

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 Lammascote 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

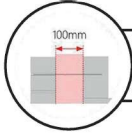
Stafford Railway Station
Station Road, Stafford
ST16 2BY

Stafford Bus Station
Gaol Road, Stafford
ST16 3AD

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



Photovoltaics



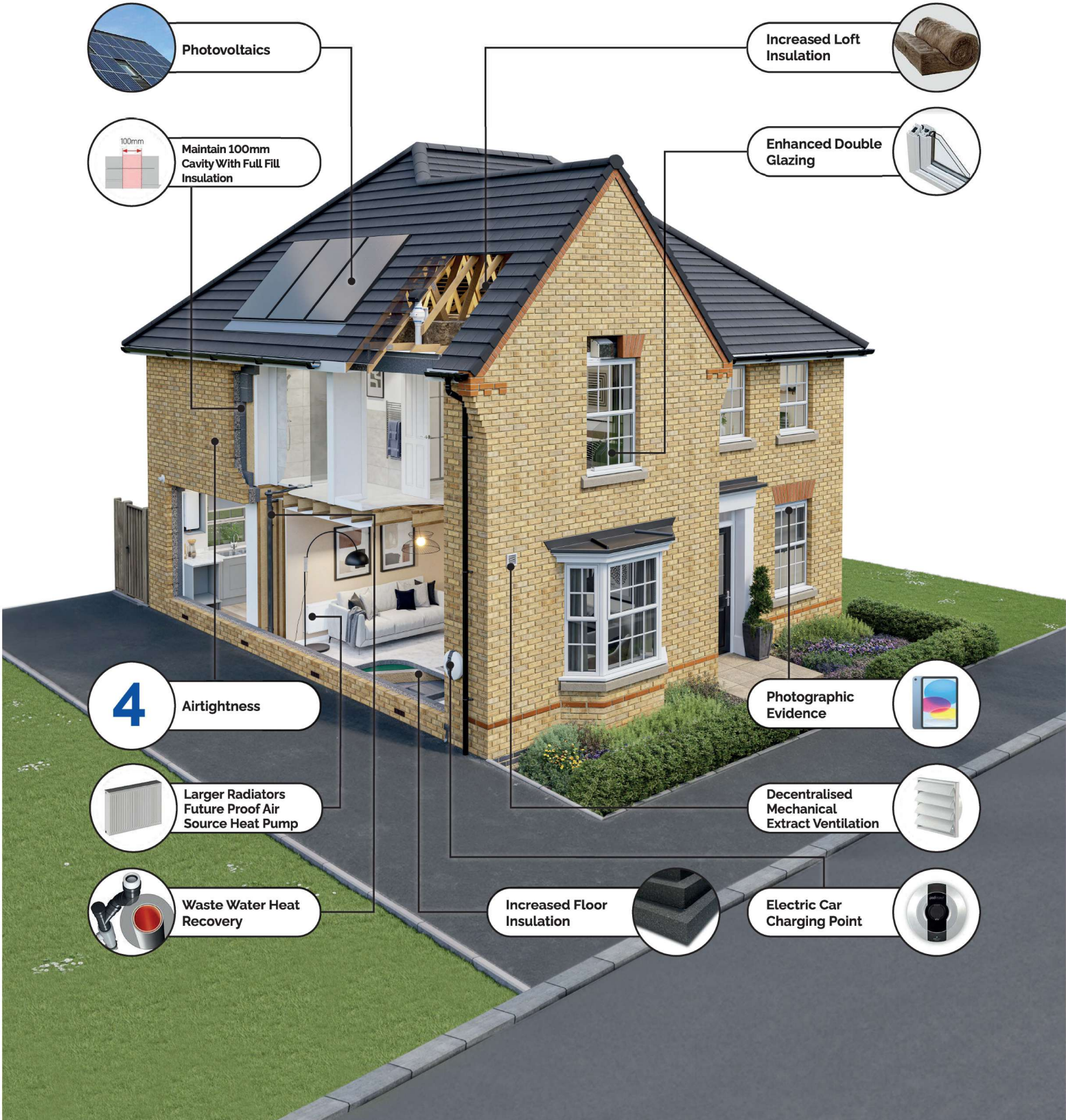
Maintain 100mm Cavity With Full Fill Insulation



Increased Loft Insulation



Enhanced Double Glazing



4

Airtightness

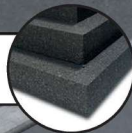


Larger Radiators Future Proof Air Source Heat Pump



Waste Water Heat Recovery

Increased Floor Insulation



Photographic Evidence



Decentralised Mechanical Extract Ventilation



Electric Car Charging Point

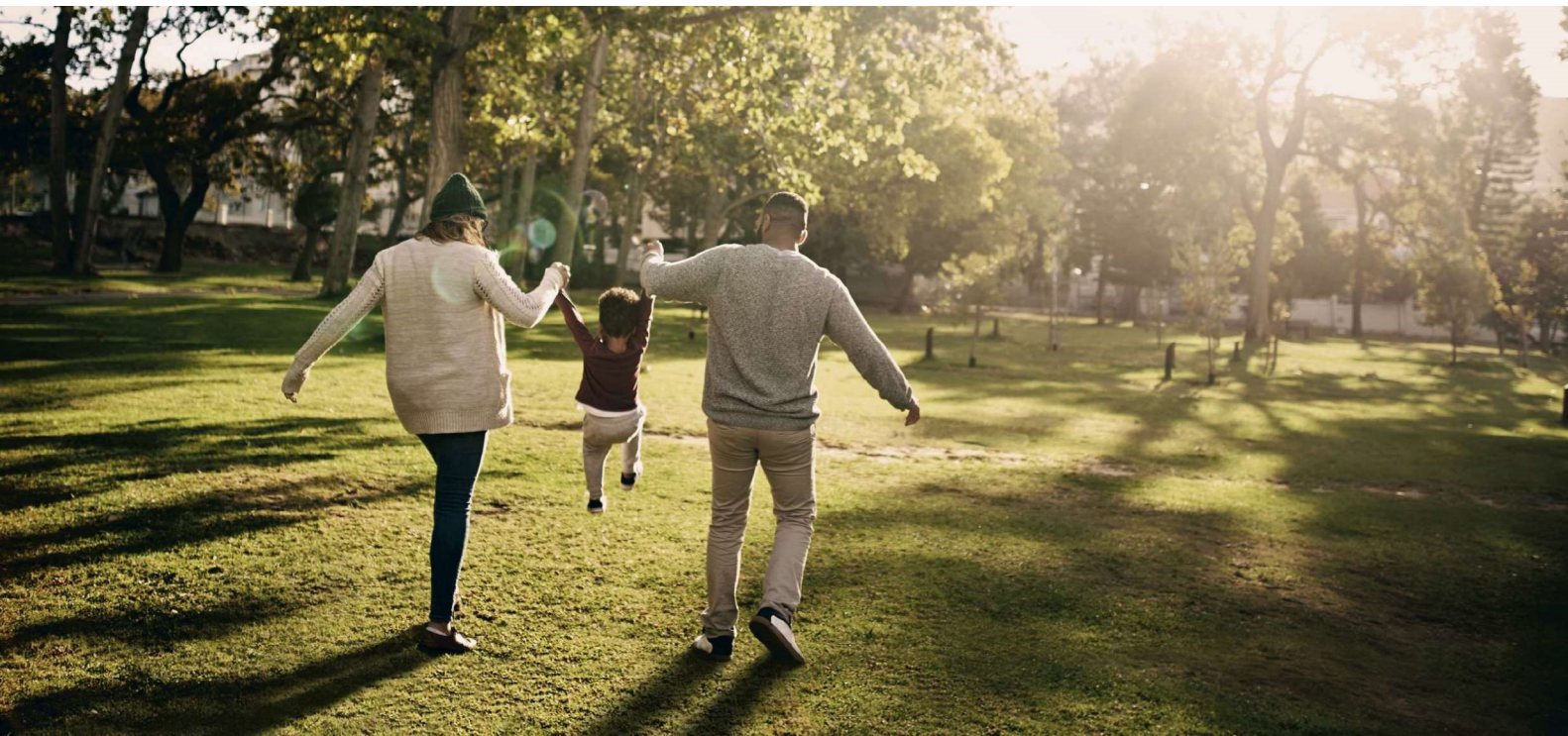


Scan here to discover more

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**



- New tree line**
- Parkland area**
- Existing trees**
- Tarmac path**

Giving nature a home on this development:

- Bat Box**
Selected plots*
- Bird box**
Selected plots*
- Sparrow terrace**
Selected plots*
- Hedgehog highway**
All plots*

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

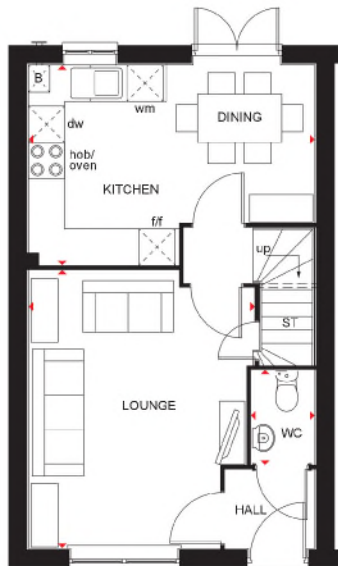
Images and development layouts are for illustrative purposes, should be used for general guidance only and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Development layouts including house types and tenures, the location of affordable housing, 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.

THE ARCHFORD

THREE BEDROOM HOME

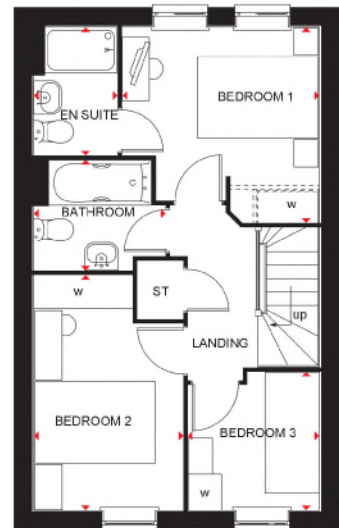


A bright family home, The Archford has a stylish open-plan kitchen and dining area, with French doors opening out onto the rear garden – creating the option for even more living space in good weather. A lobby separates the kitchen and the spacious lounge, with stairs leading to the first floor. Here, the main bedroom has its own en suite. This attractive home is completed by a further double bedroom, a single bedroom and a family bathroom.



Ground Floor

Lounge	4604 x 3746 mm	15'1" x 12'3"
Kitchen/Dining	4750 x 3310 mm	15'7" x 10'10"
WC	1561 x 1054 mm	5'1" x 3'5"



First Floor

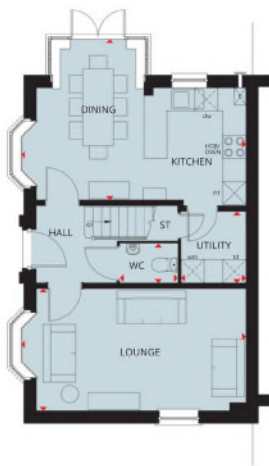
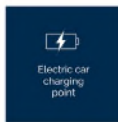
Bedroom 1	3235 x 3276 mm	10'7" x 10'9"
En Suite	1385 x 2119 mm	4'7" x 6'11"
Bedroom 2	2475 x 3891 mm	8'1" x 12'9"
Bedroom 3	2286 x 2186 mm	7'6" x 7'2"
Bathroom	1815 x 2181 mm	5'11" x 7'2"

Key

B	Boiler	f/f	Fridge/freezer space	dw	Dishwasher space	◀▶	Dimension location
ST	Store	wm	Washing machine space	w	Wardrobe space		

THE HEREFORD

FOUR BEDROOM HOME



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	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	♦♦ Dimension location



DAVID WILSON HOMES

We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. The images and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs, dimensions and energy efficiency features depicted are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract. BDW004648/APR24

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