



# 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 offers 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

# RIVERSIDE GRANGE

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A LOCATION LIKE NO OTHER

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A breath of fresh air awaits you at Riverside Grange; located in the quintessential village of North Fambridge, it is within easy reach of the charming Essex coastline. Just to the north of the River Crouch, the sought-after location is home to a widely renowned yachting community and, in spite of its beautiful setting, doesn't compromise on access to necessary amenities.

The tranquillity you've been longing for can be found on the doorstep of the Dengie peninsula, notable for Blue House Farm, a 605-acre nature reserve managed by the Essex Wildlife Trust. There's also the Ferry Boat Inn, one of the most popular pubs in North Fambridge due to its use of locally sourced produce.



Whilst benefiting from a traditional country lifestyle, you can also enjoy excellent commuter access to London. North Fambridge Station offers rail services to London Liverpool Street Station, with journey times of under an hour.

Day-to-day living in the village is a breeze and you'll have access to the essential facilities close to home, which is ideal for families in search of well-regarded school options for all ages. Returning from a long day at work will feel like a holiday as you're greeted by scenic riverside views and rolling farmland.

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



Our new homes are expertly designed as we look to meet the demands of contemporary living and Riverside Grange is certainly no exception. We build high-quality, flexible properties with airy and free-flowing layouts, giving you the freedom to tailor your property to your own individual tastes.

New-found priorities are catered for as our properties feature spare rooms or

studies to make space for home working or accommodating house guests, whilst an en suite bathroom to a main bedroom provides a sense of independence and privacy away from the hustle and bustle of a family home.

Aspirations are met through inviting hallways leading to large, airy living spaces. The hub of quality family time, the living rooms, are perfect for evening

and weekend downtime whilst open-plan kitchens are ideal for cooking and baking. French doors opening onto the gardens makes the rooms bright and airy and extends living space to outside during the warmer months.

Our properties are designed for modern lifestyles with quality and energy efficiency in mind, giving you a home to be proud of.

- The Wilford  
2 bedroom home  
Plot: 107
- The Hadley  
3 bedroom home  
Plots: 106, 111 & 112
- The Draycote  
3 bedroom home  
Plots: 14, 23, 46, 57 & 63
- The Ashtree  
4 bedroom home  
Plots: 8 & 9
- The Layton  
4 bedroom home  
Plots: 3, 26, 37, 41 & 108
- The Ingleby  
4 bedroom home  
Plots: 11, 12, 24 & 53
- The Holden  
4 bedroom home  
Plots: 10, 25, 58, 60, 62 & 109
- The Winstone  
4 bedroom home  
Plots: 2, 5, 13, 32, 39, 45, 47, 52, 59 & 110
- The Glidewell  
5 bedroom home  
Plots: 4, 6, 28, 35, 36, 40, 48 & 51
- The Moreton  
5 bedroom home  
Plots: 1, 7, 27, 29, 30, 33, 38, 44, 49, 50 & 61
- The Evesham  
5 bedroom home  
Plots: 31, 34, 42 & 43
- AH Affordable housing
- SH Show Home
- SC Sales Centre
- S/S Sub Station   BS Bin Store
- V Visitor Parking Space
- BCP Bin Collection Point





**The Wilford**  
2 bedroom home  
Plots: 79, 80, 99, 100, 101, 102, 103 & 104

**The Archford**  
2 bedroom home  
Plots: 90, 91, 97 & 98

**The Layton**  
4 bedroom home  
Plot: 105

**The Holden**  
4 bedroom home  
Plots: 77, 78 & 96

**The Winstone**  
4 bedroom home  
Plots: 92 & 94

**The Glidewell**  
5 bedroom home  
Plots: 93 & 95

**The Henley**  
5 bedroom home  
Plot: 76

**AH** Affordable housing

**V** Visitor Parking Space

**BCP** Bin Collection Point



# THE WILFORD

TWO BEDROOM SEMI-DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The semi-detached Wilford is the ideal solution for those seeking a first or smaller home. Step through the front door and the hall leads to a separate, stylishly fitted kitchen and a downstairs WC. It then opens up into a spacious lounge and

dining area with French doors leading to the rear garden – the perfect place to entertain in good weather. Upstairs are two double bedrooms, a bathroom fitted with contemporary sanitary ware and plenty of essential storage space.



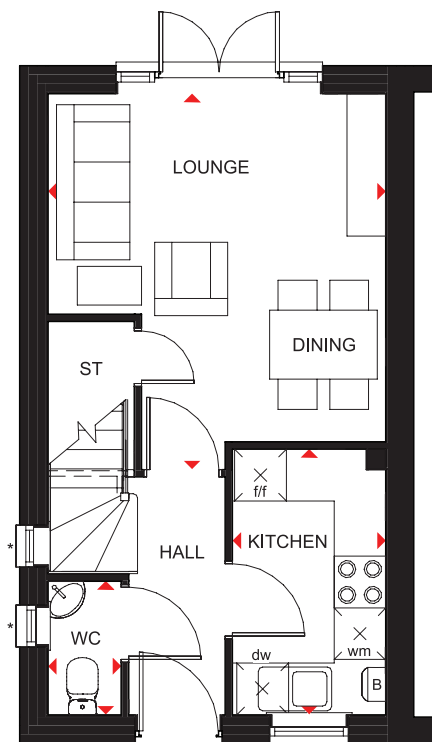
DAVID WILSON HOMES  
WHERE QUALITY LIVES

# THE WILFORD

TWO BEDROOM SEMI-DETACHED HOME

## Key

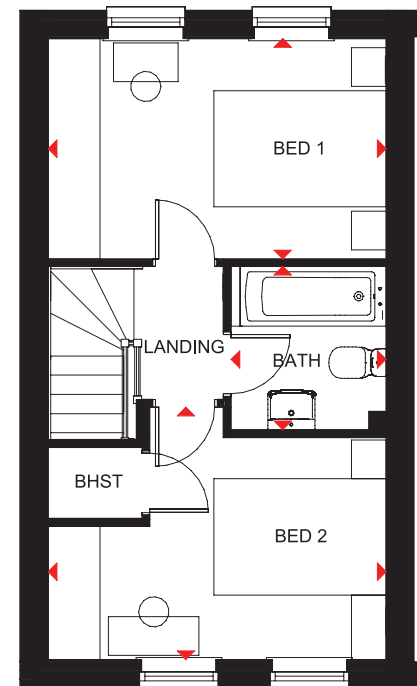
B	Boiler	f/f	Fridge/freezer space	◀▶	Dimension location
ST	Store	wm	Washing machine space		
BHST	Bulkhead store	dw	Dishwasher space		



### Ground Floor

Lounge/Dining	4362 x 3923 mm	14'4" x 12'10"
Kitchen	3083 x 1780 mm	10'1" x 5'10"
WC	1550 x 850 mm	5'1" x 2'9"

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



### First Floor

Bed 1	3923 x 2556 mm	12'10" x 8'5"
Bed 2	3923 x 2931 mm	12'10" x 9'7"
Bath	1897 x 1800 mm	6'3" x 5'11"

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BDW001913/OCT22





# THE ARCHFORD

TWO BEDROOM SEMI-DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The sash-style windows give the Archford a traditional look. Inside however, the stylish open-plan kitchen and dining area is designed very much for modern living with French doors opening 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 principal bedroom has its own en suite, with a separate bathroom for the rest of the family. A further double bedroom and a study complete this attractive home.



DAVID WILSON HOMES

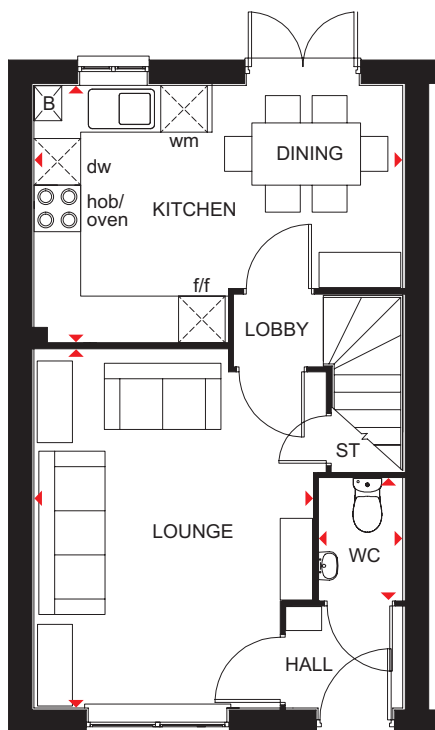
WHERE QUALITY LIVES

# THE ARCHFORD

TWO BEDROOM SEMI-DETACHED HOME

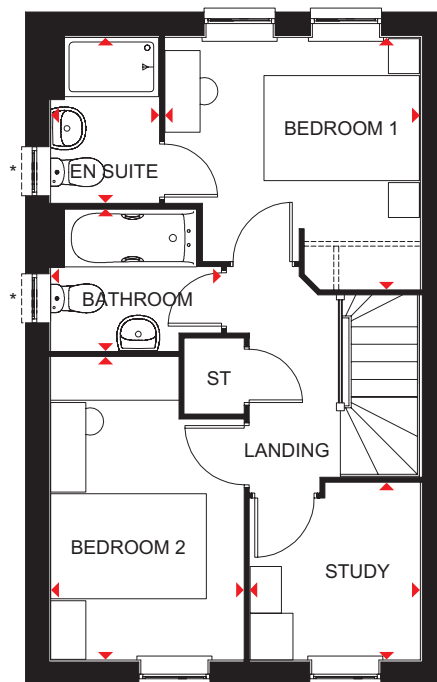
## Key

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



### Ground Floor

Lounge	4604 x 3746 mm	15'1" x 12'3"
Kitchen/Dining	4750 x 3310 mm	15'7" x 10'10"
WC	1561 x 1054 mm	5'1" x 3'5"



### First Floor

Bedroom 1	3234 x 3276 mm	10'7" x 10'9"
En Suite	1385 x 2119 mm	4'7" x 6'11"
Bedroom 2	2475 x 3891 mm	8'1" x 12'9"
Study	2286 x 2186 mm	7'6" x 7'2"
Bathroom	1815 x 2181 mm	5'11" x 7'2"

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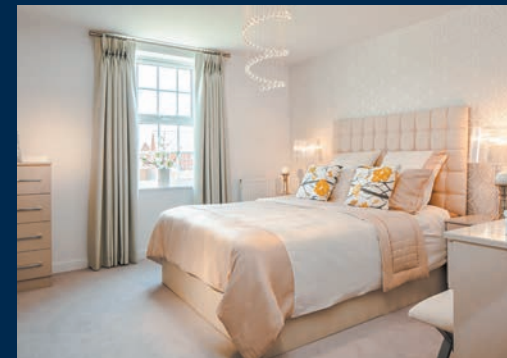


# THE DRAYCOTE

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



Designed with modern family life in mind, The Draycote offers flexible living space. Both the large, open-plan kitchen with dining and family areas, and the good-sized lounge open up onto the garden via French

doors, easily creating extended living space in good weather. Upstairs are two double bedrooms - the principal bedroom with en suite - a single bedroom, the family bathroom and exceptional storage space.



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WHERE QUALITY LIVES



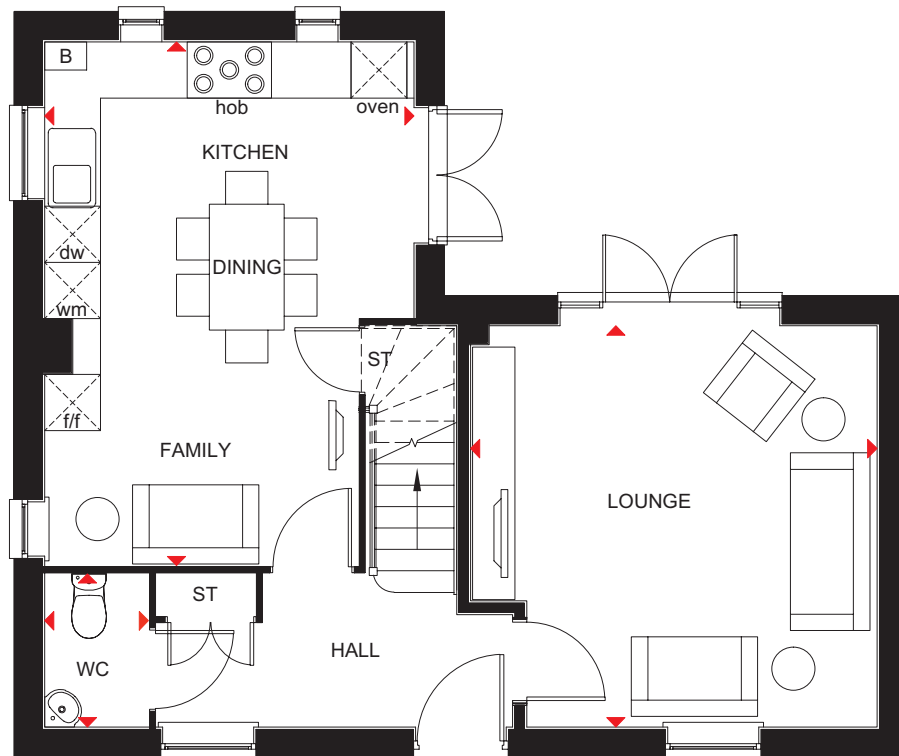
# THE DRAYCOTE

THREE BEDROOM HOME

## Key

B Boiler  
ST Store  
f/f Fridge/freezer space

wm Washing machine space  
dw Dishwasher space  
◀▶ Dimension location



### Ground Floor

Lounge 4290 x 4347 mm 14'1" x 14'3"  
Kitchen/Dining/Family 5602 x 3953 mm 18'4" x 12'11"  
WC 1637 x 1112 mm 5'4" x 3'8"



### First Floor

Bedroom 1 4290 x 3519 mm 14'1" x 11'6"  
En Suite 2174 x 1400 mm 7'1" x 4'7"  
Bedroom 2 3953 x 2949 mm 12'11" x 9'8"  
Bedroom 3 2437 x 2304 mm 8'0" x 7'7"  
Bathroom 2149 x 1900 mm 7'0" x 6'3"

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# THE ASHTREE

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Ashtree demonstrates a clever use of design on a corner plot to create an attractive detached family home. Both the large open-plan kitchen/breakfast room and the long, bay-fronted lounge open onto the rear garden via French doors, naturally creating

extended living space in good weather. A separate dining room, meanwhile, is the perfect place for entertaining indoors. Upstairs are three double bedrooms – the principal bedroom with en suite – a single bedroom and the family bathroom.



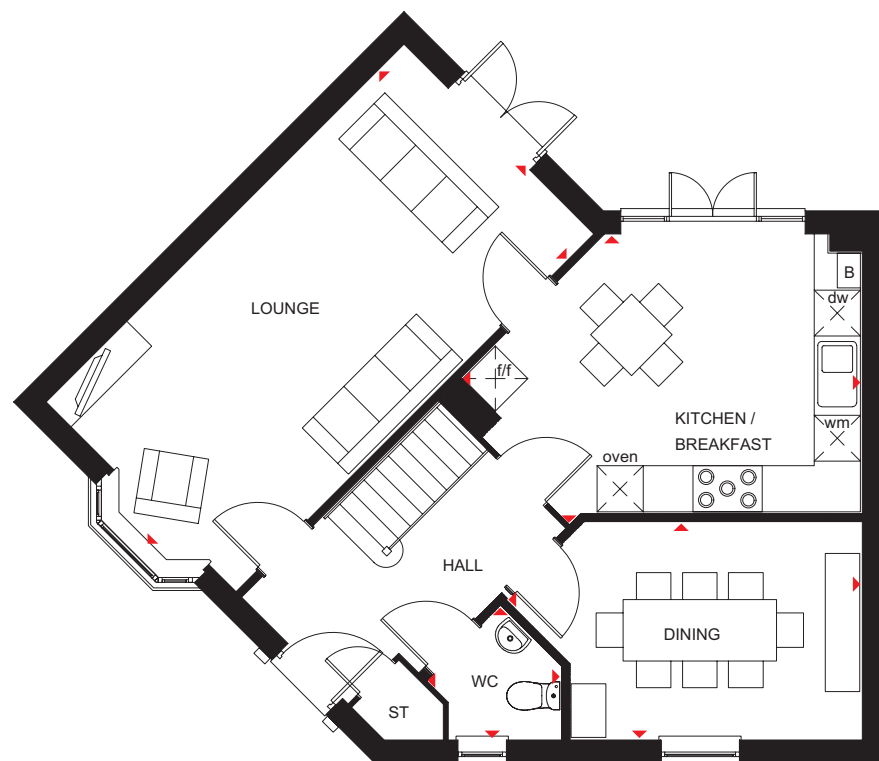
DAVID WILSON HOMES  
WHERE QUALITY LIVES

# THE ASHTREE

FOUR BEDROOM HOME

## Key

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



### Ground Floor

Lounge	6962 x 3445 mm	22'10" x 11'3"
Kitchen/Breakfast	5189 x 3737 mm	17'0" x 12'3"
Dining	4583 x 2795 mm	15'0" x 9'2"
WC	1721 x 1699 mm	5'8" x 5'7"



### First Floor

Bedroom 1	4170 x 3829 mm	13'8" x 12'6"
En Suite	2281 x 1400 mm	7'5" x 4'7"
Bedroom 2	3711 x 3506 mm	12'2" x 11'6"
Bedroom 3	4522 x 3725 mm	14'10" x 12'2"
Bedroom 4	2740 x 2521 mm	8'11" x 8'3"
Bathroom	2613 x 2281 mm	8'6" x 7'5"

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# THE LAYTON

FOUR BEDROOM HOME



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The Layton'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 principal bedroom with en suite. The fitted family bathroom includes a separate shower.



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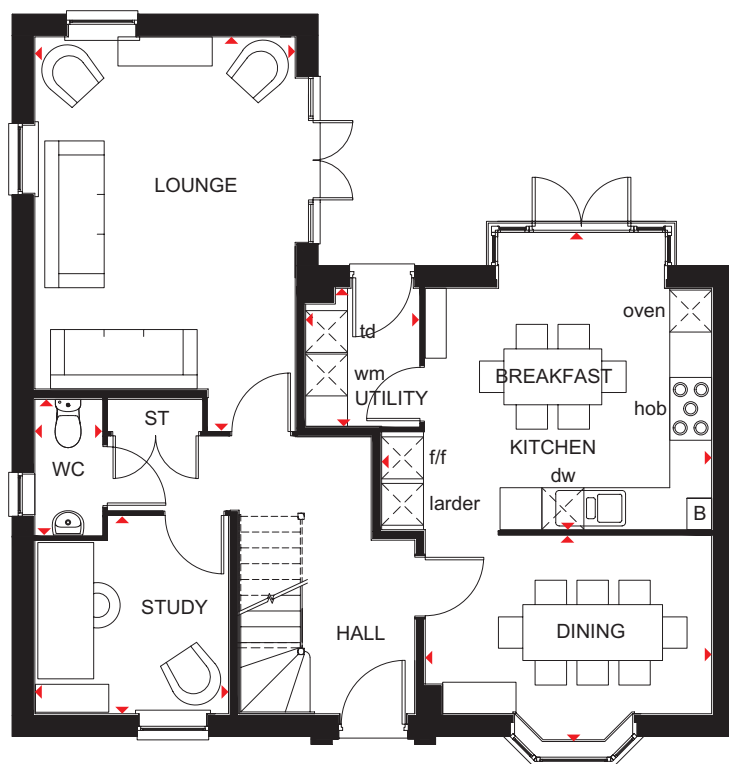


# THE LAYTON

FOUR BEDROOM 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

Lounge	5637 x 3727 mm	18'5" x 12'2"
Utility	1975 x 1624 mm	6'5" x 5'4"
Kitchen/Breakfast	4255 x 4725 mm	14'0" x 15'6"
Dining	4100 x 2943 mm	13'5" x 9'7"
Study	2772 x 2826 mm	9'1" x 9'3"
WC	1942 x 961 mm	6'4" x 3'2"



### First Floor

Bedroom 1	5321 x 3727 mm	17'5" x 12'3"
En Suite	1715 x 2085 mm	5'8" x 6'10"
Bedroom 2	4443 x 2833 mm	14'7" x 9'4"
Bedroom 3	3500 x 3285 mm	11'6" x 10'9"
Bedroom 4	4070 x 2716 mm	13'4" x 8'11"
Bathroom	2689 x 2010 mm	8'10" x 6'7"

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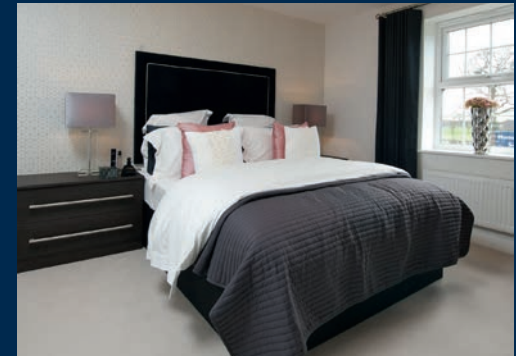


# THE INGLEBY

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The sash-style windows of this family home give it a delightfully traditional feel, while inside, the large open-plan kitchen with its dining and family areas is designed very much for modern living. Essential utility space is discreetly tucked away in a corner of the kitchen and French doors give access to the rear

garden. The separate lounge provides a comfortable haven where everyone can relax. Upstairs are two double bedrooms, the principal bedroom with en suite, two single bedrooms and a family bathroom.



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WHERE QUALITY LIVES

# THE INGLEBY

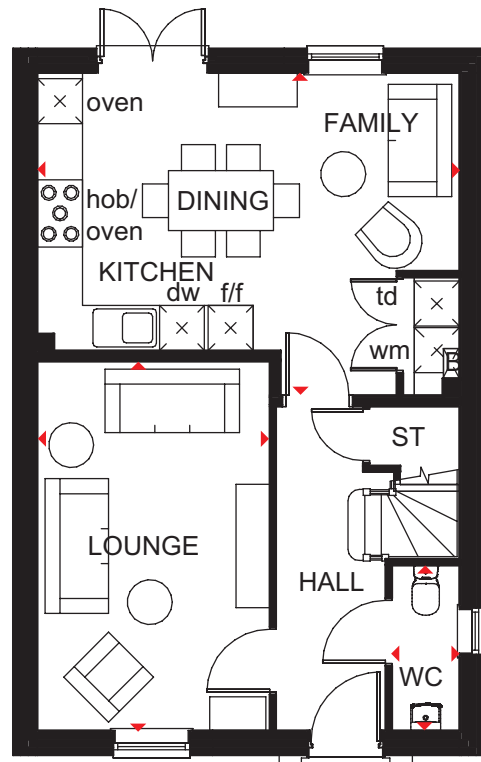
FOUR BEDROOM HOME

## Key

B Boiler  
ST Store  
f/f Fridge/freezer space

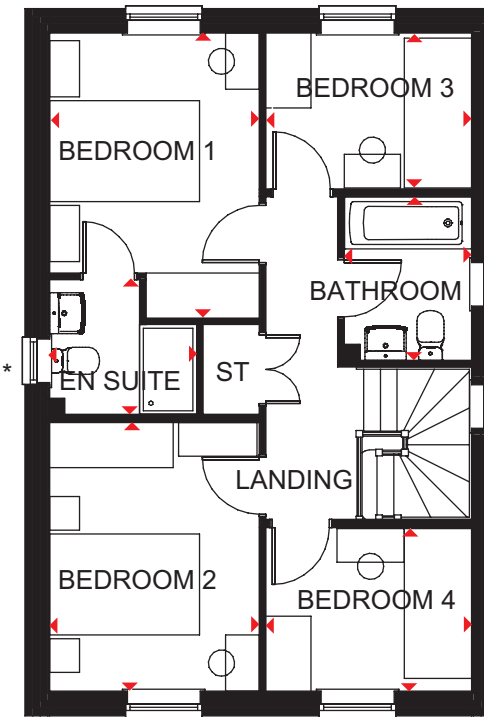
wm Washing machine space  
dw Dishwasher space  
td Tumble dryer space

◀▶ Dimension location



### Ground Floor

Lounge	4930 x 3100 mm	16'2" x 10'2"
Kitchen/Family/Dining	5635 x 4305 mm	18'6" x 14'1"
WC	2206 x 900 mm	7'3" x 2'11"



### First Floor

Bedroom 1	3802 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 2066 mm	9'0" x 6'9"
Bedroom 4	2747 x 2172 mm	9'0" x 7'1"
Bathroom	2179 x 1700 mm	7'2" x 5'7"

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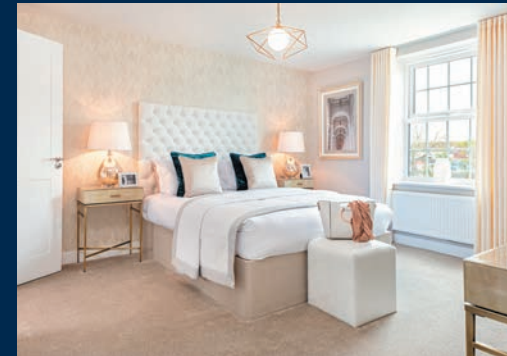


# THE HOLDEN

FOUR BEDROOM 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 principal bedroom with en suite, and a family bathroom with shower.



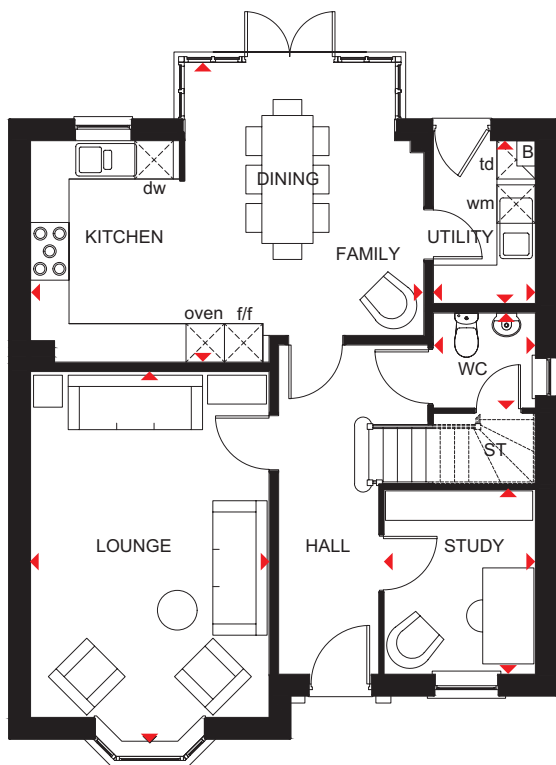
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# THE HOLDEN

FOUR BEDROOM HOME

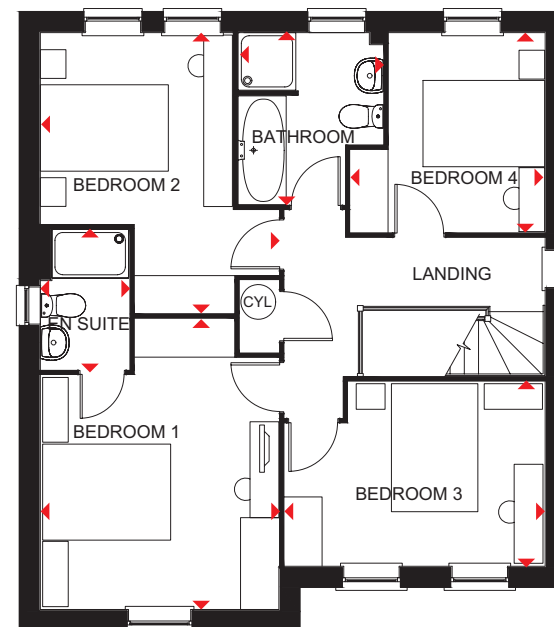
## Key

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 WINSTONE

FOUR BEDROOM HOME



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The Winstone 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 principal bedroom with dressing area and full en suite. The second bedroom also has an en suite, and the large bathroom with separate shower provides for the rest of the family.



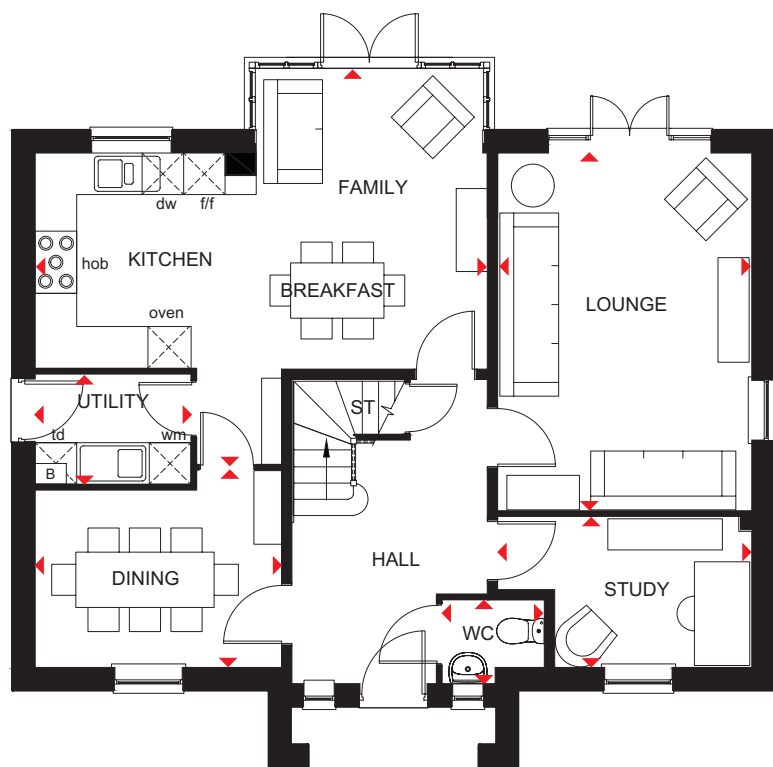
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# THE WINSTONE

FOUR BEDROOM HOME

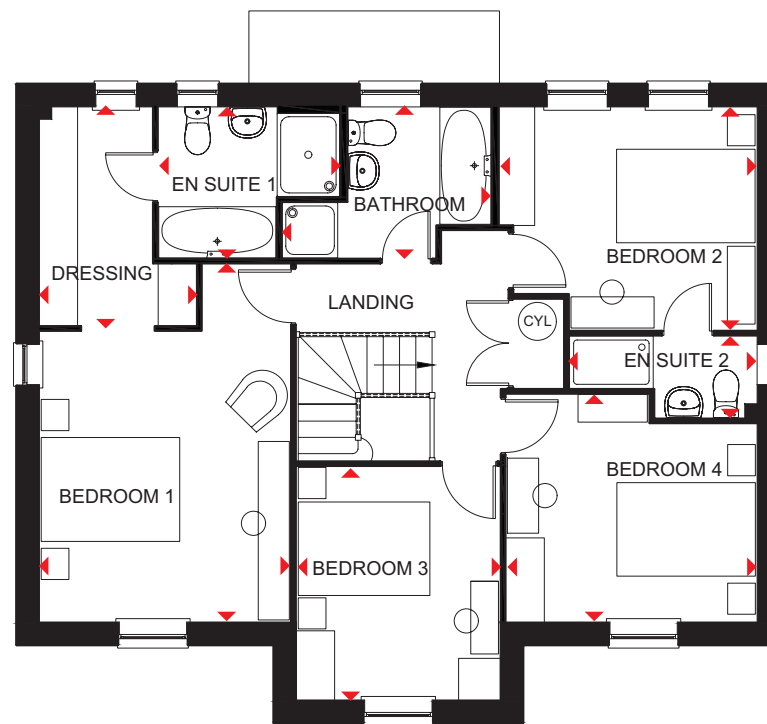
## Key

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 GLIDEWELL

FIVE BEDROOM HOME



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The Glidewell is a home built to impress: the generous hall with its elegant, central staircase; the large lounge with room to entertain and French doors to the garden; the stylish kitchen with breakfast and family areas, and garden access; a separate study, utility, and

a dining room fit for more formal occasions. Upstairs is a galleried landing leading to four double bedrooms – including the principal bedroom with its own dressing area and en suite, and a second en suite bedroom – a single bedroom and the family bathroom.



DAVID WILSON HOMES

WHERE QUALITY LIVES

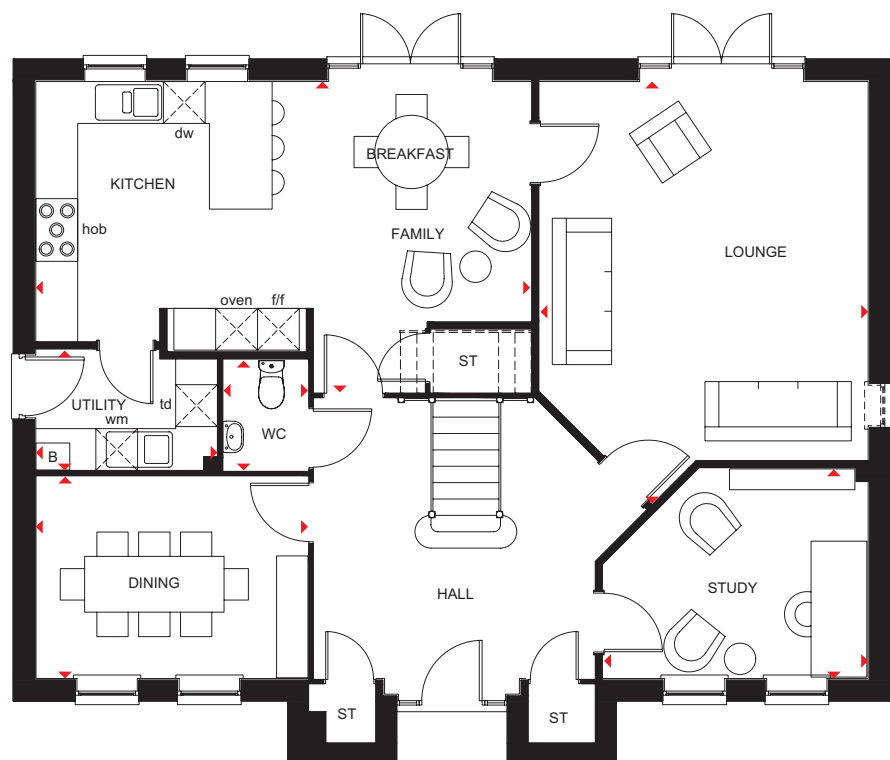


# THE GLIDEWELL

FIVE BEDROOM HOME

## Key

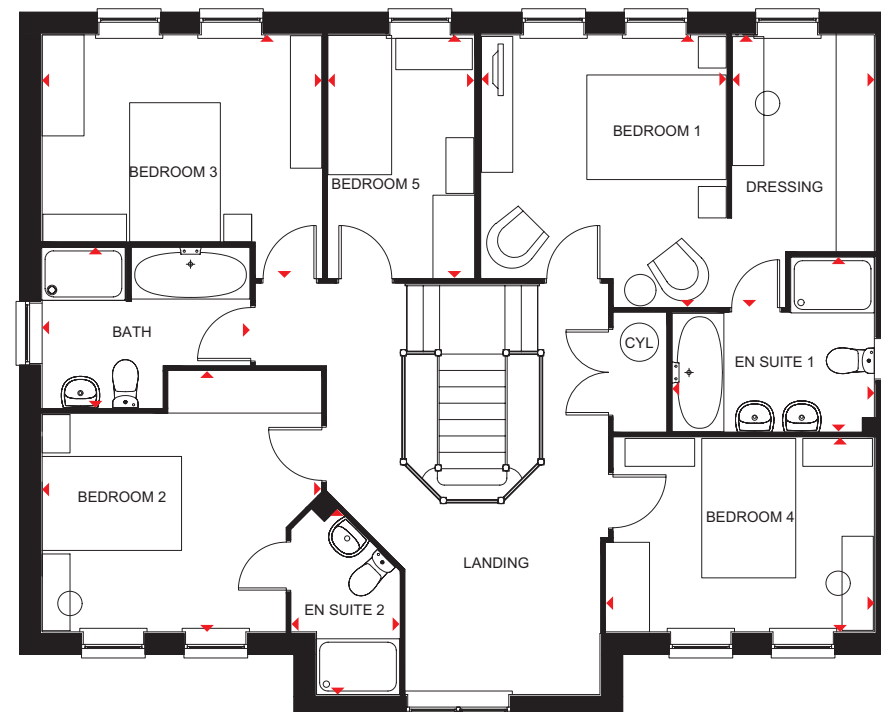
B	Boiler	f/f	Fridge/freezer space	td	Tumble dryer space
ST	Store	wm	Washing machine space	◀▶	Dimension location
CYL	Cylinder	dw	Dishwasher space		



### Ground Floor

Lounge	6055 x 4700 mm	19'10" x 15'4"
Kitchen/Breakfast/Family	7090 x 4461 mm	23'3" x 14'7"
Utility	2605 x 1720 mm	8'7" x 5'8"
Dining	3904 x 2896 mm	12'10" x 9'6"
Study	3788 x 3000 mm	12'5" x 9'10"
WC	1575 x 1210 mm	5'2" x 4'0"

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



### First Floor

Bedroom 1	3901 x 3512 mm	12'10" x 11'6"
Dressing	3901 x 2036 mm	12'10" x 6'8"
En suite 1	2900 x 2500 mm	9'6" x 8'2"
Bedroom 2	4001 x 3740 mm	13'1" x 12'3"
En suite 2	2661 x 1547 mm	8'9" x 5'1"
Bedroom 3	4011 x 3486 mm	13'2" x 11'5"
Bedroom 4	2786 x 3849 mm	9'2" x 12'8"
Bedroom 5	3486 x 2094 mm	11'5" x 6'10"
Bathroom	2979 x 2300 mm	9'10" x 7'7"

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# THE MORETON

FIVE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Moreton is an exceptional family home for luxury, modern living. A spacious hall leads to a large, open-plan kitchen with a separate utility room. The kitchen flows into family and breakfast areas, made all the brighter by a glazed walk-in bay leading to the garden. Elegant double doors from the hall lead to a generous,

bay-fronted lounge, which is perfect for entertaining along with the separate dining room. On the first floor are four double bedrooms – the expansive principal bedroom with full en suite – and a family bathroom with shower. Upstairs again, and there is another large, en suite double bedroom and a substantial den.



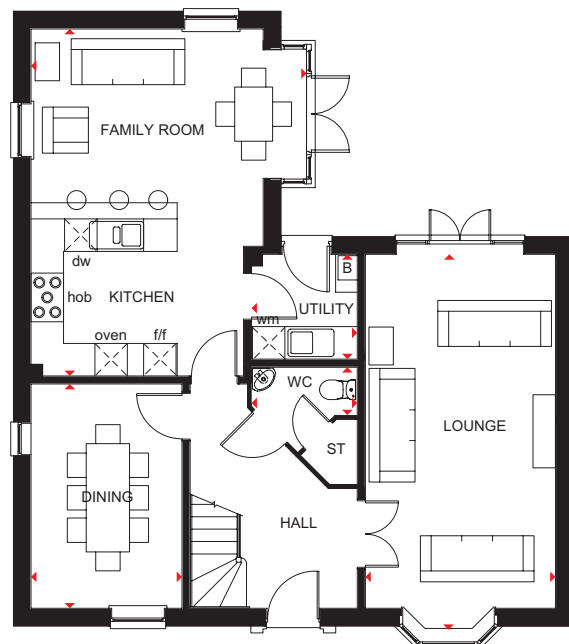
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# THE MORETON

FIVE BEDROOM HOME

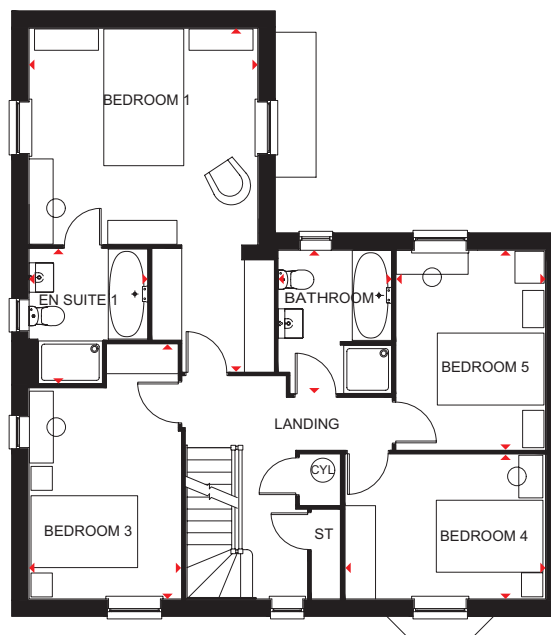
## Key

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



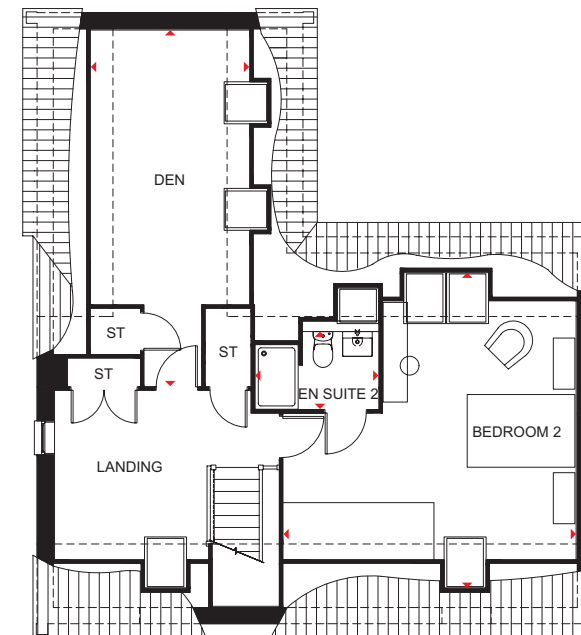
### Ground Floor

Lounge	6937 x 3512 mm	22'9" x 11'6"
Kitchen/Family	6411 x 5090 mm	21'0" x 16'8"
Dining	4144 x 2790 mm	13'7" x 9'2"
Utility	1953 x 1935 mm	6'5" x 6'4"
WC	1953 x 884 mm	6'5" x 2'11"



### First Floor

Bedroom 1	6441 x 4290 mm	21'1" x 14'1"
En suite 1	2526 x 2225 mm	8'3" x 7'3"
Bedroom 3	4777 x 2852 mm	9'4" x 13'0"
Bedroom 4	3754 x 2712 mm	12'4" x 8'11"
Bedroom 5	3741 x 2799 mm	12'3" x 9'2"
Bathroom	2682 x 2125 mm	8'9" x 6'11"



### Second Floor

Bedroom 2	5858 x 5438* mm	19'2" x 17'10"*
Den	6616 x 2941* mm	21'8" x 9'8"*
En suite 2	2291 x 1438* mm	7'6" x 4'8"*

\* Overall floor dimension includes lowered ceiling areas

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. BDW001913/OCT22





# THE EVESHAM

FIVE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Evesham is a truly magnificent bay-fronted home, built to impress from the threshold, with a generous hall and handsome central staircase. The rear garden is accessed via French doors from both the large lounge and the bright, stylish kitchen with breakfast and family areas. A separate study and utility are

ideal workplaces, and a dining room is perfect for more formal entertaining. Upstairs, an elegant galleried landing leads to the five double bedrooms, including the principal bedroom with a dressing area and full en suite. Two bedrooms share a dual-access en suite and there is also a family bathroom with shower.



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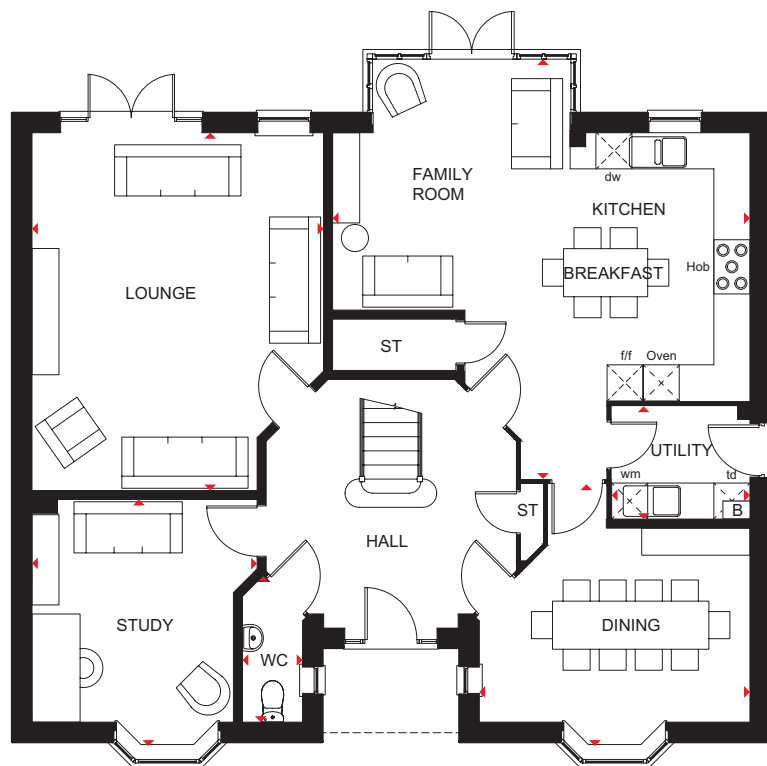
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# THE EVESHAM

FIVE BEDROOM HOME

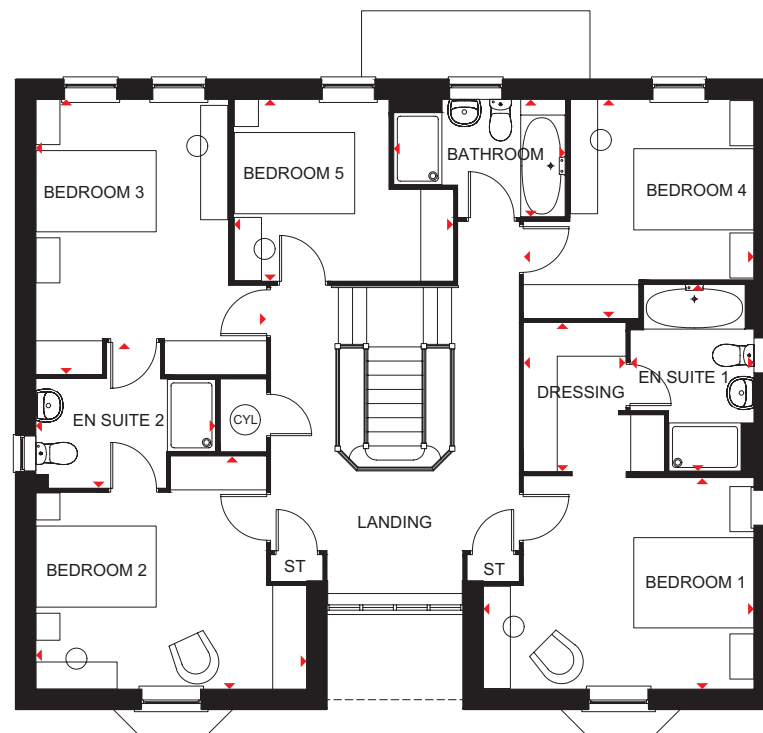
## Key

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	5950 x 4850 mm	19'6" x 15'11"
Kitchen/Family/Breakfast	6940 x 6982 mm	22'9" x 22'11"
Utility	2300 x 1878 mm	7'7" x 6'2"
Dining	4501 x 4355 mm	14'9" x 14'3"
Study	4100 x 3741 mm	13'5" x 12'3"
WC	2441 x 1000 mm	8'0" x 3'3"



### First Floor

Bedroom 1	4501 x 3505 mm	14'9" x 11'6"
Dressing	2460 x 1686 mm	8'1" x 5'6"
En suite 1	3100 x 2050 mm	10'2" x 6'9"
Bedroom 2	4501 x 3863 mm	14'9" x 12'8"
En suite 2	2987 x 2401 mm	9'10" x 7'10"
Bedroom 3	4563 x 3826 mm	15'0" x 12'6"
Bedroom 4	3825 x 3629 mm	12'7" x 11'11"
Bedroom 5	3636 x 3013 mm	11'11" x 9'10"
Bathroom	2850 x 1950 mm	9'4" x 6'5"

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# YOUR BEAUTIFUL

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## NEW HOME COMES WITH PEACE OF MIND

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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
- 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 issue October 2020. 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 more information about the costs of calls.

# 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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**dwh.co.uk** or call **0333 355 8489**