



*Lancaster Grove*

# 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

# LANCASTER GROVE

— A LOCATION LIKE NO OTHER —



Lancaster Grove is a beautiful collection of 2, 3 & 4 bedroom homes offering the perfect blend of rural living and urban convenience.

Your new home is ideally located between the lively city of Lincoln and the historic town of Newark, offering a variety of shops, bars, restaurants and activities for you and the family to enjoy. You can find everyday essentials close by, including a local Co-op, a pharmacy, as well as beautiful walks at nearby parks and lakes.

At Lancaster Grove you'll find local shops for your everyday amenities such as a beauticians, hairdressers, Co-op, pharmacy, and takeaway options for a weekend treat. There is also a highly rated bistro pub and restaurant nearby.

Within a 15-minute drive of the development, you have a range of supermarkets including Sainsbury's, Morrisons, Asda, Lidl, and Aldi, giving you plenty of choice for your weekly shop.

Exploring the area is effortless with numerous scenic parks and reservoirs to discover, including Whisby Nature Park and Millennium Lakes.

There are OFSTED rated 'Outstanding' and 'Good' schools in the catchment. Also, several university options are available in the surrounding cities, including the University of Lincoln, Nottingham Trent University and the University of Nottingham.

Commuting couldn't be easier, with the A46 just minutes away, placing you just 20 minutes from Newark and Lincoln. Commuters will benefit from Swinderby Railway Station offering direct trains to Newark, Lincoln and Nottingham. If after your big move you feel like taking a well-earned break, East Midlands Airport an hour away from Lancaster Grove to get you jetting off on holiday.

# THIRTY MINUTES

FROM YOUR NEW HOME



**Local amenities**  
walking distance



**Local restaurant**  
walking distance



**Millenium Lakes**  
8 minutes



**North Hykeham**  
10 minutes



**Newark**  
15 minutes



**Lincoln**  
15 minutes





# Lancaster Grove

- **The Wilford**  
2 bedroom home
- **The Archford**  
3 bedroom home
- **The Fairway**  
3 bedroom home
- **The Roussin**  
3 bedroom home
- **The Hadley**  
3 bedroom home
- **The Kennett**  
3 bedroom home
- **The Cannington**  
3 bedroom home
- **The Grebe**  
4 bedroom home
- **The Avondale**  
4 bedroom home
- **The Holden**  
4 bedroom home
- **The Shearwater**  
4 bedroom home
- SH** Show Homes
- SC** Sales Centre
- BCP** Bin Collection Point
- S/S** Substation
- V** Visitor Parking Space



- Giving nature a home on this development:**
- Hedgehog Highway**  
Selected plots\*
  - Swift Nesting Brick**  
Selected plots\*
  - Photovoltaic panels**  
Featured on every plot - please refer to working drawings for specific PV information
- Positioning of our sustainability features are subject to change. Speak to a Sales Adviser for more information.

dwh.co.uk



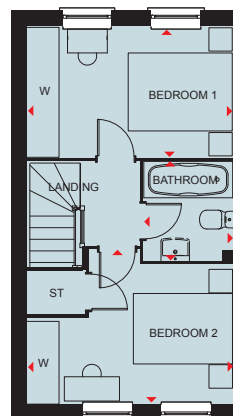
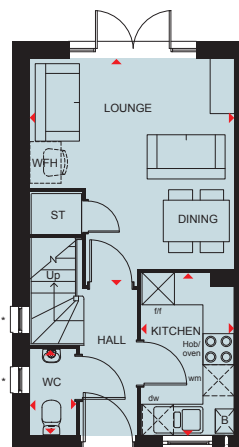
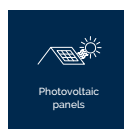
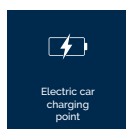
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WHERE QUALITY LIVES

Images and development layouts are for illustrative purposes, should be used for general guidance only and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Development layouts including house types and tenures, the location of affordable housing, parking arrangements, play areas, landscaping and public open spaces are subject to change including any changes required due to a change in planning permission. Lancaster Grove is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.



# THE WILFORD

## TWO BEDROOM HOME



### Ground Floor

Lounge/Dining	4357 x 3923 mm	14'4" x 12'10"
Kitchen	3083 x 1780 mm	10'1" x 5'10"
WC	1615 x 880 mm	5'4" x 2'11"

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

### First Floor

Bedroom 1	3923 x 2487 mm	12'10" x 8'2"
Bedroom 2	3923 x 2926 mm	12'10" x 9'7"
Bathroom	1897 x 1695 mm	6'3" x 5'7"

### Key

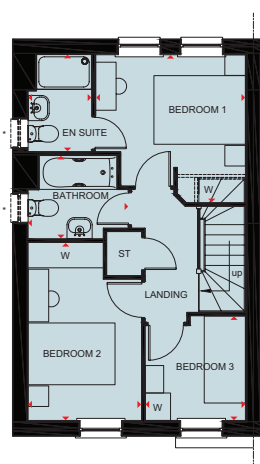
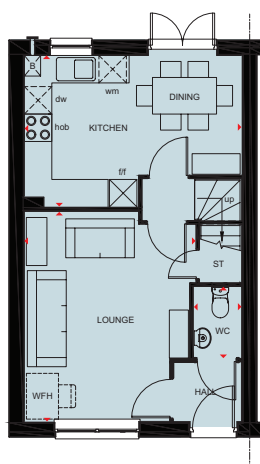
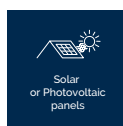
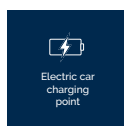
B	Boiler	wm	Washing machine space	f/f	Fridge freezer space	WFH	Working from home space
ST	Store	dw	Dishwasher space	W	Wardrobe space	↔	Dimension location



DAVID WILSON HOMES

# THE ARCHFORD

## THREE BEDROOM HOME



\* optional window refer to sales advisor for individual plots

### 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"

### 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

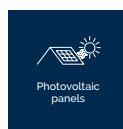
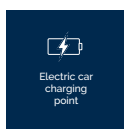
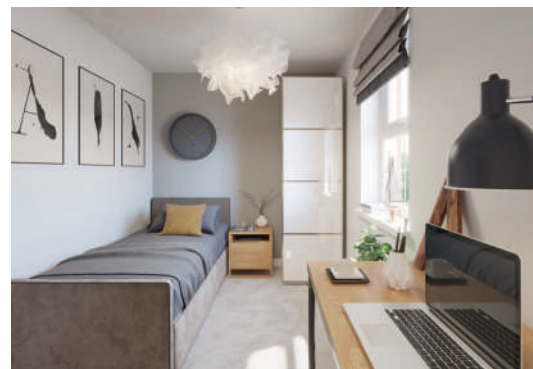


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# THE FAIRWAY

## THREE BEDROOM HOME



### Ground Floor

Lounge	5385 x 3045 mm	17'8" x 10'0"
Kitchen/Dining	5390 x 4211 mm	17'8" x 13'10"
WC	1448 x 1025 mm	4'9" x 3'4"



### 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	3160 x 3406 mm	10'5" x 11'2"
Bedroom 3	3542 x 2131 mm	11'7" x 7'0"
Bathroom	2518 x 1700 mm	8'3" x 5'7"

### Key

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

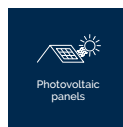
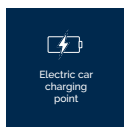


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# THE ROUSSIN

## THREE BEDROOM HOME



### Ground Floor

Stairs	1000 x 6000 mm	3'2" x 19'8"
Lounge	3045 x 5860 mm	10'0" x 19'3"
Kitchen/Family/Dining	3821 x 5860 mm	12'6" x 19'3"
WC	1485 x 1835 mm	4'10" x 6'0"



### First Floor

Bedroom 1	3075 x 3892 mm	10'1" x 12'9"
En suite	1412 x 2175 mm	4'8" x 7'2"
Bedroom 2	4684 x 2784 mm	15'4" x 9'2"
Bedroom 3	3040 x 2987 mm	10'0" x 9'6"
Bathroom	2185 x 1879 mm	7'2" x 6'2"
Landing	1000 x 6000 mm	3'2" x 19'7"

### Key

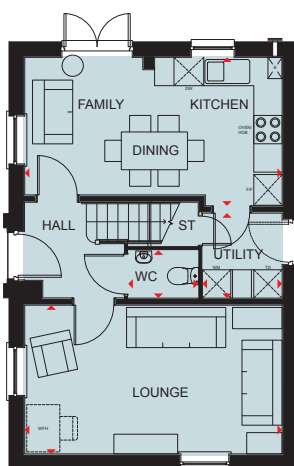
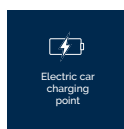
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ST	Store	dw	Dishwasher space	w	Wardrobe space		



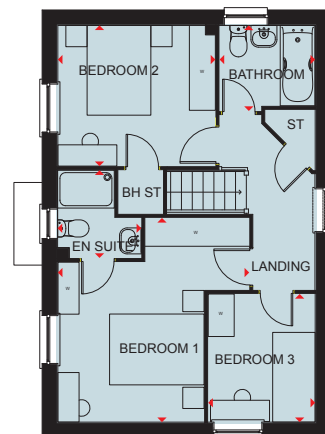
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# THE HADLEY

## THREE BEDROOM END OR DETACHED HOME



\*Optional door please refer to sales advisor



\*Optional window please refer to sales advisor

### 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"

### First Floor

Bedroom 1	4324 x 4053 mm	14'2" x 13'3"
En suite	1856 x 1771 mm	6'1" x 5'9"
Bedroom 2	3336 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"

### Key

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

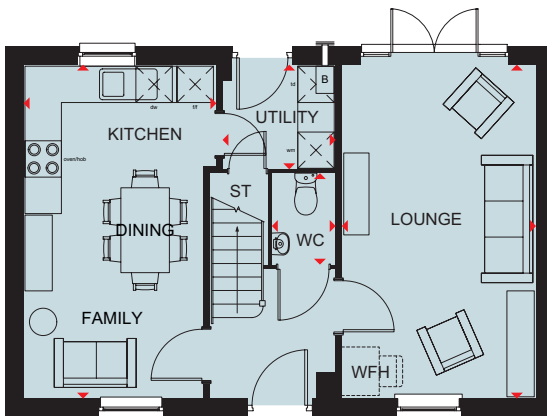
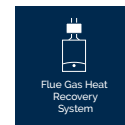
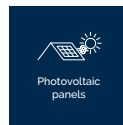
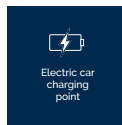


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# THE HADLEY

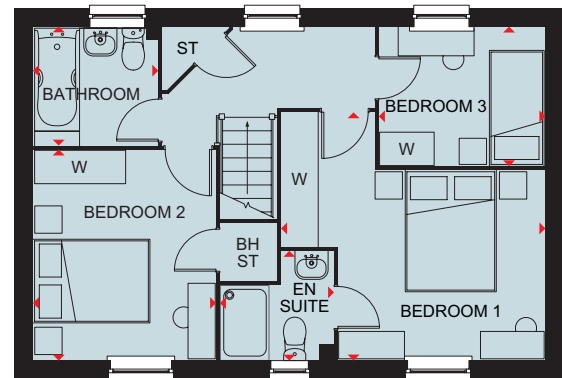
## THREE BEDROOM DETACHED HOME



### Ground Floor

Lounge	5450 x 3148 mm	17'11" x 10'4"
Kitchen/Family/Dining	5450 x 3131 mm	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

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

(Approximate dimensions)

### Key

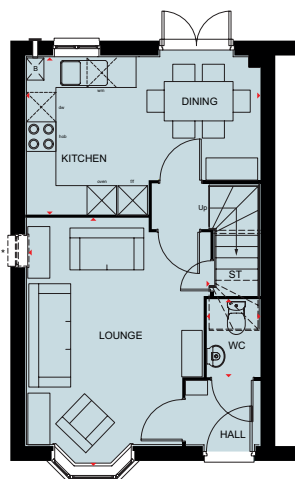
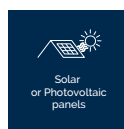
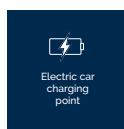
B	Boiler	CYL	Cylinder	wm	Washing machine space	f/f	Fridge freezer space	W	Wardrobe space
ST	Store	td	Tumble Dryer space	dw	Dishwasher space			◀▶	Dimension location



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# THE KENNETT

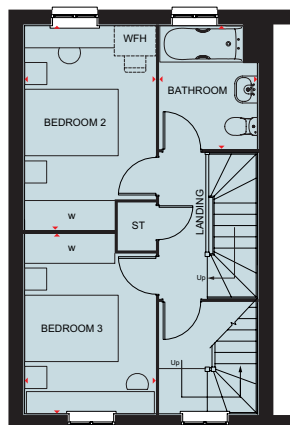
## THREE BEDROOM HOME



### Ground Floor

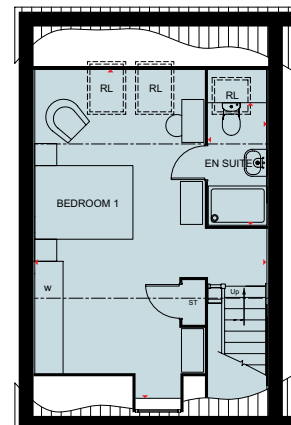
Lounge	4994 x 3727 mm	16'5" x 12'3"
Kitchen/Dining	4726 x 3195 mm	15'6" x 10'6"
WC	1562 x 1038 mm	5'1" x 3'5"

\* Refer to Sales Adviser



### First Floor

Bedroom 2	4141 x 2657 mm	13'7" x 8'9"
Bedroom 3	3656 x 2658 mm	12'0" x 8'9"
Bathroom	2496 x 1986 mm	8'2" x 6'6"



### Second Floor

Bedroom 1	6681 x 4731 * mm	21'11" * x 15'6"
En suite	2496 * x 1190 mm	8'2" * x 3'11"

\* Overall floor dimension includes lowered ceiling areas

### Key

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

Scan here for more details



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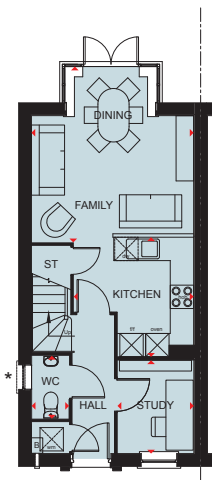
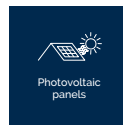
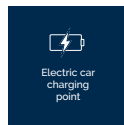
We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. The images and the dimensions given are illustrative for this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

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# THE CANNINGTON

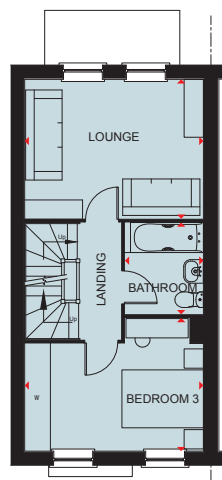
## THREE BEDROOM HOME



### Ground Floor

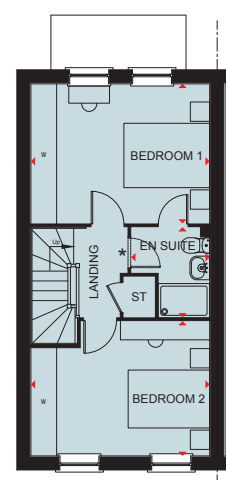
Family/Dining	4513 x 4162 mm	14'10" x 13'8"
Kitchen	3076 x 3070 mm	10'1" x 10'1"
Study	2394 x 1959 mm	7'10" x 6'5"
W.C	1614 x 961 mm	5'4" x 3'2"

\* Window to WC included where plotting conditions allow



### First Floor

Lounge	4168 x 3249 mm	13'8" x 10'8"
Bedroom 3	4168 x 3104 mm	13'8" x 10'2"
Bathroom	2139 x 1831 mm	7'0" x 6'0"



### Second Floor

Bedroom 1	4168 x 3249 mm	13'8" x 10'8"
En suite	2101 x 1828 mm	6'11" x 6'0"
Bedroom 2	4168 x 3137 mm	13'8" x 10'4"

\* Optional Door to En Suite

### Key

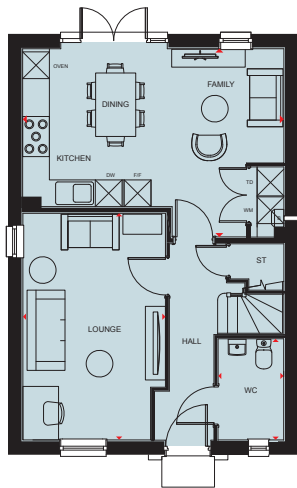
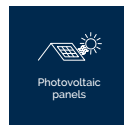
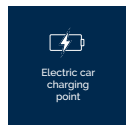
B	Boiler	wm	Washing machine space	f/f	Fridge freezer space	WFH	Working from home space	◀▶	Dimension location
ST	Store	dw	Dishwasher space	td	Tumble dryer space	W	Wardrobe space		



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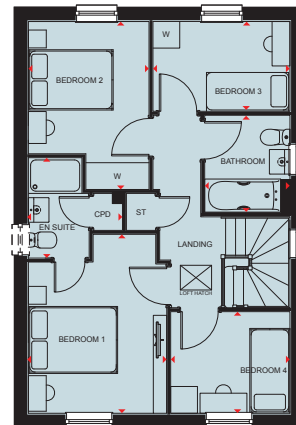
# THE GREBE

## FOUR BEDROOM HOME



### Ground Floor

Lounge	3198 x 5082 mm	10'6" x 16'8"
WC	1458 x 2257 mm	4'9" x 7'5"
Kitchen/Family/Dining	5860 x 4221 mm	19'3" x 13'10"
Utility	750 x 1575 mm	2'6" x 5'2"



### First Floor

Bedroom 1	3100 x 4008 mm	10'2" x 13'2"
En suite 1	2108 x 2248 mm	6'11" x 7'4"
Bedroom 2	3763 x 2703 mm	12'4" x 8'10"
Bedroom 3	3069 x 2012 mm	10'1" x 6'7"
Bedroom 4	2672 x 2776 mm	8'9" x 9'1"
Bathroom	1911 x 2151 mm	6'3" x 7'1"

### Key

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

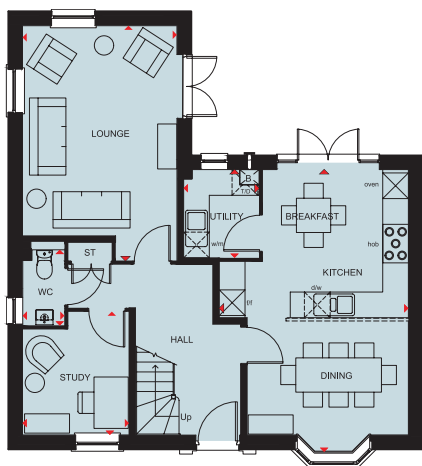
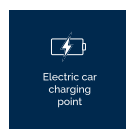
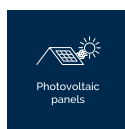


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# THE AVONDALE

## FOUR BEDROOM HOME



### Ground Floor

Lounge	5488 x 3605 mm	18'0" x 11'10"
Kitchen/Breakfast/Dining	6590 x 4415 mm	21'7" x 14'6"
Utility	2060 x 1761 mm	6'9" x 5'9"
Study	2878 x 2488 mm	9'5" x 8'2"
WC	1768 x 975 mm	5'10" x 3'2"

### 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"

### Key

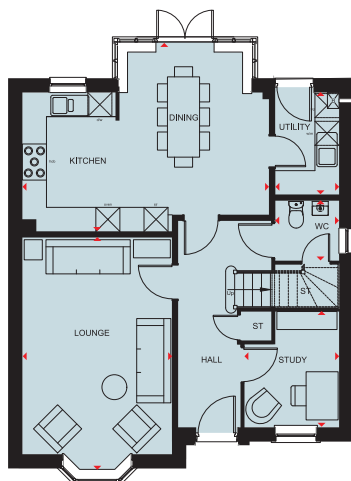
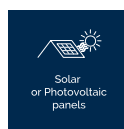
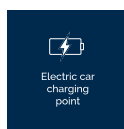
B Boiler	BH ST Bulkhead Store	dw Dishwasher space	td Tumble dryer space	W Wardrobe space
ST Store	f/f Fridge/freezer space	wm Washing machine space	CYL Cylinder	◀▶ Dimension location



DAVID WILSON HOMES

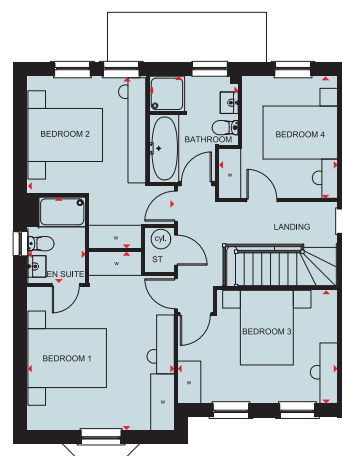
# THE HOLDEN

## FOUR BEDROOM DETACHED HOME



### Ground Floor

Lounge	5797 x 3723 mm	19'0" 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"



### 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"

### Key

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

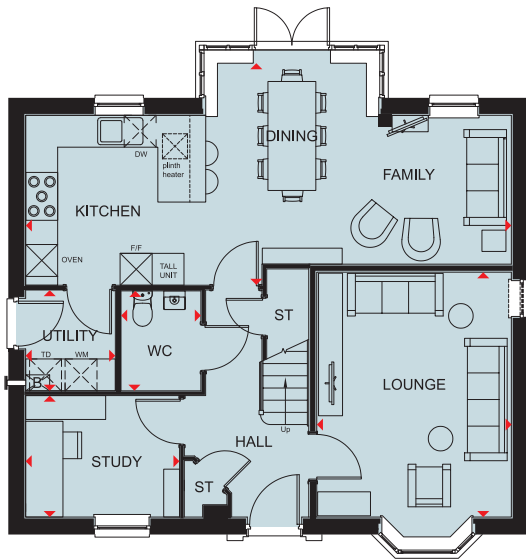
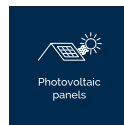
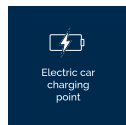


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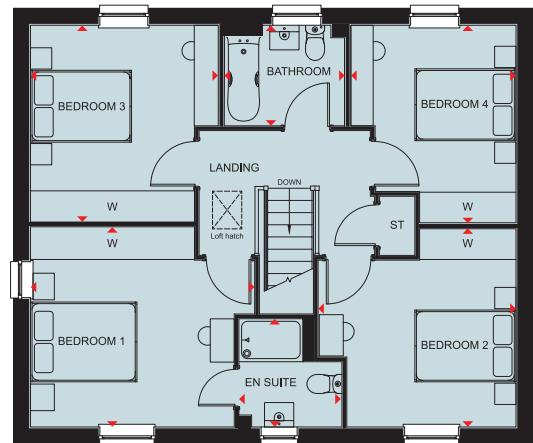
# THE SHEARWATER

## FOUR BEDROOM DETACHED HOME



### Ground Floor

Stairs	1000 x 6000 mm	3'3" x 19'8"
Lounge	3656 x 4997 mm	12'0" x 16'5"
WC	1502 x 1877 mm	4'11" x 6'2"
Utility	1683 x 1895 mm	5'6" x 6'3"
Study Downstairs	2892 x 2283 mm	9'6" x 7'6"
Kitchen/Family/Dining	9122 x 4196 mm	29'11" x 13'10"



### First Floor

Bedroom 1	4214 x 3761 mm	13'10" x 12'4"
En suite 1	1920 x 2034 mm	6'4" x 6'8"
Bedroom 2	3717 x 3735 mm	12'2" x 12'3"
Bedroom 3	3528 x 3699 mm	11'7" x 12'2"
Bedroom 4	3102 x 3724 mm	10'2" x 12'2"
Bathroom	2239 x 1891 mm	7'4" x 6'2"

### Key

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



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# NEW HOMES

## Quality Code



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

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

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

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

### What the code covers

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

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





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