

Pastures Place



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 providing 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 Pastures Place.



John Reddington
Managing Director
David Wilson Homes, East Midlands



DAVID WILSON HOMES
WHERE QUALITY LIVES

*"We" refers to the Barratt Developments PLC Group brands. ^ Based on HBF star rating scheme from 2010 to 2022 derived from the NHBC national new homes survey at eight weeks. Over 90% of Barratt Developments PLC group customers would recommend our brands to a friend. Barratt Development brands include Barratt London, Barratt Homes and David Wilson.

WELCOME TO

PASTURES PLACE



Pastures Place will offer a range of 2 – 5 bedroom homes surrounded by rolling countryside in the quaint village of Corby Glen. The development will provide an escape from the hustle and bustle of city life.

Feel a sense of serenity here and enjoy plenty of open space, a beautiful village green, tree-lined footpaths and a play park.

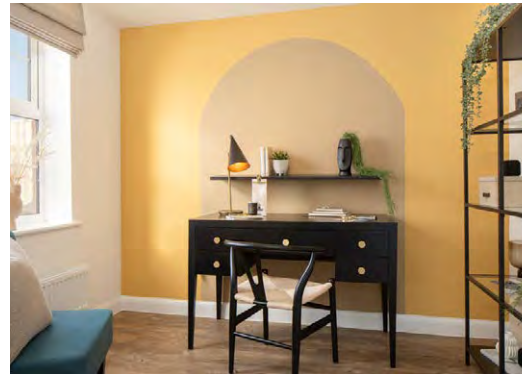


A short walk into the village centre you'll find everyday amenities such as a local butcher, supermarket, a café and pubs. As a resident, you'll benefit from great transport links with the A1 linking you to Grantham and A52 nearby, whilst a further 15-minute drive will take you to the bustling town of Bourne.

A SENSE OF PEACE

QUALITY

— AND SPACE —



Our homes at Pastures Place 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 plenty of schooling options close to the development to choose from starting from the Corby Glen Pre-school for the little ones. Then there's Corby Glen Primary School, which is only



a 5-minute* drive away. For secondary schools, Charles Reed Academy is just a 7-minute* walk away.

*Based on the average drive time from the development

EXCELLENT

CONNECTIONS



This development features great road links with the A1 close by. Grantham can also be reached via the A1 and Bourne



via the A15. Grantham train station is less than a 30-minute drive, with direct trains to London. For holidays away, East Midlands



Airport is just over an hour away, while London Stansted can be reached in an hour and a half.

PLENTY

— TO SEE AND DO —



For your everyday essentials, you won't be far from a host of amenities including a Co-op, a butchers, a Post Office plus local family pubs and restaurants all within walking distance. For your bigger shops, there's an M&S foodhall and Tesco nearby.



There's plenty of opportunities' to enjoy the great outdoors nearby with the development surrounded by countryside. Twyford Woods is a few minutes' drive away and is the perfect place for leisurely walk in nature and The Picking Patch, a family run business that runs a flower farm wherby you can pick your own flowers!



For meals out, there's a selection of local pubs and restaurants nearby. Hatties Tea Rooms specialises in afternoon tea and is just a 5 minute walk, whilst Bourne Town centre features a wider selection of eateries included highly rated independent restaurants and bars.

10 MINUTES OR LESS

— AWAY FROM YOUR NEW HOME —



The Woodhouse Arms
1 minute by car



Willoughby Memorial Trust
1 minute by car



Hatties Tea Rooms
2 minutes by car



Charles Reed Academy
2 minutes by car



Corby Glen Primary School
2 minutes by car



Station Road Play park
2 minutes by car



The Co-Operative supermarket
3 minutes by car



Fighting Cocks Inn
3 minutes by car



Lily's Lavender Hut
3 minutes by car

25 MINUTES OR LESS

— AWAY FROM YOUR NEW HOME —



The Royal Oak
5 minutes by car



The Griffin Inn
6 minutes by car



Twyford Woods
10 minutes by car



Easton Gardens
13 minutes by car



Bourne Town Centre
16 minutes by car



Tesco Superstore
18 minutes by car



Bourne Leisure Centre
18 minutes by car



Grantham Train Station
21 minutes by car



Belvoir Castle
27 minutes by car

CREATING A SUSTAINABLE COMMUNITY

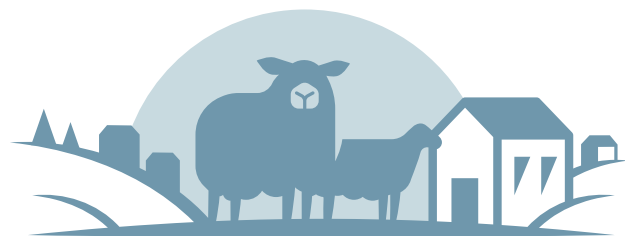
WHERE FAMILIES AND NATURE CAN THRIVE

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.





Pastures Place

Swinstead Road, Corby Glen, Grantham, Lincolnshire, NG33 4NZ

3, 4 and 5 bedroom homes

- I

The Ingleby

3 bedroom home
- Bl

The Blyford

3 bedroom home
- Ha

The Hadley

3 bedroom home
- Ch

The Chelworth

4 bedroom home
- A

The Avondale

4 bedroom home
- Bg

The Bradgate

4 bedroom home
- W

The Winstone

4 bedroom home
- Ho

The Holden

4 bedroom home
- K

The Kirkdale

4 bedroom home
- Bu

The Buckingahm

5 bedroom home
- He

The Henley

5 bedroom home
- R

Affordable Housing

Affordable Rented
- SO

Affordable Housing

Shared Ownership
- SH

Show Home
- MS

Marketing Suite
- V

Visitor Parking Space
- BCP

Bin Collection Point
- S/S

Substation



- Balancing pond
- Swale
- Trees
- Grassland
- Species rich grassland
- Wildflower meadow
- New tree lines
- Mature tree lines
- Paths
- Parkland space
- Wildflower meadow
- Bird Nest Box
Starling Nest Box
- Bat Box
Enclosed Bat Box
- Swift Nesting Brick
Sparrow Terrace
- Hedgehog Highway

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

Development layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Images and development layouts are for illustrative purposes and should be used for general guidance only. Development layouts including parking arrangements, play areas and public open spaces may change to reflect changes in planning permission and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Please speak to your solicitor to whom full details of any planning consents including layout plans will be available. Pastures Place is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

H8603/100/01 Rev: K

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.

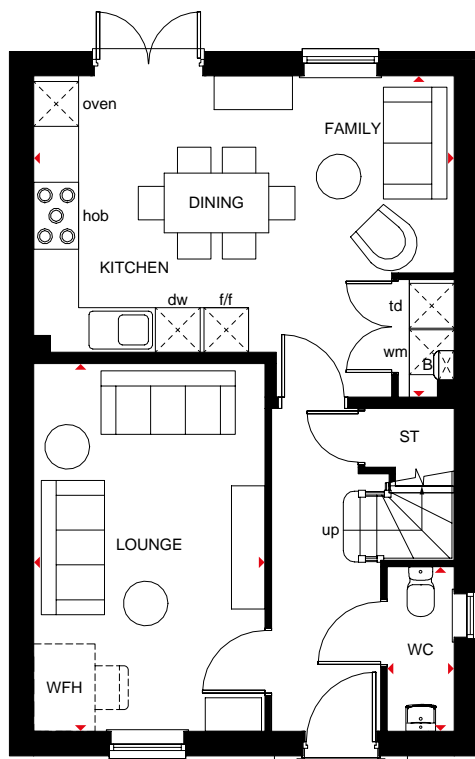
DAVID WILSON HOMES

THE INGLEBY

THREE BEDROOM HOME

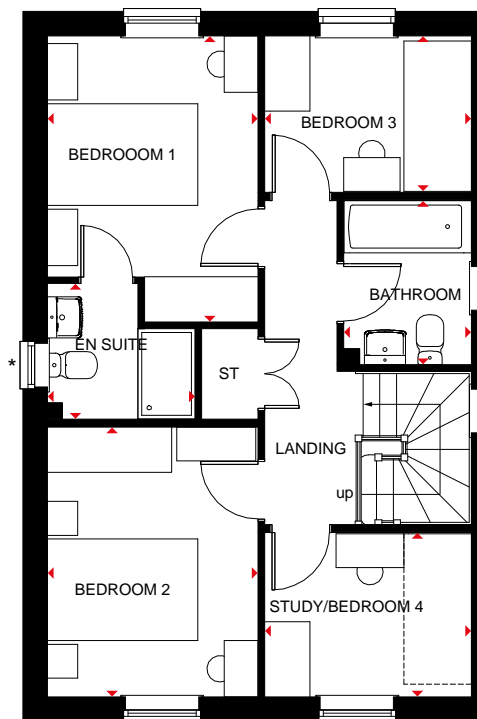
Key

| | | | | | | | |
|----|--------|-----|-----------------------|----|--------------------|-----|-------------------------|
| B | Boiler | f/f | Fridge/freezer space | dw | Dishwasher space | WFH | Working from home space |
| ST | Store | wm | Washing machine space | td | Tumble dryer 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

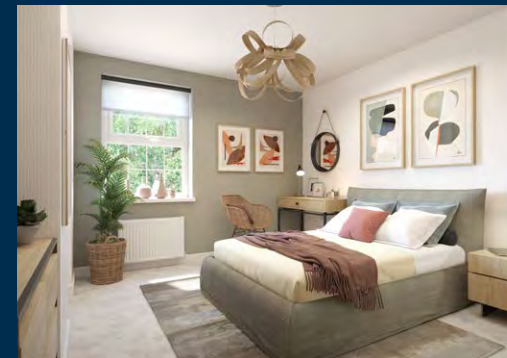
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THE BLYFORD

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The impressive façade of The Blyford is a strong hint to what lies behind. A spacious lounge leads to a bright open-plan kitchen and dining area, with access to a utility room and the rear garden. An integral garage on the ground floor provides upstairs with space

generous enough for three double bedrooms, a study and a large family bathroom with separate shower. The main bedroom also enjoys the luxury of its own dressing area as well as an en suite.

DAVID WILSON HOMES

THE BLYFORD

THREE BEDROOM HOME

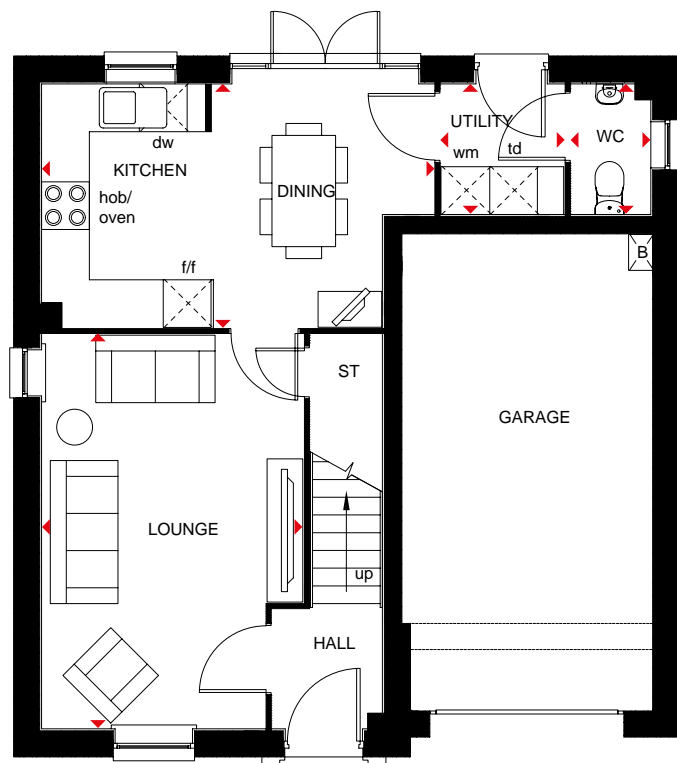
Key

B Boiler
ST Store

BH ST Bulkhead Store
f/f Fridge/freezer space

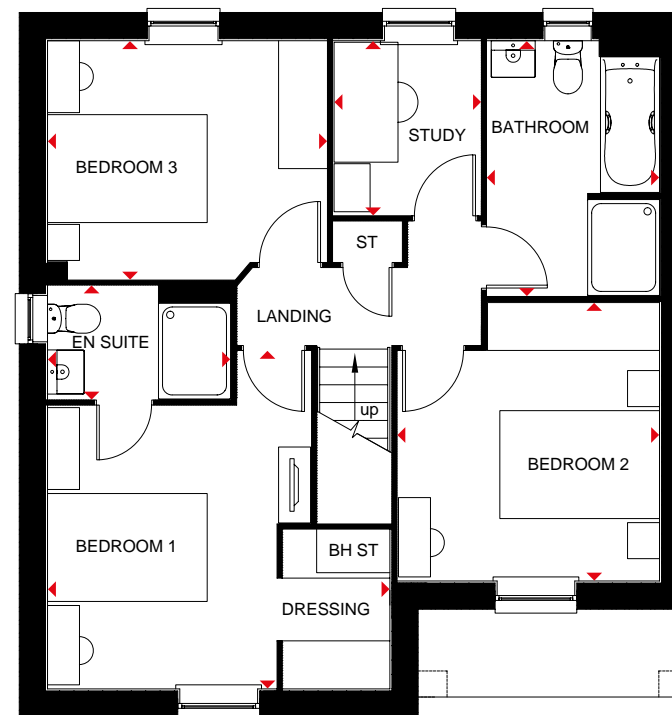
wm Washing machine space
dw Dishwasher space

td Tumble dryer space
◀▶ Dimension location



Ground Floor

| | | |
|----------------|----------------|---------------|
| Lounge | 3292 x 4960 mm | 10'9" x 16'3" |
| Kitchen/Dining | 4933 x 3064 mm | 16'2" x 10'1" |
| WC | 1000 x 1666 mm | 3'3" x 5'6" |
| Utility | 1551 x 1666 mm | 5'1" x 5'6" |



First Floor

| | | |
|-----------|----------------|----------------|
| Bedroom 1 | 4298 x 4221 mm | 14'1" x 13'10" |
| En suite | 2290 x 1400 mm | 7'6" x 4'7" |
| Bedroom 2 | 3275 x 3483 mm | 10'9" x 11'5" |
| Bedroom 3 | 3492 x 2995 mm | 11'5" x 9'10" |
| Bathroom | 2155 x 3188 mm | 7'1" x 10'6" |
| Study | 1837 x 2180 mm | 6'0" x 7'2" |

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THE HADLEY

THREE BEDROOM 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 for 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 bedroom with en suite, a single bedroom and a family bathroom.

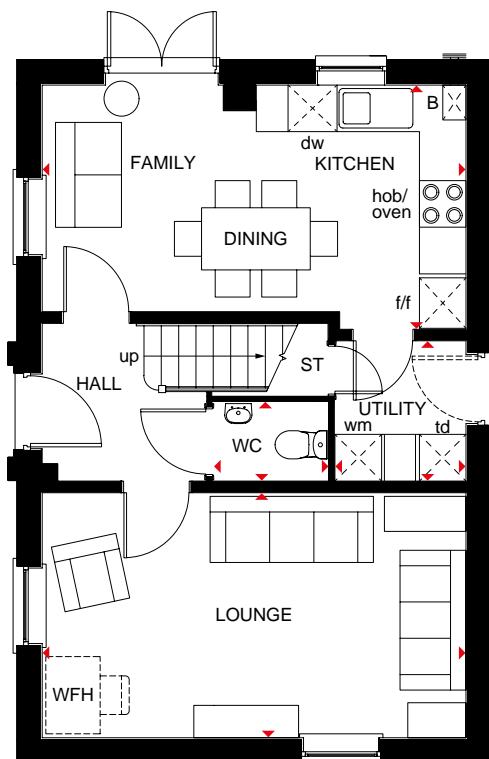
DAVID WILSON HOMES

THE HADLEY

THREE BEDROOM HOME

Key

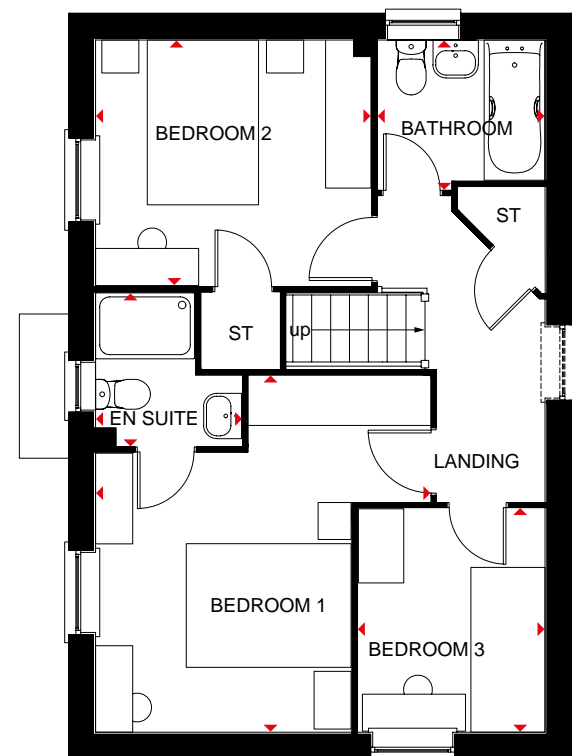
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|----|--------|-----|-----------------------|----|--------------------|-----|-------------------------|
| B | Boiler | f/f | Fridge/freezer space | dw | Dishwasher space | WFH | Working from home space |
| ST | Store | wm | Washing machine space |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



Ground Floor

| | | |
|-----------------------|----------------|----------------|
| Lounge | 5455 x 3153 mm | 17'11" x 10'4" |
| Kitchen/Family/Dining | 5455 x 3143 mm | 17'11" x 10'4" |
| Utility | 1804 x 1688 mm | 5'11" x 5'6" |
| WC | 1480 x 1014 mm | 4'10" x 3'4" |

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



First Floor

| | | |
|-----------|----------------|---------------|
| Bedroom 1 | 4324 x 4058 mm | 14'2" x 13'3" |
| En suite | 1856 x 1771 mm | 6'1" x 5'9" |
| Bedroom 2 | 3341 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" |

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

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THE HADLEY

THREE BEDROOM 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 for 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 bedroom with en suite, a single bedroom and a family bathroom.

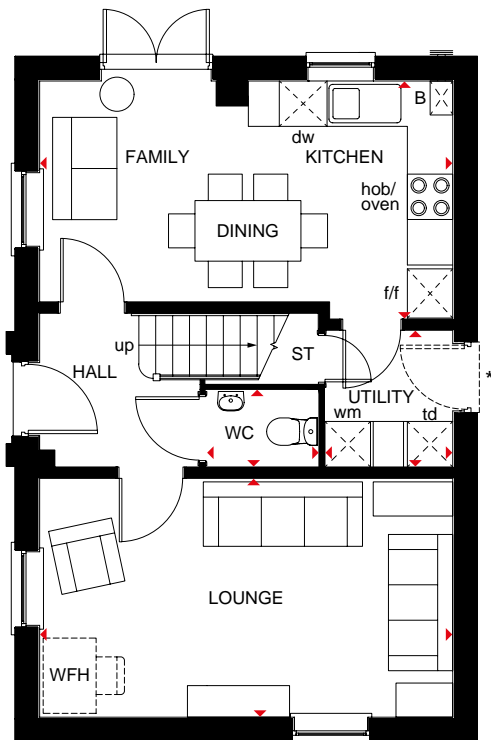
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THE HADLEY

THREE BEDROOM HOME

Key

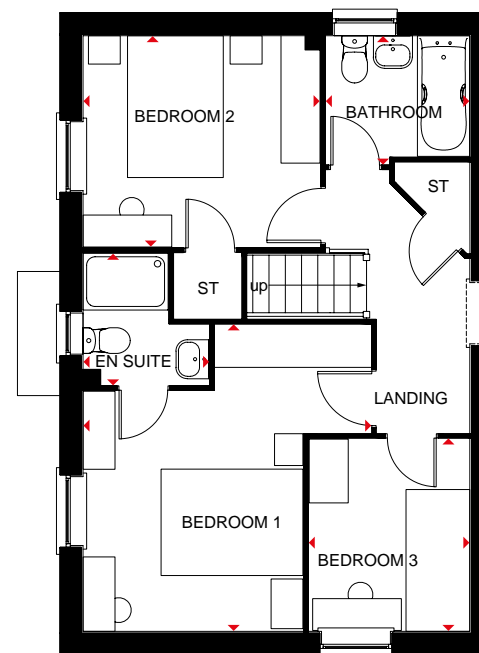
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|----|--------|-----|-----------------------|----|--------------------|-----|-------------------------|
| B | Boiler | f/f | Fridge/freezer space | dw | Dishwasher space | WFH | Working from home space |
| ST | Store | wm | Washing machine space |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



Ground Floor

| | | |
|-----------------------|----------------|----------------|
| Lounge | 5455 x 3153 mm | 17'11" x 10'4" |
| Kitchen/Family/Dining | 5455 x 3143 mm | 17'11" x 10'4" |
| Utility | 1804 x 1688 mm | 5'11" x 5'6" |
| WC | 1480 x 1014 mm | 4'10" x 3'4" |

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



First Floor

| | | |
|-----------|----------------|---------------|
| Bedroom 1 | 4324 x 4058 mm | 14'2" x 13'3" |
| En suite | 1856 x 1771 mm | 6'1" x 5'9" |
| Bedroom 2 | 3341 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" |

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

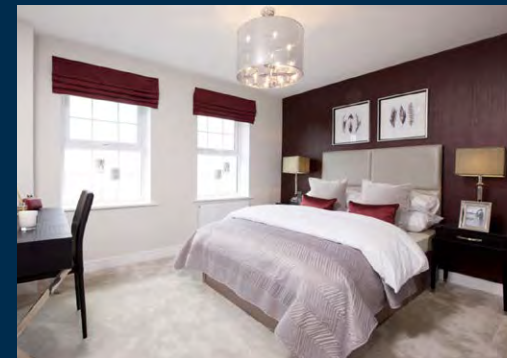
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THE CHELWORTH

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The Chelworth has a traditional look that disguises the modern design of an exceptionally spacious family home inside. The open-plan kitchen, flowing into breakfast and family areas, and the separate dining room both lead to the garden via French doors. The

attractive lounge is perfect for relaxing in and entertaining, while the study and utility room provide practical space for working. Upstairs are four double bedrooms, the spacious main with full en suite, and a family bathroom complete with separate shower.

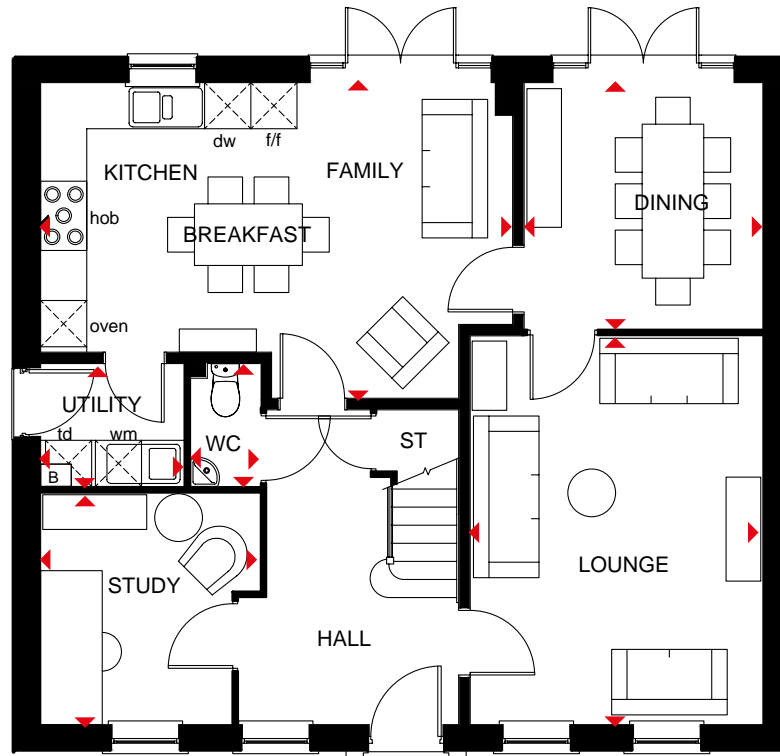
DAVID WILSON HOMES

THE CHELWORTH

FOUR BEDROOM DETACHED HOME

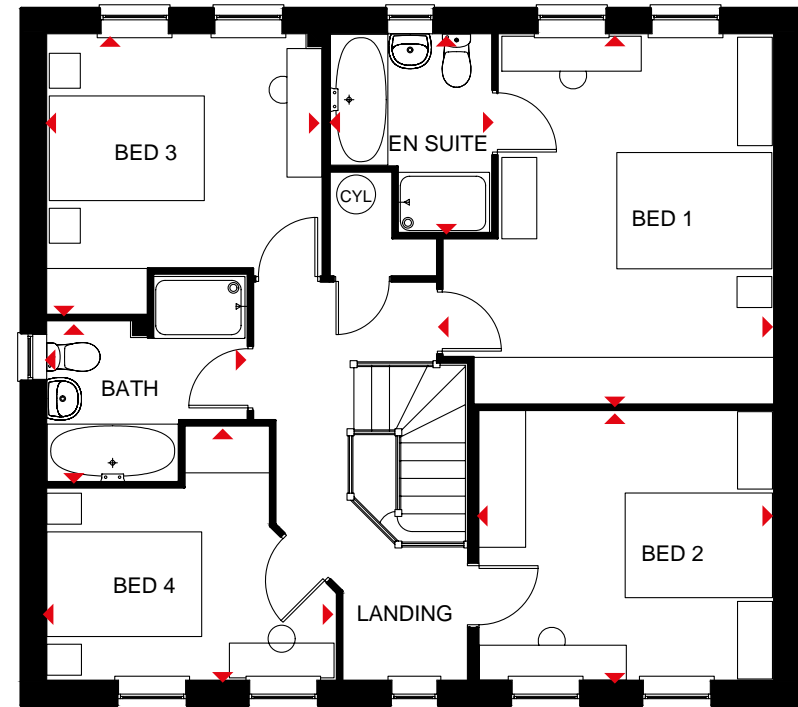
Key

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



Ground Floor

| | | |
|--------------------------|----------------|---------------|
| Kitchen/Family/Breakfast | 6130 x 4100 mm | 20'1" x 13'5" |
| Dining | 3201 x 3100 mm | 10'6" x 10'2" |
| Lounge | 3800 x 5050 mm | 12'6" x 16'7" |
| Study | 3006 x 2850 mm | 9'10" x 9'4" |
| Utility | 1861 x 1595 mm | 6'1" x 5'3" |
| WC | 1595 x 900 mm | 5'3" x 2'11" |



First Floor

| | | |
|-----------|----------------|----------------|
| Bedroom 1 | 4775 x 4261 mm | 15'8" x 14'0" |
| En suite | 2077 x 2561 mm | 6'10" x 8'5" |
| Bedroom 2 | 3476 x 3800 mm | 11'5" x 12'6" |
| Bedroom 3 | 3552 x 3616 mm | 11'8" x 11'10" |
| Bedroom 4 | 3736 x 3275 mm | 12'3" x 10'9" |
| Bathroom | 2584 x 2071 mm | 8'6" x 6'10" |

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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

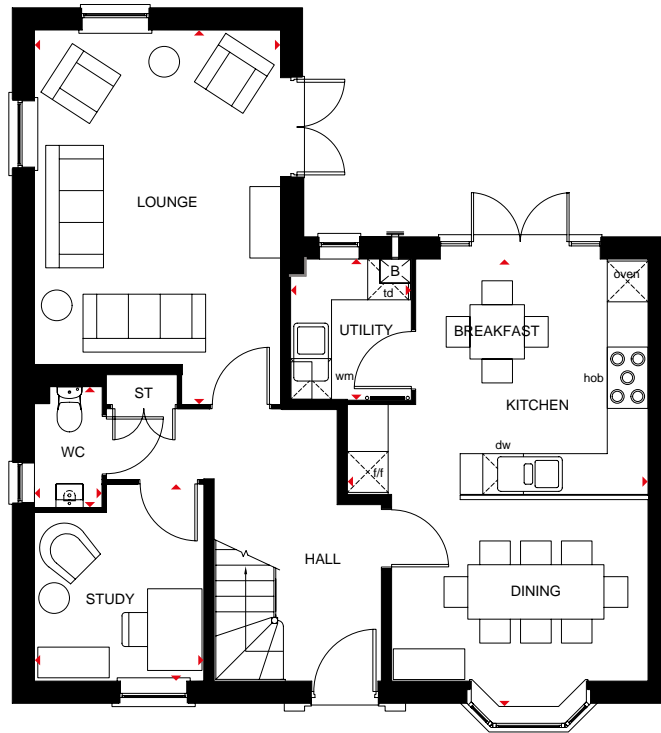
B Boiler
ST Store

CYL Cylinder
f/f Fridge/freezer space

wm Washing machine space
td Tumble dryer space

w Wardrobe space
dw Dishwasher space

◀▶ Dimension location



Ground Floor

| | | |
|--------------------------|----------------|----------------|
| Lounge | 5490 x 3615 mm | 18'0" x 11'10" |
| Kitchen/Breakfast/Dining | 6600 x 4418 mm | 21'7" x 14'6" |
| Utility | 2062 x 1760 mm | 6'9" x 5'9" |
| Study | 2885 x 2490 mm | 9'5" x 8'2" |
| WC | 1768 x 983 mm | 5'10" x 3'3" |



First Floor

| | | |
|-----------|----------------|----------------|
| Bedroom 1 | 5587 x 3615 mm | 18'4" x 11'10" |
| En suite | 2222 x 1435 mm | 7'3" x 4'8" |
| Bedroom 2 | 5227 x 2800 mm | 17'1" x 9'2" |
| Bedroom 3 | 3566 x 3316 mm | 11'8" x 10'10" |
| Bedroom 4 | 3893 x 2550 mm | 12'9" x 8'4" |
| Bathroom | 2871 x 1929 mm | 9'5" x 6'4" |

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THE BRADGATE

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



A home to suit all the family, The Bradgate offers a combination of flexible communal areas and dedicated quiet space. An expansive open-plan kitchen with separate utility has dining and family areas leading to the garden – and extended living space in good weather – via a beautiful walk-in glazed bay with

French doors. A separate study and a lounge with attractive bay window provide room to work and relax in. Four double bedrooms upstairs, the spacious main with en suite, ensure everyone has space of their own. A family bathroom completes this truly superb family home.

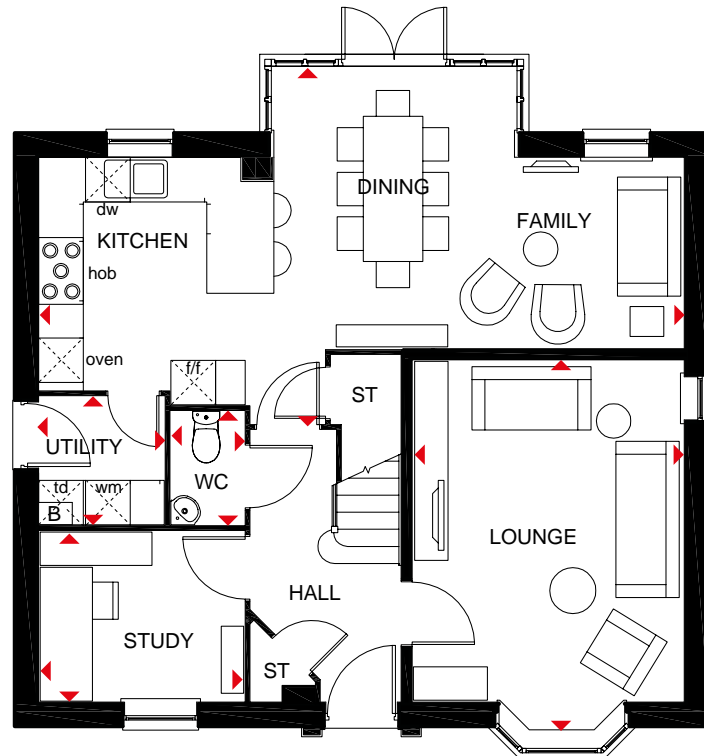
DAVID WILSON HOMES

THE BRADGATE

FOUR BEDROOM DETACHED HOME

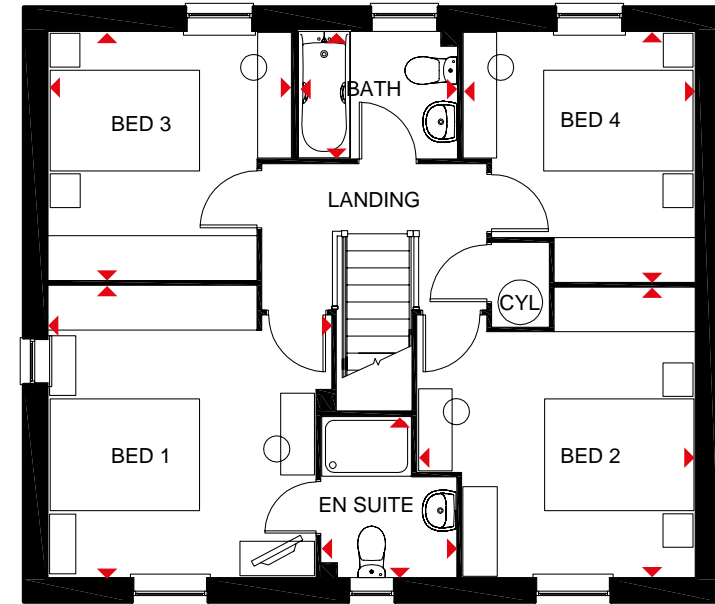
Key

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



Ground Floor

| | | |
|-----------------------|----------------|---------------|
| Lounge | 4999 x 3658 mm | 16'4" x 12'0" |
| Kitchen/Dining/Family | 8677 x 4807 mm | 28'5" x 15'9" |
| Study | 2762 x 2295 mm | 9'0" x 7'6" |
| Utility | 1687 x 1724 mm | 5'6" x 5'7" |
| WC | 1524 x 986 mm | 5'0" x 3'2" |



First Floor

| | | |
|-----------|----------------|----------------|
| Bedroom 1 | 3910 x 3791 mm | 12'9" x 12'5" |
| En suite | 2162 x 1799 mm | 7'1" x 5'10" |
| Bedroom 2 | 3720 x 3885 mm | 12'2" x 12'9" |
| Bedroom 3 | 3329 x 3263 mm | 10'11" x 10'8" |
| Bedroom 4 | 3353 x 3112 mm | 11'0" x 10'2" |
| Bathroom | 2124 x 1700 mm | 6'11" x 5'7" |

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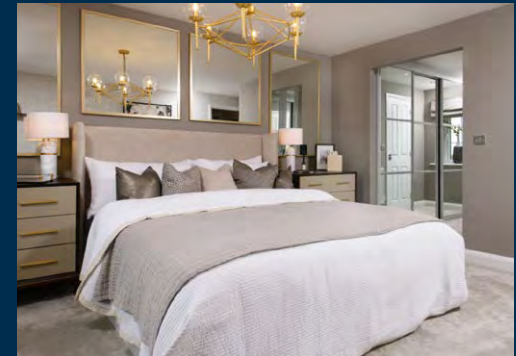
BDW002521/FEB23

THE WINSTONE

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Winstone is a truly magnificent detached family home. The elegant central 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 beautiful main bedroom with dressing area and full en suite. The second bedroom also has an en suite, and the large bathroom with a separate shower provides for the rest of the family.

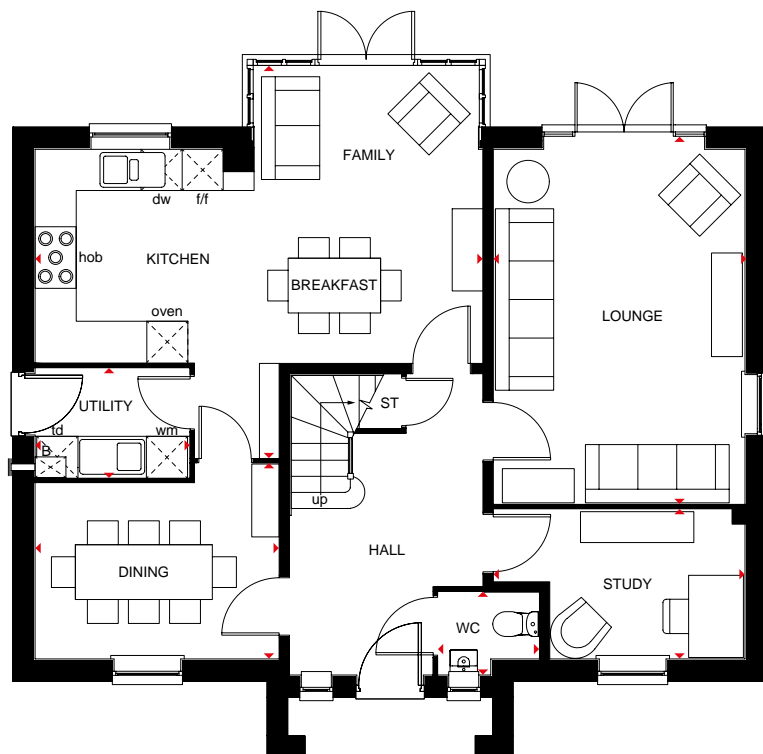
DAVID WILSON HOMES

THE WINSTONE

FOUR BEDROOM HOME

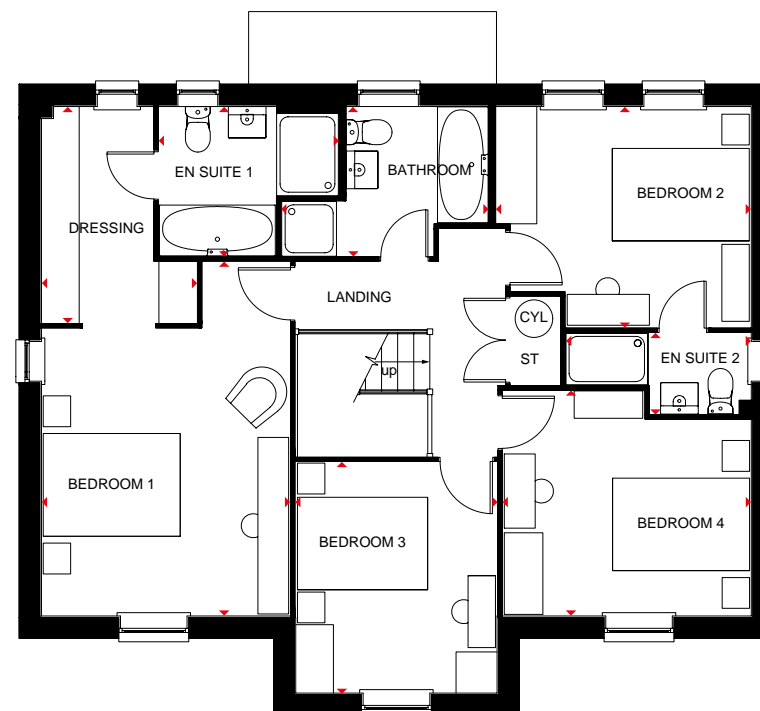
Key

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



Ground Floor

| | | |
|--------------------------|----------------|----------------|
| Lounge | 5171 x 3675 mm | 16'11" x 12'0" |
| Kitchen/Family/Breakfast | 6540 x 5725 mm | 21'5" x 18'9" |
| Dining | 3563 x 2851 mm | 11'8" x 9'4" |
| Study | 3675 x 2180 mm | 12'0" x 7'2" |
| Utility | 2250 x 1591 mm | 7'4" x 5'3" |
| WC | 1475 x 1210 mm | 4'10" x 4'0" |



First Floor

| | | |
|------------|----------------|-----------------|
| Bedroom 1 | 5169 x 3624 mm | 16'11" x 11'10" |
| Dressing | 3155 x 2265 mm | 10'4" x 7'5" |
| En suite 1 | 2615 x 2182 mm | 8'7" x 7'2" |
| Bedroom 2 | 3722 x 3223 mm | 12'2" x 10'7" |
| En suite 2 | 2710 x 1178 mm | 8'11" x 3'10" |
| Bedroom 3 | 3368 x 2940 mm | 11'1" x 9'8" |
| Bedroom 4 | 3623 x 3288 mm | 11'10" x 10'9" |
| Bathroom | 3014 x 2182 mm | 9'10" x 7'2" |

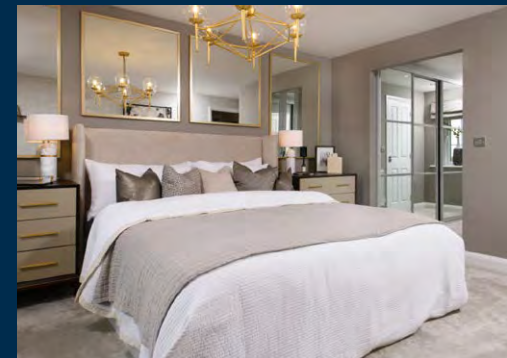
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THE WINSTONE

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Winstone is a truly magnificent detached family home. The elegant central 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 beautiful main bedroom with dressing area and full en suite. The second bedroom also has an en suite, and the large bathroom with a separate shower provides for the rest of the family.

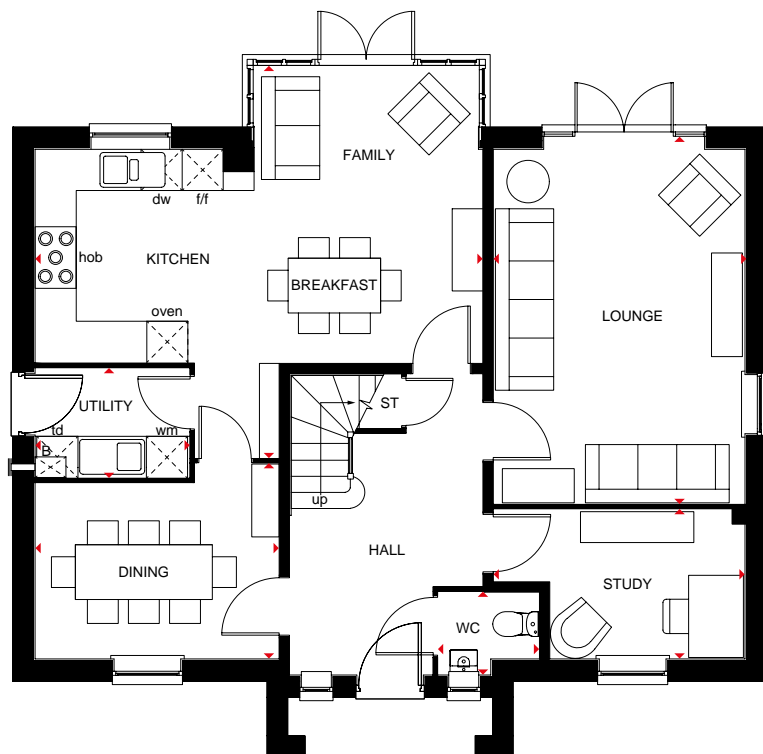
DAVID WILSON HOMES

THE WINSTONE

FOUR BEDROOM HOME

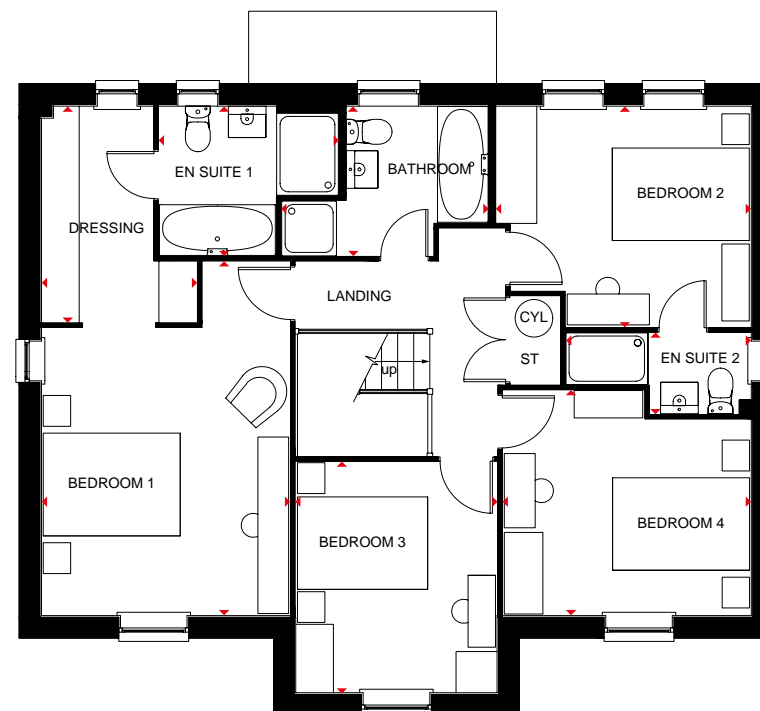
Key

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



Ground Floor

| | | |
|--------------------------|----------------|----------------|
| Lounge | 5171 x 3675 mm | 16'11" x 12'0" |
| Kitchen/Family/Breakfast | 6540 x 5725 mm | 21'5" x 18'9" |
| Dining | 3563 x 2851 mm | 11'8" x 9'4" |
| Study | 3675 x 2180 mm | 12'0" x 7'2" |
| Utility | 2250 x 1591 mm | 7'4" x 5'3" |
| WC | 1475 x 1210 mm | 4'10" x 4'0" |



First Floor

| | | |
|------------|----------------|-----------------|
| Bedroom 1 | 5169 x 3624 mm | 16'11" x 11'10" |
| Dressing | 3155 x 2265 mm | 10'4" x 7'5" |
| En suite 1 | 2615 x 2182 mm | 8'7" x 7'2" |
| Bedroom 2 | 3722 x 3223 mm | 12'2" x 10'7" |
| En suite 2 | 2710 x 1178 mm | 8'11" x 3'10" |
| Bedroom 3 | 3368 x 2940 mm | 11'1" x 9'8" |
| Bedroom 4 | 3623 x 3288 mm | 11'10" x 10'9" |
| Bathroom | 3014 x 2182 mm | 9'10" x 7'2" |

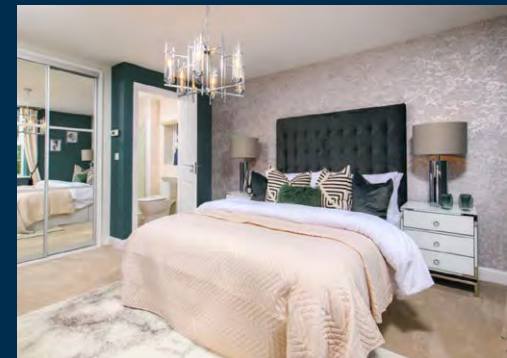
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THE HOLDEN

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

THE HOLDEN

FOUR BEDROOM HOME

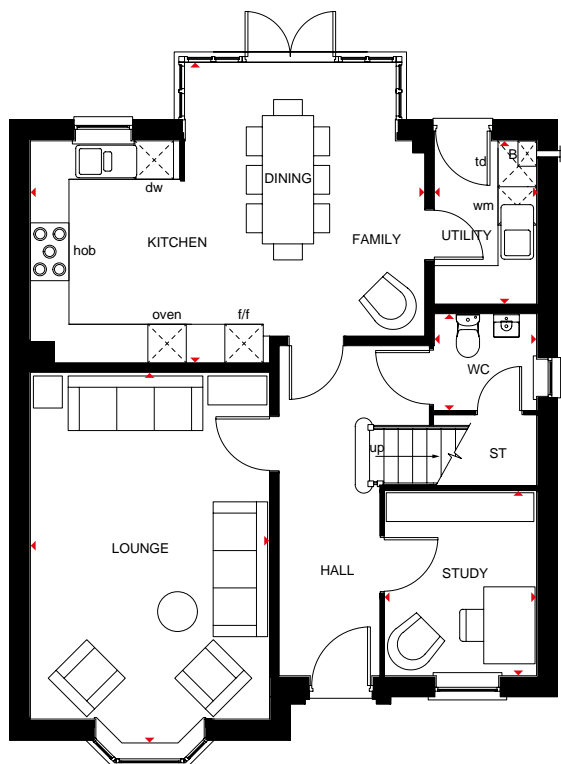
Key

B Boiler
ST Store

CYL Cylinder
f/f Fridge/freezer space

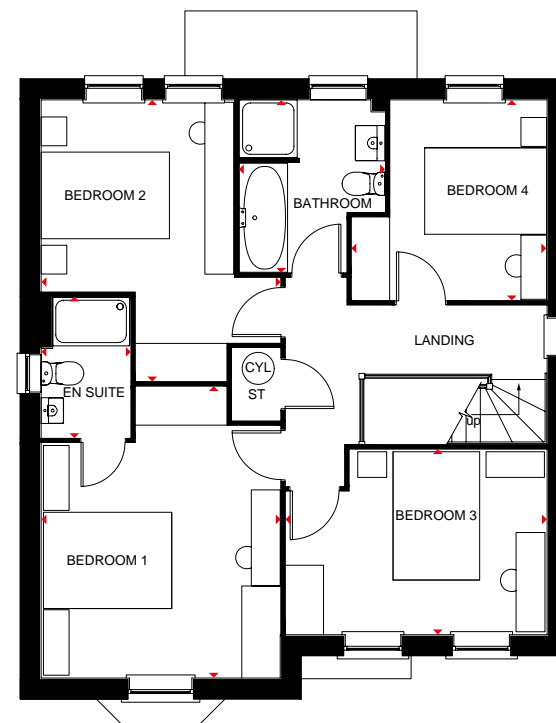
wm Washing machine space
dw Dishwasher space

td Tumble dryer space
◀▶ Dimension location



Ground Floor

| | | |
|-----------------------|----------------|---------------|
| Lounge | 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 | 1506 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" |

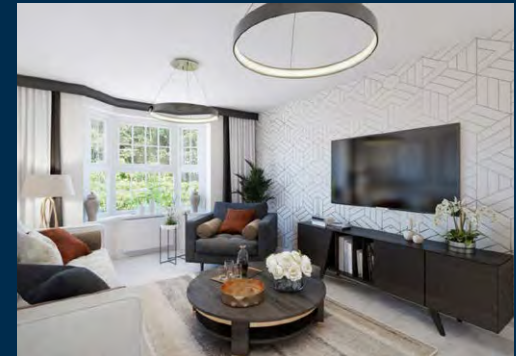
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THE KIRKDALE

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The hub of the house is the open-plan kitchen, which has dining and family areas with French doors to the garden and a separate utility. The lounge has an

attractive bay window, making it the perfect place to relax. Upstairs there are four double bedrooms, the main bedroom with en suite and a family bathroom.

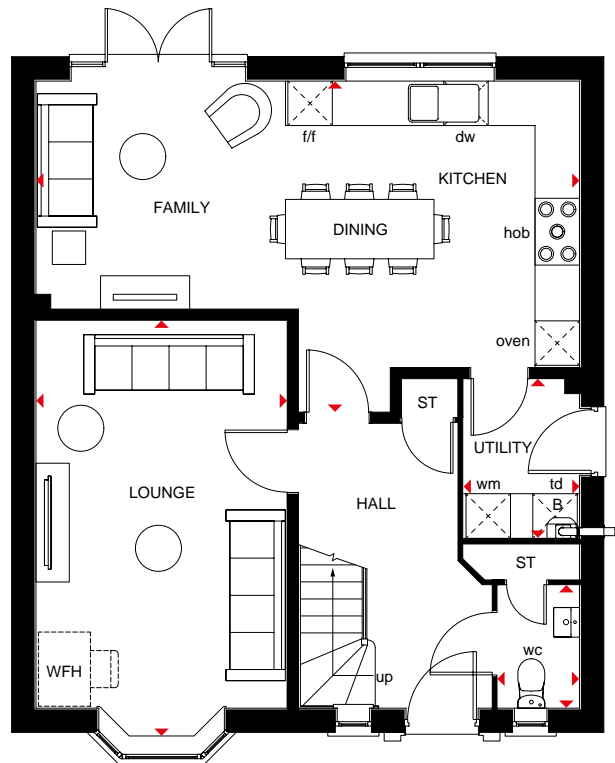
DAVID WILSON HOMES

THE KIRKDALE

FOUR BEDROOM HOME

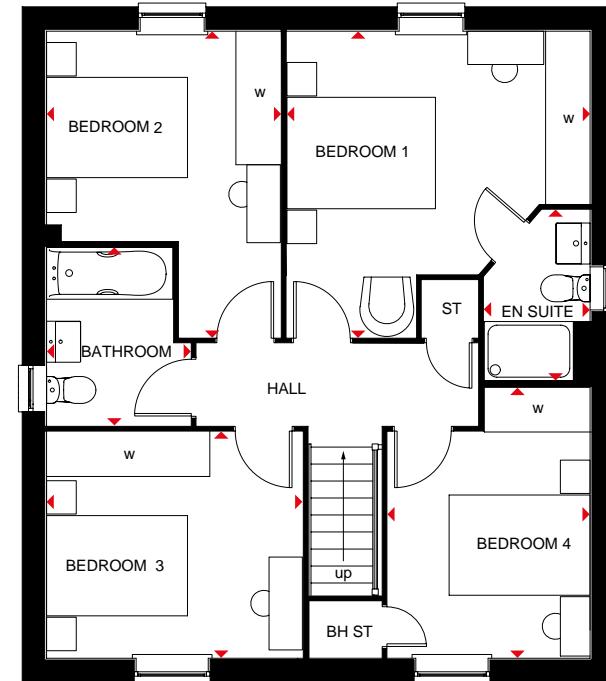
Key

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



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" |



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" |

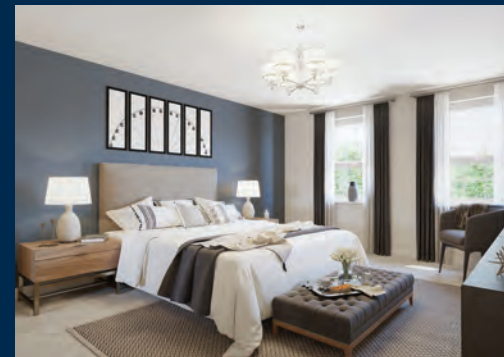
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THE BUCKINGHAM

FIVE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



Designed over three floors, The Buckingham is a spacious family home. The hub of the house is the large open-plan kitchen and breakfast room with family area leading to the dining room. Both have access onto the rear garden via elegant French doors. There is also a separate utility room. The front-aspect lounge provides

ample room for everyone to relax, and there's quiet space to work in the study. The first floor has an expansive main bedroom with full en suite and dressing area. Two further double bedrooms and a bathroom with shower can be found here too. On the top floor there are two more double bedrooms and a bathroom with shower.



DAVID WILSON HOMES

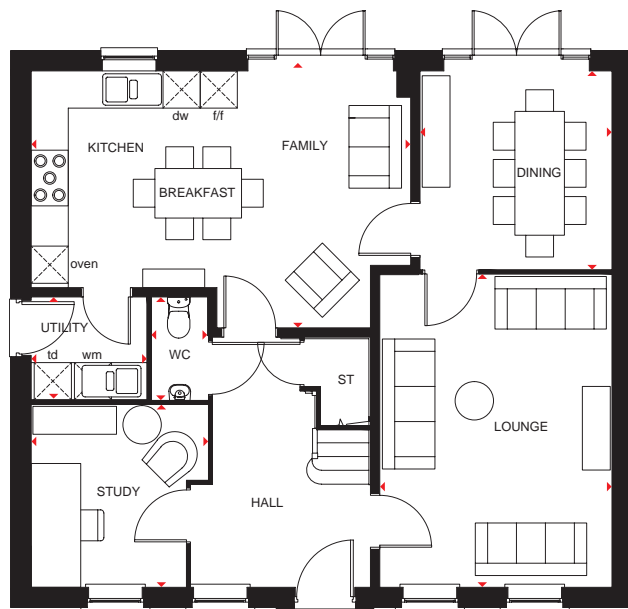
WHERE QUALITY LIVES

THE BUCKINGHAM

FIVE BEDROOM DETACHED HOME

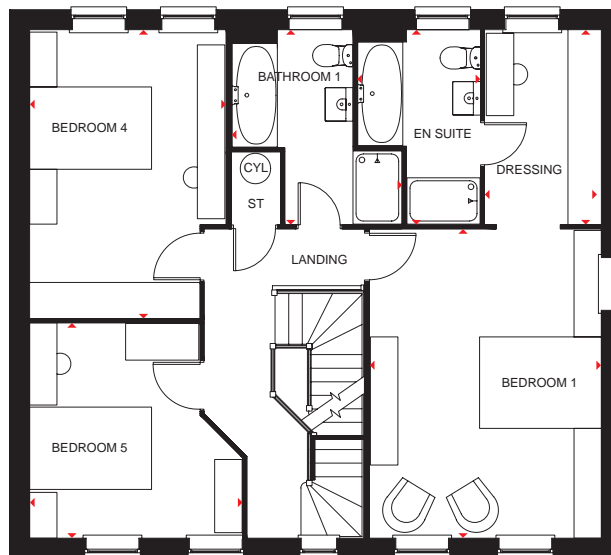
Key

| | | | | | |
|-----|----------------------|----|-----------------------|----|--------------------|
| ST | Store | wm | Washing machine space | RL | Roof light |
| CYL | Cylinder | dw | Dishwasher space | ◀▶ | Dimension location |
| f/f | Fridge/freezer space | td | Tumble dryer space | | |



Ground Floor

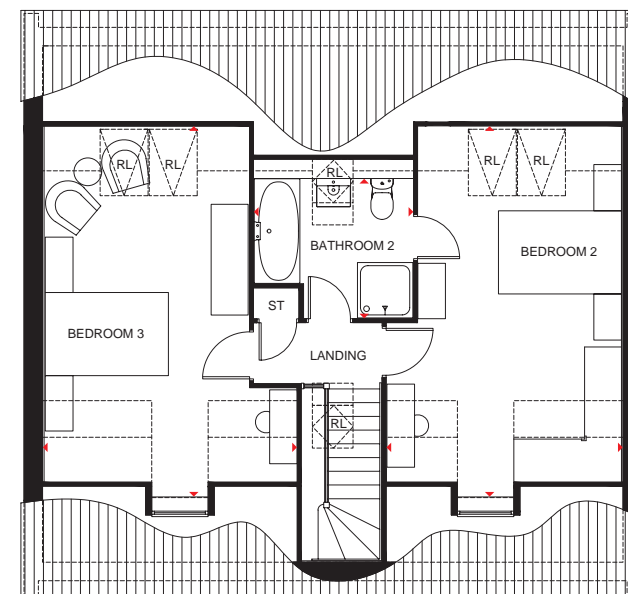
| | | |
|----------------|----------------|---------------|
| Lounge | 5050 x 3750 mm | 16'7" x 12'4" |
| Kitchen/Family | 6130 x 4151 mm | 20'1" x 13'7" |
| Dining | 3201 x 3100 mm | 10'6" x 10'2" |
| Study | 2940 x 2850 mm | 9'8" x 9'4" |
| Utility | 1861 x 1661 mm | 6'1" x 5'5" |
| WC | 1661 x 900 mm | 5'5" x 2'11" |



First Floor

| | | |
|------------|----------------|---------------|
| Bedroom 1 | 5062 x 3785 mm | 16'7" x 12'5" |
| Dressing | 3189 x 1905 mm | 10'6" x 6'3" |
| En Suite | 3189 x 2004 mm | 10'6" x 6'7" |
| Bedroom 4 | 4730 x 3213 mm | 15'6" x 10'6" |
| Bedroom 5 | 3521 x 3486 mm | 11'7" x 11'5" |
| Bathroom 1 | 3189 x 1969 mm | 10'6" x 6'5" |

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



Second Floor

| | | |
|------------|-----------------|----------------|
| Bedroom 2 | 6024* x 3811 mm | 19'9"* x 12'6" |
| Bedroom 3 | 6024* x 4101 mm | 19'9"* x 13'5" |
| Bathroom 2 | 2575 x 2266* mm | 8'5" x 7'5"* |

*Overall floor dimension includes lowered ceiling areas.

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BDW002012/OCT22

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DAVID WILSON HOMES

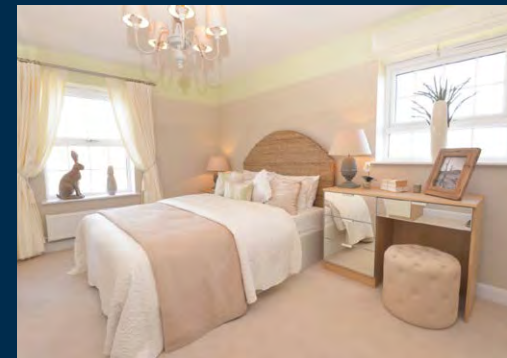
WHERE QUALITY LIVES

THE HENLEY

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The Henley is an incredibly bright and spacious family home with attractive walk-in 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, as well as to a separate dining room and an expansive open-plan

kitchen with breakfast area and family space. Both 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 large main and Bedroom 2 with en suite. A single bedroom can be used as a study and there is also a family bathroom with shower.

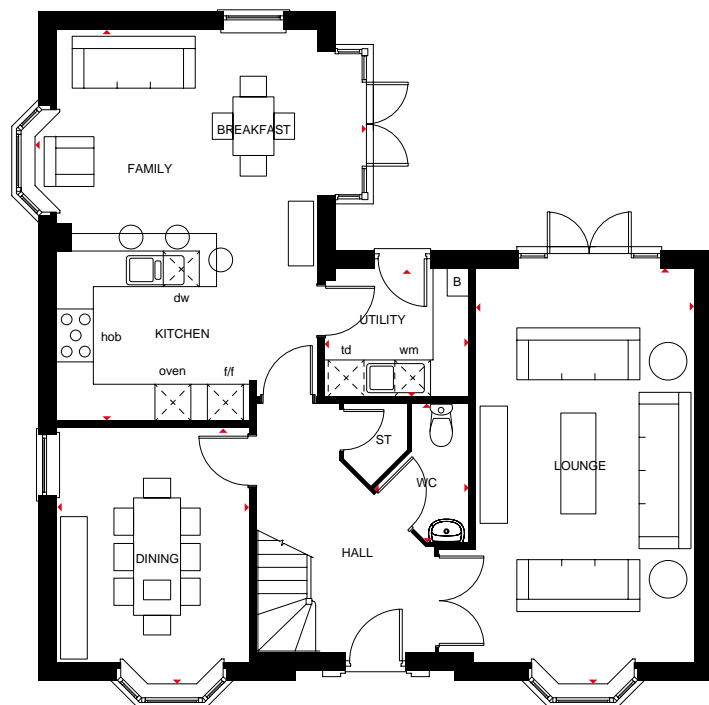
DAVID WILSON HOMES

THE HENLEY

FOUR BEDROOM DETACHED HOME

Key

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



Ground Floor

| | | |
|--------------------------|----------------|---------------|
| Lounge | 7050 x 3675 mm | 23'1" x 12'1" |
| Kitchen/Family/Breakfast | 6602 x 5600 mm | 21'8" x 18'4" |
| Dining | 4347 x 3225 mm | 13'0" 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 | 6397 x 4403 mm | 21'0" 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 10'2" |
| 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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BDW002521/FEB23

THE HENLEY

FIVE BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The Henley is an incredibly bright and spacious family home with attractive walk-in 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, as well as to a separate dining room and an expansive open-plan

kitchen with breakfast area and family space. Both 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 large main and Bedroom 2 with en suite. A single bedroom can be used as a study and there is also a family bathroom with shower.

DAVID WILSON HOMES

THE HENLEY

FIVE BEDROOM DETACHED HOME

Key

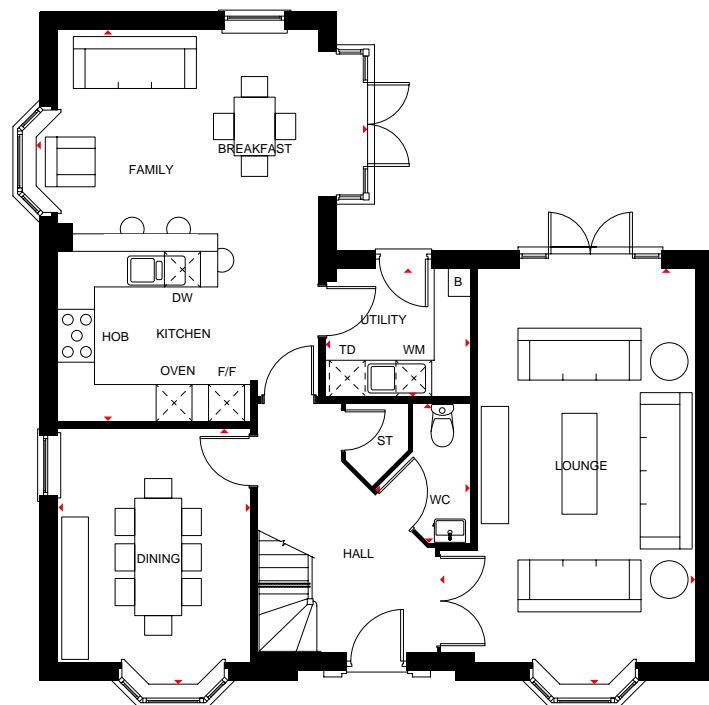
B Boiler
ST Store

CYL Cylinder
f/f Fridge/freezer space

wm Washing machine space
td Tumble dryer space

w Wardrobe space
dw Dishwasher space

◀▶ Dimension location



Ground Floor

| | | |
|--------------------------|----------------|---------------|
| Lounge | 7050 x 4307 mm | 23'1" 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" |



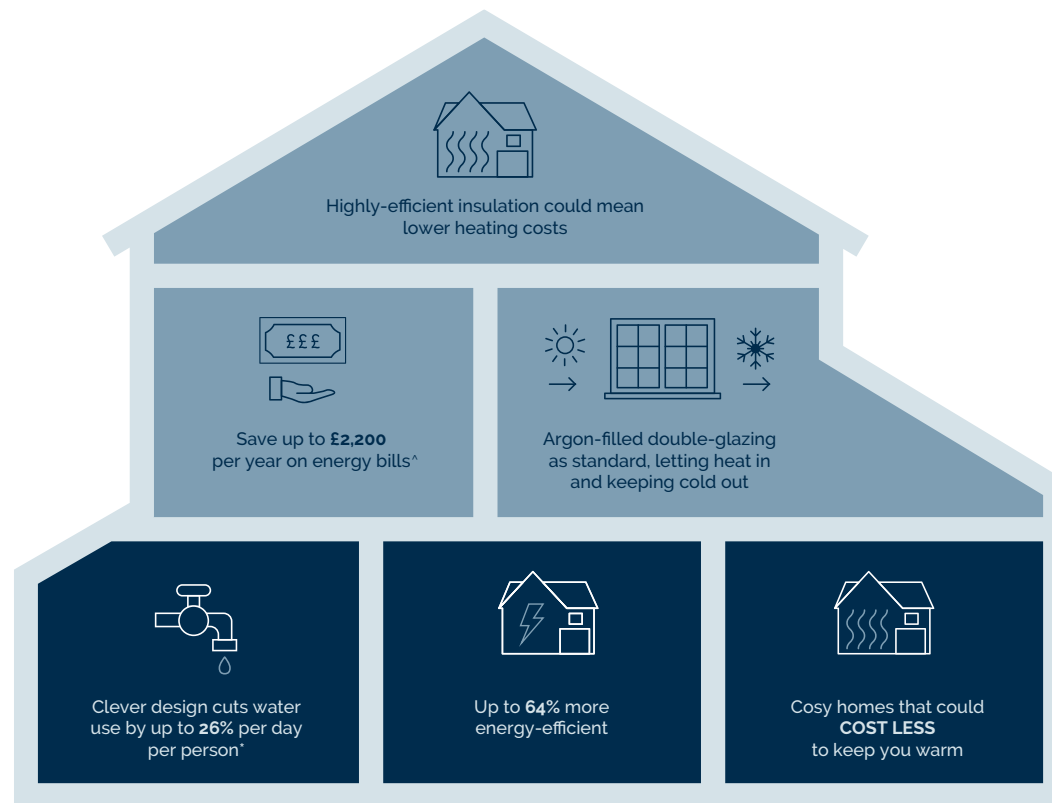
First Floor

| | | |
|-----------------|----------------|----------------|
| 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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WE'RE HELPING TO MAKE YOUR HOME MORE ENERGY-EFFICIENT

We create low-carbon and efficient homes that are designed and built for better living and meet the challenges of the future.



[^]Indicative figures, based on HBF "Watt a Save" report published July 2023.

*Source: [Water UK](#)

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

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