

# AMBLERS CHASE

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EAST ARDSLEY

# 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



— WELCOME TO —

# AMBLERS CHASE



## A FANTASTIC LOCATION

Amblers Chase is a premium development of 2, 3 & 4 bedroom homes. Situated in a prime position between Leeds and Wakefield, Amblers Chase can be found in the popular village of East Ardsley. With a range of handy amenities, East Ardsley itself is conveniently located to meet your needs. Plus, it's just a stone's throw away from the bustling market town of Morley.

Located south of Leeds, you'll be within easy reach of Huddersfield, Sheffield and Manchester. With the M1, M62 and M621 on your doorstep this development is incredibly well connected for busy professionals and commuters alike. Outwood train station is just 2 miles away, connecting you to Leeds and the rest of the country.



## WHAT'S LOCAL

Like most West Yorkshire villages, East Ardsley is a flourishing village filled with historic charm coupled with great transport links.

Centrally located between the exciting cities of Leeds and Wakefield, you will not be short of things for all the family to do. Enjoy an abundance of amenities with a great selection of shopping centres nearby including White Rose Shopping Centre. You will also benefit from a village atmosphere with plenty of green space.

If you enjoy the outdoors then the Ardsley Reservoir is a beautiful spot popular with walkers and dog owners. Alternatively, if you fancy touching up on your golf swing, there is an abundance of golf courses nearby including Normanton Golf Club and Howley Hall Golf Course.



## EVENINGS & WEEKENDS

From staying local to venturing into Leeds and Wakefield, you'll never be stuck for things to do. With amazing transport links it won't take long to get into the cultural centre of Leeds. Or, explore the castles and cathedrals found in Wakefield. If you have an interest in art, The Hepworth is an award-winning art gallery, set within Wakefield's historic waterfront overlooking the River Calder.

With numerous shopping centres nearby such as Trinity Walk in Wakefield, Trinity Leeds and Victoria Leeds, you'll be able to shop till your heart's content. You could also brush up on your skiing and snowboarding technique with Xscape's Snozone just a 15 minute drive away.

In East Ardsley itself there's plenty of nice pubs and restaurants including one of the oldest and most historic pubs in East Ardsley, The Bay Horse. Locals also frequent The Nook and The Malt Shovel.





## LOCAL AMENITIES

### DOCTORS

**Leigh View Medical Practice**  
Bradford Rd, Tingley,  
Wakefield WF3 1RQ

### DENTISTS

**The Dental Studio**  
120 Bradford Rd, East Ardsley,  
Wakefield WF3 2JL

### HOSPITAL

**Pinderfields General Hospital**  
Aberford Rd, Wakefield WF1 4DG

### PHARMACIES

**Rowlands Pharmacy**  
Leigh View Medical Practice,  
Bradford Rd, Tingley,  
Wakefield WF3 1RQ

### OPTICIANS

**James Daly Opticians**  
64 Bradford Rd, East Ardsley,  
Wakefield WF3 2EY

### VETS

**Calder Vets**  
44 Bradford Rd, Tingley,  
Wakefield WF3 1NL

### NURSERIES

**Smiley Dayz Nursery**  
Shenstone House, Bradford Road,  
Tingley, Wakefield WF3 1QP

### Asquith West Lea Park Day Nursery & Pre-School

Heatherdale Rd, Leeds, Tingley,  
Wakefield WF3 1TW

### SCHOOLS

**East Ardsley Primary School**  
The Knoll, Fall Ln, East Ardsley,  
Wakefield WF3 2BA

### Outwood Primary Academy Kirkham

Brandy Carr Road,  
Wakefield WF2 0RS

### Outwood Grange Academy

Potovens Lane, Wakefield WF1 2PF

### SUPERMARKETS

**Co-op**  
Bradford Rd, Tingley, East Ardsley,  
Wakefield WF3 1SB

### Tesco Express

Westerton Rd, Tingley,  
Wakefield WF3 1PZ

### Asda Superstore

Holme Well Rd, Leeds LS10 4TQ

### POST OFFICE

**East Ardsley Post Office**  
66 Bradford Rd, East Ardsley,  
Wakefield WF3 2EY

### TRANSPORT

**Outwood Train Station**  
Loffhouse, Wakefield WF3 3HR

### SPORT & LEISURE

**Bannatyne Health Club & Spa**  
Paragon Business Village,  
Paragon Way, Paragon Ave, Snow Hill,  
Wakefield WF1 2UF

**White Rose Shopping Centre**  
Dewsbury Rd, Leeds LS11 8LU

**Normanton Golf Club**  
Aberford Rd, Stanley,  
Wakefield WF3 4JP

### Ardsley Reservoir

Haigh Moor Rd, Tingley,  
Wakefield WF3 1EE

### PUBS & RESTAURANTS

**Malt Shovel**  
417 Bradford Rd, Carr Gate,  
Wakefield WF2 0QW

### Beans

178 Westerton Rd, Tingley,  
Wakefield WF3 1AE

### New Scarborough

47 Dewsbury Rd, Tingley,  
Wakefield WF3 1LH

### Tingley Balti House

5 Lowry Rd, Tingley,  
Wakefield WF3 1TW



# CREATING A SUSTAINABLE COMMUNITY AT AMBLERS CHASE



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

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.



# AMBLERS CHASE

## SITE PLAN



- **The Primrose** 2 bedroom home
- **The Lawson** 2 bedroom home
- **The Alder** 3 bedroom home
- **The Foxglove** 3 bedroom home
- **The Blakeney** 3 bedroom home
- **The Beckingham** 4 bedroom home
- **The Berney** 4 bedroom home
- **The Hazelborough** 4 bedroom home
- **The Lynford** 4 bedroom home
- **Affordable housing**
- SH **Show Homes**
- MS **Marketing Suite**
- V **Visitors Parking Space**
- BCP **Bin Collection Point**



**Giving nature a home on this development:**

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

PV panels are not shown on this site plan, please speak to our Sales Advisor for details where these will be located.

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

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



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# PRIMROSE

## TWO BEDROOM HOME



- Photovoltaic Panels
- Electric Car Charging Point
- Waste Water Heat Recovery System
- Flue Gas Heat Recovery
- Argon Filled Double Glazing
- Photovoltaic Panels



**Ground Floor**  
Lounge/Dining  
Kitchen  
WC

4820 x 4150 mm  
3660 x 1960 mm  
1638 x 945 mm

15'10" x 13'7"  
12'0" x 6'5"  
5'4" x 3'1"

**First Floor**  
Bedroom 1  
Bedroom 2  
Bathroom

3145 x 4150 mm  
2992 x 4150 mm  
2125 x 1900 mm

10'4" x 13'7"  
9'10" x 13'7"  
7'0" x 6'3"

ST Store    wm Washing machine space    f/f Fridge/freezer space    Dimension location



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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. BDW005471/DEC24

# LAWSON

## TWO BEDROOM HOME



Room	Dimensions (mm)	Dimensions (ft/in)
Lounge/Dining	4435 x 3690 mm	14'7" x 12'1"
Kitchen	4435 x 2990 mm	14'7" x 9'10"
Bedroom 1	4062 x 3600 mm	13'4" x 11'10"
Bedroom 2	3540 x 2410 mm	11'7" x 7'11"
Bathroom	2767 x 2234 mm	9'1" x 7'4"

### Key

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



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# THE ALDER

## THREE BEDROOM HOME



Ground Floor		
Lounge/Dining	5163 x 4542 mm	16'11" x 14'11"
Kitchen/Breakfast	3867 x 2988 mm	12'8" x 9'10"
WC	1600 x 984 mm	5'3" x 3'3"



First Floor		
Bedroom 1	4068 x 3862 mm	13'4" x 12'8"
En suite	2281 x 1200 mm	7'6" x 3'11"
Bedroom 2	3456 x 2630 mm	11'4" x 8'8"
Bedroom 3	2594 x 3302 mm	8'6" x 10'10"
Bathroom	2630 x 1953 mm	8'8" x 6'5"

### Key

B	Boiler	BH ST	Bulkhead store	d/w	Dishwasher space	w/m	Washing machine space
ST	Store	W	Wardrobe space	l/f	Fridge/freezer space	••	Dimension location



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# FOXGLOVE

## THREE BEDROOM HOME



Ground Floor	
Lounge	3300 x 5748 mm 10'10" x 18'10"
Kitchen/Dining	3200 x 5748 mm 10'6" x 18'10"
Utility	2000 x 1660 mm 6'7" x 5'5"
WC	1097 x 1775 mm 3'7" x 5'10"



First Floor	
Bedroom 1	4548 x 3110 mm 14'11" x 10'2"
En Suite	2301 x 1550 mm 7'7" x 5'11"
Bedroom 2	3262 x 3611 mm 10'8" x 11'10"
Bedroom 3	2955 x 2550 mm 9'8" x 8'4"
Bathroom	2145 x 2050 mm 7'0" x 6'9"

### Key

B	Boiler	BH ST	Bulkhead store	W	Wardrobe space
ST	Store	F/F	Fridge/freezer space	↔	Dimension location

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# THE BLAKENEY

## THREE BEDROOM HOME



### Ground Floor

Lounge	6198 x 3520 mm	20'4" x 11'7"
Kitchen	3512 x 2680 mm	11'6" x 8'9"
Dining/Family	4111 x 3517 mm	13'6" x 11'6"
WC	1574 x 1088 mm	5'2" x 3'7"
Utility	2280 x 1904 mm	7'6" x 6'3"

### First Floor

Bedroom 1	4152 x 3008 mm	13'7" x 9'10"
En suite	2300 x 1400 mm	7'7" x 4'7"
Bedroom 2	3582 x 3350 mm	11'9" x 10'12"
Bedroom 3	3280 x 2760 mm	10'9" x 9'11"
Bedroom 4	3008 x 1958 mm	9'10" x 6'5"
Bathroom	2428 x 1900 mm	7'12" x 6'3"

### Key

B	Bolter	BH/ST	Bulkhead store	d/w	Dishwasher space	w/m	Washing machine space	↔	Dimension location
ST	Store	W	Wardrobe space	f/f	Fridge/freezer space	l/d	Tumble dryer space		

dwh.co.uk



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# BECKINGHAM

## FOUR BEDROOM HOME



Ground Floor		
Lounge	5443 x 3023 mm	17'10" x 9'11"
Kitchen/Family/Dining	5748 x 4841 mm	18'10" x 15'10"
WC	1858 x 1445 mm	6'1" x 4'8"
Hall	4800 x 1400 mm	15'8" x 4'7"



First Floor		
Bedroom 1	4437 x 2750 mm	14'6" x 9'0"
En suite	2162 x 1412 mm	7'1" x 4'7"
Bedroom 2	4245 x 2650 mm	13'11" x 8'8"
Bedroom 3	2554 x 3010 mm	8'5" x 9'10"
Bedroom 4	2673 x 2910 mm	8'9" x 9'6"
Bathroom	2221 x 1862 mm	7'3" x 6'1"
Landing	4385 x 1568 mm	14'2" x 5'1"

### Key

B	Boiler	w/m	Washing machine space	t/d	Tumble dryer space	↔	Dimension location
ST	Store	d/w	Dishwasher space	W	Wardrobe space		



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# BERNEY

## FOUR BEDROOM HOME



### Ground Floor

Lounge	5368 x 3273 mm	17'6" x 10'7"
Kitchen/Family/Dining	5271 x 4925 mm	17'3" x 16'11"
Utility	2222 x 1525 mm	7'3" x 5'0"
WC	2222 x 1492 mm	7'3" x 4'9"



### First Floor

Bedroom 1	5271 x 3954 mm	17'3" x 12'9"
En suite	2067 x 1768 mm	6'7" x 5'8"
Bedroom 2	4154 x 2638 mm	13'6" x 8'6"
Bedroom 3	3966 x 3228 mm	13'0" x 10'5"
Bedroom 4	3520 x 2947 mm	11'5" x 9'6"
Bathroom	2911 x 2227 mm	9'5" x 7'3"

### Key

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



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# HAZELBOROUGH

## FOUR BEDROOM HOME



**Ground Floor**  
 Lounge 3162 x 5250 mm 10'5" x 17'3"  
 Kitchen/Dining 5635 x 4060 mm 18'6" x 13'4"  
 WC 1112 x 1634 mm 3'8" x 5'4"



**First Floor**  
 Bedroom 1 2750 x 4495 mm 9'0" x 14'9"  
 En suite 2051 x 1825 mm 6'9" x 6'0"  
 Bedroom 2 3014 x 3589 mm 9'11" x 11'9"  
 Bedroom 3 3171 x 2550 mm 10'5" x 8'4"  
 Bathroom 1765 x 2080 mm 5'9" x 6'10"  
 Bedroom 4 2797 x 2657 mm 9'2" x 8'9"

### Key

B Boiler ST  
 Store

F/F Fridge/freezer space  
 W Wardrobe space

Dimension location



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# THE LYNFORD

## FOUR BEDROOM HOME



### Ground Floor

Dining/Family	5537 x 3800 mm	18'2" x 12'6"
Kitchen	3241 x 3140 mm	10'8" x 10'4"
Lounge	4999 x 3658 mm	16'5" x 11'12"
Utility	1724 x 1150 mm	5'8" x 3'9"
WC	1613 x 987 mm	5'3" x 3'3"
Study	2762 x 2295 mm	9'1" x 7'6"

### First Floor

Bedroom 1	3810 x 3790 mm	12'6" x 12'5"
En suite	2162 x 1793 mm	7'1" x 5'11"
Bedroom 2	3885 x 3719 mm	12'9" x 12'2"
Bedroom 3	3876 x 3428 mm	12'9" x 11'3"
Bedroom 4	2716 x 3353 mm	8'11" x 10'12"
Bathroom	2112 x 1700 mm	6'11" x 5'7"

### Key

B Boiler	d/w Dishwasher space	w/m Washing machine space	W Wardrobe space
ST Store	f/f Fridge/freezer space	t/d Tumble dryer space	↔ Dimension location



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# 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
- 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 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.



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