



ST GEORGE'S GATE

— ST GEORGE'S WAY, SHIDE, NEWPORT, ISLE OF WIGHT PO30 2QH —



Welcome to St George's Gate, an exclusive development of 2 and 3 bedroom homes situated in the popular area of Shide, Newport.

You'll find plenty to see and do – from a leisurely day out experiencing the vibrant local restaurants and cafés in nearby Newport town centre, to a more relaxing pace enjoying the beautiful scenic walks which the neighbouring Country Park and Nature Reserve have to offer.

There are many local supermarkets to choose from as well as traditional options from the local market – an award-winning selection of butchers, bakers and fresh fruit producers.



The community in Shide and Newport offers a great place to live with lots of facilities close by, including a fully equipped leisure centre, and a golf club with breathtaking views across the surrounding areas.

St George's Gate has excellent transport links to East Cowes and Fishbourne, with regular ferry crossings from there to both Southampton and Portsmouth, then connecting to the rest of the South coast via the M27 and A3.

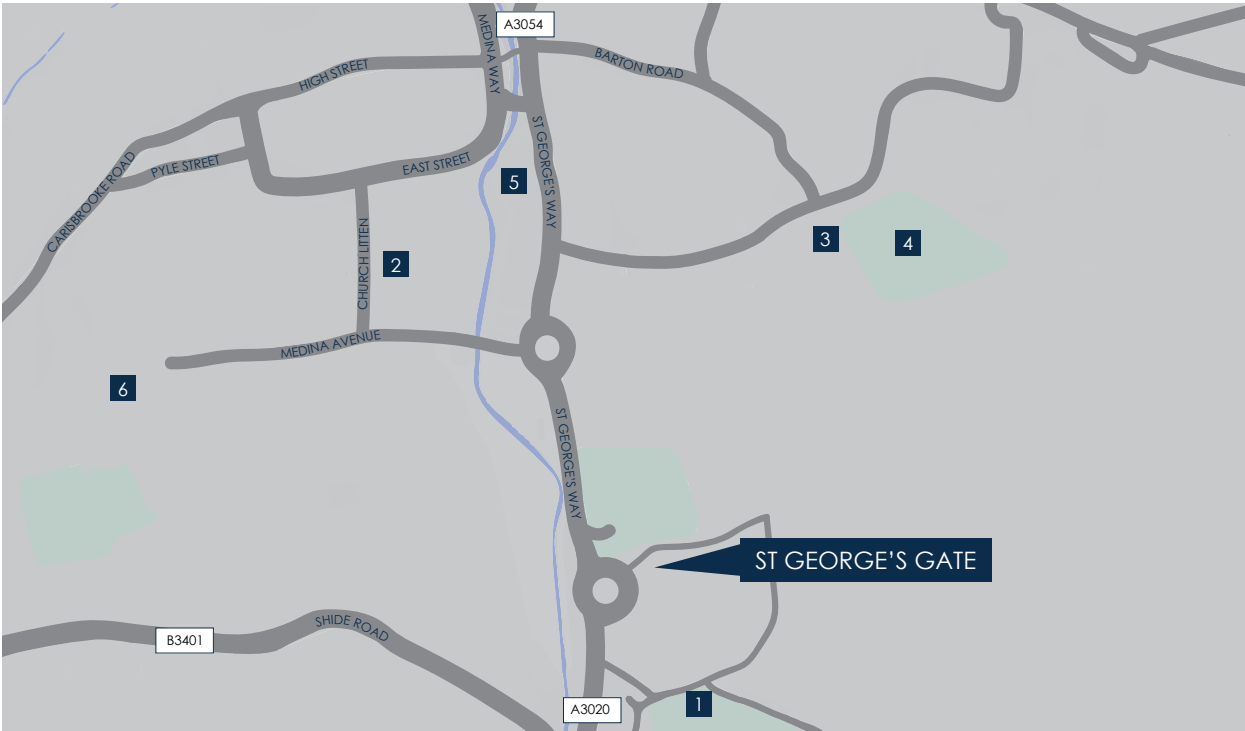
Discover the Difference with David Wilson Homes at St George's Gate.



DAVID WILSON HOMES

WHERE QUALITY LIVES

LOCAL AMENITIES



- 1 Shide Nature Reserve
- 2 Marks and Spencer
- 3 Barton Primary School
- 4 Isobel Park
- 5 Cineworld Cinema
- 6 Nine Acres Primary School

LOCAL SCHOOLS

Barton Primary School	0.3 miles
Island Day Nursery	0.5 miles
Nine Acres Community Primary School	1.0 mile
Medina College	1.6 miles
Isle of Wight College	1.8 miles

HEALTH

Medina Healthcare	1.0 mile
Lloyds Pharmacy	1.0 mile
Boots Pharmacy	1.2 miles
St James Dental Clinic	1.1 miles

SHOPPING

ASDA Supermarket	0.2 miles
Marks and Spencer	0.7 miles
Morrisons Supermarket	0.8 miles
Post Office	0.9 miles
The Market Bakery	1.1 miles

LEISURE

Shide Nature Reserve	0.4 miles
Newport Golf Club	0.4 miles
Cineworld Cinema	0.7 miles
St Thomas' Square	1.0 mile
Medina Leisure Centre	1.6 miles

FROM ST GEORGE'S GATE

Newport Town Centre	1.2 miles
East Cowes	5.9 miles
Portsmouth	14.8 miles
Southampton	17.9 miles

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.



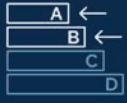
WE'RE HELPING TO MAKE YOUR HOME MORE ENERGY-EFFICIENT

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

THE BENEFITS OF A SUSTAINABLE, ENERGY-EFFICIENT NEW HOME

 <p>Highly-efficient insulation could mean lower heating costs</p>	 <p>Argon-filled double-glazing as standard, letting heat in and keeping cold out</p>	 <p>Save up to £2,600 per year on energy bills</p>
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ENERGY-EFFICIENCY AS STANDARD

 <p>Clever design cuts water use by up to 26% per day per person</p>	 <p>Up to 58% more energy-efficient</p>	 <p>EPC A or B energy-efficiency rating, shared by just 3.1% of existing homes</p>
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ST GEORGE'S GATE

St George's Way, Shide, Newport,
Isle of Wight PO30 2QH

- Osborne 2 bedroom home
- Langard 2 bedroom home
- Wootton 2 bedroom home
- Sandford 3 bedroom home
- Bembridge 3 bedroom home



dwh.co.uk



DAVID WILSON HOMES
WHERE QUALITY LIVES

Development layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Images and development layouts are for illustrative purposes and should be used for general guidance only. Development layouts including parking arrangements, social/affordable housing, commercial buildings/space, retail buildings/space, play areas and public open spaces may change to reflect changes in planning permission and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Please speak to your solicitor to whom full details of any planning consents including layout plans will be available. St George's Gate is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

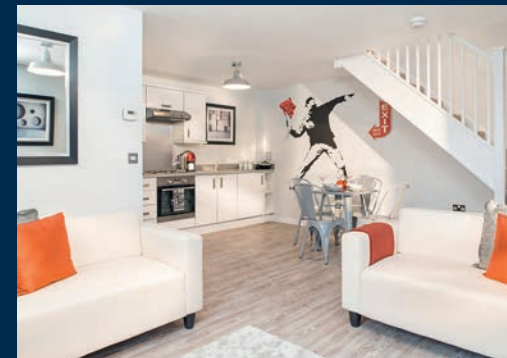
BDW002093/NOV22

THE OSBORNE

TWO BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



This home is perfect for first time buyers. A good-sized open-plan lounge, dining area and kitchen make up the ground floor along

with a separate WC. Upstairs are a double bedroom, a single bedroom, a shower room and plenty of storage space.



DAVID WILSON HOMES

WHERE QUALITY LIVES

THE OSBORNE

TWO BEDROOM HOME

KEY

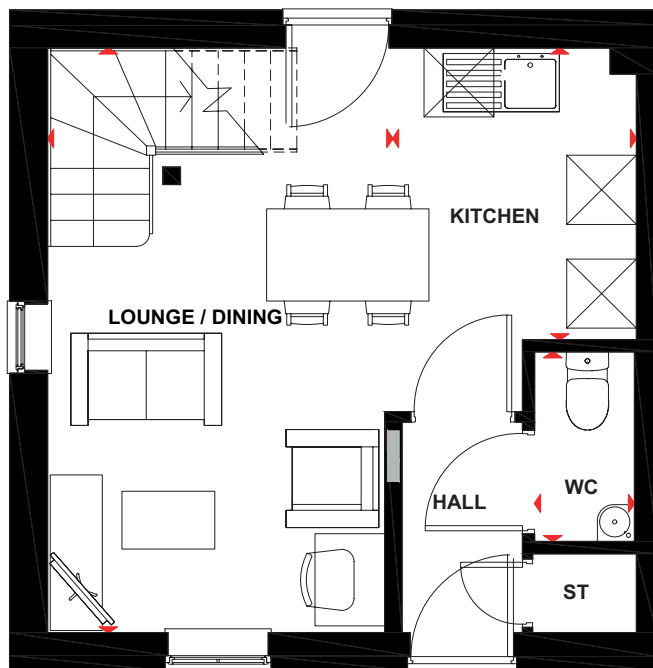
ST Store

BH ST Bulkhead store

w Wardrobe

f/f Fridge/freezer space

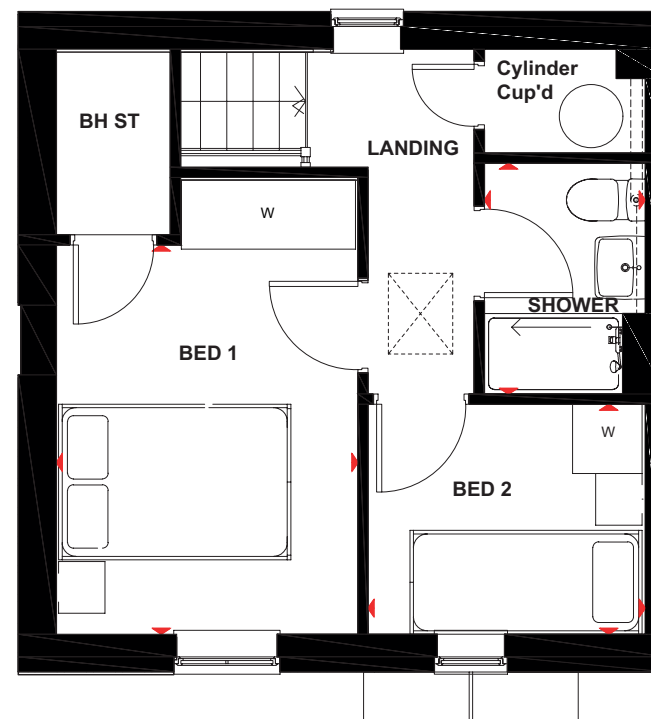
◀▶ Dimension location



GROUND FLOOR DIMS

Kitchen	2530 x 2100mm	8'4" x 6'11"
Living/Dining room	5080 x 2970mm	16'8" x 9'9"
WC	1650 x 860mm	5'5" x 2'10"

[Approximate dimensions]



FIRST FLOOR DIMS

Bedroom 1	3980 x 2600 mm	13'1" x 8'6"
Bedroom 2	1990 x 2390mm	6'7" x 7'10"
Shower	2000 x 1390mm	6'7" x 4'7"

[Approximate dimensions]

* Windows may be omitted on certain plots. Speak to Sales Adviser for details on individual plots.

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THE LANGARD

TWO BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Wootton is a two bedroom home. It has an open-plan lounge and dining room with French doors opening onto the back garden. On the ground floor there is also a stylish, separate kitchen. The first floor

has one double bedroom, one single bedroom and a family bathroom. This home comes with extra storage space for a clutter-free home.



DAVID WILSON HOMES

WHERE QUALITY LIVES

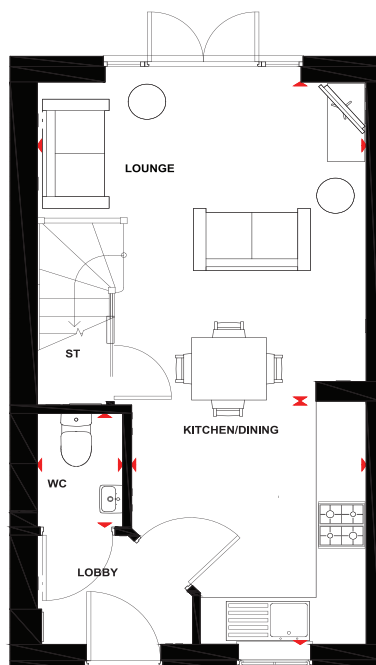
THE LANGARD

TWO BEDROOM HOME

Key

ST Store
BH ST Bulkhead store

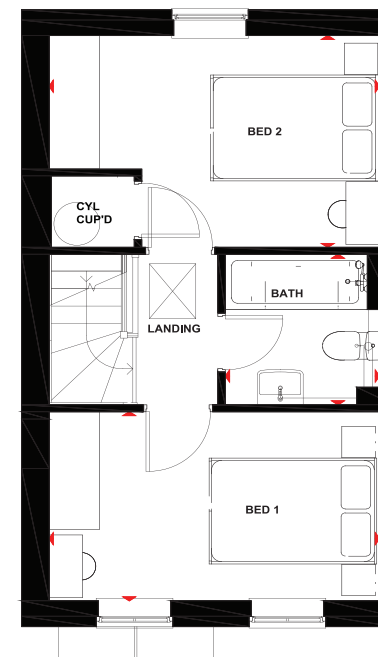
w Wardrobe space
◀▶ Dimension location



GROUND FLOOR DIMS

Ground Floor		
Kitchen/Dining/Lounge	3943 x 7210mm	12'11" x 23'8"
WC	1016 x 1493mm	3'4" x 4'9"

[Approximate dimensions]



FIRST FLOOR DIMS

First Floor		
Bedroom 1	3943 x 2412mm	12'11" x 7'11"
Bedroom 2	3943 x 2702mm	12'11" x 8'10"
Bathroom	1840 x 1920mm	6'0" x 6'4"

[Approximate dimensions]

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THE WOOTTON

TWO BEDROOM HOME



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The Arley is a comfortable home designed for modern living. Light fills your spacious lounge and dining area thanks to its open-plan design and the French doors that lead to the rear garden. At the front of your

home is a stylish fitted kitchen and a cloakroom. The first floor accommodates three bedrooms – a large main bedroom, a further double bedroom, a single bedroom and a family bathroom.



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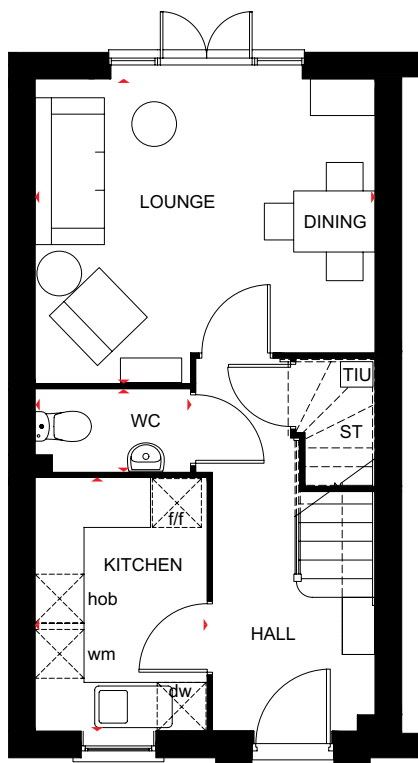
WHERE QUALITY LIVES

THE WOOTTON

TWO BEDROOM HOME

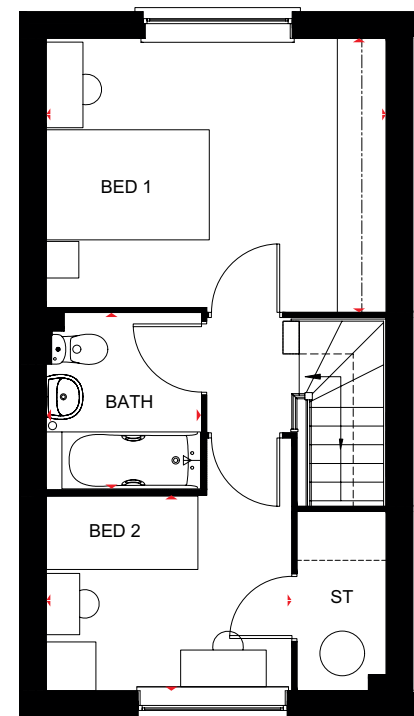
Key

ST	Store	dw	Dishwasher space
f/f	Fridge/freezer space	◄►	Dimension location
wm	Washing machine space	TIU	Bio Mass Heat Exchange Unit



Ground Floor

Lounge/Dining	4160 x 3740 mm	13'8" x 12'3"
Kitchen	2110 x 3110 mm	6'11" x 10'3"
WC	1893 x 1001 mm	6'3" x 3'3"



First Floor

Bedroom 1	4170 x 3360 mm	13'8" x 11'0"
Bedroom 2	2400 x 3010 mm	7'10" x 9'11"
Bathroom	1893 x 2150 mm	6'3" x 7'1"

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THE SANDFORD

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser

The Sandford is a three bedroom family home with an open-plan kitchen/dining room and French doors to the garden. There's also a spacious lounge, cloakroom and understairs storage. Upstairs, you'll find two double bedrooms, one single bedroom and a family bathroom.



DAVID WILSON HOMES

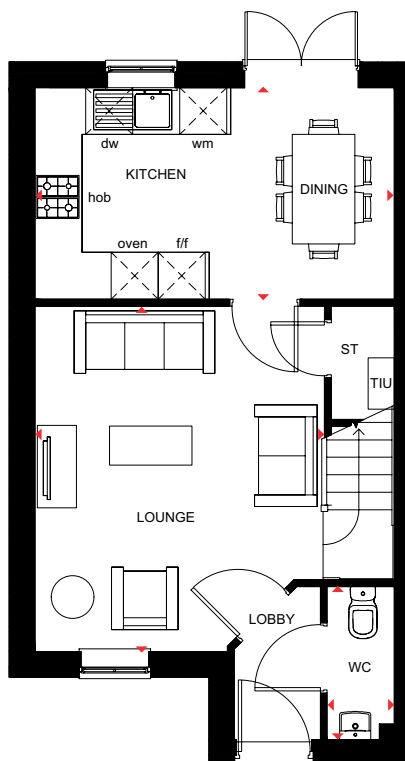
WHERE QUALITY LIVES

THE SANDFORD

THREE BEDROOM HOME

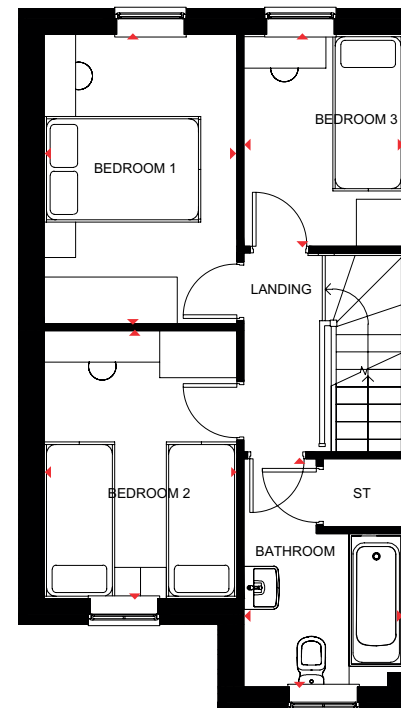
Key

ST	Store	wm	Washing machine space
TIU	Biomass heat exchange unit	dw	Dishwasher space
f/f	Fridge/freezer space	◄ ►	Dimension location



Ground Floor

Lounge	3700 x 4416 mm	12'2" x 14'6"
Kitchen/Dining	4590 x 2706 mm	15'1" x 8'11"
WC	1956 x 856 mm	6'5" x 2'10"



First Floor

Bedroom 1	3700 x 2462 mm	12'2" x 8'1"
Bedroom 2	3422 x 2462 mm	11'3" x 8'1"
Bedroom 3	2706 x 2041 mm	8'11" x 6'8"
Bathroom	1968 x 2041 mm	6'5" x 6'8"

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THE BEMBRIDGE

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



A bright family home full of light and plenty of space. The ground floor comprises a dual-aspect lounge and an open-plan kitchen with dining area opening

up onto the garden. The first floor accommodates two double bedrooms, a single bedroom and a family bathroom.



DAVID WILSON HOMES

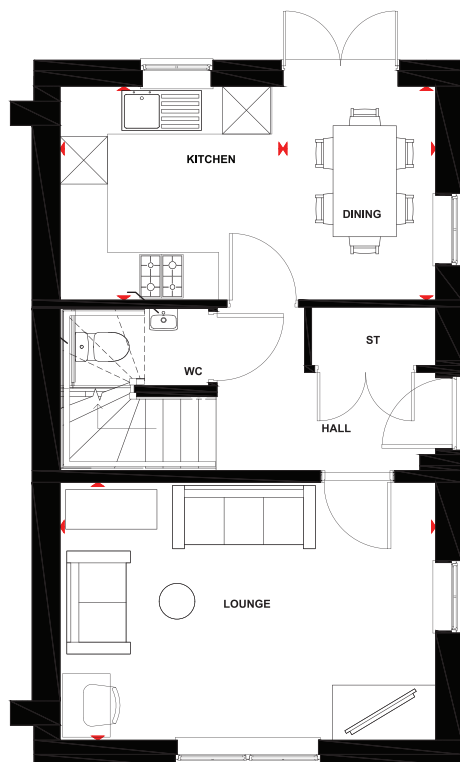
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THE BEMBRIDGE

THREE BEDROOM HOME

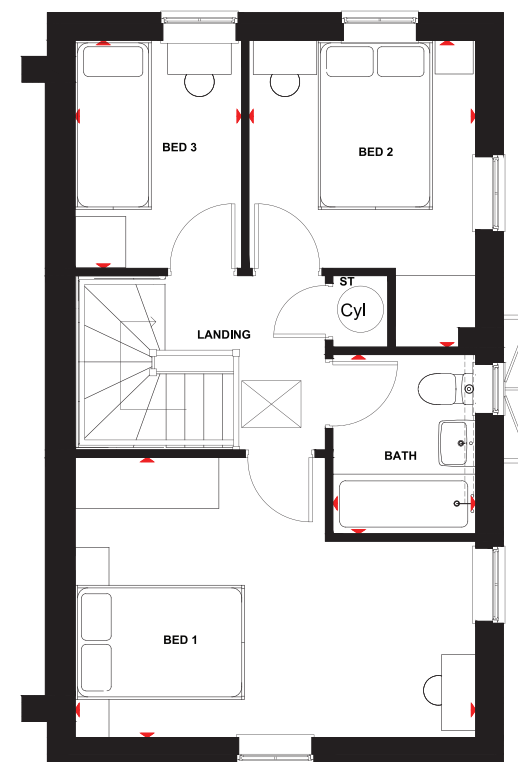
Key

B	Boiler	wm	Washing machine space
ST	Store	dw	Dishwasher space
f/f	Fridge/freezer space	◄►	Dimension location



Ground Floor

Lounge	4735 x 3250 mm	15'6" x 10'8"
Kitchen/Dining	4735 x 2933 mm	15'6" x 9'7"
WC	1891 x 945 mm	6'2" x 3'1"



First Floor

Bedroom 1	3226 x 3312 mm	10'7" x 10'10"
Bedroom 2	2679 x 3628 mm	8'9" x 11'11"
Bedroom 3	2696 x 1968 mm	8'10" x 6'5"
Bathroom	2120 x 1688 mm	6'11" x 5'6"

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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. [^]We are the only major national housebuilder to be awarded this key industry award 11 years in a row. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. Based on HBF star rating scheme from 2010 to 2020 derived from the NHBC national new homes survey at eight weeks over 90% of Barratt Developments PLC group customer would recommend our brands to a friend. ^{**}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 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.

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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 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.



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