



DRAKELOW PARK

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 accolade recognises our commitment to bringing you beautiful new homes.

We would encourage you to come and experience the David Wilson Difference and we look forward to seeing you at Drakelow Park.



John Reddington
Managing Director
David Wilson Homes, East Midlands



DAVID WILSON HOMES

WHERE QUALITY LIVES

* "We" refers to the Barratt Developments PLC Group brands.

WELCOME TO

TO DRAKELOW PARK



Our Drakelow Park development is situated in a civil parish that lies on the east bank of the River Trent with a range of 3, 4 & 5 bedroom homes. Being close to Burton gives you plenty of access to everyday amenities. Plus, Derby and Lichfield will be a short



commute away. You will also benefit from a proposed on site school, a cricket pitch and a pavilion whilst being surrounded by plenty of greenery with the opportunity to spend your weekends in the fresh air.

A SENSE OF PEACE,
QUALITY
— AND SPACE —



Our homes at Drakelow Park provide a sense of quality from the moment you step inside. We have thought carefully about the demands of family life. Intelligent designs ensure the interior layouts are bright and airy, with free-flowing, flexible rooms easy to adapt to the way you and your family want to live.

Entertaining will be effortless with spare rooms for your guests and open-plan kitchen or living dining areas allowing space for you to enjoy quality time. You won't have to wait for that morning shower with most of our homes boasting two or more bathrooms, including your own private sanctuary – a main bedroom en suite.

Hallways are large enough for a warm welcome and kitchens or living rooms open onto your garden for those summer days. Most importantly, everything is finished to the highest standards and there is plenty of storage for all of your things to ensure you have an ideal place for a comfortable lifestyle.

IDEALLY LOCATED

FOR YOUR FAMILY



There are schooling options close to the development to choose from. Schools include 'Good' Stanton Primary School, Edge Hill Junior School and Paulet High School which are all located within a 10 minute drive.* As well as schooling options nearby,



Derby, Nottingham and Loughborough University are all within an hours drive from the development* as well as nurseries such as Bright Beginnings Private Day Nursery and The Orange Tree Day Nursery both being just a 10 minutes drive away.*

* Based on the average drive time from the development.

EXCELLENT

CONNECTIONS



Drakelow Park has great road links nearby including the A38 and A511 which will lead you to the M1 taking you up to Nottingham and down to Leicester within an hour.*



Burton-on-Trent train station is a 15 minutes drive from the development and it connects you to Birmingham, Derby and Nottingham. Derby train station is a 35 minute drive from the development* and it connects you directly to London St Pancras which will get you to London in 1 hour and 55 minutes.*



For holidays away, you can get to East Midlands Airport within 40 minutes and Birmingham Airport in under an hour.*

* Based on average drive time from the development.

PLENTY

— TO SEE AND DO —



Drakelow Park is close to the town of Burton-upon-Trent, which provides a range of shops, restaurants, a multi-screen cinema and the popular Branston Golf and Country Club. Nearby Rosliston Forestry Centre, Hicks Lodge and Branston Water Park all offer great outdoor activities like mountain biking, walking trails and fishing.



There are a great range range of facilities in Burton-upon-Trent including shops, supermarkets and popular local pubs and restaurants including a variety of eateries overlooking the canal at The Waterfront Barton Marina.



The village of Drakelow is steeped in history, which today can be seen through the remains of stable blocks and the garden wall of the Gresley family's former Elizabethan home, Drakelow Hall. Catton Park Country Estate is just 7 minutes away* and holds annual horse shows and agricultural shows.

* Based on travelling by car from the development.

10 MINUTES OR LESS

AWAY FROM YOUR NEW HOME



Edge Hill Academy
4 minutes by car



Rosliston Forestry Centre
5 minutes by car



Paulet High School and Sixth Form College
6 minutes by car



Stanton Primary School
8 minutes by car



Barton Marina
9 minutes by car



Branston Golf and Country Club
10 minutes by car



Sainsbury's
10 minutes by car



Burton-on-Trent train station
10 minutes by car



The Crossing pub
9 minutes by car

— 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.





DRAKELOW PARK

PHASE 3

Walton Road, Drakelow, Derby, Derbyshire, DE15 9UA
3, 4 and 5 bedroom homes

- The Blyford (H312)**
3 bedroom home
- The Hadley (P341)**
3 bedroom home
- The Kennett (T310)**
3 bedroom home
- The Ingleby (H303)**
3 bedroom home
- The Bradgate (H417)**
4 bedroom home
- The Exeter (H418)**
4 bedroom home
- The Kirkdale (H442)**
4 bedroom home
- The Avondale (H456)**
4 bedroom home
- The Meriden (H429)**
4 bedroom home
- The Holden (H469)**
4 bedroom home
- The Emerson (H500)**
5 bedroom home
- The Buckingham (H597)**
5 bedroom home
- The Henley (H588)**
5 bedroom home
- The Lichfield (H533)**
5 bedroom home

Show Home

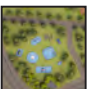
Marketing Suite

Substation

Bin Collection Point



Play area



Gravel paths



Proposed trees



Giving nature a home on this development:

Hedgehog Highway
Selected plots*



Swift Nesting Brick Sparrow Terrace
Selected plots*



Bat Box Enclosed Bat Box
Selected plots*



Wooden hedgehog nest box



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

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. Drakelow Park is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

H8606-001-01 Rev: R

THE KENNETT

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Kennett is a good sized family home, ideal for flexible modern living. The bright, kitchen-diner features French doors leading to the rear garden. There's a spacious bay-fronted lounge perfect for the family to relax in. Upstairs you will find two double

bedrooms, the family bathroom and access to the second floor, which is entirely occupied by a spacious main bedroom with en suite.



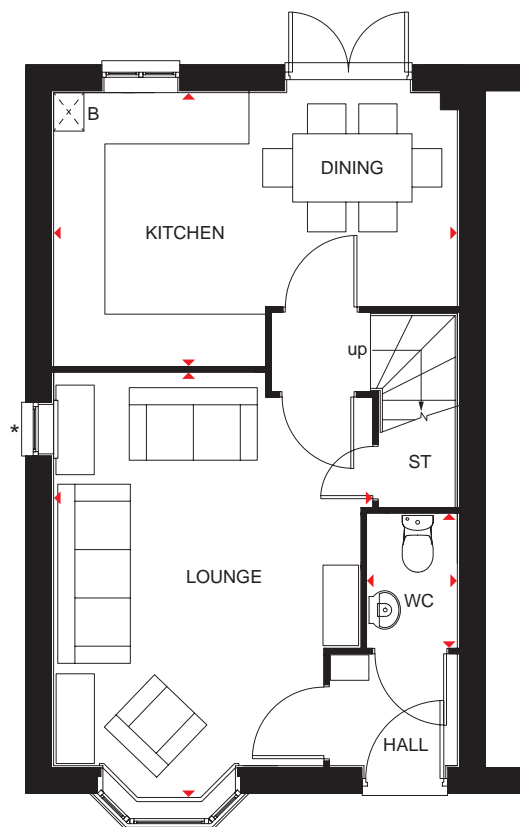
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE KENNETT

THREE BEDROOM HOME

Key

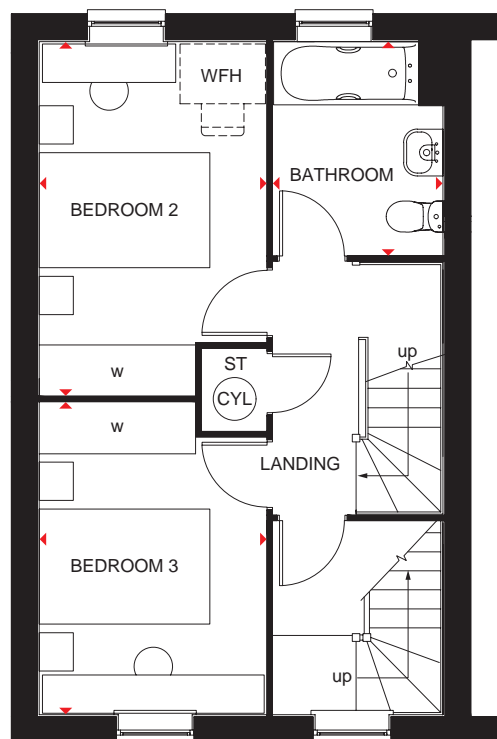
B	Boiler	w	Wardrobe space
ST	Store	WFH	Working from home space
CYL	Cylinder	◀▶	Dimension location



Ground Floor

Lounge	5001 x 3729 mm	16'4" x 12'2"
Kitchen/Dining	4733 x 3197 mm	15'6" x 10'5"
WC	1561 x 1054 mm	5'1" x 3'5"

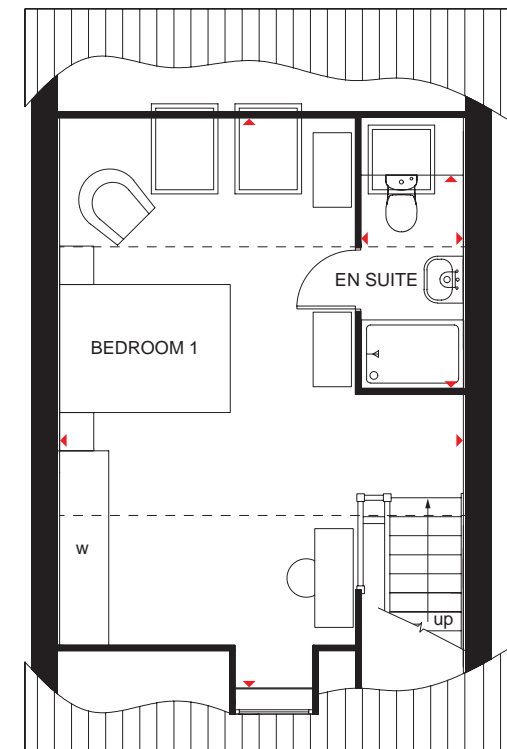
*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots



Second Floor

Bedroom 1	6681 x 4733* mm	21'11" x 15'6"*
En Suite	1189* x 2497 mm	3'11" x 8'2"

*Overall floor dimension includes lowered ceiling areas



Second Floor

Bedroom 1	6681 x 4733* mm	21'11" x 15'6"*
En Suite	1189* x 2497 mm	3'11" x 8'2"

*Overall floor dimension includes lowered ceiling areas

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BDW002030/OCT22

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DAVID WILSON HOMES
WHERE QUALITY LIVES

THE INGLEBY

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The sash-style windows of this family home give it a delightfully traditional feel, while inside, the large, open-plan kitchen with its dining and family areas has been designed for modern living. Essential utility space is discreetly tucked away in a corner of the kitchen and French doors give access to the rear garden. The

separate lounge provides a comfortable haven where everyone can relax. Upstairs are two double bedrooms, the main with en suite and a further single bedroom. A home study/fourth bedroom and a family bathroom, complete this lovely home.



DAVID WILSON HOMES

WHERE QUALITY LIVES

THE INGLEBY

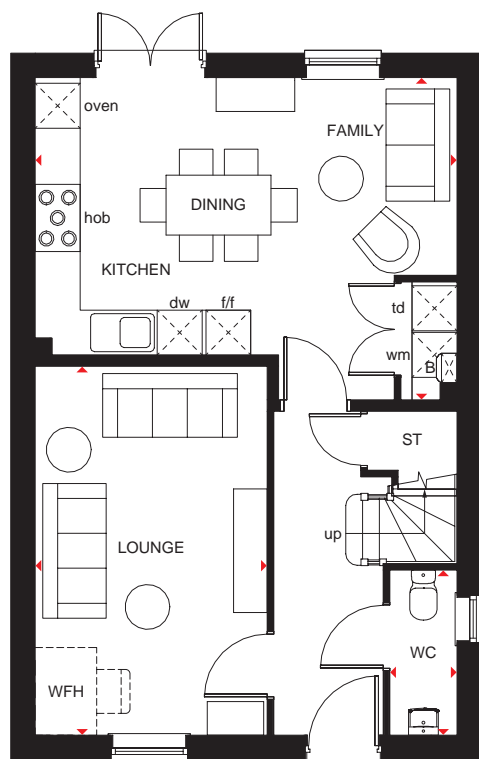
THREE BEDROOM HOME

Key

B Boiler
ST Store
f/f Fridge/freezer space

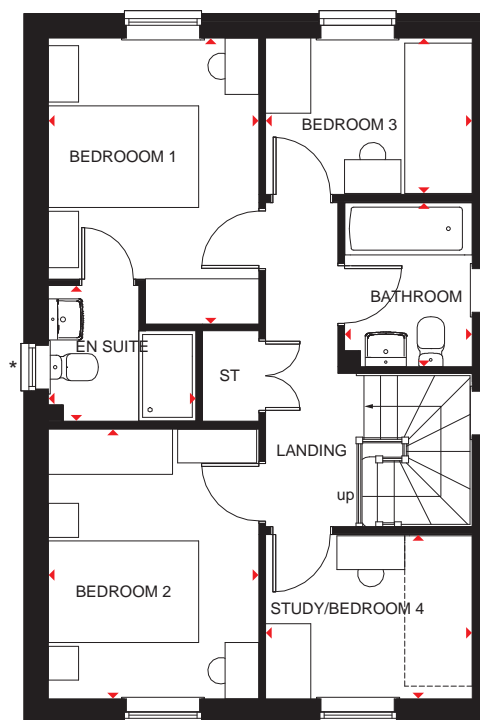
wm Washing machine space
dw Dishwasher space
td Tumble dryer space

WFH Working from home space
◀▶ Dimension location



Ground Floor

Lounge	4930 x 3100 mm	16'2" x 10'2"
Kitchen/Family/ Dining	5365 x 4305 mm	18'6" x 14'1"
WC	2206 x 900 mm	7'3" x 2'11"



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	2747 x 2066 mm	9'0" x 6'9"
Study/Bedroom 4	2747 x 2172 mm	9'0" x 7'1"
Bathroom	2179 x 1700 mm	7'2" x 5'7"

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

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THE HOLDEN

FOUR BEDROOM 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 separate shower.



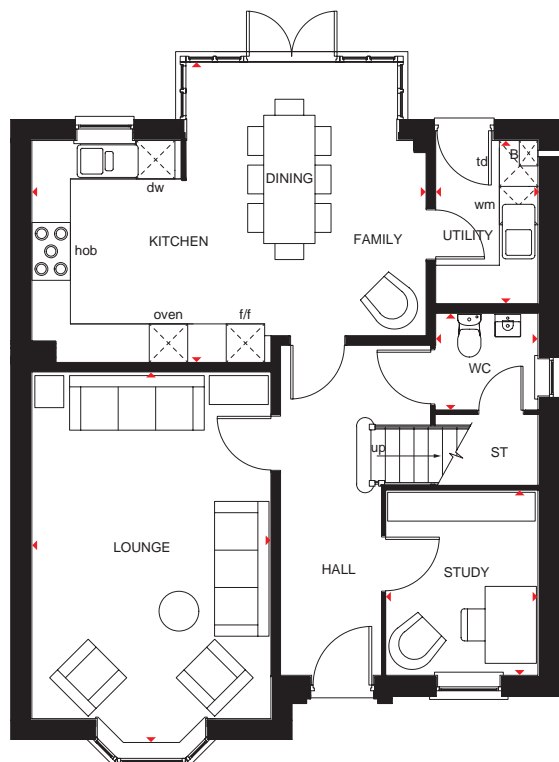
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE HOLDEN

FOUR BEDROOM HOME

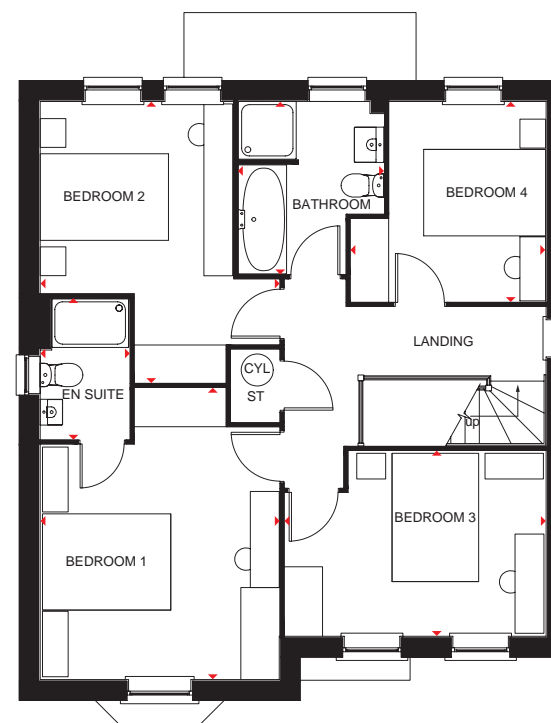
Key

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"

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DAVID WILSON HOMES
WHERE QUALITY LIVES

THE MERIDEN

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The Meriden is a bright place to call home with its attractive bay-fronted lounge and a light-filled glazed bay in the kitchen/dining area leading to the garden. A family space in the kitchen increases flexibility for living and entertaining, while a separate

utility room adds practicality and an integral garage provides extra security. Upstairs are four double bedrooms, the generous main with en suite, and a family bathroom with shower.



DAVID WILSON HOMES

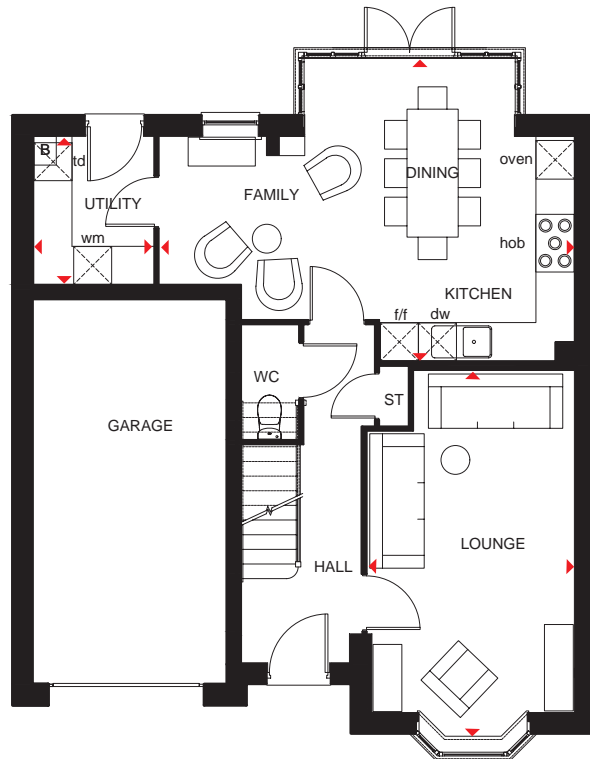
WHERE QUALITY LIVES

THE MERIDEN

FOUR BEDROOM DETACHED HOME

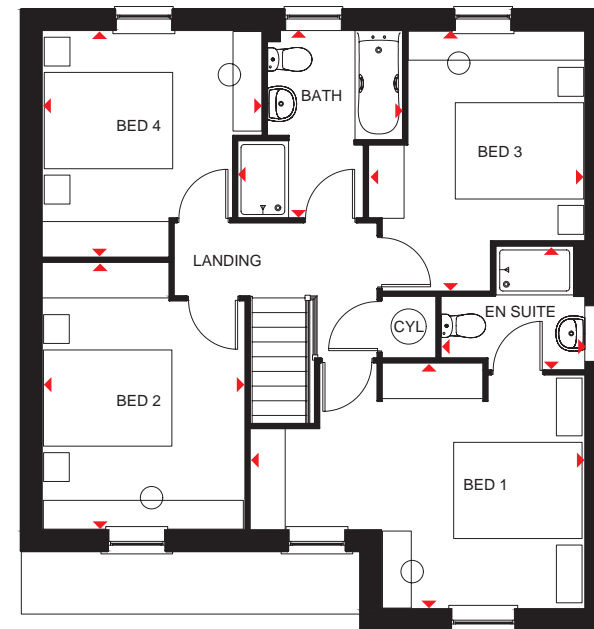
Key

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	5767 x 3235 mm	18'11" x 10'7"
Kitchen/Family/ Dining	6486 x 4735 mm	21'3" x 15'6"
Utility	2305 x 1877 mm	7'7" x 6'2"
WC	1786 x 882 mm	5'10" x 2'11"



First Floor

Bedroom 1	5208 x 3822 mm	17'1" x 12'6"
En Suite	2235 x 1923 mm	7'4" x 6'4"
Bedroom 2	4161 x 3155 mm	13'8" x 10'4"
Bedroom 3	4056 x 3365 mm	13'3" x 11'0"
Bedroom 4	3527 x 3423 mm	11'7" x 11'3"
Bathroom	2913 x 2100 mm	9'6" x 6'11"

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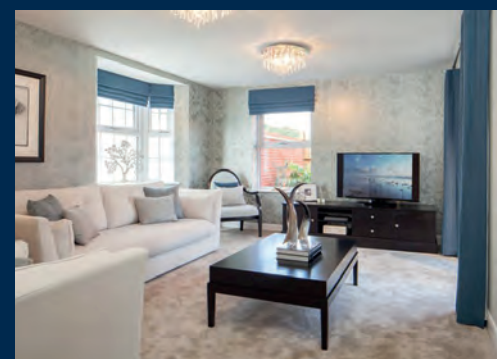
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WHERE QUALITY LIVES

THE AVONDALE

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



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.

DAVID WILSON HOMES

THE AVONDALE

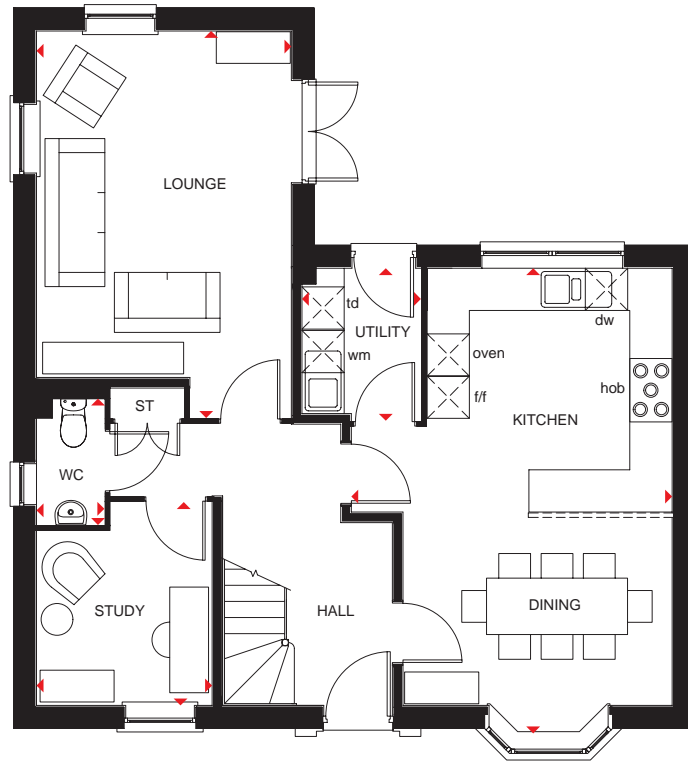
FOUR BEDROOM DETACHED HOME

Key

ST Store
CYL Cylinder
f/f Fridge/freezer space

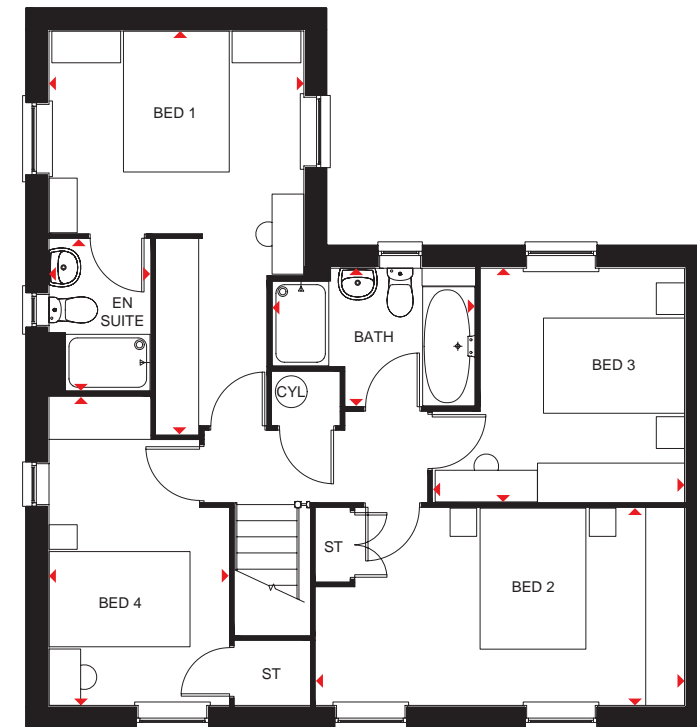
wm Washing machine space
dw Dishwasher space
td Tumble dryer space

◀▶ Dimension location



Ground Floor

Lounge	5490 x 3615 mm	18'0" x 11'10"
Kitchen/Dining	6600 x 4550 mm	21'7" x 14'11"
Utility	2164 x 1687 mm	7'7" 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

Bed 1	5720 x 3615 mm	18'9" x 11'10"
En suite	2151 x 1435 mm	7'0" x 4'8"
Bed 2	5227 x 2800 mm	17'1" x 9'2"
Bed 3	3566 x 3316 mm	11'8" x 10'10"
Bed 4	4376 x 2550 mm	14'4" x 8'4"
Bath	2871 x 1952 mm	9'5" x 6'4"

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DAVID WILSON HOMES

THE EXETER

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The Exeter's design reflects an intelligent use of space. A full-height glazed bay in the luxury fitted kitchen has French doors to the garden, allowing in plenty of natural light. The bright, open-plan kitchen includes dining and family areas and has an adjoining utility room. An attractive bay window makes the separate lounge

a bright and pleasant place to relax. Meanwhile, on the first floor there are four good-sized double bedrooms, the main with en suite, and a large family bathroom. An integral garage completes this spacious family home.



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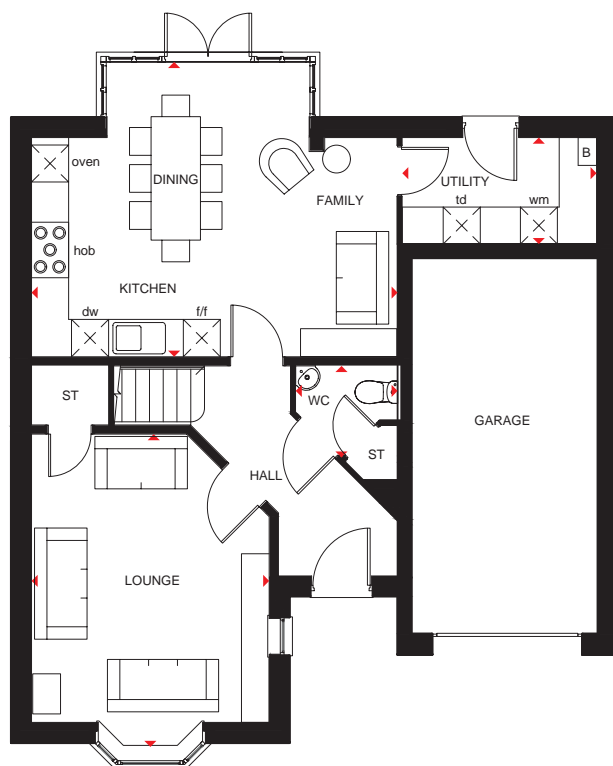
WHERE QUALITY LIVES

THE EXETER

FOUR BEDROOM DETACHED HOME

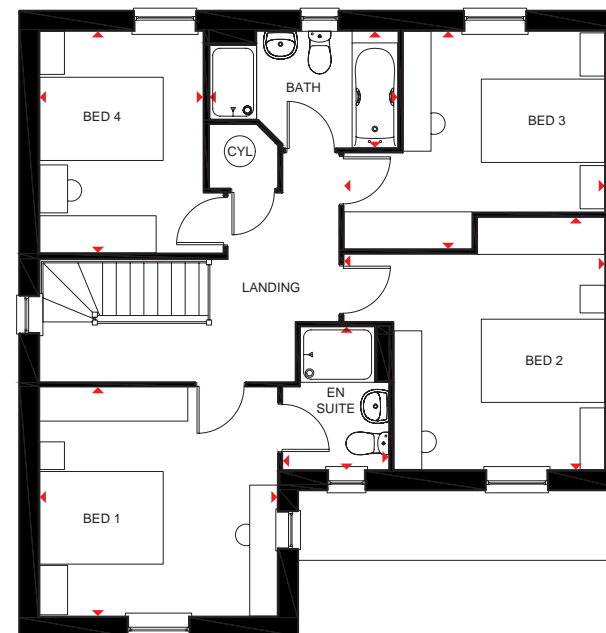
Key

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 3850 mm	16'7" x 12'8"
Kitchen/Family/Dining	5832 x 4775 mm	19'2" x 15'8"
Utility	3148 x 1725 mm	10'4" x 5'8"
WC	1650 x 1484 mm	5'5" x 4'10"



First Floor

Bedroom 1	3850 x 3711 mm	12'8" x 12'2"
En suite	2315 x 1711 mm	7'7" x 5'7"
Bedroom 2	4222 x 4088 mm	13'10" x 13'5"
Bedroom 3	4222 x 3525 mm	13'10" x 11'7"
Bedroom 4	3611 x 2665 mm	11'10" x 8'9"
Bathroom	3046 x 1886 mm	10'0" x 6'2"

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THE HENLEY

FIVE BEDROOM HOME



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The Henley is an incredibly bright and spacious family home with attractive bay windows in three of the ground floor rooms. Its stylishness is apparent from the moment you step through the front door. The hall leads to a large lounge through elegant double doors, there is a separate dining room and an expansive open-plan kitchen with breakfast area and family space. Both

the kitchen and lounge lead to the garden via French doors and there is also a separate utility room. The first floor is just as spacious with four double bedrooms, both the main and second bedroom have an en suite. A single bedroom can be used as a study and there is also a family bathroom with shower.



DAVID WILSON HOMES

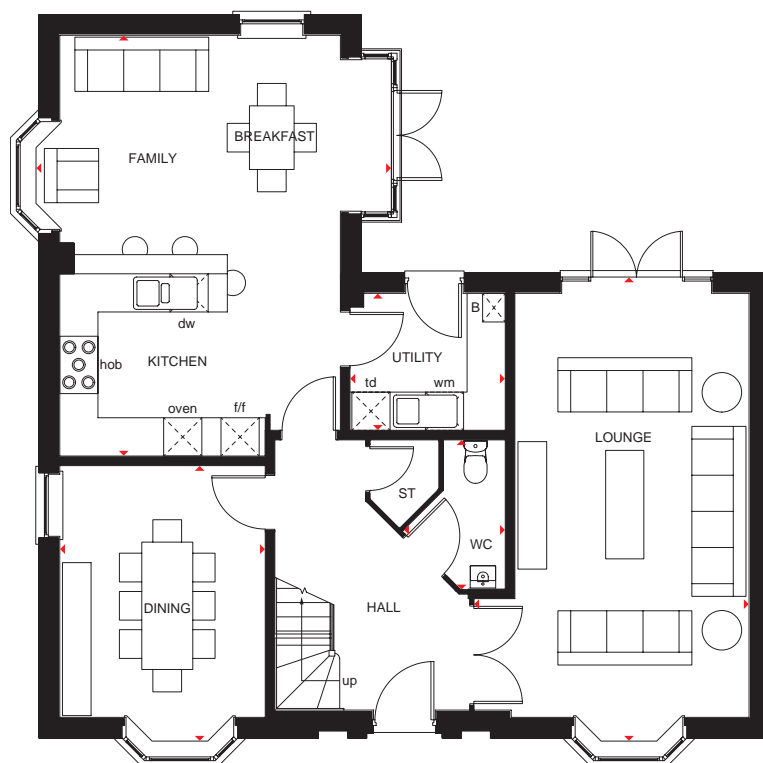
WHERE QUALITY LIVES

THE HENLEY

FIVE BEDROOM 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	7050 x 4307 mm	23'2" x 14'2"
Kitchen/Family/Breakfast	6602 x 5600 mm	21'8" x 18'4"
Dining	4347 x 3225 mm	14'3" x 10'7"
Utility	2437 x 2150 mm	8'0" x 7'0"
WC	2340 x 1600 mm	7'8" x 5'3"



First Floor

Bedroom 1	6688 x 4403 mm	21'11" x 14'5"
En Suite 1	2610 x 1390 mm	8'7" x 4'7"
Bedroom 2	3925 x 3286 mm	12'11" x 10'9"
En Suite 2	2610 x 1374 mm	8'7" x 4'6"
Bedroom 3	3733 x 3112 mm	12'3" x 10'3"
Bedroom 4	3452 x 3211 mm	11'4" x 10'6"
Bedroom 5/Study	2849 x 2352 mm	9'4" x 7'9"
Bathroom	3023 x 2347 mm	9'11" x 7'8"

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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 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



**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 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

Visit **dwh.co.uk** or call **0333 355 8483**

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.