



MULBERRY RISE  
AT APPLEGATE PARK

# 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

\*We', 'our', 'us' refers to the Barratt Developments PLC Group brands including Barratt Homes, David Wilson Homes and Barratt London. David Wilson Homes is a brand name of BDW TRADING LIMITED (Company Number 03018173) a company registered in England whose registered office is at Barratt House, Cartwright Way, Forest Business Park, Bardon Hill, Coalville, Leicestershire, LE67 1UF, VAT number GB633481836.

# MULBERRY RISE

— APPLEGATE PARK, GREENLEAVES AVENUE, BORDEN, SITTINGBOURNE, KENT, ME10 1FW —



Welcome to Mulberry Rise, a collection of charming 3, 4 and 5 bedroom homes located in the village of Borden, in Kent.

These David Wilson homes will be tucked away in a peaceful, private corner of Applegate Park. Experience the tranquillity of rural living while staying just a short walk from local amenities, offering you and your family the perfect balance of calmness and convenience.

You won't be far from a host of restaurants, cosy cafes and gastro pubs in nearby Sittingbourne. You will also discover

plenty of outdoor activities to enjoy nearby, including Sittingbourne & Milton Regis Golf Club, The Sittingbourne & Kemsley Light Railway and Milton Creek County Park – perfect for Sunday strolls.

Ideally located just a 5-minute drive from Sittingbourne train station, you'll find direct trains to London St Pancras in less than an hour. You will also benefit from excellent connections to main roads including the A2 and M20, so you can be in neighbouring towns such as Ashford, Maidstone and Canterbury in no time.





# MULBERRY RISE

AT APPEGATE PARK

- Archford** 3 bedroom home
- Kirkdale** 4 bedroom home
- Hertford** 4 bedroom home
- Winstone** 4 bedroom home
- Bradgate** 4 bedroom home
- Holden** 4 bedroom home
- Avondale** 4 bedroom home
- Earlswood** 5 bedroom home

L.E.A.P Local Equipped Area of Play  
BCP Bin Collection Point  
V Visitors Parking



Existing Development

Development by  
David Wilson Homes

DWH Mulberry Rise  
Development

DWH Willow Village  
Development

BH Cherry Meadows  
Development

Attenuation  
Basin



Wildflower  
Meadow



New  
Tree Lines



Mature  
Tree Lines



Play Area



Gravel Path



Giving nature a home on this  
development:

Insect Box



Hedgehog  
Highway



Bird Box  
Starling Nest Box



Bat Box  
Enclosed Bat Box



Swift Nesting Brick  
Sparrow Terrace



Log Pile



Bee Brick



Photovoltaic Panels  
Photovoltaic panels are  
included on every home



Electric Vehicle Charging  
Electric vehicle charging points are included  
on select homes. Please speak to your Sales  
Advisor for specific plot locations



dwh.co.uk

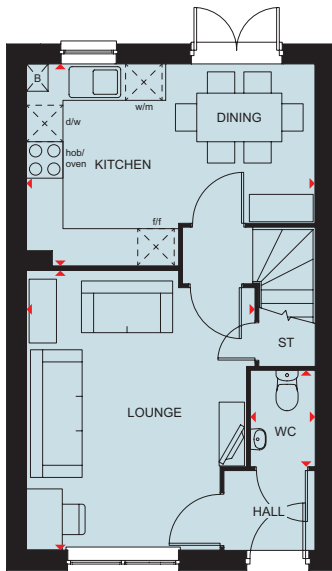
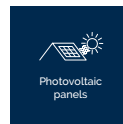


DAVID WILSON HOMES  
WHERE QUALITY LIVES



# ARCHFORD

## THREE BEDROOM HOME

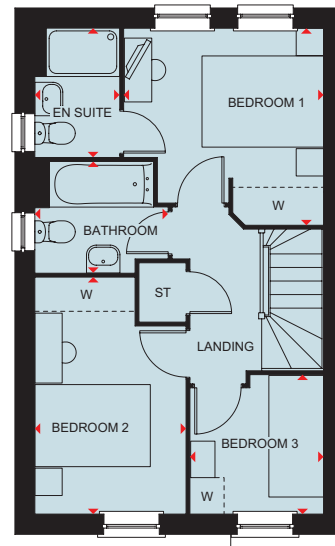


### Ground Floor

Lounge	4604 x 3746 mm	15'1" x 12'3"
Kitchen/Dining	4750 x 3310 mm	15'7" x 10'10"
WC	1561 x 1054 mm	5'1" x 3'5"

### Key

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



### First Floor

Bedroom 1	3234 x 3276 mm	10'7" x 10'9"
En suite	1385 x 2119 mm	4'7" x 6'11"
Bedroom 2	2475 x 3891 mm	8'1" x 12'9"
Bedroom 3	2286 x 2186 mm	7'6" x 7'2"
Bathroom	1815 x 2181 mm	5'11" x 7'2"

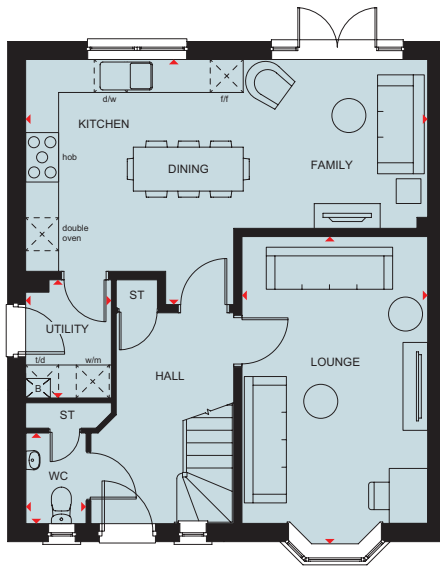
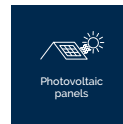
\*Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans.



DAVID WILSON HOMES

# KIRKDALE

## FOUR BEDROOM HOME



### Ground Floor

Lounge	3385 x 5622 mm	11'1" x 18'5"
Kitchen/Family/Dining	7323 x 4460 mm	24'0" x 14'8"
Utility	1561 x 2150 mm	5'1" x 7'1"
WC	1100 x 1650 mm	3'7" x 5'5"

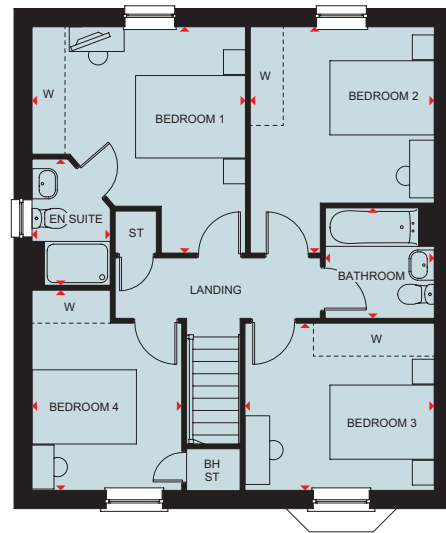
### Key

B	Boiler	BH ST	Bulkhead Store
ST	Store	wm	Washing machine space

dw	Dishwasher space	f/f	Fridge/freezer space
----	------------------	-----	----------------------

td	Tumble dryer space	w	Wardrobe space
----	--------------------	---	----------------

◀▶ Dimension location



### First Floor

Bedroom 1	4085 x 4124 mm	13'5" x 13'6"
En suite	1425 x 2300 mm	4'8" x 7'7"
Bedroom 2	3150 x 4124 mm	10'4" x 13'6"
Bedroom 3	3447 x 3048 mm	11'4" x 10'0"
Bedroom 4	2725 x 3648 mm	8'11" x 12'0"
Bathroom	1938 x 2400 mm	6'4" x 7'10"



DAVID WILSON HOMES

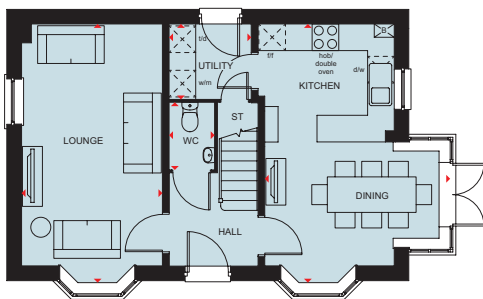
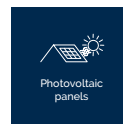
We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. The images and the dimensions given are illustrative for this 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. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs, dimensions and energy efficiency features depicted are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract. CGIs do not showcase Part L features, please refer to working drawings for plot specific information. Individual plots may vary.

BDW005523/FEB25



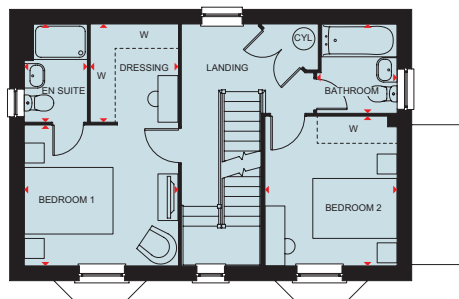
# HERTFORD

## FOUR BEDROOM HOME



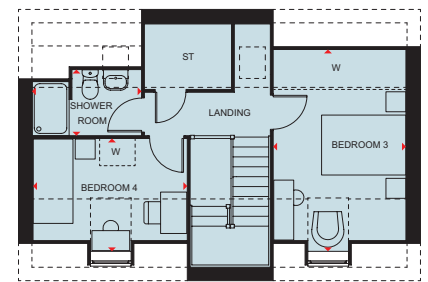
### Ground Floor

Lounge	5852 x 3178 mm	19'2" x 10'5"
Kitchen/Dining	5852 x 4142 mm	19'2" x 13'7"
Utility	1688 x 1855 mm	5'6" x 6'1"
WC	1500 x 1014 mm	4'11" x 3'4"



### First Floor

Bedroom 1	3462 x 3166 mm	11'4" x 10'4"
En suite	2200 x 1410 mm	7'2" x 4'7"
Dressing	2200 x 1963 mm	7'2" x 6'5"
Bedroom 2	3366 x 2978 mm	11'0" x 9'9"
Bathroom	2000 x 1700 mm	6'6" x 5'6"



### Second Floor

Bedroom 3	4540 x 2978 mm	14'10" x 9'9"
Bedroom 4	3462 x 2537 mm	11'4" x 8'3"
Shower room	2432 x 1464 mm	7'11" x 4'9"

\*Overall floor dimension includes lowered ceiling areas

### Key

B	Boiler	wm	Washing machine space	f/f	Fridge/freezer space	w	Wardrobe space
ST	Store	dw	Dishwasher space	td	Tumble dryer space	CYL	Cylinder

◀▶ Dimension location



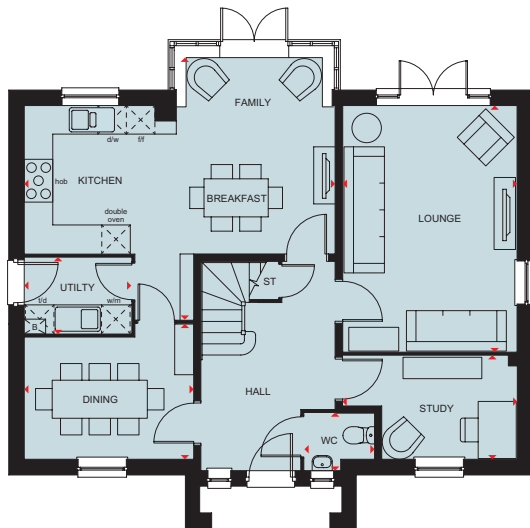
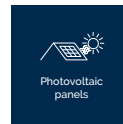
DAVID WILSON HOMES

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. The images 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. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs, dimensions and energy efficiency features depicted are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract. CGIs do not showcase Part L features, please refer to working drawings for plot specific information. Individual plots may vary.

BDW005523/FEB25

# WINSTONE

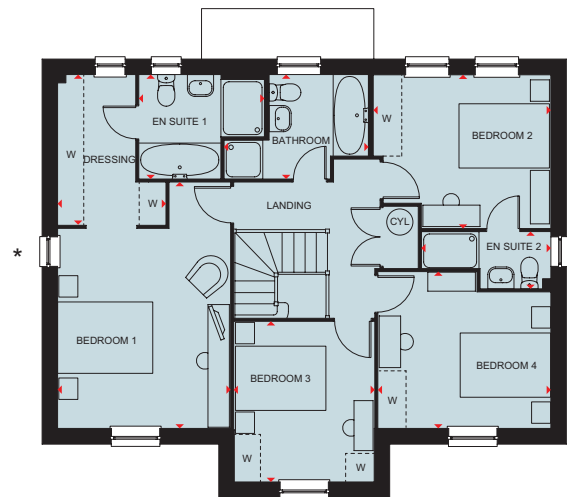
## FOUR BEDROOM HOME



### Ground Floor

Lounge	5171 x 3665 mm	17'0" x 12'0"
Dining	3563 x 2846 mm	11'8" x 9'4"
Kitchen/Family/Breakfast	6535 x 5758 mm	21'5" x 18'11"
Utility	2250 x 1591 mm	7'5" x 5'3"
Study	3670 x 2175 mm	12'0" x 7'2"
WC	1470 x 1210 mm	4'9" x 4'0"

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



### First Floor

Bedroom 1	5164 x 3624 mm	16'11" x 11'11"
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	12'3" x 10'7"
En suite 2	2710 x 1178 mm	8'11" x 3'10"
Bedroom 3	3368 x 2940 mm	11'1" x 9'8"
Bedroom 4	3623 x 3283 mm	11'11" x 10'9"
Bathroom	3014 x 2182 mm	9'11" x 7'2"

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

### Key

B	Boiler	w/m	Washing machine space	f/f	Fridge/freezer space
ST	Store	d/w	Dishwasher space	t/d	Tumble dryer space

CYL	Cylinder
W	Wardrobe space

◀▶ Dimension location



DAVID WILSON HOMES

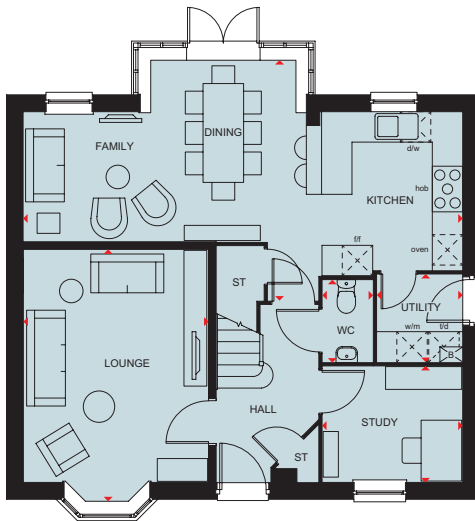
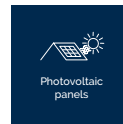
We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. The images and the dimensions given are illustrative for this 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. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs, dimensions and energy efficiency features depicted are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract. CGIs do not showcase Part L features, please refer to working drawings for plot specific information. Individual plots may vary.

BDW005523/FEB25



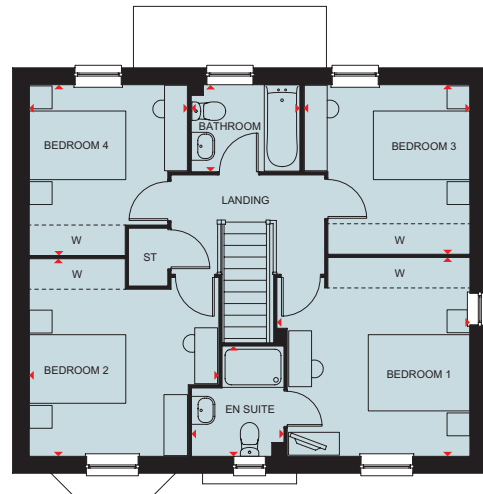
# BRADGATE

## FOUR BEDROOM HOME



### Ground Floor

Lounge	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"
Utility	1688 x 1725 mm	5'6" x 5'8"
WC	1614 x 987 mm	5'4" x 3'3"



### First Floor

Bedroom 1	3901 x 3786 mm	12'10" x 12'5"
En suite	2157 x 1700 mm	7'1" x 5'7"
Bedroom 2	3720 x 3876 mm	12'2" x 12'9"
Bedroom 3	3324 x 3259 mm	10'11" x 10'8"
Bedroom 4	3349 x 3113 mm	10'12" x 10'3"
Bathroom	2125 x 1700 mm	7'0" x 5'7"

### Key

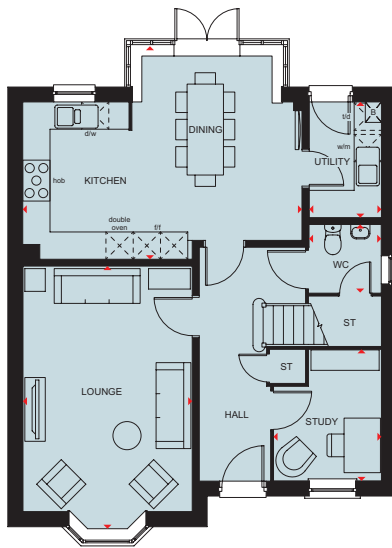
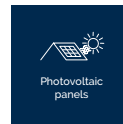
B	Boiler	w/m	Washing machine space	f/f	Fridge/freezer space	W	Wardrobe space
ST	Store	d/w	Dishwasher space	t/d	Tumble dryer space	◀▶	Dimension location



DAVID WILSON HOMES

# HOLDEN

## FOUR BEDROOM HOME

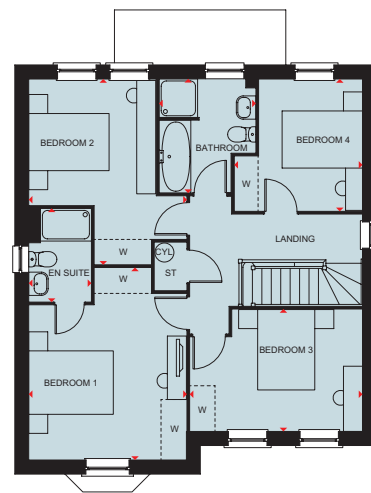


### Ground Floor

Lounge	5802 x 3728 mm	19'0" x 12'3"
Kitchen/Family/Dining	6147 x 4685 mm	20'2" x 15'4"
Study	2886 x 2361 mm	9'6" x 7'9"
Utility	2545 x 1593 mm	8'4" x 5'3"
WC	1498 x 1593 mm	4'11" x 5'3"

### Key

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



### First Floor

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

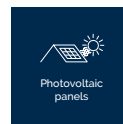


DAVID WILSON HOMES



# AVONDALE

## FOUR BEDROOM HOME



### Ground Floor

Lounge	5490 x 3615 mm	18'0" x 11'10"
Kitchen/B'fast/Dining	6600 x 4418 mm	21'7" x 14'6"
Utility	2062 x 1688 mm	6'9" x 5'6"
Study	2885 x 2490 mm	9'5" x 8'2"
WC	1768 x 983 mm	5'10" x 3'3"

### Key

B	Boiler	wm	Washing machine space	f/f	Fridge/freezer space	w	Wardrobe space	WFH	Working from home space
ST	Store	dw	Dishwasher space	td	Tumble dryer space	CYL	Cylinder	◀▶	Dimension location



### First Floor

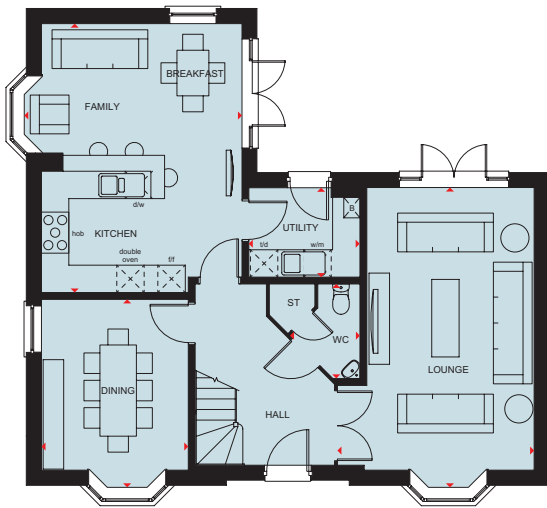
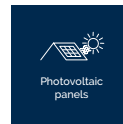
Bedroom 1	5587 x 3615 mm	18'4" x 11'10"
En suite	2222 x 1435 mm	7'3" x 4'8"
Bedroom 2	5227 x 2800 mm	17'1" x 9'2"
Bedroom 3	3566 x 3316 mm	11'8" x 10'10"
Bedroom 4	3893 x 2550 mm	12'9" x 8'4"
Bathroom	2871 x 1929 mm	9'5" x 6'4"



DAVID WILSON HOMES

# EARLSWOOD

## FIVE BEDROOM HOME



### Ground Floor

Lounge	6600 x 4307 mm	21'8" x 14'2"
Kitchen/Breakfast/Family	5902 x 4800 mm	19'4" x 15'9"
Utility	2437 x 1965 mm	8'0" x 6'5"
Dining	4147 x 3225 mm	13'7" x 10'7"
WC	2075 x 1521 mm	6'10" x 5'0"



### First Floor

Bedroom 1	4403 x 5755 mm	14'5" x 18'11"
En suite 1	2412 x 1440 mm	7'11" x 4'9"
Bedroom 2	3958 x 3286 mm	13'0" x 10'9"
En suite 2	2412 x 1324 mm	7'11" x 4'4"
Bedroom 3	3733 x 3112 mm	12'3" x 10'3"
Bedroom 4	3211 x 3002 mm	10'6" x 9'10"
Bedroom 5	2849 x 2351 mm	9'4" x 7'9"
Bathroom	3036 x 1898 mm	9'11" x 6'3"

### Key

B	Boiler	wm	Washing machine space	f/f	Fridge/freezer space	w	Wardrobe space	◀▶	Dimension location
ST	Store	dw	Dishwasher space	td	Tumble dryer space	CYL	Cylinder		



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<sup>^</sup> 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



\*"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 every year since 2010. "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 2022 derived from the NHBC national new homes survey at eight weeks (<https://www.hbf.co.uk/policy/policy-and-wider-work-program/-customer-satisfaction-survey/latest-results/>), over 90% of Barratt Developments PLC group customer would recommend our brands to a friend. Barratt Development brands include Barratt London, Barratt Homes and David Wilson Homes. \*\*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.

# 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 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.





DAVID WILSON HOMES

---

WHERE QUALITY LIVES

**dwh.co.uk** or call **0330 057 2222**

5516746/MAR25