

LAPWING GREEN



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

LAPWING GREEN

A LOCATION LIKE NO OTHER



Nestled in the picturesque countryside of West Berkshire, Speen boasts a rich history. Including the site of the Second Battle of Newbury during the English Civil War and the ancient Ermin Way, a Roman road that once linked Cirencester to Silchester.

This quaint village serves as the gateway to the North Wessex Downs Area of Outstanding Natural Beauty (AONB) and offers a range of countryside walks, along with fascinating historical landmarks such as Donnington Castle, The Ladywell, and St. Mary's Church.

Nearby, Newbury offers a variety of independent pubs and eateries, as well as plenty of shops for a full day out. Further afield, you can enjoy a range of events, shows, and festivals at Highclere Castle and Newbury Racecourse.

For commuters, the A34 is reachable in under a minute, providing easy connections to the M4 or Oxford. Additionally, Newbury railway station, just 1.7 miles away, offers direct train services to London.

A SENSE OF PEACE

QUALITY

AND SPACE

Our homes at Lapwing Green 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 as most of our homes have 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.



— 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.



44

bird boxes
installed



Over 10

acres of public
open space



Hedgehog

highways



1 Play

area for
the community



20

bat boxes
installed



2

Hibernacula
and log piles

LAPWING GREEN

- The Archford**
3 bedroom home
- The Hadley**
3 bedroom home
- The Hadley Special**
3 bedroom home
- The Lapwing**
3 bedroom home
- The Ingleby**
4 bedroom home
- The Hollinwood**
4 bedroom home
- The Bayswater**
4 bedroom home
- The Herford**
4 bedroom home
- The Burford**
4 bedroom home
- The Drummond**
4 bedroom home
- The Avondale**
4 bedroom home
- The Holden**
4 bedroom home
- The Manning**
5 bedroom home

First Homes:

- The Old Waterworks**
Apartment
- The Redwing**
1 bedroom home
- The Robin**
1 bedroom home
- The Goldfinch**
2 bedroom home
- The Starling**
3 bedroom home
- The Kingfisher**
3 bedroom home
- The Guillemot**
4 bedroom home

BS Bin Store
CS Cycle Store
BCP Bin Collection Point
V Visitor Parking Space

SH Show Homes
SC Sales Centre

Electric Vehicle Charging
 Electric vehicle charging points are included on every home. Please speak to your Sales Advisor for specific plot locations

Photovoltaic Panels
 Photovoltaic panels are included on every home

Existing Trees

New Tree Line

Gravel Path

Attenuation Basin

Play Area



See the Difference at dwh.co.uk



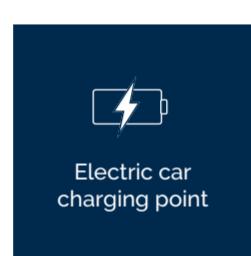
DAVID WILSON HOMES
WHERE QUALITY LIVES

ARCHFORD

THREE BEDROOM HOME



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



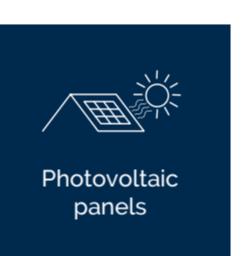
Electric car
charging point



Flue Gas Heat
Recovery



Highly-efficient
insulation



Photovoltaic
panels



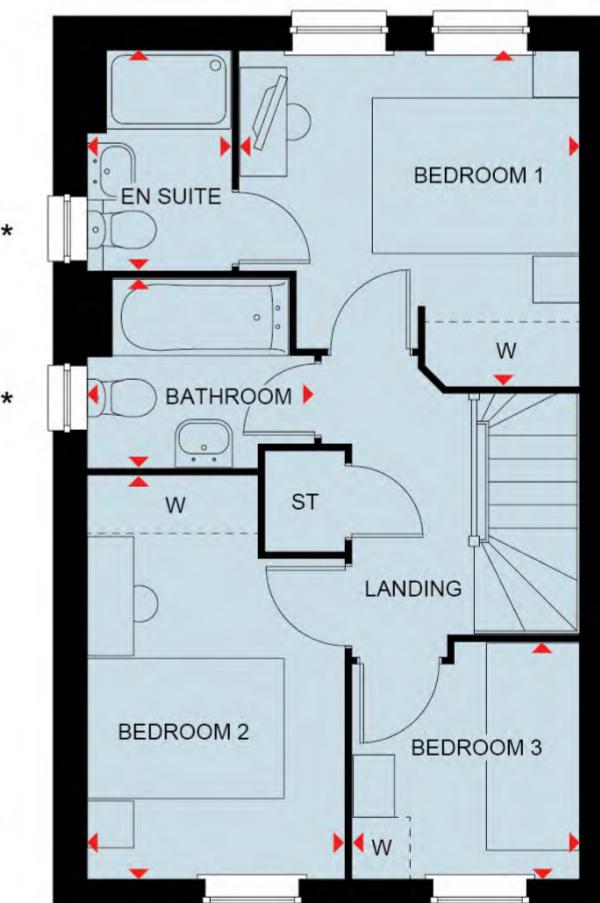
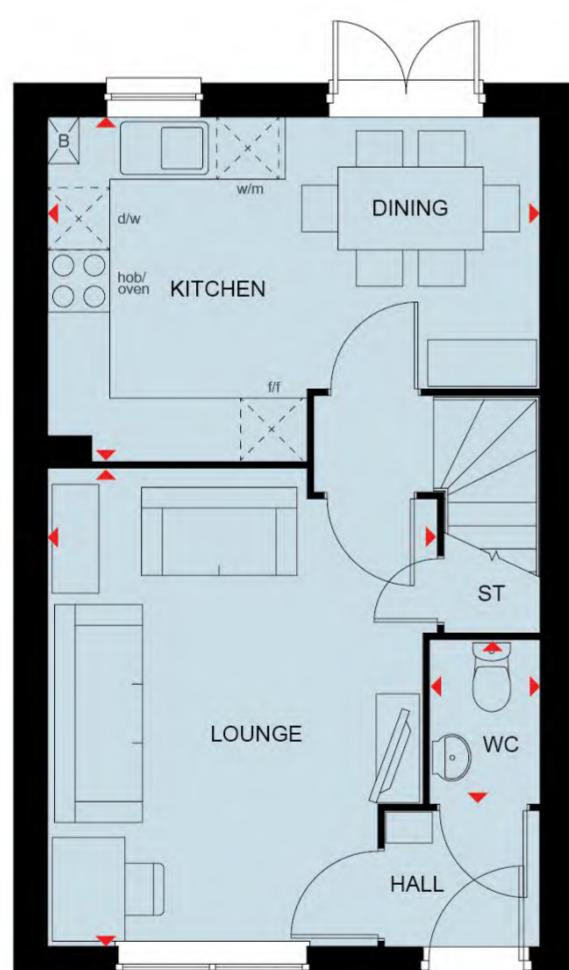
A/B EPC
rating



Argon-filled
double-glazing



Waste Water Heat
Recovery
Systems



Ground Floor

Lounge	4599 x 3746 mm	15'1" x 12'3"
Kitchen/Dining	4745 x 3310 mm	15'7" x 10'10"
WC	1561 x 1054 mm	5'1" x 3'5"

(Approximate dimensions)

First Floor

Bedroom 1	3277 x 3229 mm	10'9" x 10'7"
En Suite	2119 x 1385 mm	6'11" x 4'7"
Bedroom 2	3887 x 2475 mm	12'9" x 8'1"
Bedroom 3	2281 x 2186 mm	7'6" x 7'2"
Bathroom	2181 x 1815 mm	7'2" x 5'11"

(Approximate dimensions)

Key

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



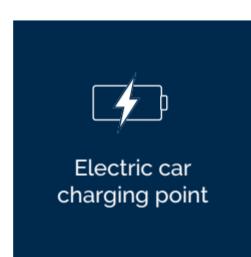
DAVID WILSON HOMES

HADLEY

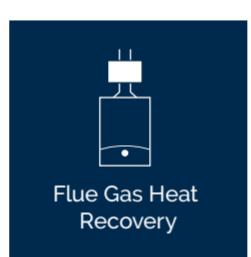
THREE BEDROOM DETACHED HOME



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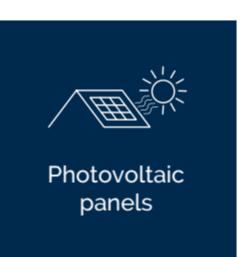
Electric car
charging point



Flue Gas Heat
Recovery



Highly-efficient
insulation



Photovoltaic
panels



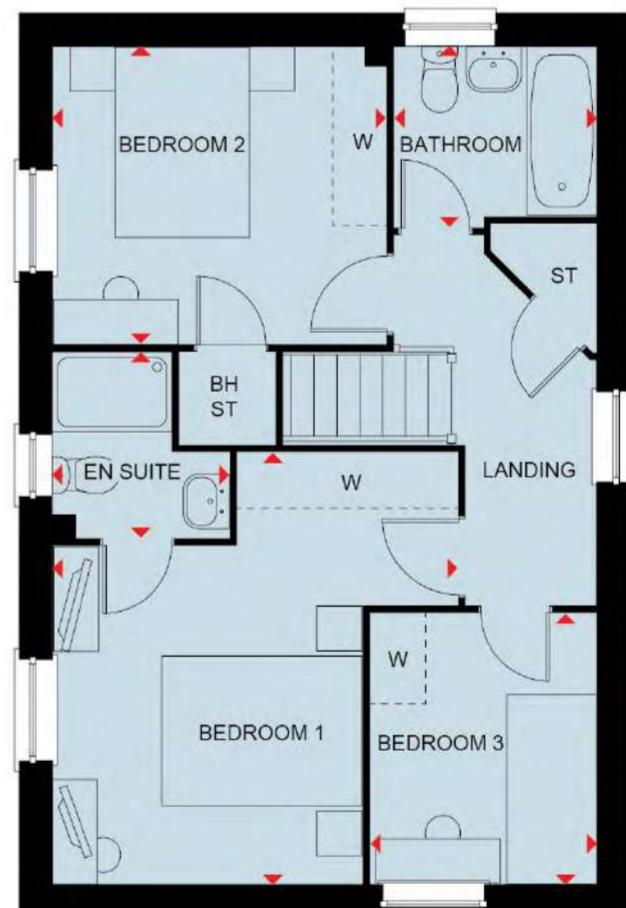
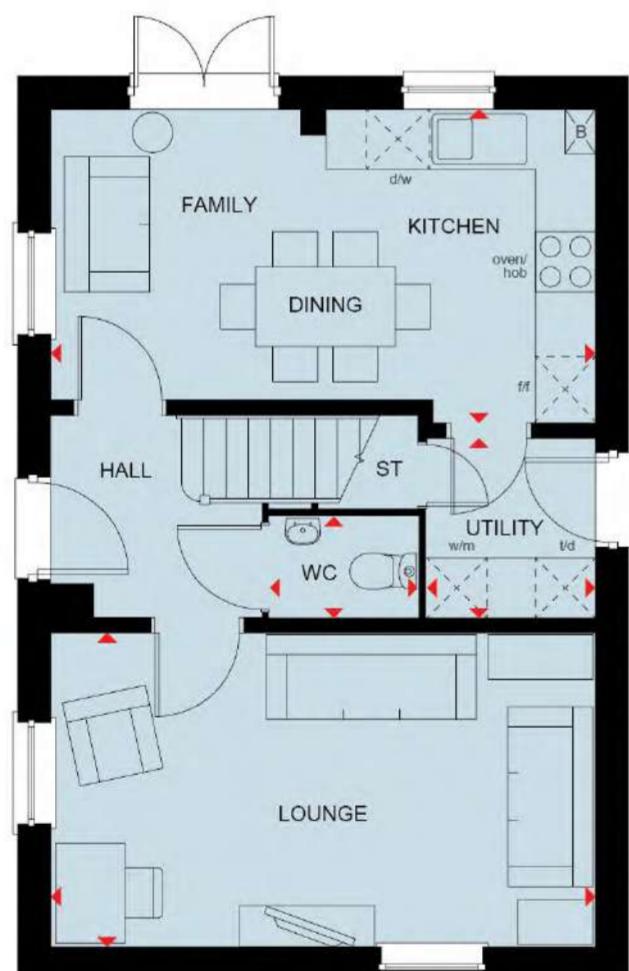
A/B EPC
rating



Argon-filled
double-glazing



Waste Water Heat
Recovery
Systems



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"

(Approximate dimensions)

First Floor

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

(Approximate dimensions)

Key

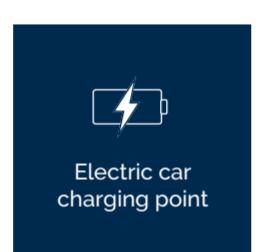
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ST	Boiler Store	dw	Dishwasher space	WFH	Working from home space	↔	Dimension location



DAVID WILSON HOMES

HADLEY SPECIAL

THREE BEDROOM DETACHED HOME



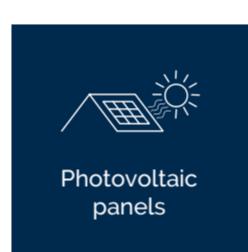
Electric car
charging point



Flue Gas Heat
Recovery



Highly-efficient
insulation



Photovoltaic
panels



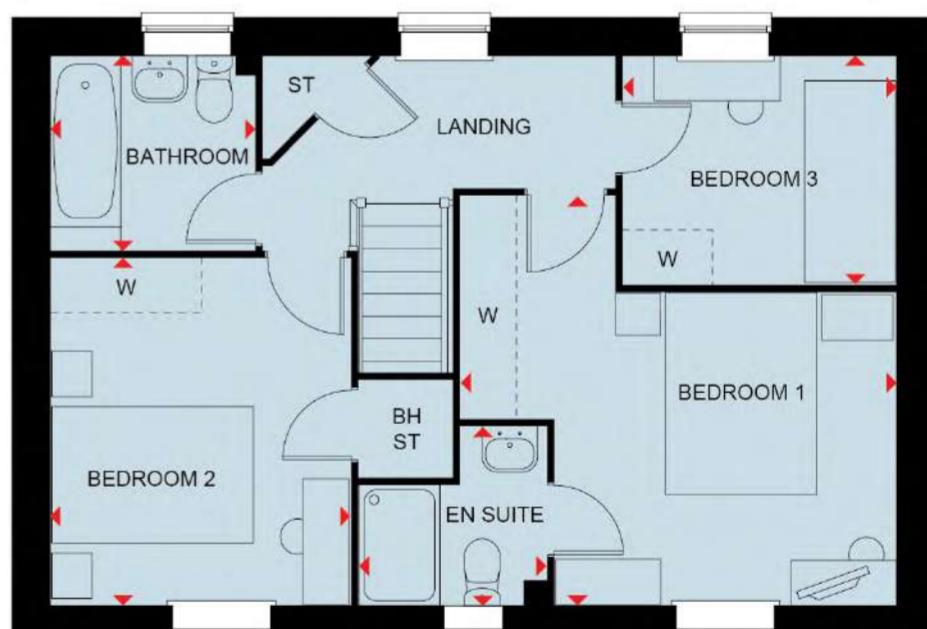
A/B EPC
rating



Argon-filled
double-glazing



Waste Water Heat
Recovery
Systems



Ground Floor

Lounge	5450 x 3148 mm	17'11" x 10'4"
Kitchen/Family/ Dining	5450 x 3131mm	17'11" x 10'3"
Utility	1811 x 1687 mm	5'11" x 5'6"
WC	1485 x 1013 mm	4'10" x 3'4"

(Approximate dimensions)

First Floor

Bed 1	4324 x 4053 mm	14'2" x 13'4"
En Suite	1856 x 1771 mm	6'1" x 5'9"
Bed 2	3436 x 2978 mm	11'3" x 9'9"
Bed 3	2713 x 2260 mm	8'11" x 7'5"
Bathroom	2025 x 1925 mm	6'8" x 6'4"

(Approximate dimensions)

Key

B Boiler
ST Store

wm
dw

Washing machine space
Dishwasher space

f/f
WFH

Fridge/freezer space
Working from home space

BH/ST
w

Bulkhead Store
Wardrobe space

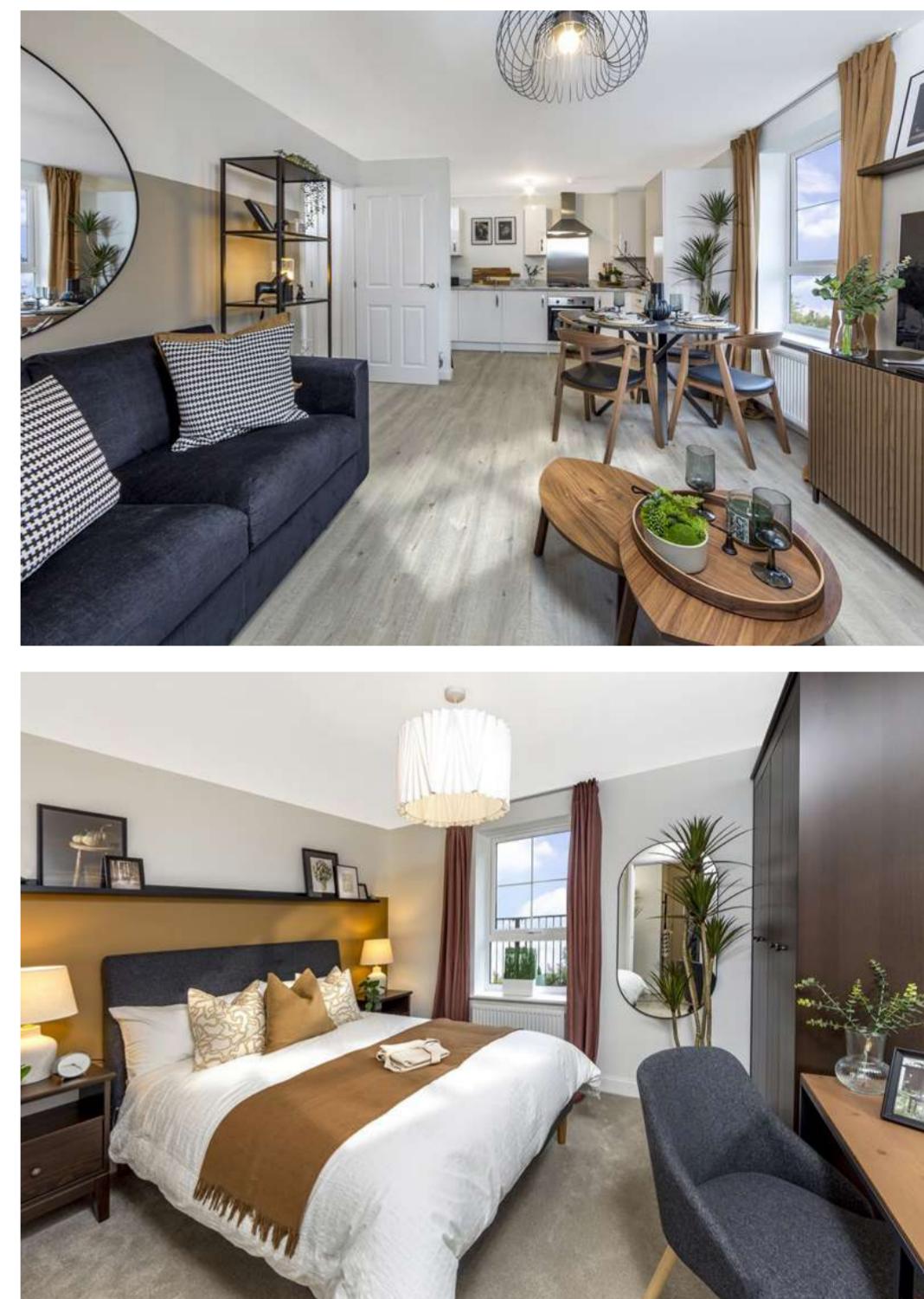
Dimension location



DAVID WILSON HOMES

LAPWING

THREE BEDROOM DETACHED HOME



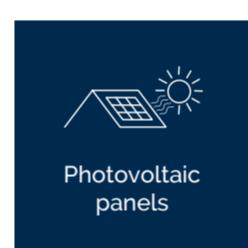
Electric car
charging point



Flue Gas Heat
Recovery



Highly-efficient
insulation



Photovoltaic
panels



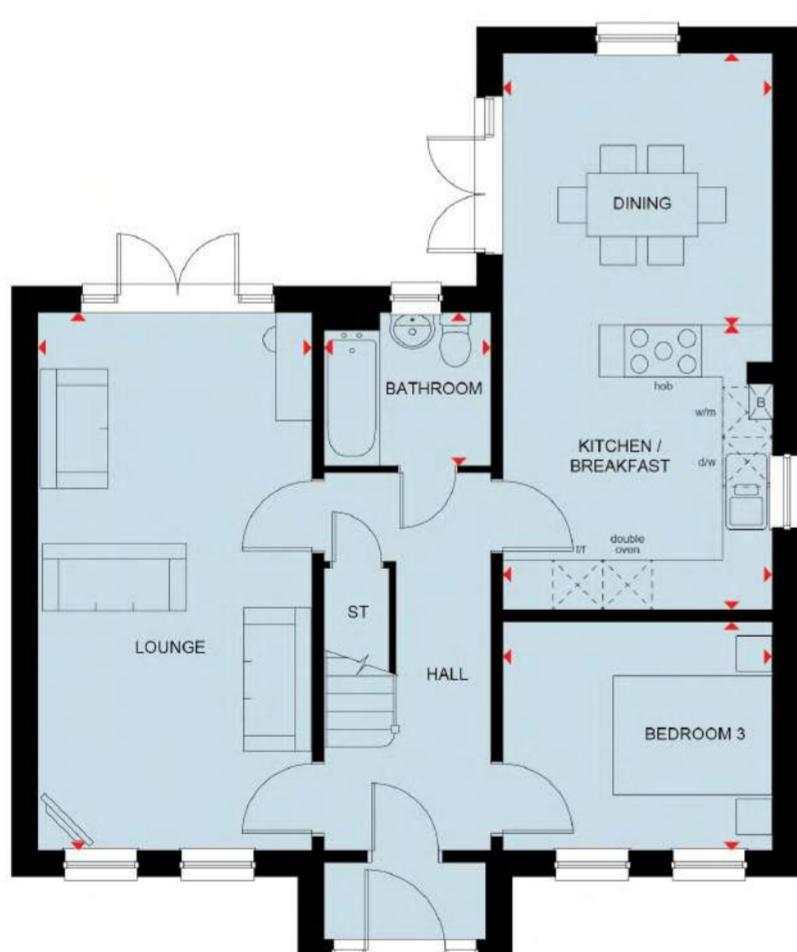
A/B EPC
rating



Argon-filled
double-glazing



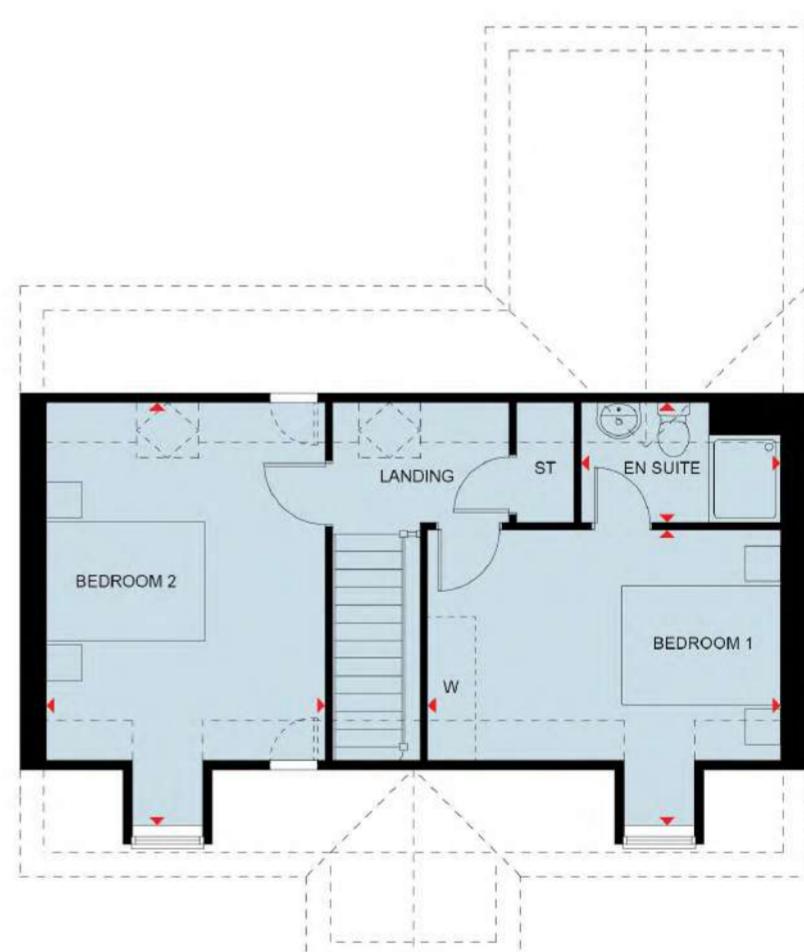
Waste Water Heat
Recovery
Systems



Ground Floor

Lounge	3450 x 6759mm	11'3" x 22'2"
Kitchen/Dining	3384 x 6997mm	11'1" x 22'11"
Bathroom	2100 x 1915mm	6'10" x 6'3"
Bedroom 3	3384 x 2875mm	11'1" x 9'5"

(Approximate dimensions)



First Floor

Bedroom 1	4441 x 2900mm	14'6" x 9'6"
En Suite	2512 x 1511mm	8'2" x 4'11"
Bedroom 2	3450 x 4499mm	11'3 x 14'9"

(Approximate dimensions)

Key

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



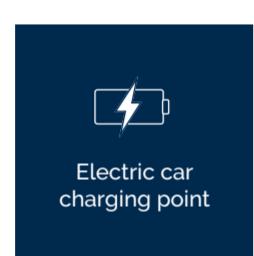
DAVID WILSON HOMES

INGLEBY

FOUR BEDROOM DETACHED HOME



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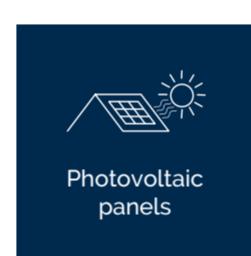
Electric car
charging point



Flue Gas Heat
Recovery



Highly-efficient
insulation



Photovoltaic
panels



A/B EPC
rating



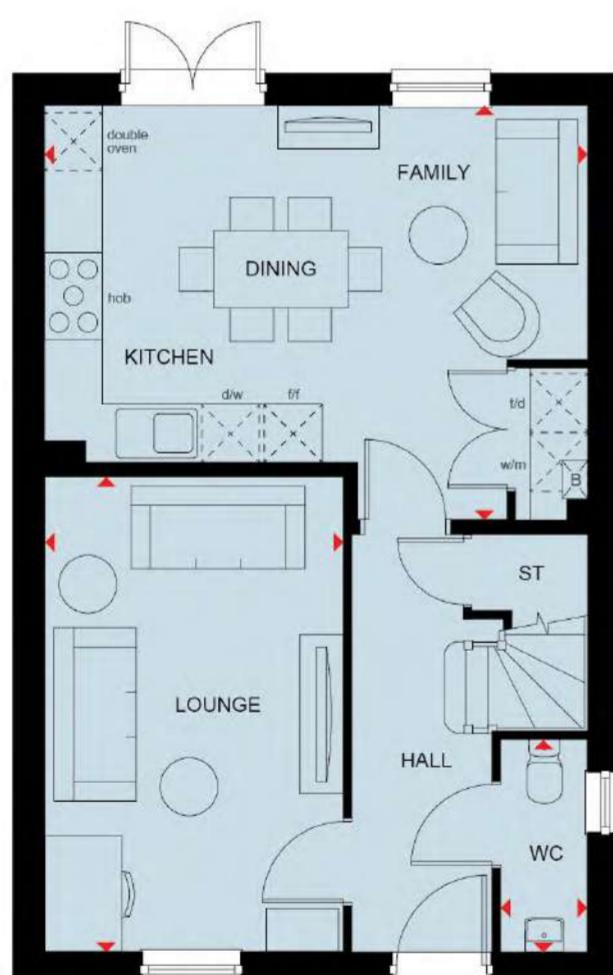
Argon-filled
double-glazing



Waste Water Heat
Recovery
Systems



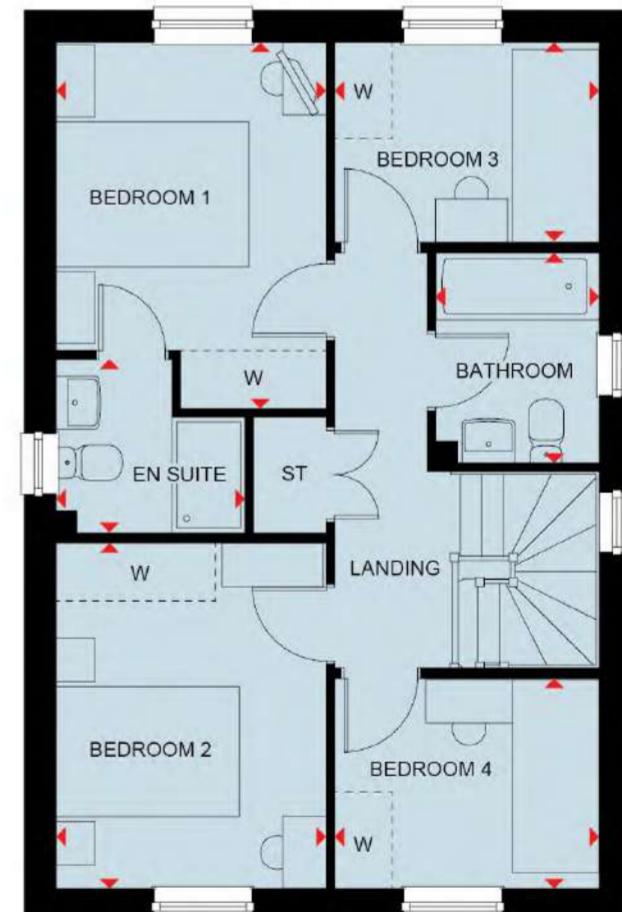
Waste Water Heat
Recovery
Systems



Ground Floor

Lounge	4925 x 3095 mm	16'2" x 10'2"
Kitchen/Family/ Dining	5365 x 4295 mm	18'6" x 14'1"
WC	2206 x 900 mm	7'3" x 2'11"

(Approximate dimensions)



First Floor

Bed 1	3797 x 2800 mm	12'6" x 9'2"
En Suite	1962 x 1800 mm	6'5" x 5'11"
Bed 2	3587 x 2800 mm	11'9" x 9'2"
Bed 3	2747 x 2073 mm	9'0" x 6'9"
Bed 4	2747 x 2181 mm	9'0" x 7'1"
Bathroom	2179 x 1700 mm	7'2" x 5'7"

(Approximate dimensions)

Key

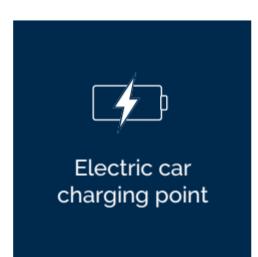
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ST	Boiler Store	dw	Dishwasher space	WFH	Working from home space	↔	Dimension location



DAVID WILSON HOMES

HOLLINWOOD

FOUR BEDROOM DETACHED HOME



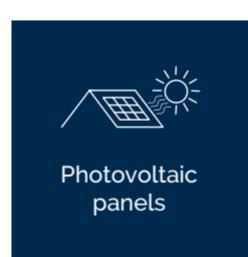
Electric car
charging point



Flue Gas Heat
Recovery



Highly-efficient
insulation



Photovoltaic
panels



A/B EPC
rating



Argon-filled
double-glazing



Waste Water Heat
Recovery
Systems



Ground Floor

Lounge	3595 x 5973 mm	11'10" x 19'7"
Kitchen/Dining room	5973 x 4706 mm	19'7" x 15'5"
Utility	1550 x 2312 mm	5'1" x 7'7"
WC	1014 x 1600 mm	3'4" x 5'3"

(Approximate dimensions)



First Floor

Bedroom 1	3457 x 3260 mm	11'4" x 10'8"
En Suite	2574 x 1200 mm	8'5" x 4'0"
Bedroom 2	3005 x 3150 mm	9'10" x 10'4"
Bedroom 3	3661 x 3154 mm	12' x 10'4"
Bedroom 4	3005 x 2739 mm	9'10" x 9'0"
Bathroom	2373 x 1900 mm	7'9" x 6'3"

(Approximate dimensions)

Key

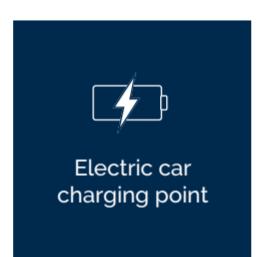
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ST	Boiler Store	dw	Dishwasher space	WFH	Working from home space	↔	Dimension location



DAVID WILSON HOMES

BAYSWATER

FOUR BEDROOM DETACHED HOME



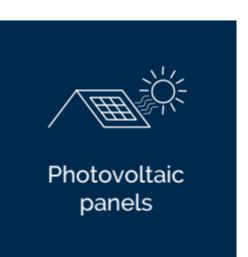
Electric car
charging point



Flue Gas Heat
Recovery



Highly-efficient
insulation



Photovoltaic
panels



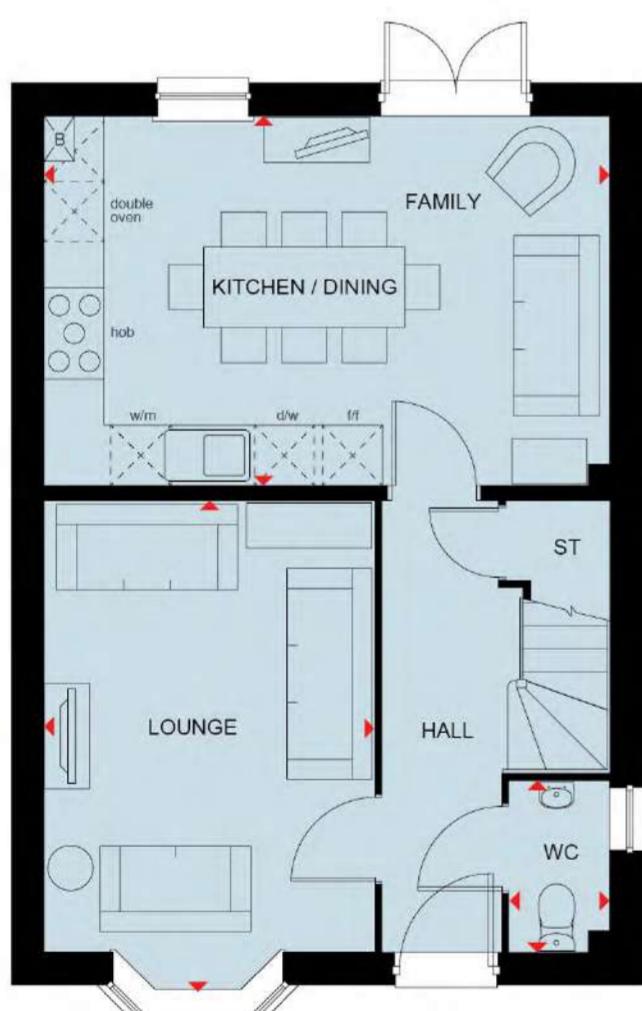
A/B EPC
rating



Argon-filled
double-glazing



Waste Water Heat
Recovery
Systems



Ground Floor

Lounge	4895 x 3290 mm	16'1" x 10'10"
Kitchen/Family/Di- ning	5630 x 3680 mm	18'6" x 12'1"
WC	1712 x 1000 mm	5'7" x 3'3"

(Approximate dimensions)

First Floor

Bedroom 2	2773 x 5341 mm	9'1" x 17'6"
Bedroom 3	3341 x 3517 mm	11'0" x 11'6"
Bedroom 4	2776 x 3686 mm	9'1" x 12'1"
Bathroom	2210 x 1712 mm	7'3" x 5'7"

(Approximate dimensions)

Second Floor

Bedroom 1 / Dress- ing area	5970 * x 3463 mm	19'7" * x 11'4"
En suite 1	2085 x 1954 * mm	6'10" x 6'5" *
(Approximate dimensions)		
* Overall floor dimension includes lowered ceiling areas		

Key

B Boiler
ST Store

wm
dw

Washing machine space
Dishwasher space

f/f
WFH

Fridge/freezer space
Working from home space

w
↔

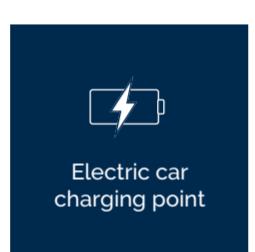
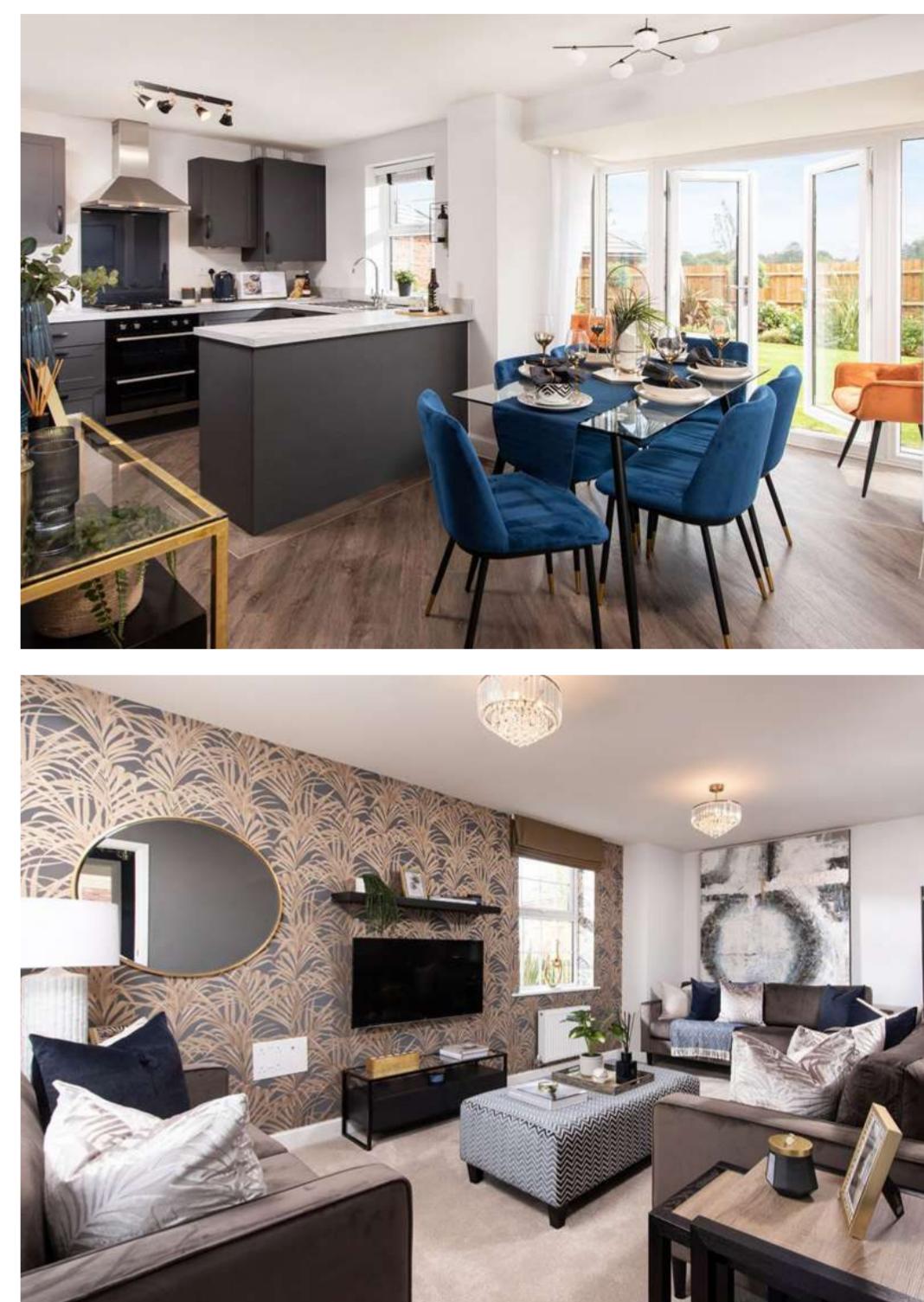
Wardrobe space
Dimension location



DAVID WILSON HOMES

HERTFORD

FOUR BEDROOM DETACHED HOME



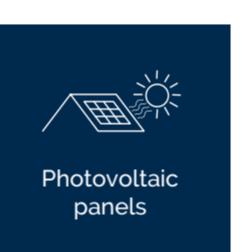
Electric car
charging point



Flue Gas Heat
Recovery



Highly-efficient
insulation



Photovoltaic
panels



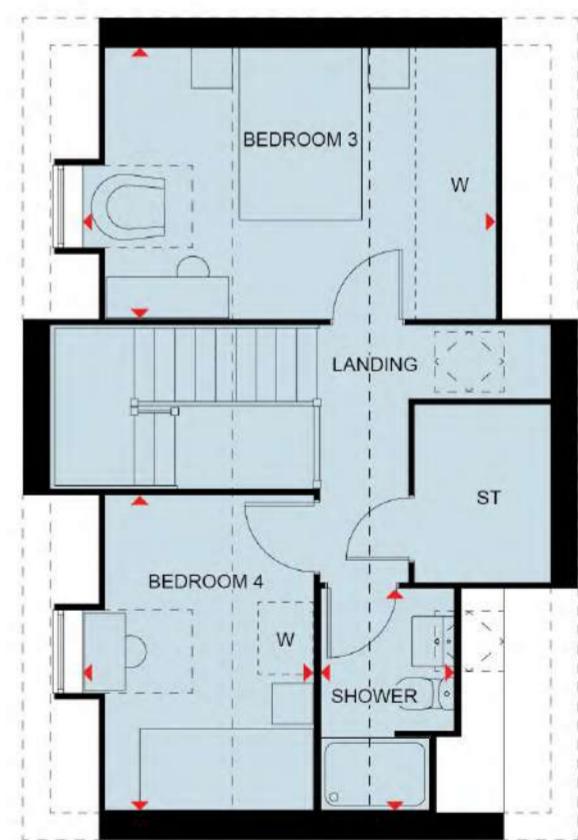
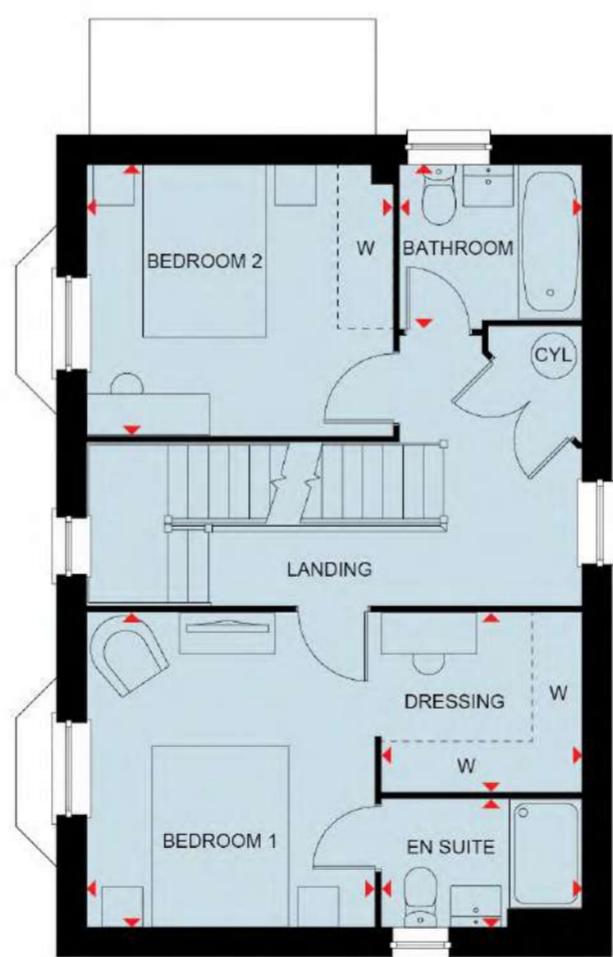
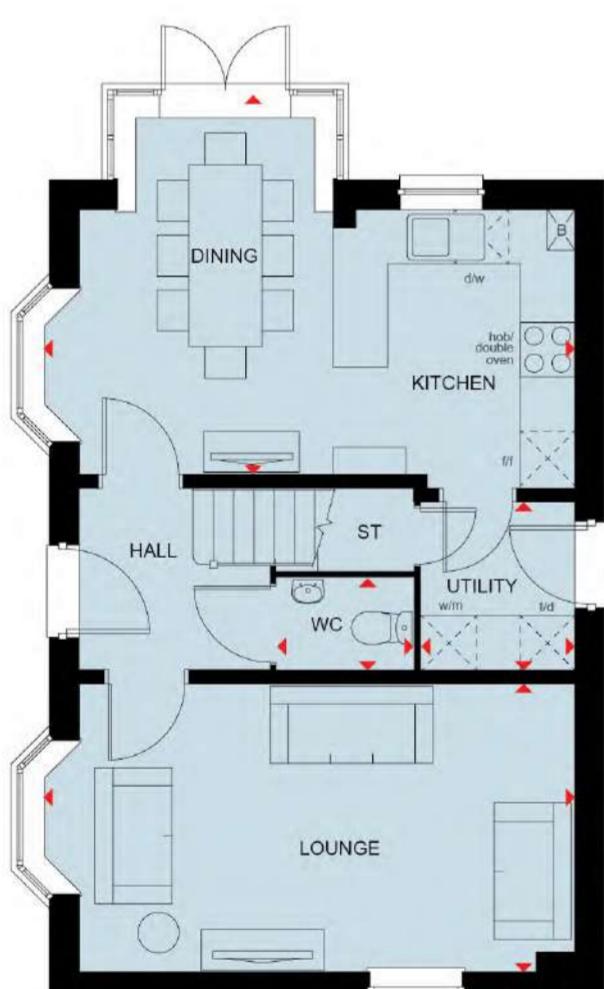
A/B EPC
rating



Argon-filled
double-glazing



Waste Water Heat
Recovery
Systems



Ground Floor

Lounge	5847 x 3173 mm	19'2" x 10'5"
Kitchen/Dining	5847 x 4327 mm	19'2" x 14'2"
Utility	1850 x 1687 mm	6'1" x 5'6"
WC	1500 x 1014 mm	4'11" x 3'4"

(Approximate dimensions)

First Floor

Bedroom 1	3463 x 3162 mm	11'4" x 10'4"
En suite	2201 x 1411 mm	7'3" x 4'8"
Dressing	2201 x 1964 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"

(Approximate dimensions)

Second 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"*

(Approximate dimensions)

* Overall floor dimension includes lowered ceiling areas

Key

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



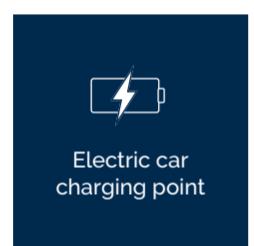
DAVID WILSON HOMES

BURFORD

FOUR BEDROOM DETACHED HOME



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Electric car
charging point



Flue Gas Heat
Recovery



Highly-efficient
insulation



Photovoltaic
panels



A/B EPC
rating



Argon-filled
double-glazing



Waste Water Heat
Recovery
Systems



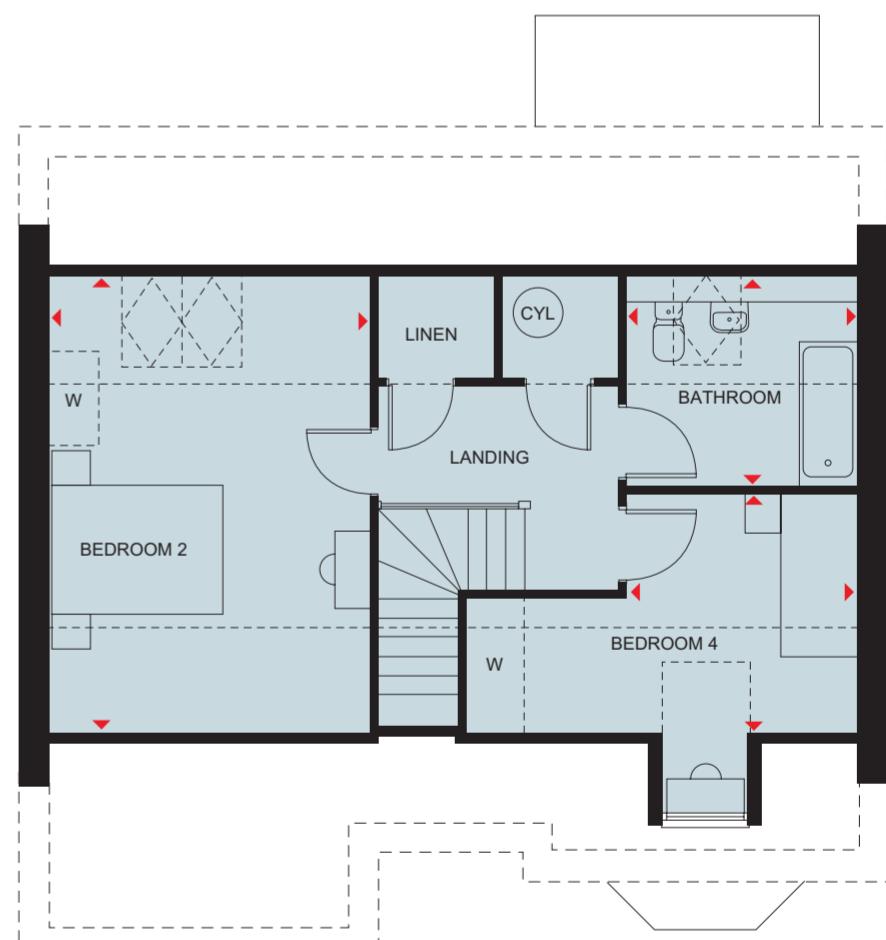
Waste Water Heat
Recovery
Systems



Ground Floor

Kitchen/Dining	4463 x 2824 mm	14'8" x 9'3"
Lounge	4520 x 5148 mm	14'10" x 16'11"
Bedroom 1	4910 x 2824 mm	16'1" x 9'3"
Bedroom 2	3498 x 3482 mm	11'6" x 11'5"
Shower Room	2413 x 2466 mm	7'11" x 8'1"

(Approximate dimensions)



First Floor

Bedroom 3	3760 x 5341 mm	12'4" x 17'6"
Bedroom 4	2712 x 2793 mm	8'0" x 9'2"
Bathroom	2712 x 2460 mm	8'11" x 8'1"

(Approximate dimensions)

Key

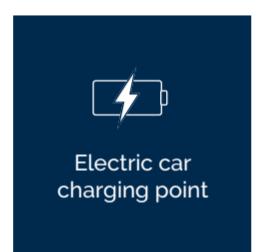
B	Boiler	ST	Boiler Store	wm	Washing machine space	dw	Dishwasher space	f/f	Fridge/freezer space	WFH	Working from home space	w	Wardrobe space	Dimension location
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DAVID WILSON HOMES

DRUMMOND

FOUR BEDROOM DETACHED HOME



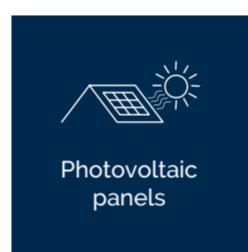
Electric car
charging point



Flue Gas Heat
Recovery



Highly-efficient
insulation



Photovoltaic
panels



A/B EPC
rating



Argon-filled
double-glazing



Waste Water Heat
Recovery
Systems



Ground Floor

Lounge	5088 x 3845 mm	16'8" x 12'7"
Kitchen/Family/ Dining	5845 x 4811 mm	19'2" x 15'9"
Utility	2856 x 1720 mm	9'4" x 5'8"
WC	1565 x 1485 mm	5'2" x 4'10"

(Approximate dimensions)



First Floor

Bedroom 1	3850 x 3707 mm	12'7" x 12'2"
En Suite	2311 x 1511 mm	7'7" x 4'11"
Bedroom 2	4084 x 3844 mm	13'5" x 12'7"
Bedroom 3	3844 x 3521 mm	12'7" x 11'7"
Bedroom 4/ Study	3584 x 2966 mm	11'9" x 9'9"
Bathroom	2846 x 1887 mm	9'4" x 6'2"

(Approximate dimensions)

Key

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



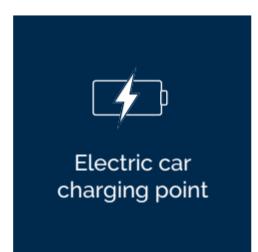
DAVID WILSON HOMES

AVONDALE

FOUR BEDROOM DETACHED HOME



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



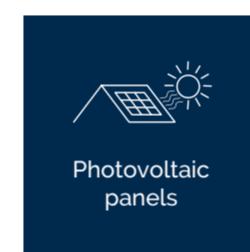
Electric car
charging point



Flue Gas Heat
Recovery



Highly-efficient
insulation



Photovoltaic
panels



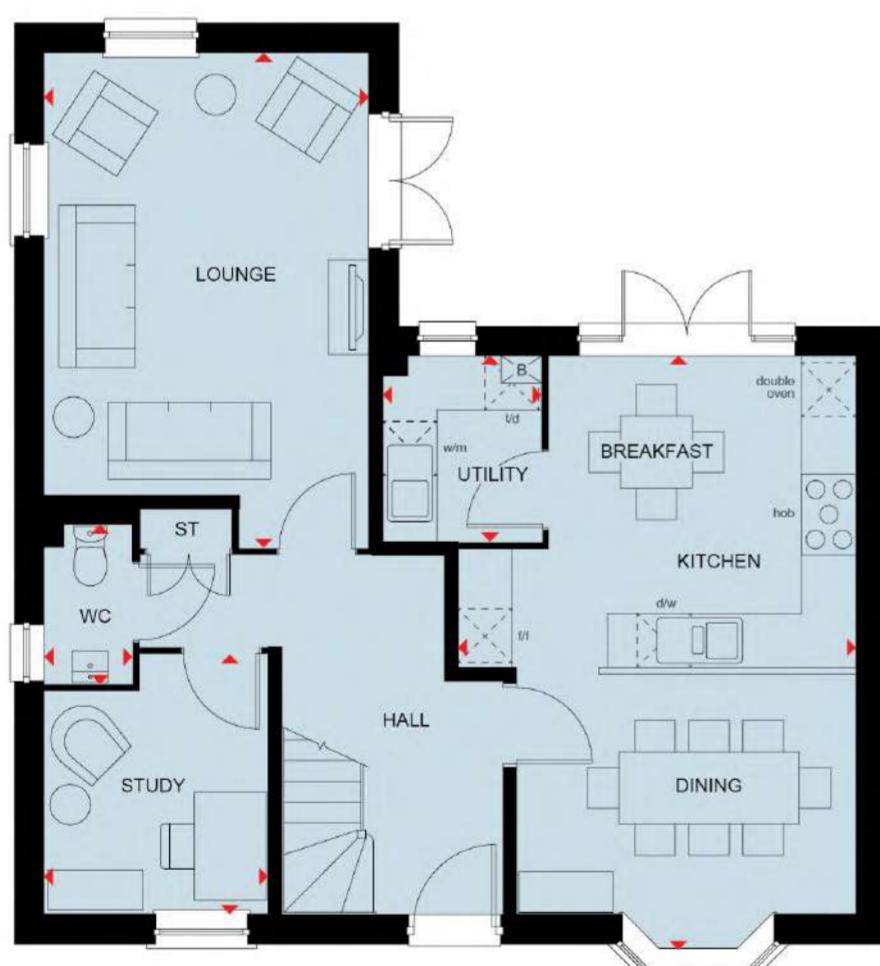
A/B EPC
rating



Argon-filled
double-glazing



Waste Water Heat
Recovery
Systems



Ground Floor

Lounge	5488 x 3605 mm	18'0" x 11'10"
Kitchen/Breakfast/	6590 x 4415 mm	21'7" x 14'6"
Dining		
Utility	2060 x 1761 mm	6'9" x 5'9"
Study	2878 x 2488 mm	5'4" x 3'4"
WC	1768 x 975 mm	5'10" x 3'2"

(Approximate dimensions)



First Floor

Bedroom 1	5585 x 3605 mm	18'3" x 11'10"
En Suite	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"

(Approximate dimensions)

Key

B Boiler
ST Store

wm
dw

Washing machine space
Dishwasher space

f/f
WFH

Fridge/freezer space
Working from home space

BH/ST
w

Bulkhead Store
Wardrobe space

Dimension location



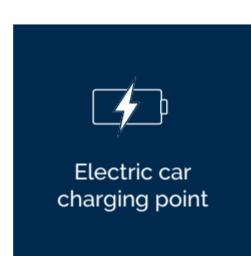
DAVID WILSON HOMES

HOLDEN

FOUR BEDROOM DETACHED HOME



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



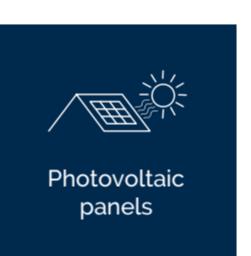
Electric car
charging point



Flue Gas Heat
Recovery



Highly-efficient
insulation



Photovoltaic
panels



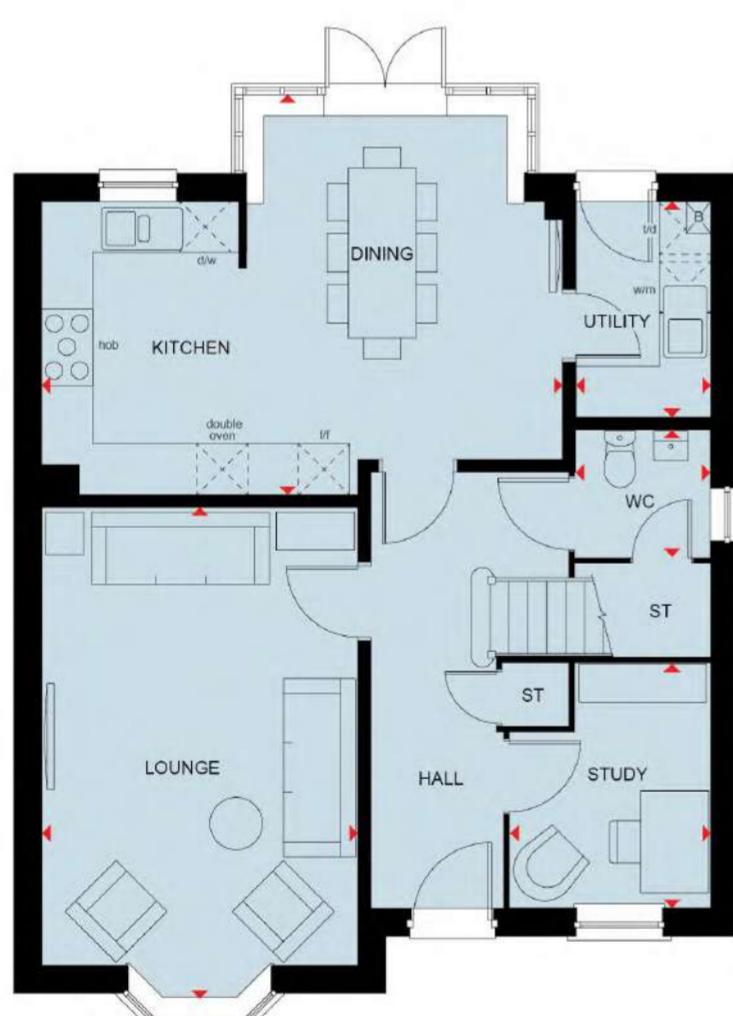
A/B EPC
rating



Argon-filled
double-glazing



Waste Water Heat
Recovery
Systems



Ground Floor

Lounge	5797 x 3723 mm	19' x 12'3"
Kitchen/Dining	6142 x 4685 mm	20'2" x 15'4"
Study	2881 x 2361 mm	9'6" x 7'9"
Utility	2545 x 1588 mm	8'4" x 5'3"
WC	1498 x 1588 mm	4'11" x 5'3"

(Approximate dimensions)



First Floor

Bedroom 1	4538 x 3728 mm	14'11" x 12'3"
En Suite	2190 x 1471 mm	7'2" x 4'10"
Bedroom 2	4379 x 3728 mm	14'4" x 12'3"
Bedroom 3	4073 x 2881 mm	13'4" x 9'5"
Bedroom 4	3115 x 3043 mm	10'3" x 10'0"
Bathroom	2689 x 2266 mm	8'10" x 7'5"

(Approximate dimensions)

Key

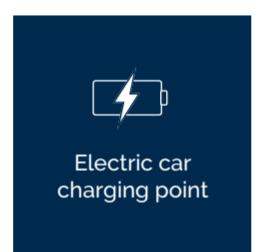
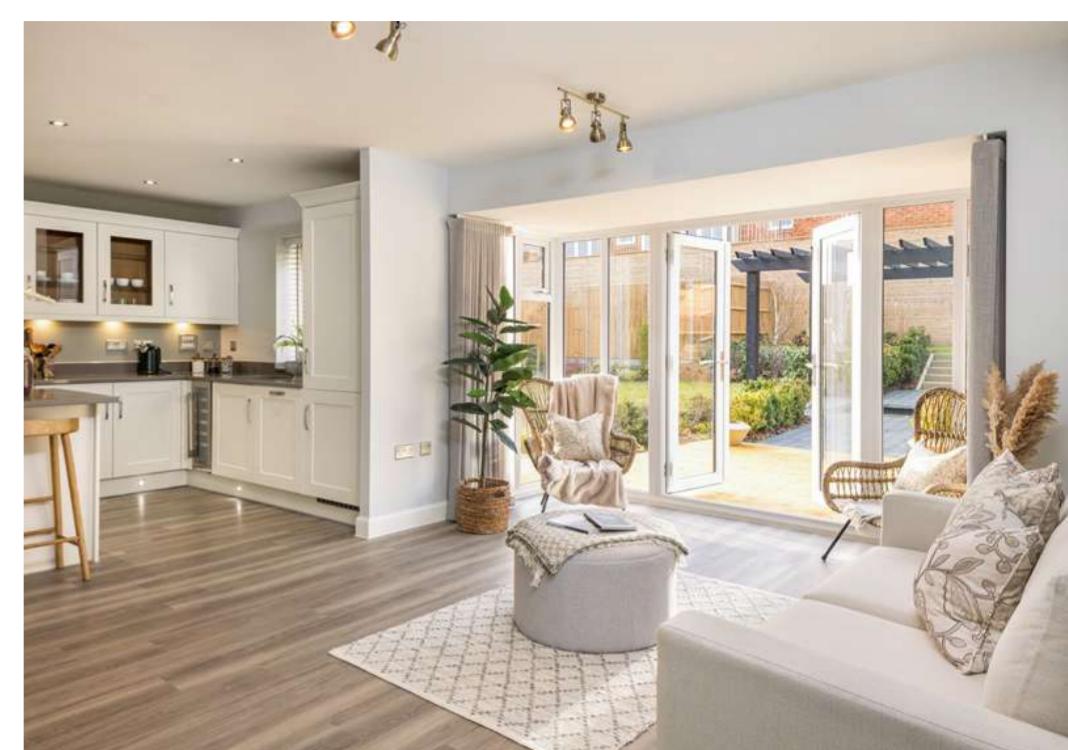
B	Boiler	wm	Washing machine space	f/f	Fridge/freezer space	w	Wardrobe space
ST	Store	dw	Dishwasher space	WFH	Working from home space	↔	Dimension location



DAVID WILSON HOMES

MANNING

FIVE BEDROOM DETACHED HOME



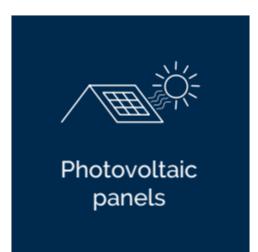
Electric car
charging point



Flue Gas Heat
Recovery



Highly-efficient
insulation



Photovoltaic
panels



A/B EPC
rating



Argon-filled
double-glazing



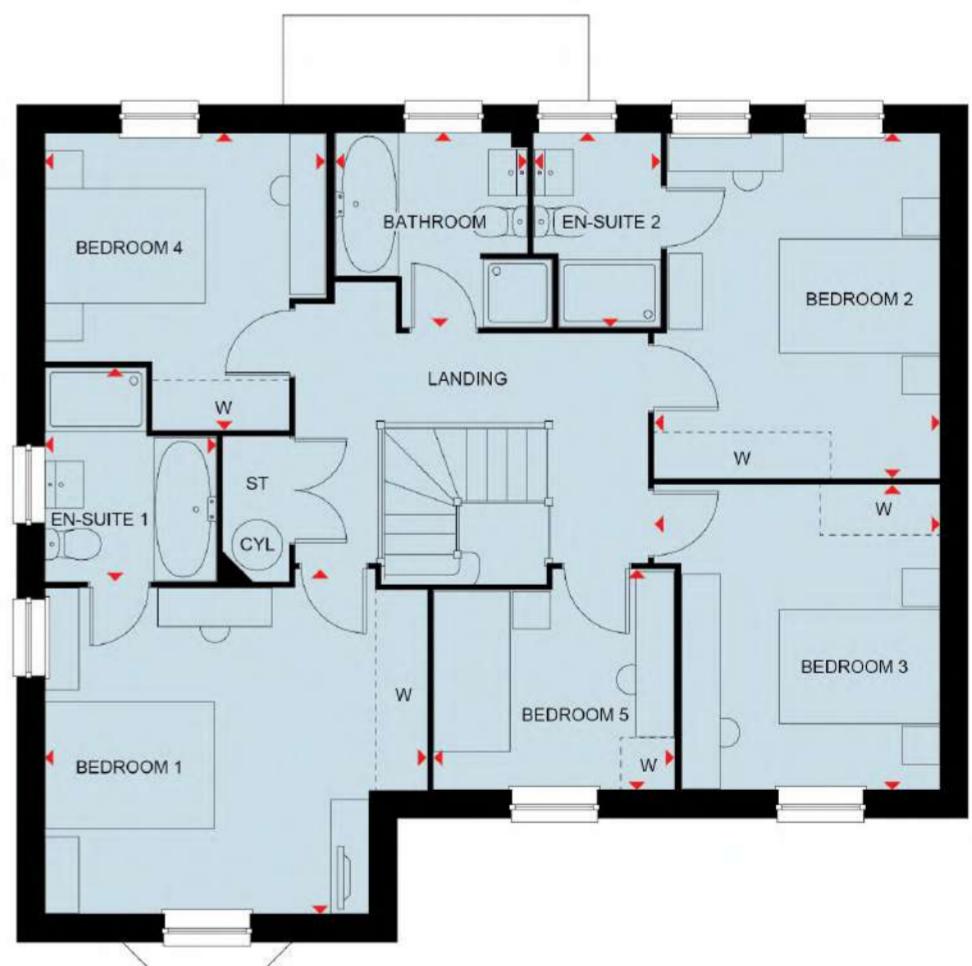
Waste Water Heat
Recovery
Systems



Ground Floor

Lounge	3545 x 5276 mm	11'8" x 17'4"
Kitchen/Breakfast/	7413 x 6883 mm	24'4" x 22'7"
Family		
Dining	3840 x 3388 mm	12'7" x 11'1"
Study	2408 x 3550 mm	7'11" x 11'8"
Utility	2325 x 1665 mm	7'8" x 5'6"
WC	1909 x 1165 mm	6'3" x 3'10"

(Approximate dimensions)



First Floor

Bedroom 1	4066 x 4515 mm	13'4" x 14'10"
En Suite	2027 x 2514 mm	6'8" x 8'3"
Bedroom 2	3375 x 4072 mm	11'1" x 13'5"
En suite 2	1489 x 2297 mm	4'11" x 7'6"
Bedroom 3	3603 x 3375 mm	11'10" x 11'1"
Bedroom 4	3312 x 3503 mm	10'10" x 11'6"
Bedroom 5	2839 x 2604 mm	9'4" x 8'7"
Bathroom	2261 x 2296 mm	7'5" x 7'6"

(Approximate dimensions)

Key

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



DAVID WILSON HOMES

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 excellences means that over 90% of our homeowners would recommend us to a friend, which is why we've been awarded 5 Stars by the Home Builders Federation every year since 2010. What's more, our homes come with an NHBC Buildmark Warranty which gives you a 10 year structural warranty and a 2 year fixtures and fittings warranty** as standard. You're always safe in the knowledge that you can buy one of our new homes with confidence.

WHAT DOES YOUR WARRANTY COVER?

- Central heating system plus any fires
- Hot and cold plumbing system
- Appliances
- Kitchen units
- Electrical system
- Sanitary ware taps and shower doors
- Windows
- External and interior doors
- Ironmongery
- Renewable energy installation (if fitted)
- Internal/external drainage system
- Boundary brick walls
- Driveway
- 24-hour emergency
- 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 EXCLUSIVES

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

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



**We" and "us" refer to the Barratt Developments PLC Group brands. **First 2 years covered by Builder Warranty & NHBC Guarantee or similar. Years 3-10 covered by NHBC insurance or similar. Full exclusions and limitations can be found on the NHBC website. Available on virtually all of our developments. Images may include optional upgrades at additional cost. All information in this document is correct to the best of our knowledge at the time of going to print. Calls to our 0844 numbers cost 7 pence per minute plus your phone company's access charge.

NEW HOMES

QUALITY CODE



Housebuilders and developers who build new homes will be expected to register with the [New Homes Quality Board](#) (NHQB). As long as a 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.





DAVID WILSON HOMES

WHERE QUALITY LIVES

dwh.co.uk or call **0330 057 2222**