



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 providing traditional homes in desirable locations, built to a superb specification.

We* are delighted to have received over 90% homeowner recommendation since 2010.^ This accolade recognises our commitment to bringing you beautiful new homes.

We would encourage you to come and experience the David Wilson Difference and we look forward to seeing you at Burnmill Grange.



John Reddington
Managing Director
David Wilson Homes, East Midlands



DAVID WILSON HOMES

WHERE QUALITY LIVES

**We* refers to the Barratt Developments PLC Group brands. ^Based on HBF star rating scheme from 2010 to 2022 derived from the NHBC national new homes survey at eight weeks. Over 90% of Barratt Developments PLC group customers would recommend our brands to a friend. Barratt Development brands include Barratt London, Barratt Homes and David Wilson.

WELCOME

TO BURNMILL GRANGE



Burnmill Grange offers 2, 3, 4 and 5 bedroom homes set in a quiet suburb of Market Harborough. With tree-filled views to the north, and open farmland close by, this location provides the ideal release from your hectic working lifestyle. Plus, a host of everyday amenities are within walking distance, with the added benefit of being surrounded by green open fields.

There are 'Outstanding' Ofsted-rated schools within 10 minutes' drive, which is great news for families. London, Leicester and Northampton are easily commutable by train or car, opening up even more opportunities for your career.

A SENSE OF PEACE,
QUALITY
— AND SPACE —



Our homes at Burnmill Grange 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 having two or more bathrooms, including your own private sanctuary – an en suite master bedroom.

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 YOUR FAMILY



Ridgeway Primary Academy and The Robert Smyth Academy are both less than a mile away from the development and accommodate students aged 4 -18.

There are a number of great university options within an hour's drive, including The University of Leicester and De Montfort University to name a couple.*

*Based on the average drive time from the development.

EXCELLENT

— CONNECTIONS —



With easy access to the A6, A14 and M1 by car, you can easily commute to London, Leicester and Northampton.



Market Harborough Train Station is a short drive away, and from where London St Pancras, Leicester and Nottingham can all be reached in just under 60 minutes[^].



For holidays away, Birmingham Airport is less than 30 minutes away and East Midlands Airport 34 minutes, while London Stansted and Heathrow Airport are just under two hours' drive*.

[^]Based on fastest train times from Market Harborough Train Station. *Based on the average drive time from the development.

PLENTY

— TO SEE AND DO —



Located minutes away from Market Harborough town centre, you'll be in reach of everyday amenities including local bakeries, butchers and a variety of high-street retailers and supermarkets, among them a Sainsbury's and a Waitrose. Leicester city centre is a short drive away, offering even more high-street and independent shops.

Kilworth House Hotel and Theatre is a 19th-century Victorian country house with a 540-seat open air lakeside theatre. Kilworth House Hotel also has an award-winning restaurant offering high-quality dining in its chandelier-lit dining room.



The whole family will enjoy a fun-packed visit to Foxton Locks, situated a few miles away. Surrounded by Leicestershire's beautiful countryside, you will experience all that this unique waterways landmark has to offer – colourful narrowboats, the famous flight of 10 locks and popular village pubs perfect for Sunday Lunch.

Harborough Indoor Market continues an 800 year old tradition of market trading in the heart of the town and offers more than 60 independent stalls and a Food Hall.



Harborough Market has great options for a bite to eat, ranging from traditional cafés, to fish and chips and even dim sum.

Why not try the award-winning Farmer's Kitchen at Farndon Fields whose menu changes seasonally, inspired by the produce that they themselves grow on the farm.

10 MINUTES

— AWAY FROM YOUR NEW HOME* —



Robert Smyth Academy
2 minutes by car



Rock Salt Seafood and Grill
4 minutes by car



The Waterfront
5 minutes by car



Harborough Theatre
5 minutes by car



Little Thai Cuisine
5 minutes by car



Market Harborough Town Centre
6 minutes by car



Waitrose
7 minutes by car



Harborough Market
7 minutes by car



Welland Park
7 minutes by car



The Cherry Tree
7 minutes by car

*Based on the average drive time from the development.

25 MINUTES

— AWAY FROM YOUR NEW HOME* —



Welland Park Academy
8 minutes by car



Farmer's Kitchen at Farndon Fields
8 minutes by car



Market Harborough Train Station
8 minutes by car



Market Harborough Leisure Centre
10 minutes by car



Farndon Fields Primary School
10 minutes by car



Foxton Locks
10 minutes by car



Market Harborough Golf Club
12 minutes by car



The George at Great Oxendon
12 minutes by car



Kilworth House
22 minutes by car

*Based on the average drive time from the development.

BURNMILL GRANGE

Burnmill Road, Market Harborough, Leicestershire, LE16 7XB

2, 3, 4 and 5 bedroom homes

- Wi** The Wilford
2 bedroom home
- K** The Kennett
3 bedroom home
- H** The Hadley
3 bedroom home
- Ab** The Abbeydale
3 bedroom home
- Ar** The Archford
3 bedroom home
- I** The Ingleby
4 bedroom home
- Bg** The Bradgate
4 bedroom home
- W** The Winstone
4 bedroom home
- L** The Layton
4 bedroom home
- As** The Ashington
4 bedroom home
- Ho** The Holden
4 bedroom home
- Hw** The Hollinwood
4 bedroom home
- Li** The Lichfield
5 bedroom home
- He** The Henley
5 bedroom home
- R** Affordable Housing
Affordable Rented
- SO** Affordable Housing
Shared Ownership
- MS** Marketing Suite
- SH** Show Home
- GCNC** 10m Wide Great Crested
Newt Corridor
- V** Visitor Parking Space
- BCP** Bin Collection Point
- S/S** Substation



- Mature tree lines
- Mown grass paths
- Parkland space
- Balancing pond
- Trees
- Play area
- Hibernacula
- Bat box
- Bird box
- Hedgehog highway

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

See the Difference at 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. Burnmill Grange is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

S7404/100/01 Rev: P1

THE KENNETT

THREE BEDROOM END-TERRACED HOME



Individual plots may vary, please speak to the Sales Adviser



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.

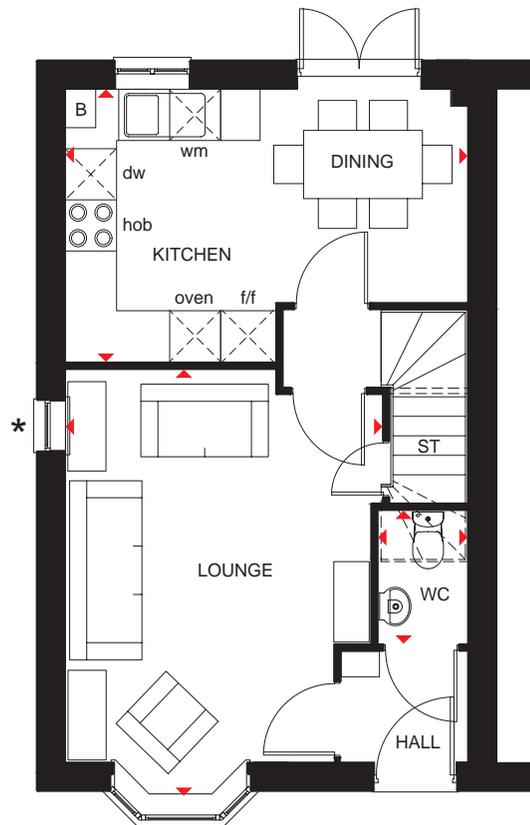
DAVID WILSON HOMES

THE KENNETT

THREE BEDROOM END-TERRACED HOME

Key

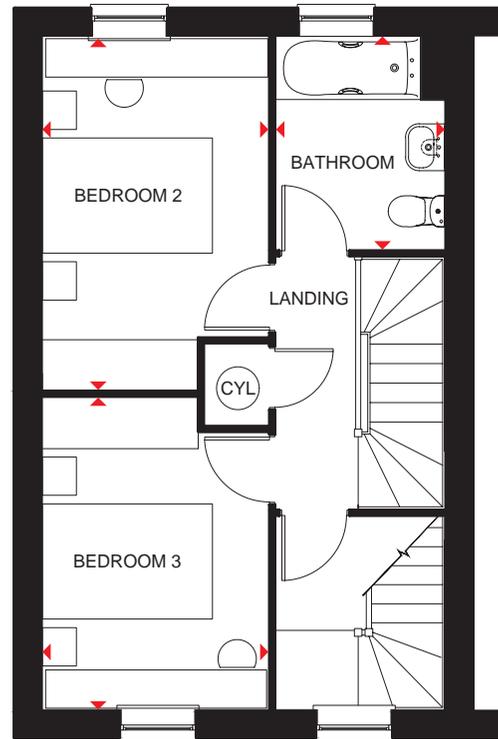
B	Boiler	wm	Washing machine space	RL	Rooflight
ST	Store	dw	Dishwasher space		
f/f	Fridge/freezer space	◀▶	Dimension location		



Ground Floor

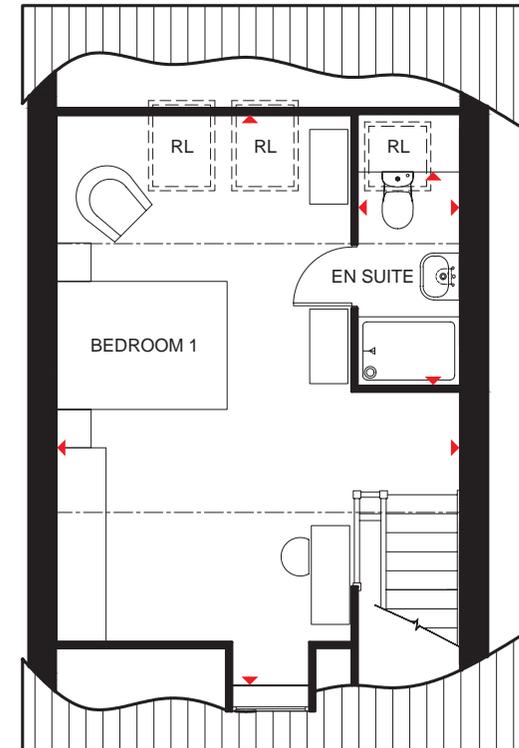
Lounge	5001 x 3729 mm	16'4" x 12'2"
Kitchen/Dining	4733 x 3197 mm	15'6" x 10'5"
WC	1561 x 1054 mm	5'1" x 3'5"

*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	6681* x 4733 mm	21'11"* x 15'6"
En suite	1189* x 2497 mm	3'11"* x 8'2"

*Overall floor dimension includes lowered ceiling areas

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BDW001966 Group DWH 2017 T310 -E-7 DS03 /OCT22

THE HOLDEN

4 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 bedroom with en suite, and a family bathroom with a separate shower.

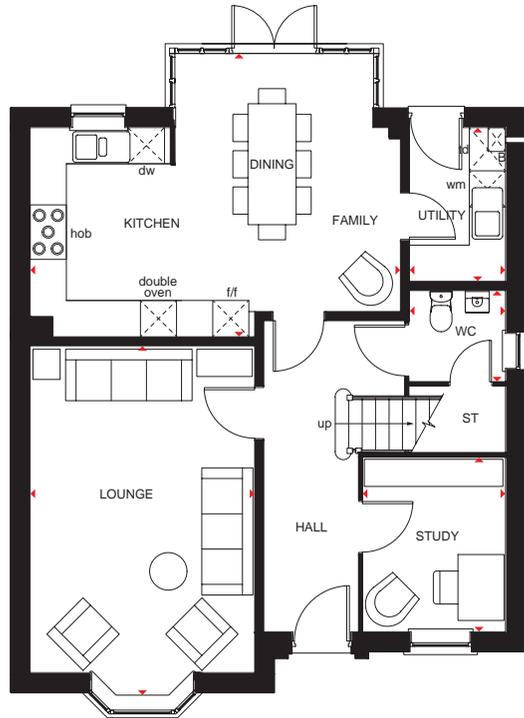
DAVID WILSON HOMES

THE HOLDEN

4 BEDROOM DETACHED HOME

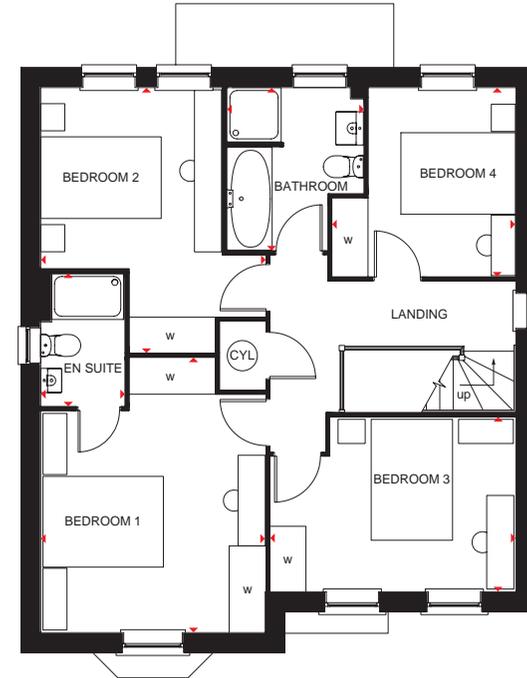
Key

B	Boiler	CYL	Cylinder	wm	Washing machine space	td	Tumble dryer space	↔	Dimension location
ST	Store	f/f	Fridge/freezer space	dw	Dishwasher space	w	Wardrobe 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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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. *We are the only major national house builder to be awarded this [key industry] award 10 years in a row. 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



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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.



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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