

THE LAPWINGS

at

BURLEYFIELDS

DAVID WILSON HOMES

WHERE QUALITY LIVES

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

THE LAPWINGS AMENITIES

THE LAPWINGS
— at —
BURLEYFIELDS



— LOCAL AMENITIES —

NURSERIES

Footsteps Stafford Nursery & Pre-School
18 Newport Road, Stafford
ST16 1BA

Noahs Ark
Newland Avenue, Stafford
ST16 1NL

SCHOOLS

Doxey Primary School
Doxey Road, Doxey, Stafford
ST16 1EG

King Edwards VI High School
Dryden Crescent, Stafford
ST17 9YJ

Stafford Manor High School
Wolverhampton Road, Stafford
ST17 9DJ

Blessed William Howard Catholic High School
Rowley Avenue, Stafford
ST17 9AB

DOCTORS

Holmcroft Surgery
Holmcroft Road, Stafford
ST16 1JG

Stafford Health & Wellbeing Centre
Whitgreave Court, Stone Road, Stafford
ST16 3EB

OPTICIANS

Specsavers Opticians & Audiologists
The Guildhall Shopping Centre, Stafford
ST16 2BB

Boots Opticians
39 Gaolgate Street, Stafford
ST16 2NR

HOSPITALS

County Hospital
Weston Road, Stafford
ST16 3SA

VETS

Vets for Pets
120 Newport Road
ST16 1BY

POST OFFICE

Highfields Post Office
132 West Way, Stafford, ST17 9YF
ST16 1LA

LEISURE

Stafford Leisure Centre
1 Lamascote Road, Stafford
ST16 3TA

Elements Fitness & Wellbeing
Hunters Row, Stafford
ST16 2AD

SUPERMARKETS

Tesco Extra
Newport Road, Stafford, ST16 2HE

Sainsburys
Chell Road, Stafford ST16 2TF

ALDI
5 Kingsmead Retail Park, Stafford ST16 3AD

PLACES TO EAT

The Post House Bar & Grill
35 Greengate Street, Stafford
ST16 2HZ

Thai No 5
Gaol Mews, No 5 Gaol Road
ST16 3AN

Vivere
56 Foregate street Stafford
ST16 2PR

TRANSPORT

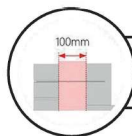
Stafford Railway Station
Station Road, Stafford
ST16 2BY

Stafford Bus Station
Gaol Road, Stafford
ST16 3AD

Aerobrights Taxis
Carver Road, Astonfields Industrial Estate,
Stafford ST16 3HR
T: 01785 244 444



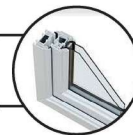
Photovoltaics



Maintain 100mm
Cavity With Full Fill
Insulation



Increased Loft
Insulation



Enhanced Double
Glazing

4

Airtightness



Larger Radiators
Future Proof Air
Source Heat Pump



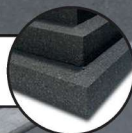
Waste Water Heat
Recovery



Photographic
Evidence



Decentralised
Mechanical
Extract Ventilation



Increased Floor
Insulation



Electric Car
Charging Point

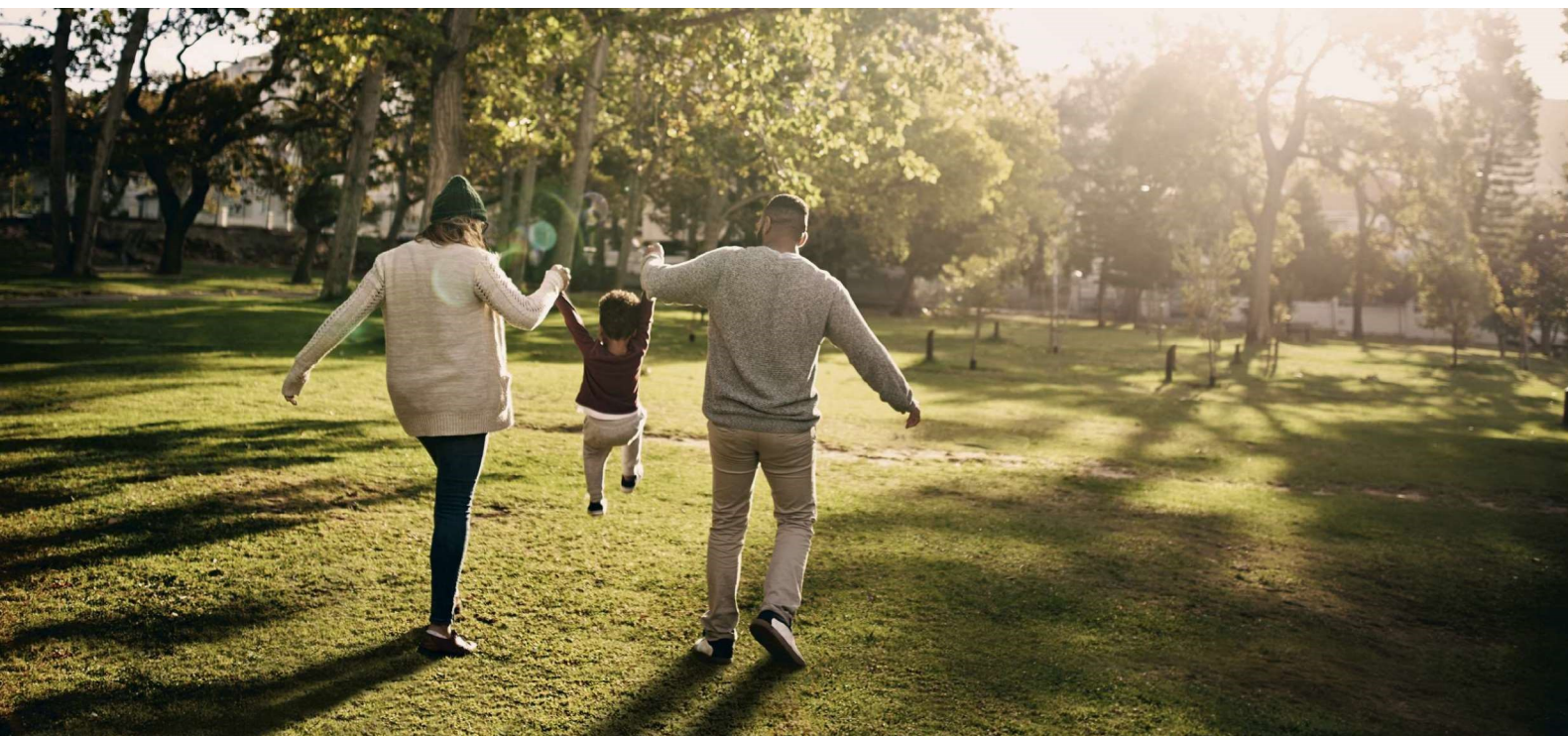


Scan here to discover more

DAVID WILSON HOMES

CREATING A SUSTAINABLE COMMUNITY

WHERE FAMILIES AND NATURE CAN THRIVE AT THE LAPWINGS



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.



THE LAPWINGS

at

BURLEYFIELDS

- **The Wilford**
2 bedroom home
- **The Ashdown**
2 bedroom home
- **The Archford**
3 bedroom home
- **The Hadley**
3 bedroom home
- **The Kennett**
3 bedroom home
- **The Kirkdale**
4 bedroom home
- **The Hertford**
4 bedroom home
- **The Hereford**
4 bedroom home
- **The Meriden**
4 bedroom home
- **The Bradgate**
4 bedroom home
- **The Exeter**
4 bedroom home
- **The Avondale**
4 bedroom home
- **The Holden**
4 bedroom home
- BCP **Bin Collection Point**
- V **Visitor Parking Space**
- SH **Show Homes**
- SC **Sales Centre**



Giving nature a home on this development :



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

See the Difference at dwh.co.uk



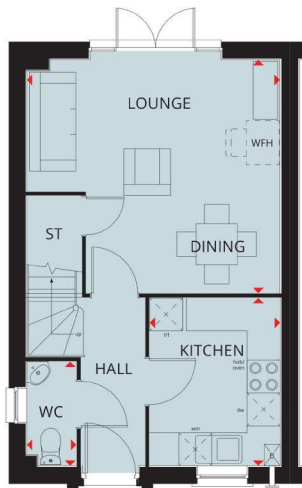
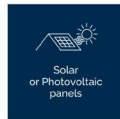
DAVID WILSON HOMES
WHERE QUALITY LIVES

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

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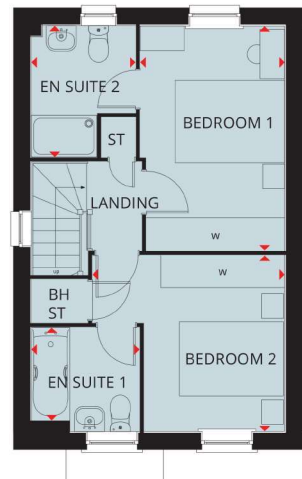
THE ASHDOWN

TWO BEDROOM HOME



Ground Floor

Kitchen	3057 x 2378 mm	10'0" x 7'10"
Lounge/Dining	4612 x 4248 mm	15'2" x 13'11"
WC	1897 x 902 mm	6'3" x 3'11"



First Floor

Bedroom 2	4089 x 2632 mm	13'5" x 8'7"
En suite 2	2391 x 1883 mm	7'10" x 6'0"
Bedroom 1	3504 x 3211 mm	11'6" x 10'6"
En suite 1	1969 x 1897 mm	6'6" x 6'3"

Key

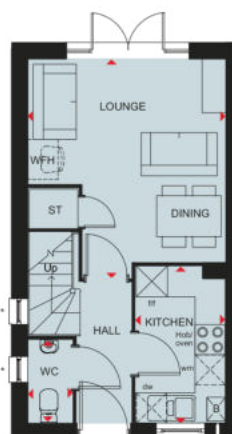
B	Boiler	BH	Bulkhead	wm	Washing machine space	f/f	Fridge freezer space	WFH	Working from home space	..	Dimension location
ST	Store	BH/ST	Bulkhead Store	dw	Dishwasher space	td	Tumble dryer space	W	Wardrobe space		



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THE WILFORD

TWO BEDROOM HOME



Ground Floor

Lounge/Dining
Kitchen
WC

4357 x 3923 mm 14'4" x 12'10"
3083 x 1780 mm 10'1" x 5'10"
1615 x 880 mm 5'4" x 2'11"

* Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans



First Floor

Bedroom 1
Bedroom 2
Bathroom

3923 x 2487 mm 12'10" x 8'2"
3923 x 2926 mm 12'10" x 9'7"
1897 x 1695 mm 6'3" x 5'7"

Key

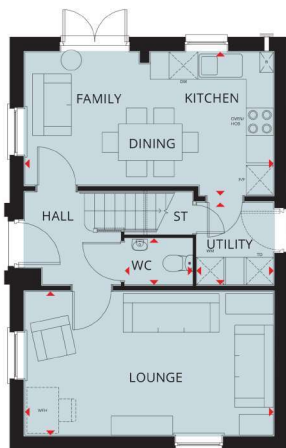
B Boiler wm Washing machine space f/f Fridge freezer space WFH Working from home space
ST Store dw Dishwasher space W Wardrobe space ♦♦ Dimension location



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HADLEY

THREE BEDROOM DETACHED HOME



* Optional door please refer to sales advisor

Ground Floor

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



* Optional window please refer to sales advisor

First Floor

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

Key

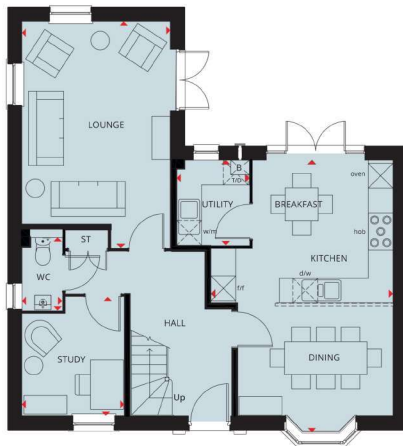
B Boiler	wm Washing machine space	dw Dishwasher space	W Wardrobe space	Dimension location
ST Store	f/f Fridge/freezer space	TD Tumble dryer	WFH Working from home space	



DAVID WILSON HOMES

THE AVONDALE

FOUR BEDROOM HOME



Ground Floor

Lounge	5488 x 3605 mm	18'0" x 11'10"
Kitchen/Breakfast/Dining	6590 x 4415 mm	21'7" x 14'6"
Utility	2060 x 1761 mm	6'9" x 5'9"
Study	2878 x 2488 mm	9'5" x 8'2"
WC	1768 x 975 mm	5'10" x 3'2"



First Floor

Bedroom 1	5585 x 3605 mm	18'3" x 11'10"
Ensuite	2222 x 1433 mm	7'3" x 4'8"
Bedroom 2	5225 x 2792 mm	17'1" x 9'2"
Bedroom 3	3563 x 3308 mm	11'8" x 10'10"
Bedroom 4	3853 x 2547 mm	12'7" x 8'4"
Bathroom	2871 x 1927 mm	9'5" x 6'4"

Key

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



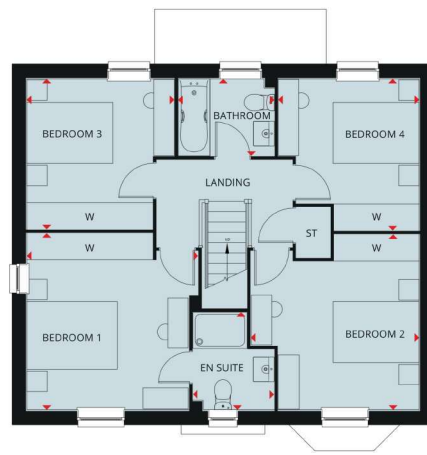
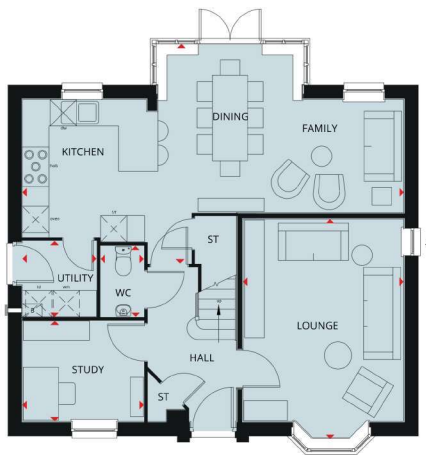
Scan here for more details



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THE BRADGATE

FOUR BEDROOM DETACHED HOME



Ground Floor

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

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

First Floor

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

Key

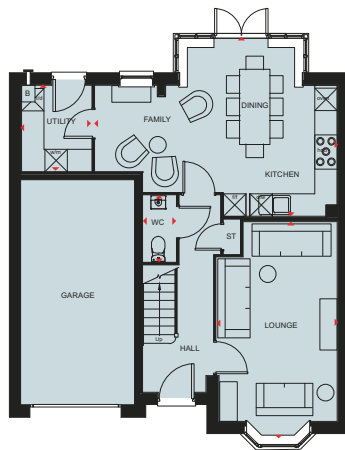
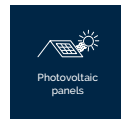
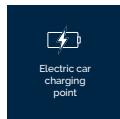
B Boiler	dw Dishwasher space	wm Washing machine space	W Wardrobe space
ST Store	f/f Fridge/freezer space	td Tumble dryer space	◀▶ Dimension location



DAVID WILSON HOMES

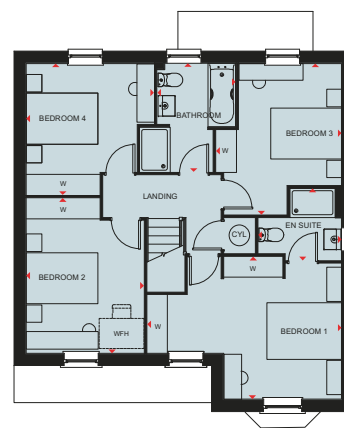
THE MERIDEN

FOUR BEDROOM HOME



Ground Floor

Lounge	5762 x 3235 mm	18'11" x 10'7"
Kitchen/Family/Dining	6486 x 4768 mm	21'3" x 15'7"
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 3817 mm	17'1" x 12'6"
En suite	2235 x 1923 mm	7'4" x 6'4"
Bedroom 2	4156 x 3155 mm	13'8" x 10'4"
Bedroom 3	4049 x 3365 mm	13'3" x 11'0"
Bedroom 4	3520 x 3423 mm	11'7" x 11'3"
Bathroom	2913 x 2100 mm	9'6" x 6'11"

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		



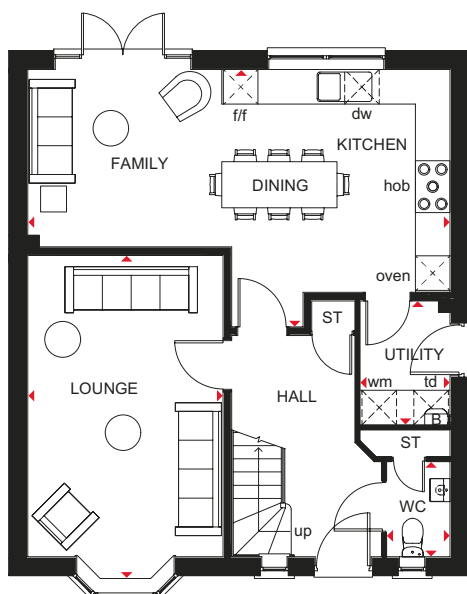
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THE KIRKDALE

FOUR BEDROOM DETACHED HOME



Sash-style windows give The Kirkdale a delightfully traditional look, while inside it is designed very much for modern family life. The hub of the house will surely be the expansive open-plan kitchen, which has dining and family areas with French doors to the garden and a separate utility room. The lounge has an attractive front-aspect bay window, making it a pleasant place to relax. Upstairs, four double bedrooms – the main with en suite – and a family bathroom provide comfort for all the family.

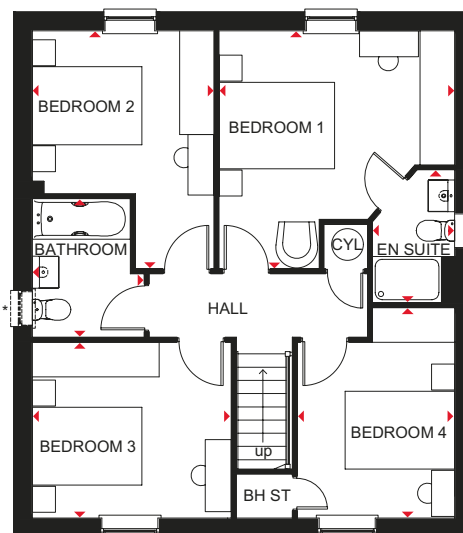


Ground Floor

Lounge	3385 x 5622 mm	11'1" x 18'5"
Kitchen/Family/Dining	7323 x 4460 mm	24'0" x 14'8"
Utility	1561 x 2150 mm	5'1" x 7'1"
WC	1100 x 1650 mm	3'7" x 5'5"

Key

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



First Floor

Bedroom 1	4085 x 4124 mm	13'5" x 13'6"
En suite	1425 x 2300 mm	4'8" x 7'7"
Bedroom 2	3150 x 4124 mm	10'4" x 13'6"
Bedroom 3	3447 x 3048 mm	11'4" x 10'0"
Bedroom 4	2725 x 3648 mm	8'11" x 12'0"
Bathroom	1938 x 2400 mm	6'4" x 7'10"

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

dwh.co.uk



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. 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.

BDW001966 Group DWH 2017 H442 --H7 DS00 / OCT22

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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dwh.co.uk or call **033 3355 8479**