

# THE PEARLS

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## Stourport-on-Severn

DAVID WILSON HOMES

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WHERE QUALITY LIVES

# 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 offer a range of spacious bedroom designs, 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

# THE PEARLS

## Stourport-on-Severn



- The Wilford**  
2 bedroom home
- The Archford**  
3 bedroom home
- The Hadley**  
3 bedroom home
- The Ingleby**  
4 bedroom home
- The Hollinwood**  
4 bedroom home
- The Kirkdale**  
4 bedroom home
- The Cornell**  
4 bedroom home
- The Bradgate**  
4 bedroom home
- The Drummond**  
4 bedroom home
- The Avondale**  
4 bedroom home
- The Holden**  
4 bedroom home
- Affordable Housing**
- Show Home**
- Marketing Suite**
- Visitor Parking Space**
- Bin Collection Point**
- Substation**

- Mature Trees**
- Tarmac Paths**
- New Tree Line**
- Parkland Area**

Giving nature a home on this development:

- Bird Box**  
Starling Nest Box  
selected plots\*
- Bat Box**  
Enclosed Bat Box  
selected plots\*
- Swift Nesting Brick Sparrow Terrace**  
selected plots\*
- Hedgehog Highway**  
selected plots\*
- Hibernacula**
- Dormouse Box**

Positioning of our sustainability features are subject to change. Speak to a Sales Adviser for more information.

- Electric Vehicle charging**  
Specific vehicle charging points are included on every home. Please speak to your Sales Adviser for specific plot locations
- Photovoltaic panels**  
Photovoltaic panels are included on every home



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



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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\_Pearl is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.  
Rev: J



# THE PEARLS AMENITIES



## LOCAL AMENITIES

### NURSERIES

**Little Dragons Nursery**

4 New Street, Stourport-on-Severn, DY13 8UN

**Roundhill Day Nursery**

The School House, Kingsway, Stourport-on-Severn, DY13 8NH

**St Wulstans Child Care**

Stagborough Way, Stourport-on-Severn, DY13 8TX

### SCHOOLS

**Stourport Primary Academy**

Park Ave, Stourport-on-Severn, DY13 8SH

**Stourport High School and 6th Form College**

Minster Rd, Stourport-on-Severn, DY13 8AX

**Burlish Park Primary School**

Windermere Way, Stourport-on-Severn, DY13 8LA

**St Bartholomew's C of E Primary School & Nursery**

53-67 Princess Way, Stourport-on-Severn DY13 0EL

**St Wulstans Catholic Primary School**

Elmfield Walk, Stagborough Way, Stourport-on-Severn, DY13 8TX

### TRANSPORT

**Stourport Bus Station High Street**

Stourport-on-Severn, DY13 8BA

### HEALTHCARE

**Stourport Medical Centre**

Dunley Rd, Stourport-on-Severn, DY13 0AA

**Stourport Pharmacy**

SMC Pharmacy, Stourport-on-Severn, DY13 0AA

**Mercian House Dental Practice**

York St, Stourport-on-Severn, DY13 9EE

**Superdrug**

43a High St, Stourport-on-Severn, DY13 8BX

### SUPERMARKETS

**Tesco Superstore**

Severn Rd, Stourport-on-Severn, DY13 9FB

**Lidl**

Vale Rd, Stourport-on-Severn, DY13 8YJ

**Morrisons Daily**

Worcester Rd, Stourport-on-Severn, DY13 9AN

**B&M Express**

43 High St, Stourport-on-Severn, DY13 8BU

### PETS

**Petsmax**

26 High St, Stourport-on-Severn, DY13 8BJ

**Tom & Ray's Pets Corner**

12 High St, Stourport-on-Severn, DY13 8BP

**Slippery Sales Aquatic Centre**

11-12 Foundry St, Stourport-on-Severn, DY13 8EB

### PLACES TO EAT

**The Passage Cafe**

2 Parkes Passage, Stourport-on-Severn, DY13 9EA

**The Port House**

Riverside House, 9 Bridge St, Stourport-on-Severn, DY13 8UY

**Severn Tandoori**

11 Bridge St, Stourport-on-Severn, DY13 8UX

**Chataigne**

12 Bridge St, Stourport-on-Severn, DY13 8UX

**Mimi's**

56 High St, Stourport-on-Severn, DY13 8BX

**The Old Beams**

Dunley Rd, Stourport-on-Severn, DY13 0AA

### LEISURE

**Waves Health & Leisure Club by Stourport Manor**

35 Hartlebury Rd, Stourport-on-Severn, DY13 9JA

**Playland Crazy Golf**

Stourport-on-Severn, DY13 8UX

**Lifestyle Fitness Stourport**

Windermere Way, Stourport-on-Severn, DY13 8LA



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WHERE QUALITY LIVES



# CREATING A SUSTAINABLE COMMUNITY

WHERE FAMILIES AND NATURE CAN THRIVE AT THE PEARLS



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.



**15+  
acres**  
of public open space



bird and bat  
boxes installed



**291**  
new trees planted



**2 X**  
Hibernacula Areas



Hedgehog  
Highways



**Bee friendly  
planting**  
in the Show Home's  
only



**Play area**



**Wildflower  
Meadows**



**Electric car  
charging**



**Solar**  
Photovoltaic panels

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

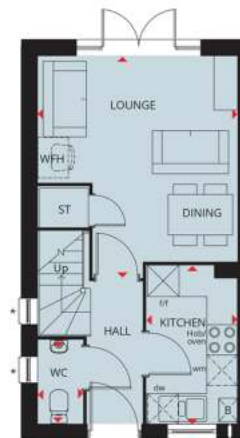
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WHERE QUALITY LIVES

We', 'our', 'us' refers to the Barratt Developments PLC Group brands including Barratt Homes, David Wilson Homes and Barratt London. Some of the features shown may not be available with every David Wilson home or on every David Wilson development. Please speak to a Sales Adviser for details of the features available on the home and development you are interested in. To find out more about the energy efficiency and sustainability of our homes visit our website. All images used are for illustrative purposes only. Information correct at time of publishing.



# THE WILFORD

## TWO BEDROOM HOME



### Ground Floor

Lounge/Dining  
Kitchen  
WC

4357 x 3923 mm  
3083 x 1780 mm  
1615 x 880 mm

14'4" x 12'10"  
10'1" x 5'10"  
5'4" x 2'11"



### First Floor

Bedroom 1  
Bedroom 2  
Bathroom

3923 x 2487 mm  
3923 x 2926 mm  
1897 x 1695 mm

12'10" x 8'2"  
12'10" x 9'7"  
6'3" x 5'7"

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

### Key

B Boiler      wm Washing machine space      f/f Fridge freezer space      WFH Working from home space  
ST Store      dw Dishwasher space      W Wardrobe space      ♦ Dimension location

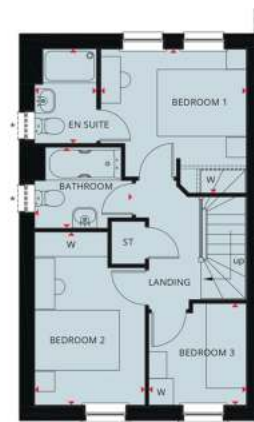


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# THE ARCHFORD

## THREE BEDROOM HOME



\* optional window refer to sales adviser for individual plots

### Ground Floor

Lounge	4599 x 3746 mm	15'1" x 12'3"
Kitchen/Dining	4745 x 3310 mm	15'7" x 10'10"
WC	1561 x 1054 mm	5'1" x 3'5"

### First Floor

Bedroom 1	3277 x 3229 mm	10'9" x 10'7"
En suite	2119 x 1385 mm	6'11" x 4'7"
Bedroom 2	3887 x 2475 mm	12'9" x 8'1"
Bedroom 3	2281 x 2186 mm	7'6" x 7'2"
Bathroom	2181 x 1815 mm	7'2" x 5'11"

### Key

B	Boiler	wm	Washing machine space	dw	Dishwasher space	W	Wardrobe space
ST	Store	l/f	Fridge/freezer space	WFH	Working from home space	↔	Dimension location

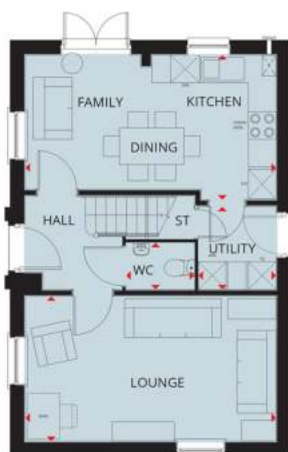


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# HADLEY

## THREE BEDROOM END OR DETACHED HOME



\* Optional door position refer to sales adviser



\* Optional window position refer to sales adviser

### 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"

### 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 2265 mm	8'11" x 7'5"
Bathroom	2025 x 1811 mm	6'8" x 6'0"

### Key

B	Boiler	wm	Washing machine space	dw	Dishwasher space	W	Wardrobe space	↗	Dimension location
ST	Store	f/f	Fridge/freezer space	TD	Tumble dryer	WFH	Working from home space		



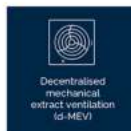
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We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. The images 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, dimensions and energy efficiency features depicted are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract. BDW003839/OCT23



# THE AVONDALE

## FOUR BEDROOM HOME



### Ground Floor

Lounge	5488 x 3605 mm	18'0" x 11'10"
Kitchen/Breakfast/Dining	6590 x 4415 mm	21'7" x 14'6"
Utility	2060 x 1761 mm	6'9" x 5'9"
Study	2878 x 2488 mm	9'5" x 8'2"
WC	1768 x 975 mm	5'10" x 3'2"

### First Floor

Bedroom 1	5585 x 3605 mm	18'3" x 11'10"
Ensuite	2222 x 1433 mm	7'3" x 4'8"
Bedroom 2	5225 x 2792 mm	17'1" x 9'2"
Bedroom 3	3563 x 3308 mm	11'8" x 10'10"
Bedroom 4	3853 x 2547 mm	12'7" x 8'4"
Bathroom	2871 x 1927 mm	9'5" x 6'4"

### Key

B	Boiler	l/f	Fridge/freezer space	wm	Washing machine space	W	Wardrobe space
ST	Store	dw	Dishwasher space	td	Tumble dryer space	↔	Dimension location



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# THE BRADGATE

## FOUR BEDROOM DETACHED HOME



### Ground Floor

Lounge	4994 x 3653 mm	16'5" x 12'0"
Kitchen/Dining/Family	8673 x 4992 mm	28'5" x 16'5"
Study	2762 x 2285 mm	9'1" x 7'6"
Utility	1688 x 1725 mm	5'6" x 5'8"
WC	1614 x 987 mm	5'4" x 3'3"

### First Floor

Bedroom 1	3901 x 3786 mm	12'10" x 12'5"
En Suite	2157 x 1700 mm	7'1" x 5'11"
Bedroom 2	3720 x 3876 mm	12'2" x 12'9"
Bedroom 3	3324 x 3259 mm	10'11" x 10'8"
Bedroom 4	3349 x 3113 mm	11'0" x 10'3"
Bathroom	2125 x 1700 mm	7'0" x 5'7"

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

### Key

B	Boiler	dw	Dishwasher space	wm	Washing machine space	W	Wardrobe space
ST	Store	f/f	Fridge/freezer space	td	Tumble dryer space	↔	Dimension location



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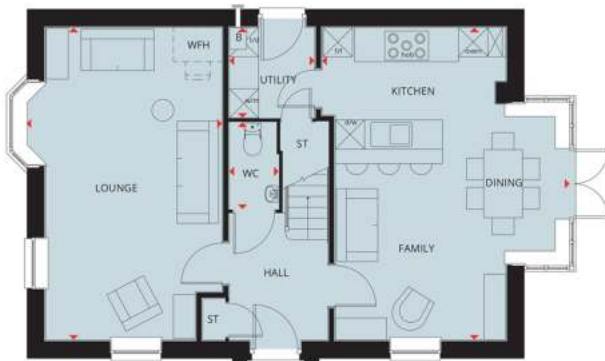
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BDW003839/OCT23



# CORNELL

## FOUR BEDROOM HOME



### Ground Floor

Lounge	6422 x 4023 mm	21'1" x 13'2"
Kitchen/Family/	6422 x 5038 mm	21'1" x 16'6"
Dining	1860 x 1749 mm	6'1" x 5'9"
Utility	1786 x 1014 mm	5'10" x 3'4"
WC		



### First Floor

Bedroom 1	5383 x 3571 mm	17'8" x 11'8"
En suite	2005 x 1324 mm	6'7" x 4'4"
Bedroom 2	3670 x 3756 mm	12'1" x 12'4"
Bedroom 3	3751 x 2661 mm	12'4" x 8'9"
Bedroom 4	2577 x 2160 mm	8'5" x 7'1"
Bathroom	2057 x 1875 mm	6'9" x 6'2"

### Key

B Boiler	wm Washing machine space	f/f Fridge freezer space	WFH Working from home space	BH/ST Bulkhead Store	↔ Dimension location
ST Store	dw Dishwasher space	td Tumble dryer space	BH Bulkhead	W Wardrobe space	



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# DRUMMOND

## FOUR BEDROOM HOME



Ground Floor		
Lounge	5088 x 3845 mm	16'8" x 12'7"
Kitchen/Family/Dining	5845 x 4811 mm	19'2" x 15'9"
Utility	2856 x 1720 mm	9'4" x 5'8"
WC	1565 x 1485 mm	5'2" x 4'10"



First Floor		
Bedroom 1	3850 x 3707 mm	12'7" x 12'2"
En suite	2311 x 1511 mm	7'7" x 4'11"
Bedroom 2	4084 x 3844 mm	13'5" x 12'7"
Bedroom 3	3844 x 3521 mm	12'7" x 11'7"
Bedroom 4 / Study	3584 x 2966 mm	11'9" x 9'9"
Bathroom	2846 x 1887 mm	9'4" x 6'2"

### Key

B Boiler	ST Store	dw Dishwasher space	td Tumble dryer space	W Wardrobe space
CYL Cylinder	wm Washing machine space	t/f Fridge freezer space	WFH Working from home space	➔ Dimension location



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# 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	8'4" x 5'3"
WC	1498 x 1588 mm	4'11" x 5'3"



### 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	14'4" 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"

### Key

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

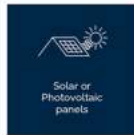
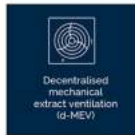


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# HOLLINWOOD

## FOUR BEDROOM HOME



### Ground Floor

Lounge	3595 x 5973 mm	11'10" x 19'7"
Kitchen/Dining	5973 x 4706 mm	19'7" x 15'5"
Utility	1550 x 2312 mm	5'1" x 7'7"
WC	1014 x 1600 mm	3'4" x 5'3"



### First Floor

Bedroom 1	3457 x 3260 mm	11'4" x 10'8"
En suite	2574 x 1200 mm	8'5" x 4'0"
Bedroom 2	3005 x 3150 mm	9'10" x 10'4"
Bedroom 3	3661 x 3154 mm	12'0" x 10'4"
Bedroom 4	3005 x 2739 mm	9'10" x 9'0"
Bathroom	2373 x 1900 mm	7'9" x 6'3"

### Key

B	Boiler	BH ST	Bulkhead Store	dw	Dishwasher space	ld	Tumble dryer space	W	Wardrobe space
ST	Store	wm	Washing machine space	f/f	Fridge freezer space	WFH	Working from home space	↔	Dimension location



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# 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 6'9"
Bedroom 4	2747 x 2181 mm	9'0" x 7'1"
Bathroom	2179 x 1700 mm	7'2" x 5'7"

### Key

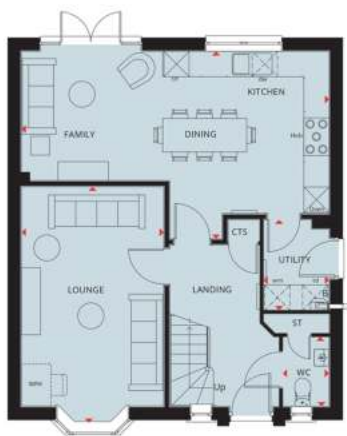
B	Boiler	wm	Washing machine space	f/f	Fridge freezer space	WFH	Working from home space	♦♦	Dimension location
ST	Store	dw	Dishwasher space	td	Tumble dryer space	W	Wardrobe space		



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# KIRKDALE

## FOUR BEDROOM DETACHED HOME



### Ground Floor

Lounge	3380 x 5617 mm	11'1" x 18'5"
Kitchen/Family/Dining	7318 x 4460 mm	24'0" x 14'8"
Utility	1561 x 2150 mm	5'1" x 7'1"
WC	1095 x 1650 mm	3'7" x 5'5"



### First Floor

Bedroom 1	3885 x 4119 mm	12'9" x 13'6"
En Suite	1425 x 2300 mm	4'8" x 7'7"
Bedroom 2	3350 x 4119 mm	11'0" x 13'6"
Bedroom 3	3447 x 3043 mm	11'4" x 10'0"
Bedroom 4	2725 x 3643 mm	8'11" x 12'0"
Bathroom	1987 x 2010 mm	6'6" x 6'7"

### Key

B	Boiler	BH ST	Bulkhead Store	dw	Dishwasher space	ld	Tumble dryer space	W	Wardrobe space
ST	Store	wm	Washing machine space	f/f	Fridge freezer space	WFH	Working from home space	↗	Dimension location

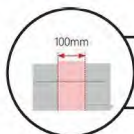


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Photovoltaics



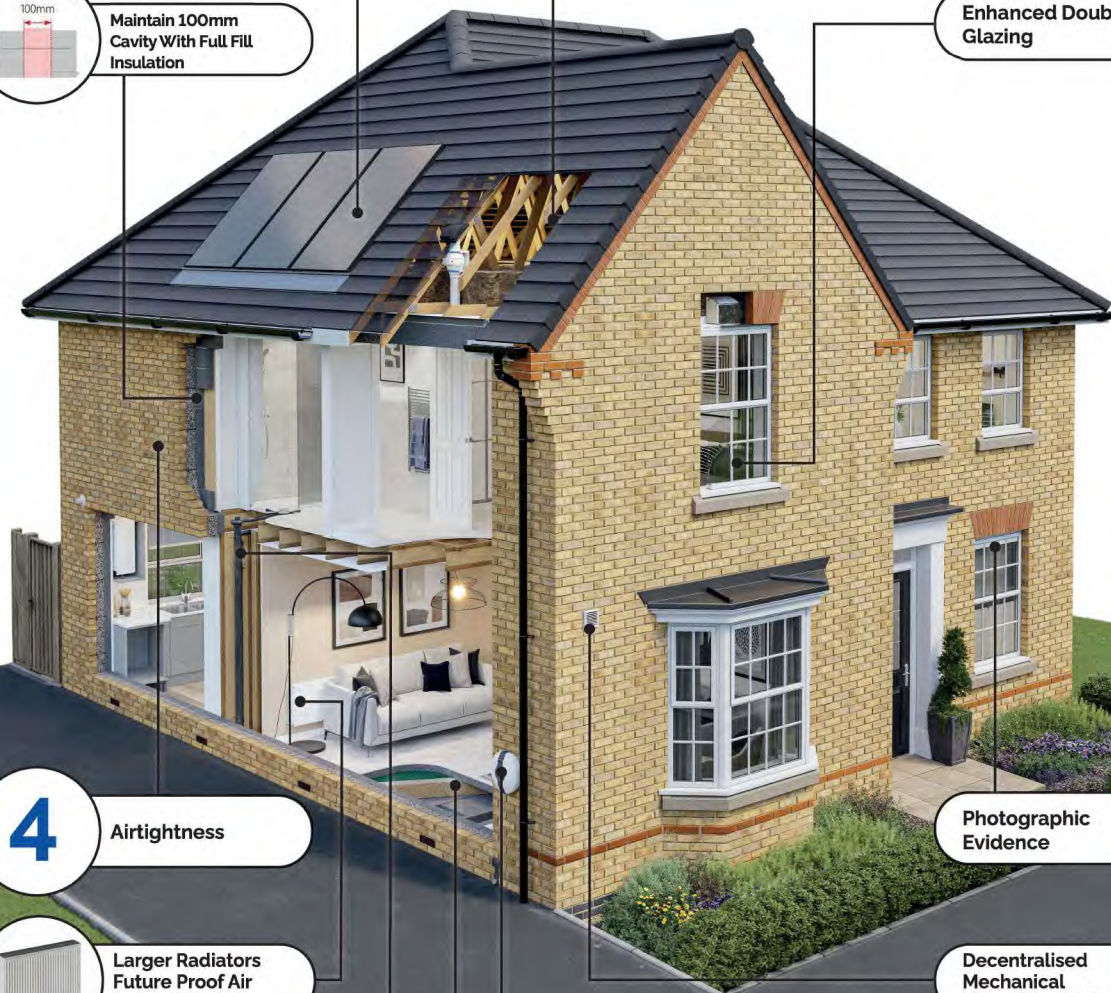
Maintain 100mm  
Cavity With Full Fill  
Insulation



Increased Loft  
Insulation



Enhanced Double  
Glazing



4

Airtightness



Larger Radiators  
Future Proof Air  
Source Heat Pump



Waste Water Heat  
Recovery



Photographic  
Evidence



Decentralised  
Mechanical  
Extract Ventilation



Increased Floor  
Insulation



Electric Car  
Charging Point



Scan here to discover more

DAVID WILSON HOMES

# 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
- Registered Social Landlord Homes
- Fences
- Carpets and floor coverings
- Wear and tear
- Failure to maintain
- Your own alterations
- Wilful damage



\*\*“We” and “us” refer to the Barratt Developments PLC Group brands. \*\*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.



# 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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