



# LADDEN GARDEN VILLAGE

PHASE 7 DEVELOPMENT LAYOUT



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.



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# LADDEN GARDEN VILLAGE

— A LOCATION LIKE NO OTHER —



Ladden Garden Village is a new community in Yate, with a range of 2, 3, 4 & 5 bedroom homes.

This neighbourhood includes a Sainsbury's Local, a nursery, 32 acres of open space, 4.5km of cycleways and footpaths as well as sports pitches and play areas. The M4 is just 15 minutes away and Bristol city centre is within easy reach.

Yate and Chipping Sodbury are close by with a good range of shops, supermarkets, restaurants and cafes to enjoy.

Yate train station is less than 3 miles away and has direct services to Bristol, Gloucester and Cheltenham.

For families there are a good range of primary and secondary schools just 5 minutes away.

A SENSE OF PEACE

# QUALITY

— AND SPACE —

Our homes 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 space 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 as most of our homes have two or more bathrooms, including your own private sanctuary – a main 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.





# LADDEN GARDEN VILLAGE

- **The Wilford**  
2 bedroom home
- **The Archford**  
3 bedroom home
- **The Hadley**  
3 bedroom home
- **The Greenwood**  
3 bedroom home
- **The Ingleby**  
4 bedroom home
- **The Bayswater**  
4 bedroom home
- **The Hertford**  
4 bedroom home
- **The Avondale**  
4 bedroom home
- **The Holden**  
4 bedroom home
- **The Manning**  
5 bedroom home
- **The Henley**  
5 bedroom home
- **The Glidwell**  
5 bedroom home
- **Affordable Housing**
- V **Visitor Parking**
- S/S **Sub Station**



- Play Area** 
  - Attenuation Pond** 
  - Mature Tree Line** 
  - New Tree Line** 
  - Photovoltaic Panels**   
PV panels are not shown on this site plan, please speak to our Sales Adviser for details where these will be located.
  - Giving nature a home on this development:**
  - Hedgehog Highway**   
Selected Plots\*
  - Swift Nesting Brick**   
Selected Plots\*
  - Bat Box**   
Selected Plots\*
  - Newt Pond** 
- Positioning of our sustainability features are subject to change. Speak to a Sales Adviser for more information.

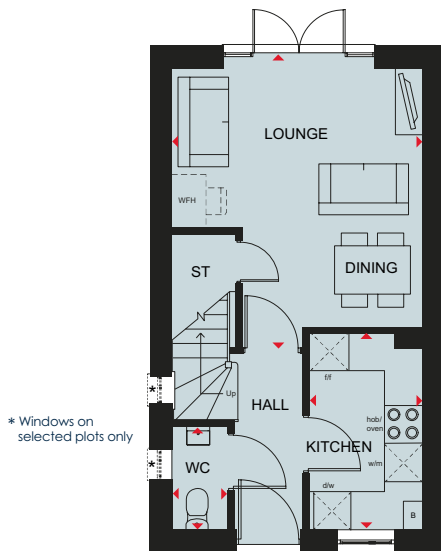
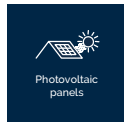
See the Difference at [dwh.co.uk](http://dwh.co.uk)



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WHERE QUALITY LIVES

# THE WILFORD

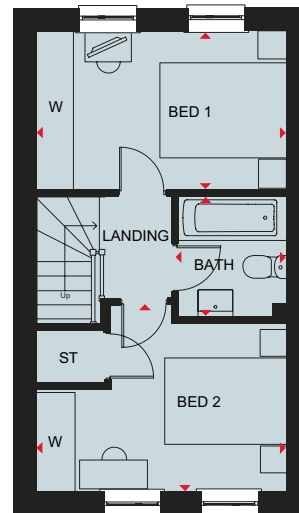
## TWO BEDROOM HOME



### 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 1081 mm	5'4" x 3'7"

(Approximate dimensions)



### First Floor

Bedroom 1	3923 x 2487 mm	12'10" x 8'2"
Bedroom 2	3923 x 2926 mm	12'10" x 9'7"
Bathroom	1897 x 1695 mm	6'3" x 5'7"

(Approximate dimensions)

### Key

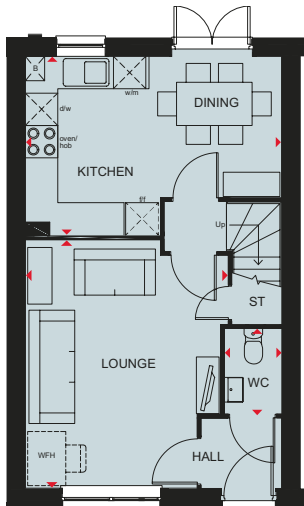
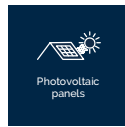
B Boiler	w/m Washing machine	f/f Fridge freezer space	W Wardrobe space
ST Store	d/w Dishwasher space	WFH Working from home space	◀▶ Dimension location



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# THE ARCHFORD

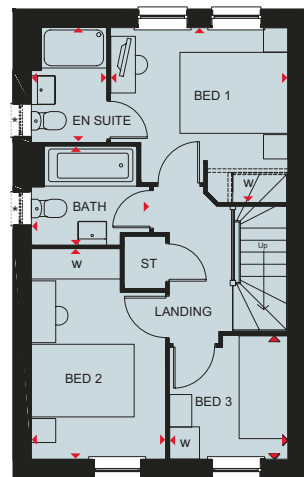
## THREE BEDROOM HOME



### 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"

(Approximate dimensions)



### 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"

(Approximate dimensions)

\* Windows on selected plots only

### Key

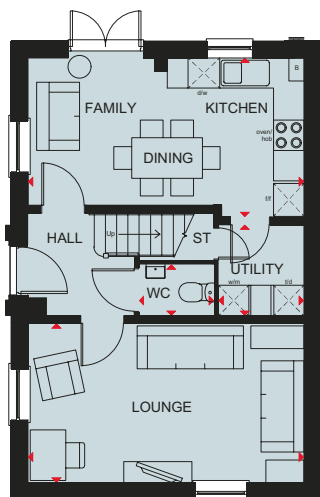
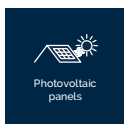
B	Boiler	w/m	Washing machine	f/f	Fridge freezer space	WFH	Working from home space
ST	Store	d/w	Dishwasher space	W	Wardrobe space	◀▶	Dimension location



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# THE HADLEY

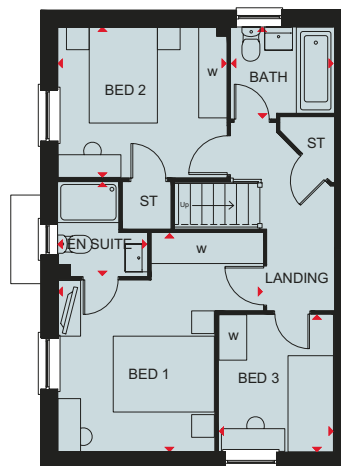
## THREE BEDROOM HOME



### 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"

(Approximate dimensions)



### First Floor

Bedroom 1	4324 x 4053 mm	14'2" x 13'3"
En suite	1856 x 1771 mm	6'1" x 5'6"
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"

(Approximate dimensions)

### Key

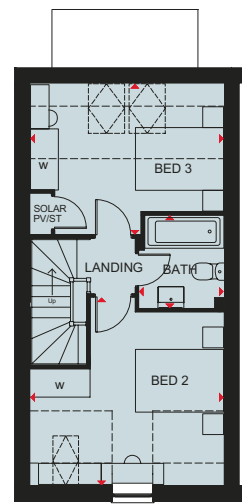
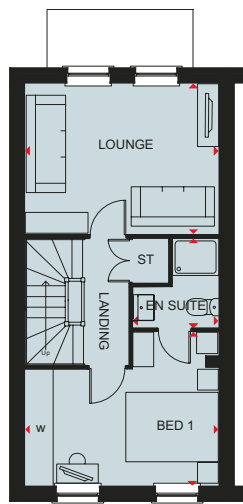
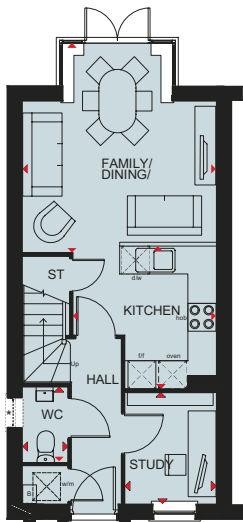
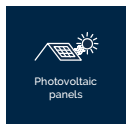
B Boiler	w/m Washing machine	f/f Fridge freezer space	W Wardrobe space
ST Store	d/w Dishwasher space	t/d Tumble dryer space	◀▶ Dimension location



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# THE GREENWOOD

## THREE BEDROOM HOME



\* Window on selected plots only

### Ground Floor

Family/Dining	4513 x 4163 mm	14'10" x 13'8"
Kitchen	3074 x 3070 mm	10'1" x 10'1"
Study	2394 x 1960 mm	7'10" x 6'5"
WC	1614 x 963 mm	5'4" x 3'2"

(Approximate dimensions)

### First Floor

Lounge	4168 x 3253 mm	13'8" x 10'8"
Bedroom 1	4168 x 3316 mm	13'8" x 10'10"
En suite	1928 x 1848 mm	6'4" x 6'1"

(Approximate dimensions)

### Second Floor

Bedroom 2	4168 x 4054 mm	13'8" x 13'4"
Bedroom 3	4168 x 3248 mm	13'8" x 10'8"
Bathroom	2001 x 1827mm	6'7" x 6'0"

(Approximate dimensions including lowered ceiling areas)

### Key

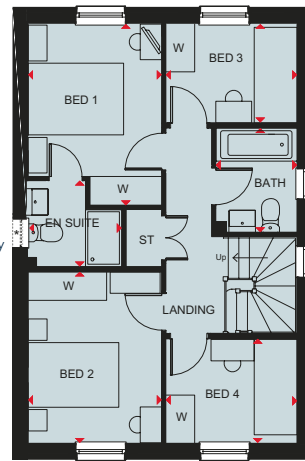
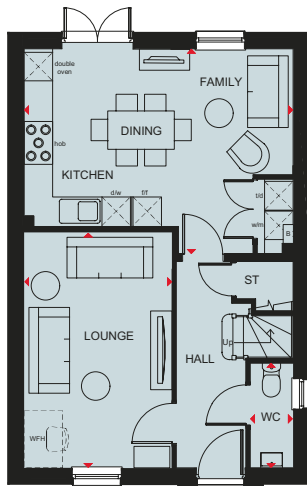
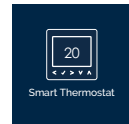
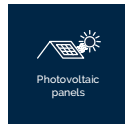
B	Boiler	w/m	Washing machine	f/f	Fridge freezer space	WFH	Working from home space
ST	Store	d/w	Dishwasher space	W	Wardrobe space	◀▶	Dimension location



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# THE INGLEBY

## FOUR BEDROOM HOME



\* Window on selected plots only

### Ground Floor

Lounge	4925 x 3095 mm	16'2" x 10'2"
Kitchen/Family/Dining	5365 x 4295 mm	18'6" x 14'1"
WC	2206 x 900 mm	7'3" x 2'11"

(Approximate dimensions)

### Key

B Boiler	w/m Washing machine	f/f Fridge freezer space	W Wardrobe space	◀▶ Dimension location
ST Store	d/w Dishwasher space	t/d Tumble dryer space	WFH Working from home space	

### First Floor

Bedroom 1	3797 x 2800 mm	12'6" x 9'2"
En suite	1962 x 1800 mm	6'5" x 5'11"
Bedroom 2	3587 x 2800 mm	11'9" x 9'2"
Bedroom 3	2747 x 2073 mm	9'0" x 6'9"
Bedroom 4	2747 x 2181 mm	9'0" x 7'1"
Bathroom	2179 x 1700 mm	7'2" x 5'7"

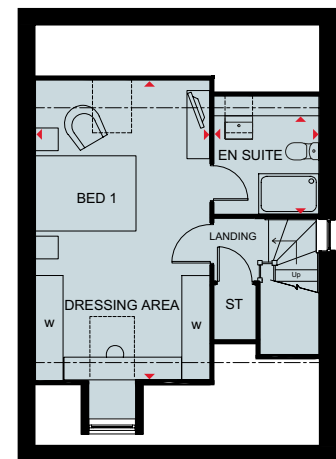
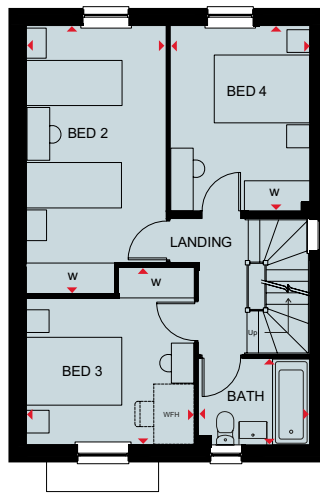
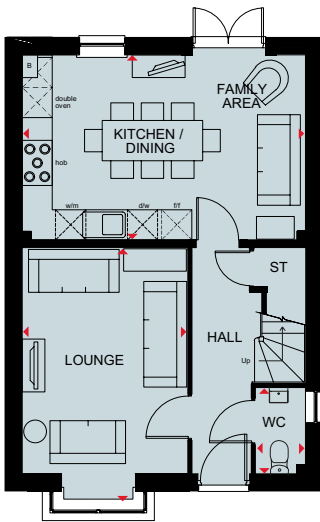
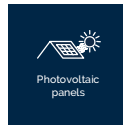
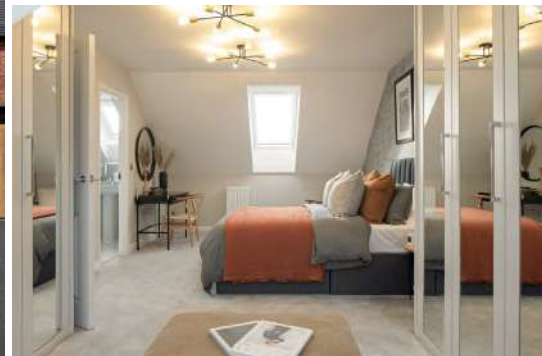
(Approximate dimensions)



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# THE BAYSWATER

## FOUR BEDROOM HOME



### Ground Floor

Kitchen/Family/Dining	5630 x 3680 mm	18'6" x 12'1"
Lounge	5140 x 3290 mm	16'10" x 10'10"
WC	1712 x 1000 mm	5'7" x 3'3"

(Approximate dimensions)

### First Floor

Bedroom 2	2773 x 5341 mm	9'1" x 17'6"
Bedroom 3	3341 x 3517 mm	11'0" x 11'6"
Bedroom 4	2776 x 3686 mm	9'1" x 12'1"
Bathroom	2210 x 1712 mm	7'3" x 5'7"

(Approximate dimensions)

### Second Floor

Bedroom 1/ Dressing	5970 x 3463 mm	19'7" x 11'4"
En suite	2085 x 1954 mm	6'10" x 6'5"

(Approximate dimensions)

### Key

B Boiler	w/m Washing machine	f/f Fridge freezer space	WFH Working from home space
ST Store	d/w Dishwasher space	W Wardrobe space	◀▶ Dimension location



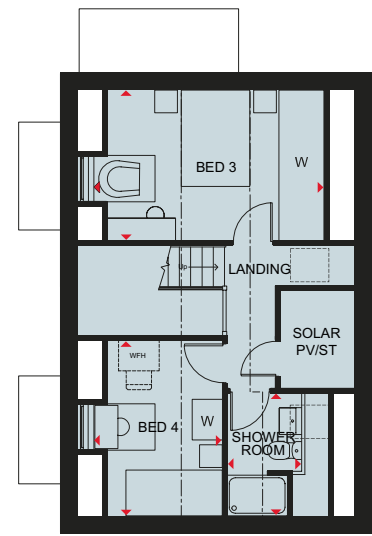
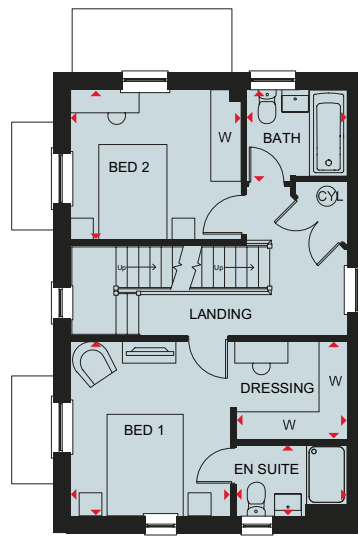
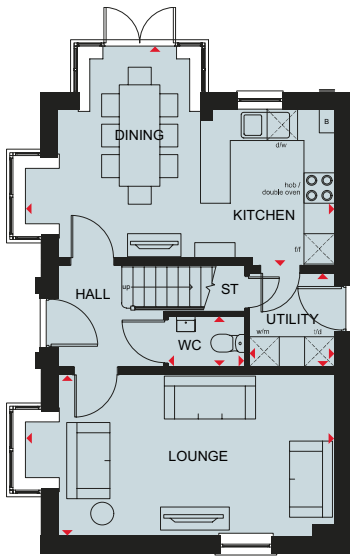
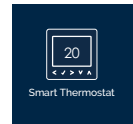
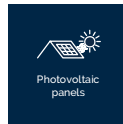
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BDW/LGV/SEP125

# THE HERTFORD

## FOUR BEDROOM HOME



### Ground Floor

Lounge	6095 x 3173 mm	19'11" x 10'5"
Kitchen/Dining	6095 x 4327 mm	19'11" x 14'2"
Utility	1850 x 1687 mm	6'1" x 5'6"
WC	1500 x 1014 mm	4'11" x 3'4"

(Approximate dimensions)

### Key

B	Boiler	w/m	Washing machine
ST	Store	d/w	Dishwasher space

### First Floor

Bedroom 1	3463 x 3162 mm	11'4" x 10'4"
En suite	2201 x 1411 mm	7'3" x 4'8"
Dressing	2201 x 1964 mm	7'3" x 6'5"
Bedroom 2	3362 x 2979 mm	11'0" x 9'9"
Bathroom	2000 x 1801 mm	6'7" x 5'11"

(Approximate dimensions)

f/f	Fridge freezer space	W	Wardrobe space
t/d	Tumble dryer space	WFH	Working from home space

### Second Floor

Bedroom 3	4534 x 2979 mm	14'11" x 9'9"
Bedroom 4	3463 x 2529 mm	11'4" x 8'4"
Shower Room	2433 x 1464 mm	8'0" x 4'10"

(Approximate dimensions)

◀▶ Dimension location



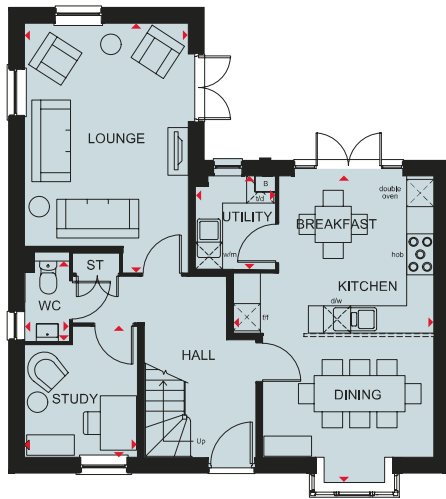
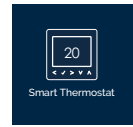
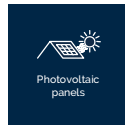
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BDW/LGV/SEP125

# THE AVONDALE

## FOUR BEDROOM HOME



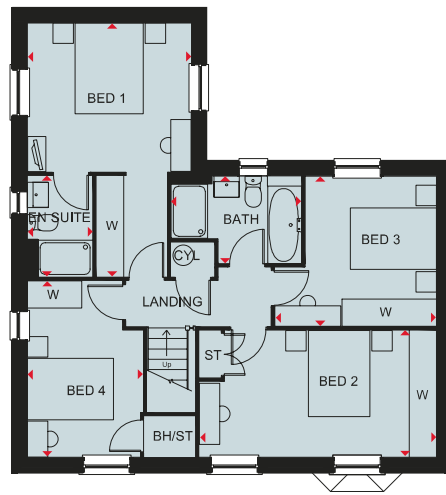
### Ground Floor

Lounge	5488 x 3605 mm	18'0" x 11'10"
Kitchen/Breakfast/Dining	6838 x 4415 mm	22'4" x 14'6"
Utility	2060 x 1761 mm	6'9" x 5'9"
Study	2878 x 2448 mm	9'5" x 8'2"
WC	1768 x 975 mm	5'10" x 3'2"

(Approximate dimensions)

### Key

B	Boiler	w/m	Washing machine	f/f	Fridge freezer space	W	Wardrobe space
ST	Store	d/w	Dishwasher space	t/d	Tumble dryer space	◀▶	Dimension location



### First Floor

Bedroom 1	5585 x 3605 mm	18'3" x 11'10"
En suite	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"

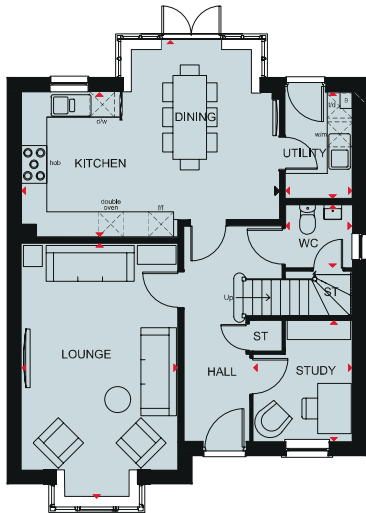
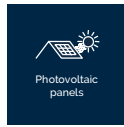
(Approximate dimensions)



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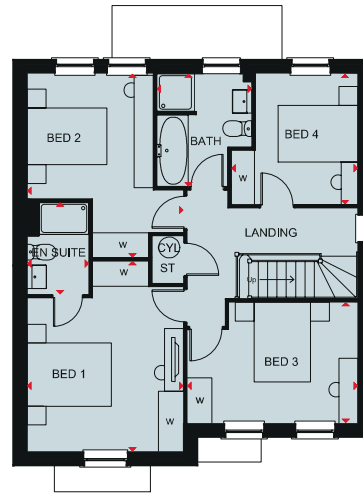
# THE HOLDEN

## FOUR BEDROOM HOME



Ground Floor		
Lounge	6045 x 3723 mm	19'10" 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"

(Approximate dimensions)



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"

(Approximate dimensions)

### Key

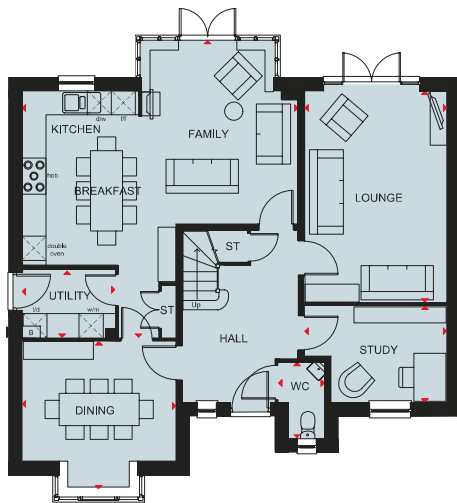
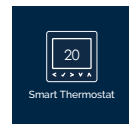
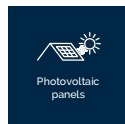
B Boiler	w/m Washing machine	f/f Fridge freezer space	W Wardrobe space
ST Store	d/w Dishwasher space	t/d Tumble dryer space	◀▶ Dimension location



DAVID WILSON HOMES

# THE MANNING

## FIVE BEDROOM HOME



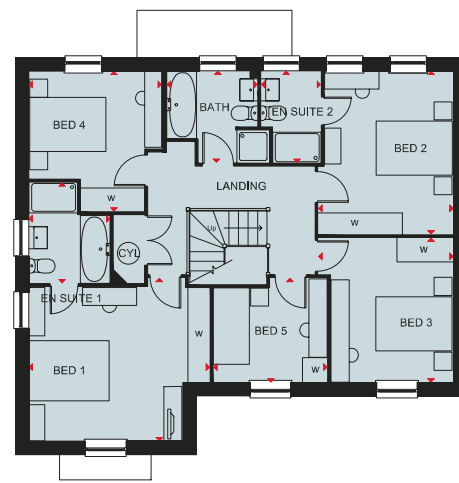
### Ground Floor

Lounge	3545 x 5276 mm	11'8" x 17'4"
Kitchen/Breakfast/Family	7413 x 6883 mm	24'4" x 22'7"
Dining	3840 x 3633 mm	12'7" x 11'11"
Study	2408 x 3550 mm	7'11" x 11'8"
Utility	2325 x 1665 mm	7'8" x 5'6"
WC	1909 x 1165 mm	6'3" x 3'10"

(Approximate dimensions)

### Key

B	Boiler	w/m	Washing machine	f/f	Fridge freezer space	W	Wardrobe space
ST	Store	d/w	Dishwasher space	t/d	Tumble dryer space	◀▶	Dimension location



### First Floor

Bedroom 1	4066 x 4515 mm	13'4" x 14'10"
En suite 1	2027 x 2514 mm	6'8" x 8'3"
Bedroom 2	3375 x 4072 mm	11'1" x 13'5"
En suite 2	1489 x 2297 mm	4'11" x 7'6"
Bedroom 3	3603 x 3375 mm	11'0" x 11'1"
Bedroom 4	3312 x 3503 mm	10'10" x 11'6"
Bedroom 5	2839 x 2604 mm	9'4" x 8'7"
Bathroom	2261 x 2296 mm	7'5" x 7'6"

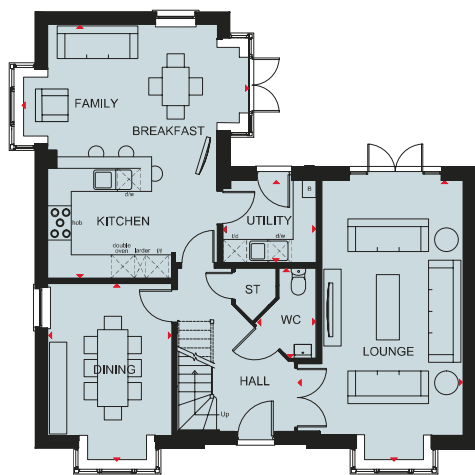
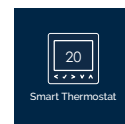
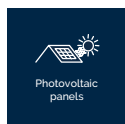
(Approximate dimensions)



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# THE HENLEY

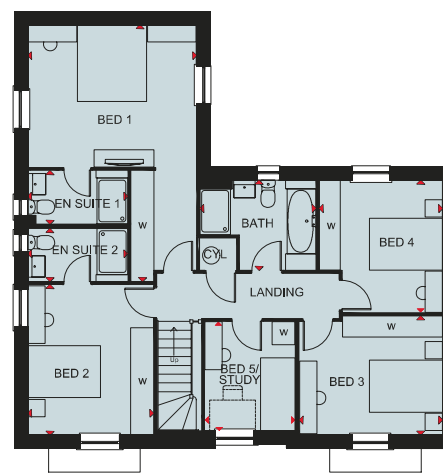
## FIVE BEDROOM HOME



### Ground Floor

Lounge	7288 x 4300 mm	23'11" x 14'1"
Kitchen/Breakfast/Family	6595 x 5873 mm	21'8" x 19'3"
Dining	4587 x 3218 mm	15'1" x 10'7"
Utility	2440 x 2143 mm	8'0" x 7'1"
WC	2341 x 1595 mm	7'8" x 5'3"

(Approximate dimensions)



### First Floor

Bedroom 1	6689 x 4388 mm	21'11" x 14'5"
En suite 1	2608 x 1394 mm	8'7" x 4'7"
Bedroom 2	3918 x 3284 mm	12'10" x 10'9"
Ensuite 2	2608 x 1375 mm	8'7" x 4'6"
Bedroom 3	3733 x 3105 mm	12'3" x 10'2"
Bedroom 4	3445 x 3209 mm	11'4" x 10'6"
Bedroom 5/Study	2847 x 2353 mm	9'4" x 7'9"
Bathroom	3027 x 2346 mm	9'11" x 7'8"

(Approximate dimensions)

### Key

B Boiler	w/m Washing machine	f/f Fridge freezer space	W Wardrobe space
ST Store	d/w Dishwasher space	t/d Tumble dryer space	◀▶ Dimension location



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# NEW HOMES

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## QUALITY CODE

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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.





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WHERE QUALITY LIVES