



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 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 Ramblers' Gate .



John Reddington
Managing Director
David Wilson Homes, East Midlands



DAVID WILSON HOMES

WHERE QUALITY LIVES

*"We" refers to the Barratt Developments PLC Group brands.

WELCOME

— TO RAMBLERS' GATE —



Ramblers' Gate will feature 165 quality-built 2, 3, 4 and 5 bedroom homes, set within attractive grounds of mature trees, plenty of green open space, footpaths and a children's play area.



With the Peak District and the old English town of Ashbourne on your doorstep, Derby and Stoke are within commuting distance and a host outstanding schooling options nearby for all ages, as well as good commuter links just a short drive away, which is good news for families and working professionals.

A SENSE OF PEACE,
QUALITY
— AND SPACE —



Our homes at Ramblers' Gate 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 boasting two or more bathrooms, including your own private sanctuary – a master 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.

IDEALLY LOCATED

FOR YOUR FAMILY



There are a range of nurseries within a 5-minute drive of the development including: Ashbourne Hilltop Infant and Nursery School, Treetops Nursery and The Mulberry Bush Day Nursery.

A number of top primary schooling options are close by too, including Clifton Church of England Primary School and Bradley Church of England Primary School which cater for children aged

4-11. For those with teenagers, Queen Elizabeth's Grammar School and The Ecclesbourne School accommodate students aged 11-18, both are a 10-minutes' drive away.

Derby, Nottingham, Leicester, Loughborough and Stafford are all an hour's drive and offer top class university options.

EXCELLENT

CONNECTIONS



Ramblers' Gate benefits from superb road links with the A52, A515 and M1 motorway just a short commute away, connecting residents to Derby, Stoke-on-Trent and Nottingham in under an hour.*



Derby Train Station is under a 30 minutes' drive, which provides fast links to Nottingham and Leicester in 20 minutes, Birmingham in 35 minutes, Loughborough in 40 minutes and London St Pancras in 90 minutes.*



For international travel, East Midlands Airport is located 30 minutes' away, Birmingham Airport an hour away, whilst Heathrow and London Luton Airports can be reached in just under 2 hours.*

*Based on average drive times from the development.

PLENTY

— TO SEE AND DO —



Located minutes away from Ashbourne town centre's quaint cobbled streets, you won't be far from a host of everyday amenities including local bakeries and butchers, independent boutiques and a host of high-street retailers and supermarkets.

For families, there are a number of local attractions to keep your little ones entertained including Bluebell Dairy Farm, Alton Towers Amusement Park and Matlock Bath Aquarium.



Enjoy a relaxing day at the Peak District Spa, or for those who love the great outdoors, enjoy a scenic walk around Dovedale Nature Reserve, take a bike ride along the Tissington Trail or enjoy a picnic at the Peak District National Park.

Ashbourne Golf Club is just a few minutes' drive and could be the ideal place for you to practice your swing, whilst Intu Shopping Centre in Derby city centre houses over 150 stores and restaurants – so you'll never be short of places to shop.



The town also has a thriving food and drink scene with many quaint sandwich and coffee shops, cosy pubs and top quality restaurants – try Michelin star food at The Lighthouse in the nearby village of Boylestone. The George & Dragon, Bramhall's Deli & Café, The Horns Inn, Red Chilli or Thai Basement in Ashbourne, also come highly recommended on Trip Advisor.

FIFTEEN MINUTES

FROM YOUR NEW HOME*



Sainsbury's – 4 minutes by car



Waitrose – 5 minutes by car



The Bridge pub – 5 minutes by car



Ashbourne town centre – 5 minutes by car



Ashbourne Leisure Centre – 5 minutes by car



Ashbourne Recreation Ground & Memorial Gardens – 7 minutes by car



Brailsford Golf Course – 9 minutes by car



Tissington Trail – 9 minutes by car



Dovedale Stepping Stones – 14 minutes by car

*Based on the average drive time from the development.

THIRTY MINUTES

FROM YOUR NEW HOME*



Peak District Spa – 17 minutes by car



Markeaton Park – 18 minutes by car



Carsington Water – 19 minutes by car



Peak District National Park – 19 minutes by car



Derby Live – 25 minutes by car



Derby city centre – 27 minutes by car



Derby Theatre – 27 minutes by car



Intu shopping centre – 28 minutes by car



Bluebell Dairy Farm – 30 minutes by car

*Based on the average drive time from the development.



RAMBLERS' GATE

ASHBOURNE

SITE PLAN
Old Derby Road, Ashbourne, Derbyshire DE6 1BN
2, 3, 4 and 5 bedroom homes

- Fs

The Fairway Special (P232)

2 bedroom home
- Wi

The Wilford (P204)

2 bedroom home
- As

The Ashtree Special (H355)

3 bedroom home
- F

The Fairway (P332)

3 bedroom home
- Is

The Irving Special (H304)

3 bedroom home
- Mi

The Mitchell Special (H352)

3 bedroom home
- H

The Hadley (P341)

3 bedroom home
- K

The Kennett (T310)

3 bedroom home
- Ho

The Holden (H469)

4 bedroom home
- In

The Ingleby (H403)

4 bedroom home
- W

The Winstone (H421)

4 bedroom home
- L

The Layton (H436)

4 bedroom home
- Ed

The Eden (H485)

4 bedroom home
- Li

The Lichfield (H533)

5 bedroom home
- M

The Moorecroft (H536)

5 bedroom home
- SO

Affordable Housing Shared Ownership
- V

Visitor Parking Space
- BCP

Bin Collection Point
- S/S

Substation



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. Rambler's Gate is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

THE FAIRWAY

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Fairway demonstrates a clever use of design on a corner plot to create an attractive semi-detached family home. Both the large open-plan kitchen, with dining and family areas, and the long lounge are bright and airy places thanks to French doors

leading from both rooms to the rear garden. Upstairs, a galleried landing leads to two double bedrooms – the main bedroom with en suite – a single bedroom and the family bathroom.

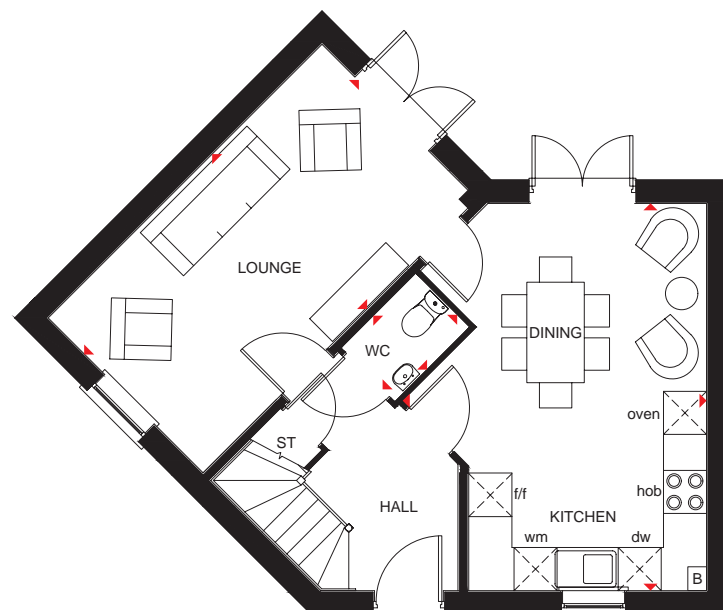
DAVID WILSON HOMES

THE FAIRWAY

THREE BEDROOM HOME

Key

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



Ground Floor

Lounge	5390 x 3050 mm	17'8" x 10'0"
Kitchen/Dining	5390 x 4216 mm	17'8" x 13'10"
WC	1448 x 1025 mm	4'9" x 3'4"



First Floor

Bedroom 1	3601 x 3111 mm	11'10" x 10'2"
En suite	2161 x 1650 mm	7'1" x 5'5"
Bedroom 2	3165 x 3406 mm	10'5" x 11'2"
Bedroom 3	3542 x 2136 mm	11'7" x 7'0"
Bathroom	2518 x 1700 mm	8'3" x 5'7"

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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THE EDEN

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The Eden radiates a traditional-style feel, yet inside it is very much a bright, modern detached home. The bay-fronted lounge opens up through elegant double doors from the hall, and leads to the garden via French doors. Here a flexible outdoor living area is created with the family/breakfast area of the spacious open-plan kitchen –

perfect for good weather and entertaining. For more formal dining, there is a separate bay-fronted dining room off the hall. A practical utility room also leads off the kitchen. Upstairs are three double bedrooms – the spacious main with en suite and dressing area – a single bedroom and a family bathroom with shower.

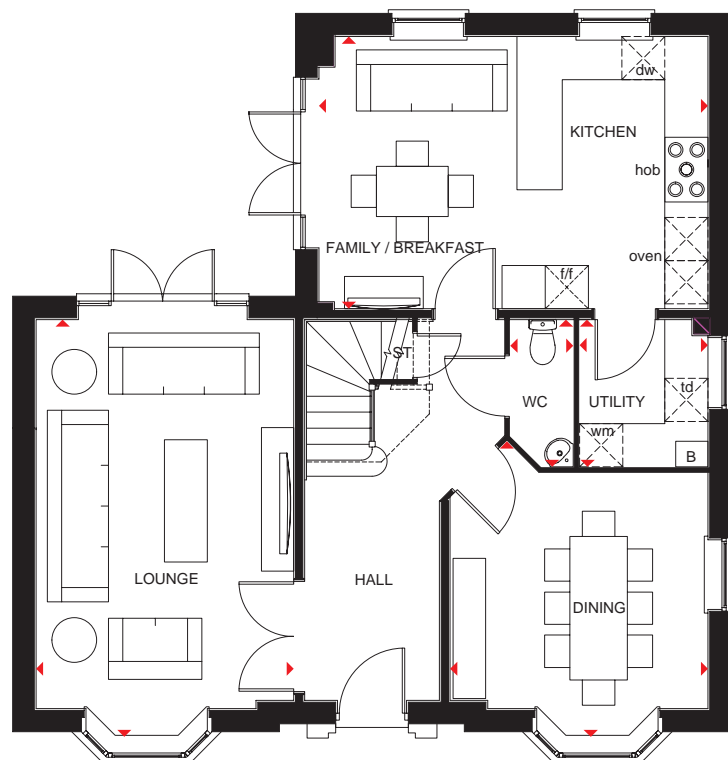
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THE EDEN

FOUR BEDROOM DETACHED HOME

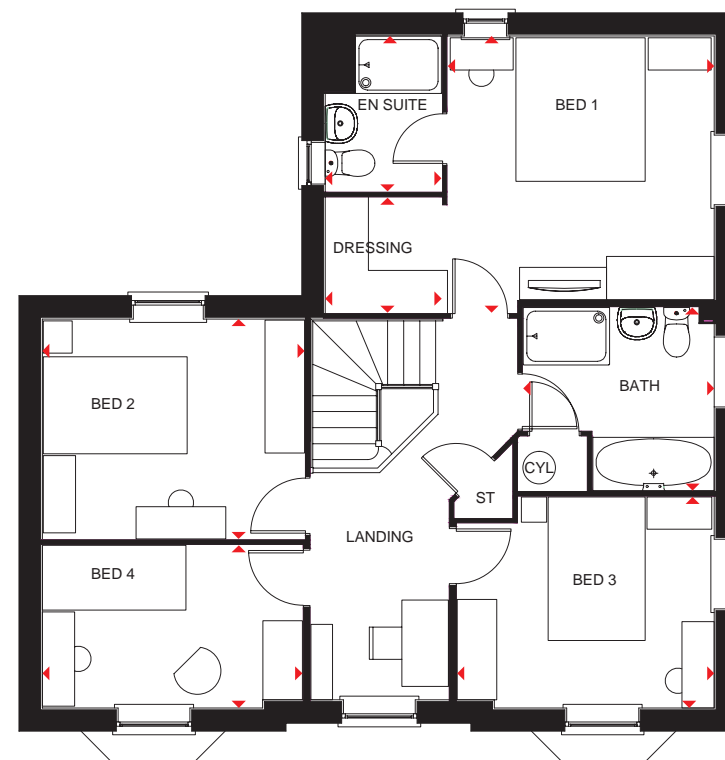
Key

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	5812 x 3588 mm	19'0" x 11'9"
Kitchen/Family/Breakfast	5415 x 3788 mm	17'9" x 12'5"
Utility	2050 x 1787 mm	6'8" x 5'10"
Dining	4116 x 3588 mm	13'6" x 11'9"
WC	2050 x 874 mm	6'8" x 2'10"



First Floor

Bed 1	3850 x 3708 mm	12'7" x 12'2"
En suite	2162 x 1618 mm	7'1" x 5'3"
Dressing Area	1618 x 1600 mm	5'3" x 5'3"
Bed 2	3649 x 3064 mm	11'11" x 10'0"
Bed 3	3580 x 2937 mm	11'8" x 9'7"
Bed 4	3619 x 2263 mm	11'10" x 7'5"
Bath	2659 x 2549 mm	8'8" x 8'4"

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THE ASHTREE

FOUR BEDROOM DETACHED 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 main with en suite – a single bedroom and the family bathroom.

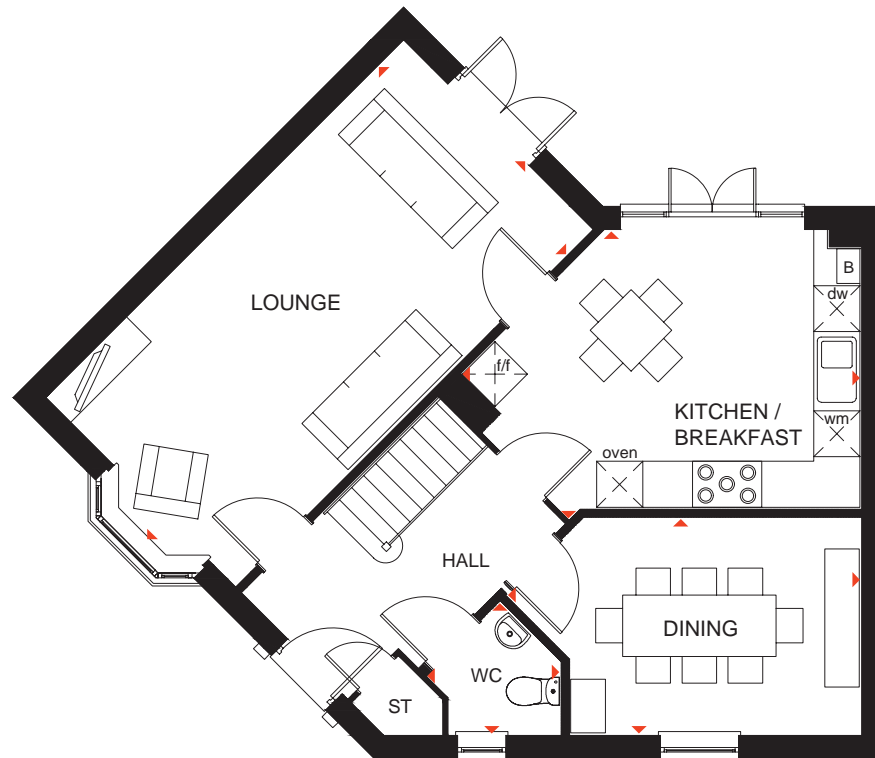
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THE ASHTREE

FOUR BEDROOM DETACHED 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

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

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DAVID WILSON HOMES

YOUR BEAUTIFUL

NEW HOME COMES WITH PEACE OF MIND

David Wilson Homes has been crafting beautiful new homes since 1958. Our decades of experience and unrelenting commitment to excellence means that over 90% of our homeowners would recommend us to a friend, which is why we've been awarded 5 Stars by the Home Builders Federation every year since 2010. What's more, our homes come with an NHBC Buildmark Warranty which gives you a 10 year structural warranty and a 2 year fixtures and fittings warranty** as standard. You're always safe in the knowledge that you can buy one of our new homes with confidence.

WHAT DOES YOUR WARRANTY COVER?

- Central heating system plus any fires
- Hot and cold plumbing system
- Appliances
- Kitchen units
- Electrical system
- Sanitary ware taps and shower doors
- Windows
- External and interiors doors
- Ironmongery
- Renewable energy installation (if fitted)
- Internal/external drainage system
- Boundary brick walls
- Driveway
- 24-hour emergency cover for 2 years
- An NHBC 10 year Buildmark Warranty means we have complied with the NHBC Standards which set out the technical requirements for design, materials and workmanship in new home construction. This is just one of the added benefits of buying a new home.

WARRANTY EXCLUSIONS

While your warranty includes most elements, certain aspects cannot be covered including:

- Garden landscaping
- 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. 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.

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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