



At David Wilson Homes we have been building quality homes across the UK for over 40 years. Our reputation is founded on our commitment to provide traditional homes in desirable locations built to a superb specification.

We* are delighted to have received over 90% homeowner recommendation since 2010. This Home Builders Federation accolade, recognises our commitment to bring you beautiful new homes.

Our collection of beautiful homes offer a range of spacious bedroom designs, located in highly desirable locations.

We would encourage you to come and experience the David Wilson Difference and we look forward to seeing you at one of our many developments.



A SENSE OF PEACE, AND SPACE







Our homes at The Wickets 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.

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. 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.

EARLS BARTON SITE PLAN

- The Archford Plus 3 bedroom home
- The Hadley Plus
 3 bedroom home
- The Kennett Plus
 3 bedroom home
- The Holden Special
 4 bedroom home
- The Avondale Special 4 bedroom home
- The Bradgate Special 4 bedroom home
- The Moreton Special 5 bedroom home
- Affordable Housing Rented
- Affordable Housing Shared Ownership
- V Visitor Parking Space
- BCP Bin Collection Point



Employment Land

Phase 2

Phase 3

Phase 1

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.



THE ARCHFORD PLUS

THREE BEDROOM HOME

Key

B Boiler

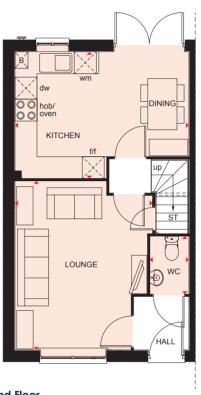
ST Store

f/f Fridge/freezer space

wm Washing machine space

dw Dishwasher space

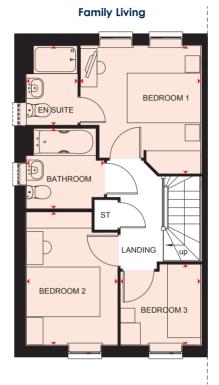
Dimension location

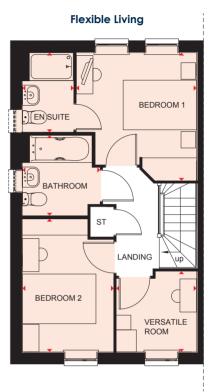


Ground Floor

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

(Approximate dimensions)





First Floor

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

(Approximate dimensions)

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For example purposes only, a property we describe in our marketing material as a "4 bedroom" property may be described in our planning documents and drawings as a "3 bedroom" property and describe the 4th bedroom as a "study". If you have any questions or would like more information about what you have read in this disclaimer, please contact our sales advisor and/or your solicitor/conveyancer for further information and assistance.

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BDW001233/JUNE22





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.



THE HADLEY PLUS

THREE BEDROOM DETACHED HOME

Key

B Boiler ST Store

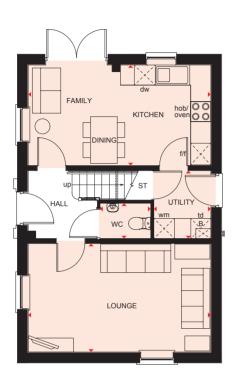
f/f Fridge/freezer space wm Washina machine space

td Tumble dryer space w Wardrobe space

BH ST Bulkhead store

dw Dishwasher space

Dimension location

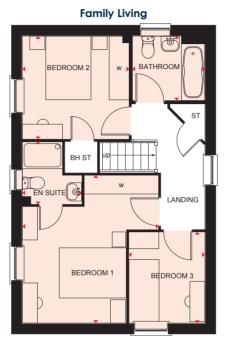


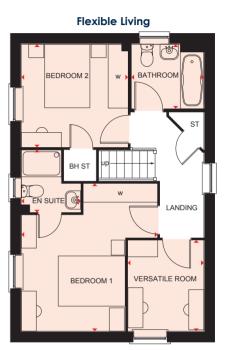
Ground Floor

Kitchen/Family/

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

(Approximate dimensions)





First Floor

4071 x 4420 mm 13'4" x 14'6" Bedroom 1 5'10" x 6'2" En Suite 1784 x 1882 mm 3086 x 3194 mm Bedroom 2 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)

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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.



THE KENNETT SPECIAL

THREE BEDROOM HOME

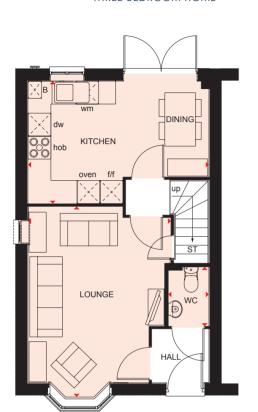
Key

B Boiler wm Washing machine space

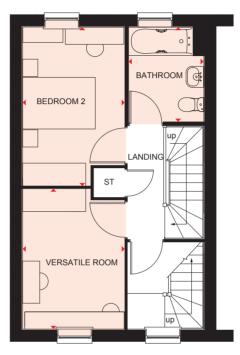
ST Store dw Dishwasher space

f/f Fridge/freezer space RL Roof light

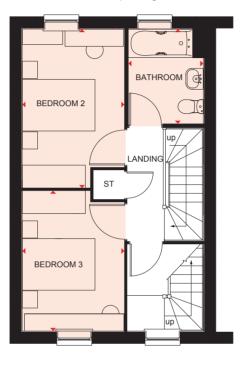
Dimension location



Flexible Living



Family Living





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)

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)

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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BDW001233/JUNE22



THE HOLDEN SPECIAL

FOUR BEDROOM DETACHED HOME







Individual plots may vary, please speak to the Sales Adviser

The Holden Special is designed very much for modern family living. An open-plan kitchen and dining area leads to the garden through French doors in a beautiful glazed bay. A utility room also has access to the garden, while a bay-fronted lounge and study provide room to relax and work. Upstairs are three double bedrooms, the main

with en suite, a bonus room that is multi-use and a family bathroom.



THE HOLDEN SPECIAL

FOUR BEDROOM DETACHED HOME

Key

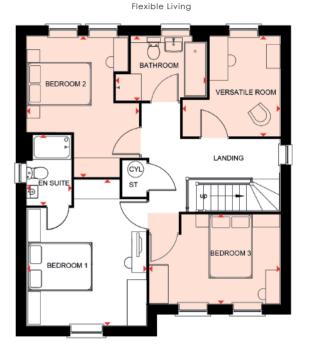
B Boiler ST Store

f/f Fridge/freezer space wm Washing machine space td Tumble dryer space Dimension location

CYL Cylinder dw Dishwasher space







Ground Floor

Lounge Kitchen/Dining Study Utility WC

5802 x 3728 mm 5778 x 4685 mm 2785 x 2361 mm 2545 x 1962 mm 1812 x 1593 mm 5'11" x 5'3"

19'0" x 12'3" 19'0" x 15'4" 9'2" x 7'9" 8'4" x 6'5"

First Floor

Bedroom 1 En Suite Bedroom 2 Bedroom 3 Bedroom 4/ Versatile Room Bathroom

4543 x 3728 mm 2190 x 1390 mm 4384 x 3728 mm 4073 x 2788 mm

3120 x 3030 mm 2819 x 2000 mm

14'11" x 12'3" 7'2" x 4'7" 14'5" x 12'3" 13'4" x 9'2"

10'3" x 9'11" 9'3" x 6'7"

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THE AVONDALE SPECIAL

THREE BEDROOM DETACHED HOME WITH BONUS ROOM







Individual plots may vary, please speak to the Sales Adviser

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 guiet space to work. Upstairs are three double bedrooms, the

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







THE AVONDALE SPECIAL

THREE BEDROOM DETACHED HOME WITH BONUS ROOM

Key

B Boiler CYL Cylinder

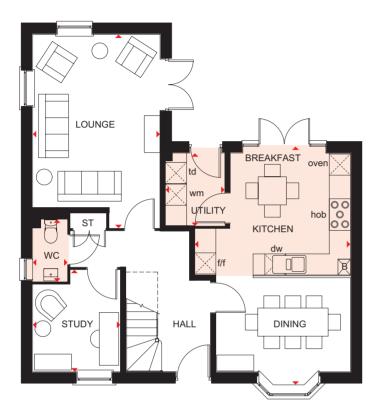
BHST Bulkhead Store

ST Store f/f Fridge/freezer space

wm Washing machine space

dw Dishwasher space
td Tumble dryer space

Dimension location



Ground Floor

 Lounge
 5490 x 3615 mm
 18'0" x 11'10"

 Kitchen/Breakfast
 6203 x 4418 mm
 20'3" x 14'6"

 Utility
 2064 x 1869 mm
 6'8" x 6'2"

 Study
 2589 x 2490 mm
 8'5" x 8'2"

 WC
 1675 x 1475 mm
 5'5" x 4'8"



First Floor

Bedroom 1 5587 x 3615 mm 18'4" x 11'10" 2222 x 1435 mm 7'3" x 4'8" En Suite Bedroom 2 5227 x 2800 mm 17'1" x 9'2" Bedroom 3 3566 x 3316 mm 11'8" x 10'10" Bonus Room 3893 x 2550 mm 12'9" x 8'4" Bathroom 3091 x 1288 mm 10'1" x 6'4"

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437565









THE BRADGATE SPECIAL

THREE BEDROOM DETACHED HOME WITH BONUS ROOM







Individual plots may vary, please speak to the Sales Adviser

The Bradgate Special offers a combination of flexible communal areas and quiet space. An open-plan kitchen with separate utility has a dining area leading to the garden via a beautiful walk-in glazed bay with French doors. A bay-fronted lounge and separate study provide spaces to relax in and work. Upstairs are three double bedrooms, the spacious

main with en suite, a multi-use bonus room and a family bathroom.







THE BRADGATE SPECIAL

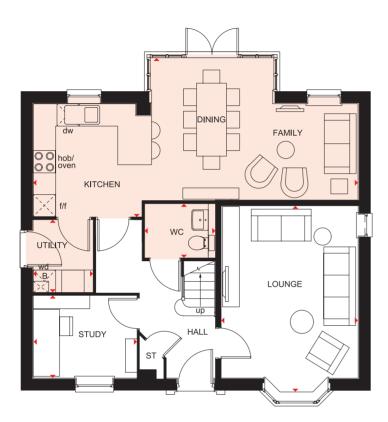
THREE BEDROOM DETACHED HOME WITH BONUS ROOM

Key

B Boiler f/f Fridge/freezer space
ST Store dw Dishwasher space

CYL Cylinder wm Washing machine space

Dimension location



Ground Floor

 Kitchen/Dining/
 8677 x 3800 mm
 28'5" x 12'5"

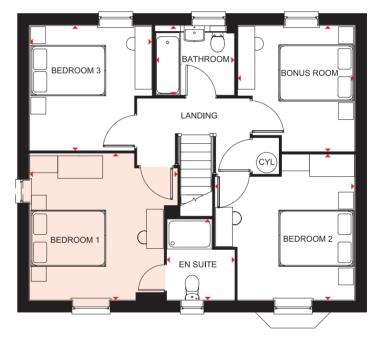
 Family
 200 mm
 28'5" x 12'5"

 Lounge
 4999 x 3658 mm
 16'4" x 12'0"

 Study
 2762 x 2295 mm
 9'1" x 7'5"

 Utility
 1593 x 1935 mm
 5'2" x 6'3"

 WC
 1900 x 1450 mm
 6'2" x 4'8"



First Floor

Bedroom 1 3944 x 3910 mm 12'11" x 12'9" 2162 x 1799 mm En Suite 7'1" x 5'10" Bedroom 2 3720 x 3885 mm 12'2" x 12'9" Bedroom 3 3328 x 3263 mm 10'9" x 10'7" Bonus Room 3353 x 3112 mm 11'0" x 10'2" Bathroom 2124 x 1700 mm 6'9" x 5'6"

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THE MORETON SPECIAL

FOUR BEDROOM DETACHED HOME WITH BONUS ROOM







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A spacious hall leads to an open-plan kitchen with utility room which flows into family/breakfast areas with a glazed walk-in bay onto the garden. The hall also leads to a bay-fronted lounge and separate dining room. On the first floor are three double bedrooms, the main bedroom with full en suite, a multi-use bonus room and a family bathroom with

shower. Upstairs again is a double bedroom with en suite and a den.







Dimension location

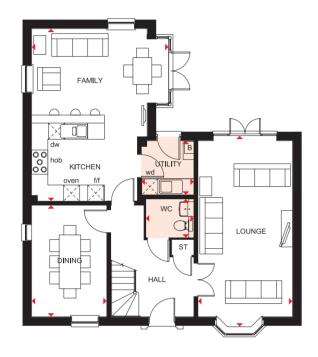
THE MORETON SPECIAL

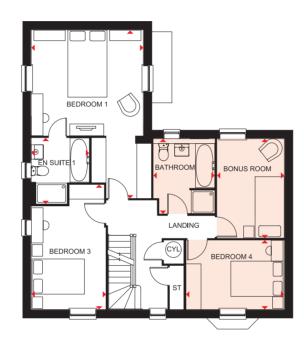
FOUR BEDROOM DETACHED HOME WITH BONUS ROOM

Key

B Boiler f/f Fridge/freezer space
ST Store wd Washer dryer space

CYL Cylinder dw Dishwasher space







Ground Floor

Lounge Kitchen/Family Dining Utility WC 6937 x 3512 mm. 6411 x 5090 mm 4144 x 2790 mm 1953 x 1935 mm 1793 x 1443 mm 22'9" x 11'6" 21'0" x 16'8" 13'7" x 9'2" 6'7" x 6'4" 5'11" x 4'9"

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
 15'8" x 9'4"

 Bedroom 4
 3754 x 2600 mm
 12'4" x 8'9"

 Bonus Room
 3819 x 2586 mm
 12'6" x 8'6"

 Bathroom
 2880 x 2375 mm
 9'5" x 7'10"

Second Floor

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

* Overall floor dimension includes lowered ceiling areas

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437577









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 excellences 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 landscapina
- Fences

Wear and tear

Your own alterations

- Registered Social Landlord Homes
 Carpets and floor coverings
- Failure to maintain

Wilful damage





^{*&}quot;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 our 0844 numbers cost 7 pence per minute plus your phone company's access charge.

DAVID WILSON HOMES

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