



# THORESBY-VALE

EDWINSTOWE

# 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 offers a range of spacious bedroom designs, with developments 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

# WELCOME TO

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## THORESBY VALE



Located in the heart of Sherwood Forest within walking distance of Edwinstowe, Thoresby Vale is a development of 2, 3 and 4 bedroom homes. Experience the rural lifestyle you have always dreamed of, while being within easy reach of Nottingham, Newark-on-Trent, Sheffield and Doncaster. There are plenty of



amenities on your doorstep including a supermarket, butcher, baker, café, newsagent and two schools. Edwinstowe village is also home to a variety of restaurants and six pubs. A new primary school, as well as commercial and leisure space, are also planned for the development. The A1 and A614 are within easy reach.

A SENSE OF PEACE,  
**QUALITY**  
— AND SPACE —



Our homes at Thoresby Vale 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 benefitting from two or more bathrooms, including your own private sanctuary – a main bedroom en suite. If you're working from home, most of our homes include a study.

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 YOU AND YOUR FAMILY —————



For your little ones, there's nearby Cherubs Day Nursery and plenty of schooling options in the area, including King Edwin Primary School, St Mary's C of E Primary



School and The Dukeries Academy. A new primary school will also be created within Thoresby Vale development itself. There are a great number of university options within



an hour's drive including The University of Lincoln, The University of Nottingham and The University of Sheffield to name a few.



# EXCELLENT

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## CONNECTIONS



Roads: The A60, A1, M1 and A614 are easily accessible, linking you to Mansfield, Doncaster, Newark-on-Trent, Nottingham, Sheffield and Rotherham all within an hour.



Rail: Only 20 minutes away is Mansfield Woodhouse railway station or Shirebrook railway station with regular trains to Workson and Nottingham. Located on Ollerton Road is a local bus service to Ollerton and Mansfield.



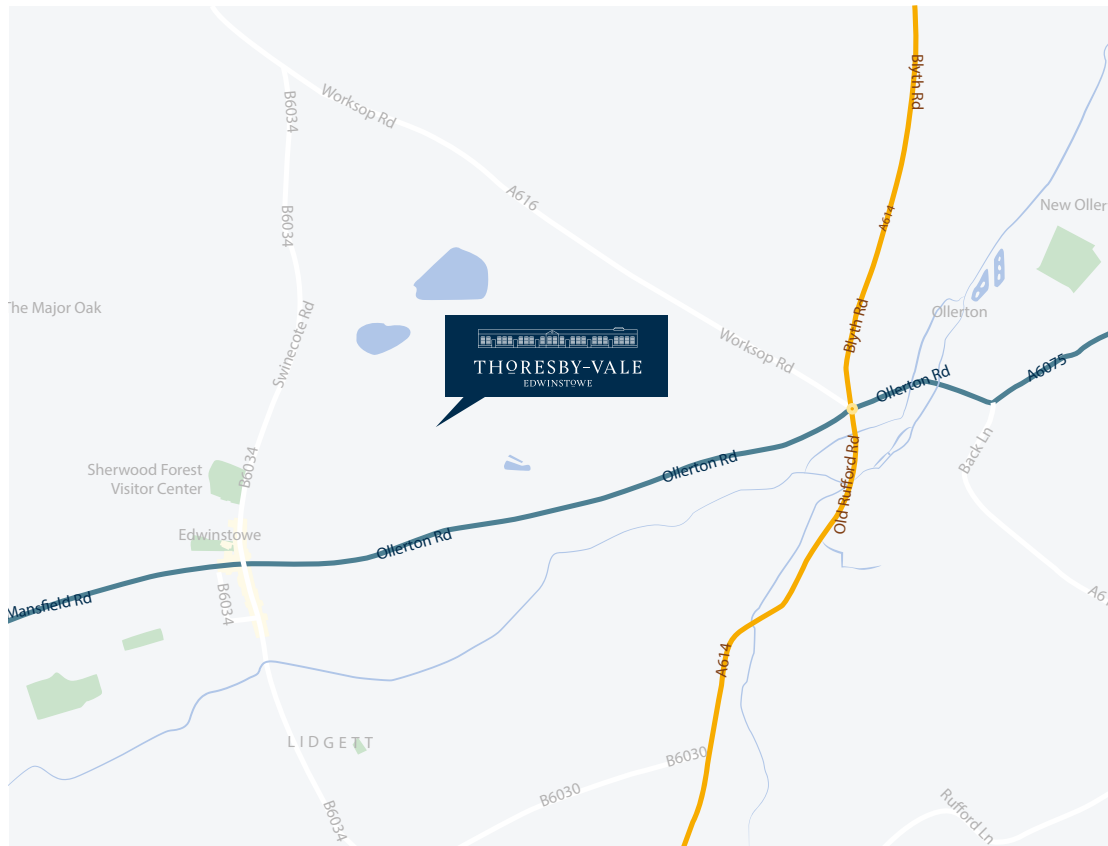
Plane: Doncaster Sheffield airport is just over 30 minutes' drive from your new home, while East Midlands airport is just under an hour away and Manchester airport an hour and 45 minutes.

# DIRECTIONS

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## HOW TO FIND US

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From the A614 Old Rufford Road (northbound), take the first exit at the roundabout onto the A6075 Ollerton Road. The development will be on your right.

From the A614 Old Blyth Road (southbound), take the third exit at the roundabout onto the A6075 Ollerton Road. The development will be on your right.

From Mansfield, follow the A60 northbound. Take a right onto the A6075 Peafield Lane. At the junction continue on the A6075 Mansfield Road. At the junction continue on the A6075 Ollerton Road. The development will be on your left.

# THIRTY MINUTES

FROM YOUR NEW HOME



**Sherwood Forest**  
Walking distance



**Edwinstowe**  
Walking distance



**Rufford Abbey**  
5 minutes



**Sherwood Pines**  
9 minutes



**Center Parcs**  
11 minutes



**Mansfield**  
20 minutes





Future School  
Development  
by Others

# THORESBY-VALE

## EDWINSTOWE

- |  |   |
|--|---|
| <b>The Wilford</b><br>2 bedroom home   | <b>The Hollinwood</b><br>4 bedroom home |
| <b>The Archford</b><br>3 bedroom home  | <b>The Meriden</b><br>4 bedroom home    |
| <b>The Hadley</b><br>3 bedroom home    | <b>The Exeter</b><br>4 bedroom home     |
| <b>The Abbeydale</b><br>3 bedroom home | <b>The Holden</b><br>4 bedroom home     |
| <b>The Eckington</b><br>3 bedroom home | <b>The Ingleby</b><br>4 bedroom home    |
| <b>The Greenwood</b><br>3 bedroom home | <b>Affordable Housing</b>               |
| <b>The Avondale</b><br>4 bedroom home  |   |
- 
- |                             |                              |
|-----------------------------|------------------------------|
| <b>Show Homes</b>           | <b>Bat Box</b>               |
| <b>Marketing Suite</b>      | <b>Swift Brick</b>           |
| <b>Bin Collection Point</b> | <b>Visitor Parking Space</b> |



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



**DAVID WILSON HOMES**  
WHERE QUALITY LIVES

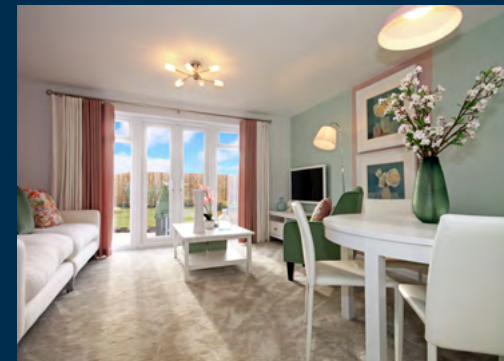
Development layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Images and development layouts are for illustrative purposes and should be used for general guidance only. Development layouts including parking 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. Thoresby-Vale is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

# THE WILFORD

TWO BEDROOM SEMI-DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



Step through the front door of The Wilford and you will discover a well-designed home. The hall leads to a separate, stylishly fitted kitchen and then opens up into a spacious lounge and dining

area with French doors leading to the rear garden. Upstairs are two double bedrooms and a bathroom fitted with contemporary sanitary ware.



DAVID WILSON HOMES

WHERE QUALITY LIVES

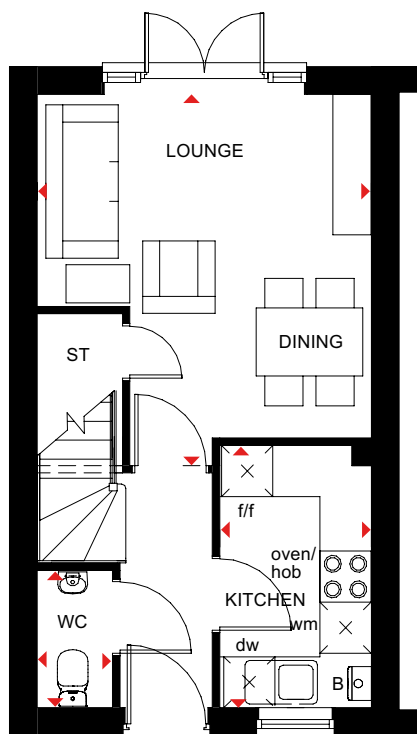


# THE WILFORD

TWO BEDROOM SEMI-DETACHED HOME

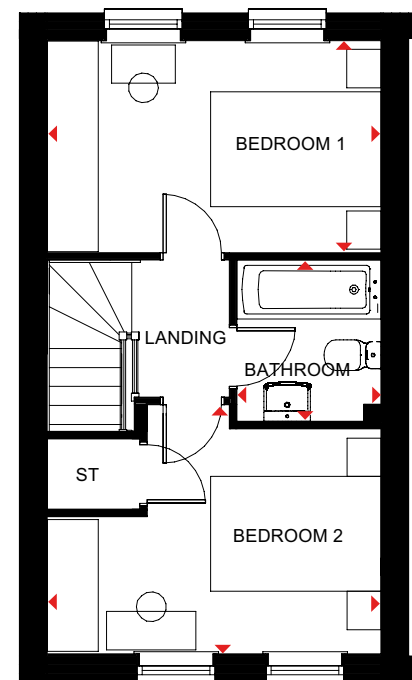
## Key

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



### Ground Floor

Lounge/Dining	4362 x 3926 mm	14'4" x 12'11"
Kitchen	3083 x 1783 mm	10'1" x 5'10"
WC	1615 x 884 mm	5'4" x 2'11"



### First Floor

Bedroom 1	3926 x 2491 mm	12'11" x 8'2"
Bedroom 2	3926 x 2931 mm	12'11" x 9'7"
Bathroom	1897 x 1696 mm	6'3" x 5'7"

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# THE ARCHFORD

THREE BEDROOM SEMI-DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



A stylish home, The Archford has an open-plan kitchen with dining area designed for practical, modern living and French doors opening out onto the rear garden creating a bright, light-filled room. A lobby, separating the kitchen and the front-

aspect lounge, has stairs leading to the first floor. Here, the main bedroom has its own en suite, with a separate bathroom for the rest of the family. A further double bedroom and a single bedroom make this an attractive family home.



DAVID WILSON HOMES

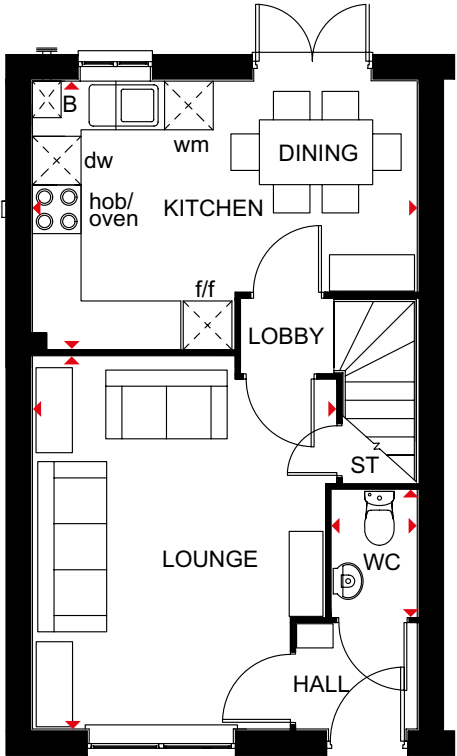
WHERE QUALITY LIVES

# THE ARCHFORD

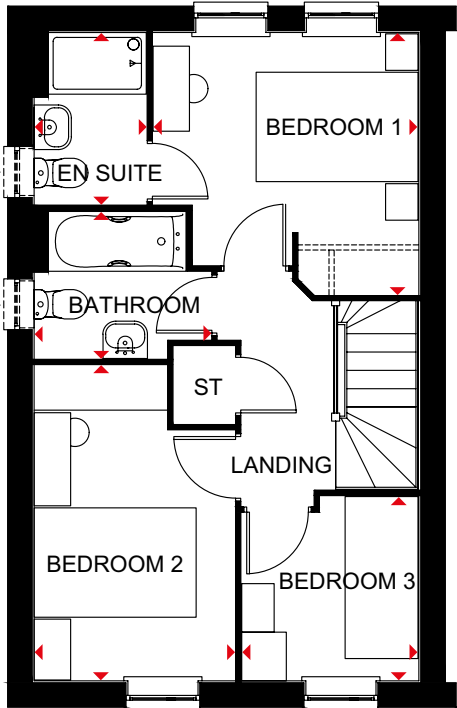
THREE BEDROOM SEMI-DETACHED HOME

## Key

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



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"



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

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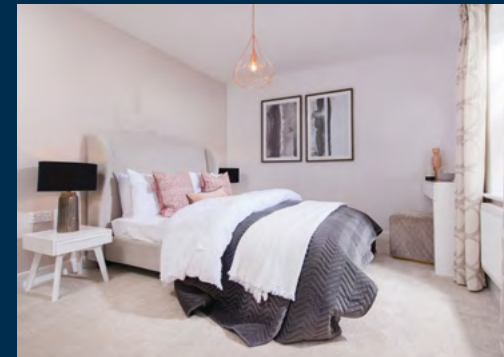


# THE HADLEY

## THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



From the outside, The Hadley has a delightfully traditional look. Yet inside, the open-plan kitchen – with its dining and family areas and separate utility room – is designed very much for busy, 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 with en suite, a single bedroom and a family bathroom.



DAVID WILSON HOMES

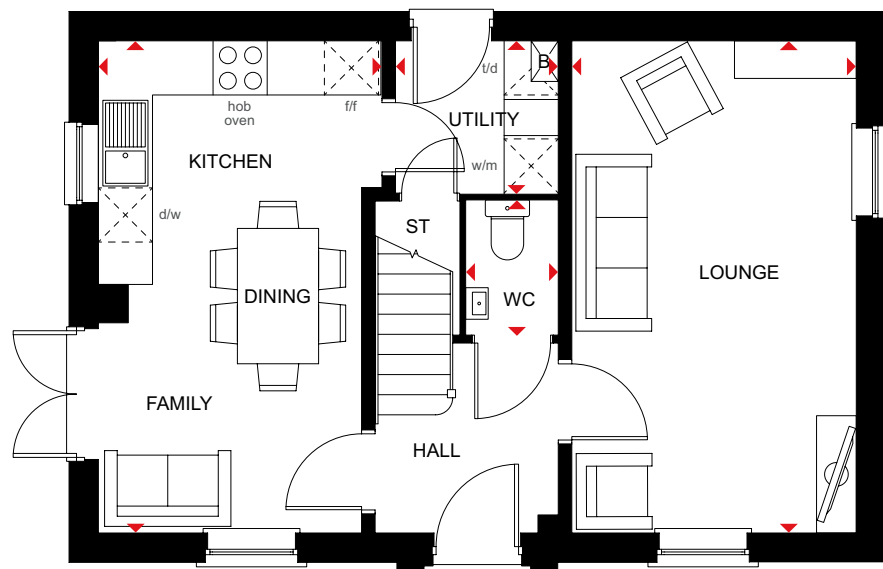
WHERE QUALITY LIVES

# THE HADLEY

THREE BEDROOM HOME

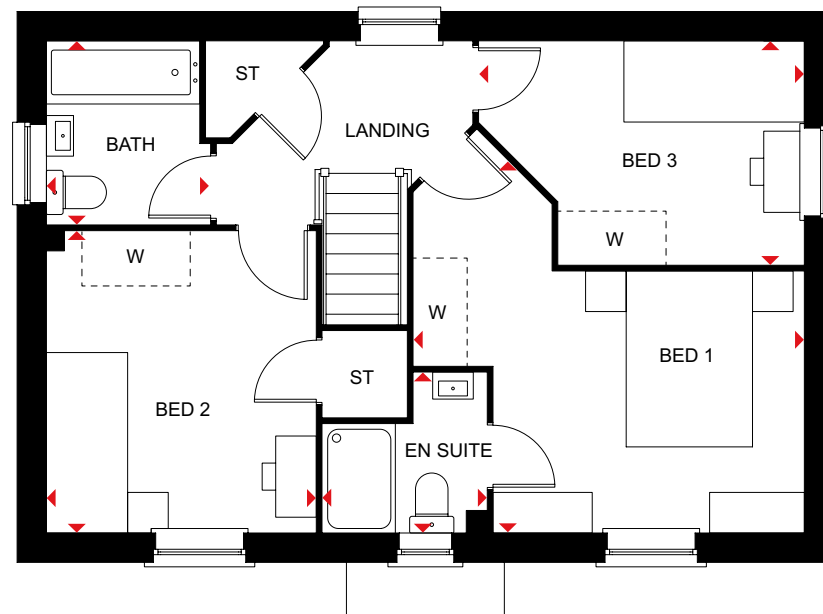
## Key

B	Boiler	BH ST	Bulkhead Store	wm	Washing machine space	td	Tumble dryer space
ST	Store	f/f	Fridge/freezer space	dw	Dishwasher space	◀▶	Dimension location



### Ground Floor

Lounge	5455 x 3153 mm	17'10" x 10'4"
WC	1480 x 1014 mm	4'10" x 3'7"
Utility	1804 x 1688 mm	5'11" x 5'6"
Kitchen/ Family/Dining	5455 x 3143 mm	17'10" x 10'3"



### First Floor

Bedroom 1	4324 x 4058 mm	14'2" x 13'3"
Bedroom 2	3341 x 2978 mm	10'11" x 9'9"
Bedroom 3	2713 x 2265 mm	8'10" x 7'5"
En suite	1856 x 1771 mm	6'1" x 5'10"
Bathroom	2025 x 1811 mm	6'7" x 5'11"

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# THE ABBEYDALE

THREE BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The Abbeydale's traditional look conceals the modern, flexible home inside. A good-sized lounge, where all the family can relax, leads to a bright, open-plan kitchen and dining area, with access to the rear garden via French doors. A separate

utility adds practicality and an integral garage provides extra security. Upstairs are three double bedrooms – the spacious main bedroom with en suite and dressing area – and a family bathroom with shower.



DAVID WILSON HOMES

WHERE QUALITY LIVES

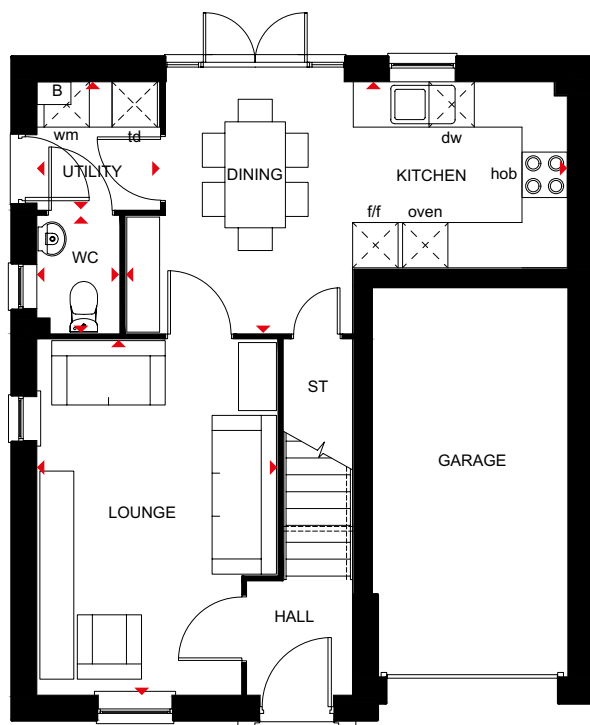


# THE ABBEYDALE

THREE BEDROOM DETACHED HOME

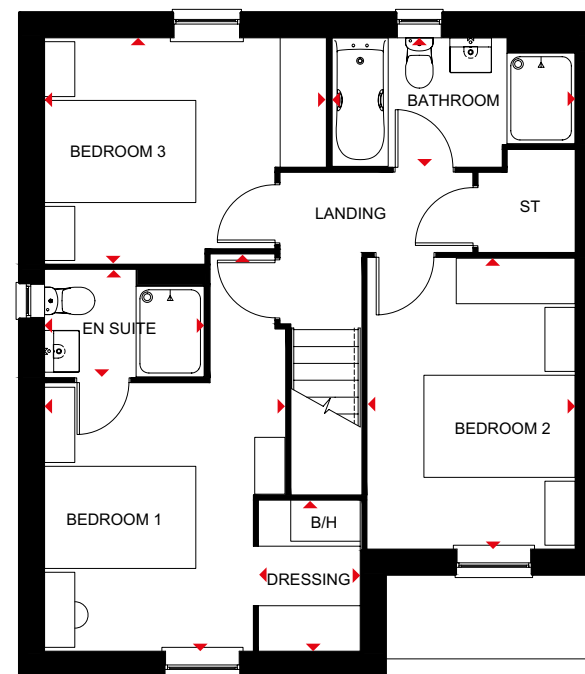
## Key

B	Boiler	BH	Bulkhead	wm	Washing machine space	td	Tumble dryer space
ST	Store	f/f	Fridge/freezer space	dw	Dishwasher space	◀▶	Dimension location



### Ground Floor

Lounge	4699 x 3179 mm	15'5" x 10'5"
Kitchen/Dining	5839 x 3322 mm	19'2" x 10'11"
WC	1547 x 1087 mm	5'1" x 3'7"
Utility	1687 x 1624 mm	5'6" x 5'4"



### First Floor

Bedroom 1	5242 x 3179 mm	17'2" x 10'5"
En Suite	2110 x 1412 mm	6'11" x 4'8"
Dressing	1987 x 1336 mm	6'6" x 4'5"
Bedroom 2	3845 x 2741 mm	12'7" x 9'0"
Bedroom 3	3714 x 2982 mm	12'2" x 9'9"
Bathroom	3212 x 1700 mm	10'6" x 5'7"

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# THE ECKINGTON

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Eckington is designed very much with modern living in mind, with its open plan kitchen, dining area providing flexible space. French doors access the rear garden and make the whole room bright and airy, while the separate utility room adds a practical note.

The spacious dual-aspect lounge meanwhile provides the perfect place to relax. Upstairs are three double bedrooms – with bedroom 1 featuring an en suite and the family bathroom.



DAVID WILSON HOMES

WHERE QUALITY LIVES

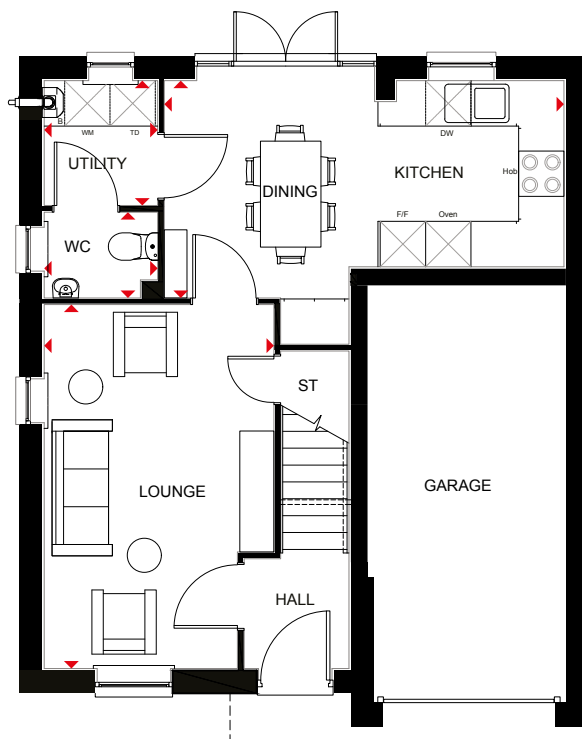


# THE ECKINGTON

THREE BEDROOM HOME

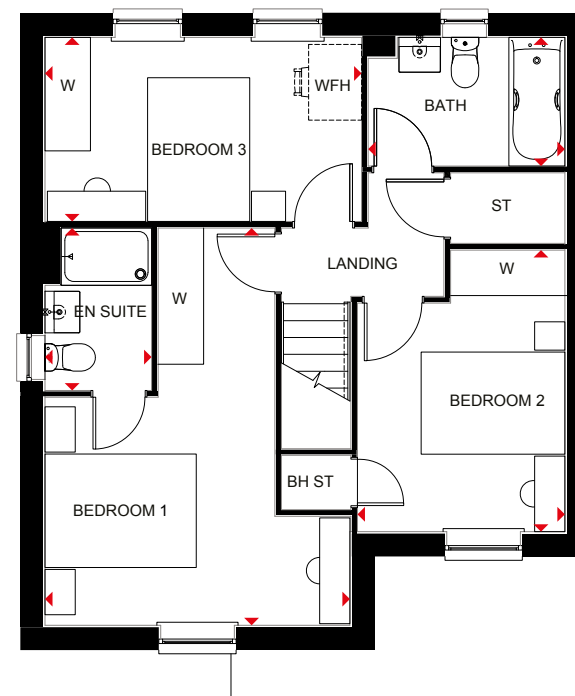
## Key

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



### Ground Floor

Lounge	4812 x 3038 mm	15'9" x 10'0"
Kitchen/Dining	5285 x 2873 mm	17'4" x 9'5"
WC	1470 x 1134 mm	4'10" x 3'9"
Utility	1651 x 1470 mm	5'5" x 4'10"



### First Floor

Bedroom 1	5252 x 4031 mm	17'3" x 13'3"
En-suite	2148 x 1408 mm	7'1" x 4'7"
Bedroom 2	3724 x 2742 mm	12'3" x 9'0"
Bedroom 3	4185 x 2433 mm	13'9" x 8'0"
Bath	2601 x 1701 mm	8'6" x 5'7"

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.



# THE GREENWOOD

THREE BEDROOM SEMI-DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The Greenwood is a flexible home designed over three floors. The ground floor has a kitchen that flows into dining and family areas, with a large walk-in glazed bay leading to the garden – and perfect extended living space in good weather. A study and

a utility cupboard are also on the ground floor, while a spacious lounge and main bedroom with en suite are on the first floor. Upstairs again, and a further two double bedrooms and the family bathroom are on the top floor, making this a great family home.



DAVID WILSON HOMES

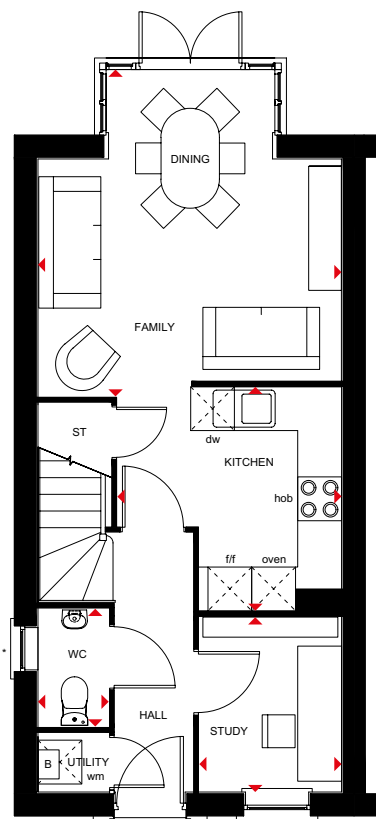
WHERE QUALITY LIVES

# THE GREENWOOD

THREE BEDROOM SEMI-DETACHED

## Key

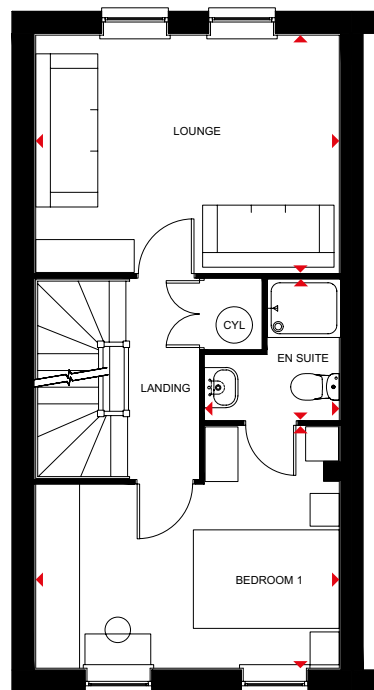
B	Boiler	CYL	Cylinder	wm	Washing machine space	RL	Roof light
ST	Store	f/f	Fridge/freezer space	dw	Dishwasher space	◀▶	Dimension location



### Ground Floor

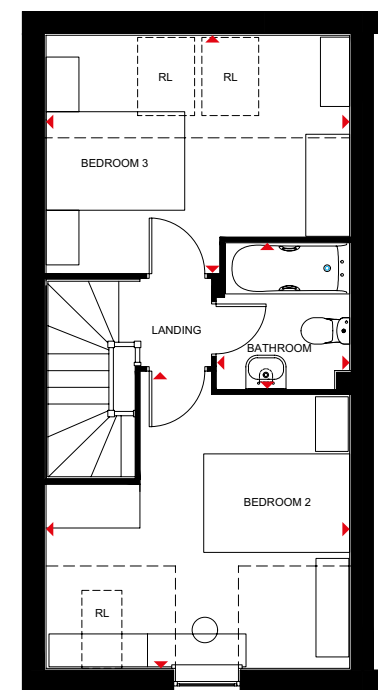
Family/Dining	4481 x 4160 mm	14'8" x 13'8"
Kitchen	3070 x 3070 mm	10'0" x 10'0"
Study	2396 x 1959 mm	7'10" x 6'5"
WC	1614 x 968 mm	5'4" x 3'2"

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



### First Floor

Lounge	4160 x 3255 mm	13'8" x 10'8"
Bedroom 1	4160 x 3318 mm	13'8" x 10'11"
En suite	1927 x 1838 mm	6'4" x 6'0"



### Second Floor

Bedroom 2	4160 x 4062 mm	13'8" x 13'4"*
Bedroom 3	4160 x 3255 mm	13'8" x 10'8"*
Bathroom	2000 x 1826 mm	6'7" x 6'0"

\*Maximum room dimension into lowered ceiling

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# THE AVONDALE

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



This tasteful, double-fronted, detached home, with elegant sash-style windows, provides plenty of flexible living space. The Avondale's generous open-plan kitchen has a dedicated dining area with an attractive bay window, and a separate utility room.

A large, triple-aspect lounge leads to the garden via French doors and a separate study provides quiet space to work. Upstairs are four double bedrooms, the main bedroom with en suite, and a family bathroom with bath and shower.



DAVID WILSON HOMES

WHERE QUALITY LIVES

# THE AVONDALE

FOUR BEDROOM HOME

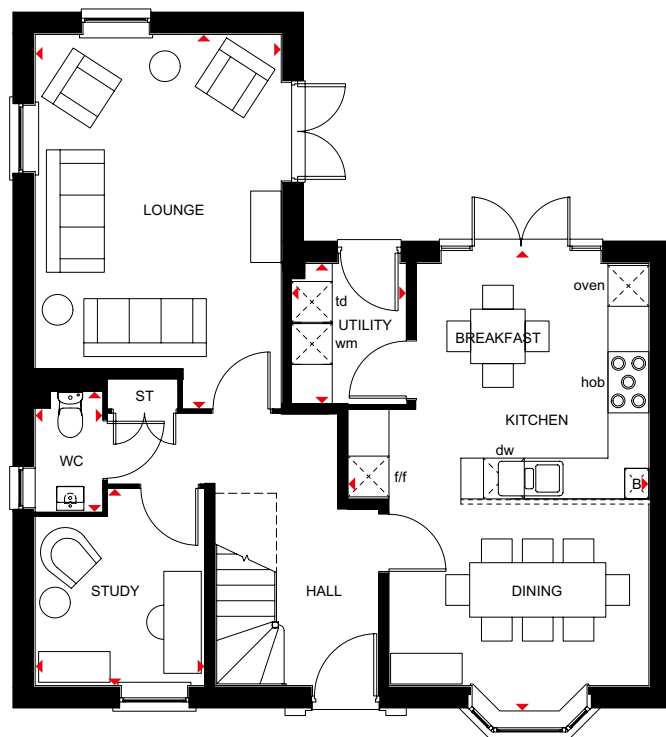
## Key

ST Store  
CYL Cylinder

f/f Fridge/freezer space  
wm Washing machine space

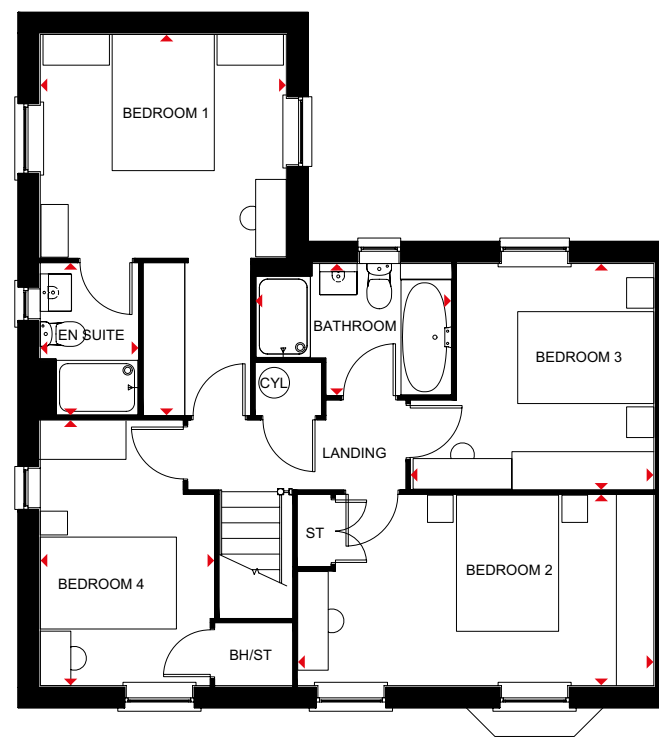
dw Dishwasher space  
td Tumble dryer space

◄► Dimension location



### Ground Floor

Lounge	5490 x 3615 mm	18'0" x 11'10"
Kitchen/ Breakfast/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"



### 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"

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# THE HOLLINWOOD

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The Hollinwood a delightful home, very much designed for busy family life. An attractive glazed bay leading to the garden creates a light atmosphere in the open-plan kitchen with flexible dining and family space. The kitchen also has an adjacent utility

room. The dual-aspect lounge provides the perfect place for the whole family to relax. Upstairs are three double bedrooms, the main with en suite, a single bedroom and a family bathroom.



DAVID WILSON HOMES

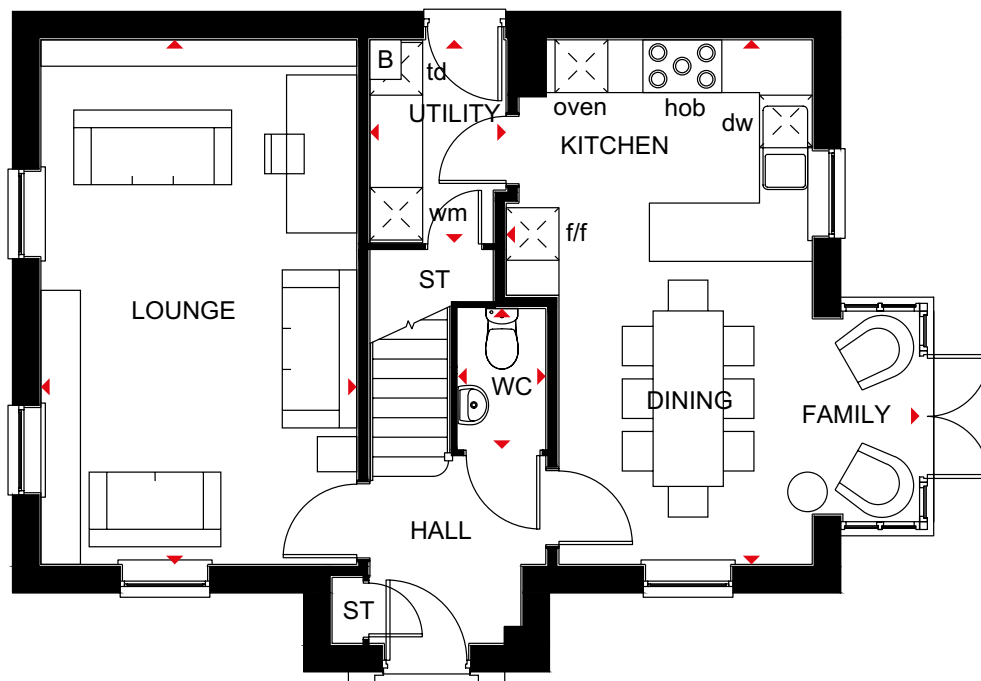
WHERE QUALITY LIVES

# THE HOLLINWOOD

FOUR BEDROOM DETACHED HOME

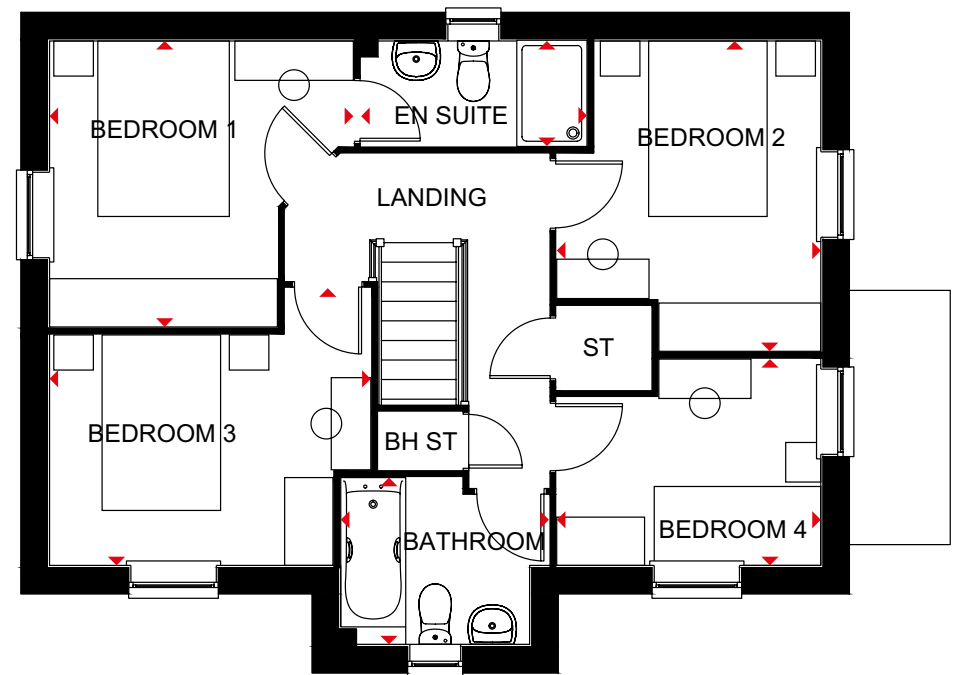
## Key

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



### Ground Floor

Lounge	3600 x 5978 mm	11'10" x 19'7"
Kitchen/Family/Dining	5978 x 4711 mm	19'7" x 15'5"
Utility	1550 x 2312 mm	5'1" x 7'7"
WC	1000 x 1600 mm	3'3" x 5'3"



### First Floor

Bedroom 1	3462 x 3260 mm	11'4" x 10'8"
En suite	2574 x 1200 mm	8'5" x 4'0"
Bedroom 2	3537 x 3009 mm	11'7" x 9'10"
Bedroom 3	3661 x 3159 mm	12'0" x 10'4"
Bedroom 4	3009 x 2352 mm	9'10" x 7'9"
Bathroom	2373 x 1900 mm	7'9" x 6'3"

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# THE MERIDEN

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser

The Meriden is a bright place to call home with its attractive bay-fronted lounge and a light-filled glazed bay in the kitchen/dining area leading to the garden. A family space in the kitchen increases flexibility for living and entertaining, while a separate

utility room adds practicality and an integral garage provides extra security. Upstairs are four double bedrooms, the generous main bedroom with en suite, and a family bathroom with shower.



DAVID WILSON HOMES

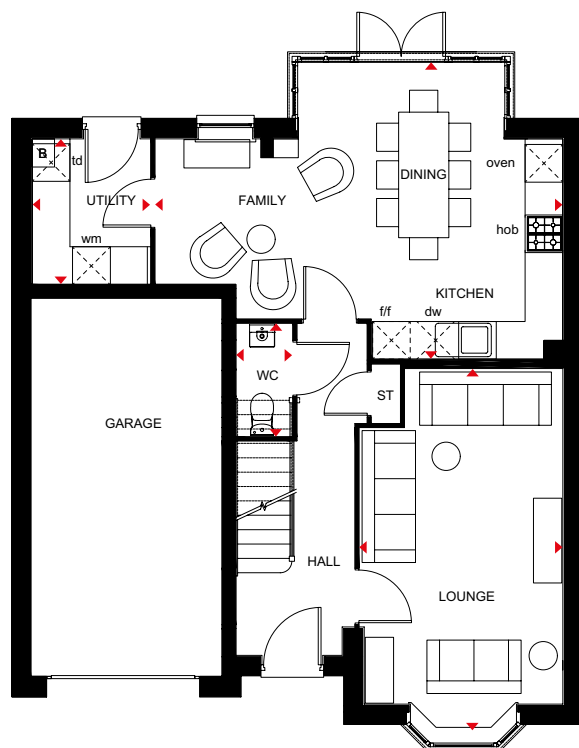
WHERE QUALITY LIVES

# THE MERIDEN

FOUR BEDROOM DETACHED HOME

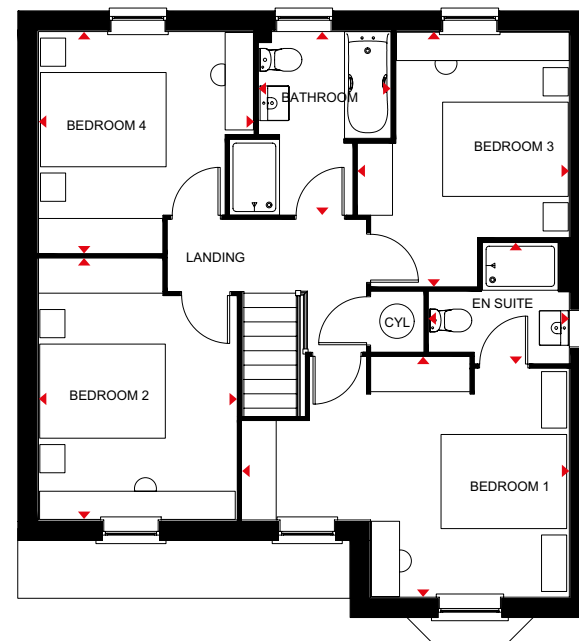
## Key

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



### Ground Floor

Lounge	5767 x 3235 mm	18'11" x 10'7"
Kitchen/Family/Dining	6486 x 4735 mm	21'3" x 15'6"
Utility	2305 x 1877 mm	7'7" x 6'2"
WC	1786 x 882 mm	5'10" x 2'11"



### First Floor

Bedroom 1	5208 x 3822 mm	17'1" x 12'6"
En Suite	2235 x 1923 mm	7'4" x 6'4"
Bedroom 2	4161 x 3155 mm	13'8" x 10'4"
Bedroom 3	4056 x 3365 mm	13'3" x 11'0"
Bedroom 4	3527 x 3423 mm	11'7" x 11'3"
Bathroom	2913 x 210 mm	9'6" x 6'11"

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# THE EXETER

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The Exeter's design reflects an intelligent use of space. A full-height glazed bay in the luxury fitted kitchen has French doors to the garden, allowing in plenty of natural light. The bright, open-plan kitchen includes dining and family areas and has an adjoining utility room. An attractive bay window makes the

separate lounge a bright and pleasant place to relax. Meanwhile, on the first floor there are four good-sized double bedrooms, the main bedroom with en suite, and a large family bathroom. An integral garage completes this spacious family home.



DAVID WILSON HOMES

WHERE QUALITY LIVES

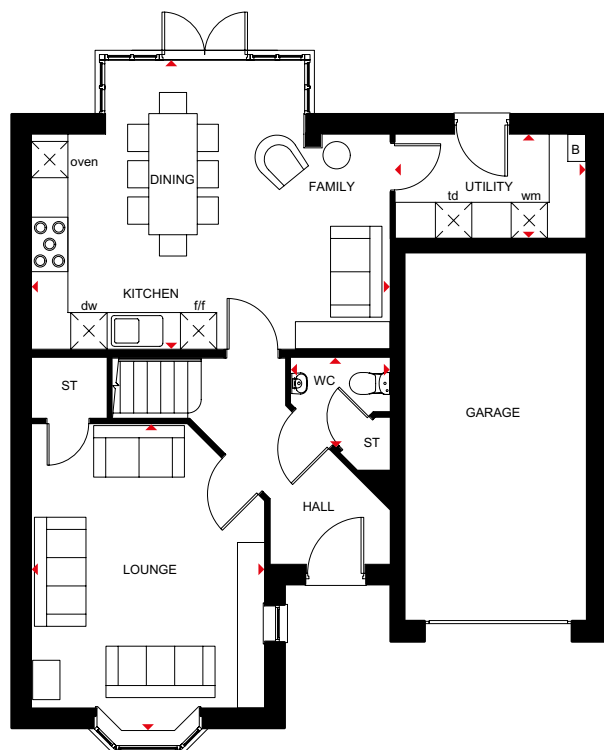


# THE EXETER

FOUR BEDROOM DETACHED HOME

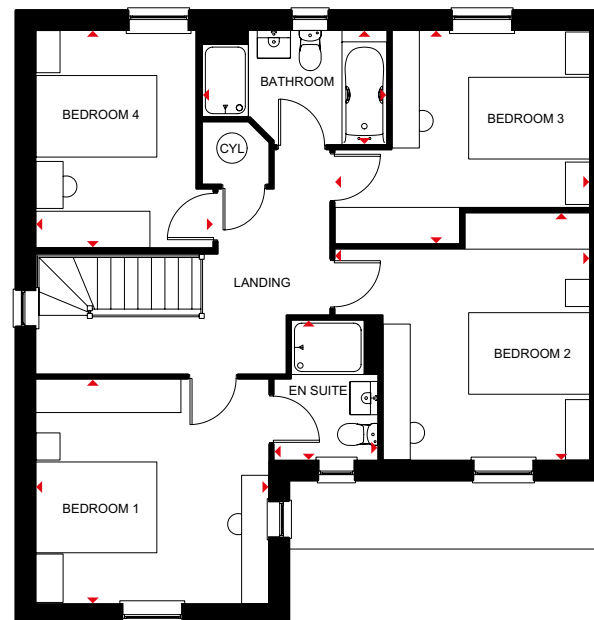
## Key

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



### Ground Floor

Lounge	5093 x 3850 mm	16'8" x 12'8"
Kitchen/Family/Dining	5832 x 4775 mm	19'2" x 15'8"
Utility	3148 x 1725 mm	10'4" x 5'8"
WC	1650 x 1496 mm	5'5" x 4'11"



### First Floor

Bedroom 1	3850 x 3711 mm	12'8" x 12'2"
En Suite	2315 x 1711 mm	7'7" x 5'7"
Bedroom 2	4208 x 4088 mm	13'10" x 13'5"
Bedroom 3	4208 x 3525 mm	13'10" x 11'7"
Bedroom 4	3611 x 2926 mm	11'10" x 9'7"
Bathroom	3046 x 1886 mm	10'0" x 6'2"

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# THE HOLDEN

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



Sash-style windows give The Holden a charming, traditional look, yet inside it is designed very much for modern family living. A beautiful glazed bay leading to the garden makes the open-plan kitchen, family and dining areas exceptionally bright and

airy. A separate utility room also has access to the garden, while a large bay-fronted lounge and a separate study provide room to relax and work. Upstairs are four double bedrooms, the main with en suite, and a family bathroom with a separate shower.



DAVID WILSON HOMES

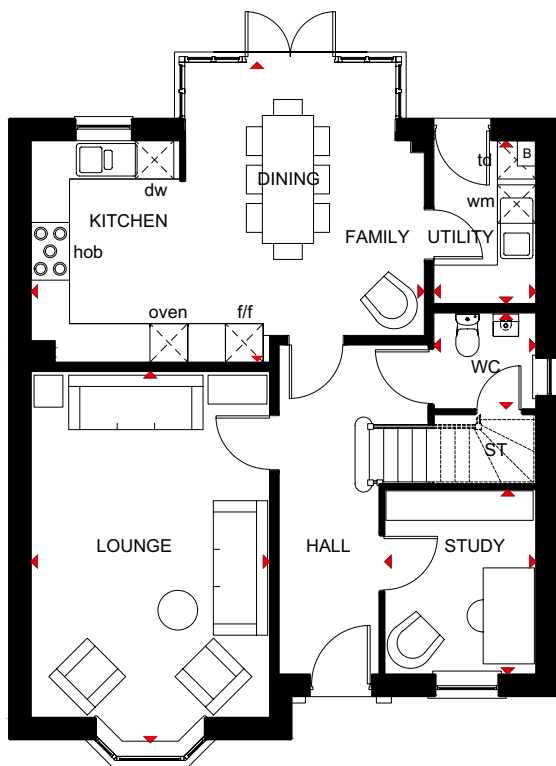
WHERE QUALITY LIVES

# THE HOLDEN

FOUR BEDROOM DETACHED HOME

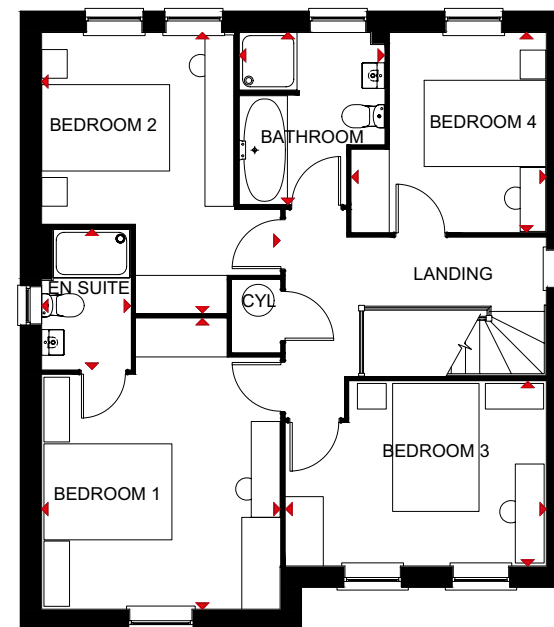
## Key

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



### 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"



### 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"

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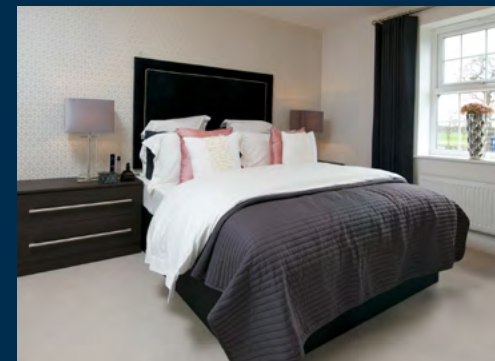
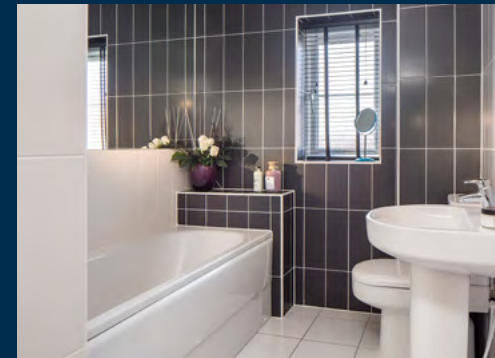


# THE INGLEBY

FOUR BEDROOM DETACHED 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 bedroom with en suite, two single bedrooms and a family bathroom.



DAVID WILSON HOMES

WHERE QUALITY LIVES

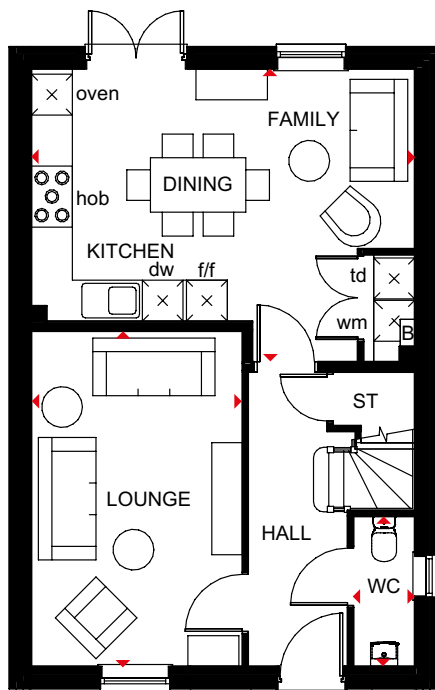


# THE INGLEBY

FOUR BEDROOM DETACHED HOME

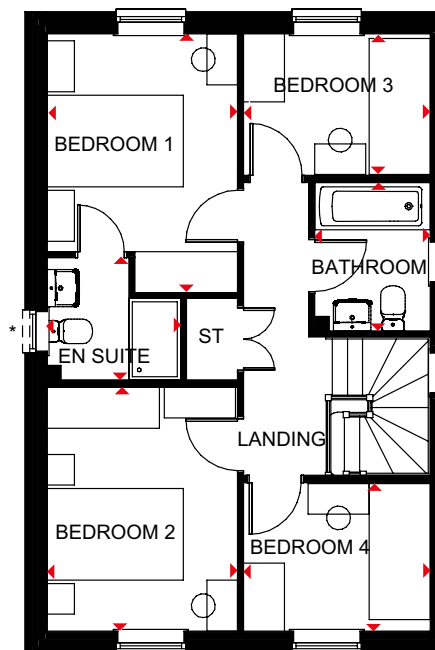
## Key

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



### Ground Floor

Lounge	4930 x 3100 mm	16'2" x 10'2"
Kitchen/Family/Dining	5635 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"

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

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— 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.



**10**

bat and bird  
boxes installed



**Bee-friendly**  
planting



**800+**

new trees  
planted



**Play**  
area for  
the community



**Hedgehog**  
highways

# 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.



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.

DAVID WILSON HOMES

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WHERE QUALITY LIVES

**dwh.co.uk** or call **0333 355 8473**