



# 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 quality homes offers 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

A SENSE OF PEACE,  
**QUALITY**  
— AND SPACE —



Our homes at Ramsey Park provide a sense of quality from the moment you step inside. We have thought carefully about the demands of family life and our intelligent designs ensure the interior layouts are bright and airy, with free-flowing, flexible rooms that are 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 featuring two or more bathrooms, including your own private sanctuary – a main bedroom with 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.

# RAMSEY PHASE 2-3

## SITE PLAN

-  **The Hadley Plus**  
3 bedroom home
-  **The Abbeydale Special**  
3 bedroom home
-  **The Winstone Special**  
4 bedroom home
-  **The Avondale Special**  
4 bedroom home
-  **The Bradgate Special**  
4 bedroom home
-  **The Henley Special**  
5 bedroom home
-  **The Manning Special**  
5 bedroom home
  
-  **The Kirkdale**  
3 bedroom home
-  **The Hadley**  
3 bedroom home
-  **The Fairway**  
3 bedroom home
-  **The Ingleby**  
4 bedroom home
-  **The Milford**  
4 bedroom home
-  **The Winstone**  
4 bedroom home
-  **The Avondale**  
4 bedroom home
-  **The Holden**  
4 bedroom home
-  **The Bradgate**  
4 bedroom home
-  **The Henley**  
5 bedroom home
-  **Affordable Housing Rented**
-  **Affordable Housing Shared Ownership**
  
-  **P.R.O.W Public Rights Of Way**
-  **BCP Bin Collection Point**
-  **V Visitors Parking**
-  **SS Substation**



# 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.



DAVID WILSON HOMES

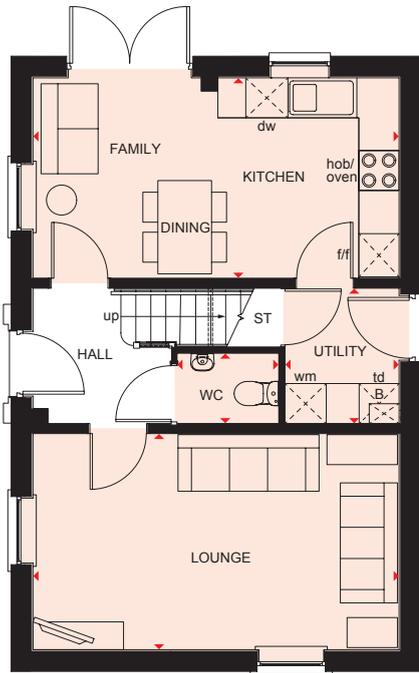
WHERE QUALITY LIVES

# THE HADLEY PLUS

THREE BEDROOM DETACHED HOME

## Key

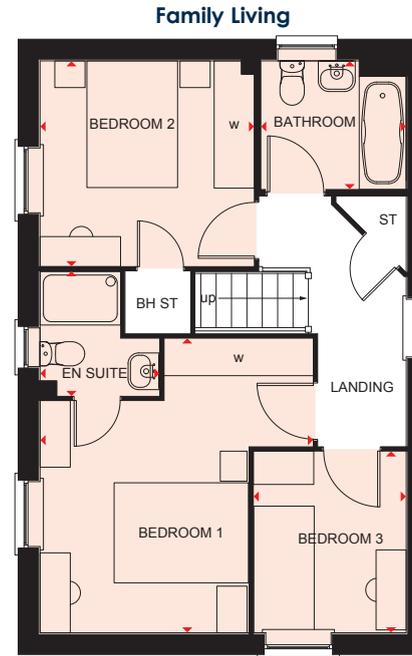
B	Boiler	f/f	Fridge/freezer space	td	Tumble dryer space
ST	Store	wm	Washing machine space	w	Wardrobe space
BH ST	Bulkhead store	dw	Dishwasher space	◀▶	Dimension location



### Ground Floor

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

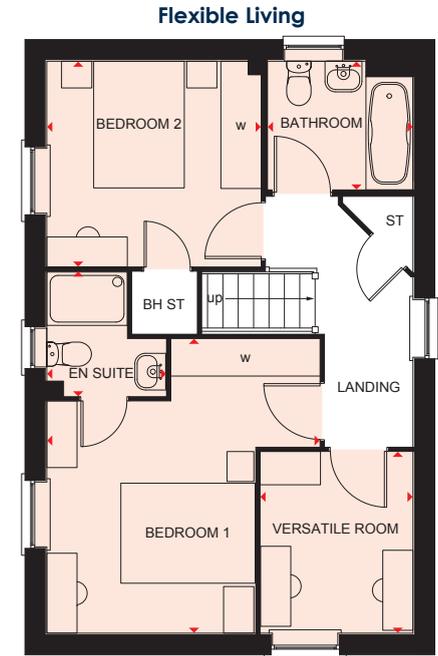
(Approximate dimensions)



### First Floor

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



For planning purposes, rooms (excluding kitchens, bathrooms and en-suites) in our properties may be given different labels or descriptions to those we use for marketing and selling purposes.

In our advertising and marketing materials we may label a room a bedroom. That same room may be labelled a study in our planning documents and drawings.

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.

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.

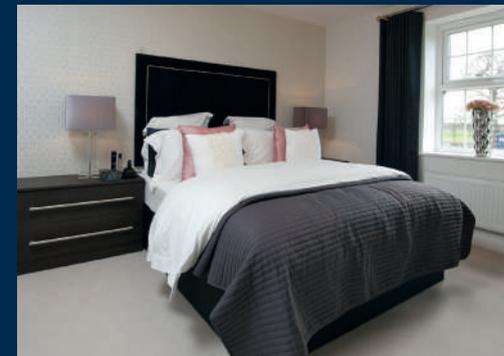
BDW001920/OCT22

# THE INGLEBY PLUS

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The large open-plan kitchen with its dining and family areas is designed very much for modern living. Utility space is discreetly tucked away in a corner of the kitchen and French doors give access to the garden. The lounge provides a comfortable haven where everyone can relax. Upstairs are two double bedrooms, the main with en suite, two single bedrooms,

one that could be used as a home office 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.



DAVID WILSON HOMES

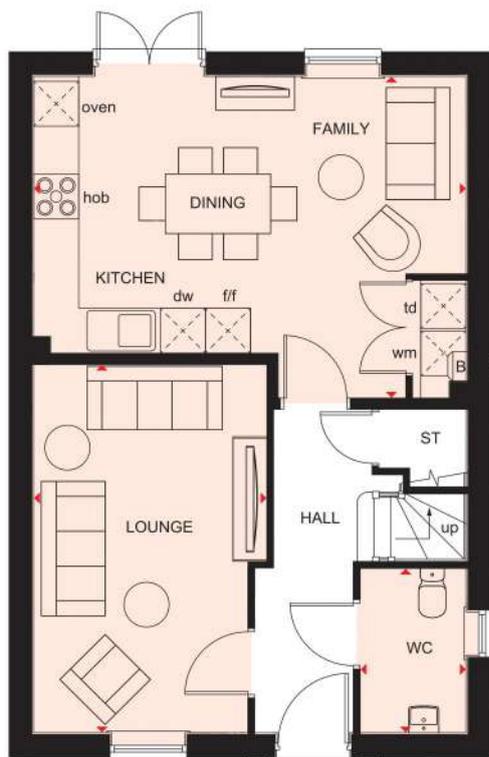
WHERE QUALITY LIVES

# THE INGLEBY PLUS

FOUR BEDROOM DETACHED HOME

## Key

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



### Ground Floor

Lounge	4930 x 3100 mm	16'2" x 10'2"
Kitchen/Family/ Dining	5785 x 4305 mm	18'6" x 14'1"
WC	2206 x 1450 mm	7'3" x 4'7"



### First Floor

Bedroom 1	3802 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	2947 x 2066 mm	9'0" x 6'9"
Bedroom 4/ Home Office	2947 x 2172 mm	9'0" x 7'1"
Bathroom	2179 x 1900 mm	7'2" x 6'2"

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. 432592



# THE HOLDEN

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



Sash-style windows give The Holden a charming, traditional look, yet inside it is designed very much for modern family living. A beautiful glazed bay leading to the garden makes the open-plan kitchen, family and dining areas exceptionally bright and

airy. A separate utility room also has access to the garden, while a large bay-fronted lounge and a separate study provide room to relax and work. Upstairs are four double bedrooms, the main with en suite, and a family bathroom with shower.



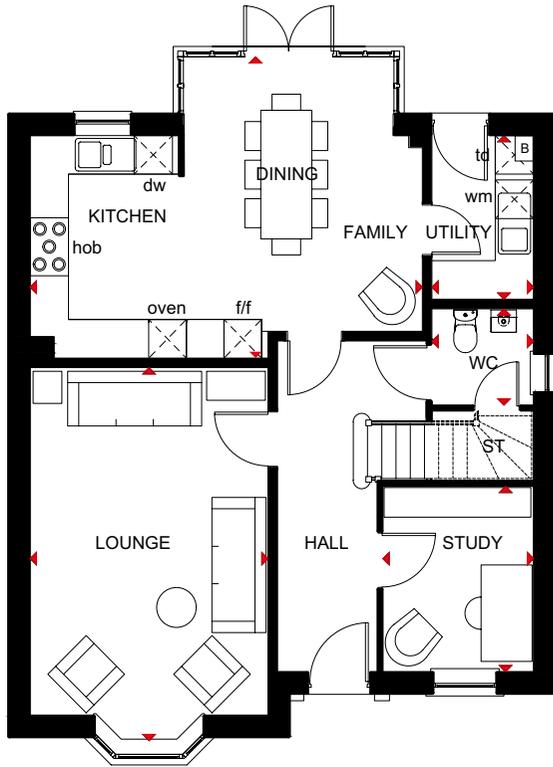
DAVID WILSON HOMES  
WHERE QUALITY LIVES

# THE HOLDEN

FOUR BEDROOM DETACHED HOME

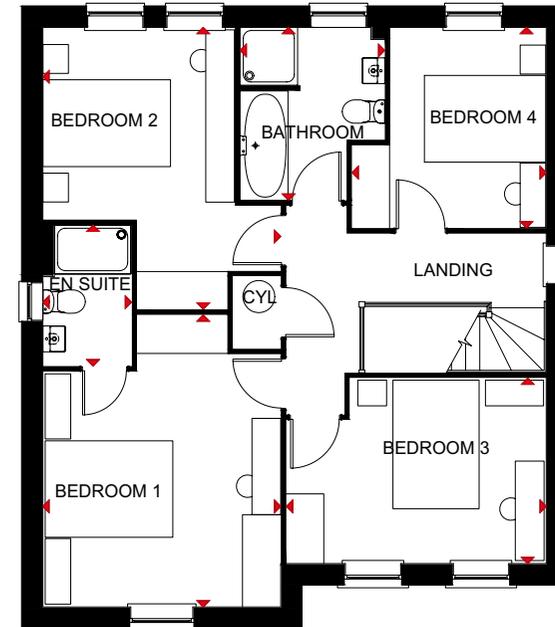
## Key

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	5802 x 3728 mm	19'0" x 12'3"
Kitchen/Family/Dining	6147 x 4685 mm	20'2" x 15'4"
Study	2886 x 2361 mm	9'6" x 7'9"
Utility	2545 x 1593 mm	8'4" x 5'3"
WC	1498 x 1593 mm	4'11" x 5'3"



### First Floor

Bedroom 1	4543 x 3728 mm	14'11" x 12'3"
En suite	2190 x 1390 mm	7'2" x 4'7"
Bedroom 2	4384 x 3728 mm	14'4" x 12'3"
Bedroom 3	4073 x 2886 mm	13'4" x 9'5"
Bedroom 4	3120 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. BDW001920/OCT22



# THE HOLDEN SPECIAL

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The Holden Special has a charming, traditional look, yet inside its designed with modern-day living in mind. A beautiful glazed bay leading to the garden makes the open-plan kitchen, family and dining areas exceptionally bright and airy. A separate utility room also has access to the garden, while a large bay-fronted

lounge and a separate study provide room to relax and work. Upstairs are three double bedrooms, the main with en suite, a single bedroom and a family bathroom. Selected homes 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.



DAVID WILSON HOMES

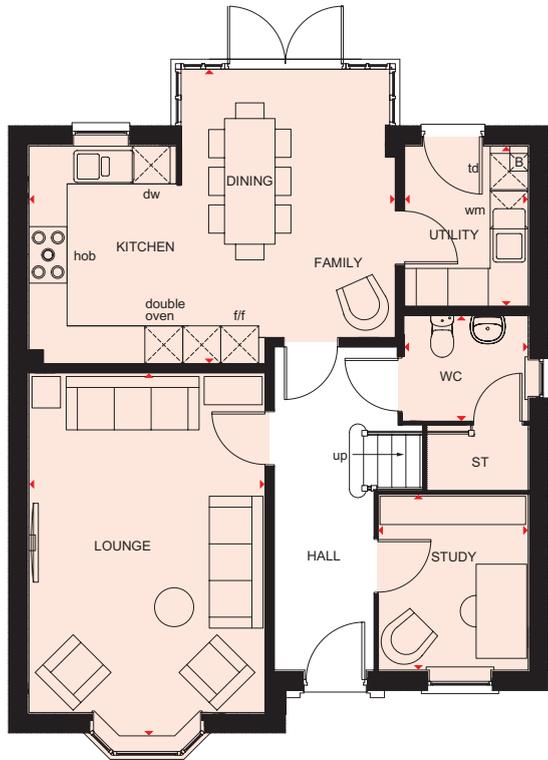
WHERE QUALITY LIVES

# THE HOLDEN SPECIAL

FOUR BEDROOM DETACHED HOME

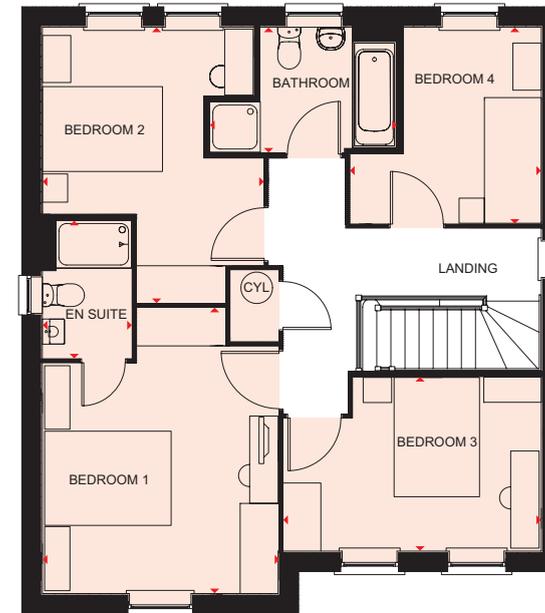
## Key

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

Kitchen/Family/Dining	5788 x 4685 mm	18'11" x 15'4"
Lounge	5777 x 3728 mm	18'11" x 12'2"
Utility Room	1952 x 2696 mm	6'4" x 8'10"
Study	2374 x 2767 mm	7'9" x 9'1"
WC	1682 x 1995 mm	5'6" x 6'6"



### First Floor

Bedroom 1	3741 x 4556 mm	12'3" x 14'11"
En suite	1421 x 2203 mm	4'8" x 7'2"
Bedroom 2	3508 x 4407 mm	11'6" x 14'5"
Bedroom 3	2798 x 4086 mm	9'2" x 13'4"
Bedroom 4	3031 x 3121 mm	9'11" x 10'3"
Bathroom	2019 x 2965 mm	6'7" x 9'8"

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. BDW002135/NOV22



# THE AVONDALE SPECIAL

FOUR BEDROOM DETACHED HOME



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

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



DAVID WILSON HOMES

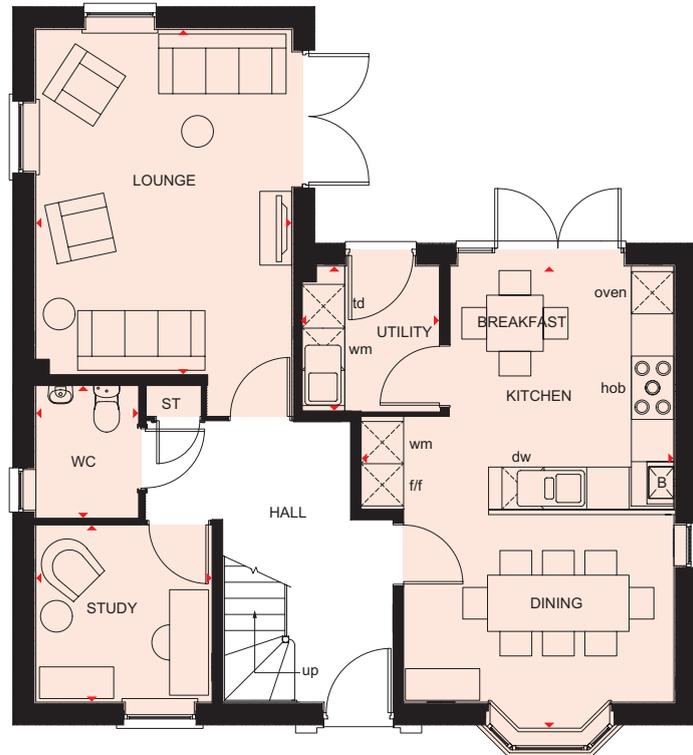
WHERE QUALITY LIVES

# THE AVONDALE SPECIAL

FOUR BEDROOM DETACHED HOME

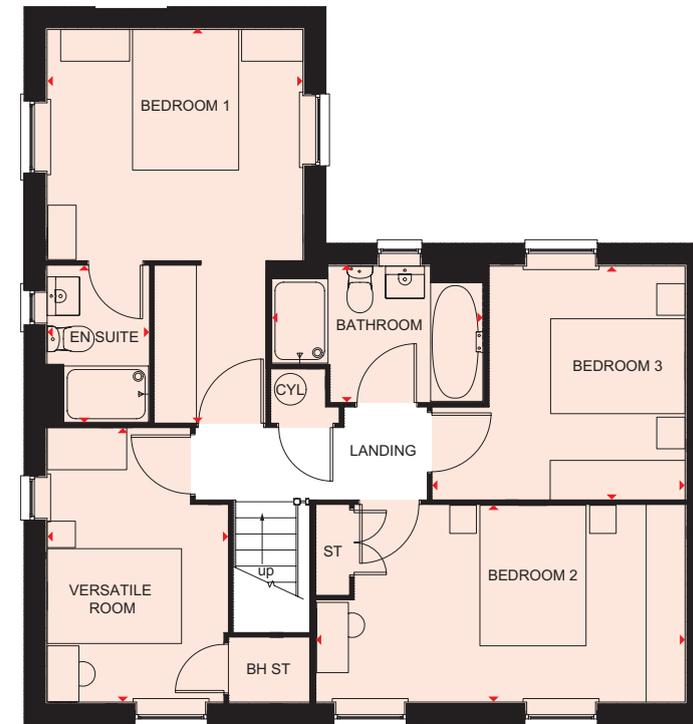
## Key

B	Boiler	CYL	Cylinder	dw	Dishwasher space
ST	Store	f/f	Fridge/freezer space	td	Tumble dryer space
BH ST	Bulkhead store	wm	Washing machine space	◀▶	Dimension location



### Ground Floor

Kitchen/Breakfast/	6766 x 4418 mm	22'2" x 14'6"
Dining		
Lounge	3768 x 5504 mm	12'4" x 18'11"
Study	2597 x 2490 mm	8'6" x 8'2"
Utility	1938 x 2214 mm	6'4" x 7'3"
WC	1483 x 1888 mm	4'10" x 6'2"



### First Floor

Bedroom 1	5600 x 3615 mm	18'4" x 11'10"
En Suite	1473 x 2248 mm	4'10" x 7'4"
Bedroom 2	5220 x 2812 mm	17'2" x 9'3"
Bedroom 3	3328 x 3578 mm	10'11" x 11'9"
Versatile Room	2499 x 3905 mm	8'2" x 12'10"
Bathroom	2987 x 1942 mm	9'10" x 6'4"

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. BDW002135/NOV22

dwh.co.uk



NEW  
HOMES  
QUALITY  
CODE



DAVID WILSON HOMES

WHERE QUALITY LIVES

# THE WINSTONE SPECIAL

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser

The Winstone Special is a truly magnificent detached family home. The hall leads to the stylish open-plan kitchen with bright breakfast and family areas, and a glazed bay leading to the garden. French doors also open onto the garden from the spacious lounge. The separate dining room, study and utility room complete the ground floor. Upstairs are four double bedrooms,

the main bedroom with dressing area and full en suite. The second bedroom also has an en suite, and the large bathroom with shower provides for the rest of the family. 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.



DAVID WILSON HOMES

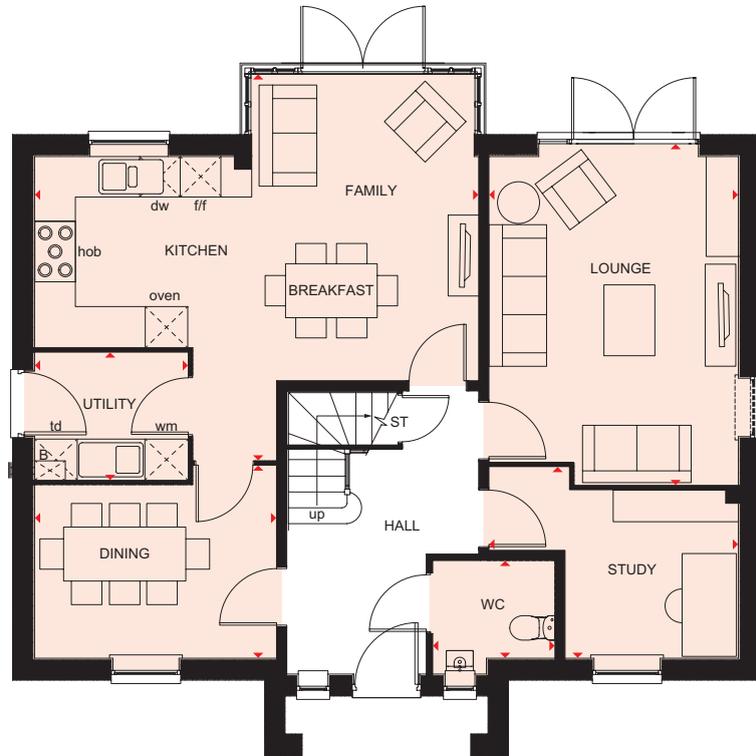
WHERE QUALITY LIVES

# THE WINSTONE SPECIAL

FOUR BEDROOM DETACHED HOME

## Key

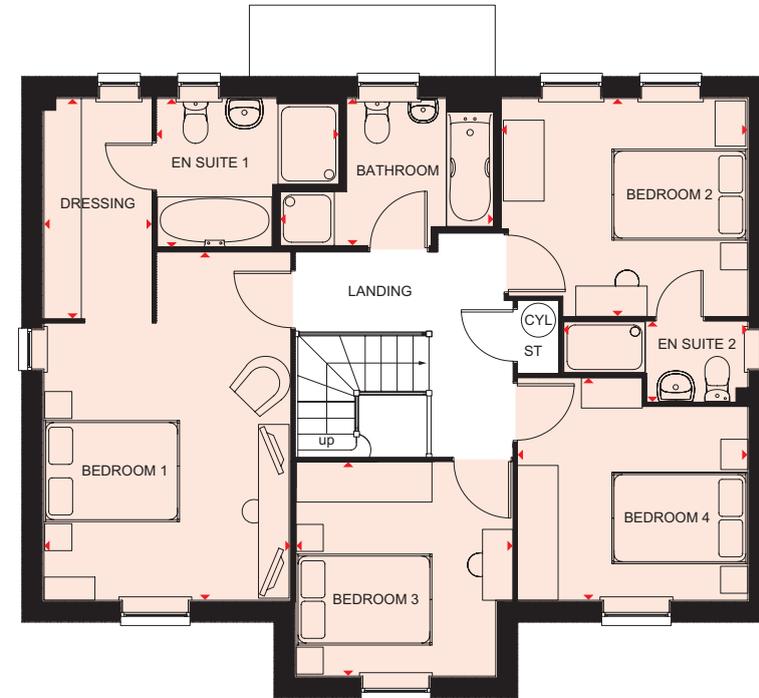
B	Boiler	f/f	Fridge/freezer space	td	Tumble dryer space
ST	Store	wm	Washing machine space	◀▶	Dimension location
CYL	Cylinder	dw	Dishwasher space		



### Ground Floor

Lounge	5068 x 3675 mm	16'7" x 12'1"
Kitchen/Family/ Breakfast	6540 x 5738 mm	21'5" x 18'10"
Dining	2864 x 3563 mm	9'5" x 11'8"
Utility	1890 x 2263 mm	6'2" x 7'5"
Study	2843 x 3675 mm	9'4" x 12'1"
WC	1685 x 1831 mm	5'6" x 6'0"

\* Window for Plot 173 only



### First Floor

Bedroom 1	5164 x 3637 mm	16'11" x 11'11"
En Suite 1	2693 x 2213 mm	8'10" x 7'3"
Dressing	1592 x 3331 mm	5'2" x 10'11"
Bedroom 2	3236 x 3633 mm	10'7" x 11'11"
En Suite 2	2723 x 1204 mm	8'11" x 3'11"
Bedroom 3	3181 x 3196 mm	10'5" x 10'6"
Bedroom 4	3300 x 3393 mm	10'10" x 11'1"
Bathroom	3150 x 2213 mm	10'4" x 7'3"

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. BDW002135/NOV22

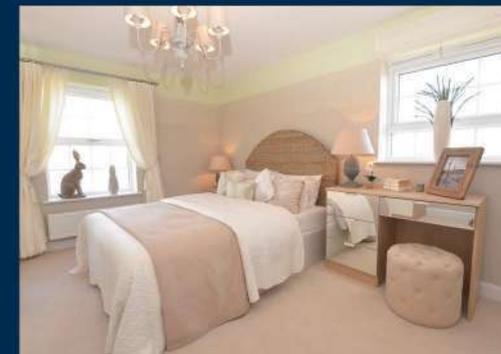


# THE HENLEY SPECIAL

FIVE BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The Henley Special is a bright and spacious family home with attractive walk-in bay windows. The hall leads to a lounge through double doors, as well as to a separate dining room and large open-plan kitchen with breakfast/family areas. Both kitchen and lounge lead to the garden via French doors and there is also a separate utility room. The first floor

features four double bedrooms, both the large main and Bedroom 2 with en suite. A versatile room you can choose how to use and a family bathroom with shower complete the home. 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.



DAVID WILSON HOMES

WHERE QUALITY LIVES

# THE HENLEY SPECIAL

FIVE BEDROOM DETACHED HOME

## Key

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



### Ground Floor

Kitchen/Family/ Breakfast	6602 x 5575 mm	21'8" x 18'4"
Lounge	4320 x 7216 mm	14'2" x 23'8"
Dining	3225 x 4322 mm	10'7" x 14'2"
Utility	2437 x 2301 mm	7'11" x 7'7"
WC	1830 x 1569 mm	6'0" x 5'2"



### First Floor

Bedroom 1	6701 x 4403 mm	21'11" x 14'5"
En Suite 1	1419 x 2623 mm	4'8" x 8'7"
Bedroom 2	3299 x 3938 mm	10'10" x 12'11"
En Suite 2	1400 x 2623 mm	4'7" x 8'7"
Bedroom 3	3125 x 3746 mm	10'3" x 12'3"
Bedroom 4	3059 x 3465 mm	9'4" x 11'4"
Versatile Room	2862 x 2352 mm	9'4" x 7'8"
Bathroom	2360 x 3163 mm	7'9" x 10'4"

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.

dwh.co.uk



DAVID WILSON HOMES

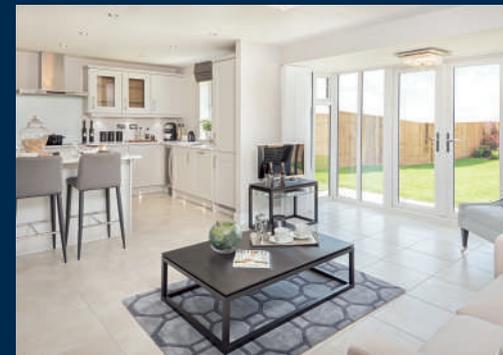
WHERE QUALITY LIVES

# THE MANNING SPECIAL

FIVE BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



An elegant hall leads to a spacious lounge with access to the rear garden via French doors, as well as a separate study and a bay-fronted dining room. The hub of the home is an open-plan kitchen with breakfast and family areas, and a walk-in bay leading to the garden. Upstairs are four double bedrooms, the main and second

with their own en suite, a single bedroom 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.



DAVID WILSON HOMES

WHERE QUALITY LIVES

# THE MANNING SPECIAL

FIVE BEDROOM DETACHED HOME

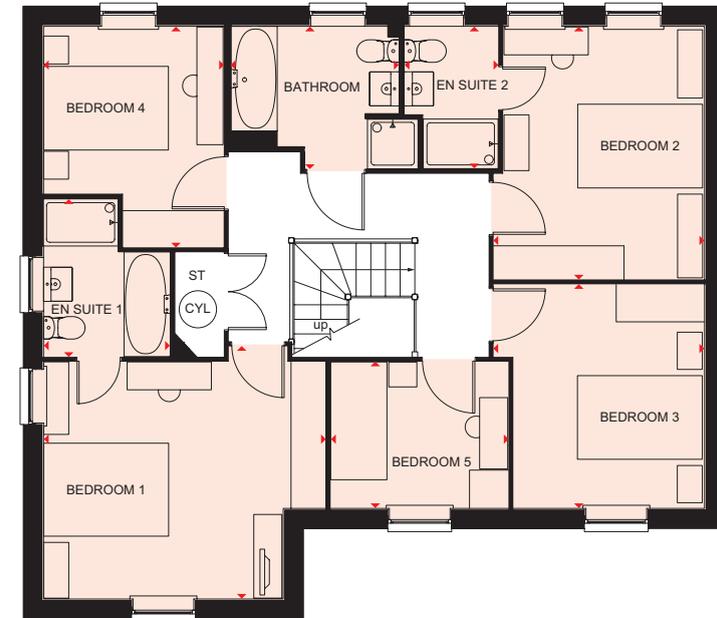
## Key

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	3550 x 5469 mm	11'8" x 17'11"
Kitchen/Family/ Breakfast	7550 x 6890 mm	24'9" x 22'7"
Dining	3224 x 3849 mm	10'7" x 12'7"
Utility	1950 x 2284 mm	6'5" x 7'6"
Study	2862 x 3550 mm	9'5" x 11'8"
WC	1833 x 2350 mm	6'0" x 7'9"



### First Floor

Bedroom 1	4086 x 4524 mm	13'5" x 13'5"
En Suite 1	2040 x 2569 mm	6'8" x 8'5"
Bedroom 2	3388 x 4092 mm	11'1" x 13'5"
En Suite 2	1515 x 2309 mm	4'11" x 7'7"
Bedroom 3	3388 x 3623 mm	11'1" x 11'10"
Bedroom 4	2896 x 3575 mm	9'6" x 11'9"
Bedroom 5	2375 x 2855 mm	7'9" x 9'4"
Bathroom	2309 x 3004 mm	7'7" x 9'10"

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. BDW002135/NOV22

dwh.co.uk



DAVID WILSON HOMES

WHERE QUALITY LIVES

# 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<sup>^</sup> 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



<sup>^</sup>"We" and "us" refer to the Barratt Developments PLC Group brands. <sup>^</sup>We are the only major national housebuilder to be awarded this key industry award 12 years in a row. <sup>\*\*</sup>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.

# 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.

# DAVID WILSON HOMES

---

WHERE QUALITY LIVES

**[dwh.co.uk](http://dwh.co.uk) or call 0330 057 2222**

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.