



# BROOKLANDS







- **The Kennett**  
3 bedroom home
- **The Drumond**  
4 bedroom home
- **The Bradgate**  
4 bedroom home
- **The Bayswater**  
4 bedroom home
- **The Holden**  
4 bedroom home
- **The Avondale**  
4 bedroom home
- **The Emerson**  
5 bedroom home
- **The Moorecroft**  
5 bedroom home
- V **Visitor Parking Space**

BCP **Bin Collection Point**



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 and social/affordable housing 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. Ashlawn Gardens is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.



# BROOKLANDS





# 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 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.



### Acres

of public open  
space



### Wildflower

meadows and  
green space



### Play

areas for the  
community



### Acres

biodiversity  
areas

Features on selected plots only. "We", "our", "us" refers to the Barratt Developments PLC Group brands including Barratt Homes, David Wilson Homes and Barratt London. Please speak to a Sales Adviser for details of the features available on the home and development you are interested in. Visit our website for more information. Information correct at time of publishing.



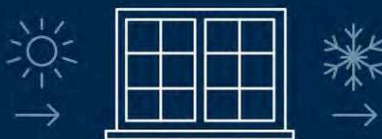
DAVID WILSON HOMES  
WHERE QUALITY LIVES



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



Clever design cuts water use by up to **26%** per day per person



Argon-filled double-glazing as standard, letting heat in and keeping cold out



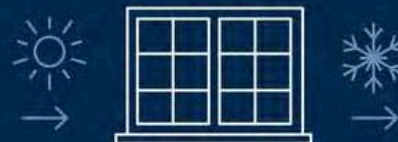
Up to **64%** more energy-efficient



Save up to **£2,200** per year on energy bills



Highly-efficient insulation could mean lower heating costs



**Advanced systems and smart technologies** in all our homes

\*Indicative figures, based on HBF "Watt a Save" report published July 2023. Source: Water UK.



DAVID WILSON HOMES  
WHERE QUALITY LIVES





# THE KENNETT

## THREE BEDROOM HOME



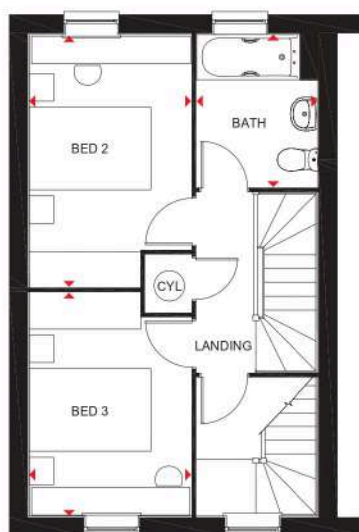
Intelligently designed over three floors, The Kennett is a good sized end-terraced family home, ideal for flexible modern living. The open-plan kitchen on the ground floor incorporates a dining area opening out onto the rear garden. A lobby separating the kitchen from the spacious bay-fronted lounge leads upstairs. Here are two double bedrooms, the family bathroom and access to the second floor, which is entirely occupied by a spacious main bedroom with en suite.



### Ground Floor

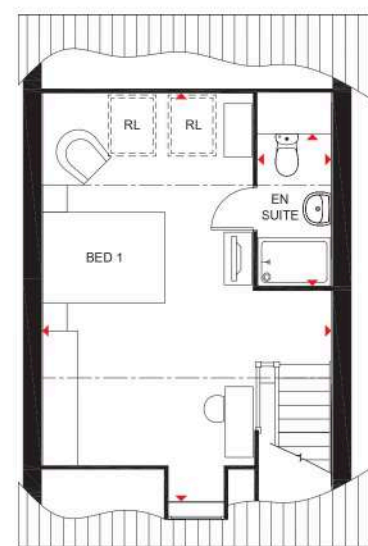
|                |                |               |
|----------------|----------------|---------------|
| Lounge         | 5001 x 3729 mm | 16'4" x 12'2" |
| Kitchen/Dining | 4733 x 3197 mm | 15'6" x 10'5" |
| WC             | 1561 x 915 mm  | 5'1" x 3'0"   |

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



### First Floor

|           |                |              |
|-----------|----------------|--------------|
| Bedroom 2 | 4116 x 2659 mm | 13'6" x 8'8" |
| Bedroom 3 | 3658 x 2659 mm | 12'0" x 8'8" |
| Bathroom  | 2498 x 1985 mm | 8'2" x 6'6"  |



### Second Floor

|           |                  |                   |
|-----------|------------------|-------------------|
| Bedroom 1 | 6690 x 4733** mm | 21'11" x 15'6"*** |
| En suite  | 1210 x 2497** mm | 3'11" x 8'2"***   |

\*\*Overall floor dimension includes lowered ceiling areas.

### Key

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

dwh.co.uk



DAVID WILSON HOMES

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# PART EXCHANGE

With us as our guaranteed buyer, you could be in your new sooner than you think!

1

## GET IN TOUCH

Discover your ideal new home at your chosen development

2

## ORGANISE A MEETING WITH A FINANCIAL ADVISER

We'll book you an appointment to speak to a Financial Expert to understand how much you can borrow

3

## CHOOSE YOUR NEW HOME

We will hold your dream home off the market pending the valuations on your current property

4

## WE'LL MAKE AN OFFER ON YOUR CURRENT HOME

We'll arrange two independent valuations of your current property and then agree a selling price with you at fair value for your home - based on a presumed sale within 8 - 10 weeks

5

## WE BUY YOUR OLD HOUSE AND YOU RESERVE YOUR NEW HOME

Once you accept our formal offer, we'll start the legal process to buy your home

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. Part Exchange is only available on selected plots and developments in England, Wales or Scotland and is subject to our standard terms and conditions. Part Exchange will only be available where the existing property being traded in is no more than 70% of the selling price of the plot you are considering purchasing. Terms and conditions apply, see website for details. It is subject to use of a Barratt Homes nominated estate agent to market and sell your existing home. Barratt Homes will pay the nominated estate agent's fees provided you go on to buy a new Barratt home.



DAVID WILSON HOMES

WHERE QUALITY LIVES

# 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

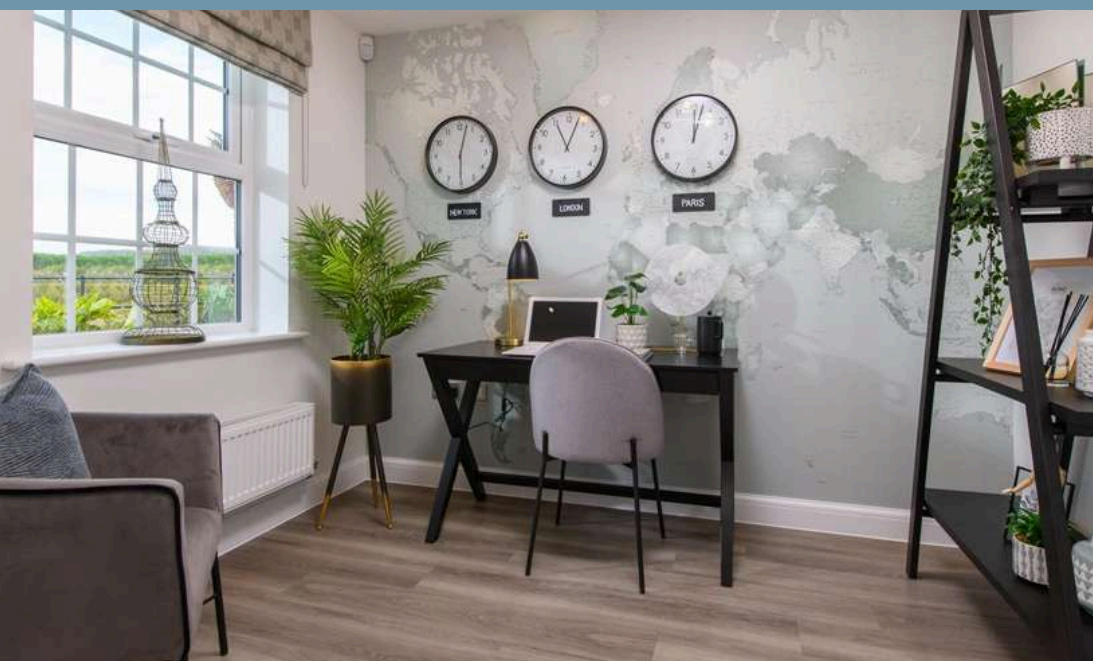
## MOVING DAY

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 Barratt Homes nominated estate agent to market and sell your existing home. Barratt Homes will pay the nominated estate agent's fees provided you go on to buy a new Barratt home.







## 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.



