



Willow Grove



Willow Grove



- **The Greenwood**
3 bedroom home
- **The Kennett**
3 bedroom home
- **The Blyford**
3 bedroom home
- **The Ingleby**
3 bedroom home
- **The Hertford**
4 bedroom home

- **The Bayswater**
4 bedroom home
- **The Kirkdale**
4 bedroom home
- **The Bradgate**
4 bedroom home
- **The Avondale**
4 bedroom home
- **The Holden**
4 bedroom home

- **Affordable Housing**
- V **Visitor Parking Space**
- BCP **Bin Collection Point**



Gravel path



New tree line



Electric Vehicle charging

Electric vehicle charging points are included on every home. Please speak to your Sales Advisor for specific plot locations



Photovoltaic panels

Photovoltaic panels are included on every home

Giving nature a home on this development:



Hedgehog Highway
Selected plots*

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 and social/affordable housing 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. Willow Grove is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

Willow Grove



- **The Wilford (P204)**
2 bedroom home
- **The Harrowden [BW3]**
2 bedroom FOG
- **The Ingleby Special (WX2)**
3 bedroom home
- **The Fairway (P332)**
3 bedroom home
- **The Kennett (T310)**
3 bedroom home
- **The Hadley (P341)**
3 bedroom home
- **The Ingleby (H403)**
3 bedroom home
- **The Cannington (T321)**
3 bedroom home
- **The Greenwood (T322)**
3 bedroom home
- **The Hurst (H451)**
4 bedroom home
- **The Herford (H470)**
4 bedroom home
- **The Avondale (H456)**
4 bedroom home
- **The Exeter (H418)**
4 bedroom home
- **The Holden (H469)**
4 bedroom home
- **The Parkin (T427)**
4 bedroom home
- **The Buckingham (H597)**
5 bedroom home
- **The Emerson (H500)**
5 bedroom home
- **The Lichfield (H533)**
5 bedroom home
- **The Moorecroft (H536)**
5 bedroom home
- AH **Affordable Housing**
- V **Visitor Parking Space**
- BCP **Bin Collection Point**

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Willow Grove

- | | |
|---|------------------------------|
| David Wilson Homes | ❶ Willow Tree Primary School |
| Barratt Homes | ❷ Wixams Academy |
| Future development by others | ❸ Existing Housing |
| Village Green Way | ★ Sales Centre |
| Lake | |



GIVING NATURE A HOME

BUILDING SUSTAINABLE COMMUNITIES



Throughout the planning process before starting build, we consider where we can introduce nature and where we can strengthen it.

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.



250+

new trees
planted



35 acres

of public open
space



Play

areas for the
community



**Hedgehog
Highways**



**Bat and
Bird**

boxes installed

Features on selected plots only. *We', 'our', 'us' refers to the Barratt Developments PLC Group brands including Barratt Homes, David Wilson Homes and Barratt London. Please speak to a Sales Adviser for details of the features available on the home and development you are interested in. Visit our website for more information. Information correct at time of publishing.



DAVID WILSON HOMES
WHERE QUALITY LIVES



Our homes at Willow Grove are designed to give you more open space, more natural light and an energy-efficient environment. Our homes are designed to be warm and energy efficient thanks to the advanced systems and smart technologies that we use. This means you could enjoy lower energy bills, whatever the weather



**HIGHLY-EFFICIENT
INSULATION**



**FLUE GAS
HEAT RECOVERY**



**ARGON-FILLED
DOUBLE-GLAZING**



**WASTE WATER
HEAT RECOVERY
SYSTEM**



**DECENTRALISED
MECHANICAL EXTRACT
VENTILATION**



**PHOTOVOLTAIC
PANELS**

*These changes apply to individual homes, rather than across an entire development so please liaise with the Sales Adviser on the development you are interested in about the specific inclusion of individual homes. **Please note, there are exemptions for covered car parks, car parks outside of the building boundary and where there are fewer than 10 car parking spaces. On-street parking is also exempt.



DAVID WILSON HOMES
WHERE QUALITY LIVES

BAYSWATER

FOUR BEDROOM HOME



Ground Floor

Lounge	4895 x 3290 mm	16'1" x 10'10"
Kitchen/Family/Dining	5630 x 3680 mm	18'6" x 12'1"
WC	1712 x 1000 mm	5'7" x 3'3"



First Floor

Bedroom 2	2773 x 5341 mm	9'1" x 17'6"
Bedroom 3	3341 x 3517 mm	11'0" x 11'6"
Bedroom 4	2776 x 3686 mm	9'1" x 12'1"
Bathroom	2210 x 1712 mm	7'3" x 5'7"



First Floor

Bedroom 1/		
Dressing Area	5970* x 3463 mm	19'7" x 11'4"
En suite 1	2085 x 1954* mm	6'10" x 6'5"

* Overall floor dimension includes lowered ceiling areas

Key

B	Boiler	w/m	Washing machine	f/f	Fridge freezer space	W	Wardrobe space	↔	Dimension location
ST	Store	d/w	Dishwasher space	WFH	Working from home space	RL	Roof lights		



DAVID WILSON HOMES

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. The images 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, dimensions and energy efficiency features depicted are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.

BDW003839/OCT23

HERTFORD

FOUR BEDROOM HOME



Highly-efficient insulation



Electric car charging point



Decentralised mechanical extract ventilation (dMEV)



Photovoltaic panels



Waste Water Heat Recovery Systems



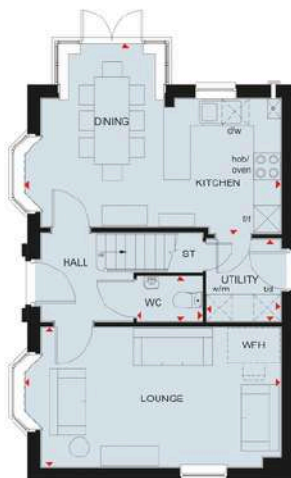
Argon-filled double-glazing



Flue Gas Heat Recovery

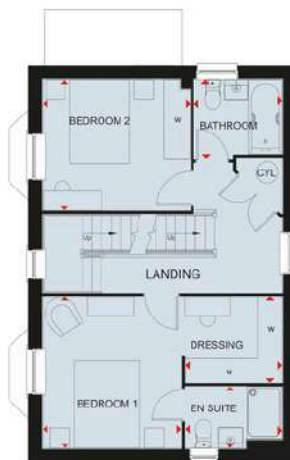


Smart Thermostat



Ground Floor

Lounge	5847 x 3173 mm	19'2" x 10'5"
Kitchen/Dining	5847 x 4177 mm	19'2" x 13'8"
Utility	1850 x 1687 mm	6'1" x 5'6"
WC	1500 x 1014 mm	4'11" x 3'4"



First Floor

Bedroom 1	3463 x 3162 mm	11'4" x 10'4"
En suite	2201 x 1411 mm	7'3" x 4'8"
Dressing room	2201 x 1964 mm	7'3" x 6'5"
Bedroom 2	3362 x 2979 mm	11'0" x 9'9"
Bathroom	2000 x 1801 mm	6'7" x 5'11"



Second Floor

Bedroom 3	4534 x 2979 mm	14'11" x 9'9"
Bedroom 4	3463 x 2529 mm	11'4" x 8'4"
Shower room	2433 x 1464 mm	8'0" x 4'10"

* Overall floor dimension includes lowered ceiling areas

Key

B	Boiler	CYL	Cylinder	d/w	Dishwasher space	t/d	Tumble dryer space	w	Wardrobe space
ST	Store	t/f	Fridge freezer space	w/m	Washing machine space	WFH	Working from home space	•	Dimension location



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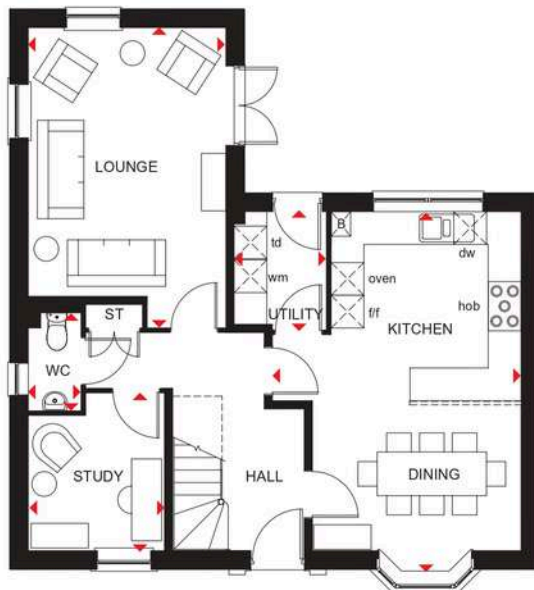
BDW003839/OCT23

THE AVONDALE

FOUR BEDROOM HOME



This tasteful, double-fronted, detached home, with elegant sash-style windows, provides plenty of flexible living space. The Avondale's generous open-plan kitchen has a dedicated dining area with an attractive bay window, and a separate utility room. A large, triple-aspect lounge leads to the garden via French doors and a separate study provides quiet space to work. Upstairs are four double bedrooms, the main with en suite, and a family bathroom with bath and shower.



Ground Floor

Lounge	5490 x 3615 mm	18'0" x 11'10"
Kitchen/Dining	6600 x 4550 mm	21'7" x 14'11"
Utility	2164 x 1687 mm	7'2" x 5'6"
Study	2885 x 2490 mm	9'5" x 8'2"
WC	1793 x 963 mm	5'10" x 3'1"



First Floor

Bedroom 1	5720 x 3615 mm	18'9" x 11'10"
En suite	2151 x 1435 mm	7'0" x 4'8"
Bedroom 2	5227 x 2800 mm	17'1" x 9'2"
Bedroom 3	3566 x 3316 mm	11'8" x 10'10"
Bedroom 4	4376 x 2550 mm	14'4" x 8'4"
Bathroom	2871 x 1929 mm	9'5" x 6'4"

Key

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

dwh.co.uk



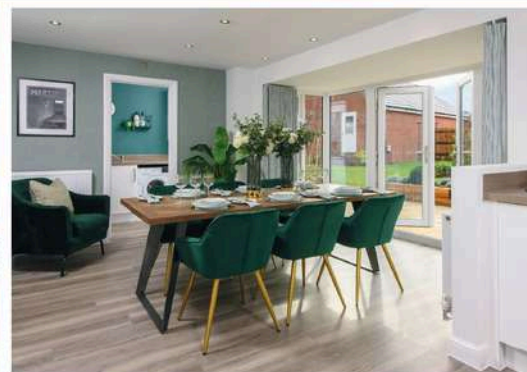
DAVID WILSON HOMES
WHERE QUALITY LIVES

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BDW001905/OCT22

HOLDEN

FOUR BEDROOM DETACHED HOME



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"

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		



DAVID WILSON HOMES

THE BUCKINGHAM

FIVE BEDROOM HOME

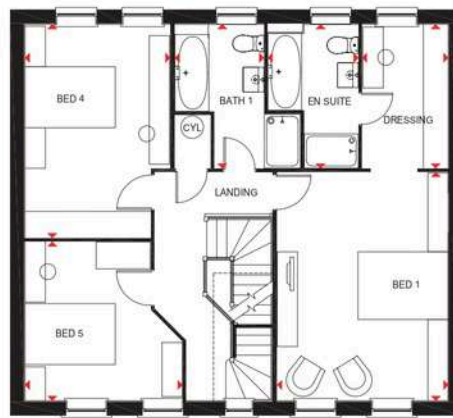


Designed over two-and-a-half floors, the Buckingham is a very spacious detached family home. The hub of the house is the large open-plan kitchen and breakfast room with family area leading to the dining room. Both have access onto the rear garden via elegant French doors. There is also a separate utility. The front-aspect lounge provides ample room for everyone to relax, and there's quiet space to work in the study. The first floor has an expansive main bedroom with full en suite and dressing area. Two further double bedrooms and a bathroom with shower can be found here too. Upstairs again and there are two more double bedrooms and another bathroom with shower.



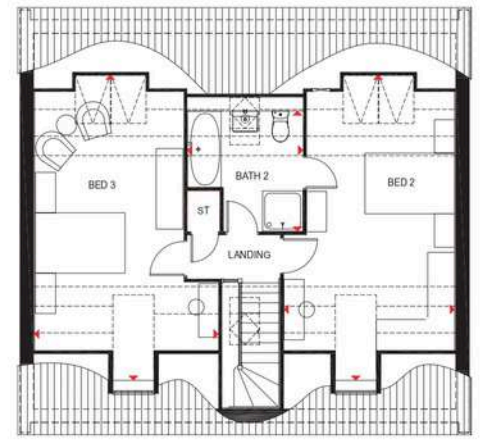
Ground Floor

Lounge	5050 x 3750 mm	16'7" x 12'4"
Kitchen/Family/Breakfast	6130 x 4151 mm	20'1" x 13'7"
Dining	3201 x 3100 mm	10'6" x 10'2"
Study	3006 x 2850 mm	9'10" x 9'4"
Utility	1861 x 1595 mm	6'1" x 5'3"
WC	1595 x 900 mm	5'3" x 2'11"



First Floor

Bedroom 1	5037 x 3785 mm	16'6" x 12'5"
Dressing	3214 x 1898 mm	10'7" x 6'3"
En suite	3214 x 2011 mm	10'7" x 6'7"
Bedroom 4	4730 x 3213 mm	15'6" x 10'6"
Bedroom 5	3521 x 3486 mm	11'7" x 11'5"
Bathroom 1	3214 x 1969 mm	10'7" x 6'5"



Second Floor

Bedroom 2	6693 x 3811 mm	22'0" x 12'6"
Bedroom 3	6693 x 4101 mm	22'0" x 13'5"
Bathroom 2	2575 x 2266 mm	8'6" x 7'5"

*Overall floor dimensions include lowered ceiling areas

Key

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

dwh.co.uk



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WHERE QUALITY LIVES

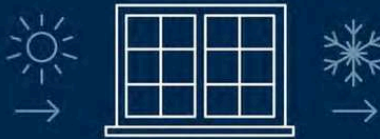
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BDW001905/OCT22

WE'RE HELPING TO MAKE YOUR HOME MORE ENERGY EFFICIENT



Clever design cuts water use by up to **27%** per day per person



Argon-filled double-glazing as standard, letting heat in and keeping cold out



Up to **65%** more energy-efficient



Save up to **£979** per year on energy bills



Highly-efficient insulation could mean lower heating costs



Advanced systems and smart technologies in all our homes

*Indicative figures, based on Government and Ofgem data in the HBF "Watt a Save" report published January 2025 which provides annual average usage figures for existing homes vs new-build homes in the UK.



DAVID WILSON HOMES
WHERE QUALITY LIVES

PART EXCHANGE

With us as your guaranteed buyer, you could be in your new sooner than you think!

1

GET IN TOUCH

Discover your ideal new home at your chosen development

2

ORGANISE A MEETING WITH A FINANCIAL ADVISER

We'll book you an appointment to speak to a Financial Expert to understand how much you can borrow

3

CHOOSE YOUR NEW HOME

We will hold your dream home off the market pending the valuations on your current property

4

WE'LL MAKE AN OFFER ON YOUR CURRENT HOME

We'll arrange two independent valuations of your current property and then agree a selling price with you at fair value for your home - based on a presumed sale within 8 - 10 weeks

5

WE BUY YOUR OLD HOUSE AND YOU RESERVE YOUR NEW HOME

Once you accept our formal offer, we'll start the legal process to buy your home

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. Part Exchange is only available on selected plots and developments in England, Wales or Scotland and is subject to our standard terms and conditions. Part Exchange will only be available where the existing property being traded in is no more than 70% of the selling price of the plot you are considering purchasing. Terms and conditions apply, see website for details. It is subject to use of a Barratt Homes nominated estate agent to market and sell your existing home. Barratt Homes will pay the nominated estate agent's fees provided you go on to buy a new Barratt home.



DAVID WILSON HOMES

WHERE QUALITY LIVES

MOVEMAKER

Take the hassle out of selling your existing home. We could get you moving to a brand new David Wilson home in just 5 simple steps.

1

FIND YOUR HOME

Discover your ideal new home at your chosen development and complete a Movemaker application.

2

VALUE YOUR EXISTING PROPERTY

We will instruct two estate agents who will arrange independent valuations of your current property.

3

AGREE THE SELLING PRICE

Once a price is agreed the Movemaker agreement can then be completed and the estate agent will begin to market your property.

4

FIND A BUYER

The estate agent will help to complete the sale smoothly and efficiently. Remember, we will cover their fees then manage the sale for you.

5

MOVING DAY

Now you can move into your dream David Wilson home, saving money and hassle.

Offer available on selected plots only, terms and conditions apply. Speak to one of our sales advisers now or visit our website. Following withdrawal or termination of any offer, we reserve the right to extend, reintroduce or amend any such offer as we see fit at any time. Purchasers must sign a Movemaker Agreement with us. Offer is subject to use of a Barratt Homes nominated estate agent to market and sell your existing home. Barratt Homes will pay the nominated estate agent's fees provided you go on to buy a new Barratt home.



DAVID WILSON HOMES
WHERE QUALITY LIVES



NEW HOMES QUALITY CODE

Housebuilders and developers who build new homes will be expected to register with the New Homes Quality Board (NHQB). As long as a housebuilder or developer has followed the correct registration process, including completing the necessary training, introducing a complaints procedure, and following other processes and procedures that are needed to meet the requirements of this New Homes Quality Code (the code), they will become a registered developer.

Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions of the New Homes Ombudsman, they may have action taken against them, including being removed from the register of registered developers.

The code sets out the requirements that registered developers must meet. The code may be updated from time to time to reflect changes to industry best practice as well as the decisions of the New Homes Ombudsman Service.

All homes built by registered developers must meet building-safety and other regulations. All registered developers should aim to make sure there are no snags or defects in their properties before the keys are handed over to a customer. If there are any snags or defects, these should be put right within the agreed timescales.

WHAT THE CODE COVERS

For the purposes of this code, 'customer' means a person who is buying or intends to buy a new home which they will live in or give to another person. (If a new home is being bought in joint names, 'the customer' includes all the joint customers.) However, the New Homes Quality Board have also started work to consider other groups of customers and what they should be able to expect from a new home. This includes shared owners and people who are buying a new home to let to other people. Any changes the New Homes Quality Board make to the code to reflect the needs of other groups of customers will be developed through consultation, and they will continually assess and review the effectiveness of the code, and any new laws or regulations that apply. Other areas which are not covered by the code are claims for loss of property value or blight (where a property falls in value or becomes difficult to sell because of major public work in the area), personal injury or claims that are not covered by the scheme rules of the New Homes Ombudsman Service.





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