

# GREAT DENHAM PARK



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.

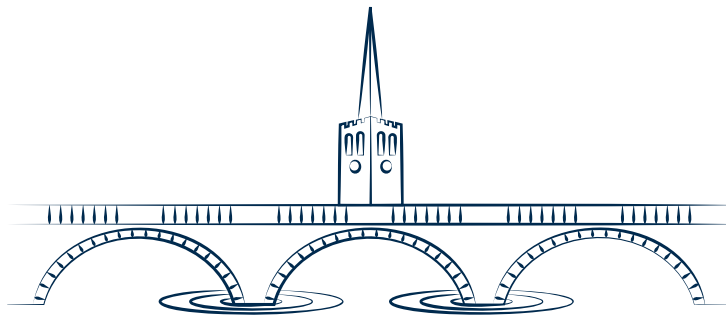
We would encourage you to come and experience the David Wilson Difference and we look forward to seeing you at one of our many developments.



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# GREAT DENHAM PARK

Saxon Way, Great Denham, Bedford MK40 4GP

- The Calder**  
1 bedroom coach house
- The Denham**  
2 bedroom bungalow
- The Chichester**  
2 bedroom apartment
- The Cherwell**  
2 bedroom apartment
- The Wincham**  
2 bedroom coach house
- The Hadley**  
3 bedroom home
- The Ribble**  
3 bedroom home
- The Archford**  
3 bedroom home
- The Fairway**  
3 bedroom home
- The Kennett**  
3 bedroom home
- The Greenwood**  
3 bedroom home
- The Herford**  
4 bedroom home
- The Ingleby**  
4 bedroom home
- The Woodlark**  
4 bedroom home
- The Avondale**  
4 bedroom home
- The Kirkdale**  
4 bedroom home

- SC** Sales Centre
- V** Visitors Parking Space
- BCP** Bin Collection Point
- CS** Cycle Store
- BS** Bins Store
- CP** Car Port
- Affordable Housing**



See the Difference at [dwh.co.uk](https://dwh.co.uk)



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

H7160\_100 Rev: \_



# THE CALDER

ONE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



This one bedroom home is accessed from a private entrance hall. Following up the stairs you will find a spacious

open-plan kitchen, dining and lounge room. There is also the main double bedroom and separate bathroom.

Features are plot specific. Please refer to working drawings.



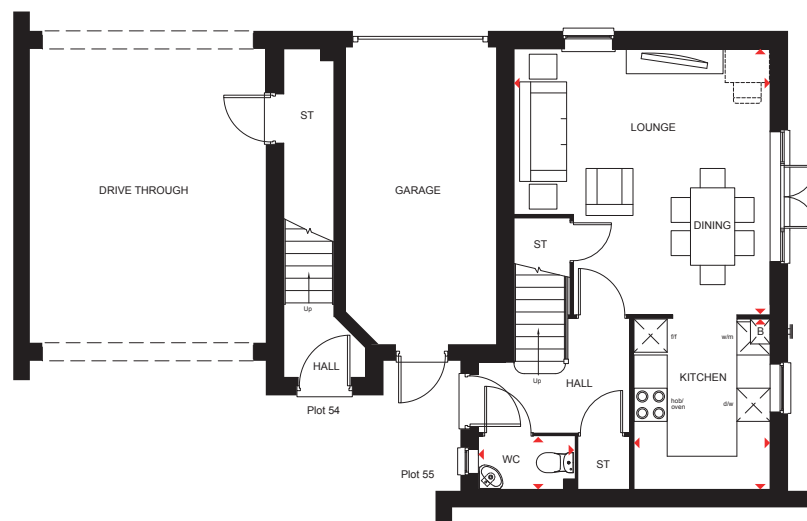
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# THE CALDER

ONE BEDROOM HOME

## Key

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

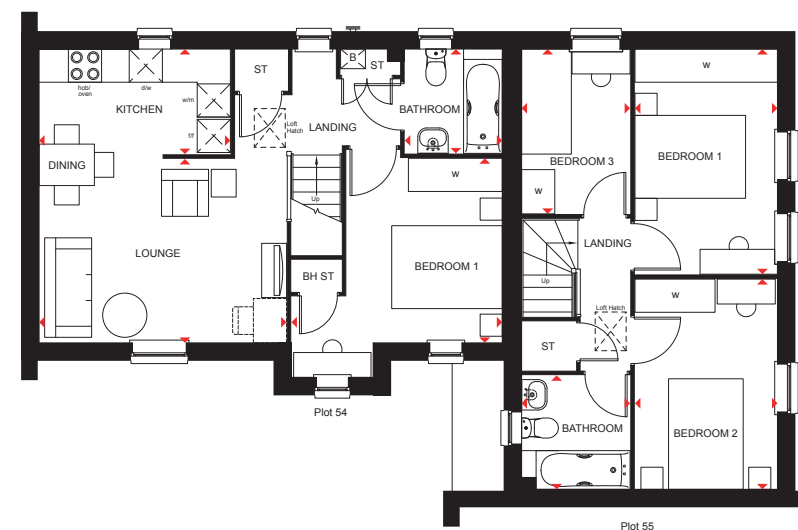


### Ground Floor - Plot 54

Entrance Hall	1478 x 1347 mm	4'10" x 4'5"
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### Ground Floor - Plot 55

Lounge/Dining	4796 x 4628 mm	15'9" x 15'2"
Kitchen	3080 x 2460 mm	10'1" x 8'1"
WC	1730 x 950 mm	5'8" x 3'1"
Entrance Hall	2724 x 2041 mm	8'11" x 6'8"



### First Floor - Plot 54

Lounge/Dining	4476 x 3326 mm	14'8" x 10'11"
Kitchen	3460 x 1900 mm	11'4" x 6'3"
Bedroom 1	3339 x 3813 mm	10'11" x 12'6"
Bathroom	1887 x 1762 mm	6'2" x 5'9"
Landing	2978 x 1989 mm	9'9" x 6'6"

### First Floor - Plot 55

Bedroom 1	4073 x 2577 mm	13'4" x 8'5"
Bedroom 2	3803 x 2577 mm	12'6" x 8'5"
Bedroom 3	2981 x 1962 mm	9'9" x 6'5"
Bathroom	2062 x 1962 mm	6'9" x 6'5"
Landing	2744 x 945 mm	9'0" x 3'1"

Plot 54 & 55.

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# THE RIBBLE

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



Featuring a open-plan kitchen, dining and lounge room with French doors onto the garden. This space is perfect for entertaining family and guests. Upstairs you'll

find three bedrooms, including 2 double bedrooms. A separate bathroom completes this home.

Features are plot specific. Please refer to working drawings.



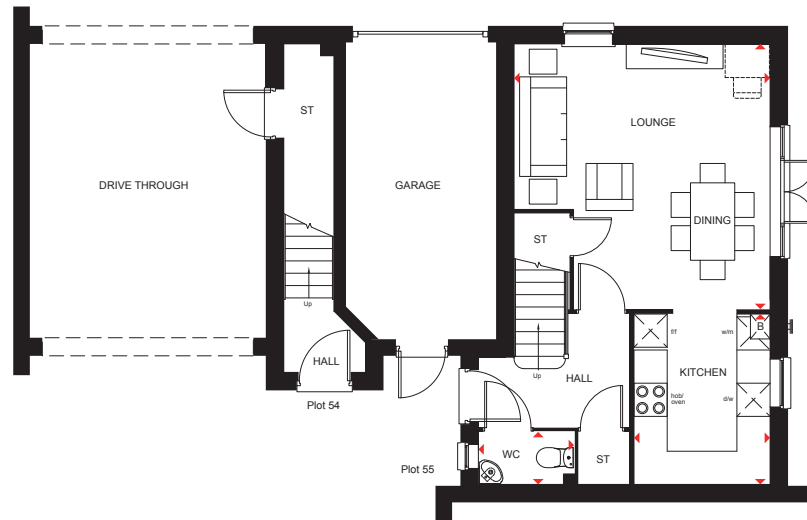
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# THE RIBBLE

THREE BEDROOM HOME

## Key

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

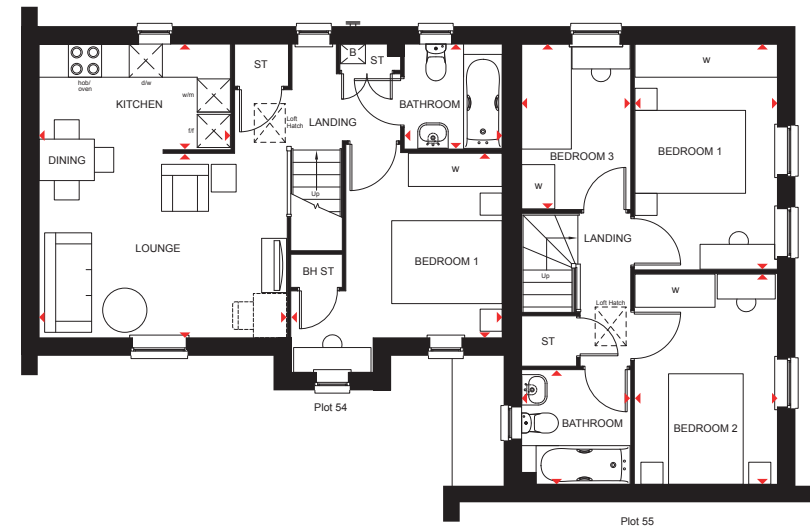


### Ground Floor - Plot 54

Entrance Hall	1478 x 1347 mm	4'10" x 4'5"
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### Ground Floor - Plot 55

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### First Floor - Plot 54

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### First Floor - Plot 55

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Landing	2744 x 945 mm	9'0" x 3'1"

Plots 54 & 55.

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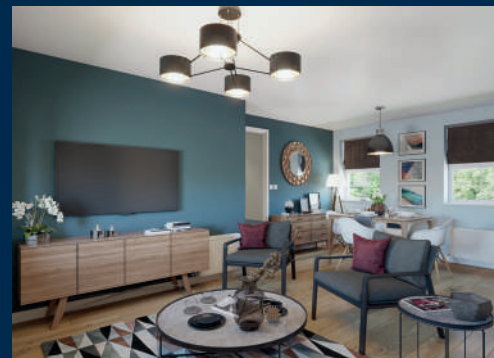
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# THE WINCHAM

TWO BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



Discover this 2 bedroom coach house. Benefitting from a spacious open-plan lounge and dining area for you to spend enjoying your evenings, plus separate a modern

kitchen. With 2 double bedrooms and bathroom this home is ideal for first time buyers.

Features are plot specific. Please refer to working drawings.



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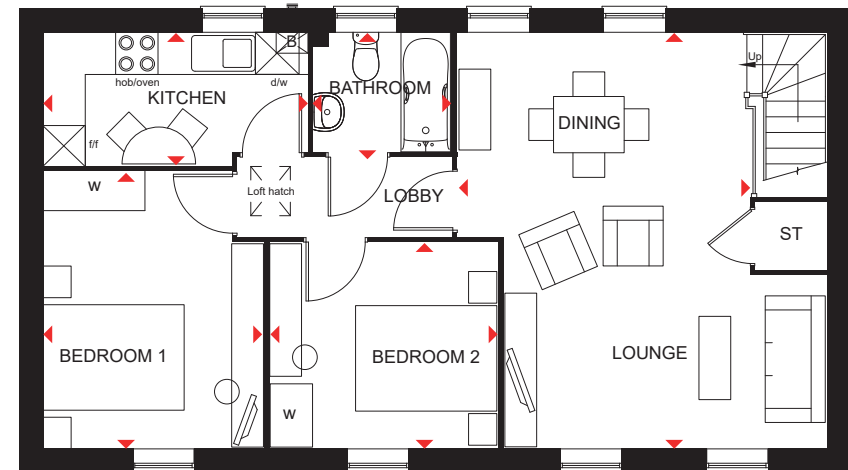
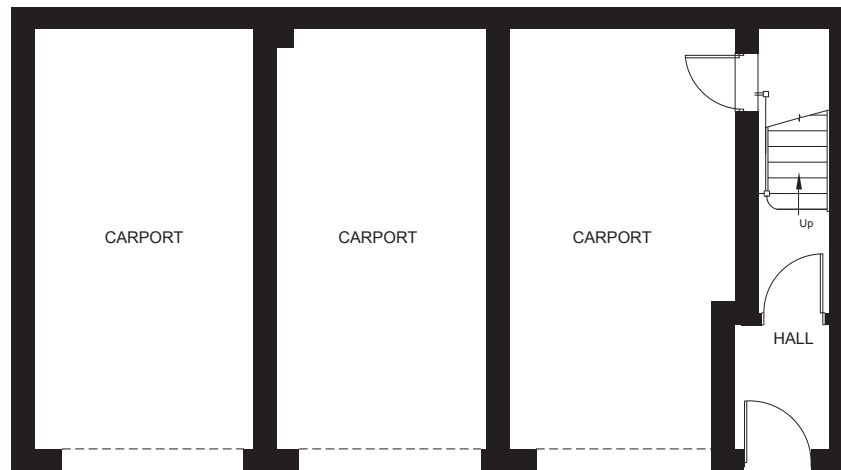


# THE WINCHAM

TWO BEDROOM HOME

## Key

B	Boiler	f/f	Fridge/freezer space	W	Wardrobe space
ST	Store	dw	Dishwasher space	◄►	Dimension location



## First Floor

Lounge/Dining	5924 x 4570 mm	19'5" x 15'0"
Kitchen	3740 x 1897 mm	12'3" x 6'3"
Bedroom 1	3938 x 3123 mm	12'11" x 10'3"
Bedroom 2	3219 x 2928 mm	10'7" x 9'7"
Bathroom	1941 x 1700 mm	6'4" x 5'7"

Plot 77.

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# THE ARCHFORD

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



An ideal home for first time buyers. This 3 bedroom home features an open-plan kitchen diner with French doors to the rear garden. While at the front of the home a spacious

lounge offers space to relax in the evening. Upstairs are 3 bedrooms, including the main bedroom with en-suite. There is also a separate bathroom completing this home.

Features are plot specific. Please refer to working drawings.



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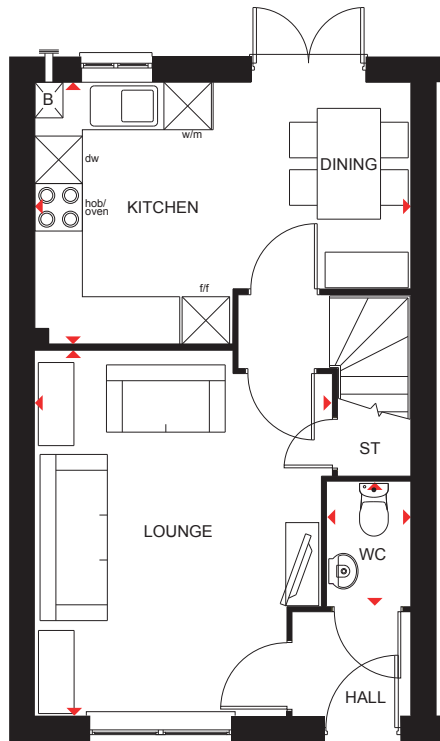


# THE ARCHFORD

THREE BEDROOM HOME

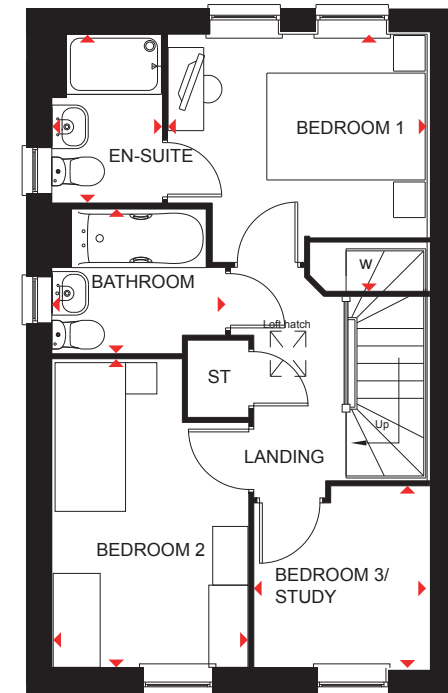
## Key

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



### 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"
Hall	1397 x 1300 mm	4'7" x 4'3"
Lobby	1143 x 907 mm	3'9" x 3'0"



### First Floor

Bedroom 1	3234 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"
Landing	1465 x 2886 mm	4'10" x 9'5"

Plots 9 - 11.

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# THE FAIRWAY

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



Discover the open-plan kitchen diner that opens onto the garden through French doors. Creating a space ideal for entertaining family and guests. Or relax in the evening in your spacious lounge, also with French doors

Features are plot specific. Please refer to working drawings.

to the gardens. Upstairs are two double bedrooms, the main with en-suite. Plus a single bedroom and separate bathroom.



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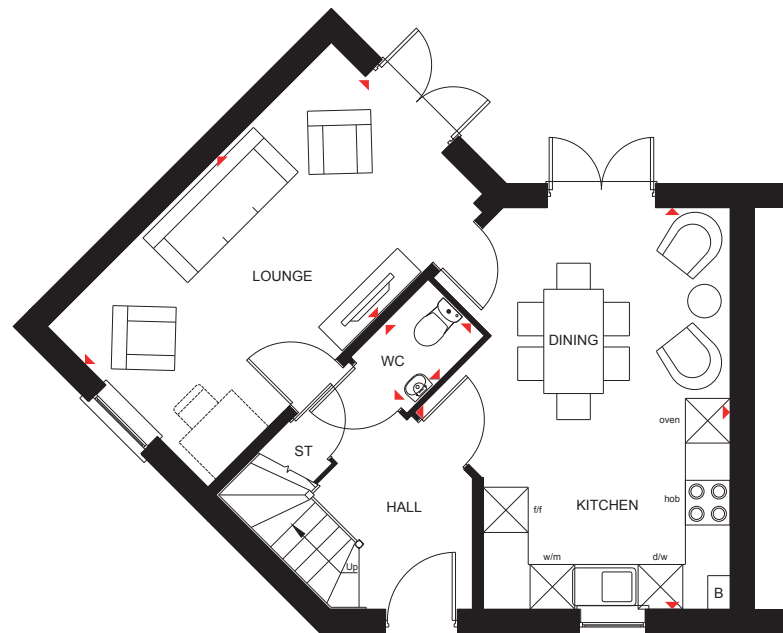


# THE FAIRWAY

THREE BEDROOM HOME

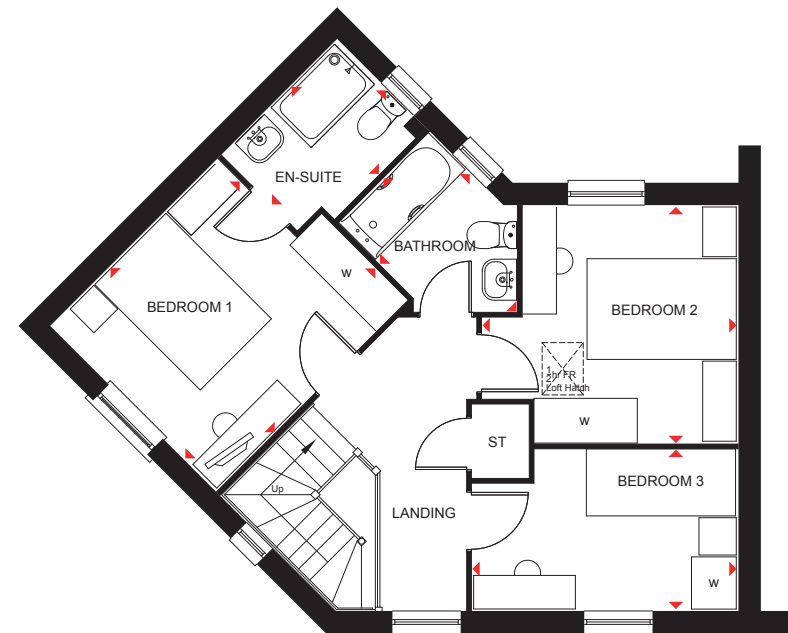
## Key

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



### Ground Floor

Lounge	5390 x 3050 mm	17'8" x 10'0"
Kitchen/Dining	5390 x 4216 mm	17'8" x 13'10"
WC	1448 x 1025 mm	4'9" x 3'4"
Hall	3309 x 2208 mm	10'10" x 7'3"



### First Floor

Bedroom 1	3601 x 3111 mm	11'10" x 10'2"
En Suite	2161 x 1650 mm	7'1" x 5'5"
Bedroom 2	3165 x 3406 mm	10'5" x 11'2"
Bedroom 3	3542 x 2136 mm	11'7" x 7'0"
Bathroom	2518 x 1700 mm	8'3" x 5'7"
Landing	3908 x 2186 mm	12'10" x 7'2"

Plot 70-71.

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# THE GREENWOOD

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



Featuring a family and dining room at the rear of the home with French doors onto the garden. Offering an ideal space to relax and entertain. At the front of the home is a modern kitchen and study. On the first floor

Features are plot specific. Please refer to working drawings.

you'll find a lounge room and the main bedroom with en-suite. Two more double bedrooms, and bathroom can be found on the top floor.



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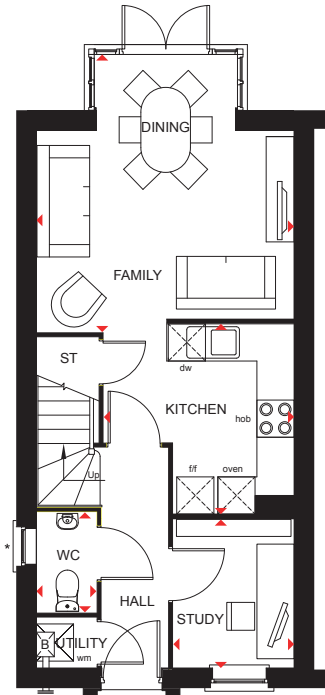


# THE GREENWOOD

THREE BEDROOM HOME

## Key

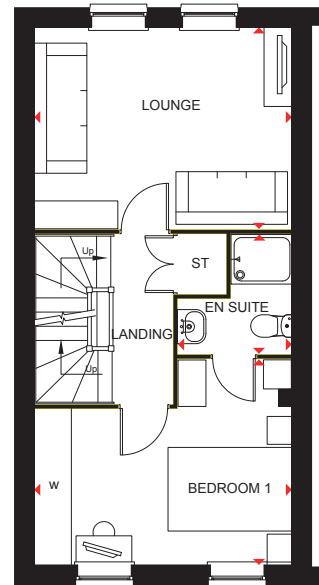
B	Boiler	wm	Washing machine space	dw	Dishwasher space	RL	Roof light
ST	Store	f/f	Fridge/freezer space	W	Wardrobe space	◀▶	Dimension location



\*optional window refer to sales advisor for individual plots

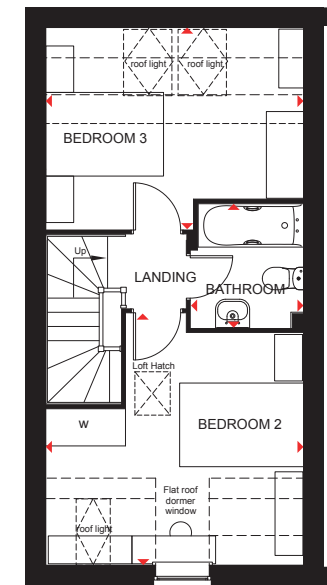
### Ground Floor

Family/Dining	4160 x 4481 mm	13'8" x 14'8"
Kitchen	3070 x 3070 mm	10'0" x 10'0"
Study	2396 x 1959 mm	7'10" x 6'5"
WC	1614 x 968 mm	5'4" x 3'2"
Hall	1065 x 3554 mm	3'6" x 11'8"



### First Floor

Lounge	4160 x 3255 mm	13'8" x 10'8"
Bedroom 1	4160 x 3318 mm	13'8" x 10'11"
En Suite	1838 x 1927 mm	6'0" x 6'4"
Landing	1007 x 2733 mm	3'4" x 9'0"



### Second Floor

Bedroom 2	4160 x 4062* mm	13'8" x 13'4"*
Bedroom 3	4160 x 3255* mm	13'8" x 10'8"*
Bathroom	2000 x 1826 mm	6'7" x 6'0"
Landing	1259 x 1183 mm	4'2" x 3'11"

\*Overall floor dimension includes lowered ceiling areas

Plots 45-46.

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# THE HADLEY

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



Discover an open-plan kitchen diner, family area ideal for entertaining and a utility room. On the opposite side of the home you will find a spacious lounge with French

doors onto the rear garden. Upstairs are two double bedrooms, the main with en-suite, plus a single bedroom and bathroom.

Features are plot specific. Please refer to working drawings.



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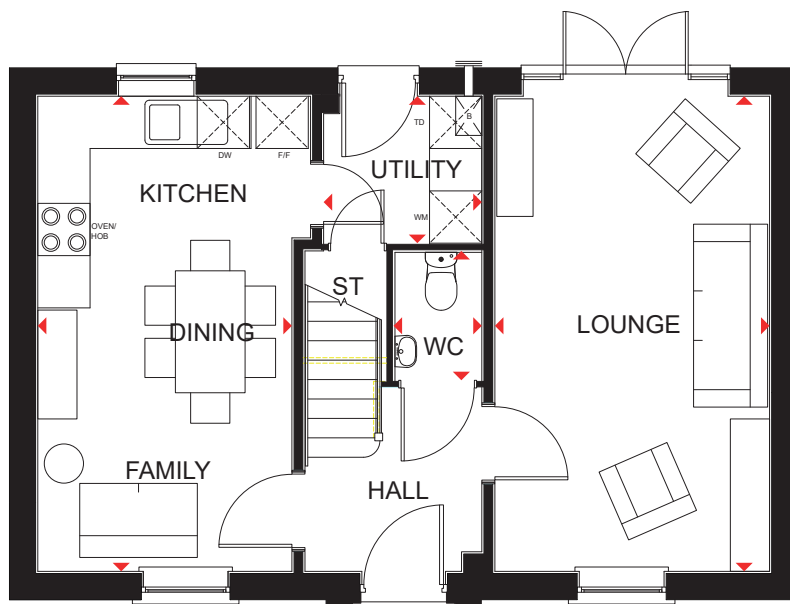


# THE HADLEY

THREE BEDROOM HOME

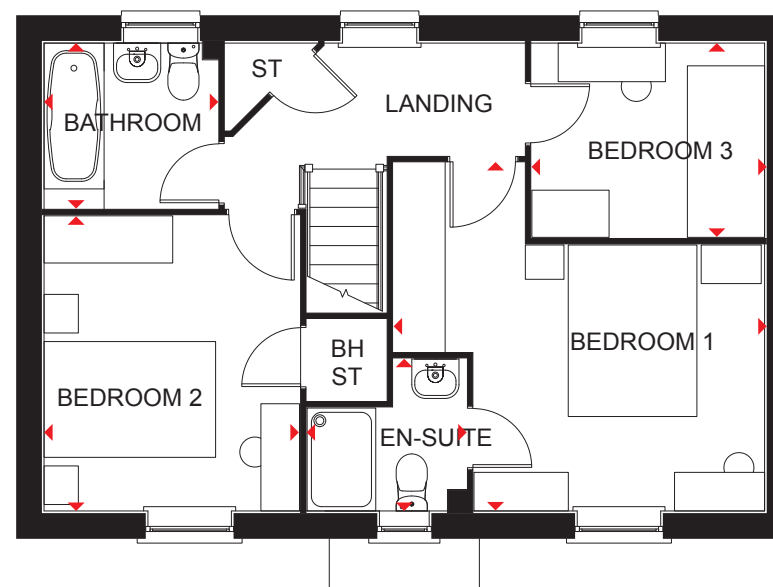
## Key

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



### Ground Floor

Lounge	5455 x 3153 mm	17'11" x 10'4"
Kitchen/Family/Dining	5455 x 2917 mm	17'11" x 9'7"
Utility	1816 x 1687 mm	5'11" x 5'6"
WC	1485 x 1013 mm	4'10" x 3'4"



### First Floor

Bedroom 1	4324 x 4058 mm	14'2" x 13'4"
En Suite	1856 x 1771 mm	6'1" x 5'9"
Bedroom 2	3441 x 2978 mm	11'3" x 9'9"
Bedroom 3	2713 x 2265 mm	8'11" x 7'5"
Bathroom	2025 x 1925 mm	6'8" x 6'4"

Plot 36.

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# THE KENNETT

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



Over 2.5 storeys you will find a 3 bedroom home. Discover an open-plan kitchen diner with French doors to the rear garden. At the front of the home is a bay-fronted lounge. On the first floor are two double bedrooms and separate bathroom. The top floor is a 21ft dedicated main bedroom with en-suite.

Features are plot specific. Please refer to working drawings.



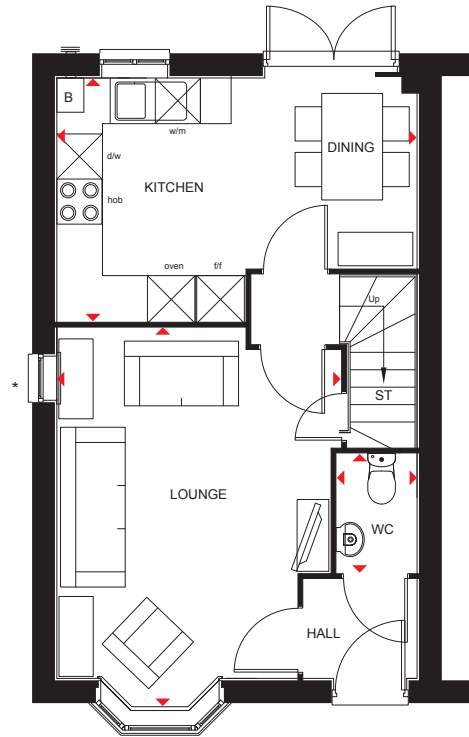
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# THE KENNETT

THREE BEDROOM HOME

## Key

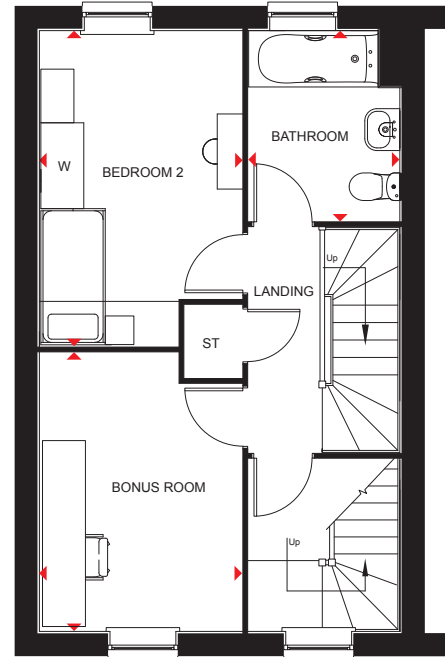
B	Boiler	w/m	Washing machine space	dw	Dishwasher space	◀▶	Dimension location
ST	Store	f/f	Fridge/freezer space	W	Wardrobe space		



\*optional window refer to sales advisor for individual plots

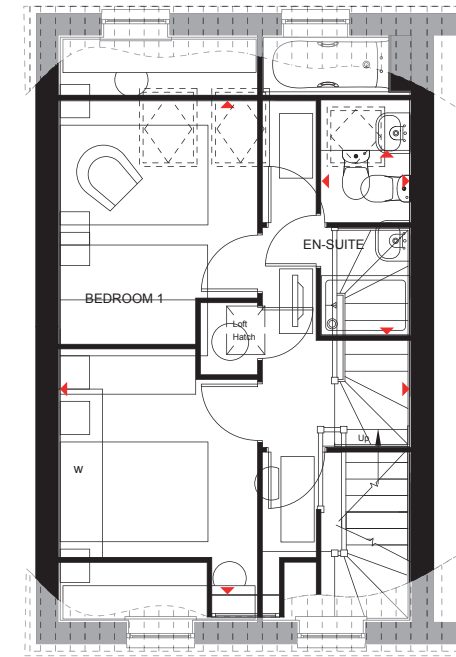
### Ground Floor

Lounge/Dining	5001 x 3729 mm	16'4" x 12'2"
Kitchen	4733 x 3197 mm	15'6" x 10'5"
WC	1561 x 1054 mm	5'1" x 3'5"
Hall	1489 x 1300 mm	4'11" x 4'3"
Lobby	1153 x 905 mm	3'9" x 2'9"



### First Floor

Bedroom 2	4116 x 2659 mm	13'6" x 8'8"
Bedroom 3	3658 x 2659 mm	12'0" x 8'8"
Bathroom	2498 x 1985 mm	8'2" x 6'6"
Landing	2952 x 967 mm	9'8" x 3'2"



### 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

Plots 82 - 85.

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# THE INGLEBY

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



Featuring a bright and airy lounge, offering space to relax in the evenings. At the rear of the home you will find a spacious open-plan kitchen with dining and family areas,

plus French doors out onto the garden, perfect for entertaining. Upstairs are two double bedrooms, including the main with en-suite. Plus two single bedrooms and the bathroom.

Features are plot specific. Please refer to working drawings.



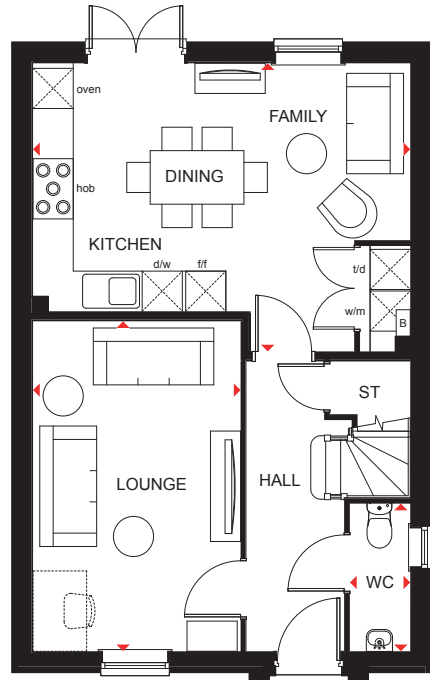
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# THE INGLEBY

FOUR BEDROOM HOME

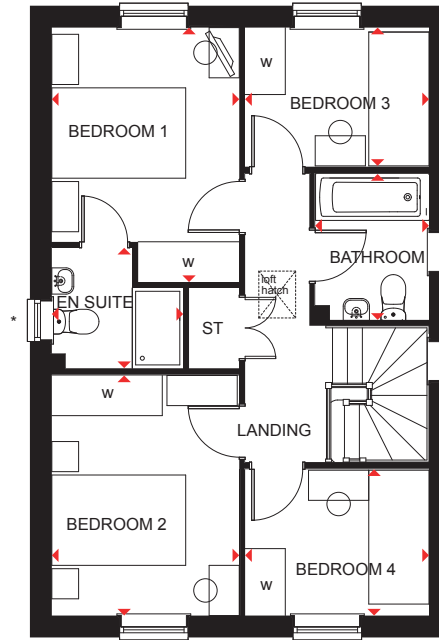
## Key

B	Boiler	wm	Washing machine space	dw	Dishwasher space	W	Wardrobe space
ST	Store	f/f	Fridge/freezer 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"
Hall	4326 x 1572 mm	14'2" x 5'2"



\*optional window refer to sales advisor for individual plots

### 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"
Bedroom 4	2747 x 2172 mm	9'0" x 7'1"
Bathroom	2179 x 1700 mm	7'2" x 5'7"
Landing	4306 x 1306 mm	14'2" x 4'3"

Plot 53.

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DAVID WILSON HOMES

WHERE QUALITY LIVES

# THE HERTFORD

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



Featuring an bay-fronted open-plan kitchen diner, with French doors onto the garden. A perfect space to entertain friends and family. On the opposite side of the home is a spacious bay-fronted lounge. Upstairs

are two double bedrooms plus separate bathroom, the main bedroom benefitting from an en-suite and dressing room. Two more bedrooms as well as a shower room can be found on the top floor.

Features are plot specific. Please refer to working drawings.



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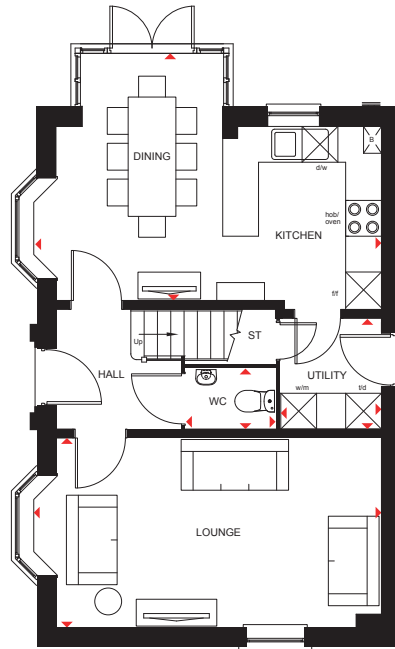


# THE HERTFORD

FOUR BEDROOM HOME

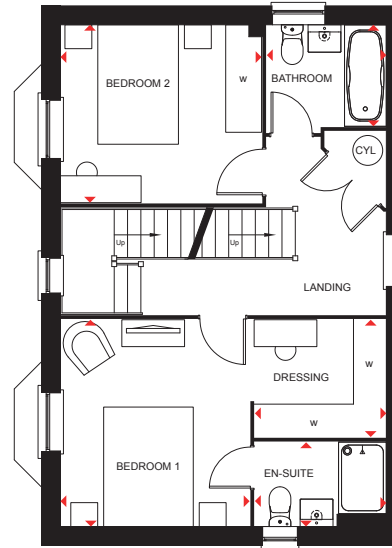
## Key

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



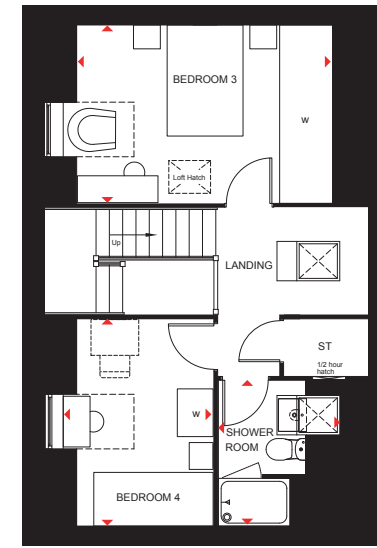
### Ground Floor

Lounge	5852 x 3178 mm	19'2" x 10'5"
Kitchen/Dining	5852 x 4142 mm	19'2" x 13'7"
Utility	1688 x 1855 mm	5'6" x 6'1"
WC	1500 x 1014 mm	4'11" x 3'4"
Hall	2092 x 2005 mm	6'10" x 6'7"



### First Floor

Bedroom 1	3462 x 3166 mm	11'4" x 10'4"
En Suite	2200 x 1410 mm	7'2" x 4'7"
Dressing	2200 x 1963 mm	7'2" x 6'5"
Bedroom 2	3366 x 2978 mm	11'0" x 9'9"
Bathroom	2000 x 1700 mm	6'6" x 5'6"
Landing	4109 x 2961 mm	13'6" x 9'9"



### Second Floor

Bedroom 3	4540* x 2978 mm	14'10"* x 9'9"
Bedroom 4	3462 x 2537* mm	11'4" x 8'3"*
Shower Room	2432 x 1464* mm	7'11" x 4'9"*
Landing	2813 x 2548 mm	9'3" x 8'4"

\*Overall floor dimension includes lowered ceiling areas

Plot 12.

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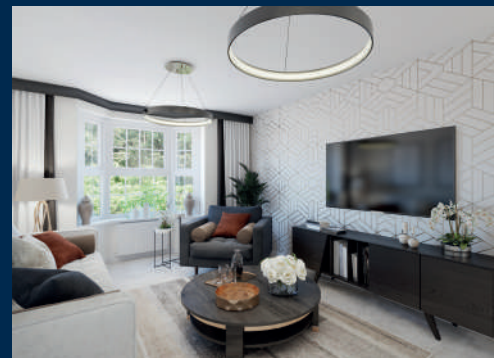
WHERE QUALITY LIVES

# THE WOODLARK

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



Featuring a bay-fronted lounge, offering space to relax in the evenings. At the rear of the home you will find a spacious open-plan kitchen with dining and family areas, plus French doors out onto the garden, perfect for

Features are plot specific. Please refer to working drawings.

entertaining. There is also a joined utility room. Upstairs are two double bedrooms, including the main with en-suite. Plus two single bedrooms and the bathroom.



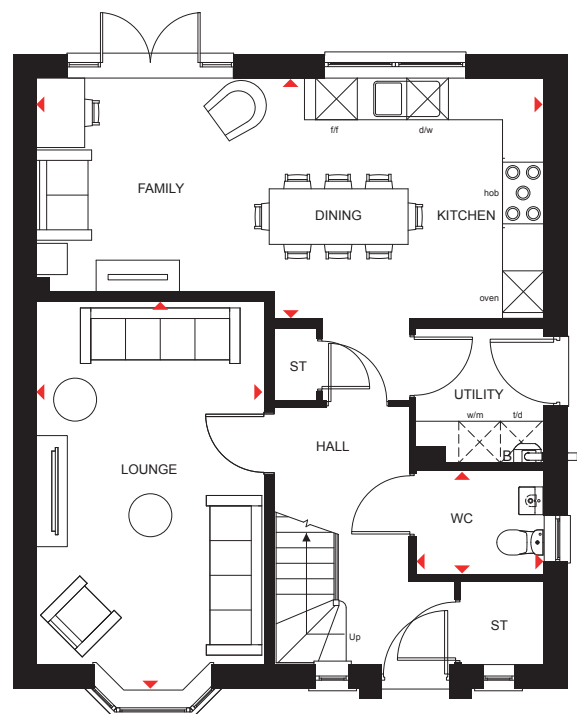
DAVID WILSON HOMES  
WHERE QUALITY LIVES

# THE WOODLARK

FOUR BEDROOM HOME

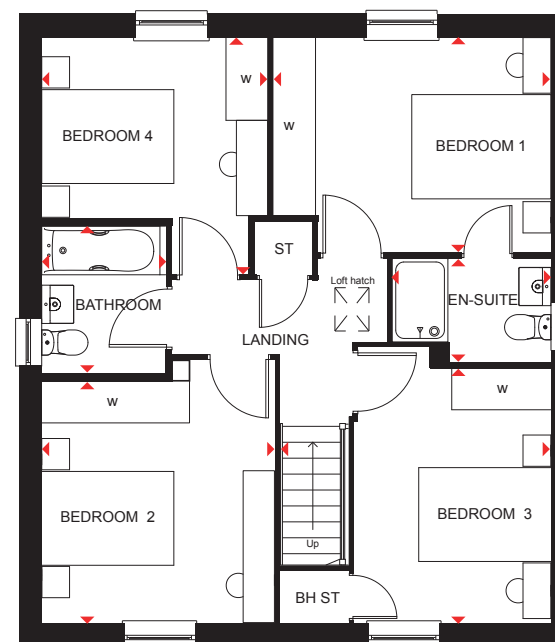
## Key

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



### Ground Floor

Lounge	3285 x 5622 mm	10'9" x 18'5"
Kitchen/Family/Dining	7318 x 4647 mm	24'0" x 15'3"
Utility	1859 x 1933 mm	6'1" x 6'4"
WC	1859 x 1493 mm	6'1" x 4'11"
Hall	1941 x 3713 mm	6'4" x 12'2"



### First Floor

Bedroom 1	3985 x 3100 mm	13'1" x 10'2"
En Suite	2281 x 1488 mm	7'6" x 4'11"
Bedroom 2	3347 x 3495 mm	11'0" x 11'6"
Bedroom 3	2825 x 3972 mm	9'3" x 13'0"
Bedroom 4	3250 x 3421 mm	10'8" x 11'3"
Bathroom	1782 x 2125 mm	5'10" x 7'0"
Landing	3065 x 1185 mm	10'1" x 3'11"

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DAVID WILSON HOMES

WHERE QUALITY LIVES



# THE AVONDALE

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



Featuring an open-plan kitchen with breakfast area and bay-fronted dining area. This space also opens onto the garden through French doors. The lounge is bright and

airy with French doors while the study offers a place to work from home. Upstairs are four double bedrooms, the main with en-suite, and a separate bathroom.

Features are plot specific. Please refer to working drawings.



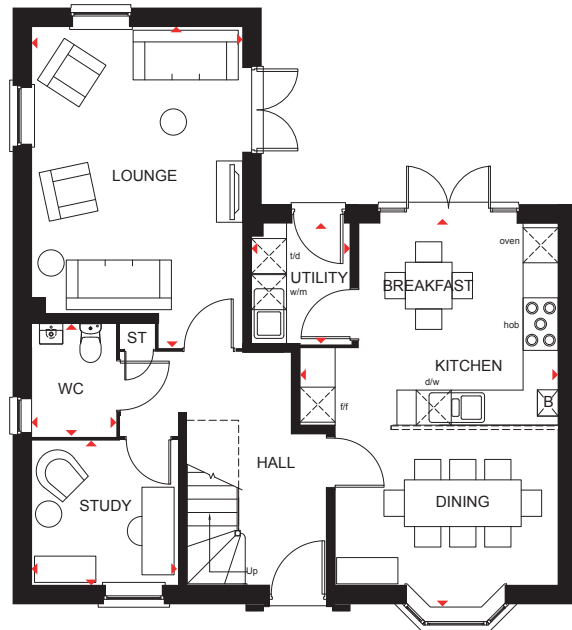
DAVID WILSON HOMES  
WHERE QUALITY LIVES

# THE AVONDALE

FOUR BEDROOM HOME

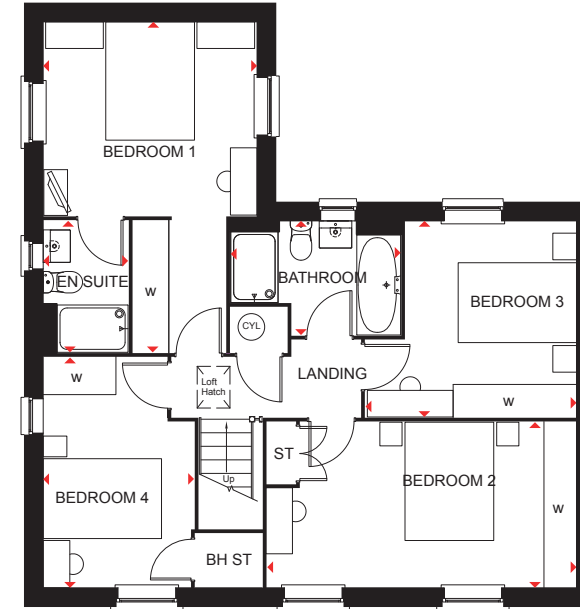
## Key

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



### Ground Floor

Lounge	5490 x 3615 mm	18'0" x 11'10"
Kitchen/B'fast/		
Dining	6600 x 4418 mm	21'7" x 14'6"
Utility	2062 x 1688 mm	6'9" x 5'6"
Study	2885 x 2490 mm	9'5" x 8'2"
WC	1768 x 983 mm	5'10" x 3'3"
Hall	3997 x 3990 mm	13'1" x 13'1"



### 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"
Landing	3150 x 1288 mm	10'4" x 4'3"

Plot 69.

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DAVID WILSON HOMES

WHERE QUALITY LIVES

# YOUR BEAUTIFUL

————— NEW HOME COMES WITH PEACE OF MIND —————

David Wilson Homes has been crafting beautiful new homes since 1958. Our decades of experience and unrelenting commitment to excellence means that over 90% of our homeowners<sup>†</sup> would recommend us to a friend, which is why we've been awarded 5 Stars<sup>^</sup> by the Home Builders Federation every year since 2010. What's more, our homes come with an NHBC Buildmark Warranty which gives you a 10 year structural warranty and a 2 year fixtures and fittings warranty\*\* as standard. You're always safe in the knowledge that you can buy one of our new homes with confidence.

## WHAT DOES YOUR WARRANTY COVER?

- Central heating system plus any fires
- Hot and cold plumbing system
- Appliances
- Kitchen units
- Electrical system
- Sanitary ware taps and shower doors
- Windows
- External and interiors doors
- Ironmongery
- Renewable energy installation (if fitted)
- Internal/external drainage system
- Boundary brick walls
- Driveway
- 24-hour emergency cover for 2 years
- An NHBC 10 year Buildmark Warranty means we have complied with the NHBC Standards which set out the technical requirements for design, materials and workmanship in new home construction. This is just one of the added benefits of buying a new home.

## WARRANTY EXCLUSIONS

While your warranty includes most elements, certain aspects cannot be covered including:

- Garden landscaping
- Fences
- Wear and tear
- Your own alterations
- Registered Social Landlord Homes
- Carpets and floor coverings
- Failure to maintain
- Wilful damage



\*"We" and "us" refer to the Barratt Developments PLC Group brands. <sup>†</sup>Based on HBF star rating scheme from 2010 to 2021 derived from the NHBC national new homes survey at eight weeks (<https://www.hbf.co.uk/policy/policy-and-wider-work-program/customer-satisfaction-survey/latest-results/>), over 90% of Barratt Developments PLC group customer would recommend our brands to a friend. Barratt Development brands include Barratt London, Barratt Homes and David Wilson Homes. <sup>^</sup>We are the only major national housebuilder to be awarded this key industry award every year since 2010. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. <sup>\*\*</sup>First 2 years covered by Builder Warranty & NHBC Guarantee or similar. Years 3-10 covered by NHBC insurance or similar. Full exclusions and limitations can be found on the NHBC website. Available on virtually all of our developments. Images may include optional upgrades at additional cost. All information in this document is correct to the best of our knowledge at the time of going to print.



# NEW HOMES

## Quality Code



Housebuilders and developers who build new homes will be expected to register with the [New Homes Quality Board](#) (NHQB). As long as a house-builder or developer has followed the correct registration process, including completing the necessary training, introducing a complaints procedure, and following other processes and procedures that are needed to meet the requirements of this New Homes Quality Code (the code), they will become a registered developer.

Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions of the New Homes Ombudsman, they may have action taken against them, including being removed from the register of registered developers.

The code sets out the requirements that registered developers must meet. The code may be updated from time to time to reflect changes to industry best practice as well as the decisions of the New Homes Ombudsman Service.

All homes built by registered developers must meet building-safety and other regulations. All registered developers should aim to make sure there are no snags or defects in their properties before the keys are handed over to a customer. If there are any snags or defects, these should be put right within the agreed timescales.

### What the code covers

For the purposes of this code, 'customer' means a person who is buying or intends to buy a new home which they will live in or give to another person. (If a new home is being bought in joint names, 'the customer' includes all the joint customers.) However, the New Homes Quality

Board have also started work to consider other groups of customers and what they should be able to expect from a new home. This includes shared owners and people who are buying a new home to let to other people. Any changes the New Homes Quality Board make to the code to reflect the needs of other groups of customers will be developed through consultation, and they will continually assess and review the effectiveness of the code, and any new laws or regulations that apply. Other areas which are not covered by the code are claims for loss of property value or blight (where a property falls in value or becomes difficult to sell because of major public work in the area), personal injury or claims that are not covered by the scheme rules of the New Homes Ombudsman Service.



Nothing in this code affects any other rights the customer has by law and does not replace any legislation that applies to the new home. Customers do not have to make a complaint to the New Homes Ombudsman Service if they are not satisfied with a matter that is covered by the code. They may decide to take other action, such as through the civil courts or other ombudsman or regulator. We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. These and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.