

HERITAGE GRANGE

AT UPPER LIGHTHORNE



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 offer a range of spacious bedroom designs, located in highly desirable locations.

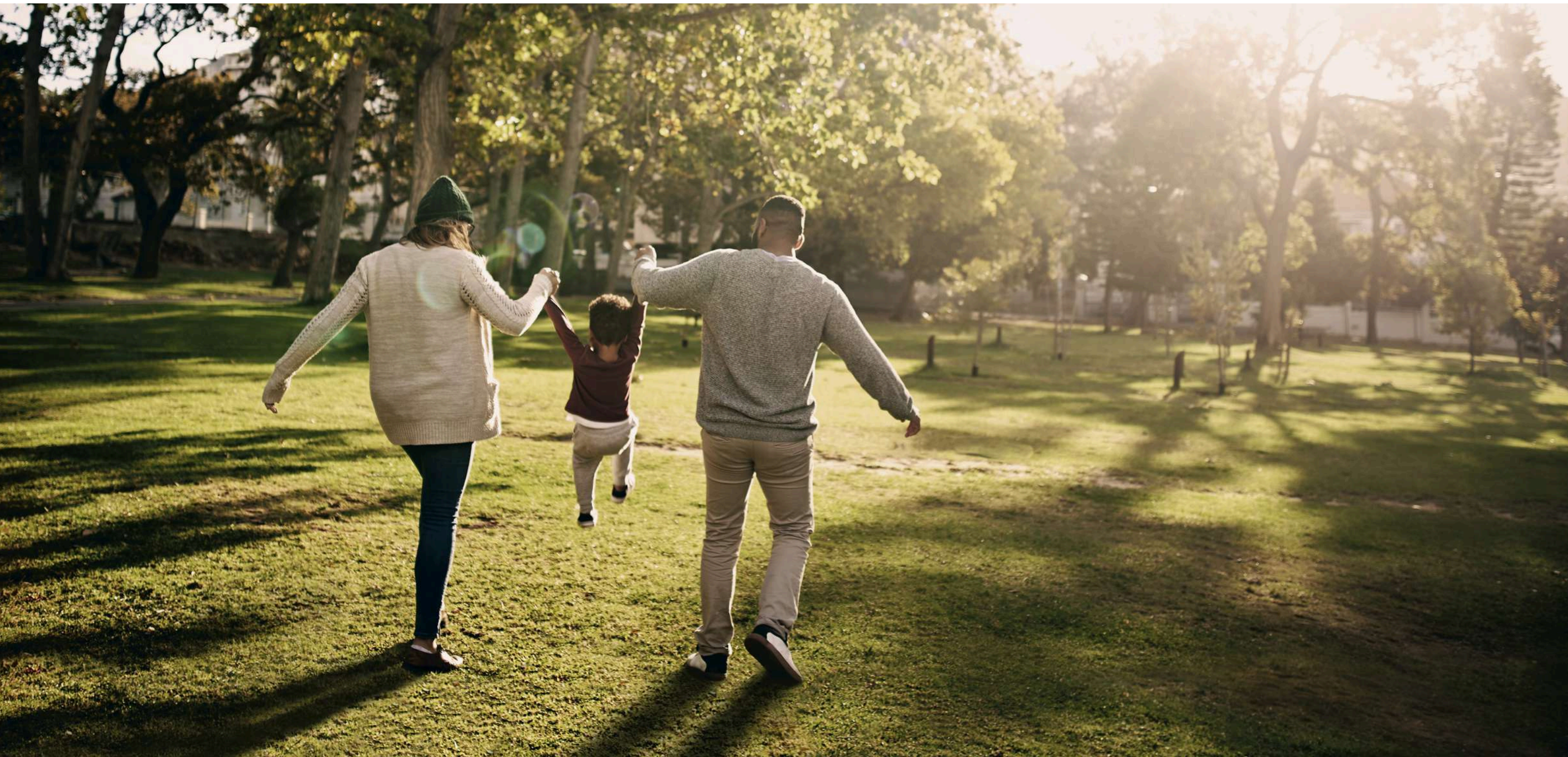
We would encourage you to come and experience the David Wilson Difference and we look forward to seeing you at one of our many developments.




DAVID WILSON HOMES
WHERE QUALITY LIVES

CREATING A SUSTAINABLE COMMUNITY

WHERE FAMILIES AND NATURE CAN THRIVE AT HERITAGE GRANGE



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.

 14.3 acres of public open space	 42 bat and bird boxes installed	 5,274 new trees planted	 Biodiversity areas	 4 wildflower meadows
 5 orchard areas	 Play area	 13,383 new saplings and hedgerow	 7.5 acres of bee friendly planting	 420 metres of hedgehog highways
 4 habitat and log piles	 Electric car chargers with selected homes	 New community allotments		

HERITAGE GRANGE

AT UPPER LIGHTHORNE

- **The Wilford**
2 bedroom home
- **The Greenwood**
3 bedroom home
- **The Kennett**
3 bedroom home
- **The Archford**
3 bedroom home
- **The Hadley**
3 bedroom home
- **The Bayswater**
4 bedroom home
- **The Kirkdale**
4 bedroom home
- **The Hereford**
4 bedroom home
- **The Hertford**
4 bedroom home
- **The Exeter**
4 bedroom home
- **The Holden**
4 bedroom home
- **The Hollinwood**
4 bedroom home
- **The Emerson**
5 bedroom home
- **Affordable Housing**

BS Bin Store CS Cycle Store

V Visitor Parking Space

BCP Bin Collection Point

S/S Substation



New Tree Line



Balancing Pond



Existing Trees



Please refer to
working drawings
for specific PV information



Electric Vehicle Charging

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

Giving nature a home
on this development:



Hedgehog Highway
Selected plots*

Positioning of our sustainability features are subject
to change. Speak to a Sales Adviser for more
information.

Existing Development
by
David Wilson Homes



See the Difference at dwh.co.uk



DAVID WILSON HOMES

WHERE QUALITY LIVES

Images and development layouts are for illustrative purposes, should be used for general guidance only and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Development layouts including house types and tenures, the location of affordable housing, parking arrangements, play areas, landscaping and public open spaces are subject to change including any changes required due to a change in planning permission. Heritage Grange is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

BWA17 PL102 Rev: L

THE ARCHFORD

THREE BEDROOM TERRACED HOME



Highly-efficient insulation



Electric car charging point



Photovoltaic panels



Waste Water Heat Recovery Systems



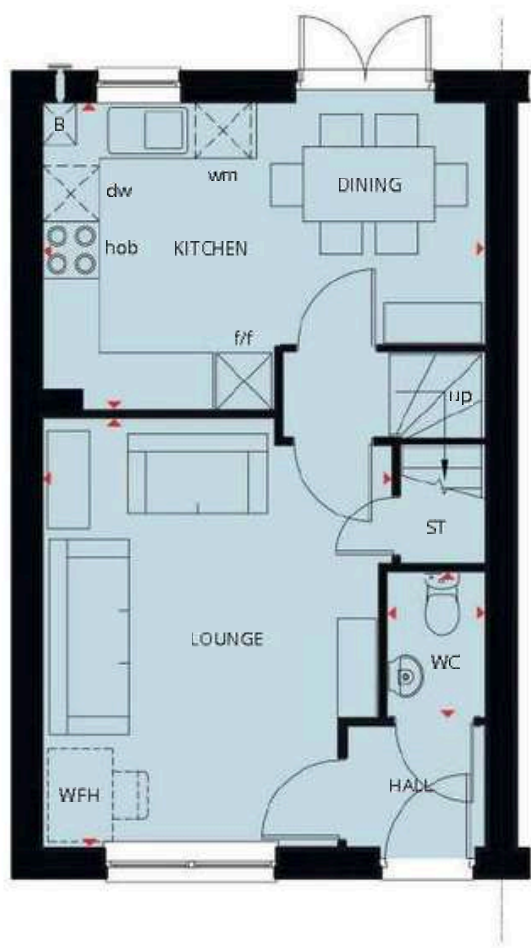
Argon-filled double-glazing



Flue/Gas Heat Recovery System

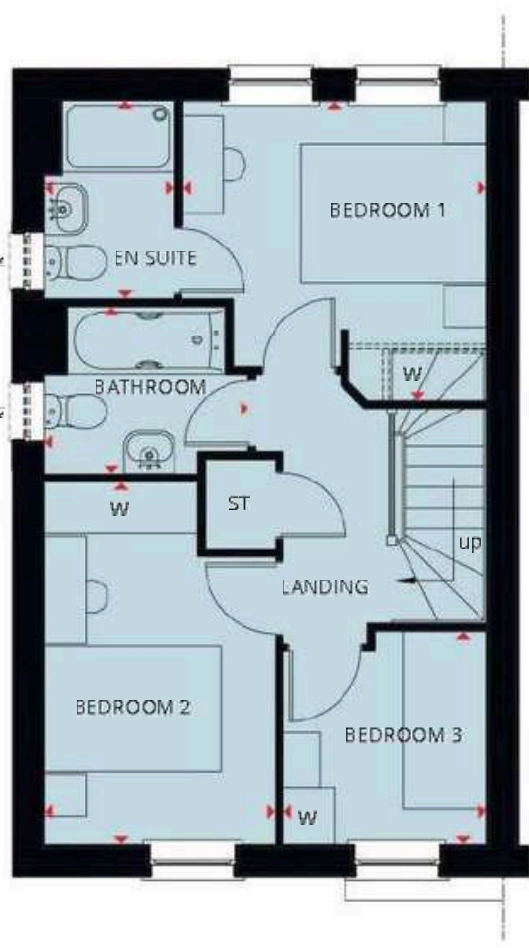


Decentralised mechanical extract ventilation (d-MEV)



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"



* optional window refer to sales advisor for individual plots

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"

Key

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

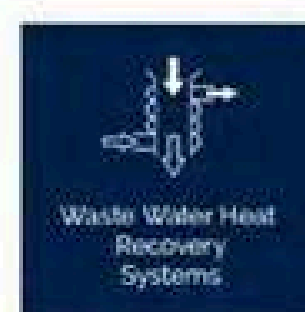
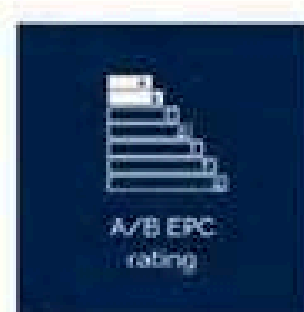
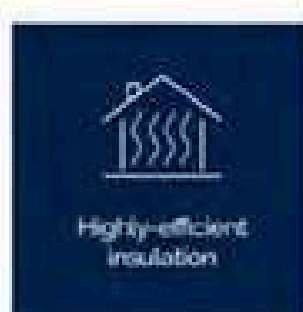
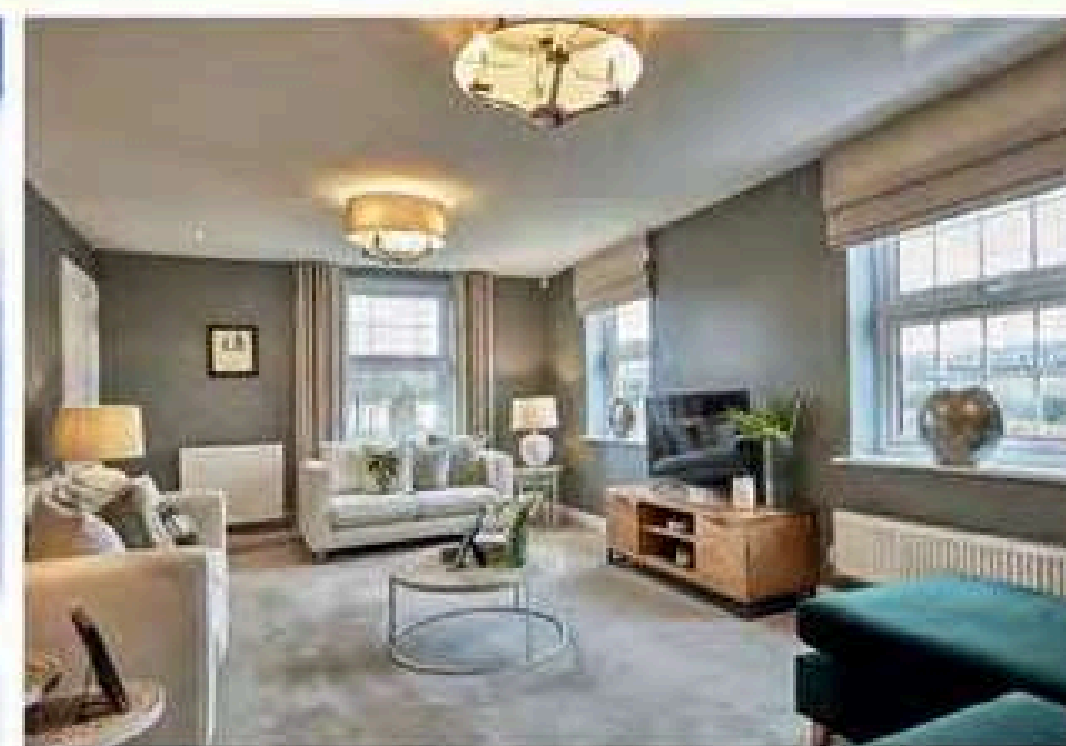


DAVID WILSON HOMES

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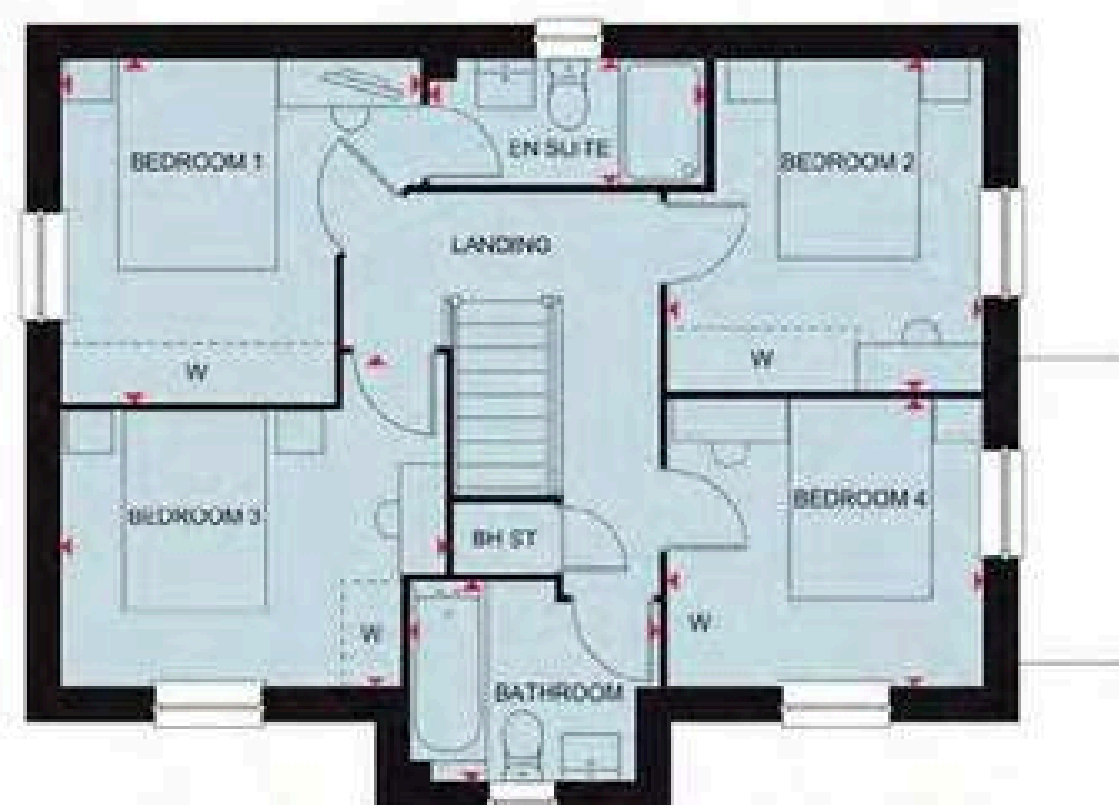
HOLLINWOOD

FOUR BEDROOM HOME



Ground Floor

Lounge	3600 x 5978 mm	11'10" x 19'7"
Kitchen/Dining	5978 x 4711 mm	19'7" x 15'5"
Utility	1550 x 2312 mm	5'1" x 7'7"
WC	1014 x 1600 mm	3'4" x 5'3"
Hall	2127 x 2004 mm	7'0" x 6'7"



First Floor

Bed 1	3462 x 3260 mm	11'4" x 10'8"
En Suite	2574 x 1200 mm	8'5" x 4'0"
Bed 2	3010 x 3150 mm	9'10" x 10'4"
Bed 3	3561 x 3159 mm	12'0" x 10'4"
Bed 4	3010 x 2739 mm	9'10" x 9'0"
Bath	2372 x 1900 mm	7'9" x 6'3"
Landing	3791 x 3006 mm	12'5" x 9'10"

Key

B Boiler	BH ST Bulkhead Store	d/w Dishwasher space	f/d Tumble dryer space	Dimension location
ST Store	w/m Washing machine space	f/f Fridge/freezer space	W Wardrobe space	

A3 specification

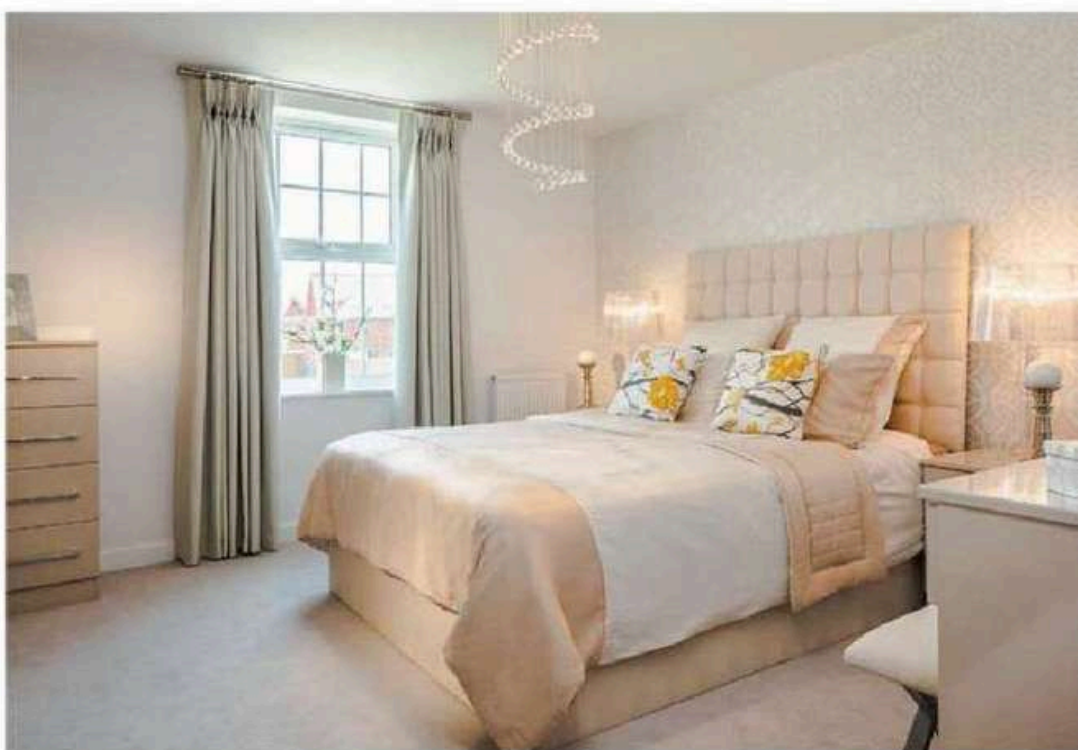


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THE HEREFORD

FOUR BEDROOM HOME



Highly-efficient insulation



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



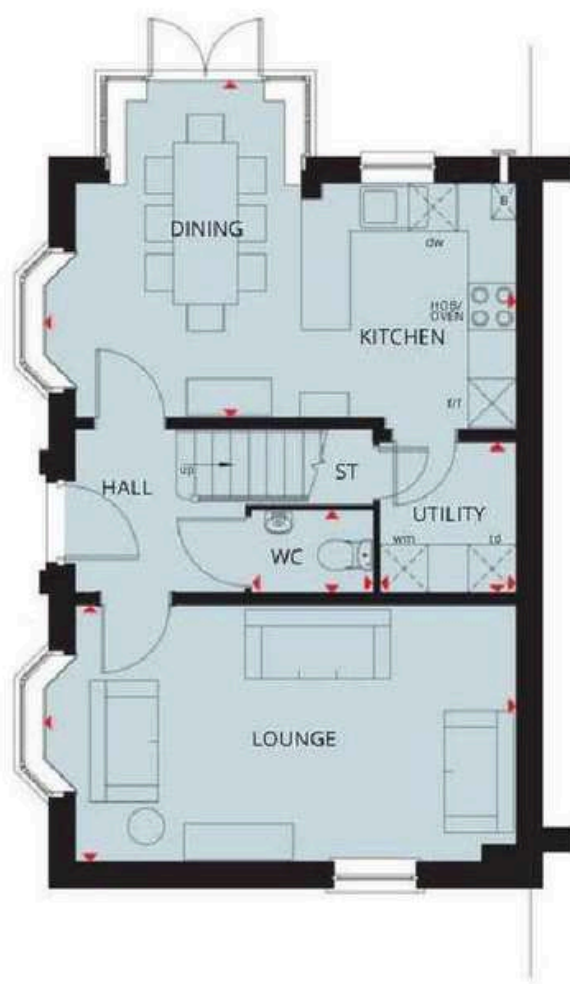
Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



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 1688 mm	6'1" x 5'6"
W.C	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 1414 mm	7'3" x 4'8"
Dressing	2201 x 1960 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"



First 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
ST	Store	wm	Washing machine space

dw	Dishwasher space	f/f	Fridge freezer space
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td	Tumble dryer space	WFH	Working from home space
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W	Wardrobe space	↔	Dimension location
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DAVID WILSON HOMES

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HOLDEN

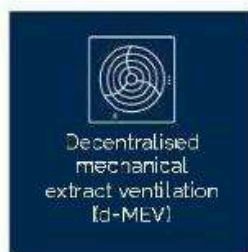
FOUR BEDROOM DETACHED HOME



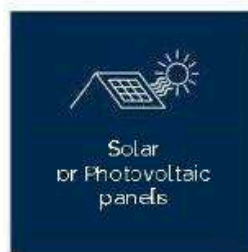
Highly-efficient insulation



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



Solar or Photovoltaic panels



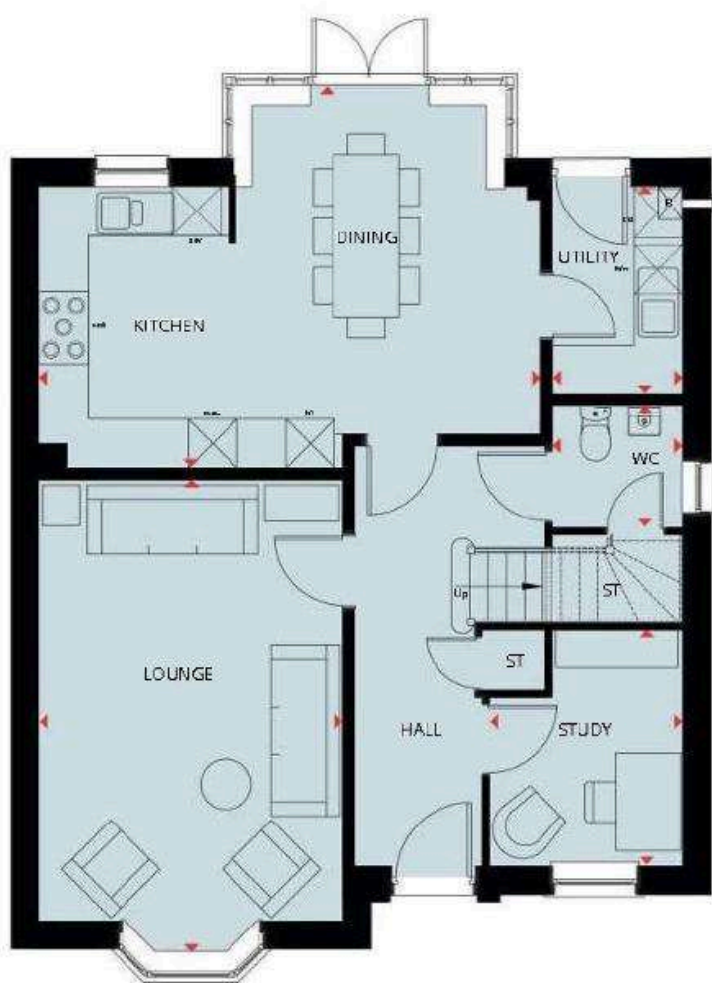
Waste Water Heat Recovery Systems



Argon-filled double-glazing

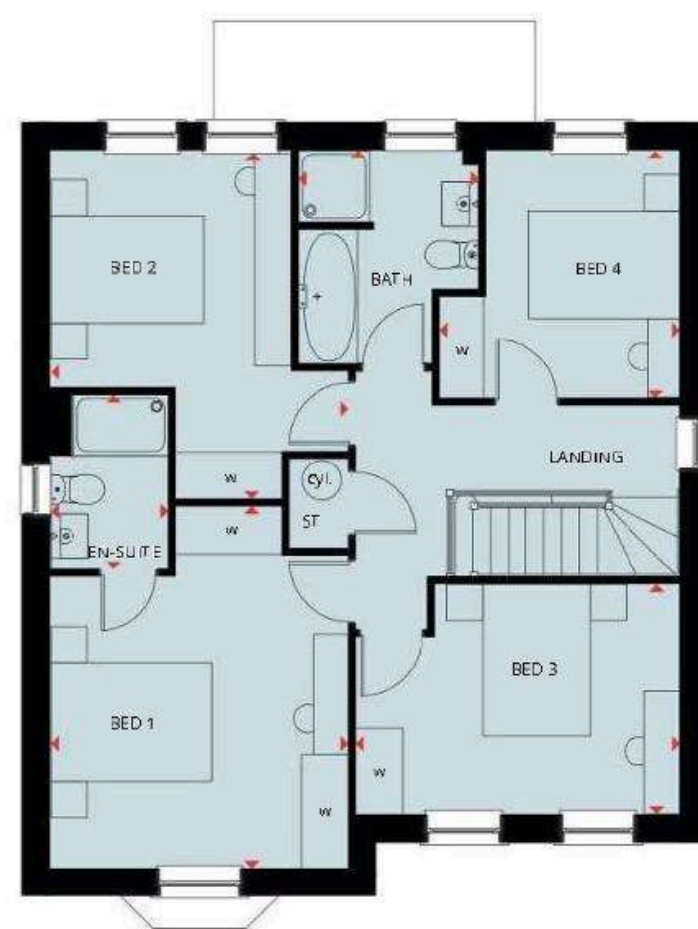


Flue Gas Heat Recovery System



Ground Floor

Lounge	5'9'7" x 3'7'23" mm	19'0" x 12'3"
Kitchen/Dining	6'14'2" x 4'6'85" mm	20'2" x 15'4"
Study	2'8'81" x 2'3'61" mm	9'6" x 7'9"
Utility	2'5'45" x 1'5'88" mm	8'4" x 5'3"
WC	1'4'98" x 1'5'88" mm	4'11" x 5'3"



First Floor

Bedroom 1	4'5'38" x 3'7'28" mm	14'11" x 12'3"
En Suite	2'1'90" x 1'4'71" mm	7'2" x 4'10"
Bedroom 2	4'3'79" x 3'7'28" mm	14'4" x 12'3"
Bedroom 3	4'0'73" x 2'8'81" mm	13'4" x 9'5"
Bedroom 4	3'1'15" x 3'0'43" mm	10'3" x 10'0"
Bathroom	2'6'89" x 2'2'66" 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 EXETER

FOUR BEDROOM DETACHED HOME



Flue Gas Heat Recovery



Highly-efficient insulation



Electric car charging point



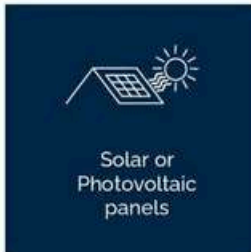
Decentralised mechanical extract ventilation (d-MEV)



Argon-filled double-glazing



Waste Water Heat Recovery Systems



Solar or Photovoltaic panels



Ground Floor

Lounge	5088 x 3845 mm	16'8" x 12'8"
Kitchen/Family/Dining	5988 x 4775 mm	19'8" x 15'9"
Utility	3078 x 1720 mm	10'1" x 5'8"
WC	1650 x 1496 mm	5'5" x 4'11"

Key

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



First Floor

Bedroom 1	3850 x 3706 mm	12'8" x 12'2"
En Suite	2310 x 1711 mm	7'7" x 5'7"
Bedroom 2	4208 x 4083 mm	13'10" x 13'5"
Bedroom 3	4208 x 3520 mm	13'10" x 11'7"
Bedroom 4	3586 x 2926 mm	11'9" x 9'7"
Bathroom	3046 x 1886 mm	10'0" x 6'2"

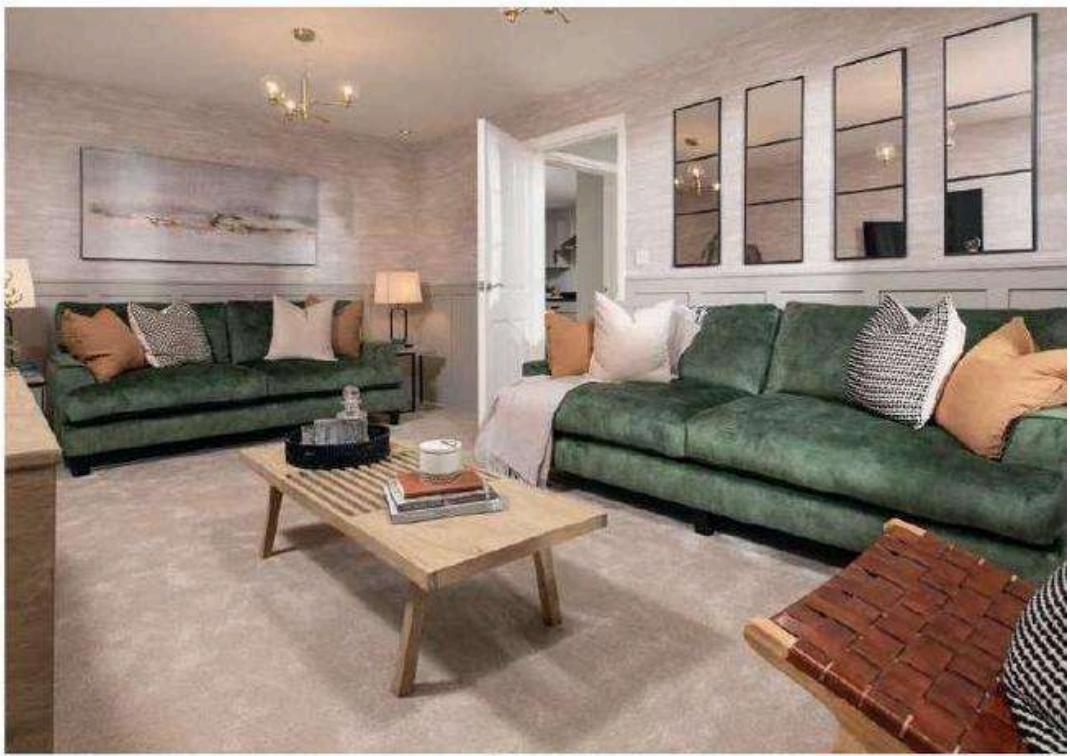


DAVID WILSON HOMES

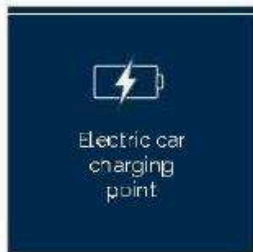
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KIRKDALE

FOUR BEDROOM DETACHED HOME



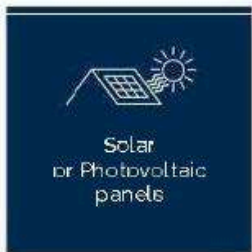
Highly-efficient insulation



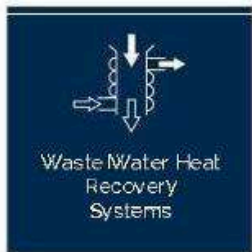
Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



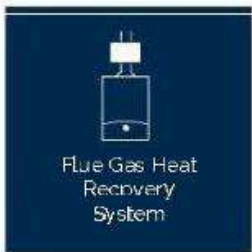
Solar or Photovoltaic panels



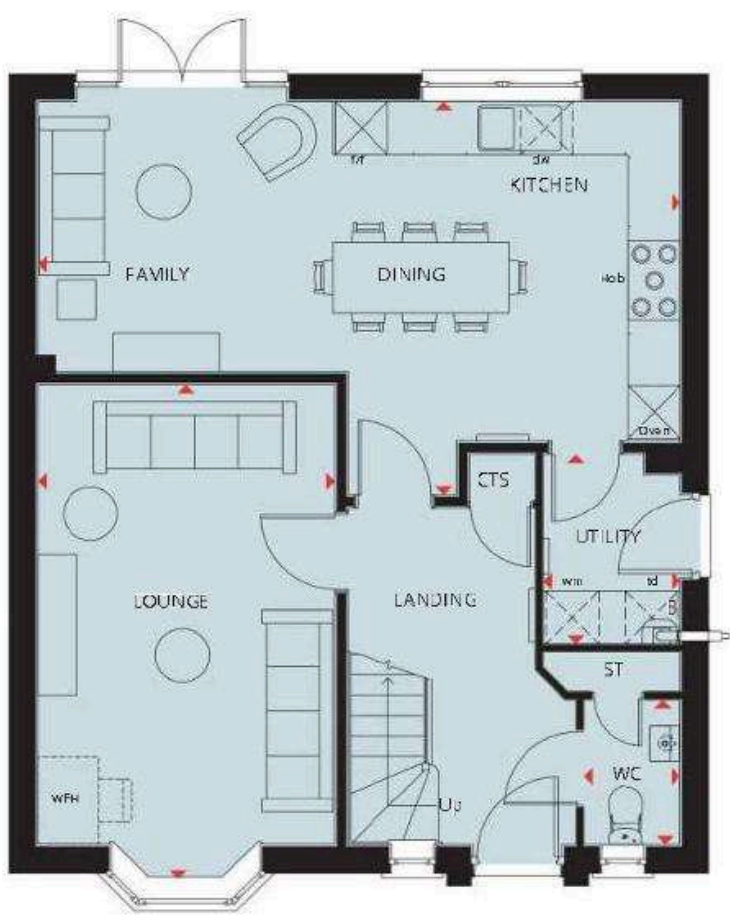
Waste/Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery System



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"

Key

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



DAVID WILSON HOMES

EMERSON

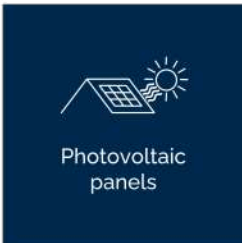
FIVE BEDROOM HOME



Highly-efficient insulation



Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



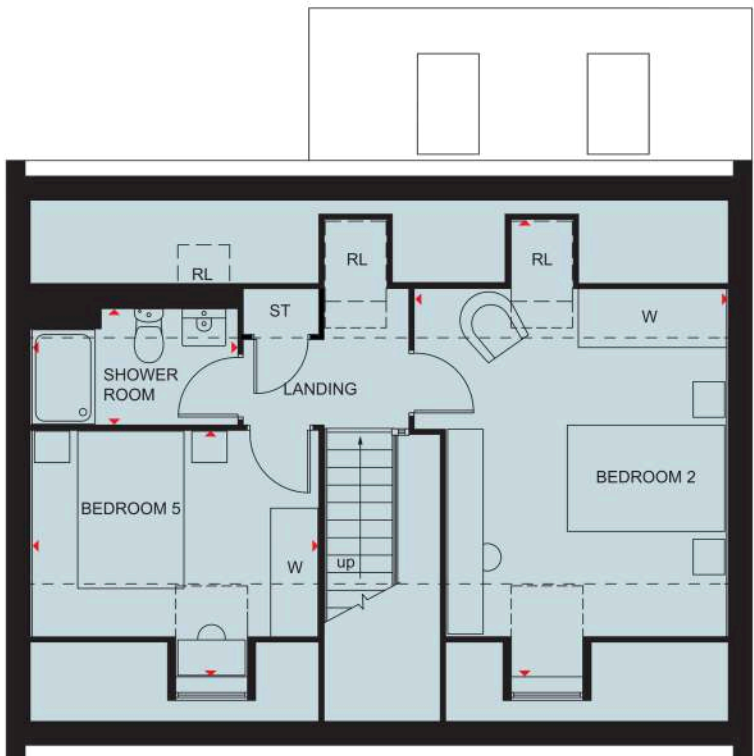
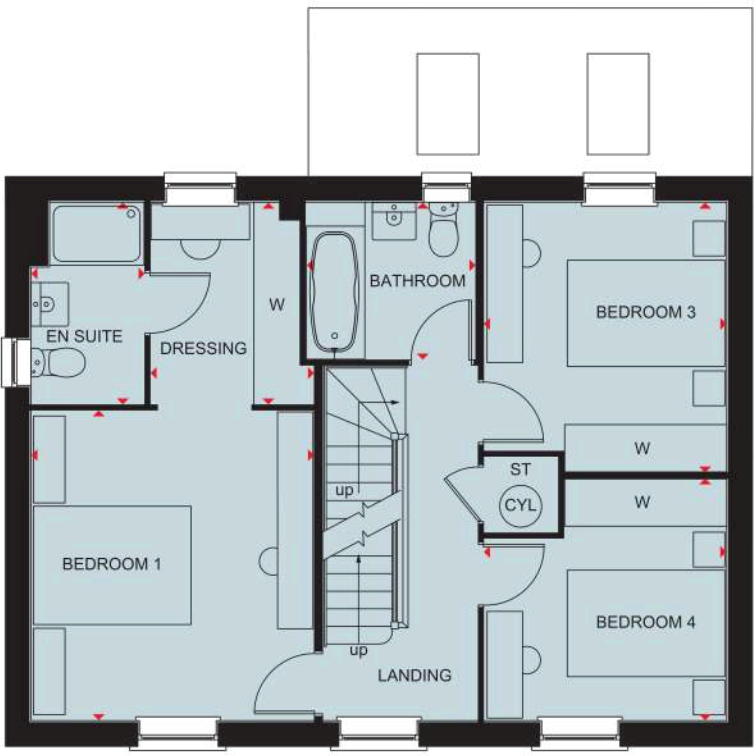
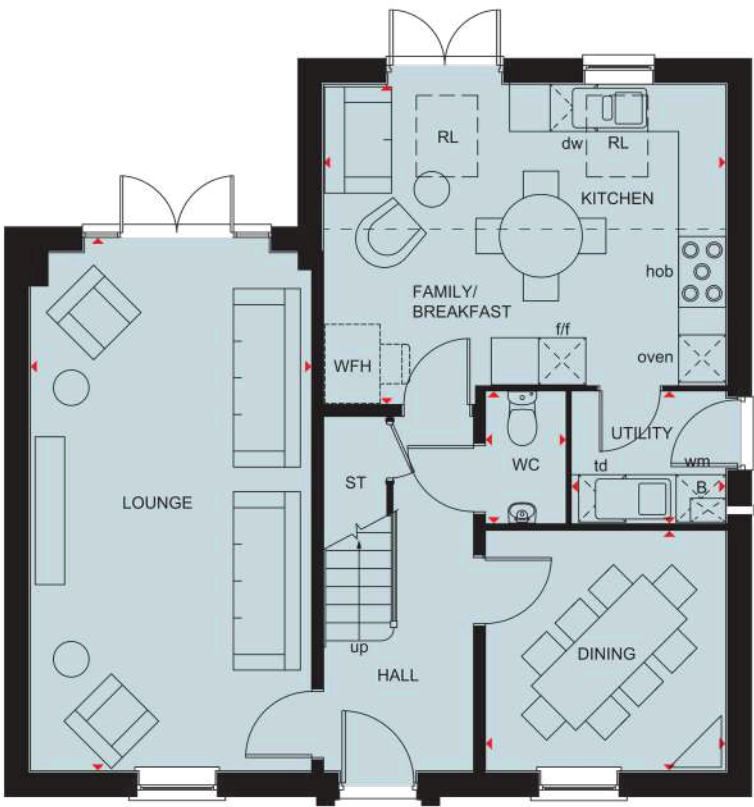
Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Ground Floor

Lounge	6575 x 3568 mm	21'7" x 11'8"
Kitchen/Family/Breakfast	5102 x 4067 mm	16'9" x 13'4"
Utility	1950 x 1613 mm	6'4" x 5'4"
Dining	3084 x 3052 mm	10'1" x 10'0"
WC	1613 x 1013 mm	5'4" x 3'4"

First Floor

Bedroom 1	3926 x 3574 mm	12'10" x 11'8"
Dressing	2560 x 2055 mm	8'4" x 6'8"
En Suite	2560 x 1435 mm	8'4" x 4'8"
Bedroom 3	3418 x 3077 mm	11'2" x 10'1"
Bedroom 4	3077 x 3063 mm	10'1" x 10'0"
Bathroom	2142 x 1991 mm	7'0" x 6'6"

Second Floor

Bedroom 2	5283* x 3962 mm	17'4"* x 13'0"
Bedroom 5	3634 x 3082* mm	11'11" x 10'1"*
Shower Room	2606 x 1470* mm	8'6" x 4'9"*

* Overall floor dimensions includes lowered ceiling areas

Key

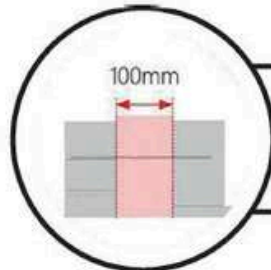
B	Boiler	wm	Washing machine space	f/f	Fridge freezer space	WFH	Working from home space	◀▶	Dimension location
ST	Store	dw	Dishwasher space	td	Tumble dryer space	W	Wardrobe space		



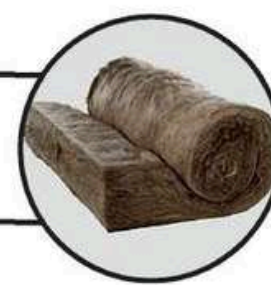
DAVID WILSON HOMES



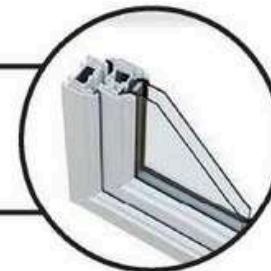
Photovoltaics



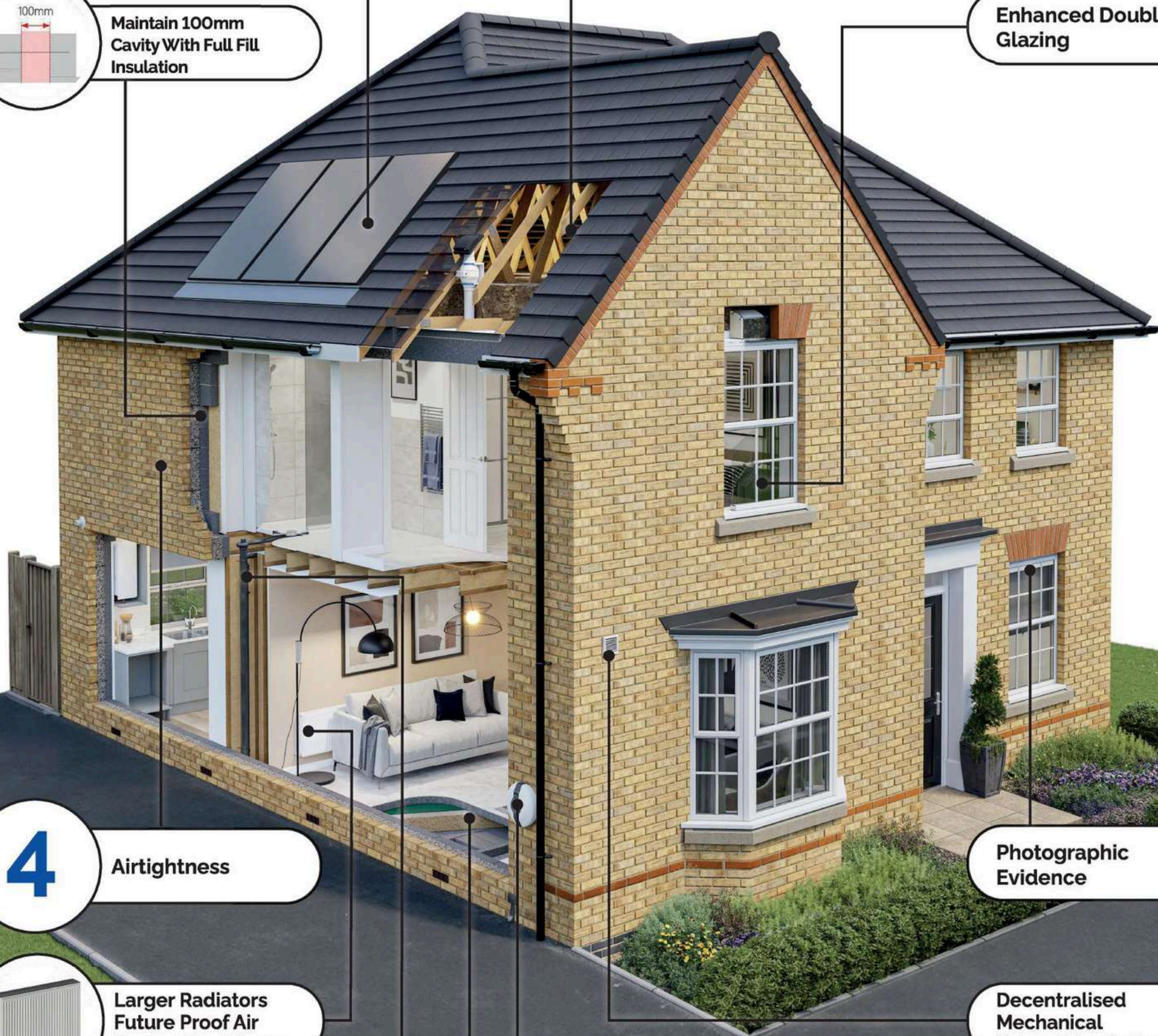
Maintain 100mm
Cavity With Full Fill
Insulation



Increased Loft
Insulation



Enhanced Double
Glazing



4

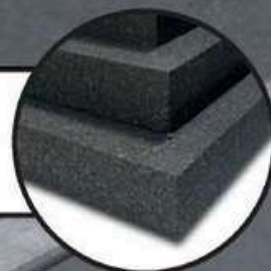
Airtightness



Larger Radiators
Future Proof Air
Source Heat Pump



Waste Water Heat
Recovery



Increased Floor
Insulation



Photographic
Evidence



Decentralised
Mechanical
Extract Ventilation



Electric Car
Charging Point



Scan here to discover more

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?

- | | | |
|---|--|---|
| <ul style="list-style-type: none">• Central heating system plus any fires• Hot and cold plumbing system• Appliances• Kitchen units• Electrical system• Sanitary ware taps and shower doors• Windows | <ul style="list-style-type: none">• 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 | <ul style="list-style-type: none">• 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:

- | | | | |
|---|--|---|--|
| <ul style="list-style-type: none">• Garden landscaping• Registered Social Landlord Homes | <ul style="list-style-type: none">• Fences• Carpets and floor coverings | <ul style="list-style-type: none">• Wear and tear• Failure to maintain | <ul style="list-style-type: none">• Your own alterations• 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 our 0844 numbers cost 7 pence per minute plus your phone company's access charge.

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.



DAVID WILSON HOMES

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