

EASTFIELD PARK

DUNNINGTON

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

A SENSE OF PEACE,
QUALITY
— AND SPACE —

Our homes at Eastfield Park 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 master 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.



GIVING NATURE A HOME AT EASTFIELD PARK, DUNNINGTON

BUILDING SUSTAINABLE COMMUNITIES

Throughout the planning process before starting build, we consider where we can introduce nature and where we can strengthen it.

At David Wilson, 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.



See the Difference at dwh.co.uk

DAVID WILSON HOMES
WHERE QUALITY LIVES

EASTFIELD PARK AMENITIES

DUNNINGTON



Amenities marked with a walking icon are all located within 1 mile, or under a 15 minute walk, from the front of the development.

PRIMARY SCHOOL

Dunnington Church of England

0.7 miles

PRE-SCHOOL

Over the Rainbow

0.7 miles

DOCTORS

MyHealth Medical Practice

0.5 miles

PHARMACY

Dunnington Pharmacy

0.6 miles

DENTIST

Pure Dental Practice

0.5 miles

LIBRARY

Dunnington Library

0.5 miles

PUB

The Cross Keys Pub

0.5 miles

SHOPS & POST OFFICE

Village Shops & Post Office

0.6 miles

SPORT & LEISURE

Dunnington Sports Club

0.7 miles

York City Centre

5 miles

York Designer Outlet

6 miles

PARK & RIDE

Grimston Bar

2.5 miles

TRANSPORT

York Railway Station

5.5 miles

See the Difference at **dwh.co.uk**



DAVID WILSON HOMES

WHERE QUALITY LIVES

EASTFIELD PARK

DUNNINGTON



- | | | | | |
|--|--|--|---|--|
| ● The Oakwood
1 bedroom home | ● The Archford
3 bedroom home | ● The Ingleby
4 bedroom home | ● Affordable Housing | ■ SS Substation |
| ● The Tulip
2 bedroom home | ● The Hadley
3 bedroom home | ● The Millford
4 bedroom home | ■ BCP Bin Collection Point | ■ SH Show Homes |
| ● The Wilford
2 bedroom home | ● The Eckington
3 bedroom home | ● The Bradgate
4 bedroom home | ■ V Visitor Parking Space | ■ MS Marketing Suite |



Giving nature a home on this development:



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

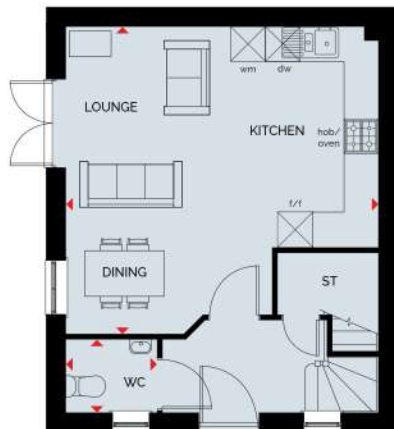
See the Difference at dwh.co.uk



DAVID WILSON HOMES
WHERE QUALITY LIVES

THE TULIP

TWO BEDROOM HOME

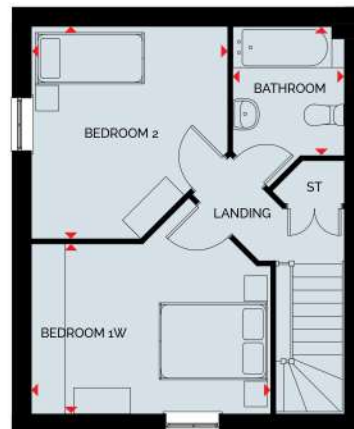


Ground Floor

Kitchen/Dining/
Lounge WC

5403 x 5290mm
1607 x 1297mm

17'7" x 17'4"
5'3" x 4'3"



First Floor

Bedroom 1 4127 x 2936mm
Bedroom 2 3651 x 3392mm
Bathroom 2160 x 1948mm

13'5" x 9'6"
12'0" x 11'2"
7'1" x 6'5"

Key

dw Dishwasher space
ST Store

wm Washing machine space
f/f Fridge/freezer space

W Wardrobe space

◀▶ Dimension location

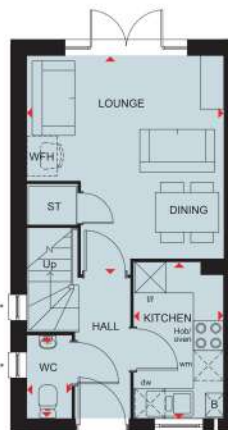


DAVID WILSON HOMES

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THE WILFORD

TWO BEDROOM HOME



Ground Floor

Lounge/Dining
Kitchen
WC

4357 x 3923 mm
3083 x 1780 mm
1615 x 880 mm

14'4" x 12'10"
10'1" x 5'10"
5'4" x 2'11"

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



First Floor

Bedroom 1
Bedroom 2
Bathroom

3923 x 2487 mm
3923 x 2926 mm
1897 x 1695 mm

12'10" x 8'2"
12'10" x 9'7"
6'3" x 5'7"

Key

B Boiler
ST Store

wm Washing machine space
dw Dishwasher space

f/f Fridge freezer space
W Wardrobe space

WFH Working from home space
◄► Dimension location



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P1273135/JUL26

THE ARCHFORD

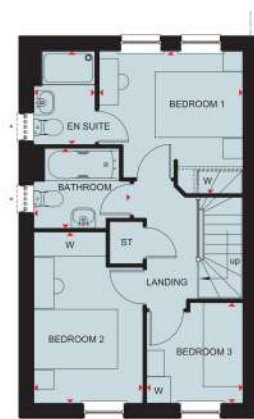
THREE BEDROOM TERRACED HOME



Canopies over the front doors may differ from those shown. Please speak to our Sales Adviser for specific information.



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"



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"

*Optional window refer to sales advisor for individual plots

Key

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



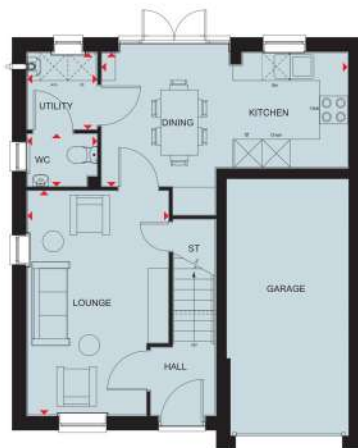
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P1273138/JUL26

THE ECKINGTON

THREE BEDROOM HOME



Ground Floor		
Lounge	4807 x 3028 mm	15'9" x 10'0"
Kitchen/Dining	5285 x 2873 mm	17'4" x 9'5"
WC	1495 x 1134 mm	4'10" x 3'9"
Utility	1651 x 1470 mm	5'5" x 4'10"



First Floor		
Bedroom 1	5247 x 4031 mm	17'3" x 13'3"
En suite	2148 x 1408 mm	7'1" x 4'7"
Bedroom 2	3719 x 2742 mm	12'3" x 9'0"
Bedroom 3	4185 x 2428 mm	13'9" x 8'0"
Bathroom	2601 x 1701 mm	8'6" x 5'7"

Key

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



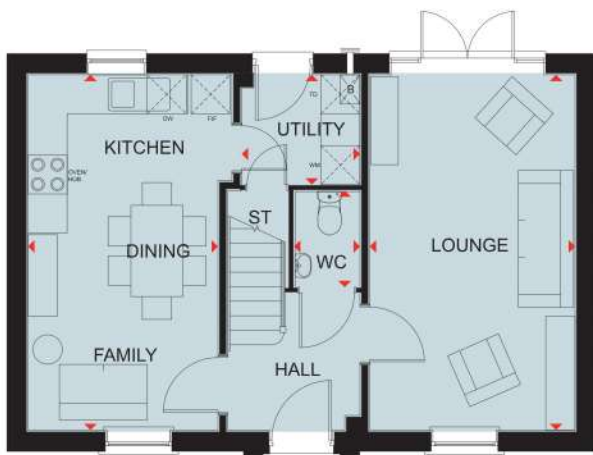
DAVID WILSON HOMES

THE HADLEY

THREE BEDROOM HOME

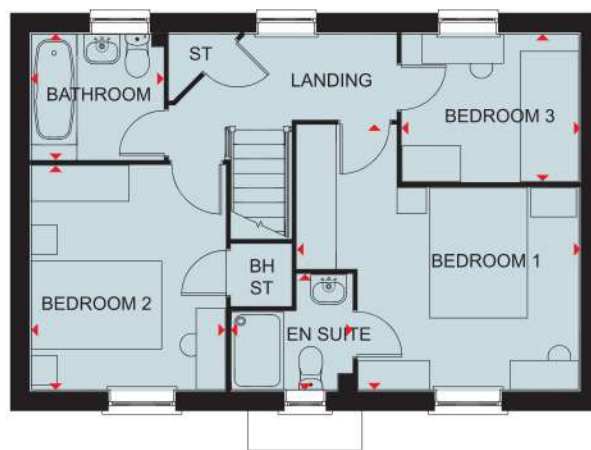


Features are plot specific. Please refer to working drawings.



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"

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

Plot 36.



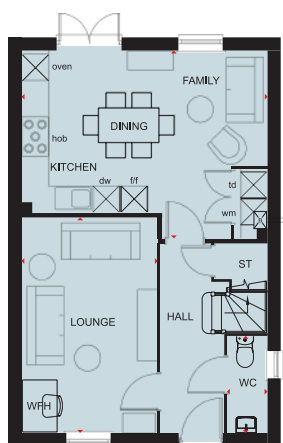
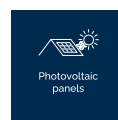
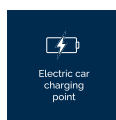
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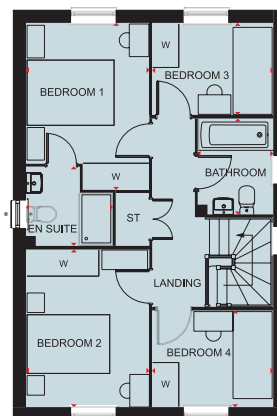
THE INGLEBY

FOUR BEDROOM HOME



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"



First Floor

Bedroom 1	3797 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 2073 mm	9'0" x 6'9"
Bedroom 4	2747 x 2181 mm	9'0" x 7'1"
Bathroom	2179 x 1700 mm	7'2" x 5'7"

Key

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



DAVID WILSON HOMES

THE MILLFORD

FOUR BEDROOM HOME



Ground Floor

Lounge	5767 x 3235 mm	18'11" x 10'7"
Kitchen/Family/Dining	6037 x 4735 mm	19'10" x 15'6"
Utility	2225 x 1877 mm	7'3" x 6'2"
WC	1786 x 895 mm	5'10" x 2'11"



First Floor

Bedroom 1	5195 x 3818 mm	17'0" x 12'6"
En suite	2235 x 1924 mm	7'4" x 6'4"
Bedroom 2	4156 x 2707 mm	13'8" x 8'10"
Bedroom 3	4051 x 3365 mm	13'4" x 11'0"
Bedroom 4	3522 x 3124 mm	11'7" x 10'3"
Bathroom	2913 x 1950 mm	9'7" x 6'5"

Key

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



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P1273143/JUL26

THE BRADGATE

FOUR BEDROOM DETACHED HOME



Ground Floor

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

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



First Floor

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

Key

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



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P1273144/JUL26

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 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 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. **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**