

ELYSIAN FIELDS

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ADEL

# 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

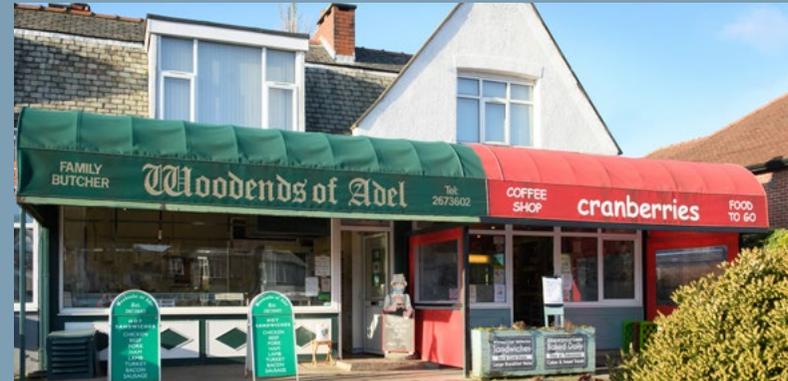
WHERE QUALITY LIVES

# ELYSIAN FIELDS

— A LOCATION LIKE NO OTHER —



Elysian Fields is situated in a highly sought-after location in the stunning village of Adel. These brand new homes are positioned in a secluded spot with fantastic scenery.



Adel itself is steeped in history as well as combining countryside charm with easy city centre access, meaning you'll benefit from a variety of walks and local amenities on your doorstep while only being a 15-minute drive from Leeds city centre.

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



Our homes at Elysian Fields 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 featuring 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.

# ELYSIAN FIELDS

## ADEL

-  **The Timble**  
2 bedroom home
-  **The Askwith**  
3 bedroom home
-  **The Hawkswick**  
3 bedroom home
-  **The Aysgarth**  
3 bedroom home
-  **The Buckden**  
4 bedroom home
-  **The Leyburn**  
4 bedroom home
-  **The Hampsthwaite**  
4 bedroom home
-  **The Laverton**  
4 bedroom home
-  **The Eavesstone**  
5 bedroom home
-  **The Fewston**  
5 bedroom home
-  **Affordable housing**
-  **Show Home**
-  **Marketing Suite**
-  **Visitor Parking Space**
-  **Bin Store**
-  **Cycle Store**
-  **Sub Station**
-  **Bin Collection Point**



Images and site layout are intended for illustrative purposes only and should be treated as general guidance only. Site layout including parking arrangements, social/ affordable housing, community buildings, play areas and public open spaces may change to reflect changes in the planning permission for the development. Please speak to your solicitor to whom full details of any planning consents including layout plans will be available. Site layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Elysian Fields is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.



# THE TIMBLE

TWO BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Timble is a modern two bedroom home with a stylish fitted kitchen. The spacious, open-plan lounge with dining area and French doors to the garden make this home a bright and pleasant place to live.

There's also a cloakroom and some handy storage under the stairs. Upstairs are two double bedrooms, the main with en suite and a family bathroom.



DAVID WILSON HOMES

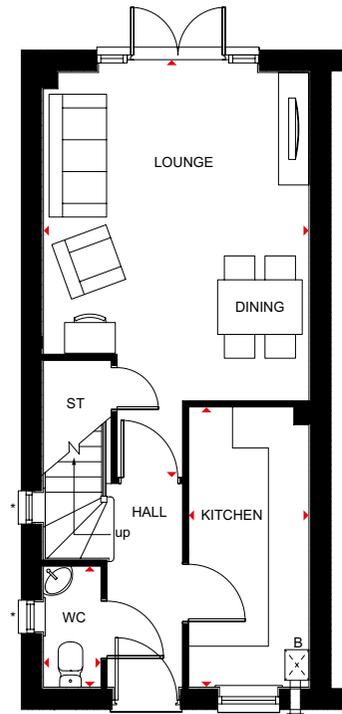
WHERE QUALITY LIVES

# THE TIMBLE

TWO BEDROOM HOME

## Key

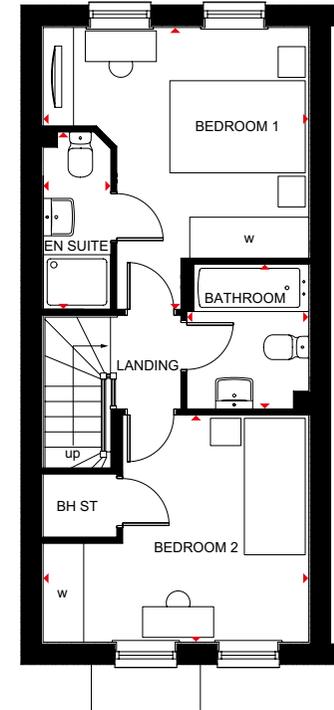
B	Boiler	w	Wardrobe space
ST	Store	◀▶	Dimension location
BH ST	Bulkhead store		



### Ground Floor

Lounge/Dining	3923 x 6077 mm	12'8" x 19'9"
Kitchen	1780 x 4108 mm	5'8" x 13'4"
WC	850 x 1775 mm	2'7" x 5'8"

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



### First Floor

Bedroom 1	3923 x 4131 mm	12'8" x 13'5"
En Suite	1000 x 2600 mm	3'2" x 8'5"
Bedroom 2	3923 x 3331 mm	12'8" x 10'9"
Bathroom	1800 x 2122 mm	5'9" x 6'9"

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# THE ASKWITH

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The sash-style windows give The Askwith home a traditional look. Inside however, the stylish open-plan kitchen and dining area is designed very much for modern living with French doors opening out onto the rear garden, creating a bright, light-filled room.

A lobby, separating the kitchen and the lounge, has stairs leading to the first floor. Here, the main bedroom has its own en suite and there is a separate bathroom for the rest of the family. A further double and single bedroom complete this attractive home.



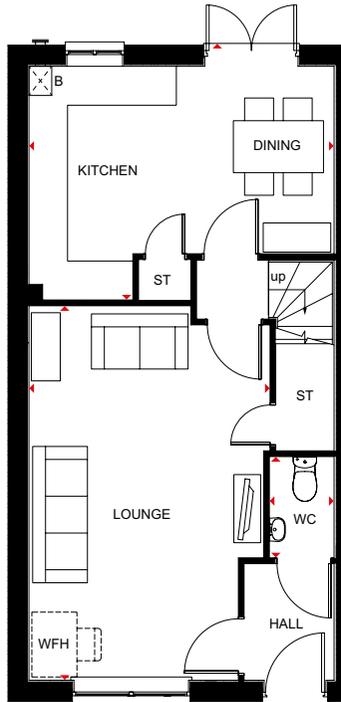
DAVID WILSON HOMES  
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# THE ASKWITH

THREE BEDROOM HOME

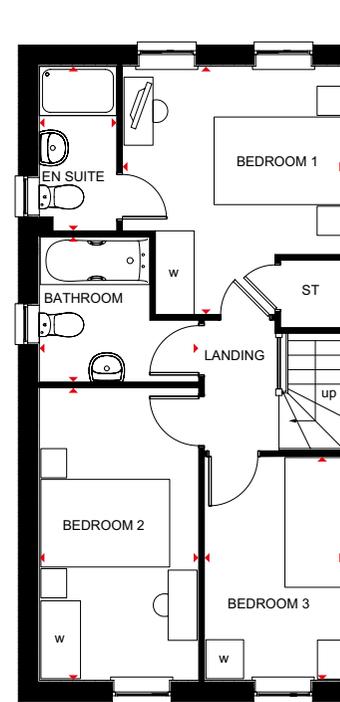
## Key

B	Boiler	w	Wardrobe space	◀▶	Dimension location
ST	Store	WFH	Working from home space		



### Ground Floor

Lounge	3747 x 5774 mm	12'3" x 18'9"
Kitchen/Dining	4740 x 3756 mm	15'5" x 12'3"
WC	1005 x 1562 mm	3'3" x 5'1"



### First Floor

Bedroom 1	3827 x 3449 mm	12'5" x 11'3"
En Suite	1202 x 2537 mm	3'9" x 8'3"
Bedroom 2	2475 x 4509 mm	8'1" x 14'8"
Bedroom 3	2177 x 3448 mm	7'1" x 11'3"
Bathroom	2475 x 2242 mm	8'1" x 7'3"

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# THE HAWKSWICK

THREE BEDROOM DETACHED 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 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

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# THE HAWKSWICK

THREE BEDROOM DETACHED HOME

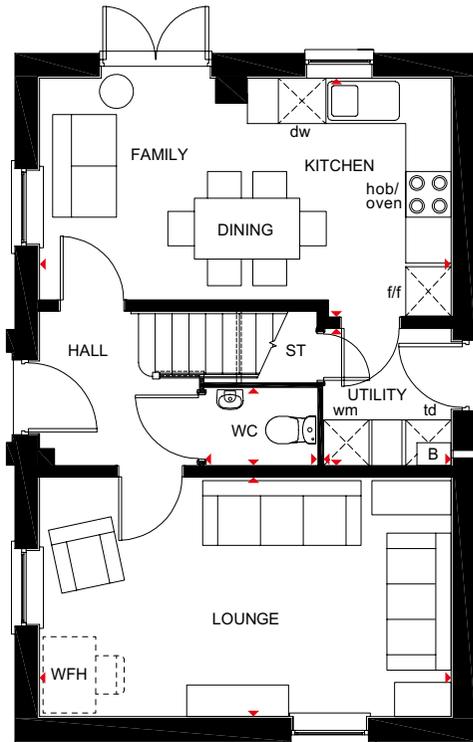
## Key

B Boiler  
ST Store

f/f Fridge/freezer space  
wm Washing machine space

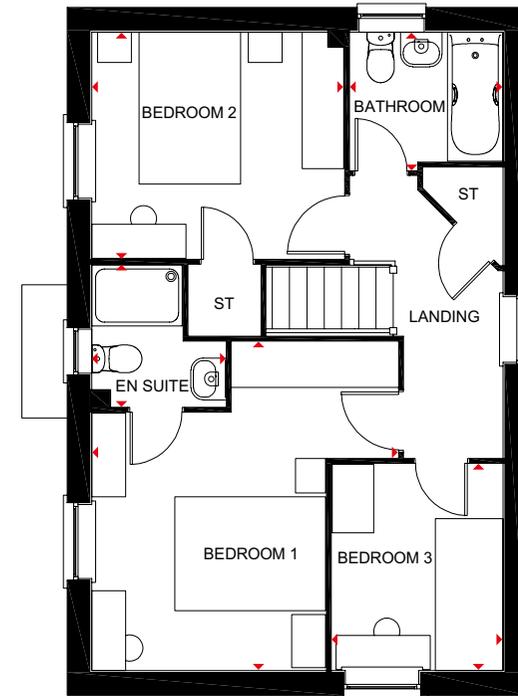
dw Dishwasher space  
td Tumble dryer space

◀▶ Dimension location  
WFH Working from home



### 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"



### 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 AYSGARTH

THREE BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The Aysgarth'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

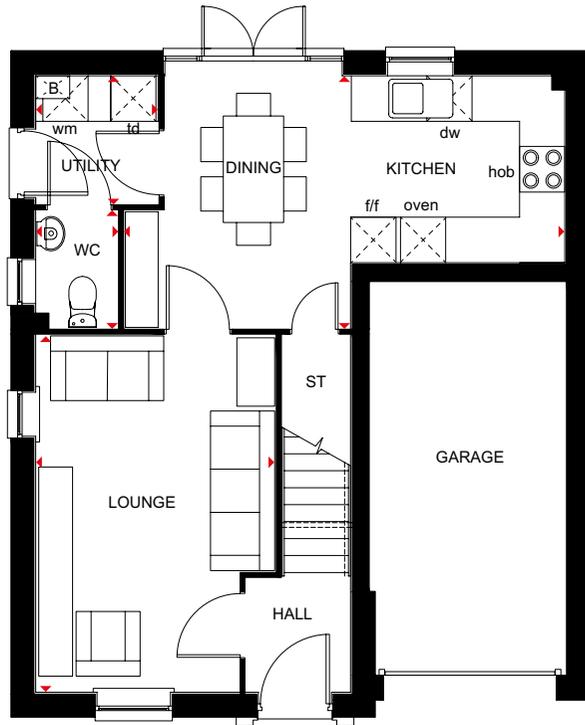
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# THE AYSGARTH

THREE BEDROOM DETACHED HOME

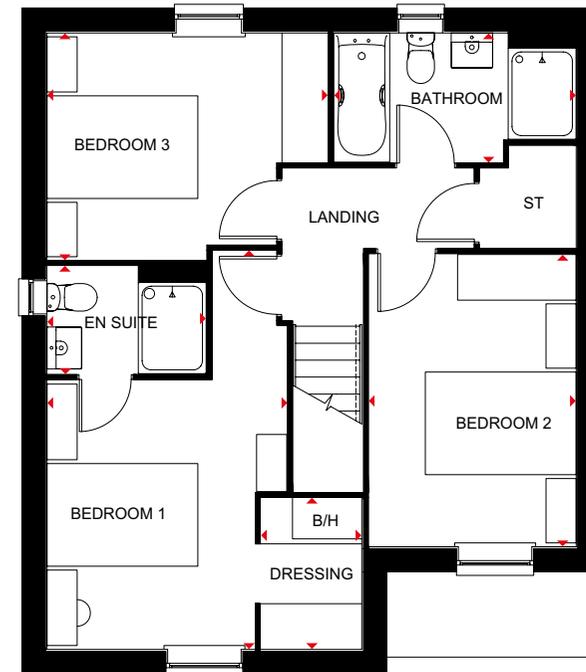
## Key

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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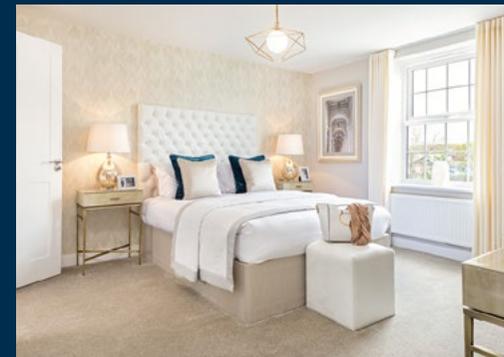


# THE BUCKDEN

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



Sash-style windows give The Buckden 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 shower.



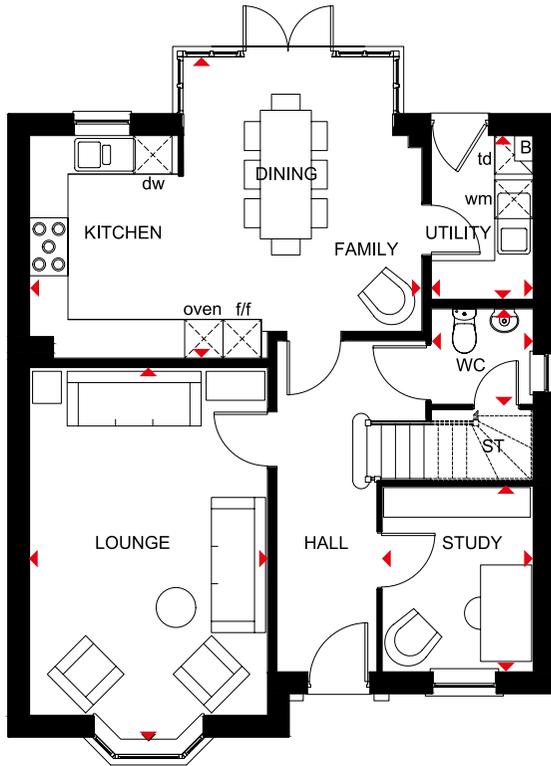
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# THE BUCKDEN

FOUR BEDROOM HOME

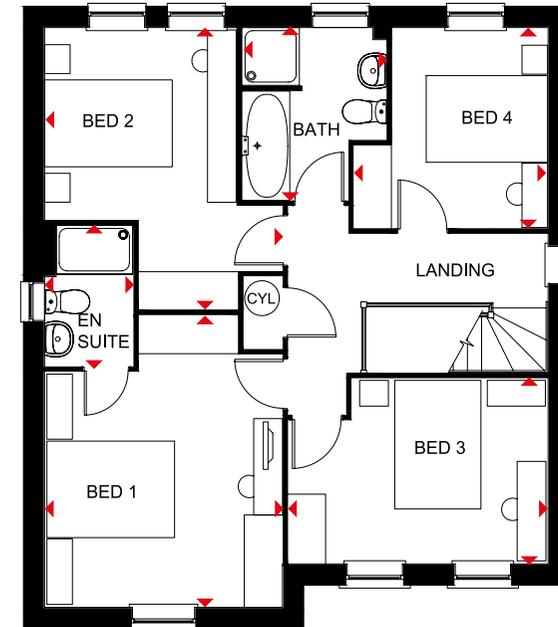
## Key

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	1506 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 LEYBURN

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser

The Leyburn's intelligent use of space and light make for a beautiful family home. Large French doors in the triple-aspect lounge lead to the rear garden, as do those from the bright, walk-in glazed bay in the kitchen/breakfast area. A separate

dining area and a utility room adjoin the stylishly fitted kitchen, and a study completes the ground floor. On the first floor are four double bedrooms, the expansive main with en suite. The fitted family bathroom includes a separate shower.



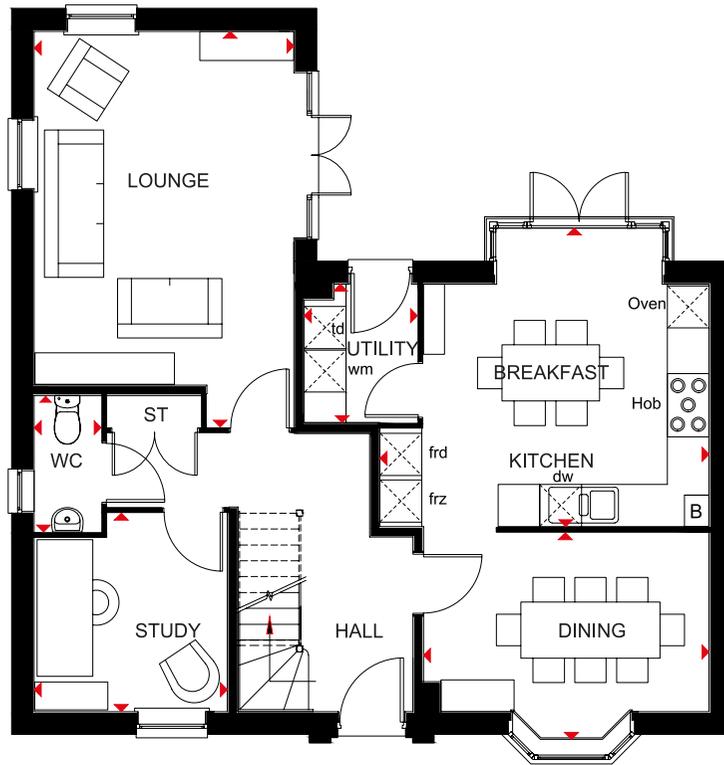
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# THE LEYBURN

FOUR BEDROOM DETACHED HOME

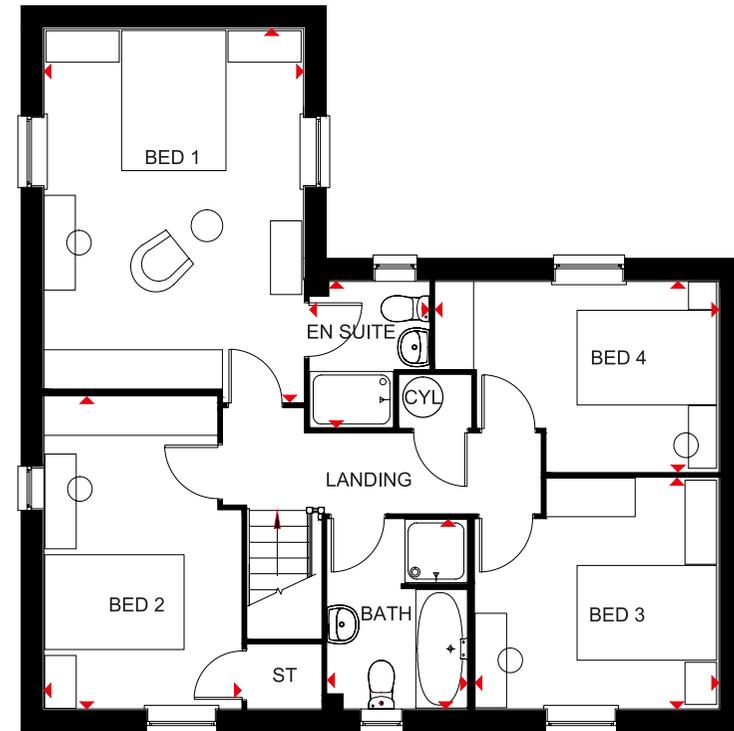
## Key

B Boiler	frd Fridge space	dw Dishwasher space
ST Store	frz Freezer space	td Tumble dryer space
CYL Cylinder	wm Washing machine space	◀▶ Dimension location



### Ground Floor

Lounge	5637 x 3727 mm	18'5" x 12'2"
Kitchen/Breakfast	4255 x 4725 mm	14'11" x 15'6"
Dining	4100 x 2943 mm	13'5" x 9'7"
Study	2772 x 2826 mm	9'1" x 9'3"
Utility	1975 x 1624 mm	6'5" x 5'4"
WC	1942 x 961 mm	6'4" x 3'2"



### First Floor

Bed 1	5321 x 3727 mm	17'5" x 12'3"
En suite	1715 x 2085 mm	5'8" x 6'10"
Bed 2	4443 x 2833 mm	14'7" x 9'4"
Bed 3	3500 x 3285 mm	11'6" x 10'9"
Bed 4	4070 x 2716 mm	13'4" x 8'11"
Bath	2698 x 2010 mm	8'10" x 6'7"

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# THE HAMPSTHWAITE

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The Hampsthwaite has a traditional look that disguises the modern design of an exceptionally spacious family home inside. The open-plan kitchen, flowing into breakfast and family areas, and the separate dining room both lead to the garden via French doors. The

attractive lounge is perfect for relaxing in and entertaining, while the study and utility room provide practical space for working. Upstairs are four double bedrooms, the spacious main with full en suite, and a family bathroom complete with separate shower.



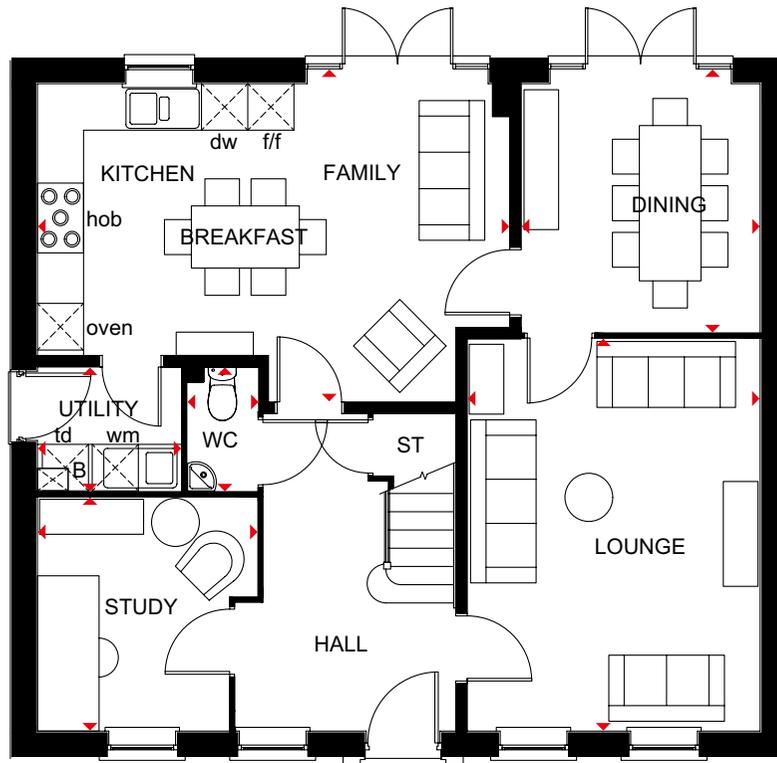
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# THE HAMPSTHWAITE

FOUR BEDROOM DETACHED HOME

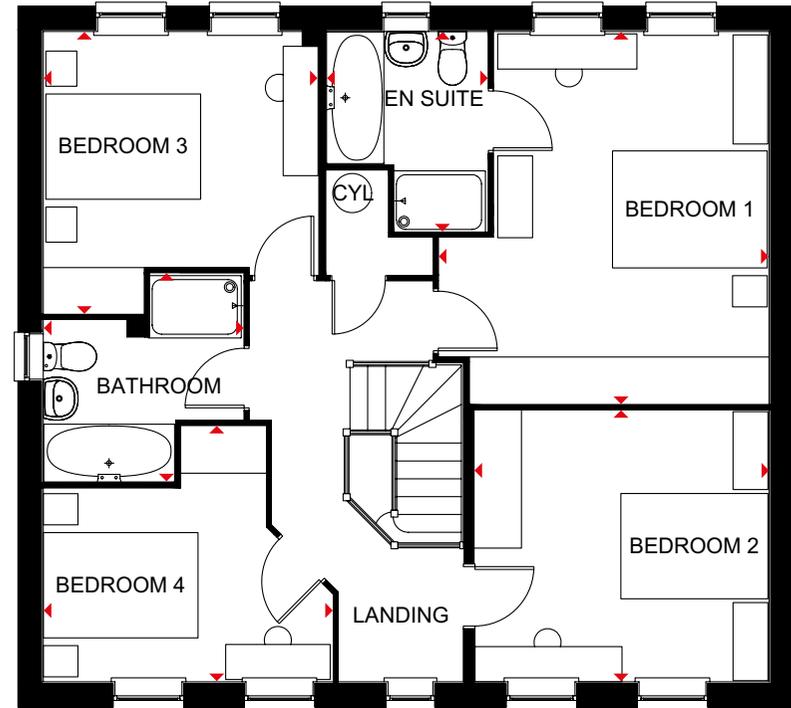
## Key

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

Kitchen/Family/Breakfast	6130 x 4291 mm	20'1" x 13'5"
Dining	3355 x 3100 mm	10'6" x 10'2"
Lounge	3800 x 5050 mm	12'6" x 16'7"
Study	2987 x 2850 mm	9'10" x 9'4"
Utility	1861 x 1614 mm	6'1" x 5'3"
WC	1614 x 900 mm	5'4" x 2'11"



### First Floor

Bedroom 1	4775 x 4261 mm	15'8" x 14'0"
En Suite	2077 x 2561 mm	6'10" x 8'5"
Bedroom 2	3476 x 3800 mm	11'5" x 12'6"
Bedroom 3	3552 x 3616 mm	11'8" x 11'10"
Bedroom 4	3736 x 3275 mm	12'3" x 10'9"
Bathroom	2584 x 2672 mm	8'6" x 6'10"

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# THE HAMPSTHWAITE

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The Hampsthwaite has a traditional look that disguises the modern design of an exceptionally spacious family home inside. The open-plan kitchen, flowing into breakfast and family areas, and the separate dining room both lead to the garden via French doors.

The attractive lounge is perfect for relaxing in and entertaining, while the study and utility room provide practical space for working. Upstairs are four double bedrooms, the spacious main with full en suite, and a family bathroom complete with separate shower.



DAVID WILSON HOMES

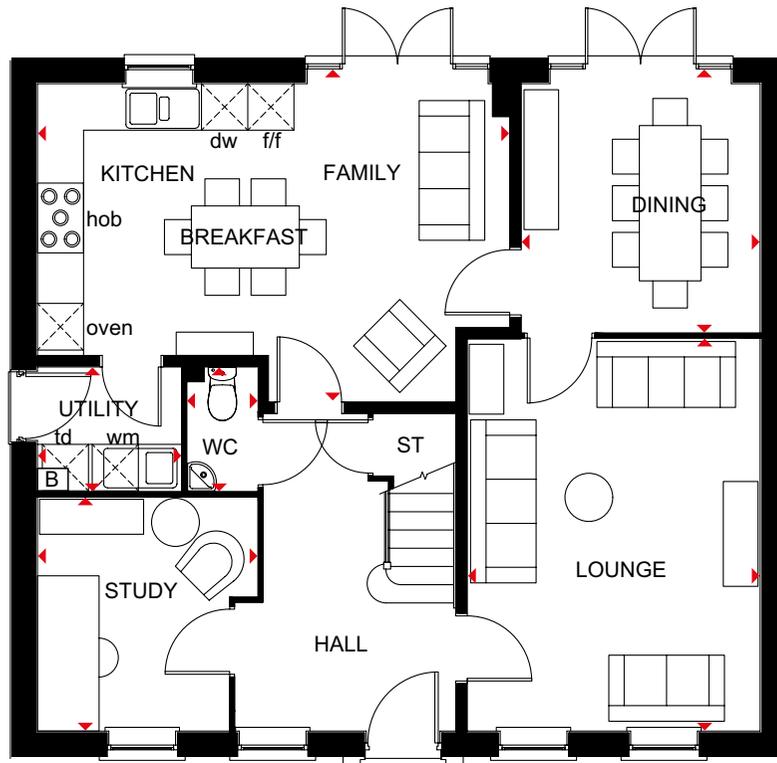
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# THE HAMPSTHWAITE

FOUR BEDROOM DETACHED HOME

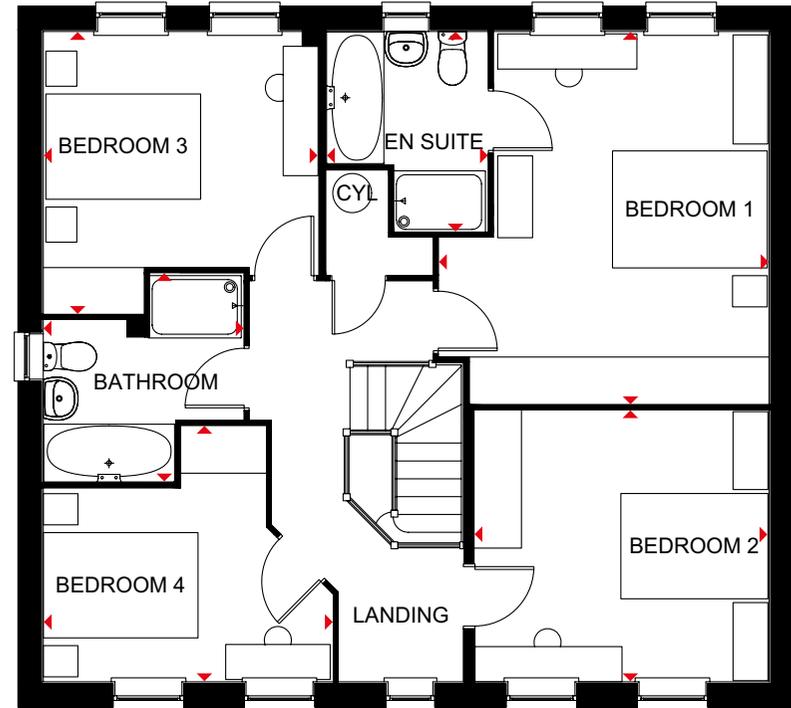
## Key

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

Kitchen/Family/Breakfast	6130 x 4291 mm	20'1" x 13'5"
Dining	3355 x 3100 mm	10'6" x 10'2"
Lounge	3800 x 5050 mm	12'6" x 16'7"
Study	2987 x 2850 mm	9'10" x 9'4"
Utility	1861 x 1614 mm	6'1" x 5'3"
WC	1614 x 900 mm	5'4" x 2'11"



### First Floor

Bedroom 1	4775 x 4261 mm	15'8" x 14'0"
En Suite	2077 x 2561 mm	6'10" x 8'5"
Bedroom 2	3476 x 3800 mm	11'5" x 12'6"
Bedroom 3	3552 x 3616 mm	11'8" x 11'10"
Bedroom 4	3736 x 3275 mm	12'3" x 10'9"
Bathroom	2584 x 2672 mm	8'6" x 6'10"

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# THE LAVERTON

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Laverton is a truly magnificent detached family home. The elegant central hall leads to the stylish open-plan kitchen with bright breakfast and family areas, and a glazed bay leading to the garden. French doors also open onto the garden from the spacious lounge. The separate dining room, study and utility room

complete the ground floor. Upstairs are four double bedrooms, the beautiful main bedroom with dressing area and full en suite. The second bedroom also has an en suite, and the large bathroom with shower provides for the rest of the family.



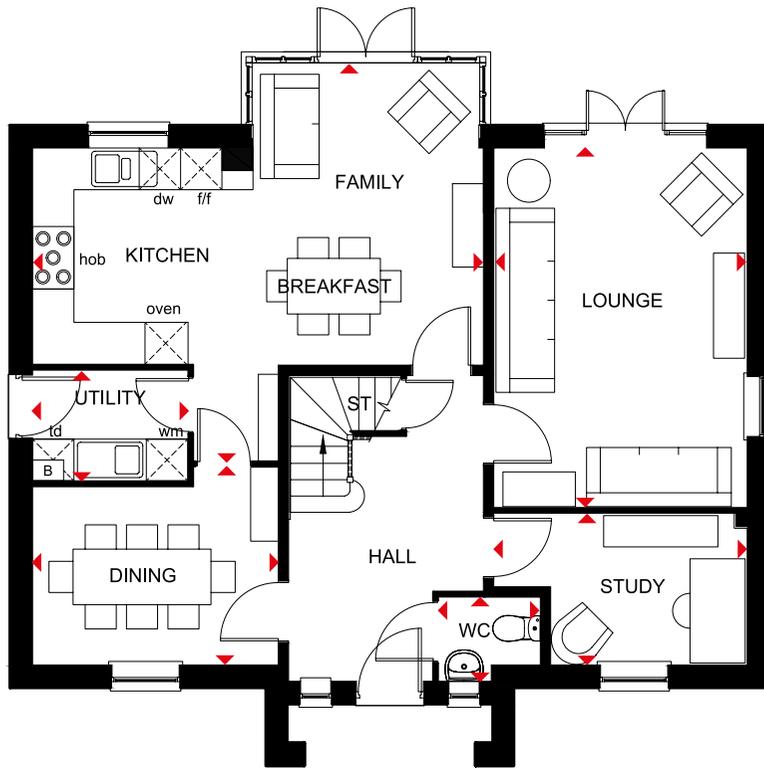
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# THE LAVERTON

FOUR BEDROOM HOME

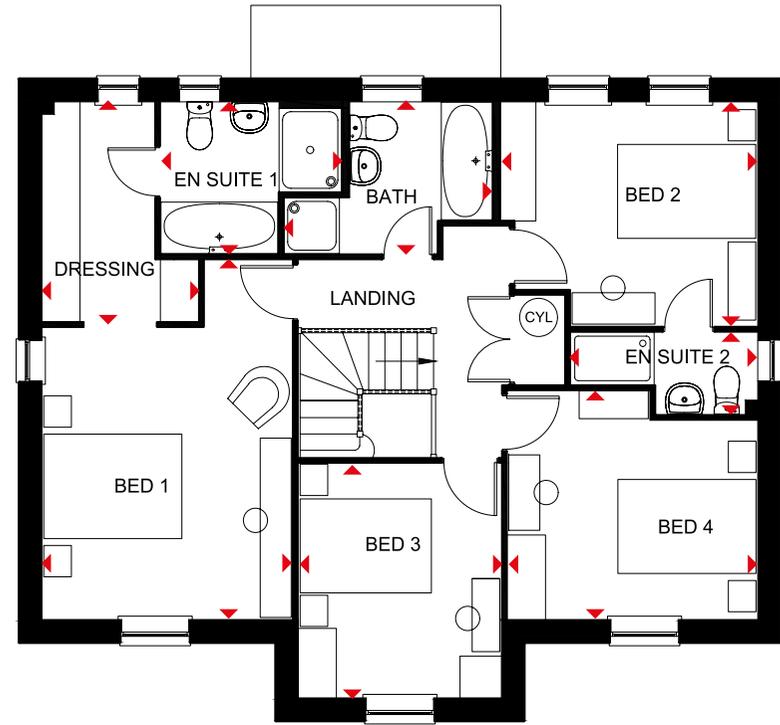
## Key

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	5171 x 3675 mm	16'11" x 12'0"
Kitchen/Family/Breakfast	6540 x 5725 mm	21'5" x 18'9"
Dining	3563 x 2851 mm	11'8" x 9'4"
Study	3675 x 2180 mm	12'0" x 7'2"
Utility	2250 x 1591 mm	7'4" x 5'3"
WC	1475 x 1210 mm	4'10" x 4'0"



### First Floor

Bedroom 1	5169 x 3624 mm	16'11" x 11'10"
Dressing	3155 x 2265 mm	10'4" x 7'5"
En suite 1	2615 x 2182 mm	8'7" x 7'2"
Bedroom 2	3722 x 3223 mm	12'2" x 10'7"
En suite 2	2710 x 1178 mm	8'11" x 3'10"
Bedroom 3	3368 x 2940 mm	11'1" x 9'8"
Bedroom 4	3623 x 3288 mm	11'10" x 10'9"
Bathroom	3014 x 2182 mm	9'10" x 7'2"

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# THE EAVESTONE

FIVE BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The Eavestone is a bright, impressive home, flexible and generous enough for modern living. The large, open-plan kitchen with breakfast and family areas and the elegant lounge both feature attractive bay windows and access to the rear garden via French doors. A separate utility and a bay-fronted dining room provide

space to work and entertain. Four double bedrooms – both the main and second bedroom with their own en suite – a single bedroom/study and a family bathroom with separate shower are upstairs.



DAVID WILSON HOMES

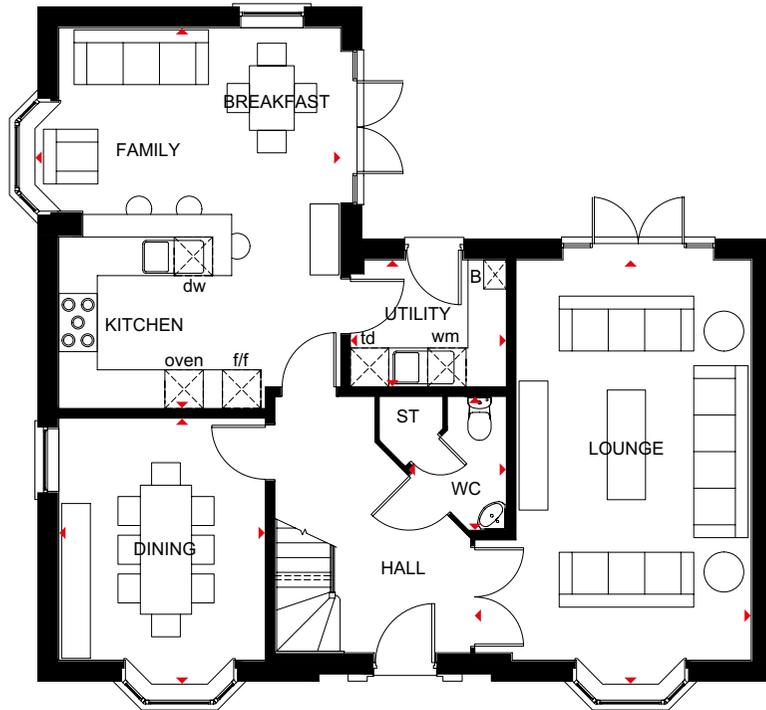
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# THE EAVESTONE

FIVE BEDROOM DETACHED HOME

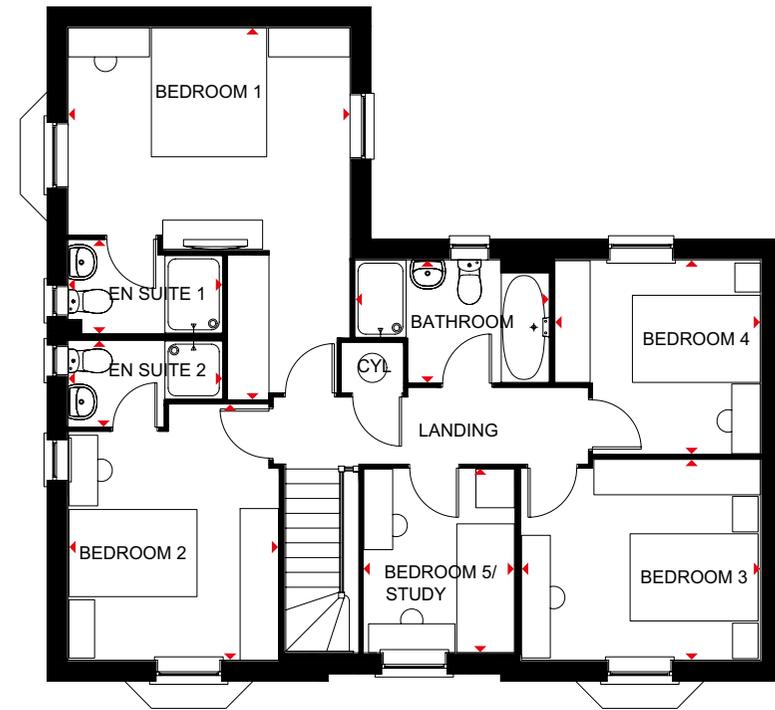
## Key

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	6791 x 4320 mm	22'3" x 14'2"
Kitchen/Family/ Breakfast	5902 x 4991 mm	19'4" x 16'4"
Dining	4147 x 3225 mm	13'7" x 10'7"
Utility	2437 x 1965 mm	8'0" x 6'5"
WC	2075 x 1521 mm	6'10" x 5'0"



### First Floor

Bedroom 1	4403 x 5755 mm	14'5" x 18'10"
En Suite 1	2412 x 1440 mm	7'11" x 4'9"
Bedroom 2	3958 x 3286 mm	13'0" x 10'9"
En Suite 2	2412 x 1324 mm	7'11" x 4'4"
Bedroom 3	3733 x 3112 mm	12'3" x 10'2"
Bedroom 4	3211 x 3002 mm	10'6" x 9'10"
Bedroom 5/Study	2849 x 2351 mm	9'3" x 7'8"
Bathroom	3036 x 1898 mm	9'11" x 6'3"

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.



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Individual plots may vary, please speak to the Sales Adviser



The Eavestone is a bright, impressive home, flexible and generous enough for modern living. The large, open-plan kitchen with breakfast and family areas and the elegant lounge both feature attractive bay windows and access to the rear garden via French doors. A separate utility and a bay-fronted dining room provide

space to work and entertain. Four double bedrooms – both the main and second bedroom with their own en suite – a single bedroom/study and a family bathroom with separate shower are upstairs.



DAVID WILSON HOMES

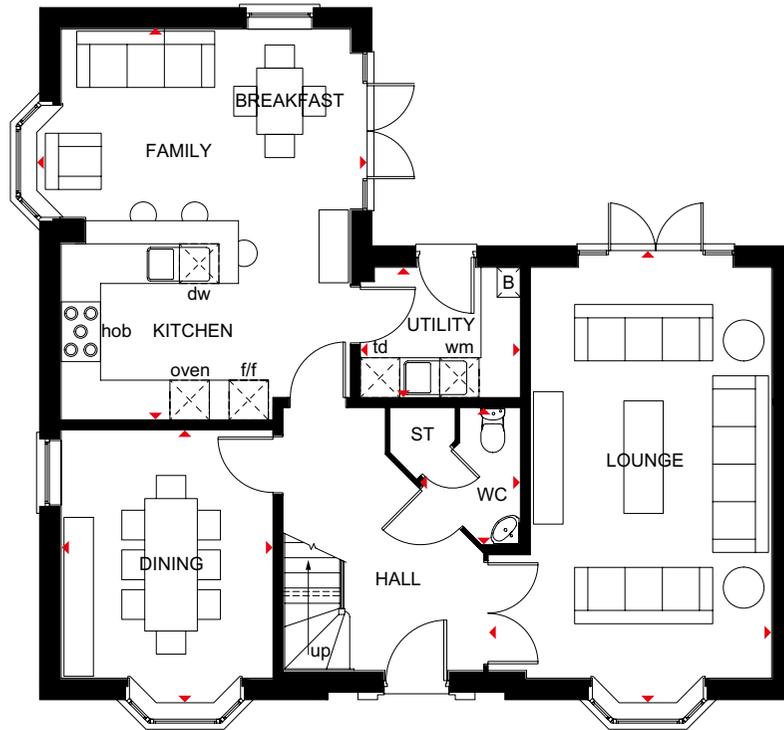
WHERE QUALITY LIVES

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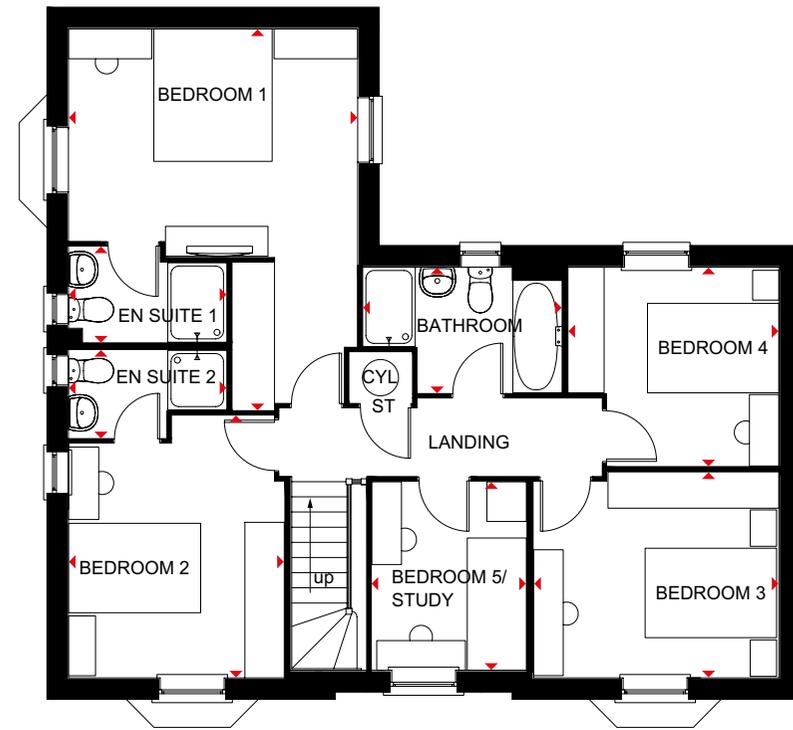
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# THE FEWSTON

FIVE BEDROOM HOME



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The large elegant hall of The Fewston will wow from the moment you enter this truly beautiful family home. Leading to a spacious lounge with access to the rear garden via French doors, as well as a separate study and a bay-fronted dining room, there's ample room for everyone including guests. The hub of the home though

will be the expansive open-plan kitchen with breakfast and family areas, and a bright walk-in bay also leading to the garden. Upstairs are four double bedrooms, both the main bedroom and second bedroom with en suite, a single bedroom and family bathroom with shower.



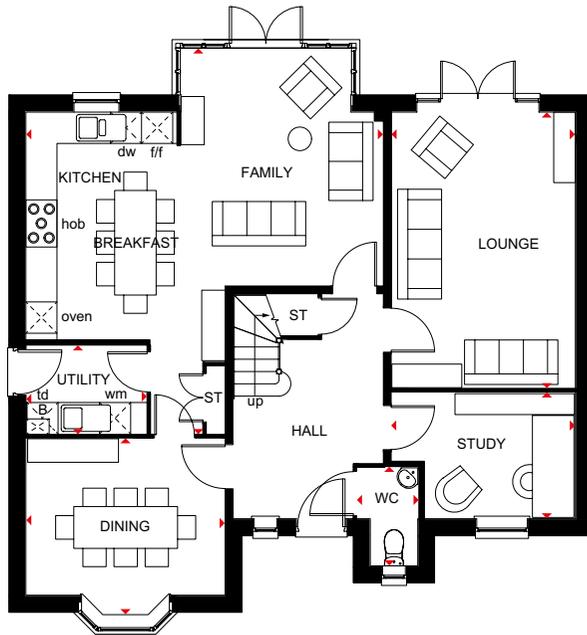
DAVID WILSON HOMES  
WHERE QUALITY LIVES

# THE FEWSTON

FIVE BEDROOM HOME

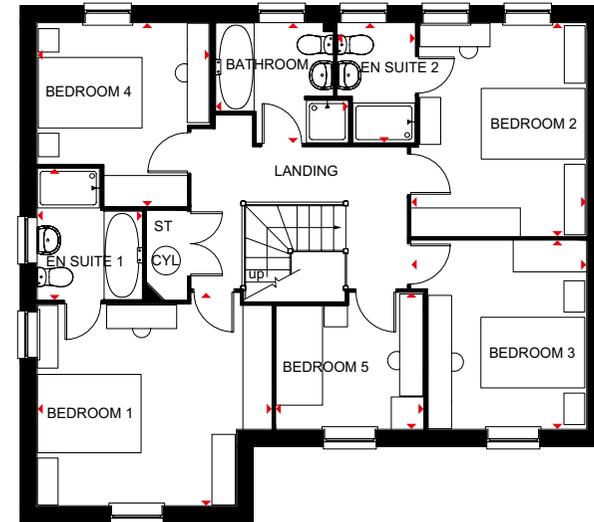
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CYL	Cylinder	dw	Dishwasher space		



### Ground Floor

Lounge	3550 x 5276 mm	11'8" x 17'4"
Kitchen/Family/ Breakfast	7380 x 6890 mm	24'3" x 22'7"
Dining	3840 x 3355 mm	12'7" x 11'0"
Study	2413 x 3550 mm	7'11" x 11'8"
Utility	2325 x 1687 mm	7'8" x 5'6"
WC	1914 x 1153 mm	6'3" x 3'10"



### First Floor

Bedroom 1	4073 x 4515 mm	13'4" x 14'10"
En Suite 1	2027 x 2514 mm	6'8" x 8'3"
Bedroom 2	3375 x 4079 mm	11'1" x 13'5"
En Suite 2	1489 x 2297 mm	4'11" x 7'6"
Bedroom 3	3610 x 3375 mm	11'10" x 11'1"
Bedroom 4	3312 x 3510 mm	10'10" x 11'6"
Bedroom 5	2839 x 2611 mm	9'4" x 8'7"
Bathroom	2300 x 2260 mm	7'5" x 7'4"

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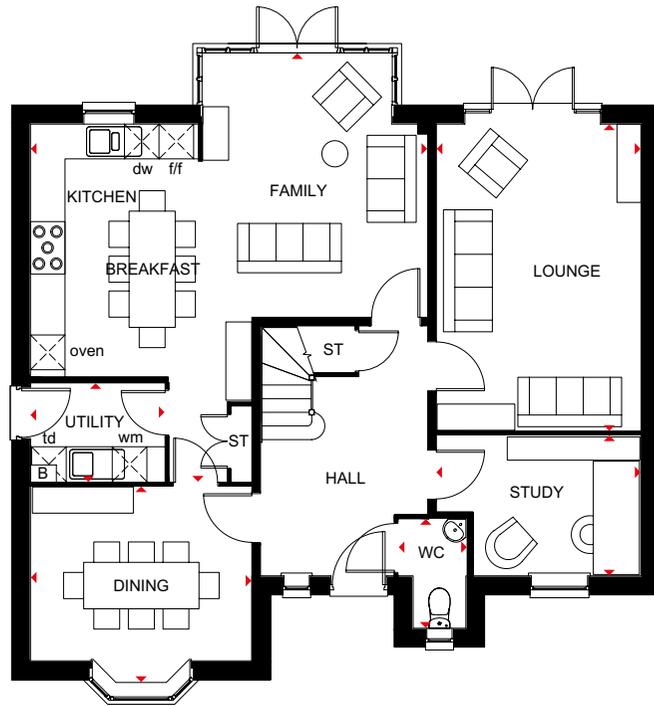
WHERE QUALITY LIVES

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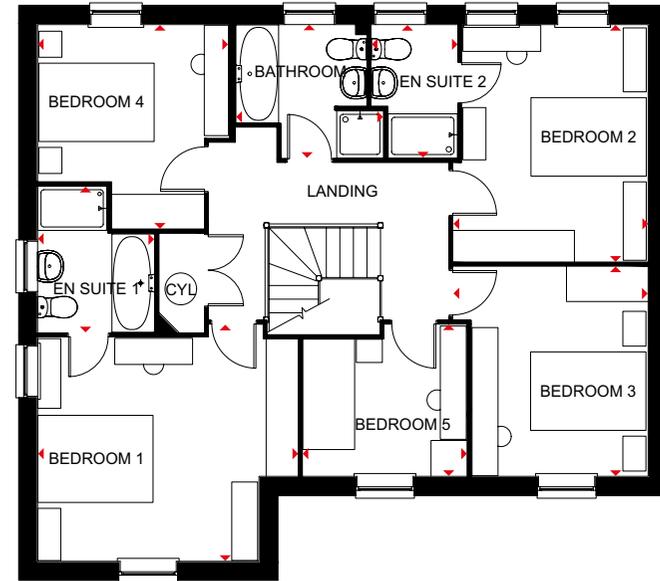
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— CREATING A SUSTAINABLE —

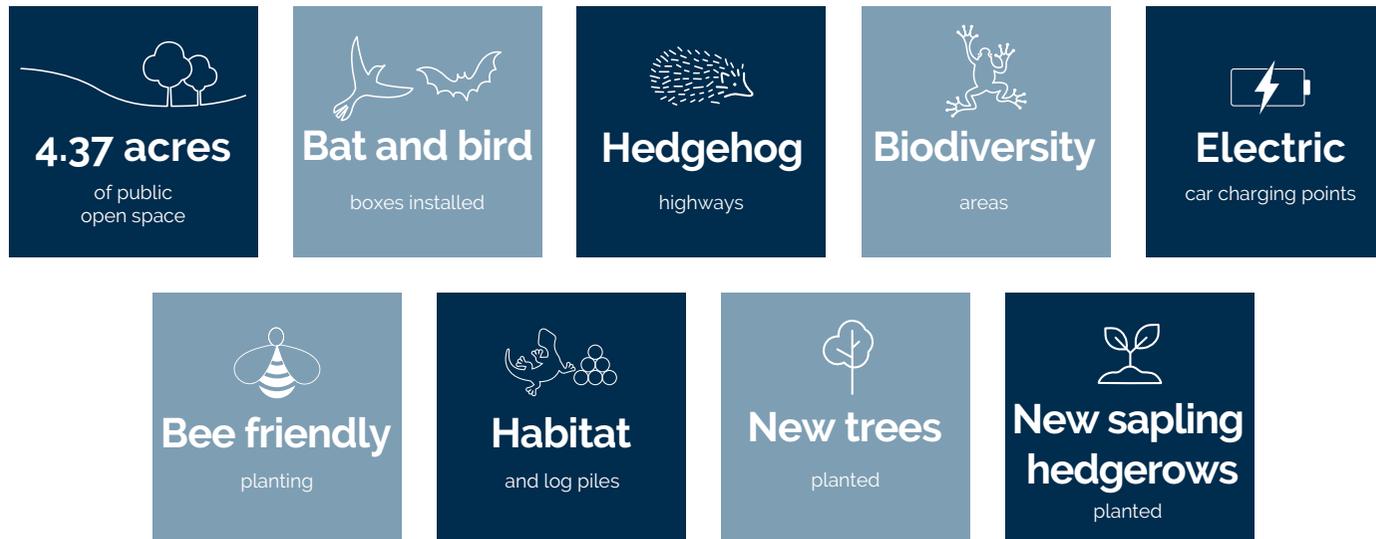
# COMMUNITY

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.

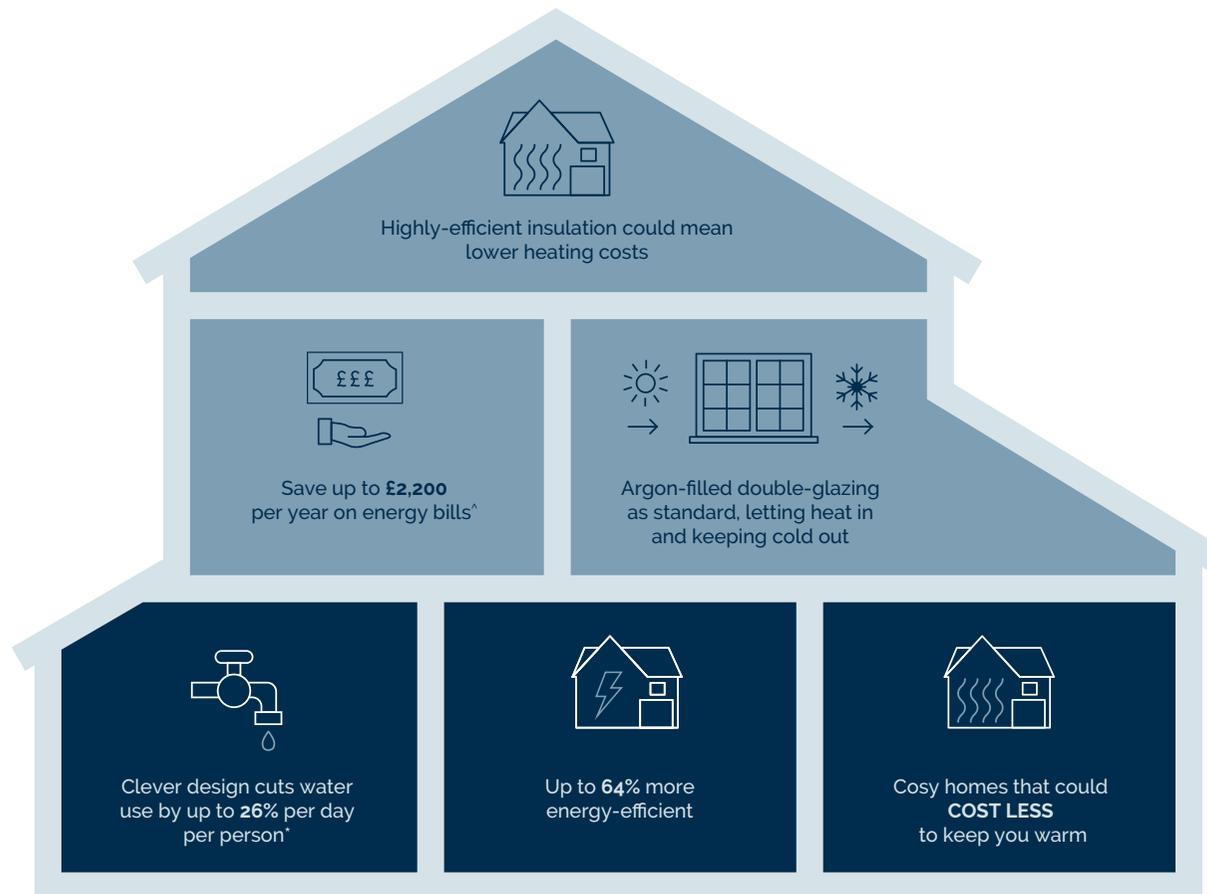
We know we must give our customers confidence that their homes are designed and built to meet the challenges of the future. We do this through creating places where people and nature can thrive.



WE'RE HELPING TO MAKE YOUR HOME MORE

# ENERGY-EFFICIENT

We create low-carbon and efficient homes that are designed and built for better living and meet the challenges of the future.



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

\*Source: [Water UK](#)

# 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<sup>†</sup> would recommend us to a friend, which is why we've been awarded 5 Stars<sup>^</sup> 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



\*\*“We” and “us” refer to the Barratt Developments PLC Group brands. <sup>†</sup>Based on HBF star rating scheme from 2010 to 2021 derived from the NHBC national new homes survey at eight weeks (<https://www.hbf.co.uk/policy/policy-and-wider-work-program/customer-satisfaction-survey/latest-results/>), over 90% of Barratt Developments PLC group customer would recommend our brands to a friend. Barratt Development brands include Barratt London, Barratt Homes and David Wilson Homes. <sup>^</sup>We are the only major national housebuilder to be awarded this key industry award every year since 2010. “We” refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. \*\*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.

# 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.

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WHERE QUALITY LIVES

**dwh.co.uk** or call **0333 355 8469**

Calls to 03 numbers are charged at the same rate as dialling an 01 or 02 number. If your fixed line or mobile service has inclusive minutes to 01/02 numbers, then calls to 03 are counted as part of this inclusive call volume. Non-BT customers and mobile phone users should contact their service providers for information about the cost of calls.

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