



DAVID WILSON HOMES

WHERE QUALITY LIVES



# THE SKYLARKS

EAST LEAKE

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



# THE SKYLARKS

EAST LEAKE

The Skylarks, Rempstone Road, East Leake, Loughborough, LE12 6PW  
2, 3, 4 and 5 bedroom homes



- **The Willford**  
2 bedroom home
- **The Archford**  
3 bedroom home
- **The Hadley**  
3 bedroom home
- **The Cannington**  
3 bedroom home
- **The Bardon**  
3 bedroom home
- **The Abbeydale**  
3 bedroom home
- **The Fairway**  
3 bedroom home
- **The Kennett**  
3 bedroom home
- **The Ingleby**  
4 bedroom home
- **The Hertford**  
4 bedroom home
- **The Winstone**  
4 bedroom home
- **The Avondale**  
4 bedroom home
- **The Layton**  
4 bedroom home
- **The Holden**  
4 bedroom home
- **The Lichfield**  
5 bedroom home
- **The Henley**  
5 bedroom home

● Affordable Housing

**MS** Marketing Suite  
**SH** Show Home

**BCP** Bin Collection Point  
**S/S** Substation  
**BS** Bins Store  
**V** Visitor Parking Space



Giving nature a home on this development:

**Wooden Hedgehog Nest Box**  
Selected plot(s)

**Swift Brick Sparrow Terrace Ibstock Eco Habitat**  
Selected plot(s)

**Bird Box**  
Selected plot(s)

**Bat Box**  
Selected plot(s)

**Hedgehog Highway**  
Selected plot(s)

**Reptile Habitat**  
Selected plot(s)

Profiling of our sustainability features are subject to change. Speak to a Sales Advisor for more information.

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. The Skylarks is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

Nestled in the countryside within walking distance of the sought-after village of East Leake, find your new home at The Skylarks. Many energy-efficient homes here overlook green open spaces and farmland.

East Leake offers the best of both worlds, boasting great road and bus links to Loughborough, Nottingham, Derby, and Leicester, all while enjoying village life in this popular setting.

The village of East Leake boasts a variety of everyday amenities including a Post Office, Co-Op, Bird's Bakery, butchers, as well as a selection of eateries and pubs, including the newest addition The Bulls Head, part of the Chilled Pubs chain.

From the new development, you can explore numerous countryside walks, perfect for leisurely strolls and enjoying the natural beauty of the area.

Manor Farm Park & Woodlands is on your doorstep, offering a full day of fun for children and grown-ups alike with plenty of animals to see.

There are plenty of schools within easy reach, including the brand-new Millside Spencer Academy built on this development. Other schools include East Leake Academy, Lantern Lane Primary School, and Brookside Primary School.

Buy with confidence at The Skylarks with an award-winning house builder. What's more, our homes come with an NHBC Buildmark Warranty<sup>^</sup> providing you with a 10 year structural warranty and a 2 year 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



### Skylark

dedicated  
nesting area



### Hedgehog highways

throughout  
the development



### Bat boxes

in the  
surrounding area



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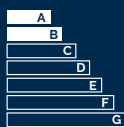
# ENERGY-EFFICIENT HOMES

## 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.

**Many homes at The Skylarks include energy-efficient features, using innovative designs and smart technologies to make your new home more economical, comfortable, and enjoyable to live in.**



A/B EPC  
rating



Argon-filled  
double-glazing



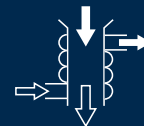
Highly-efficient  
insulation



Photovoltaic  
panels



Decentralised  
mechanical  
extract ventilation  
(d-MEV)



Waste Water Heat  
Recovery  
Systems

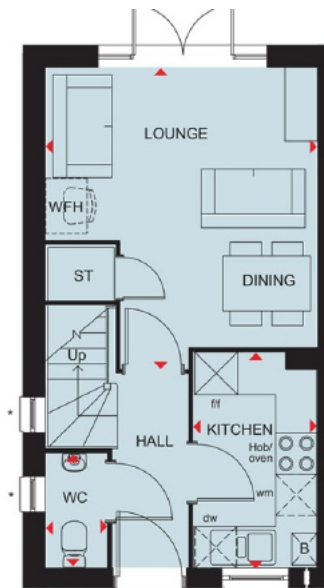


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# THE WILFORD

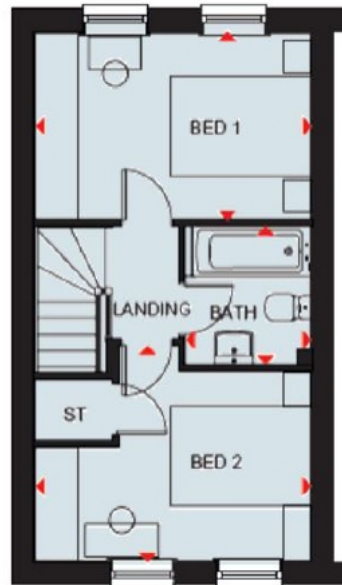
## TWO BEDROOM HOME



### Ground Floor

Lounge/Dining	4357 x 3923 mm	14'4" x 12'10"
Kitchen	3083 x 1780 mm	10'1" x 5'10"
WC	1615 x 880 mm	5'4" x 2'11"

(Approximate dimensions)



### First Floor

Bedroom 1	3923 x 2487 mm	12'10" x 8'2"
Bedroom 2	3923 x 3926 mm	12'10" x 9'7"
Bathroom	1897 x 1695 mm	6'3" x 5'7"

(Approximate dimensions)

### Key

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

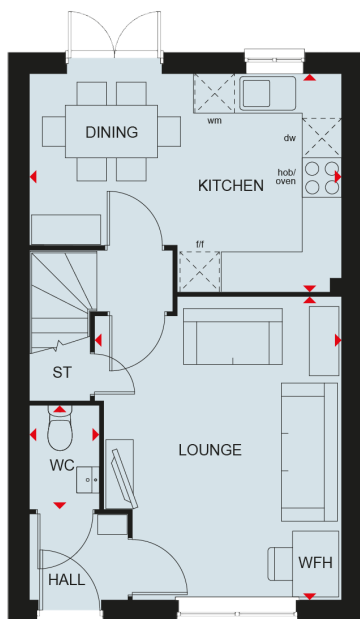


**DAVID WILSON HOMES**  
WHERE QUALITY LIVES



# THE ARCHFORD

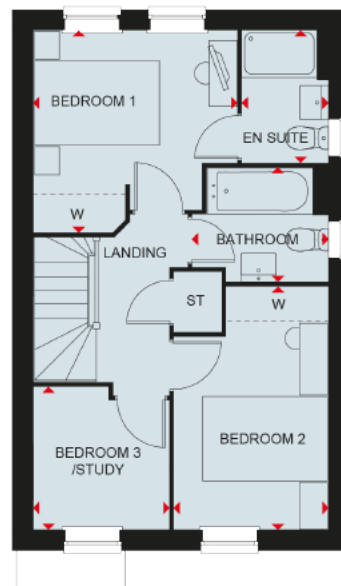
## THREE BEDROOM HOME



### Ground Floor

Lounge	5108 x 3607 mm	16'9" x 11'9"
Kitchen/Dining	4750 x 3310 mm	15'7" x 10'10"
WC	1562 x 1054 mm	5'1" x 3'5"

(Approximate dimensions)



### First Floor

Bedroom 1	3876 x 3452 mm	12'9" x 11'4"
En suite	2926 x 1199 mm	9'7" x 3'11"
Bedroom 2	4431 x 2475 mm	14'6" x 7'2"
Bedroom 3	3454 x 2176 mm	11'4" x 7'2"
Bathroom	2475 x 1911 mm	8'1" x 6'3"
Landing	1465 x 2886 mm	4'10" x 9'5"

(Approximate dimensions)

### Key

B Boiler  
ST Store

wm Washing machine space  
dw Dishwasher space

f/f Fridge/freezer space  
WFH Working from home space

BH/ST Bulkhead Store  
w Wardrobe space

◀ ▶ Dimension location

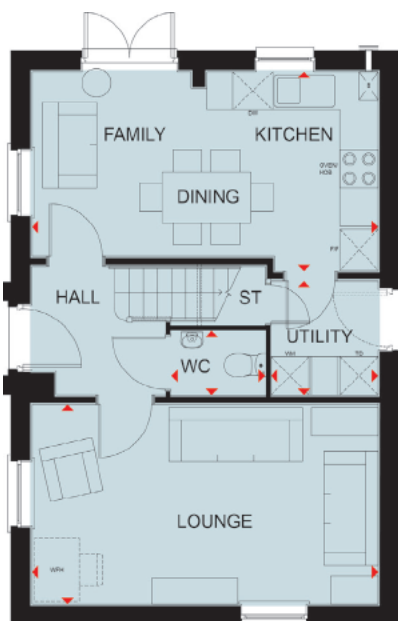


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# THE HADLEY

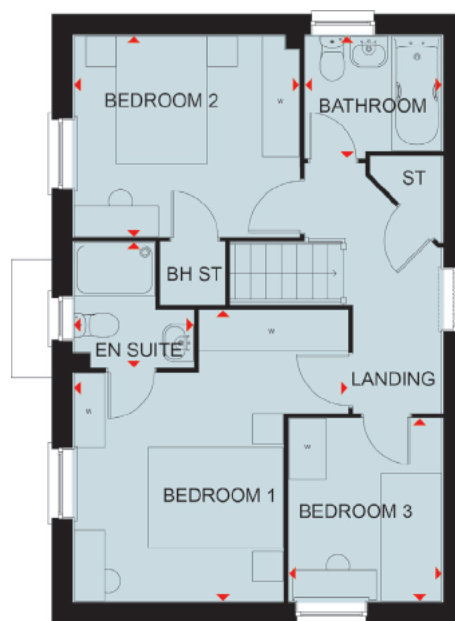
## THREE BEDROOM END OR DETACHED HOME



### Ground Floor

Lounge	5450 x 3148 mm	17'11" x 10'4"
Kitchen/Family/Dining	5450 x 3143 mm	17'11" x 10'4"
Utility	1799 x 1688 mm	5'11" x 5'6"
WC	1480 x 1014 mm	4'10" x 3'4"

(Approximate dimensions)



### First Floor

Bedroom 1	4324 x 4053 mm	14'2" x 13'3"
En suite	1856 x 1771 mm	6'1" x 5'9"
Bedroom 2	3336 x 2978 mm	11'3" x 9'9"
Bedroom 3	2713 x 1811 mm	8'11" x 7'5"
Bathroom	2025 x 1811 mm	6'8" x 6'0"

(Approximate dimensions)

### Key

B Boiler  
ST Store

wm Washing machine space  
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w Wardrobe space

◀ ▶ Dimension location

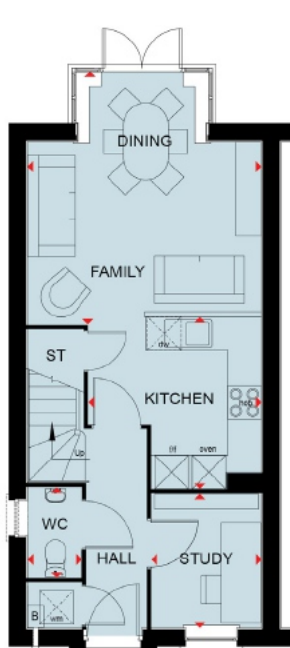


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# THE CANNINGTON

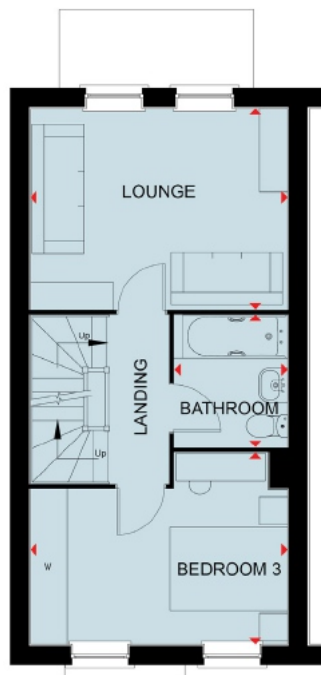
## THREE BEDROOM HOME



### Ground Floor

Family/Dining	4170 x 4570 mm	13'8" x 15'0"
Kitchen	3070 x 3081 mm	10'1" x 10'1"
Study	2396 x 1959 mm	7'10" x 6'5"
WC	1500 x 968 mm	4'11" x 3'2"

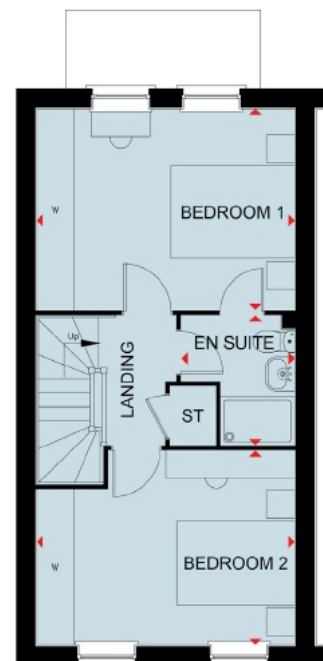
(Approximate dimensions)



### First Floor

Lounge	4170 x 3344 mm	13'8" x 11'0"
Bedroom 3	4170 x 3006 mm	13'8" x 9'10"
Bathroom	2150 x 1830 mm	7'1" x 6'0"

(Approximate dimensions)



### Second Floor

Bedroom 1	4170 x 3356 mm	13'8" x 11'0"
En suite	2100 x 1827 mm	6'11" x 6'0"
Bedroom 2	4170 x 3044 mm	13'8" x 10'0"

(Approximate dimensions)

\* Overall floor dimension includes lowered ceiling areas

### Key

B Boiler  
ST Store

wm Washing machine space  
dw Dishwasher space

f/f Fridge/freezer space  
WFH Working from home space

BH/ST Bulkhead Store  
w Wardrobe space

◀ ▶ Dimension location

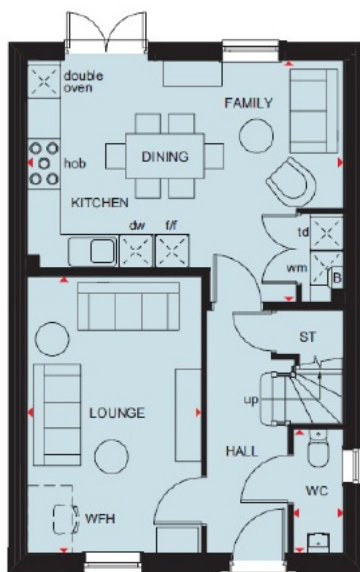


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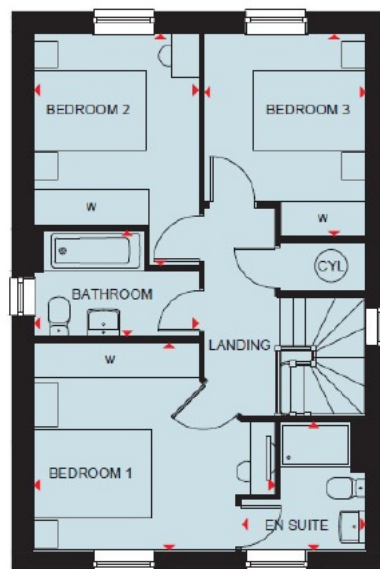
# THE BARDON

## THREE BEDROOM HOME



### 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	4087 x 3537 mm	13'4" x 11'6"
En suite	2186 x 2126 mm	7'2" x 6'10"
Bedroom 2	3947 x 2813 mm	12'9" x 9'2"
Bedroom 3	3448 x 2747 mm	11'3" x 9'0"
Bathroom	2800 x 1800 mm	9'2" x 5'9"

(Approximate dimensions)

### Key

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

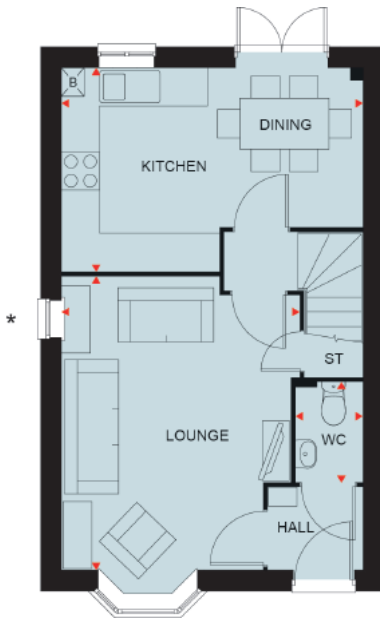


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# THE KENNETT

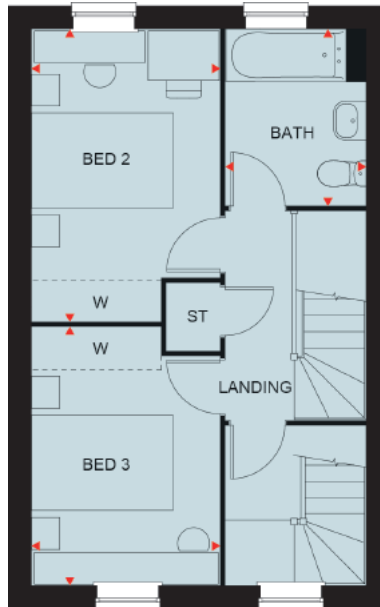
## THREE BEDROOM HOME



### Ground Floor

Lounge	4994 x 3727 mm	16'5" x 12'3"
Kitchen/Dining	4726 x 3195 mm	15'6" x 10'6"
WC	1562 x 1038 mm	5'1" x 3'5"

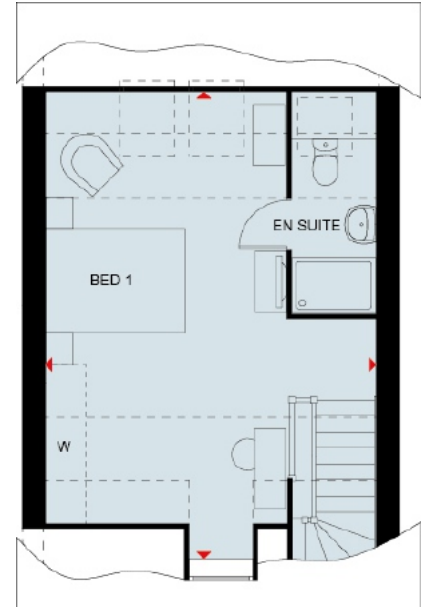
(Approximate dimensions)



### First Floor

Bedroom 2	4141 x 2657 mm	13'7" x 8'9"
Bedroom 3	3656 x 2658 mm	12'0" x 8'9"
Bathroom	2496 x 1986 mm	8'2" x 6'6"

(Approximate dimensions)



### Second Floor

Bedroom 1	6681 x 4631* mm	21'11" x 15'6"
En suite	2496* x 1190 mm	8'2" x 3'11"

(Approximate dimensions)

\* Overall floor dimension includes lowered ceiling areas

### Key

B Boiler  
ST Store

wm Washing machine space  
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BH/ST Bulkhead Store  
w Wardrobe space

◀ ▶ Dimension location

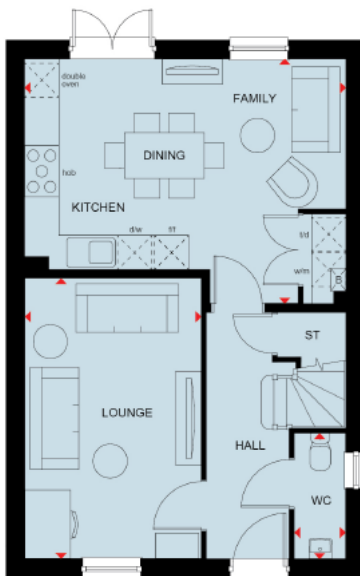


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WHERE QUALITY LIVES



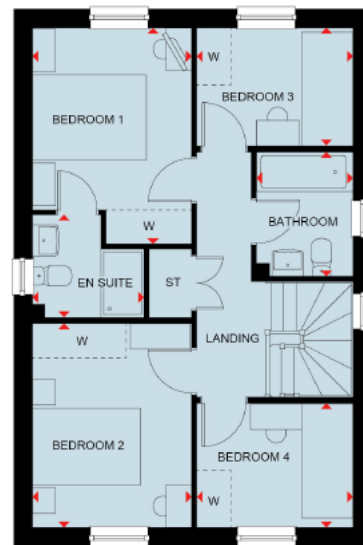
# THE INGLEBY

## FOUR BEDROOM HOME



### Ground Floor

Lounge	4925 x 3095 mm	16'2" x 10'2"
Kitchen/Family/Dining	5365 x 4295 mm	18'6" x 14'1"
WC	2206 x 900 mm	7'3" x 2'11"



### First Floor

Bedroom 1	3797 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 2073 mm	9'0" x 7'1"
Bedroom 4	2747 x 2181 mm	9'0" x 7'1"
Bathroom	2179 x 1700 mm	7'2" x 5'7"

(Approximate dimensions)

### Key

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



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# THE WINSTONE

## FOUR BEDROOM DETACHED HOME



### Ground Floor

Lounge	5171 x 3665 mm	17'0" x 12'0"
Kitchen/Family/Breakfast	6535 x 5758 mm	21'4" x 18'9"
Dining	3563 x 2846 mm	11'7" x 9'3"
Study	3670 x 2175 mm	12'0" x 7'1"
Utility	2250 x 1591 mm	7'4" x 5'2"
WC	1470 x 1210 mm	4'8" x 4'0"

(Approximate dimensions)



### First Floor

Bedroom 1	5164 x 3624 mm	17'0" x 11'9"
Bedroom 2	3722 x 3218 mm	12'2" x 10'6"
Bedroom 3	3363 x 2940 mm	11'0" x 9'7"
Bedroom 4	3623 x 3283 mm	11'9" x 10'8"
En suite 1	2615 x 2182 mm	8'6" x 7'2"
En suite 2	2710 x 1178 mm	8'9" x 3'9"
Dressing	3155 x 2265 mm	10'4" x 7'4"
Bathroom	3014 x 2182 mm	9'9" x 7'2"

### Key

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



DAVID WILSON HOMES  
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# THE AVONDALE

## FOUR BEDROOM HOME



### Ground Floor

Lounge	5488 x 3605 mm	18'0" x 11'8"
Kitchen/Breakfast/Dining	6590 x 3605 mm	21'6" x 14'5"
Utility	2060 x 1761 mm	6'8" x 5'8"
Study	5'4" x 3'4"	5'4" x 3'4"
WC	1768 x 975 mm	5'8" x 3'2"

(Approximate dimensions)



### First Floor

Bedroom 1	5585 x 3605 mm	18'3" x 11'8"
En suite	2222 x 1433 mm	7'3" x 4'7"
Bedroom 2	5225 x 2792 mm	17'14" x 9'2"
Bedroom 3	3563 x 3308 mm	11'7" x 10'9"
Bedroom 4	3853 x 2547 mm	12'6" x 8'4"
Bathroom	2871 x 1927 mm	9'4" x 6'3"

(Approximate dimensions)

### Key

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ST	Store	dw	Dishwasher space	WFH	Working from home space	w	Wardrobe space		

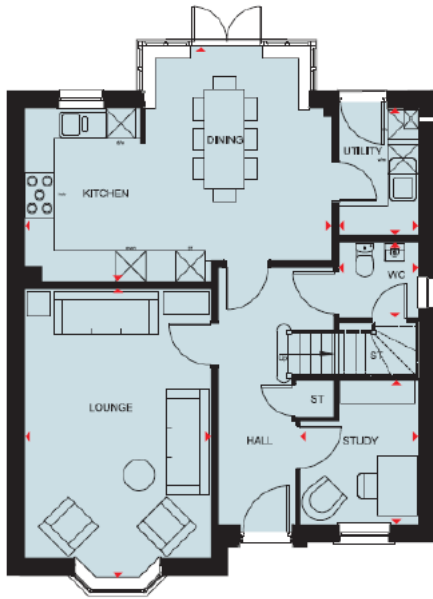


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# THE HOLDEN

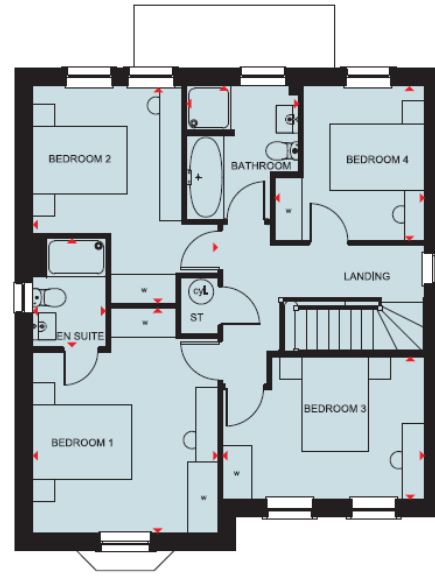
## FOUR BEDROOM DETACHED HOME



### Ground Floor

Lounge	5797 x 3723 mm	19'0" x 12'3"
Kitchen/Dining	6142 x 4685 mm	20'2" x 15'4"
Study	2881 x 2361 mm	9'6" x 7'9"
Utility	2545 x 1588 mm	5'4" x 3'4"
WC	1498 x 1588 mm	4'11" x 5'3"

(Approximate dimensions)



### First Floor

Bedroom 1	4538 x 3728 mm	14'11" x 12'3"
En suite	2190 x 1471 mm	7'2" x 4'10"
Bedroom 2	4379 x 3728 mm	14'2" x 12'3"
Bedroom 3	4073 x 2881 mm	13'4" x 9'5"
Bedroom 4	3115 x 3043 mm	10'3" x 10'0"
Bathroom	2689 x 2266 mm	8'10" x 7'5"

(Approximate dimensions)

### Key

B Boiler  
ST Store

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dw Dishwasher space

f/f Fridge/freezer space  
WFH Working from home space

BH/ST Bulkhead Store  
w Wardrobe space

◀ ▶ Dimension location

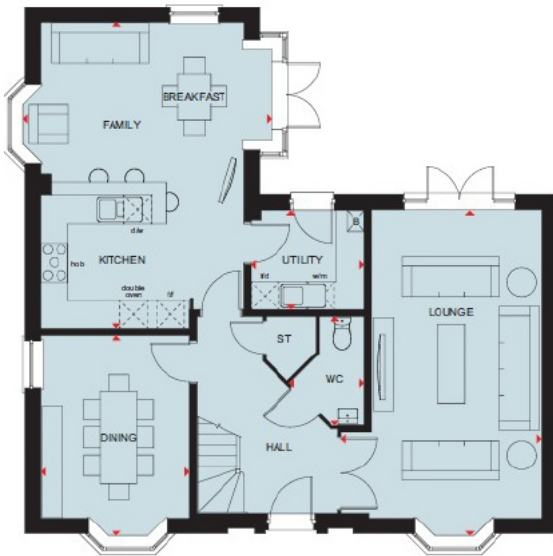


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# THE HENLEY

## FIVE BEDROOM HOME



### Ground Floor

Kitchen/Family/ Breakfast	6602 x 5600 mm	21'7" x 18'4"
Lounge	7050 x 3675 mm	23'1" x 12'0"
Dining	4347 x 3225 mm	14'3" x 10'6"
Utility	2437 x 2150 mm	5'4" x 3'4"
WC	2340 x 1600 mm	7'8" x 5'2"

(Approximate dimensions)



### First Floor

Bedroom 1	6397 x 4403 mm	20'11" x 14'5"
En suite 1	2610 x 1390 mm	8'6" x 4'6"
Bedroom 2	3925 x 3286 mm	12'10" x 10'9"
En suite 2	2610 x 1374 mm	8'6" x 4'6"
Bedroom 3	3733 x 3112 mm	12'2" x 10'2"
Bedroom 4	3452 x 3211 mm	11'3" x 10'6"
Bedroom 5	2849 x 2352 mm	9'4" x 7'8"
Bathroom	3023 x 2347 mm	9'11" x 7'8"

(Approximate dimensions)

### Key

B	Boiler	wm	Washing machine space	f/f	Fridge/freezer space	BH/ST	Bulkhead Store	◀▶	Dimension location
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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're 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.



DAVID WILSON HOMES

WHERE QUALITY LIVES