



W E N D E L V I E W

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 proud to say that our customers continue to rate us as a 5 Star Housebuilder for customer satisfaction year after year.

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

A SENSE OF PEACE,
QUALITY
— AND SPACE —



Our homes at DWH at Wendel View 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.

WELLINGBOROUGH SITE PLAN

- **The Archford Plus**
3 bedroom home
- **The Hadley Plus**
3 bedroom home
- **The Kennett Plus**
3 bedroom home
- **The Hollinwood Special**
4 bedroom home
- **The Kirkdale Special**
4 bedroom home
- **The Ashington Plus**
4 bedroom home
- **The Hertford Plus**
4 bedroom home
- **The Avondale Special**
4 bedroom home
- **The Holden Special**
4 bedroom home
- **The Winstone Special**
4 bedroom home
- **The Emerson Special**
5 bedroom home
- **The Manning Special**
5 bedroom home
- **The Henley Special**
5 bedroom home
- **The Lichfield Special**
5 bedroom home
- **Affordable Housing**
- v **Visitors Parking Space**
- BCP **Bin Collection Point**



THE ARCHFORD PLUS

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



Inside, a stylish open-plan kitchen and dining area is designed for modern living with French doors opening out onto the rear garden, creating a bright, light-filled room. A lobby separates the kitchen and the lounge, with stairs leading to the first floor. Here, the main bedroom has an en suite, with a separate bathroom for the family. A further double bedroom

and versatile room you can choose how to use complete this home.

Selected rooms in this design of home have been adapted to accommodate a range of different styles of living, speak to a Sales Adviser to find out more about the changes.



DAVID WILSON HOMES

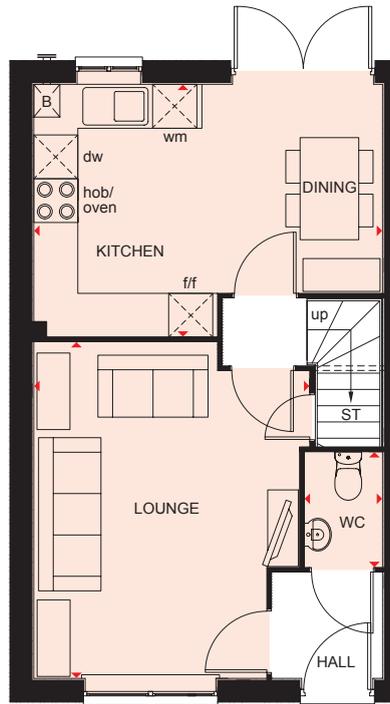
WHERE QUALITY LIVES

THE ARCHFORD PLUS

THREE BEDROOM HOME

Key

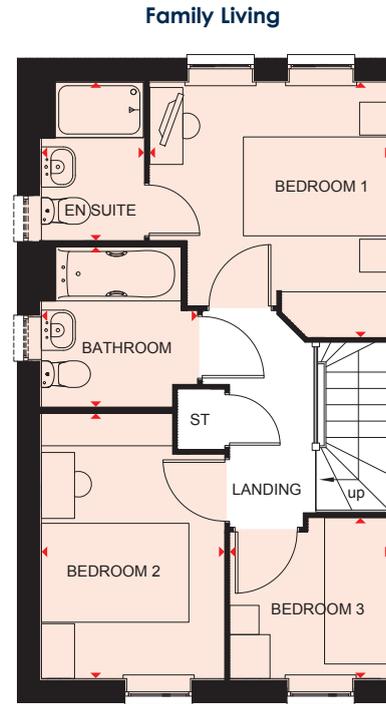
| | | | |
|-----|----------------------|----|-----------------------|
| B | Boiler | wm | Washing machine space |
| ST | Store | dw | Dishwasher space |
| f/f | Fridge/freezer space | ↔ | Dimension location |



Ground Floor

| | | |
|----------------|----------------|---------------|
| Kitchen/Dining | 3596 x 4717 mm | 11'8" x 15'4" |
| Lounge | 3579 x 4617 mm | 11'7" x 15'1" |
| WC | 1067 x 1587 mm | 3'5" x 5'2" |

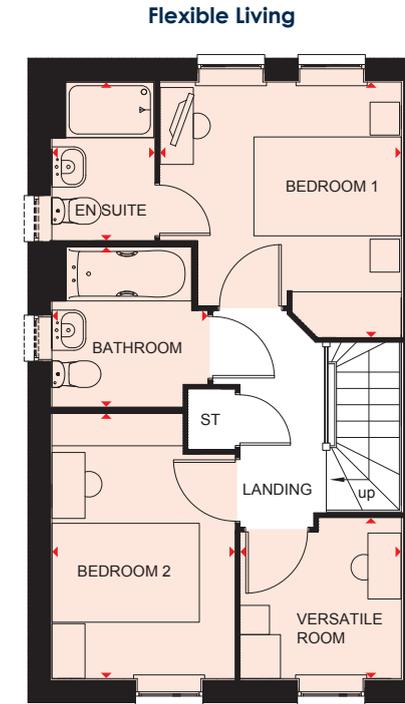
(Approximate dimensions)



First Floor

| | | |
|-------------------------------|----------------|---------------|
| Bedroom 1 | 3279 x 3490 mm | 10'7" x 11'4" |
| En Suite | 1398 x 2168 mm | 4'6" x 7'1" |
| Bedroom 2 | 2488 x 3626 mm | 8'1" x 11'9" |
| Bedroom 3 / Versatile Room | 2189 x 2199 mm | 7'1" x 7'2" |
| Bathroom | 2118 x 2187 mm | 6'9" x 7'1" |

(Approximate dimensions)



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BDW001920/OCT22

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DAVID WILSON HOMES

WHERE QUALITY LIVES

THE HADLEY PLUS

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 versatile room you can choose how to use and a family bathroom. Selected rooms in this design of home have been adapted to accommodate a range of different styles of living, speak to a Sales Adviser to find out more about the changes.



DAVID WILSON HOMES

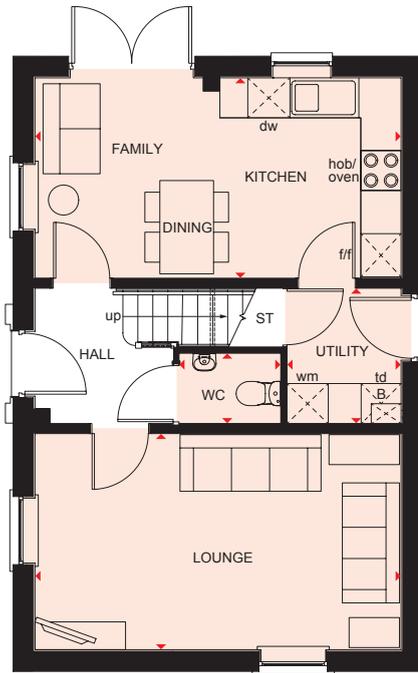
WHERE QUALITY LIVES

THE HADLEY PLUS

THREE BEDROOM DETACHED HOME

Key

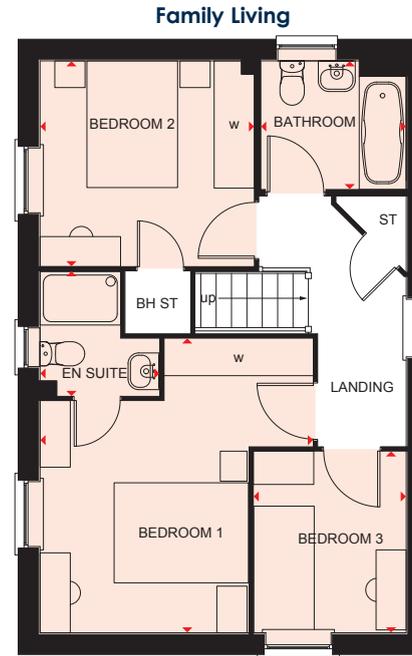
| | | | | | |
|-------|----------------|-----|-----------------------|----|--------------------|
| B | Boiler | f/f | Fridge/freezer space | td | Tumble dryer space |
| ST | Store | wm | Washing machine space | w | Wardrobe space |
| BH ST | Bulkhead store | dw | Dishwasher space | ◀▶ | Dimension location |



Ground Floor

| | | |
|-----------------|----------------|----------------|
| Kitchen/Family/ | 5455 x 3006 mm | 17'10" x 9'10" |
| Dining | 5455 x 3242 mm | 17'10" x 10'7" |
| Lounge | 1851 x 2030 mm | 6'1" x 6'8" |
| Utility | 1055 x 1515 mm | 3'6" x 5'0" |
| WC | | |

(Approximate dimensions)

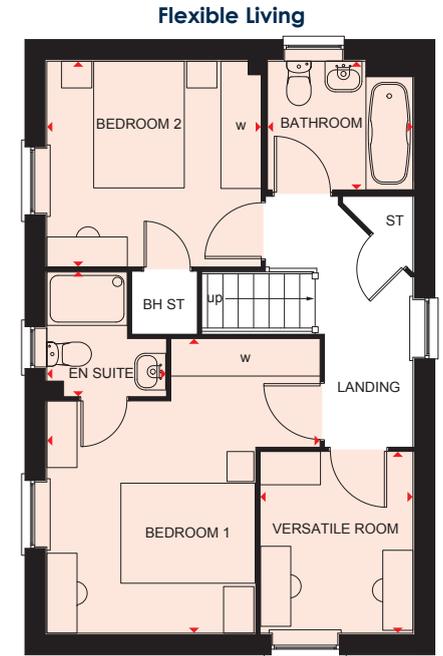


Family Living

First Floor

| | | |
|----------------|----------------|---------------|
| Bedroom 1 | 4071 x 4420 mm | 13'4" x 14'6" |
| En Suite | 1784 x 1882 mm | 5'10" x 6'2" |
| Bedroom 2 | 3086 x 3194 mm | 10'1" x 10'6" |
| Bedroom 3 / | | |
| Versatile Room | 2278 x 2726 mm | 7'6" x 8'10" |
| Bathroom | 1963 x 2167 mm | 5'10" x 7'1" |

(Approximate dimensions)



Flexible Living

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DAVID WILSON HOMES

WHERE QUALITY LIVES

THE KENNETT SPECIAL

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser

Intelligently designed over three floors, The Kennett Special is ideal for flexible modern living. The open-plan kitchen on the ground floor features a dining area opening out onto the rear garden via French doors. A lobby separating the kitchen from the spacious bay-fronted lounge leads upstairs. Here is a double bedroom, a

versatile room you can choose how to use, a family bathroom and access to the second floor, which is entirely occupied by a spacious main bedroom with en suite. Selected rooms in this design of home have been adapted to accommodate a range of different styles of living. Speak to a Sales Adviser to find out more about the changes.



DAVID WILSON HOMES

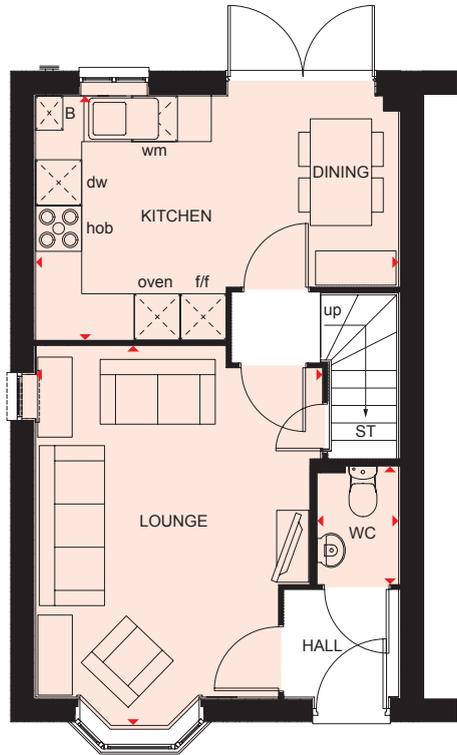
WHERE QUALITY LIVES

THE KENNETT SPECIAL

THREE BEDROOM HOME

Key

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

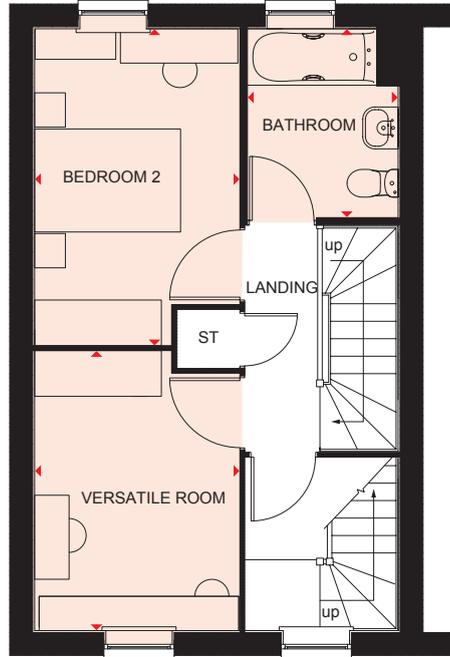


Ground Floor

| | | |
|----------------|----------------|---------------|
| Kitchen/Dining | 4733 x 3340 mm | 15'5" x 10'9" |
| Lounge | 3742 x 4991 mm | 12'2" x 16'3" |
| WC | 1090 x 1557 mm | 3'5" x 5'1" |

(Approximate dimensions)

Flexible Living

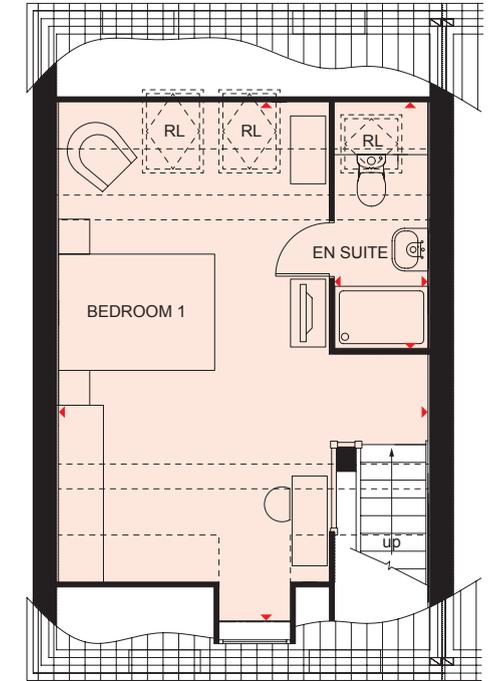
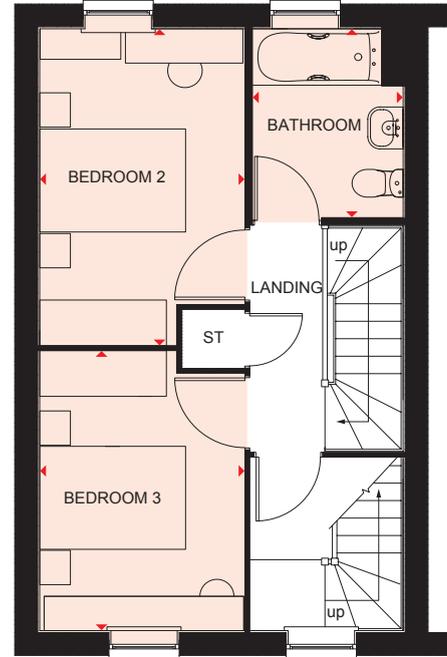


First Floor

| | | |
|----------------------------|----------------|--------------|
| Bedroom 2 | 2672 x 4156 mm | 8'7" x 13'6" |
| Bedroom 3 / Versatile Room | 2672 x 3671 mm | 8'7" x 12'0" |
| Bathroom | 1962 x 2475 mm | 6'4" x 8'1" |

(Approximate dimensions)

Family Living



Second Floor

| | | |
|-----------|-----------------|----------------|
| Bedroom 1 | 6681 x 4733* mm | 21'9" x 15'5"* |
| En Suite | 1202 x 3191* mm | 3'9" x 10'4"* |

(Approximate dimensions)

*Overall floor dimension includes lowered ceiling areas.

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DAVID WILSON HOMES

WHERE QUALITY LIVES

THE HOLLINWOOD SPECIAL

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



Sash-style windows give a delightful and traditional look while inside, this home is designed very much for busy family life. An attractive glazed bay leading to the garden creates a light atmosphere in the open-plan kitchen with flexible dining and family space. The kitchen also has an adjacent utility room. The

dual-aspect lounge provides the perfect place for the whole family to relax. Upstairs are three double bedrooms, the main bedroom with en suite, a versatile room you can choose how to use and a family bathroom.



DAVID WILSON HOMES

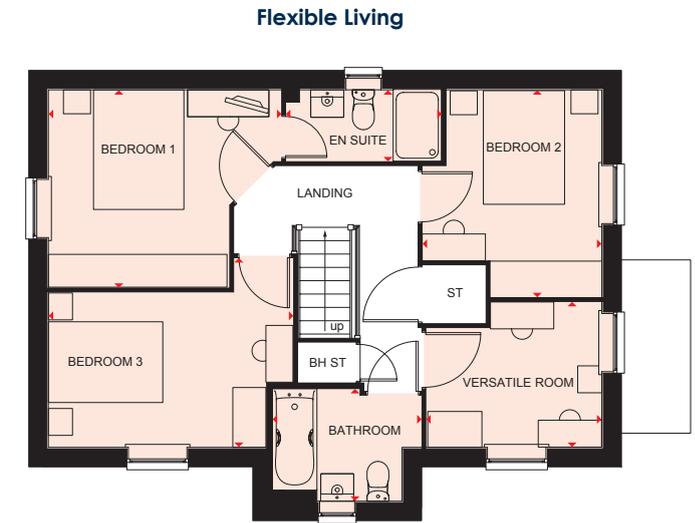
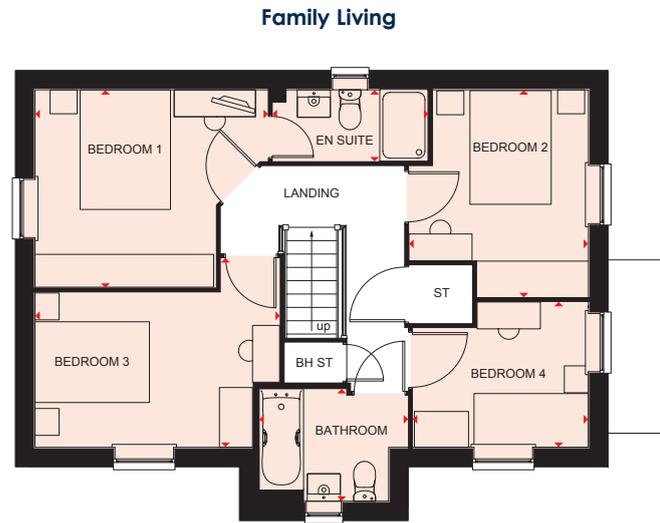
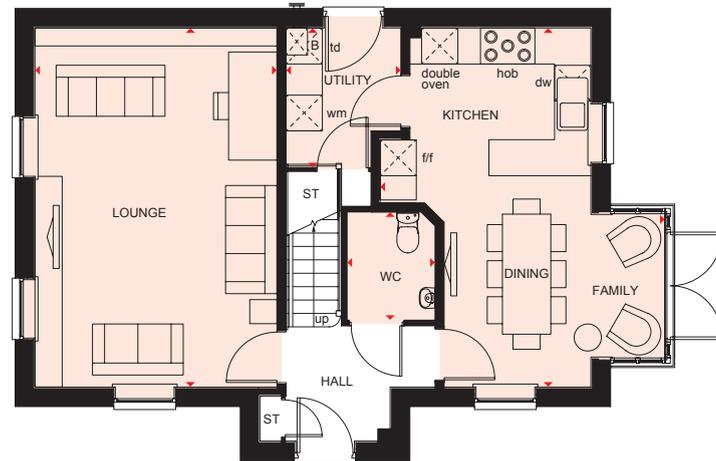
WHERE QUALITY LIVES

THE HOLLINWOOD SPECIAL

FOUR BEDROOM DETACHED HOME

Key

| | | | | | |
|-------|----------------|-----|-----------------------|----|--------------------|
| B | Boiler | f/f | Fridge/freezer space | td | Tumble dryer space |
| ST | Store | wm | Washing machine space | ◀▶ | Dimension location |
| BH ST | Bulkhead store | dw | Dishwasher space | | |



Ground Floor

| | | |
|---------------------------|----------------|---------------|
| Kitchen/Family/ Dining | 4711 x 5978 mm | 15'4" x 19'6" |
| Lounge | 4001 x 5978 mm | 13'1" x 19'6" |
| Utility | 1899 x 2518 mm | 6'2" x 8'2" |
| WC | 1455 x 1833 mm | 4'7" x 6'0" |

(Approximate dimensions)

First Floor

| | | |
|-------------------------------|----------------|----------------|
| Bedroom 1 | 3300 x 3876 mm | 10'10" x 12'8" |
| En Suite | 1227 x 2600 mm | 4'0" x 8'2" |
| Bedroom 2 | 2983 x 3474 mm | 9'9" x 11'4" |
| Bedroom 3 | 3172 x 4075 mm | 10'5" x 13'4" |
| Bedroom 4 / Versatile Room | 2441 x 2924 mm | 8'0" x 9'7" |
| Bathroom | 1774 x 2484 mm | 5'10" x 8'2" |

(Approximate dimensions)

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DAVID WILSON HOMES

WHERE QUALITY LIVES

THE KIRKDALE SPECIAL

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser

The hub of the house is the open-plan kitchen, which has dining and family areas with French doors to the garden and a separate utility. The lounge has an attractive bay window, making it a pleasant place to relax. Upstairs there are three double bedrooms, the main with en suite, a versatile room you can choose how

to use and a family bathroom. Selected rooms in this design of home have been adapted to accommodate a range of different styles of living, speak to a Sales Adviser to find out more about the changes.



DAVID WILSON HOMES

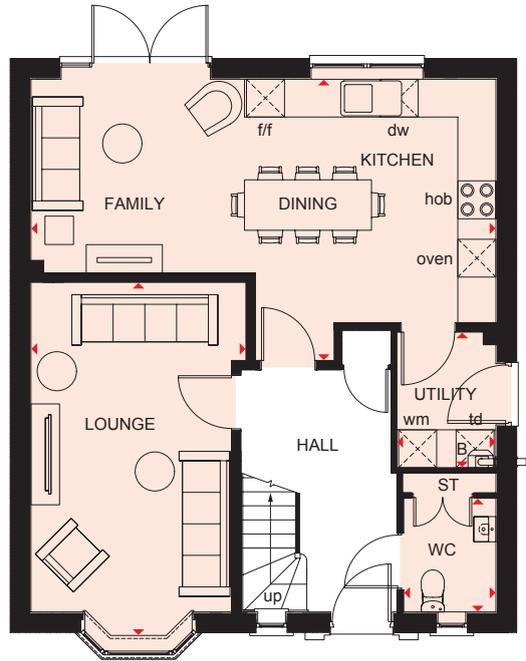
WHERE QUALITY LIVES

THE KIRKDALE SPECIAL

FOUR BEDROOM DETACHED HOME

Key

| | | | | | |
|-------|----------------|-----|-----------------------|----|--------------------|
| B | Boiler | CYL | Cylinder | dw | Dishwasher space |
| ST | Store | f/f | Fridge/freezer space | td | Tumble dryer space |
| BH ST | Bulkhead store | wm | Washing machine space | ◀▶ | Dimension location |

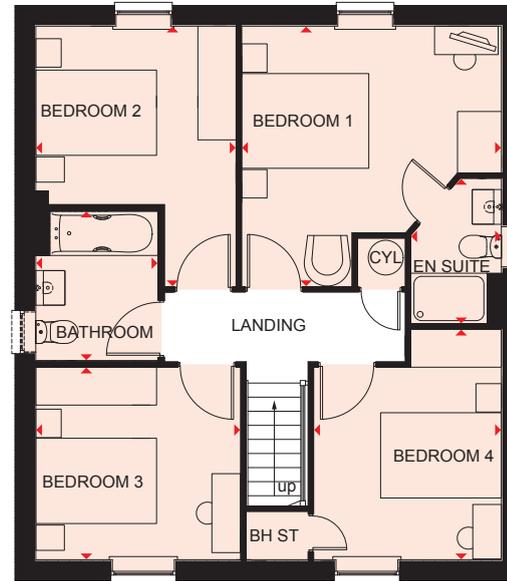


Ground Floor

| | | |
|---------------------------|----------------|---------------|
| Kitchen/Family/ Dining | 7323 x 4654 mm | 24'0" x 15'2" |
| Lounge | 3385 x 5600 mm | 11'0" x 18'3" |
| Utility | 1561 x 2163 mm | 5'1" x 7'1" |
| WC | 1483 x 1663 mm | 4'8" x 5'4" |

(Approximate dimensions)

Family Living

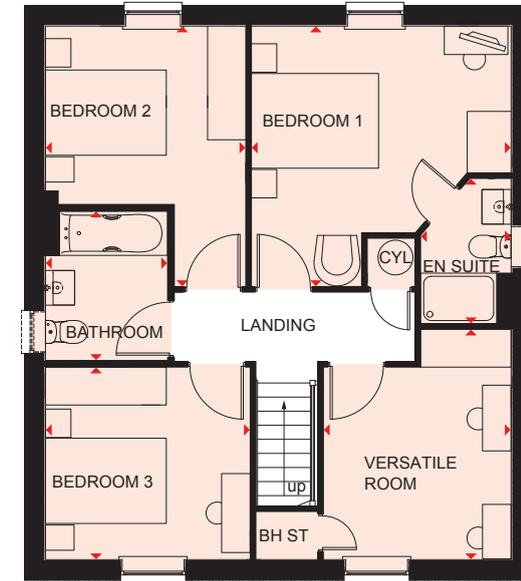


First Floor

| | | |
|-------------------------------|----------------|---------------|
| Bedroom 1 | 4085 x 4136 mm | 13'4" x 13'5" |
| En Suite | 1463 x 2313 mm | 4'8" x 7'5" |
| Bedroom 2 | 3150 x 4136 mm | 10'3" x 13'5" |
| Bedroom 3 | 3220 x 3061 mm | 10'5" x 10'0" |
| Bedroom 4 / Versatile Room | 2752 x 3650 mm | 9'0" x 11'9" |
| Bathroom | 2377 x 1951 mm | 7'8" x 6'4" |

(Approximate dimensions)

Flexible Living



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DAVID WILSON HOMES

WHERE QUALITY LIVES

THE HOLDEN SPECIAL

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The Holden Special has a charming, traditional look, yet inside its designed with modern-day living in mind. 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 three double bedrooms, the main with en suite, a single bedroom and a family bathroom. Selected homes in this design of home have been adapted to accommodate a range of different styles of living. Speak to a Sales Adviser to find out more.



DAVID WILSON HOMES

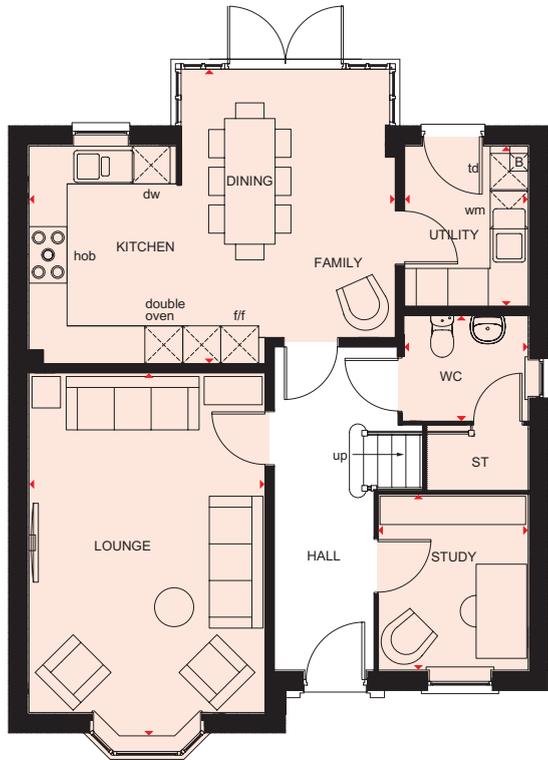
WHERE QUALITY LIVES

THE HOLDEN SPECIAL

FOUR BEDROOM DETACHED HOME

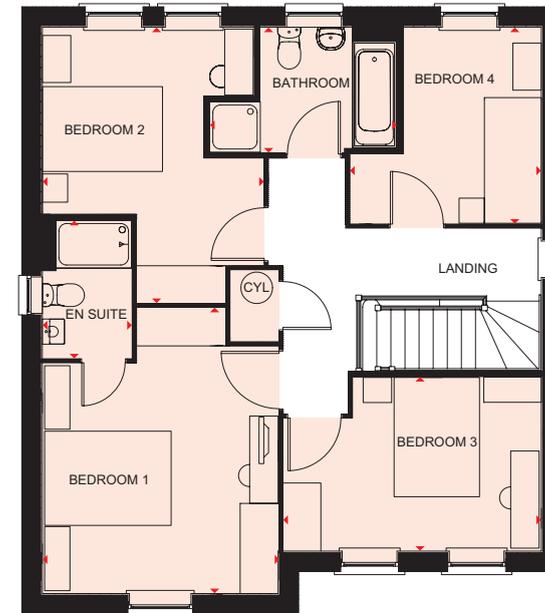
Key

| | | | | | |
|-----|----------|-----|-----------------------|----|--------------------|
| 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/Dining | 5788 x 4685 mm | 18'11" x 15'4" |
| Lounge | 5777 x 3728 mm | 18'11" x 12'2" |
| Utility Room | 1952 x 2696 mm | 6'4" x 8'10" |
| Study | 2374 x 2767 mm | 7'9" x 9'1" |
| WC | 1682 x 1995 mm | 5'6" x 6'6" |



First Floor

| | | |
|-----------|----------------|----------------|
| Bedroom 1 | 3741 x 4556 mm | 12'3" x 14'11" |
| En suite | 1421 x 2203 mm | 4'8" x 7'2" |
| Bedroom 2 | 3508 x 4407 mm | 11'6" x 14'5" |
| Bedroom 3 | 2798 x 4086 mm | 9'2" x 13'4" |
| Bedroom 4 | 3031 x 3121 mm | 9'11" x 10'3" |
| Bathroom | 2019 x 2965 mm | 6'7" x 9'8" |

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THE AVONDALE SPECIAL

FOUR BEDROOM DETACHED HOME



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This tasteful, double-fronted, detached home provides plenty of flexible living space. The open-plan kitchen with French doors to the garden has a dining area with an attractive bay window, and a utility room. The lounge also leads to the garden via French doors and a separate study provides quiet space to work. Upstairs are three double bedrooms, the

main with en suite, as well as a multi-use versatile room and a bathroom.

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DAVID WILSON HOMES

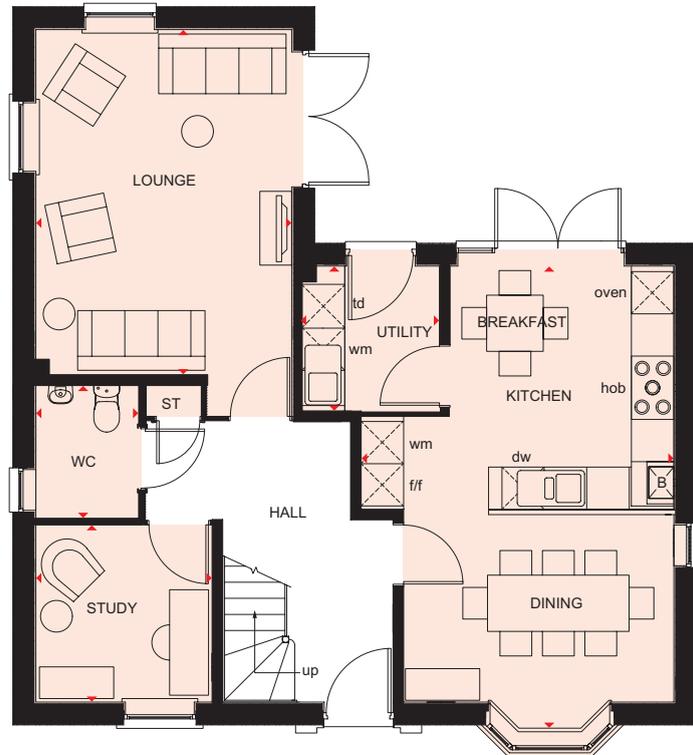
WHERE QUALITY LIVES

THE AVONDALE SPECIAL

FOUR BEDROOM DETACHED HOME

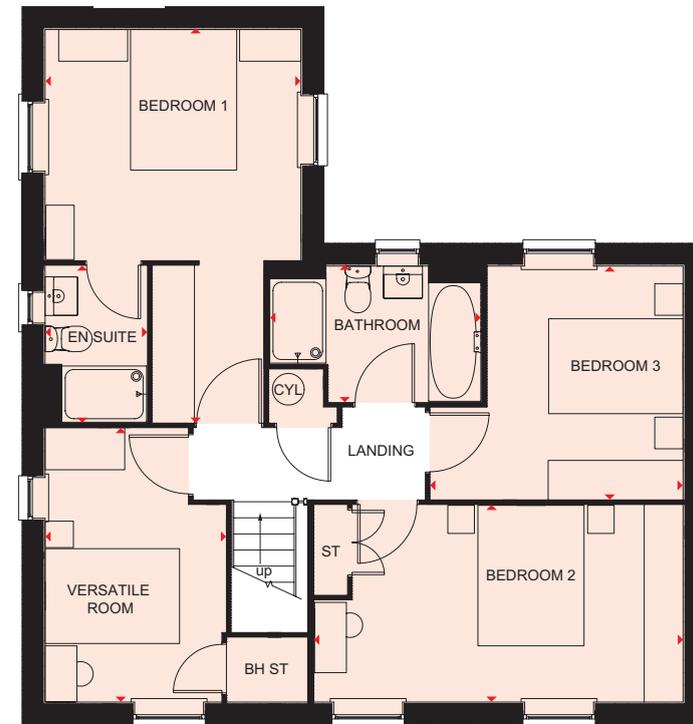
Key

| | | | | | |
|-------|----------------|-----|-----------------------|----|--------------------|
| B | Boiler | CYL | Cylinder | dw | Dishwasher space |
| ST | Store | f/f | Fridge/freezer space | td | Tumble dryer space |
| BH ST | Bulkhead store | wm | Washing machine space | ◀▶ | Dimension location |



Ground Floor

| | | |
|--------------------|----------------|----------------|
| Kitchen/Breakfast/ | 6766 x 4418 mm | 22'2" x 14'6" |
| Dining | | |
| Lounge | 3768 x 5504 mm | 12'4" x 18'11" |
| Study | 2597 x 2490 mm | 8'6" x 8'2" |
| Utility | 1938 x 2214 mm | 6'4" x 7'3" |
| WC | 1483 x 1888 mm | 4'10" x 6'2" |



First Floor

| | | |
|----------------|----------------|----------------|
| Bedroom 1 | 5600 x 3615 mm | 18'4" x 11'10" |
| En Suite | 1473 x 2248 mm | 4'10" x 7'4" |
| Bedroom 2 | 5220 x 2812 mm | 17'2" x 9'3" |
| Bedroom 3 | 3328 x 3578 mm | 10'11" x 11'9" |
| Versatile Room | 2499 x 3905 mm | 8'2" x 12'10" |
| Bathroom | 2987 x 1942 mm | 9'10" x 6'4" |

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DAVID WILSON HOMES

WHERE QUALITY LIVES

THE WINSTONE SPECIAL

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser

The Winstone Special is a truly magnificent detached family home. The 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 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. Selected rooms in this design of home have been adapted to accommodate a range of different styles of living, speak to a Sales Adviser to find out more about the changes.



DAVID WILSON HOMES

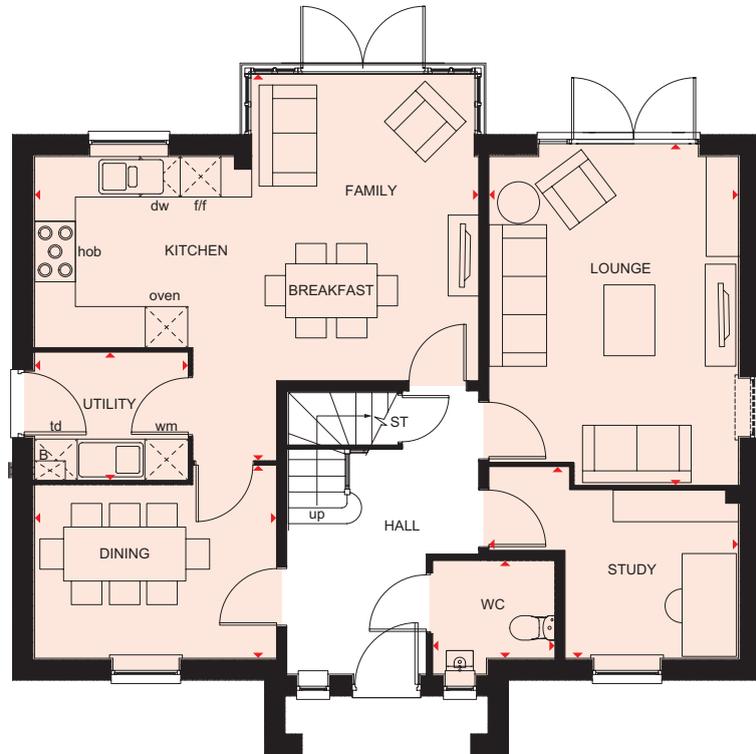
WHERE QUALITY LIVES

THE WINSTONE SPECIAL

FOUR BEDROOM DETACHED HOME

Key

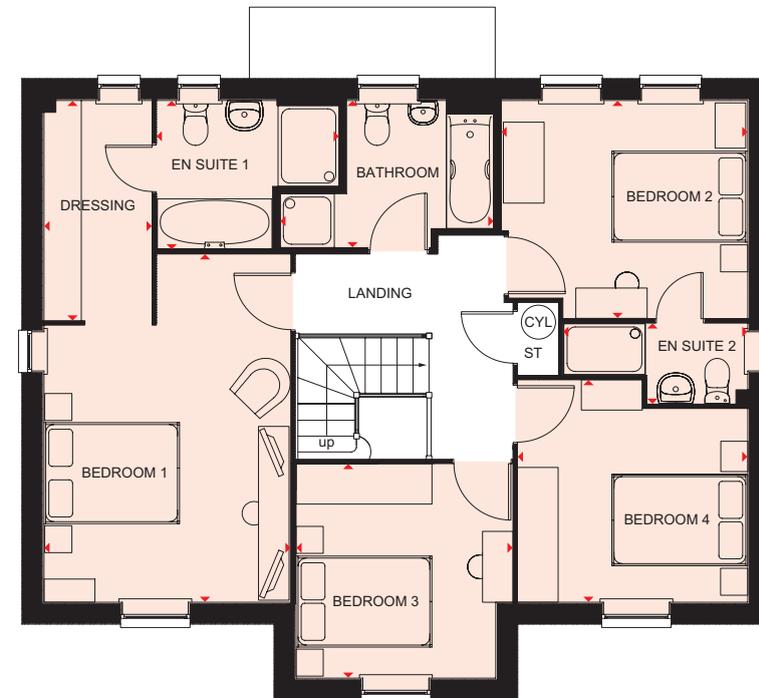
| | | | | | |
|-----|----------|-----|-----------------------|----|--------------------|
| B | Boiler | f/f | Fridge/freezer space | td | Tumble dryer space |
| ST | Store | wm | Washing machine space | ◀▶ | Dimension location |
| CYL | Cylinder | dw | Dishwasher space | | |



Ground Floor

| | | |
|------------------------------|----------------|----------------|
| Lounge | 5068 x 3675 mm | 16'7" x 12'1" |
| Kitchen/Family/ Breakfast | 6540 x 5738 mm | 21'5" x 18'10" |
| Dining | 2864 x 3563 mm | 9'5" x 11'8" |
| Utility | 1890 x 2263 mm | 6'2" x 7'5" |
| Study | 2843 x 3675 mm | 9'4" x 12'1" |
| WC | 1685 x 1831 mm | 5'6" x 6'0" |

* Window for Plot 173 only



First Floor

| | | |
|------------|----------------|-----------------|
| Bedroom 1 | 5164 x 3637 mm | 16'11" x 11'11" |
| En Suite 1 | 2693 x 2213 mm | 8'10" x 7'3" |
| Dressing | 1592 x 3331 mm | 5'2" x 10'11" |
| Bedroom 2 | 3236 x 3633 mm | 10'7" x 11'11" |
| En Suite 2 | 2723 x 1204 mm | 8'11" x 3'11" |
| Bedroom 3 | 3181 x 3196 mm | 10'5" x 10'6" |
| Bedroom 4 | 3300 x 3393 mm | 10'10" x 11'1" |
| Bathroom | 3150 x 2213 mm | 10'4" x 7'3" |

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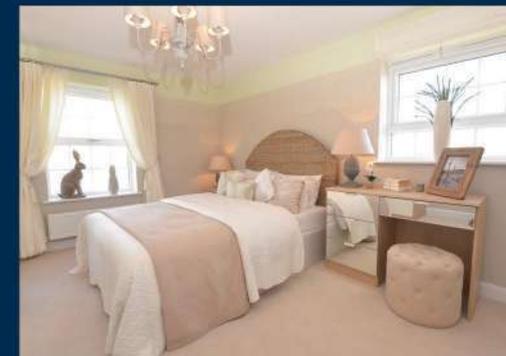


THE HENLEY SPECIAL

FIVE BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The Henley Special is a bright and spacious family home with attractive walk-in bay windows. The hall leads to a lounge through double doors, as well as to a separate dining room and large open-plan kitchen with breakfast/family areas. Both kitchen and lounge lead to the garden via French doors and there is also a separate utility room. The first floor

features four double bedrooms, both the large main and Bedroom 2 with en suite. A versatile room you can choose how to use and a family bathroom with shower complete the home. Selected rooms in this design of home have been adapted to accommodate a range of different styles of living. Speak to a Sales Adviser to find out more about the changes.



DAVID WILSON HOMES

WHERE QUALITY LIVES

THE HENLEY SPECIAL

FIVE BEDROOM DETACHED HOME

Key

| | | | | | |
|-----|----------|-----|-----------------------|----|--------------------|
| B | Boiler | f/f | Fridge/freezer space | td | Tumble dryer space |
| ST | Store | dw | Dishwasher space | ◀▶ | Dimension location |
| CYL | Cylinder | wm | Washing machine space | | |



Ground Floor

| | | |
|------------------------------|----------------|---------------|
| Kitchen/Family/ Breakfast | 6602 x 5575 mm | 21'8" x 18'4" |
| Lounge | 4320 x 7216 mm | 14'2" x 23'8" |
| Dining | 3225 x 4322 mm | 10'7" x 14'2" |
| Utility | 2437 x 2301 mm | 7'11" x 7'7" |
| WC | 1830 x 1569 mm | 6'0" x 5'2" |



First Floor

| | | |
|----------------|----------------|-----------------|
| Bedroom 1 | 6701 x 4403 mm | 21'11" x 14'5" |
| En Suite 1 | 1419 x 2623 mm | 4'8" x 8'7" |
| Bedroom 2 | 3299 x 3938 mm | 10'10" x 12'11" |
| En Suite 2 | 1400 x 2623 mm | 4'7" x 8'7" |
| Bedroom 3 | 3125 x 3746 mm | 10'3" x 12'3" |
| Bedroom 4 | 3059 x 3465 mm | 9'4" x 11'4" |
| Versatile Room | 2862 x 2352 mm | 9'4" x 7'8" |
| Bathroom | 2360 x 3163 mm | 7'9" x 10'4" |

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THE MANNING SPECIAL

FIVE BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



An elegant hall leads 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. The hub of the home is an open-plan kitchen with breakfast and family areas, and a walk-in bay leading to the garden. Upstairs are four double bedrooms, the main and second

with their own en suite, a single bedroom and a family bathroom.

Selected rooms in this design of home have been adapted to accommodate a range of different styles of living, speak to a Sales Adviser to find out more about the changes.



DAVID WILSON HOMES
WHERE QUALITY LIVES

THE MANNING SPECIAL

FIVE BEDROOM DETACHED HOME

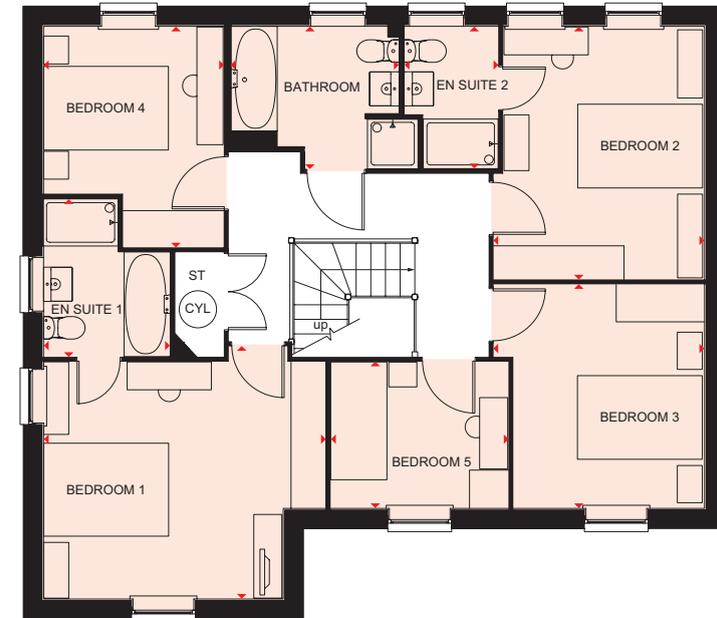
Key

| | | | | | |
|-----|----------|-----|-----------------------|----|--------------------|
| 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

| | | |
|------------------------------|----------------|----------------|
| Lounge | 3550 x 5469 mm | 11'8" x 17'11" |
| Kitchen/Family/ Breakfast | 7550 x 6890 mm | 24'9" x 22'7" |
| Dining | 3224 x 3849 mm | 10'7" x 12'7" |
| Utility | 1950 x 2284 mm | 6'5" x 7'6" |
| Study | 2862 x 3550 mm | 9'5" x 11'8" |
| WC | 1833 x 2350 mm | 6'0" x 7'9" |



First Floor

| | | |
|------------|----------------|----------------|
| Bedroom 1 | 4086 x 4524 mm | 13'5" x 13'5" |
| En Suite 1 | 2040 x 2569 mm | 6'8" x 8'5" |
| Bedroom 2 | 3388 x 4092 mm | 11'1" x 13'5" |
| En Suite 2 | 1515 x 2309 mm | 4'11" x 7'7" |
| Bedroom 3 | 3388 x 3623 mm | 11'1" x 11'10" |
| Bedroom 4 | 2896 x 3575 mm | 9'6" x 11'9" |
| Bedroom 5 | 2375 x 2855 mm | 7'9" x 9'4" |
| Bathroom | 2309 x 3004 mm | 7'7" x 9'10" |

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DAVID WILSON HOMES

WHERE QUALITY LIVES

THE EMERSON SPECIAL

FIVE BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The Emerson Special offers comfort over three floors. The open-plan kitchen, with separate utility, has family/breakfast areas and access to the garden. The large lounge also leads to the garden via French doors and there's a separate dining room. Upstairs are three double bedrooms, the main with dressing area and en suite,

and a family bathroom. The top floor has a double bedroom, a versatile room you can choose how to use and shower room. Selected rooms in this design of home have been adapted to accommodate a range of different styles of living. Speak to a Sales Adviser to find out more.



DAVID WILSON HOMES

WHERE QUALITY LIVES

THE EMERSON SPECIAL

FIVE BEDROOM DETACHED HOME

Key

| | | | | | |
|-----|----------|-----|----------------------|----|--------------------|
| B | Boiler | f/f | Fridge/freezer space | RL | Roof light |
| ST | Store | wd | Washer dryer space | ◀▶ | Dimension location |
| CYL | Cylinder | dw | Dishwasher space | | |



Ground Floor

| | | |
|--------------------------|----------------|----------------|
| Kitchen/Family/Breakfast | 5107 x 4220 mm | 16'9" x 13'10" |
| Lounge | 6771 x 3573 mm | 22'3" x 11'9" |
| Dining Room | 2699 x 3052 mm | 8'10" x 10'0" |
| Utility Room | 1659 x 2018 mm | 5'5" x 6'7" |
| WC | 1981 x 1450 mm | 6'6" x 4'9" |

First Floor

| | | |
|---------------|----------------|----------------|
| Bedroom 1 | 3976 x 3598 mm | 13'1" x 11'10" |
| En Suite | 2573 x 1480 mm | 8'5" x 4'10" |
| Dressing Area | 2087 x 2623 mm | 6'10" x 8'7" |
| Bedroom 3 | 3436 x 3040 mm | 11'3" x 10'0" |
| Bedroom 4 | 3035 x 3068 mm | 9'11" x 10'1" |
| Bathroom | 2320 x 2004 mm | 7'7" x 6'7" |

Second Floor

| | | |
|----------------|----------------|----------------|
| Bedroom 2 | 5769 x 3974 mm | 18'11" x 13'0" |
| Versatile Room | 3647 x 3154 mm | 12'0" x 10'4" |
| Shower Room | 1483 x 2620 mm | 4'10" x 8'7" |

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DAVID WILSON HOMES

WHERE QUALITY LIVES

THE LICHFIELD SPECIAL

FIVE BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser

An impressive three-storey home with spacious rooms. The large kitchen, with adjoining utility, has breakfast and family space. French doors lead to the garden from here as well as from the separate dining room, which also has elegant double doors opening into the lounge. Across the hall is a study. Upstairs is an expansive main bedroom with full en suite and dressing area.

Both the first and second floors each have two further double bedrooms and bathrooms with showers, providing indulgent space for all the family. Selected rooms in this design of home have been adapted to accommodate a range of different styles of living, speak to a Sales Adviser to find out more about the changes.



DAVID WILSON HOMES

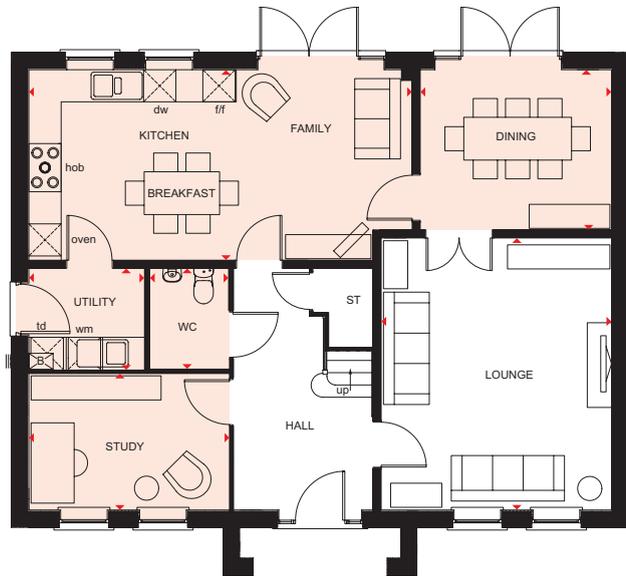
WHERE QUALITY LIVES

THE LICHFIELD SPECIAL

FIVE BEDROOM DETACHED HOME

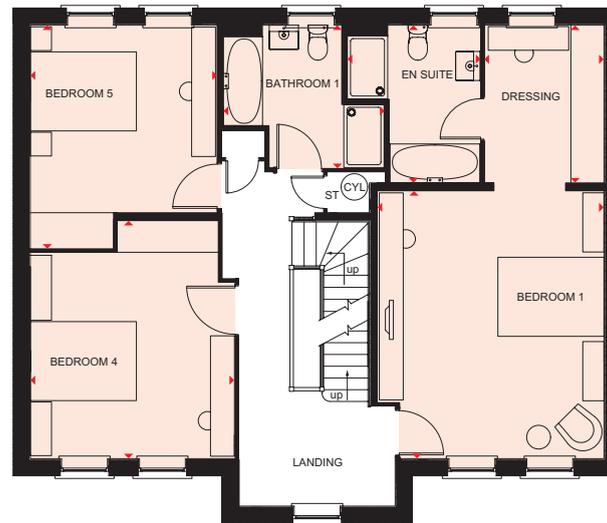
Key

| | | | | | |
|-----|----------|-----|-----------------------|----|--------------------|
| B | Boiler | f/f | Fridge/freezer space | td | Tumble dryer space |
| ST | Store | wm | Washing machine space | RL | Roof light |
| CYL | Cylinder | dw | Dishwasher space | ◀▶ | Dimension location |



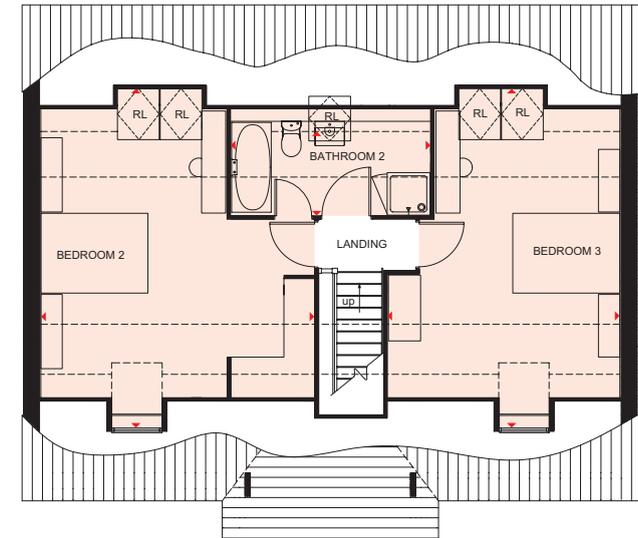
Ground Floor

| | | |
|------------------------------|----------------|----------------|
| Lounge | 5084 x 4275 mm | 16'8" x 14'0" |
| Kitchen/Family/ Breakfast | 7190 x 3826 mm | 23'7" x 12'6" |
| Utility | 2298 x 1978 mm | 7'6" x 6'6" |
| Study | 2552 x 3758 mm | 8'4" x 12'4" |
| Dining Room | 3625 x 3292 mm | 11'10" x 10'9" |
| WC | 1870 x 1514 mm | 6'1" x 4'10" |



First Floor

| | | |
|------------|----------------|----------------|
| Bedroom 1 | 5209 x 4275 mm | 17'1" x 14'0" |
| Dressing | 2994 x 3019 mm | 9'8" x 9'10" |
| En Suite | 3019 x 2558 mm | 9'10" x 8'5" |
| Bedroom 4 | 3893 x 4518 mm | 12'9" x 14'10" |
| Bedroom 5 | 3565 x 4250 mm | 11'8" x 13'10" |
| Bathroom 1 | 2753 x 3067 mm | 9'0" x 10'1" |



Second Floor

| | | |
|------------|-----------------|-----------------|
| Bedroom 2 | 6126 x 5146* mm | 20'1" x 16'10"* |
| Bedroom 3 | 6126 x 4350* mm | 20'1" x 14'3"* |
| Bathroom 2 | 3741 x 1777* mm | 12'3" x 5'10"* |

*Overall floor dimension includes lower ceiling areas.

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DAVID WILSON HOMES

WHERE QUALITY LIVES

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.

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 the Home Builders Federation has awarded us 5 stars[^], year after year. 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
- Sanitaryware 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. ^{**}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.