

OUGHTIBRIDGE VALLEY

OUGHTIBRIDGE

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 beautiful homes offer a range of spacious bedroom designs, and are 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

OUGHTIBRIDGE VALLEY

A LOCATION LIKE NO OTHER



This exciting development is located within the sought-after village of Oughtibridge on the edge of the Peak District and the outskirts of Sheffield. Oughtibridge itself combines countryside charm with city connections meaning you'll be able to enjoy a variety of walking, cycling and even horse-riding routes on your doorstep while only being a 14-minute drive to the M1 and a 20-minute drive into Sheffield city centre.



Oughtibridge benefits from a range of local amenities with everything from the Village Shop, Post Office and doctor's surgery to a fantastic selection of pubs and takeaways, and even a sports club.

Families can rest assured that the local school, Wharncliffe Side Primary School is just a 3-minute drive away.

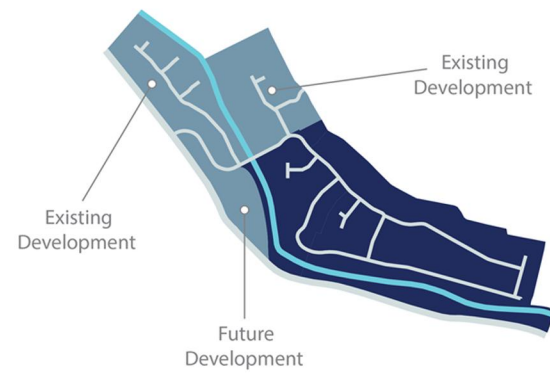
A SENSE OF PEACE,
QUALITY
— AND SPACE —



Our homes at Oughtibridge Valley 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 lounge/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 lounges 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.



OUGHTIBRIDGE VALLEY

OUGHTIBRIDGE



The Cannington 3 Bedroom Home	The Eckington 3 Bedroom Home	The Archford 3 Bedroom Home	The Millford 4 Bedroom Home	The Holden 4 Bedroom Home	The Bradgate 4 Bedroom Home	Swift Box	Visitor Parking
The Abbeydale 3 Bedroom Home	The Greenwood 3 Bedroom Home	The Hadley 3 Bedroom Home	The Kirkdale 4 Bedroom Home	The Parkin 4 Bedroom Home	The Ingleby 4 Bedroom Home	Marketing Suite	Bin Collection Point
						Show Home	Bin Store
							Sub Station

See the Difference at dwh.co.uk



DAVID WILSON HOMES
WHERE QUALITY LIVES

THE CANNINGTON

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



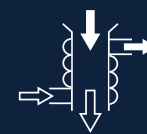
Highly-efficient
insulation



Decentralised
mechanical
extract ventilation
(d-MEV)



Photovoltaic
panels



Waste Water Heat
Recovery
Systems



Argon-filled
double-glazing



Flue Gas Heat
Recovery
System



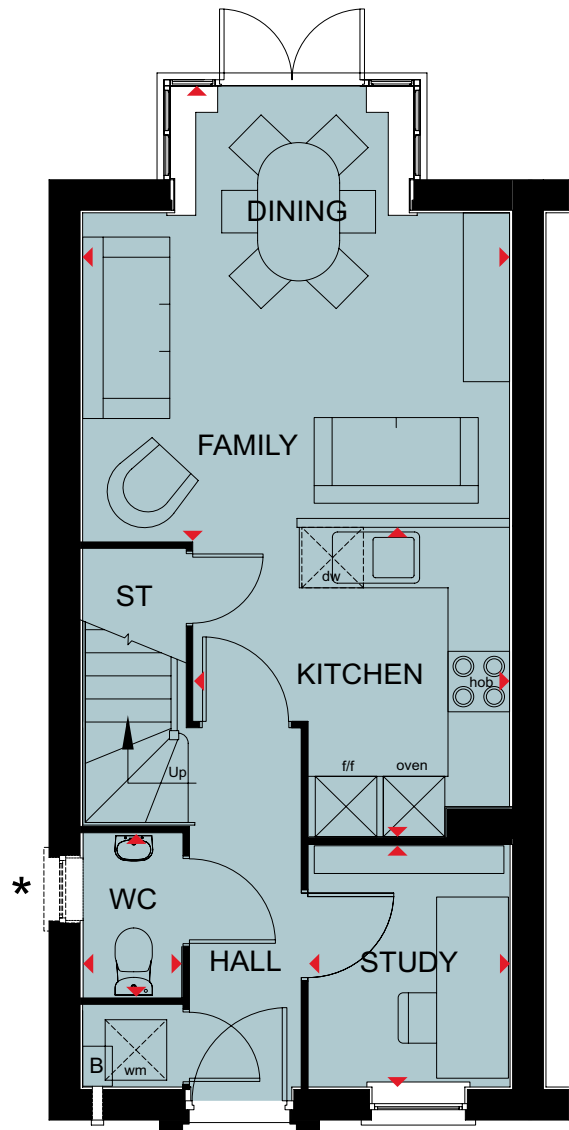
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE CANNINGTON

THREE BEDROOM HOME

Key

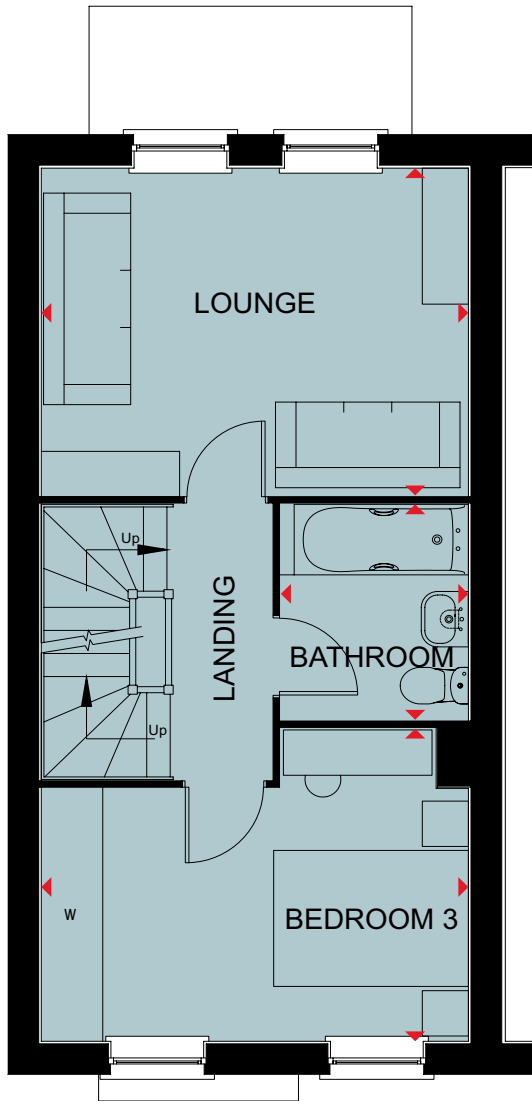
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ST	Store	dw	Dishwasher space		
f/f	Fridge/freezer space	w	Wardrobe space		



Ground Floor

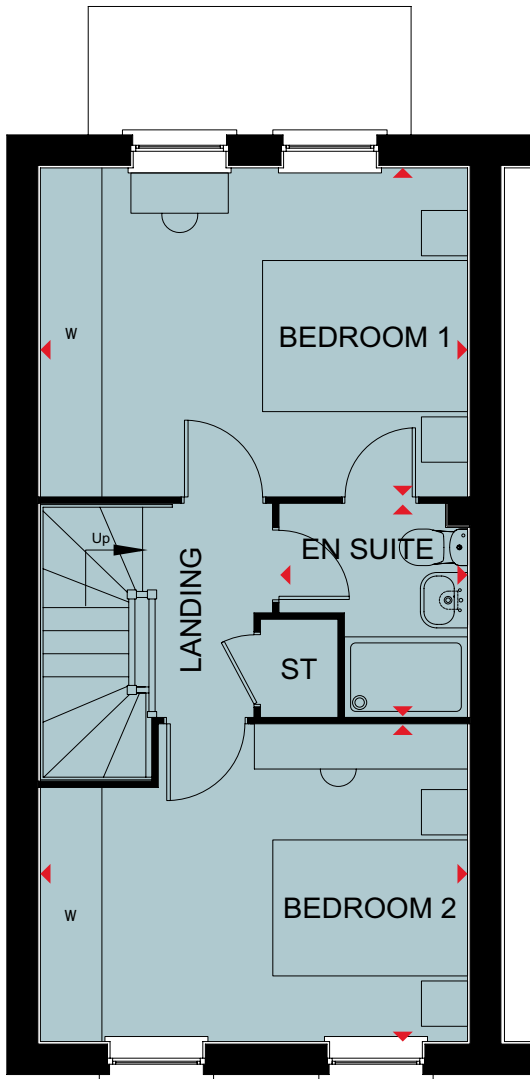
Family/Dining	4513 x 4162 mm	14'10" x 13'8"
Kitchen	3076 x 3070 mm	10'1" x 10'1"
Study	2394 x 1959 mm	7'10" x 6'5"
WC	1614 x 961 mm	5'4" x 3'2"

*Window to WC included where plotting conditions allow



First Floor

Lounge	4168 x 3249 mm	13'8" x 10'8"
Bedroom 3	4168 x 3104 mm	13'8" x 10'2"
Bathroom	2139 x 1831 mm	7'0" x 6'0"



Second Floor

Bedroom 1	4168 x 3249 mm	13'8" x 10'8"
En suite	2101 x 1828 mm	6'11" x 6'0"
Bedroom 2	4168 x 3137 mm	13'8" x 10'4"

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THE ECKINGTON

THREE BEDROOM HOME



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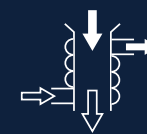
Highly-efficient
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(d-MEV)



Photovoltaic
panels



Waste Water Heat
Recovery
Systems



Argon-filled
double-glazing



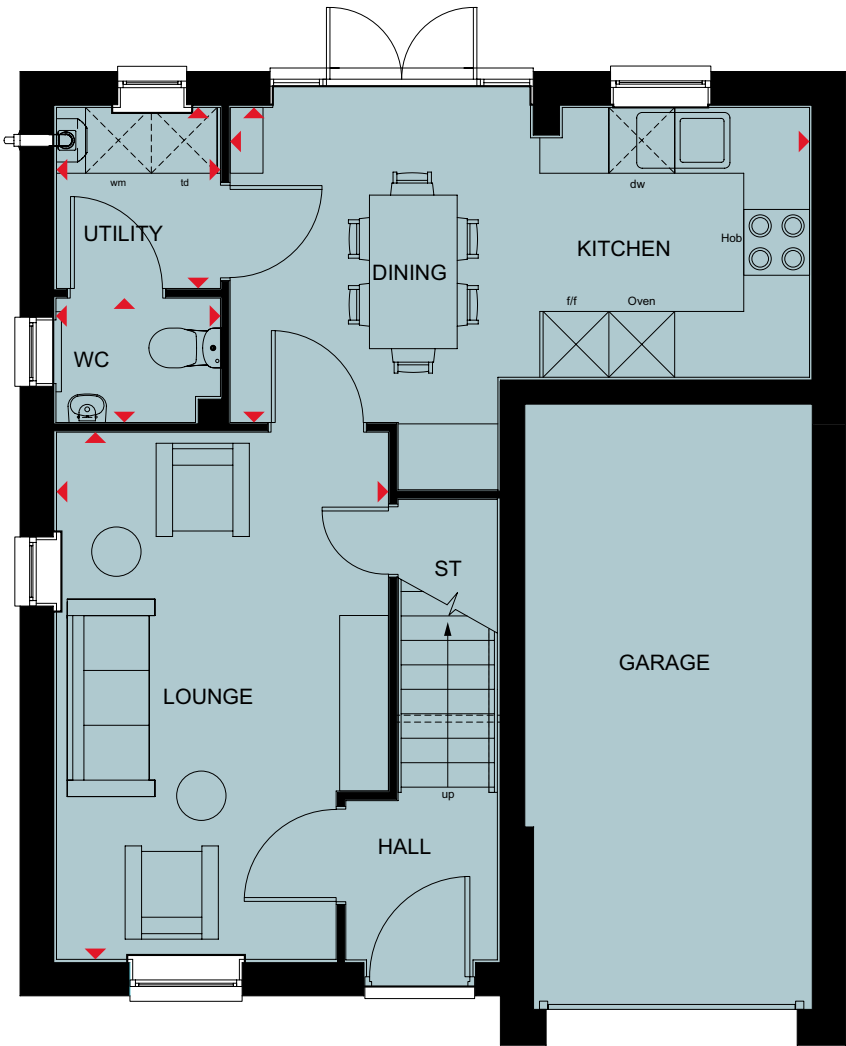
Flue Gas Heat
Recovery
System

THE ECKINGTON

THREE BEDROOM HOME

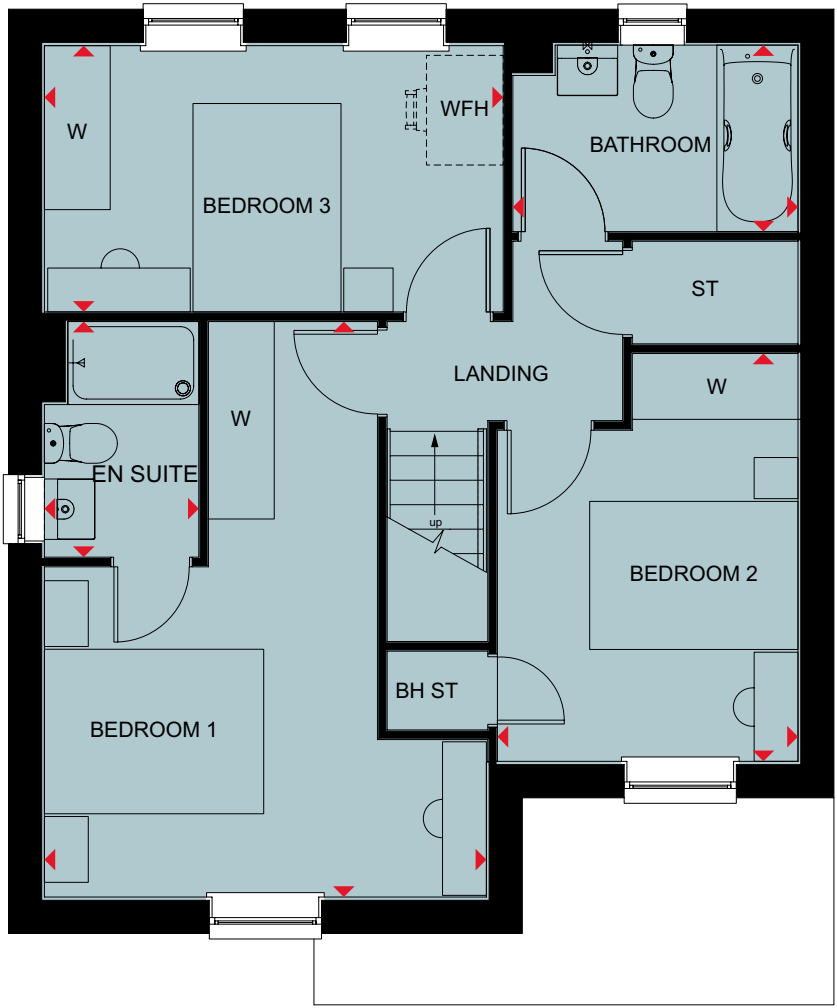
Key

B	Boiler	wm	Washing machine space	td	Tumble dryer space	◄◄	Dimension location
ST	Store	dw	Dishwasher space	WFH	Working from home space		
BH ST	Bulkhead Store	f/f	Fridge/freezer space	W	Wardrobe space		



Ground Floor

Lounge	4807 x 3028 mm	15'9" x 10'0"
Kitchen/Dining	5285 x 2873 mm	17'4" x 9'5"
WC	1495 x 1134 mm	4'10" x 3'9"
Utility	1651 x 1470 mm	5'5" x 4'10"



First Floor

Bedroom 1	5247 x 4031 mm	17'3" x 13'3"
En suite	2148 x 1408 mm	7'1" x 4'7"
Bedroom 2	3719 x 2742 mm	12'3" x 9'0"
Bedroom 3	4185 x 2428 mm	13'9" x 8'0"
Bathroom	2601 x 1701 mm	8'6" x 5'7"

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THE ARCHFORD

THREE BEDROOM TERRACED HOME

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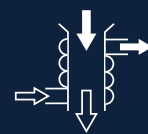
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DAVID WILSON HOMES

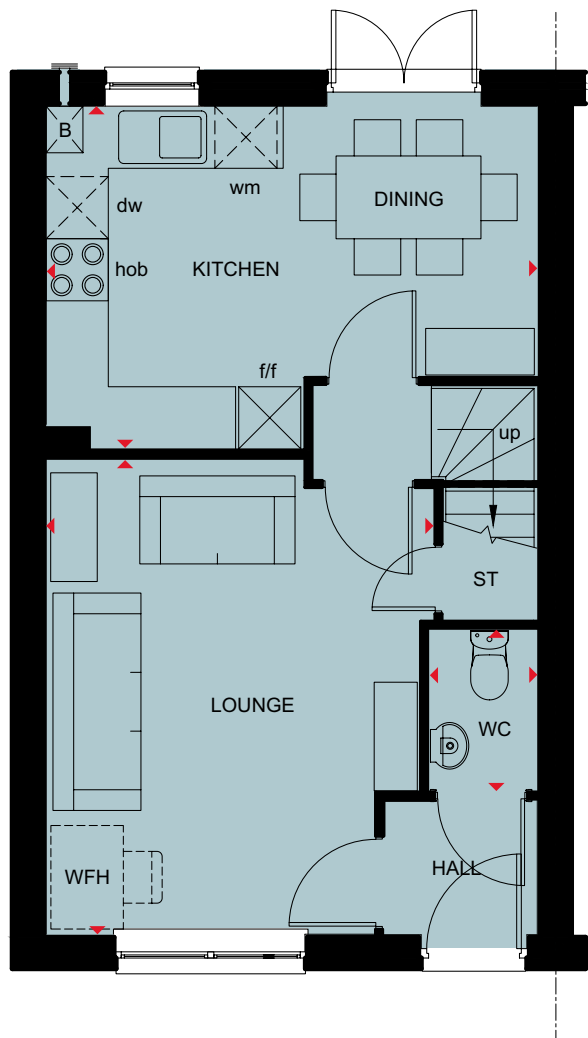
WHERE QUALITY LIVES

THE ARCHFORD

THREE BEDROOM TERRACED HOME

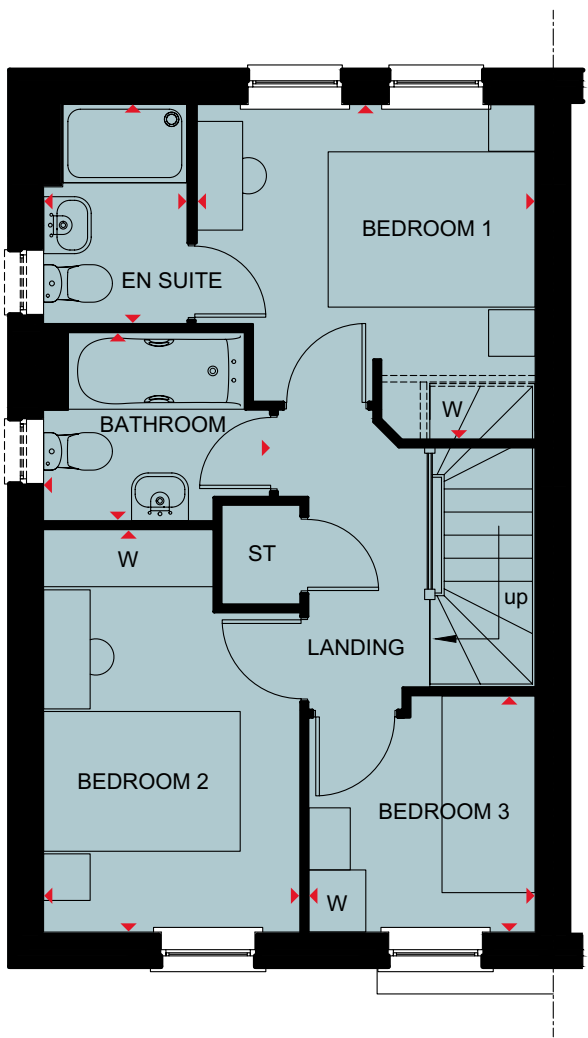
Key

B	Boiler	f/f	Fridge/freezer space	W	Wardrobe space
ST	Store	dw	Dishwasher space	◀▶	Dimension location
wm	Washing machine space	WFH	Working from home space		



Ground Floor

Lounge	4599 x 3746 mm	15'1" x 12'3"
Kitchen/Dining	4745 x 3310 mm	15'7" x 10'10"
WC	1561 x 1054 mm	5'1" x 3'5"



First Floor

Bedroom 1	3277 x 3229 mm	10'9" x 10'7"
En suite	2119 x 1385 mm	6'11" x 4'7"
Bedroom 2	3887 x 2475 mm	12'9" x 8'1"
Bedroom 3	2281 x 2186 mm	7'6" x 7'2"
Bathroom	2181 x 1815 mm	7'2" x 5'11"

*Optional window refer to sales advisor for individual plots

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THE HADLEY

THREE BEDROOM END OR DETACHED HOME

Individual plots may vary, please speak to the Sales Adviser



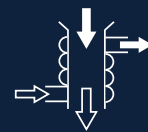
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DAVID WILSON HOMES

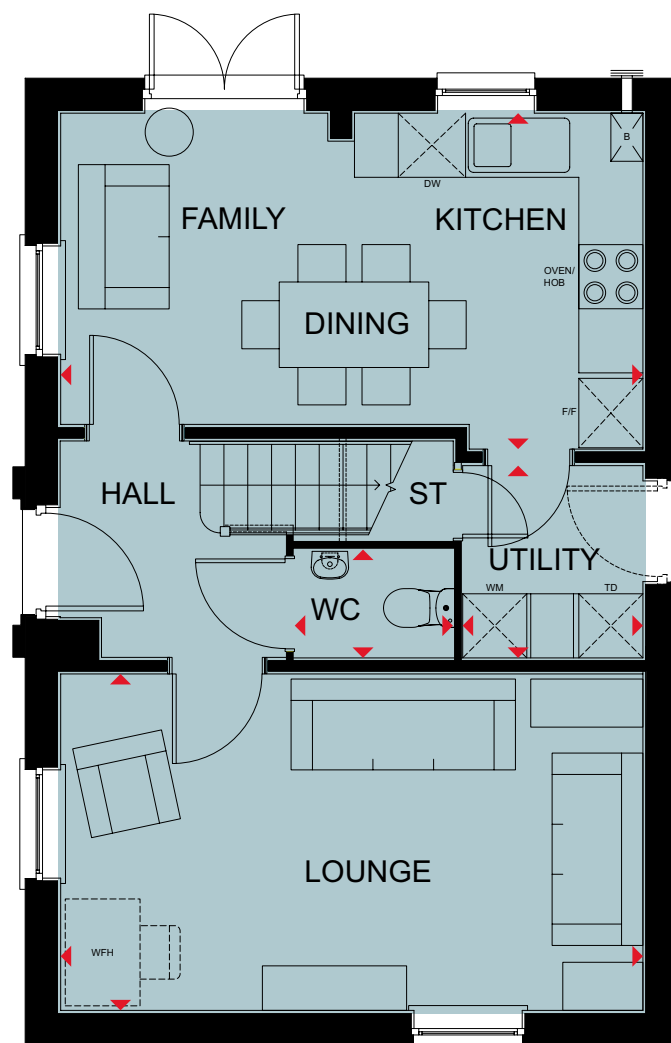
WHERE QUALITY LIVES

THE HADLEY

THREE BEDROOM END OR DETACHED HOME

Key

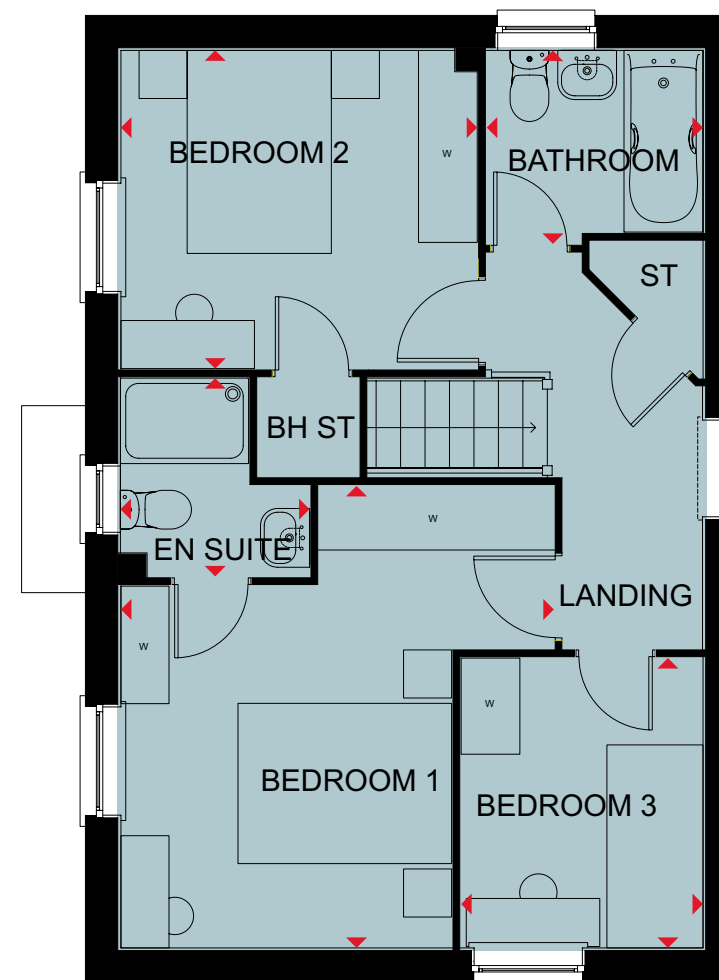
B	Boiler	wm	Washing machine space	td	Tumble dryer space	◀▶	Dimension location
ST	Store	f/f	Fridge/freezer space	W	Wardrobe space		
BH ST	Bulkhead Store	dw	Dishwasher space	WFH	Working from home space		



*Optional door please refer to sales advisor

Ground Floor

Lounge	5450 x 3148 mm	17'11" x 10'4"
Kitchen/Family/ Dining	5450 x 3143 mm	17'11" x 10'4"
Utility	1799 x 1688 mm	5'11" x 5'6"
WC	1480 x 1014 mm	4'10" x 3'4"



*Optional window please refer to sales advisor

First Floor

Bedroom 1	4324 x 4053 mm	14'2" x 13'3"
En suite	1856 x 1771 mm	6'1" x 5'9"
Bedroom 2	3336 x 2978 mm	11'3" x 9'9"
Bedroom 3	2713 x 2265 mm	8'11" x 7'5"
Bathroom	2025 x 1811 mm	6'8" x 6'0"

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THE GREENWOOD

THREE BEDROOM HOME

Individual plots may vary, please speak to the Sales Adviser



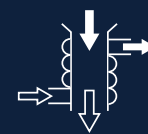
Highly-efficient
insulation



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Photovoltaic
panels



Waste Water Heat
Recovery
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Argon-filled
double-glazing



Flue Gas Heat
Recovery
System

DAVID WILSON HOMES

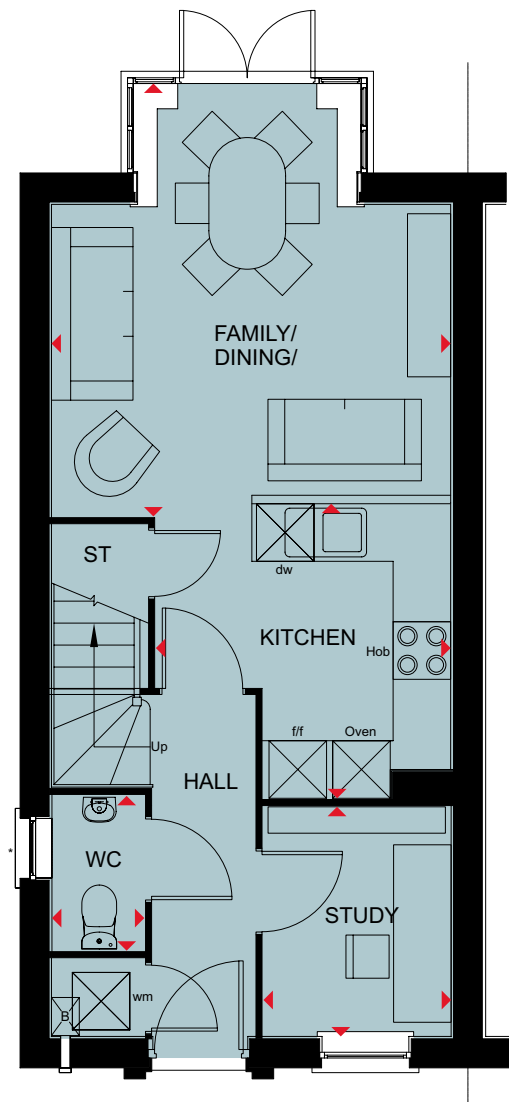
WHERE QUALITY LIVES

THE GREENWOOD

THREE BEDROOM HOME

Key

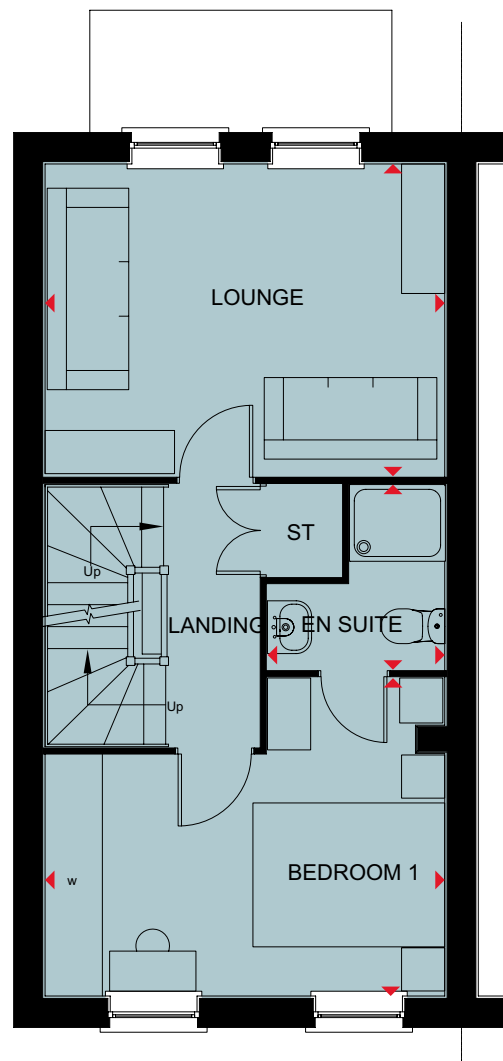
B	Boiler	dw	Dishwasher space	W	Wardrobe space
ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
wm	Washing machine space	RL	Roof light		



Ground Floor

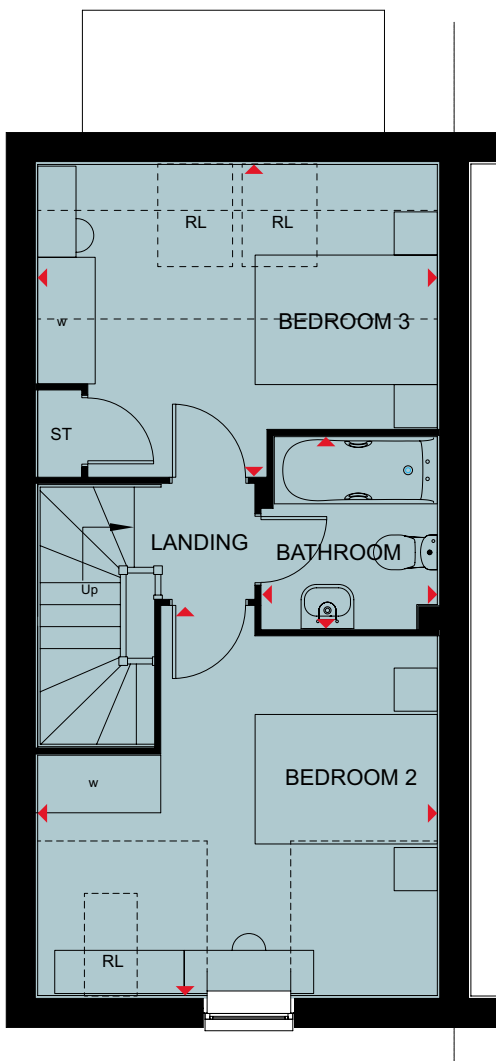
Family/Dining	4513 x 4163 mm	14'10" x 13'8"
Kitchen	3074 x 3070 mm	10'1" x 10'1"
Study	2394 x 1960 mm	7'10" x 6'5"
WC	1614 x 963 mm	5'4" x 3'2"

*WC window to be included where plotting conditions allow



First Floor

Lounge	4168 x 3253 mm	13'8" x 10'8"
Bedroom 1	4168 x 3316 mm	13'8" x 10'10"
En suite	1928 x 1848 mm	6'4" x 6'1"



Second Floor

Bedroom 2	4168 x 4054* mm	13'8" x 13'4"*
Bedroom 3	4168 x 3248* mm	13'8" x 10'8"*
Bathroom	2001 x 1827 mm	6'7" x 6'0"

*Overall floor dimension includes lowered ceiling areas

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THE BRADGATE

FOUR BEDROOM DETACHED HOME

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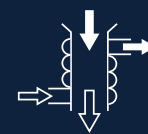
Highly-efficient
insulation



Decentralised
mechanical
extract ventilation
(d-MEV)



Photovoltaic
panels



Waste Water Heat
Recovery
Systems



Argon-filled
double-glazing



Flue Gas Heat
Recovery
System

DAVID WILSON HOMES

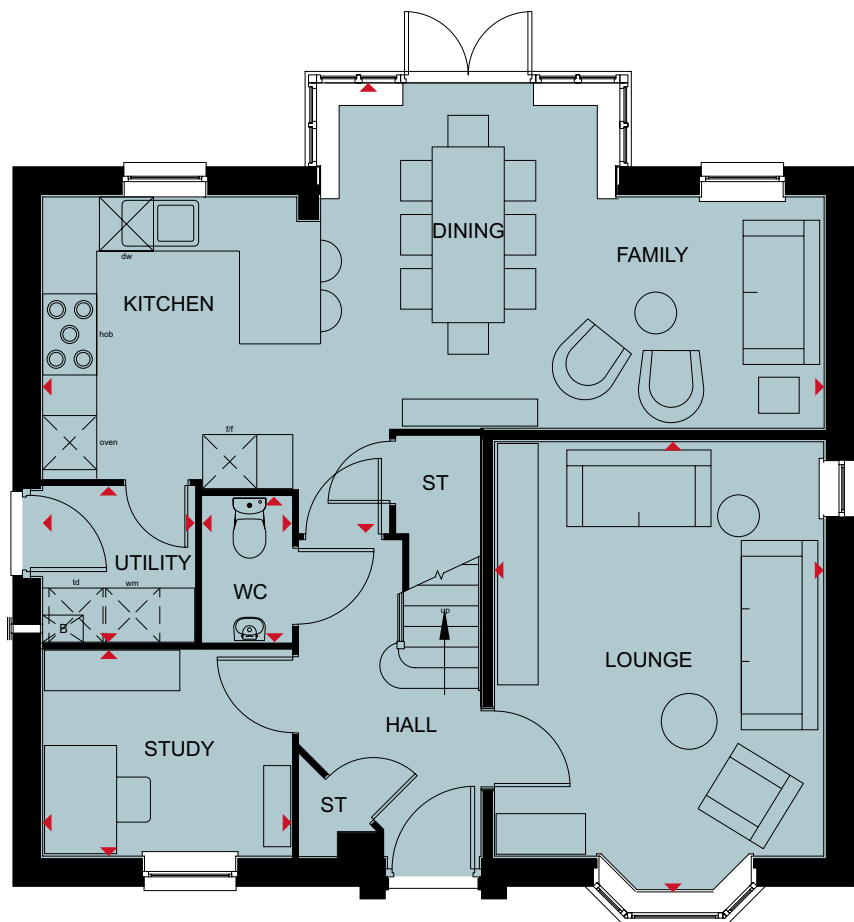
WHERE QUALITY LIVES

THE BRADGATE

FOUR BEDROOM DETACHED HOME

Key

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



Ground Floor

Lounge	4994 x 3653 mm	16'5" x 12'0"
Kitchen/Dining/Family	8673 x 4992 mm	28'5" x 16'5"
Study	2762 x 2285 mm	9'1" x 7'6"
Utility	1688 x 1725 mm	5'6" x 5'8"
WC	1614 x 987 mm	5'4" x 3'3"

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



First Floor

Bedroom 1	3901 x 3786 mm	12'10" x 12'5"
En suite	2157 x 1700 mm	7'1" x 5'11"
Bedroom 2	3720 x 3876 mm	12'2" x 12'9"
Bedroom 3	3324 x 3259 mm	10'11" x 10'8"
Bedroom 4	3349 x 3113 mm	11'0" x 10'3"
Bathroom	2125 x 1700 mm	7'0" x 5'7"

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THE MILLFORD

FOUR BEDROOM HOME

Individual plots may vary, please speak to the Sales Adviser



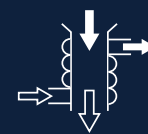
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Waste Water Heat
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Argon-filled
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DAVID WILSON HOMES

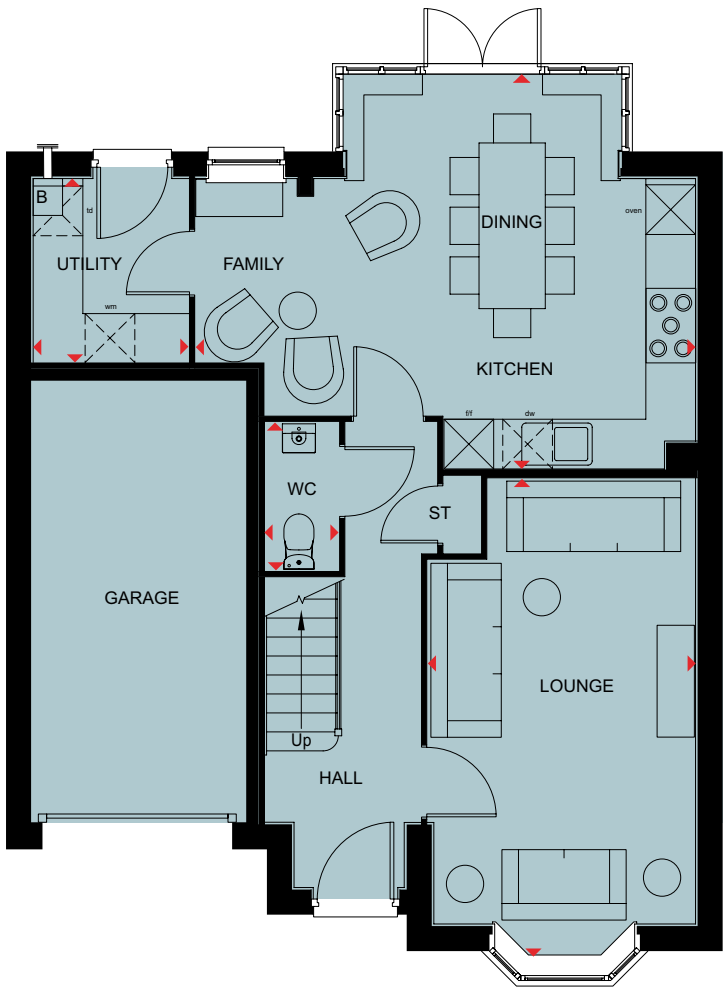
WHERE QUALITY LIVES

THE MILLFORD

FOUR BEDROOM HOME

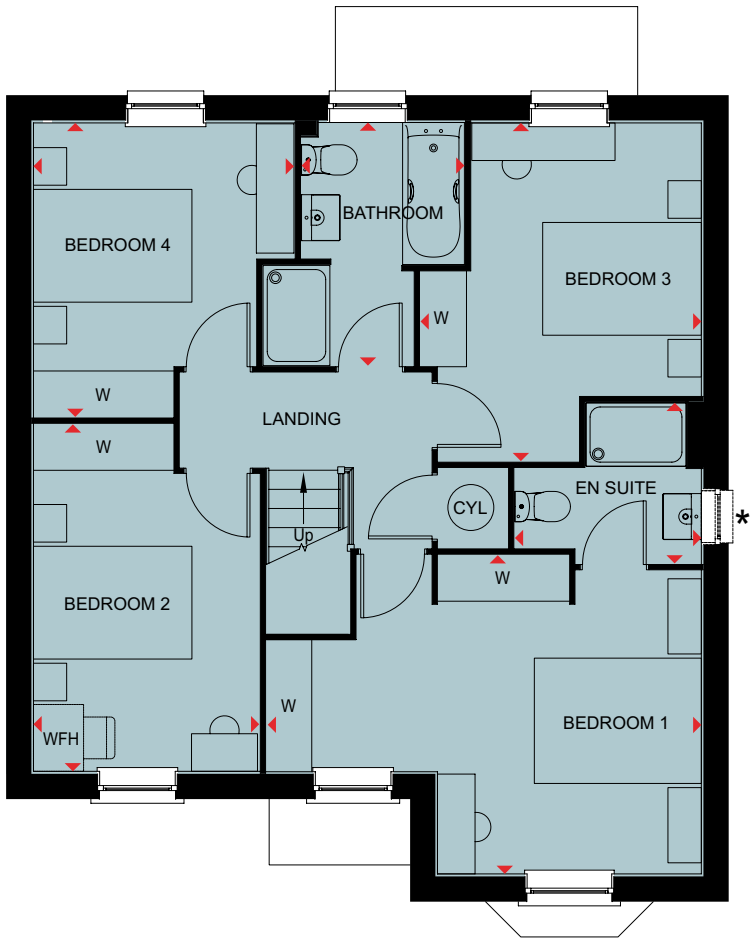
Key

B	Boiler	wm	Washing machine space	f/f	Fridge/freezer space	WFH	Working from home space	W	Wardrobe space
ST	Store	dw	Dishwasher space	td	Tumble dryer space	CYL	Cylinder	◀▶	Dimension location



Ground Floor

Lounge	5767 x 3235 mm	18'11" x 10'7"
Kitchen/Family/Dining	6037 x 4735 mm	19'10" x 15'6"
Utility	2225 x 1877 mm	7'3" x 6'2"
WC	1786 x 895 mm	5'10" x 2'11"



First Floor

Bedroom 1	5195 x 3818 mm	17'0" x 12'6"
En suite	2235 x 1924 mm	7'4" x 6'4"
Bedroom 2	4156 x 2707 mm	13'8" x 8'10"
Bedroom 3	4051 x 3365 mm	13'4" x 11'0"
Bedroom 4	3522 x 3124 mm	11'7" x 10'3"
Bathroom	2913 x 1950 mm	9'7" x 6'5"

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THE KIRKDALE

FOUR BEDROOM DETACHED HOME

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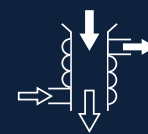
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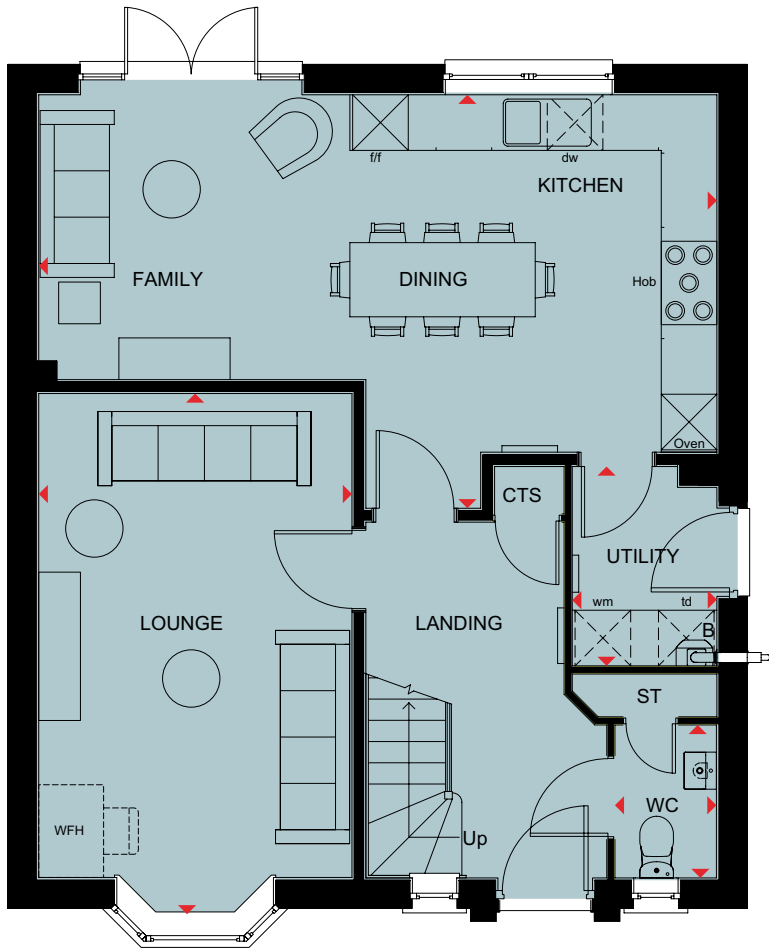
WHERE QUALITY LIVES

THE KIRKDALE

FOUR BEDROOM DETACHED HOME

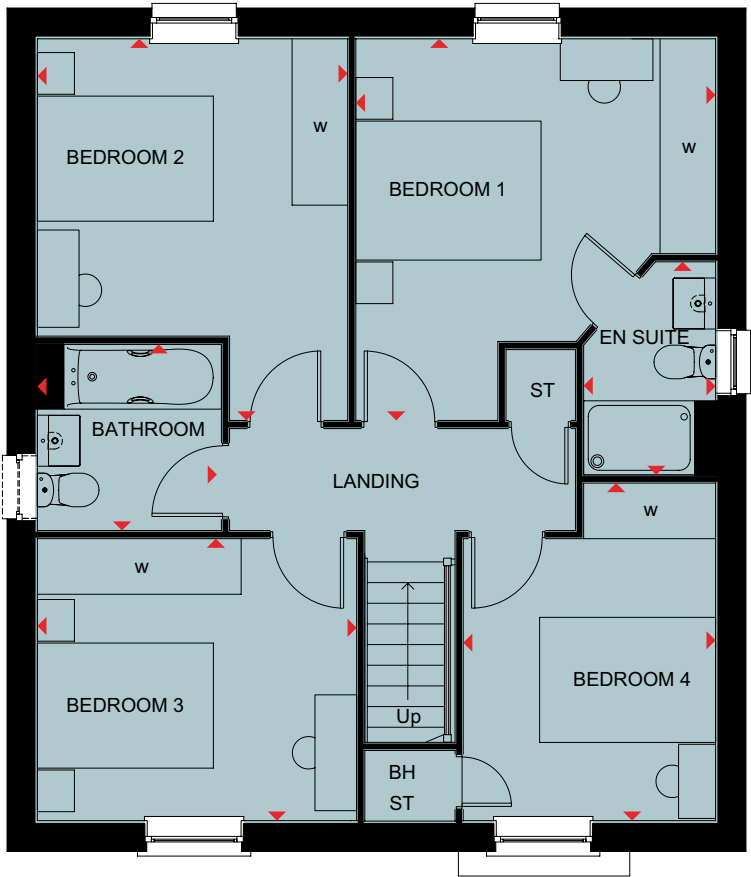
Key

B	Boiler	f/f	Fridge/freezer space	td	Tumble dryer space	◀ ▶	Dimension location
ST	Store	wm	Washing machine space	WFH	Working from home space		
BH ST	Bulkhead Store	dw	Dishwasher space	W	Wardrobe space		



Ground Floor

Lounge	3380 x 5617 mm	11'1" x 18'5"
Kitchen/Family/Dining	7318 x 4460 mm	24'0" x 14'8"
Utility	1561 x 2150 mm	5'1" x 7'1"
WC	1095 x 1650 mm	3'7" x 5'5"



First Floor

Bedroom 1	3885 x 4119 mm	12'9" x 13'6"
En suite	1425 x 2300 mm	4'8" x 7'7"
Bedroom 2	3350 x 4119 mm	11'0" x 13'6"
Bedroom 3	3447 x 3043 mm	11'4" x 10'0"
Bedroom 4	2725 x 3643 mm	8'11" x 12'0"
Bathroom	1987 x 2010 mm	6'6" x 6'7"

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THE INGLEBY

FOUR BEDROOM HOME

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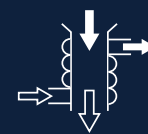
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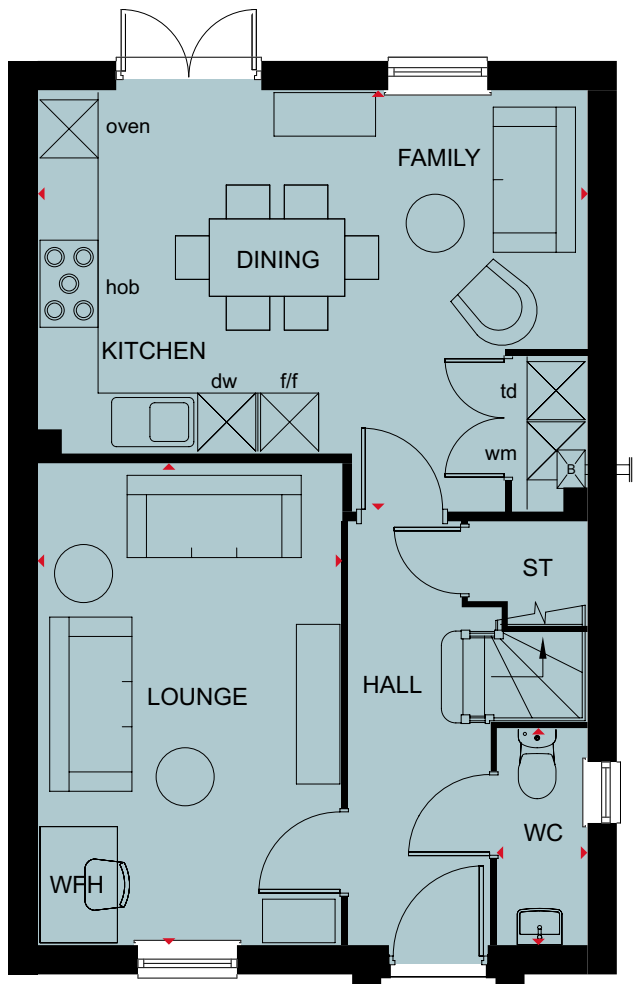
WHERE QUALITY LIVES

THE INGLEBY

FOUR BEDROOM HOME

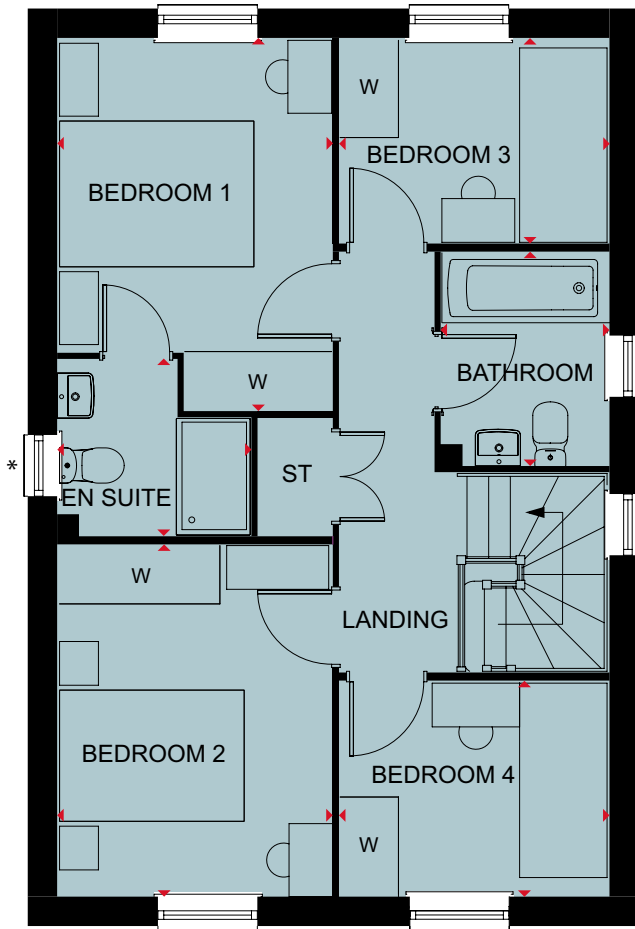
Key

B	Boiler	wm	Washing machine space	f/f	Fridge/freezer space	WFH	Working from home space	◀▶	Dimension location
ST	Store	dw	Dishwasher space	td	Tumble dryer space	W	Wardrobe space		



Ground Floor

Lounge	4925 x 3095 mm	16'2" x 10'2"
Kitchen/Family/Dining	5365 x 4295 mm	18'6" x 14'1"
WC	2206 x 900 mm	7'3" x 2'11"



First Floor

Bedroom 1	3797 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 2073 mm	9'0" x 6'9"
Bedroom 4	2747 x 2181 mm	9'0" x 7'1"
Bathroom	2179 x 1700 mm	7'2" x 5'7"

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THE HOLDEN

FOUR BEDROOM DETACHED HOME

Individual plots may vary, please speak to the Sales Adviser



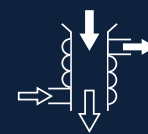
Highly-efficient
insulation



Decentralised
mechanical
extract ventilation
(d-MEV)



Photovoltaic
panels



Waste Water Heat
Recovery
Systems



Argon-filled
double-glazing



Flue Gas Heat
Recovery
System

DAVID WILSON HOMES

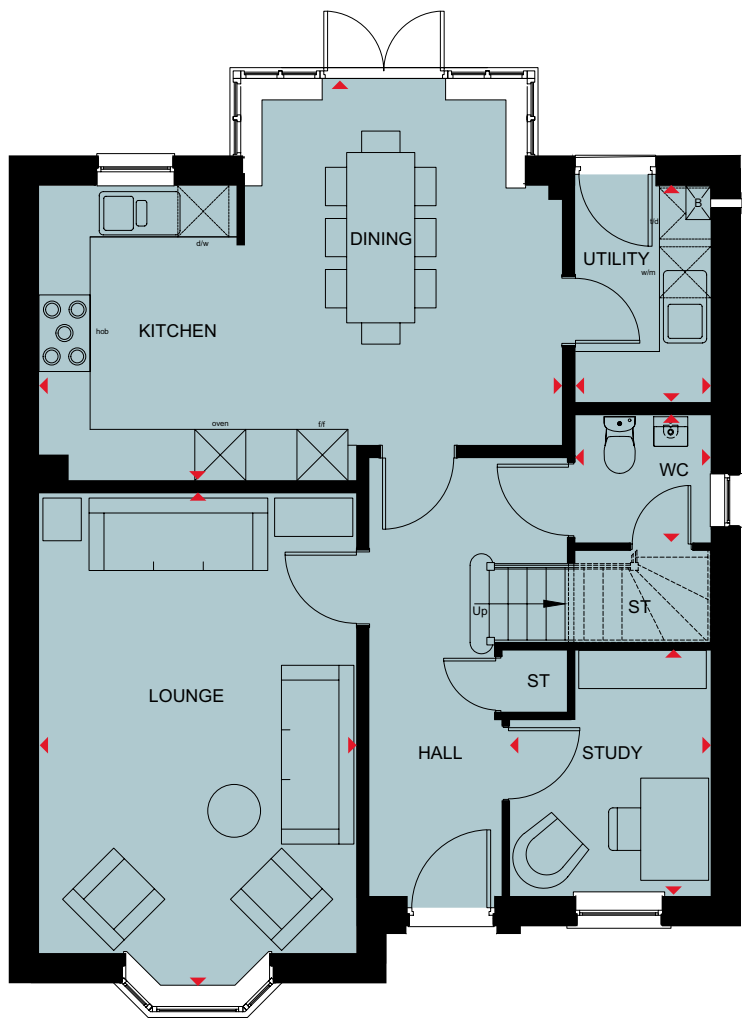
WHERE QUALITY LIVES

THE HOLDEN

FOUR BEDROOM DETACHED HOME

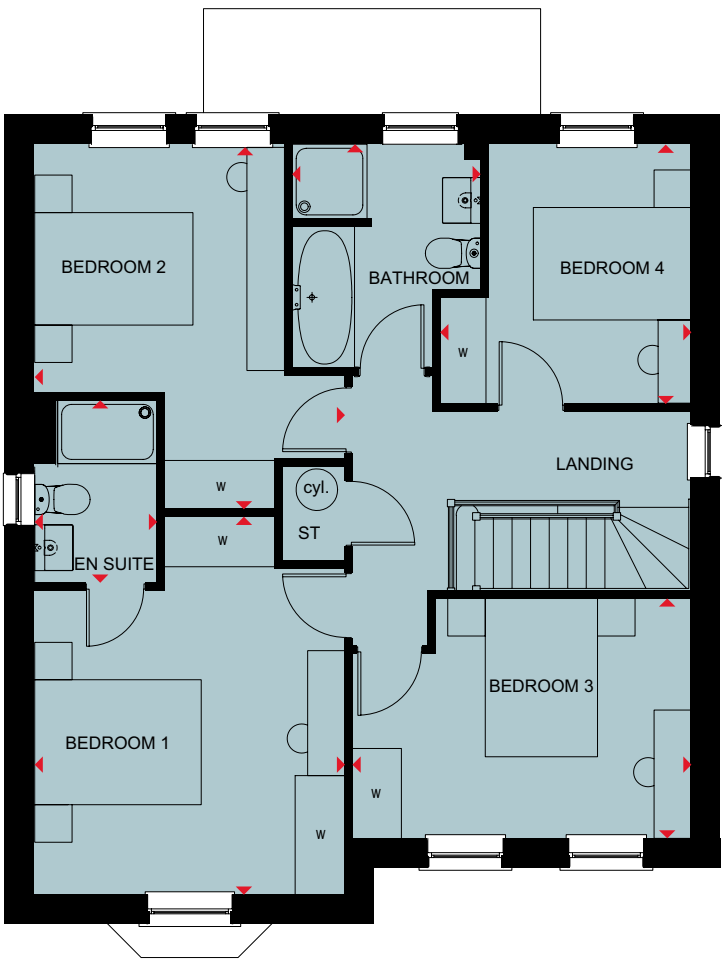
Key

B	Boiler	W	Wardrobe space	wm	Washing machine space	CYL	Cylinder	◄ ►	Dimension location
ST	Store	f/f	Fridge/freezer space	dw	Dishwasher space	td	Tumble dryer space		



Ground Floor

Lounge	5797 x 3723 mm	19'0" x 12'3"
Kitchen/Dining	6142 x 4685 mm	20'2" x 15'4"
Study	2881 x 2361 mm	9'6" x 7'9"
Utility	2545 x 1588 mm	8'4" x 5'3"
WC	1498 x 1588 mm	4'11" x 5'3"



First Floor

Bedroom 1	4538 x 3728 mm	14'11" x 12'3"
En suite	2190 x 1471 mm	7'2" x 4'10"
Bedroom 2	4379 x 3728 mm	14'4" x 12'3"
Bedroom 3	4073 x 2881 mm	13'4" x 9'5"
Bedroom 4	3115 x 3043 mm	10'3" x 10'0"
Bathroom	2689 x 2266 mm	8'10" x 7'5"

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.

THE PARKIN

FOUR BEDROOM TERRACED HOME

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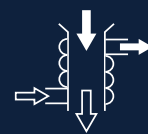
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DAVID WILSON HOMES

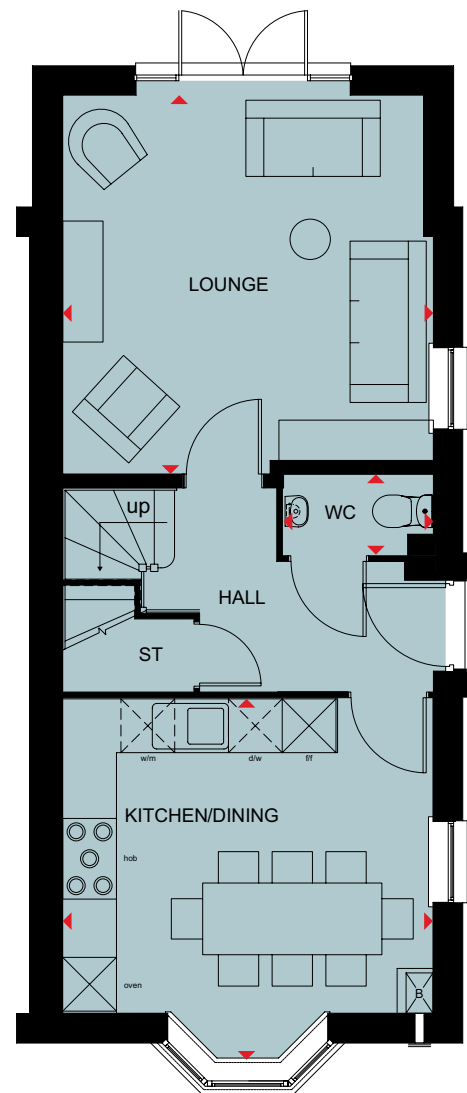
WHERE QUALITY LIVES

THE PARKIN

FOUR BEDROOM TERRACED HOME

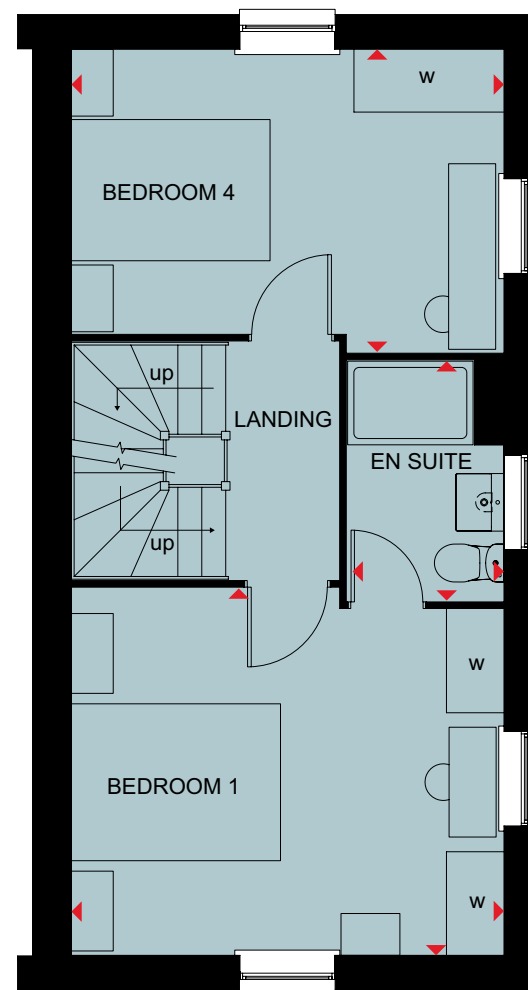
Key

B	Boiler	CYL	Cylinder	wm	Washing machine space	WFH	Working from home space	◀▶	Dimension location
ST	Store	f/f	Fridge/freezer space	dw	Dishwasher space	w	Wardrobe space		



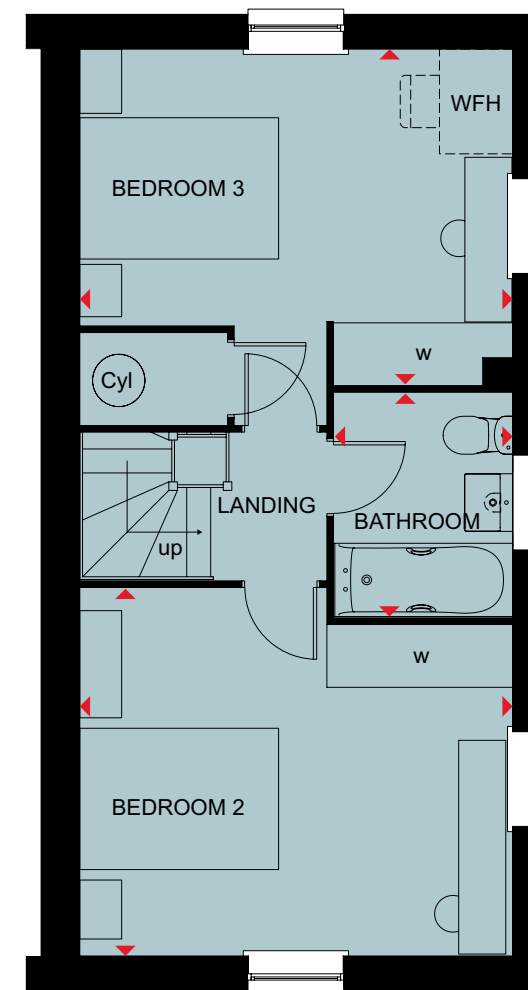
Ground Floor

Lounge	4138 x 4227 mm	13'7" x 13'10"
Kitchen/Dining	4133 x 4028 mm	13'7" x 13'3"
WC	1673 x 896 mm	5'6" x 2'11"



First Floor

Bedroom 1	4138 x 3508 mm	13'7" x 11'6"
En Suite	1448 x 2290 mm	4'9" x 7'6"
Bedroom 4	4138 x 2893 mm	13'7" x 9'6"



Second Floor

Bedroom 2	4138 x 3508 mm	13'7" x 11'6"
Bedroom 3	4138 x 3202 mm	13'7" x 10'6"
Bathroom	1695 x 2131 mm	5'7" x 7'0"

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YOUR BEAUTIFUL

NEW HOME COMES WITH PEACE OF MIND

David Wilson Homes has been crafting beautiful new homes since 1958. Our decades of experience and unrelenting commitment to excellence means that over 90% of our homeowners† would recommend us to a friend, which is why we've been awarded 5 Stars^ by the Home Builders Federation every year since 2010. What's more, our homes come with an NHBC warranty and insurance policy, known as Buildmark, which includes a 2 year builder warranty period, followed by an 8 year insurance cover^.

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 warranty and insurance policy, known as Buildmark, which includes a 2 year builder warranty period, followed by an 8 year insurance cover.

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. †Based on HBF star rating scheme from 2010 to 2021 derived from the NHBC national new homes survey at eight weeks (<https://www.hbf.co.uk/policy/policy-and-wider-work-program/customer-satisfaction-survey/latest-results/>), over 90% of Barratt Developments PLC group customer would recommend our brands to a friend. Barratt Development brands include Barratt London, Barratt Homes and David Wilson Homes. ^We are the only major national housebuilder to be awarded this key industry award every year since 2010. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. ^A two year builder warranty period from legal completion provided by Barratt Homes followed by eight years insurance cover, provided by the NHBC. Please refer to the NHBC website for more information and full exclusions and limitations. Although all of our homes come with an NHBC warranty, it is not always an NHBC Buildmark Warranty. Please speak to a Sales Adviser on your chosen development to confirm which NHBC warranty will apply to your selected plot. 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.

— CREATING A SUSTAINABLE —

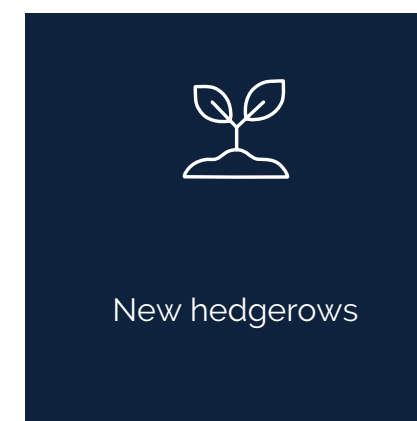
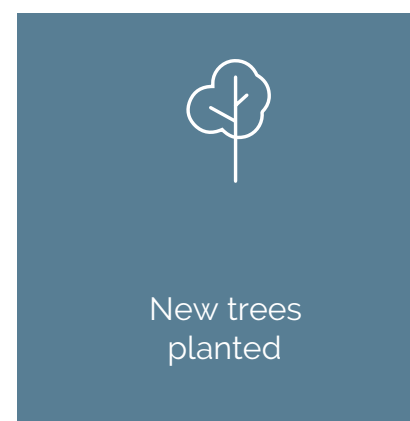
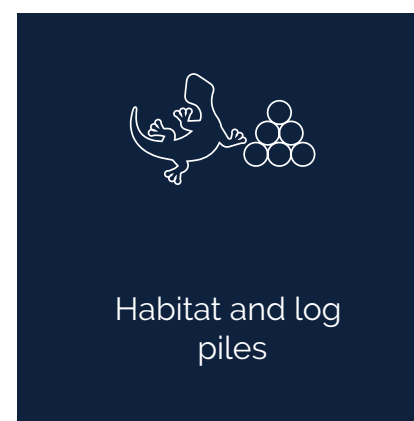
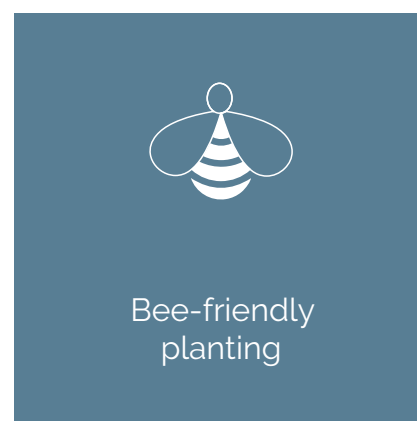
COMMUNITY

WHERE FAMILIES AND NATURE CAN THRIVE

At David Wilson Homes, we do more than simply craft beautiful homes and desirable developments.

We design and build great places that meet the highest standards, and that promote sustainable, healthy and happy living for our customers.

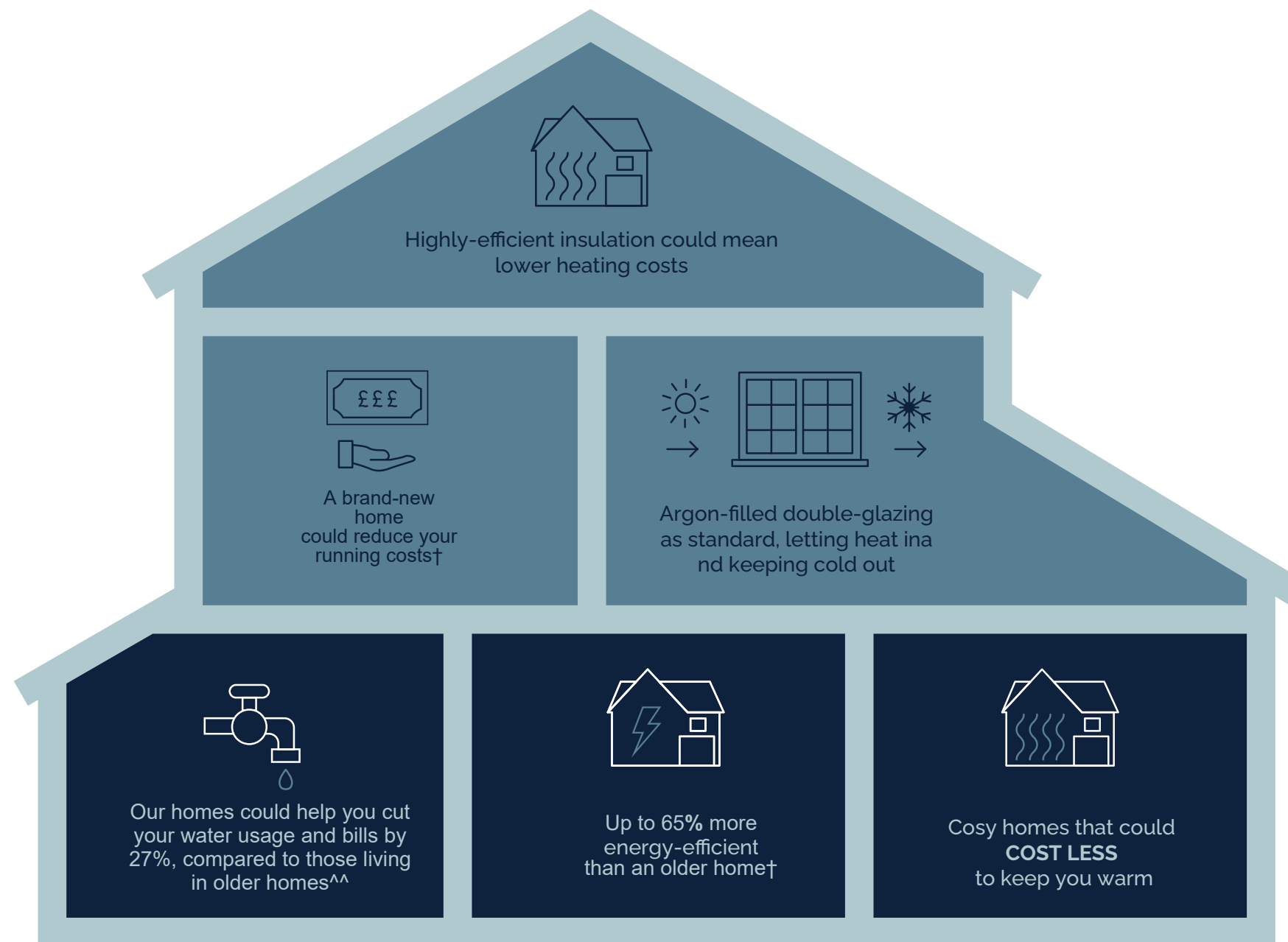
We know we must give our customers confidence that their homes are designed and built to meet the challenges of the future. We do this through creating places where people and nature can thrive.



———— WE'RE HELPING TO MAKE YOUR HOME MORE ————

ENERGY-EFFICIENT

We create low-carbon and efficient homes that are designed and built for better living and meet the challenges of the future.



†Based on Government and Ofgem data in the HBF “Watt a Save” reports which provide annual average usage figures for existing homes vs new-build homes in the UK.

^^Indicative figures, based on HBF data published October 2024. Based on the average new build household using 96,000 litres of water per year, compared to 130,000 litres used by occupants of existing properties.

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.

DAVID WILSON HOMES

WHERE QUALITY LIVES

dwh.co.uk or call **0333 355 8469**

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