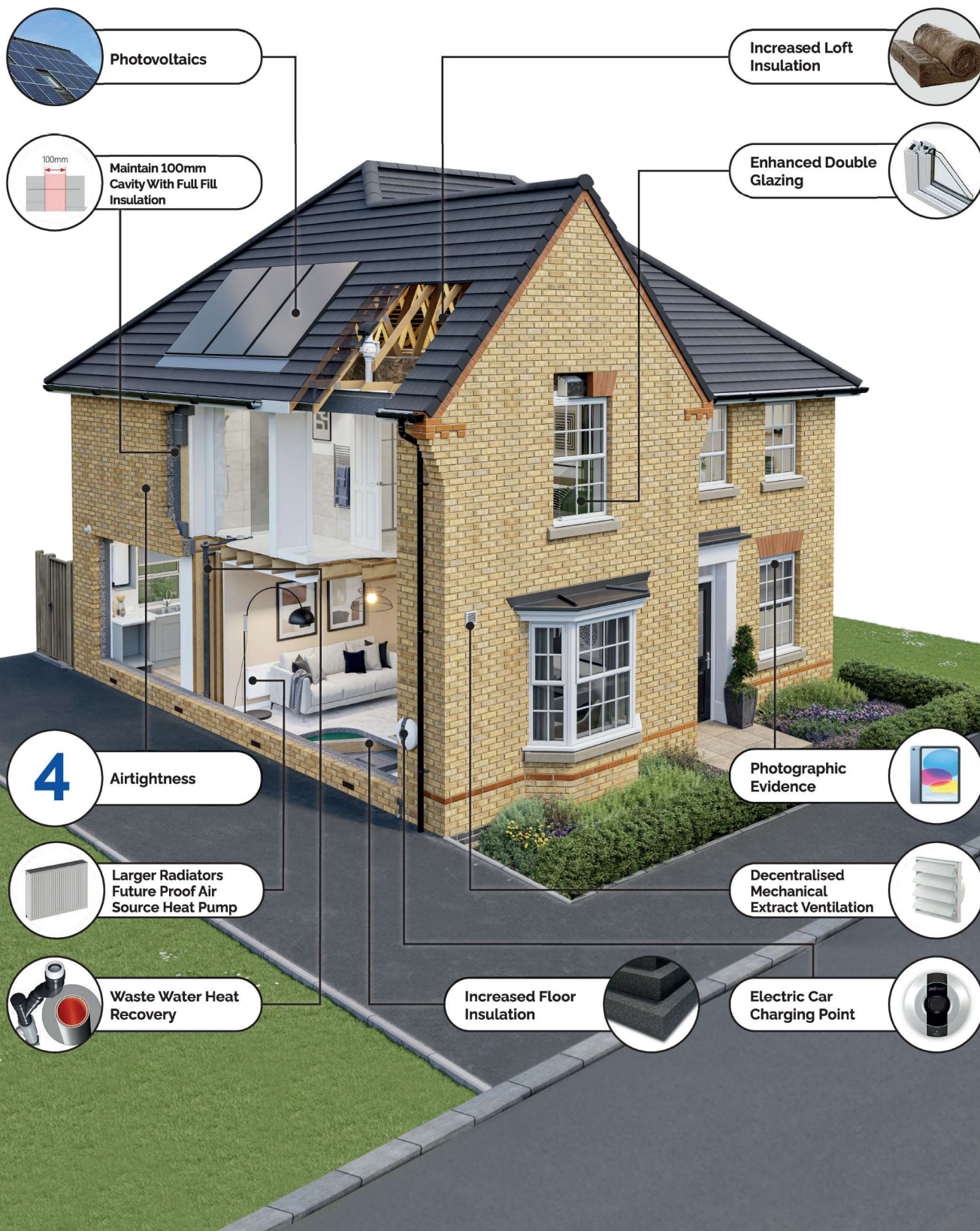
Telford Amateur Boxing Club

High Street, Madeley, TF7 5AU

Telford Snowboard & Ski Centre

Court Street, Madeley, TF7 5EE





Scan here to discover more

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
- 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 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 8479

Calls to 03 numbers are charged at the same rate as dialling an 01 or 02 number. If your fixed line or mobile service has inclusive minutes to 01/02 numbers, then calls to 03 are counted as part of this inclusive call volume. Non-BT customers and mobile phone users should contact their service providers for information about the cost of calls. BDW004143/JAN24