



DAVID WILSON HOMES

WHERE QUALITY LIVES



NEW LUBBESTHORPE



[dwh.co.uk](http://dwh.co.uk)



# NEW LUBBESTHORPE



## NEW LUBBESTHORPE

Tweed Street, Lubbesthorpe, LEICESTER, LEICESTERSHIRE, LE19 4BH  
1, 2, 3 and 4 bedroom homes



- The Poplay 1 bedroom home
  - The Burleigh 2 bedroom home
  - The Ashdown 2 bedroom home
  - The Fairway 2 bedroom home
  - The Camington 3 bedroom home
  - The Bardon 3 bedroom home
  - The Kenneff 3 bedroom home
  - The Kirkdale 4 bedroom home
  - The Holden 4 bedroom home
  - The Avondale 4 bedroom home
  - The Herford 4 bedroom home
  - Affordable Housing
- Giving nature a home on this development:**
- Hedgehog Highways
  - Bat Box
  - Bird Box
  - Electric Vehicle Charging
  - Photovoltaic Panels
- Photovoltaic panels are subject to change. Specialist to be advised for specific installations.



Images and development layouts are for illustrative purposes, should be used for general guidance only and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Development layouts including house types and tenures, the location of affordable housing, parking arrangements, play areas, landscaping and public open spaces are subject to change including any changes required due to a change in planning permission. New Lubbesthorpe is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

David Wilson Homes is excited to announce the launch of its gorgeous new phase at New Lubbesthorpe. This development features a collection of 1, 2, 3 & 4 bedroom homes, surrounded by tranquil open green space and a nearby pond.

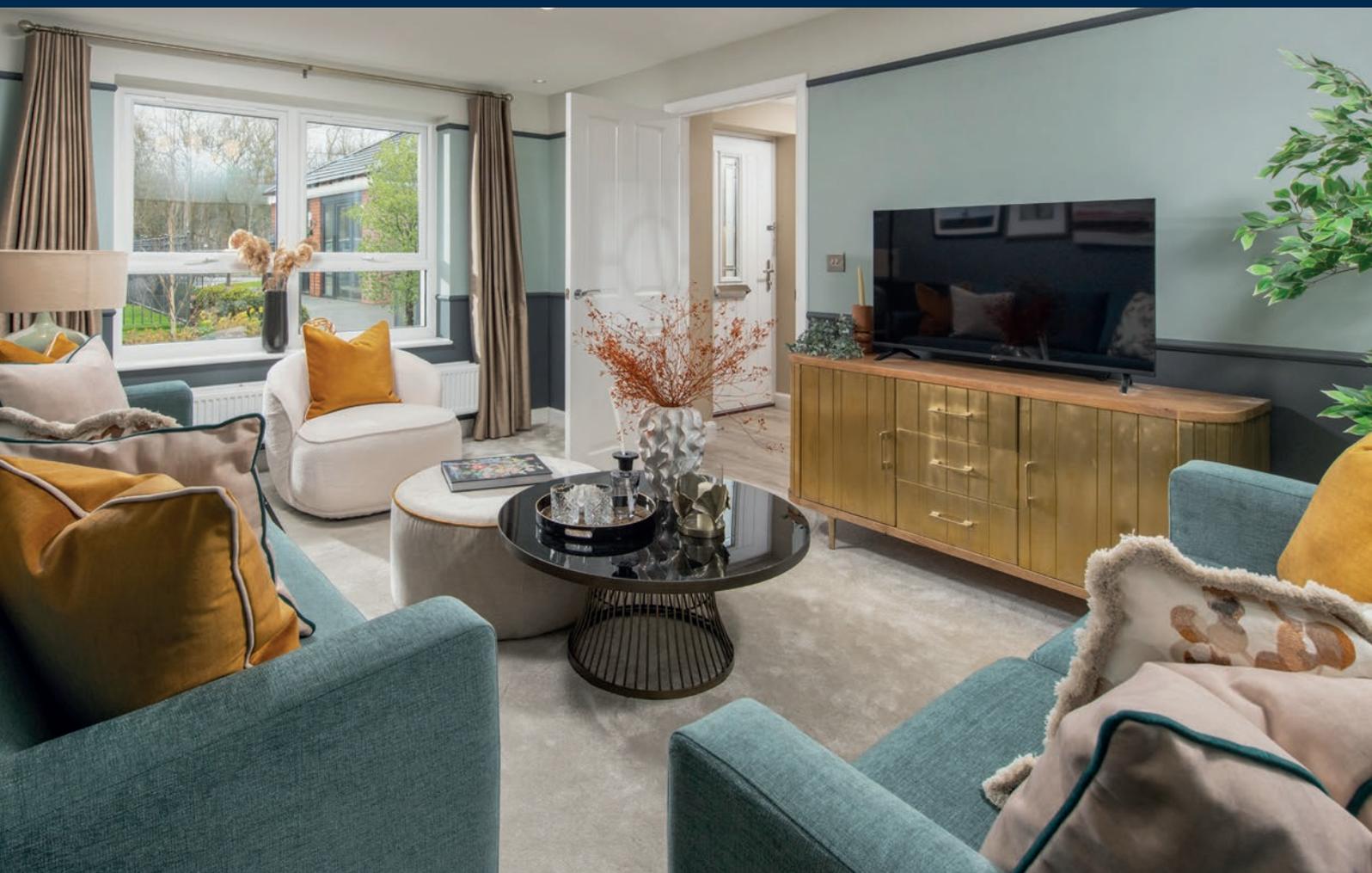
Residents with children will enjoy a local primary school nearby, as well as an additional primary and secondary school that have been proposed.

Daily conveniences are on your doorstep, as Leicester City Centre is just a 15 minute drive away, offering an abundance of high street shops, independent bars and local restaurants. Additionally, the nearby Fosse Park shopping centre includes an extensive range of shops and dining options for you to enjoy.

Connecting to neighbouring cities is made more convenient with excellent road links to the M1 and M69. For those wishing to travel further afield by train, Leicester Train Station is just 20 minutes away and provides access across the country.

Buy with confidence at New Lubbesthorpe with an award-winning house builder. What's more, our homes come with an NHBC Buildmark Warranty<sup>^</sup> which give you a 10 year structural warranty and a 2 years fixtures and fittings warranty as standard.

<sup>^</sup> 2-year builder warranty from legal completion directly from Barratt Homes, backed by NHBC's resolution service. Then 8 years of structural defects insurance cover with NHBC.



# GIVING NATURE A HOME

## BUILDING SUSTAINABLE COMMUNITIES



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 have a vision that goes beyond bricks and mortar. We aim to create inspiring communities of tomorrow that fulfil our customers' every need whilst respecting today's environment.

Our homes are thoughtfully designed and built to the highest quality, whilst the design and layout of our developments create a true sense of place. But our homes are not only great places to live; they are good for the environment and good for future generations too.



### Bird boxes

installed in  
open spaces



### Swift bricks

on selected  
plots



### Butterfly corridor

to integrate and protect  
butterfly habitats



### Hedgehog highways

throughout  
the development



### Bat boxes

in the  
surrounding area



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# ENERGY-EFFICIENT HOMES

## THE FEATURES AND BENEFITS



Save thousands per year on your energy bills with a brand-new energy-efficient home. Every new home we build has been designed with the future in mind. We use innovative design and smart technologies to make your new home more economical, comfortable and enjoyable to live in.

**Our homes at New Lubbethorpe will benefit from these energy saving features.**



A/B EPC rating



Argon-filled double-glazing



Electric car charging point



Highly-efficient insulation



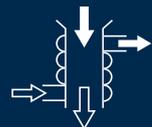
Smart Thermostat



Photovoltaic panels



Decentralised mechanical extract ventilation (d-MEV)



Waste Water Heat Recovery Systems



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# THE HOLDEN - PLOT 57

## FOUR BEDROOM DETACHED HOME



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



### Ground Floor

Kitchen/Dining	6142mm x 4685mm	20'1" x 15'4"
Lounge	5797mm x 3723mm	19'0" x 12'2"
Study	2881mm x 2361mm	9'5" x 7'8"
Utility	2545mm x 1588mm	8'4" x 5'2"
WC	1498mm x 1588mm	4'10" x 5'2"

(Approximate dimensions)



### First Floor

Bedroom 1	4538mm x 3728mm	14'10" x 12'2"
En Suite	2190mm x 1471mm	7'2" x 4'9"
Bedroom 2	4379mm x 3728mm	14'4" x 12'2"
Bedroom 3	4073mm x 2881mm	13'4" x 9'5"
Bedroom 4	3115mm x 3043mm	10'2" x 9'11"
Bathroom	2689mm x 2266mm	8'9" x 7'5"

(Approximate dimensions)

### Key

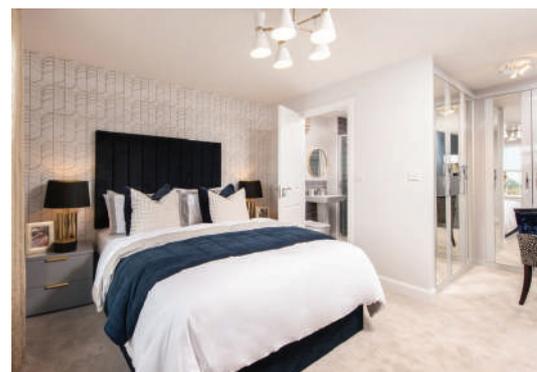
B	Boiler	wm	Washing machine space	f/f	Fridge/freezer space	◀▶	Dimension location
ST	Store	dw	Dishwasher space	w	Wardrobe space		



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# THE HERTFORD

## FOUR BEDROOM DETACHED HOME



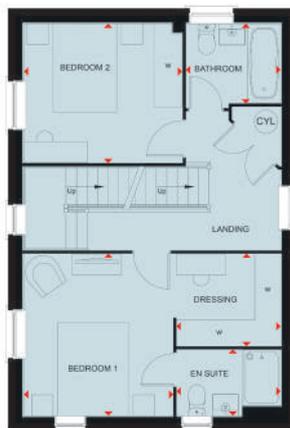
\* Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans.



### Ground Floor

Kitchen/Dining	5847mm x 4327mm	19'2" x 14'2"
Lounge	5847mm x 3173mm	19'2" x 10'4"
Utility	1850mm x 1687mm	6'0" x 5'6"
WC	1500mm x 1014mm	4'11" x 3'3"

(Approximate dimensions)



### First Floor

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

(Approximate dimensions)



### Second Floor

Bedroom 3	4534mm x 2979mm	14'10" x 9'9"
Bedroom 4	3463mm x 2529mm	11'11" x 10'6"
Shower room	2433mm x 1464mm	7'11" x 4'9"

(Approximate dimensions)

\* Overall floor dimension includes lowered ceiling areas

### Key

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



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# MOVEMAKER

Take the hassle out of selling your existing home.  
We could get you moving to a brand new David Wilson home in just 5 simple steps.

1

## FIND YOUR HOME

Discover your ideal new home at your chosen development and complete a Movemaker application.

2

## VALUE YOUR EXISTING PROPERTY

We will instruct two estate agents who will arrange independent valuations of your current property.

3

## AGREE THE SELLING PRICE

Once a price is agreed the Movemaker agreement can then be completed and the estate agent will begin to market your property.

4

## FIND A BUYER

The estate agent will help to complete the sale smoothly and efficiently. Remember, we will cover their fees then manage the sale for you.

5

## MOVING DAY

Now you can move into your dream David Wilson home, saving money and hassle.

Offer available on selected plots only, terms and conditions apply. Speak to one of our sales advisers now or visit our website. Following withdrawal or termination of any offer, we reserve the right to extend, reintroduce or amend any such offer as we see fit at any time. Purchasers must sign a Movemaker Agreement with us. Offer is subject to use of a David Wilson Homes nominated estate agent to market and sell your existing home. David Wilson Homes will pay the nominated estate agent's fees provided you go on to buy a new David Wilson home.

# PART EXCHANGE

If you're keen to move quickly our Part Exchange scheme might be just what you need. We could buy your current home from you, giving you peace of mind that you have a guaranteed buyer.



1

## Get in touch

Book an appointment at a development near you.



2

## Choose your home

We'll then arrange two independent valuations of your current property.



3

## We'll make you an offer

We'll agree a selling price at fair value for your home - based on a presumed sale within eight to ten weeks.



4

## We'll buy your home

Once you accept our formal offer, we'll buy your current home and take it in Part Exchange.



5

## Time to get moving

You'll be free to move into your brand new home.

# KEY WORKER DEPOSIT CONTRIBUTION SCHEME

To show our appreciation for key workers, we are offering a contribution towards your deposit.

When you purchase a David Wilson home using the scheme, we could contribute **£1,000 towards your deposit** for every £20,000 spent on the purchase price - up to a maximum of £25,000.



If you're an eligible **key worker**, we could contribute to your deposit



**£1,000** for every £20,000 you spend



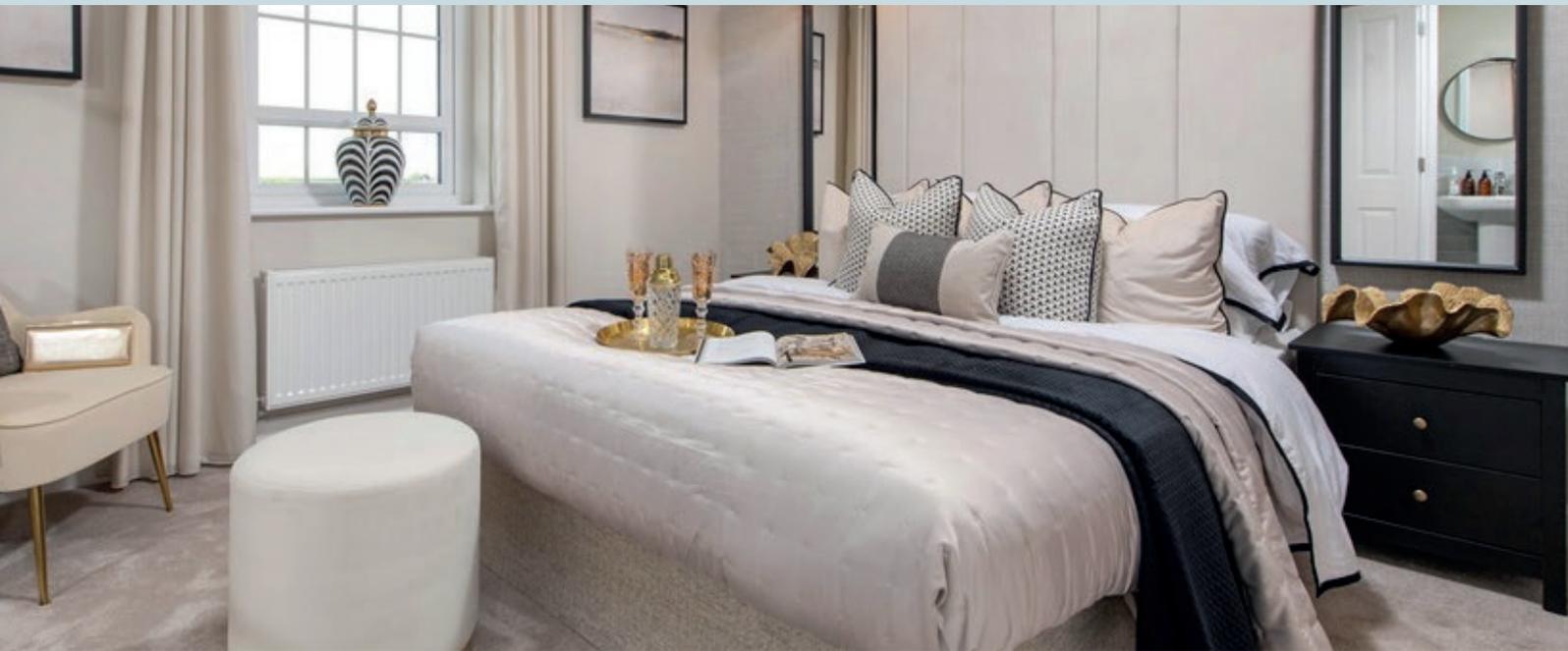
It's our way of saying **thank you** for the vital work you do



Get in touch today



NHS	EDUCATION	POLICE FORCE	FIRE SERVICE
MINISTRY OF DEFENCE	RNLI	FOSTER CARERS	ENVIRONMENTAL SERVICE
NATIONAL HIGHWAYS	PROBATION SERVICE	LOCAL AUTHORITY	PRISON SERVICE



## 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.



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