







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 offers a range of spacious bedroom designs, with developments located in highly desirably 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.





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.



















INTRODUCING LADDEN GARDEN VILLAGE



A fantastic location

This new community will have everything you need right on your doorstep. Good schools, a shopping centre, supermarkets, parks and a leisure centre are all either within walking distance or just a 5-minute drive away. Chipping Sodbury is just 2 miles away and has a range of independent shops, restaurants and cafes to enjoy as well as a Waitrose supermarket.

Commuters will have easy access to the M4 just 15 minutes away, while Bristol city centre is 12 miles away.



Welcome

Our 2, 3 and 4 bedroom homes at Ladden Garden Village will form part of a new community in Yate.

As part of this exciting new neighbourhood there will be a primary school, nursery and local centre as well as large areas of open space and sports pitches. New offices will also create plenty of employment opportunities.



Plenty to see and do

Yate Shopping Centre is just 5 minutes away and has a range of high-street stores as well as numerous cafes, restaurants, a Cineworld, a Tesco Extra and Morrisons. For a wider range of shops, Bristol city centre is a 30-minute drive away.

If you're into keeping fit, Yate Leisure Centre is 5 minutes away and has a 25-metre swimming pool, a modern state-of-the-art gym and a large sports hall.







New Nurseries and Schools with up to 15.5 acres of outdoor sports facilities



Planting of Over 600 New Trees and over 3.7 acres of new woodland and hedgerows



Over 32 acres of Open Space including 20 acres of species rich grassland and natural landscape features



1.18 hectares of Allotments



Over 4 acres of New Play Areas for a variety of age groups



Approximately 4.5 kilometres of cycleways and footpaths





See the Difference at dwh.co.uk



THE WILFORD

TWO BEDROOM HOME









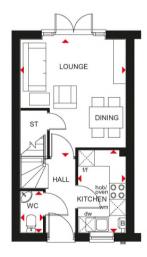












Ground Floor

 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 Bedroom 2 Bathoom 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"

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 HADLEY SPECIAL

THREE BEDROOM HOME











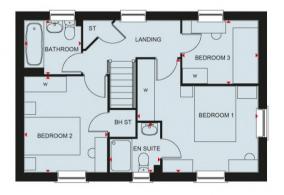












Ground Floor

Lounge Kitchen/Family/ Dining Utility WC

5455 x 3153 mm 17'10" x 10'4"

5455 x 2917 mm 1816 x 1687 mm 1481 x 1011 mm 17'10" x 9'6" 5'11" x 5'6" 4'10" x 3'3"

First Floor

4324 x 4058 mm 1856 x 1771 mm 3441 x 2978 mm 2713 x 2265 mm 14'2 x 13'3" 6'1 x 5'9" 11'3 x 9'9" 8'10 x 7'5" Bedroom 1 En suite Bedroom 2 Bedroom 3 Bathrooom 2025 x 1925 mm 6'7 x 6'3'

Key

B Boiler ST Store BH ST Bulkhead Store f/f Fridge/freezer space wm Washing machine space dw Dishwasher space

td Tumble dryer space Wardrobe space

Dimension location



THE HADLEY

THREE BEDROOM HOME









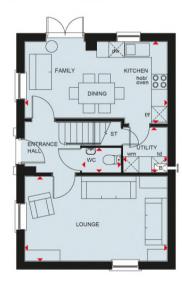








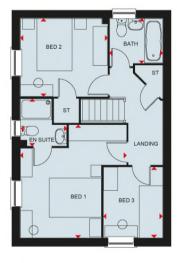




Ground Floor

Lounge Kitchen/Family/ Dining Utility WC 5455 x 3242 mm 17'11" x 10'8"

5455 x 3131 mm 17'11" x 10'3" 1727 x 1688 mm 5'8" x 5'6" 1484 x 932 mm 4'10" x 3'1"



First Floor

 Bedroom 1
 4324 x 4058 mm
 14'2" x 13'

 En suite
 1806 x 1200 mm
 5'11" x 3'1

 Bedroom 2
 3341 x 2978 mm
 11'3" x 9'9

 Bedroom 3
 2713 x 2265 mm
 8'11" x 7'5

 Bathroom
 2025 x 1700 mm
 6'8" x 5'7

Key

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

dw Dishwasher spacetd Tumble dryer space

Dimension location



THE FAIRWAY

THREE BEDROOM HOME























Ground Floor Lounge Kitchen/Dining WC

5390 x 3050 mm 5390 x 4216 mm 1448 x 1025 mm 17'8" x 10'0" 17'8" x 13'10" 4'9" x 3'4" BEDROOM 2 BEDROOM 3

First Floor Bedroom 1 En suite Bedroom 2 Bedroom 3 Bathrooom

3601 x 3111 mm 2161 x 1650 mm 3165 x 3406 mm 3542 x 2136 mm 2518 x 1700 mm

11'10" x 10'2" 7'1" x 5'5" 10'5" x 11'2" 11'7" x 7'0" 8'3" x 5'7"

Key

B Boiler f/f Fridfge/freezer space

ST Store wm Washing machine space dw Dishwasher space Dimension location



INGLEBY FOUR BEDROOM HOME









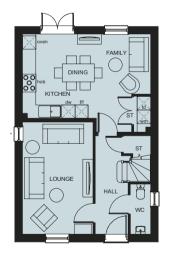












Ground Floor

Lounge Kitchen/Family/Dining WC

* window to plot 40 only

16'2" x 10'2" 18'6" x 14'1" 7'3" x 2'11" 4930 x 3100 mm 5365 x 4305 mm 2206 x 900 mm



First Floor

3802 x 2800 mm 1962 x 1800 mm 3587 x 2800 mm 2747 x 2066 mm 2747 x 2172 mm 2179 x 1700 mm 12'6" x 9'2" 6'5" x 5'11" 11'9" x 9'2" 9'0" x 6'9" 9'0" x 7'1" 7'2" x 5'7" Bedroom 1 En suite Bedroom 2 Bedroom 3 Bedroom4 Bathroom

* window to plots 29, 39, 40 & 48 only

Key

B Boiler wm Washing machine space Store

f/f Fridge freezer space dw Dishwasher space td Tumble dryer space

WFH Working from home space W Wardrobe space



THE ASHINGTON

FOUR BEDROOM HOME





















Ground Floor

19'9" x 11'3" 16'11" x 9'5" 15'0" x 8'6" 5'8" x 5'6" 6027 x 3442 mm Lounge Kitchen/Breakfast 5177 x 2887 mm 4580 x 2603 mm 1720 x 1691 mm



First Floor

3539 x 3821 mm 2279 x 1398 mm 3509 x 3504 mm 4248 x 3447 mm 2343 x 2519 mm 11'7" x 12'6" 7'6" x 4'7" 11'6" x 11'6" 13'11" x 11'3" 7'8" x 8'3" 9'2" x 6'7" Bedroom 1 En suite Bedroom 2 Bedroom 3 Bedroom 4 Bathroom 2805 x 2012 mm

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



THE KIRKDALE

FOUR BEDROOM DETACHED HOME





















Ground Floor

Lounge Kitchen/Dining/ Family Utility WC 5725 x 3435 mm 18'7" x 11'2" 7323 x 4460 mm 24'0" x 14'8"

1561 x 2150 mm 5'1" x 7'1" 1100 x 1650 mm 3'7" x 5'5"



First Floor

Bedroom 1
En suite
Bedroom 2
Bedroom 3
Bedroom 4
Bathrooom

4085 x 4124 mm 13'5" x 13'6" 1425 x 2300 mm 3150 x 4124 mm 10'4" x 13'6" 3447 x 3048 mm 2725 x 3648 mm 1938 x 2400 mm 6'4" x 7'10"

Key

B Boiler BHST Bulkhead store ST Store CYL Cylinder f/f Fridfge/freezer space wm Washing machine space dw Dishwasher spacetd Tumble dryer space

W Wardrobe space

Dimension location

NEW HOMES QUALITY CODE

THE CORNELL

FOUR BEDROOM HOME





















BED 1 BED 4

Ground Floor

Lounge Kitchen/Family/ Dining Utility WC

6427 x 4028 mm 21'1" x 13'2" 6427 x 5005 mm 21'1" x 16'5"

1860 x 1754 mm 1786 x 971 mm 6'1" x 5'9" 5'10" x 3'2"

First Floor

5388 x 3571 mm 2010 x 1324 mm 3677 x 3767 mm 3767 x 2661 mm 2577 x 2160 mm 2062 x 1875 mm 17'8" x 11'8" 6'7" x 4'4" 12'1" x 12'4" 12'4" x 8'9" 8'5" x 7'1" 6'9" x 6'2" Bedroom 1 En Suite Bedroom 2 Bedroom 3 Bedroom 4 Bathroom

Key

B Boiler ST Store

CYL Cylinder f/f Fridge/freezer space wm Washing machine space dw Dishwasher space

td Tumble dryer space Dimension location

THE MERIDEN

FOUR BEDROOM DETACHED HOME





















Ground Floor

Lounge Kitchen/Family/ Dining Utility

5767 x 3235 mm 18'11" x 10'7"

6486 x 4735 mm 2305 x 1877 mm 1786 x 882 mm 21'3" x 15'6" 7'7" x 6'2" 5'10" x 2'11"



First Floor

5208 x 3822 mm 2235 x 1923 mm 4161 x 3155 mm 4056 x 3365 mm 3527 x 3423 mm 2913 x 2100 mm 17'1" x 12'6" 7'4" x 6'4" 13'8" x 10'4" 13'3" x 11'0" 11'7" x 11'3" 9'6" x 6'11" Bedroom 1 En Suite Bedroom 2 Bedroom 3 Bedroom 4

Key

B Boiler ST Store

CYL Cylinder f/f Fridge/freezer space wm Washing machine space dw Dishwasher space

td Tumble dryer space Dimension location

THE AVONDALE

FOUR BEDROOM HOME























Ground Floor

Lounge Kitchen/Breakfast/Dining Utility Study

* window to plot 19 only

18'0" x 11'10" 21'7" x 14'6" 6'9" x 5'9" 9'5" x 8'2" 5'10" x 3'2" 5488 x 3605 mm 6590 x 4415 mm 2060 x 1761 mm 2878 x 2488 mm

1768 x 975 mm

First Floor

Bedroom 1 Ensuite Bedroom 2 Bedroom 3 Bedroom 4 Bathroom 5585 x 3605 mm 2222 x 1433 mm 5225 x 2792 mm 3563 x 3308 mm 3853 x 2547 mm 2871 x 1927 mm

18'3" x 11'10" 7'3" x 4'8" 17'1" x 9'2 11'8" x 10'10" 12'7" x 8'4" 9'5" x 6'4"

Key

B Boiler ST Store

f/f Fridge/freezer space dw Dishwasher space

wm Washing machine space td Tumble dryer space

W Wardrobe space Dimension location

HOLDEN

FOUR BEDROOM HOME





















Ground Floor

Lounge Kitchen/Dining/ Family Study Utility

6080 x 3728 mm 6147 x 4685 mm 19'11" x 12'3" 20'2" x 15'4"

2886 x 2361 mm 2545 x 1593 mm 1506 x 1593 mm 9'6" x 7'9" 8'4" x 5'3" 4'11" x 5'3"



First Floor

4543 x 3728 mm 2190 x 1390 mm 4384 x 3728 mm 4073 x 2886 mm 3120 x 3043 mm 2689 x 2266 mm 14'11" x 12'3" 7'2" x 4'7" 14'4" x 12'3" 13'4" x 9'5" 10'3" x 10'0" 8'10" x 7'5" Bedroom 1 En suite Bedroom 2 Bedroom 3 Bedroom 4 Bathrooom

Key

B Boiler CYL Cylinder ST Store f/f Fridfge/freezer space

wm Washing machine space dw Dishwasher space

td Tumble dryer space Dimension location



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.





Nothing in this code affects any other rights the customer has by law and does not replace any legislation that applies to the new home. Customers do not have to make a complaint to the New Homes Ombudsman Service if they are not satisfied with a matter that is covered by the code. They may decide to take other action, such as through the civil courts or other ombudsman or regulator. We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. These and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.

DAVID WILSON HOMES

WHERE QUALITY LIVES

dwh.co.uk or call 0333 355 8495