



NEW LUBBESTHORPE

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 providing traditional homes in desirable locations, built to a superb specification.

We* are delighted to have received over 90% homeowner recommendation since 2010[^]. This accolade recognises our commitment to bringing you beautiful new homes.

We would encourage you to come and experience the David Wilson Difference and we look forward to seeing you at New Lubbesthorpe, Leicestershire.



John Reddington
Managing Director
David Wilson Homes, East Midlands



DAVID WILSON HOMES

WHERE QUALITY LIVES

WELCOME TO

NEW LUBBESTHORPE



We make our much anticipated return to the established community of New Lubbesthorpe with more quality 1-5 bedroom homes. If you are looking to be within easy access of Leicester city centre and the surrounding areas via the nearby M1 and M69, whilst still being close to open countryside and green space,

this location is perfect for you. You will have a host of shopping, dining and leisure options within a 15-minute drive, whilst New Lubbesthorpe Primary School is a few minutes' walk, perfect for working professionals and families alike.

A SENSE OF PEACE,
QUALITY
— AND SPACE —



Our homes at New Lubbesthorpe 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 spare 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 with most of our homes boasting 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.

IDEALLY LOCATED

FOR YOUR FAMILY



There are plenty of nurseries located within a 5 minutes' drive of the development, including Lilliput Montessori Day Nursery and Mighty Oaks Nursery.

A range of primary schooling options are nearby including New Lubbethorpe Primary School on the development, Fossebrook Primary School and Stafford Leys Community Primary School which cater for children aged 4-11. Brockington College and Winstanley Community College accommodate students aged 11-16, and can be reached within a 10 minutes' drive.

A range of university towns and cities are within an hour's drive of the development including Leicester, Loughborough and Coventry to name a few.

EXCELLENT

CONNECTIONS



New Lubbethorpe benefits from superb road links with the A50, A46, A47 and A6 just a short commute away. The larger motorway of the M1 and M69 connect you to Leicester, Loughborough, Derby, Nottingham, Coventry and Birmingham in less than an hour.*



Leicester Train Station is a 20 minutes' drive, where Loughborough can be reached in 9 minutes, Derby in 22 minutes, Nottingham in 30 minutes, Birmingham in 50 minutes and London St Pancras in just over an hour.*



For holidays away, East Midlands and Birmingham airports are a 45 minutes' drive, whilst Heathrow and London Luton's Airports can be reached in just under 90 minutes.*

PLENTY

— TO SEE AND DO —



For your weekly shop, a host of everyday amenities including supermarkets, shops, restaurants, cafés and public houses are located a within a 7-minute drive in Enderby and Leicester Forest East. Indulge in some retail therapy at nearby Fosse Shopping Park, which houses over 30 high street retailers or visit Leicester's vibrant city centre which features many more shops, restaurants, bars and coffee shops.

Leicester Outdoor Pursuits Centre provides the perfect place to sample outdoor sports and activities. Bradgate Park and Abbey Park are the perfect places to explore and have a picnic, whilst New Walk Museum and Art Gallery and Leicester's Curve theatre allow you to immerse yourself in the local arts.

Sample a range of culinary delights at the Michelin recommended Shivalli restaurant or Chutney Ivy, which are located just 20 minutes' drive away. If a hearty pub lunch and afternoon tittle is more your thing then The Bulls Head and The Red Cow could be your ideal local.

TEN MINUTES

— AWAY FROM YOUR NEW HOME* —



New Lubbesthorpe Primary School
1 minute by car



Warren Lane Surgery
3 minutes by car



Stafford Leys Primary School
4 minutes by car



Sainsbury's
7 minutes by car



Meridian Leisure Park
7 minutes by car



Enderby Park
8 minutes by car



New College Leicester
9 minutes by car



Fosse Park Shopping Centre
9 minutes by car



Braunstone Park
10 minutes by car

THIRTY MINUTES

AWAY FROM YOUR NEW HOME*



Highcross Shopping Centre
15 minutes by car



Leicester City Football Club
16 minutes by car



The Curve Theatre
18 minutes by car



University of Leicester
18 minutes by car



Leicester Train Station
19 minutes by car



National Space Centre
19 minutes by car



Leicester Royal Infirmary
16 minutes by car



Leicester City Centre
20 minutes by car



Bradgate Park
25 minutes by car

— CREATING A SUSTAINABLE —

COMMUNITY

WHERE FAMILIES AND NATURE CAN THRIVE

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.





Tweed Street, Lubbesthorpe, LEICESTER, LEICESTERSHIRE, LE19 4BH

1 - 5 bedroom homes

- Po** The Popley (N100)
1 bedroom home with study
- Br** The Burleigh (DWB21)
2 bedroom home
- As** The Ashdown (P286)
2 bedroom home
- Wf** The Wilford (P204)
2 bedroom home
- F** The Fairway (H231)
2 bedroom home with study
- Ar** The Archford (L282)
2 bedroom home with study
- A** The Ashington (L357)
3 bedroom home with study
- Ca** The Cannington (L321)
3 bedroom home
- Ha** The Hadley (P341)
3 bedroom home
- Ho** The Hollinwood (L386)
3 bedroom home with study
- In** The Ingleby (H303)
3 bedroom home with study
- Pa** The Parkin (L327)
3 bedroom home with study
- Wt** The Winstone (H421)
4 bedroom home
- Ho** The Holden (H469)
4 bedroom home
- Av** The Avondale (H456)
4 bedroom home
- Em** The Emerson (H500)
5 bedroom home
- Li** The Lichfield (H533)
5 bedroom home
- Mo** The Moreton (H538)
5 bedroom home
- R** Affordable Housing Rented
- SR** Affordable Housing Social Rent
- SO** Affordable Housing Shared Ownership
- SH** Show Home **MS** Marketing Suite
- V** Visitor Parking Space
- BCP** Bin Collection Point
- S/S** Substation



See the Difference at 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, 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. New Lubbesthorpe is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

H8106/001/01/ Rev: W

THE WILFORD

TWO BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Wilford is the ideal solution for those seeking a first or smaller home. Step through the front door and the hall leads to a separate, stylishly fitted kitchen and a downstairs WC. It then opens up into a spacious lounge and dining area

with French doors leading to the rear garden – the perfect place to entertain in good weather. Upstairs are two double bedrooms, a bathroom fitted with contemporary sanitary ware and plenty of essential storage space.



DAVID WILSON HOMES

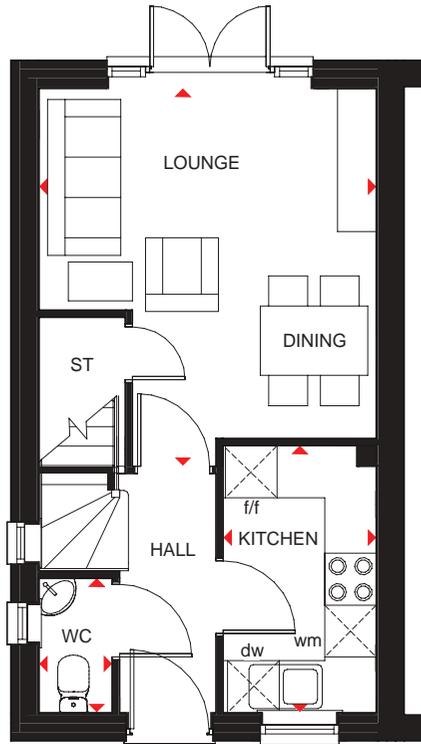
WHERE QUALITY LIVES

THE WILFORD

TWO BEDROOM HOME

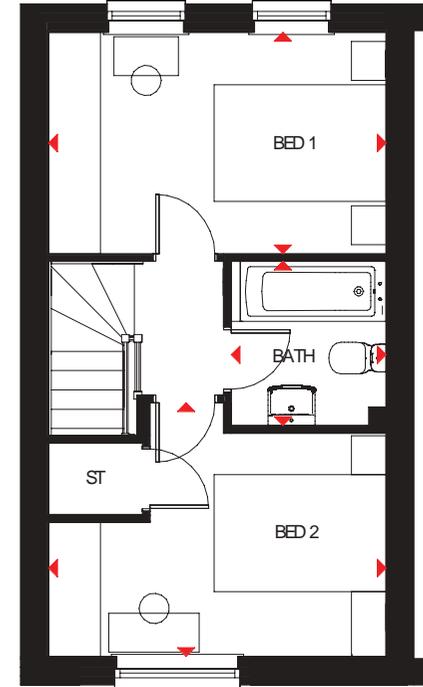
Key

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



Ground Floor

Lounge/Dining	3923 x 4179 mm	12'8" x 13'7"
Kitchen	1780 x 3083 mm	5'8" x 10'1"
WC	1550 x 850 mm	5'0" x 2'7"



First Floor

Bedroom 1	3923 x 2556 mm	12'8" x 8'3"
Bedroom 2	3923 x 2581 mm	12'8" x 8'4"
Bathroom	1800 x 1897 mm	5'9" x 6'2"

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BDW001830/SEP22



THE BURLEIGH

TWO BEDROOM HOME



DEMO TEXT



The Burleigh provides the convenience of open-plan living all on one level. This end-terraced bungalow has a central hallway leading to all rooms. The spacious kitchen/dining/living area is a practical and comfortable space with French doors that open

onto the rear garden. The two bedrooms include a good-sized double and a single. A fully fitted bathroom and plenty of storage complete this cosy home.

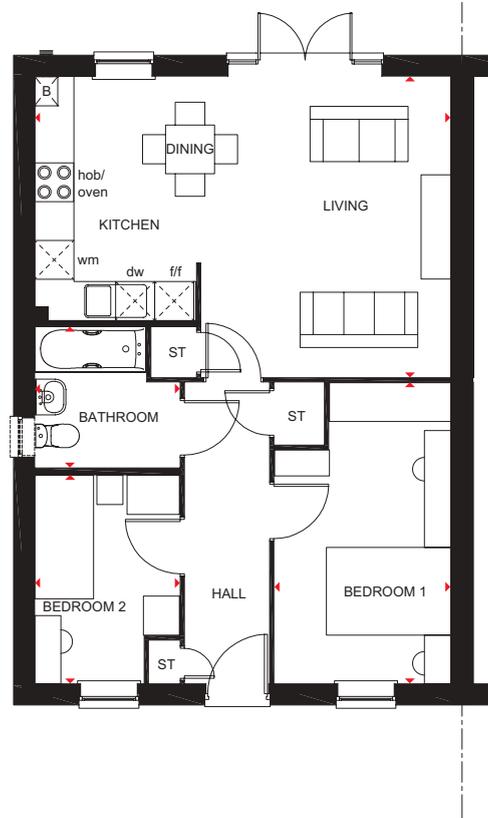
DAVID WILSON HOMES

THE BURLEIGH

TWO BEDROOM HOME

Key

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



Ground Floor

Kitchen/ Living/Dining	6358 x 4627 mm	20'10" x 15'2"
Bedroom 1	2689 x 4637 mm	8'10" x 15'3"
Bedroom 2	2212 x 3198 mm	7'3" x 10'6"
Bathroom	2212 x 2154 mm	7'3" x 7'1"

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BDW001966 Group DWH 2017 DWB2 1E-7 DS01 /OCT22

THE HADLEY

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The sash-style windows give this detached home a delightfully traditional look. Yet inside, the open-plan kitchen – with its dining and family areas and separate utility room – is designed for modern living. French doors to the garden give

the whole room a bright and airy feeling. The spacious dual-aspect lounge meanwhile provides the perfect place to relax. Upstairs are two double bedrooms, the large main bedroom with en suite, a single bedroom and a family bathroom.



DAVID WILSON HOMES

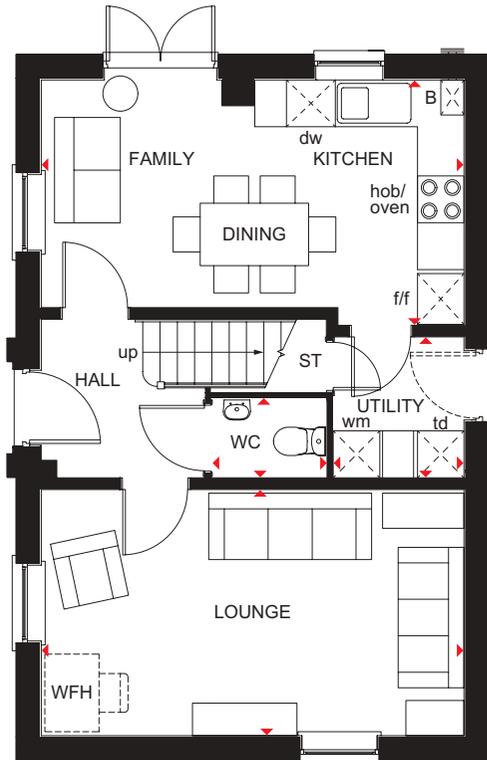
WHERE QUALITY LIVES

THE HADLEY

THREE BEDROOM HOME

Key

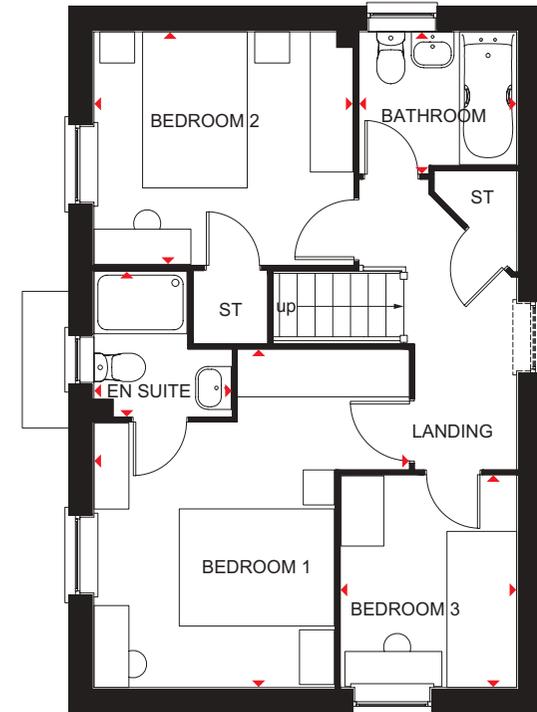
B	Boiler	wm	Washing machine space	WFH	Working from home space
ST	Store	dw	Dishwasher space	◀▶	Dimension location
f/f	Fridge/freezer space	td	Tumble dryer space		



Ground Floor

Lounge	5455 x 3153 mm	17'11" x 10'4"
Kitchen/Family/ Dining	5455 x 3143 mm	17'11" x 10'4"
Utility	1804 x 1688 mm	5'11" x 5'6"
WC	1480 x 1014 mm	4'10" x 3'4"

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



First Floor

Bedroom 1	4324 x 4058 mm	14'2" x 13'3"
En Suite	1856 x 1771 mm	6'1" x 5'9"
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 1811 mm	6'8" x 6'0"

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THE ASHDOWN

TWO BEDROOM END TERRACED HOME



Individual plots may vary, please speak to the Sales Adviser



The Ashdown has all the comfort factors for today's busy lifestyle. A good-sized lounge with dining area opens onto the rear garden via French doors. A separate fitted kitchen has space for all the appliances, and there's plenty of storage options throughout

the house. Upstairs, the two double bedrooms each have their own en suite – Bedroom 1 with a bath and Bedroom 2 with a shower – perfect for those frequent visitors.

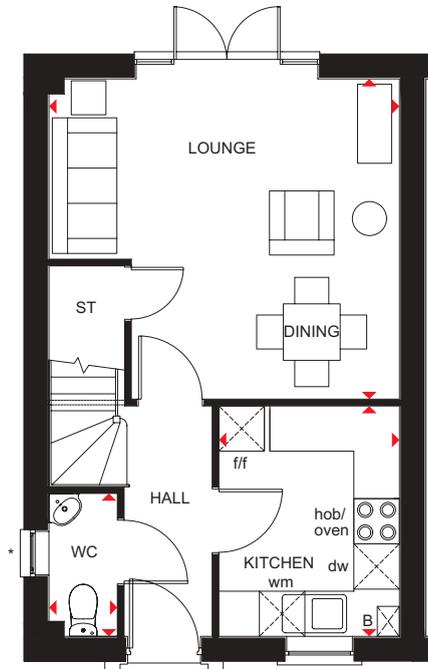
DAVID WILSON HOMES

THE ASHDOWN

TWO BEDROOM END TERRACED HOME

Key

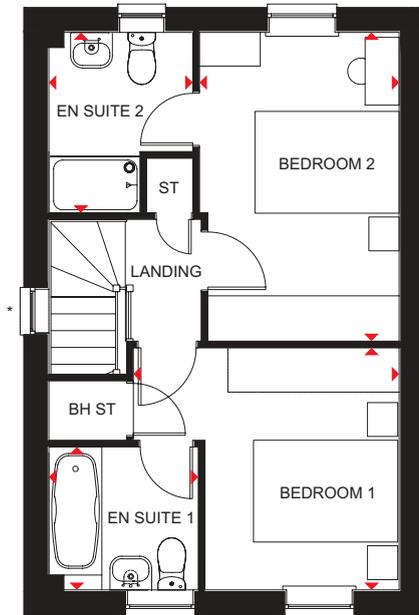
B	Boiler	BHST	Bulkhead store	wm	Washing machine space	◀▶	Dimension location
ST	Store	f/f	Fridge/freezer space	dw	Dishwasher space		



Ground Floor

Kitchen	3057 x 2378 mm	10'0" x 7'10"
Lounge/Dining	4617 x 4248 mm	15'2" x 13'11"
WC	1897 x 902 mm	6'3" x 3'0"

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



First Floor

Bedroom 1	3504 x 3211 mm	11'6" x 10'6"
En Suite 1	1969 x 1897 mm	6'6" x 6'3"
Bedroom 2	4094 x 2632 mm	13'5" x 8'7"
En Suite 2	2391 x 1883 mm	7'10" x 6'0"

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BDW001966 Group DWH 2017 H408---7 DS02 /OCT22

THE INGLEBY

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The sash-style windows of this family home give it a delightfully traditional feel, while inside, the large, open-plan kitchen with its dining and family areas is designed very much for modern living. Essential utility space is discreetly tucked away in a corner

of the kitchen and French doors give access to the rear garden. The separate lounge provides a comfortable haven where everyone can relax. Upstairs are two double bedrooms, the main with en suite, two single bedrooms and a family bathroom.



DAVID WILSON HOMES

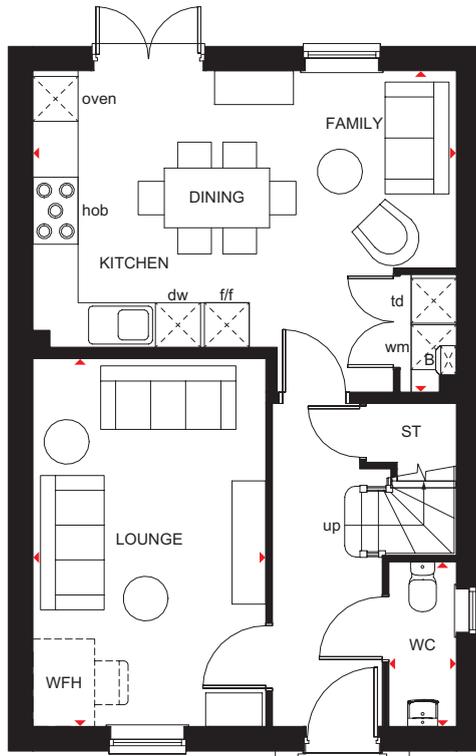
WHERE QUALITY LIVES

THE INGLEBY

FOUR BEDROOM HOME

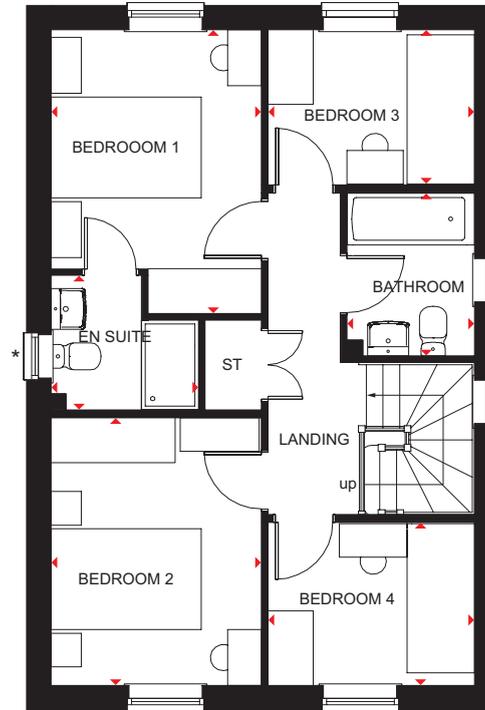
Key

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



Ground Floor

Lounge	4930 x 3100 mm	16'2" x 10'2"
Kitchen/Family/ Dining	5365 x 4305 mm	18'6" x 14'1"
WC	2206 x 900 mm	7'3" x 2'11"



First Floor

Bedroom 1	3802 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 2066 mm	9'0" x 6'9"
Bedroom 4	2747 x 2172 mm	9'0" x 7'1"
Bathroom	2179 x 1700 mm	7'2" x 5'7"

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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 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.



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. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of 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.

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



**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 our 0844 numbers cost 7 pence per minute plus your phone company's access charge.

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