

DAVID WILSON HOMES

NORTH EAST

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

THE OVAL

AT OLD DURHAM GATE



The Oval is nestled just 2 miles out of the historic city of Durham which perfectly blends historic charm with modern convenience. Home to the iconic Durham Cathedral and castle, this heritage City offers stunning riverside walks, a thriving cultural scene, with excellent shopping and family friendly attractions close by.

With highly regarded schools, Durham university, independent shops and a vibrant market all within easy reach, Durham has something for everyone. Enjoy scenic parks, top dining spots and easy transport links to Newcastle and beyond.

Life at The Oval offers the perfect balance of culture, relaxation and family-friendly activities for evenings and weekends. Enjoy fine dining at Finbarr's or The Cellar Door, or unwind with a drink in the elegant surroundings of The Champagne Bar. Take a scenic evening stroll along the River Wear, exploring the beautifully lit Durham Cathedral and historic streets. For family outings enjoy a theatre performance at the Gala Theatre, visit Wharton Park for panoramic views of the City, or discover local produce and artisan goods at Durham Market Hall. Weekends can be spent exploring the Botanic Garden, enjoying afternoon tea at Ramside Hall, or trying activities such as rowing on the river.

A SENSE OF PEACE,
QUALITY
— AND SPACE —

Our homes at The Oval 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 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.



WE'RE HELPING TO MAKE YOUR HOME MORE ENERGY-EFFICIENT

We create low-carbon and efficient homes that are designed and built for better living and meet the challenges of the future.



[^]Indicative figures, based on HBF "Watt a Save" report published July 2023.

^{*}Source: [Water UK](#)



Development Plan

- **Archford**
3 bedroom semi-detached / terraced home
- **Dalesbread**
3 bedroom detached home
- **Hadley**
3 bedroom semi-detached home
- **Roussin**
3 bedroom detached home
- **Quail**
3 bedroom semi-detached home
- **Hollinwood**
4 bedroom detached home
- **Bayswater**
4 bedroom detached home
- **Woodlark**
4 bedroom detached home
- **Cornell**
4 bedroom detached home
- **Hebridean**
4 bedroom detached home
- **Tern**
4 bedroom detached home
- **Crossbill**
4 bedroom semi-detached home
- **Osprey**
4 bedroom detached home
- **Bradgate**
4 bedroom detached home
- **Skylark**
4 bedroom detached home

Discounted Market Value / Affordable Housing

- **Wilford**
2 bedroom semi-detached home
- **Affordable Housing**

Land developed
by others



Land developed
by others

Giving nature a home on this development



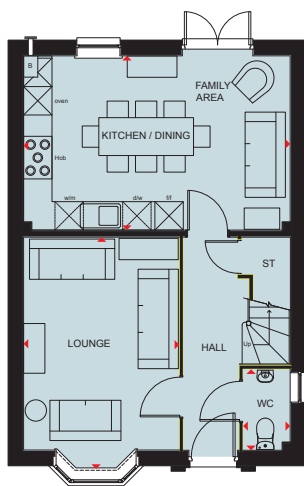
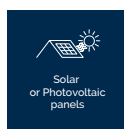
All plots built to new regulations and include increased energy efficiency as standard. Features including PV panels and other energy efficiency benefits may vary by plot. Please speak to your Sales Adviser for more information.

****** Properties built in stone.



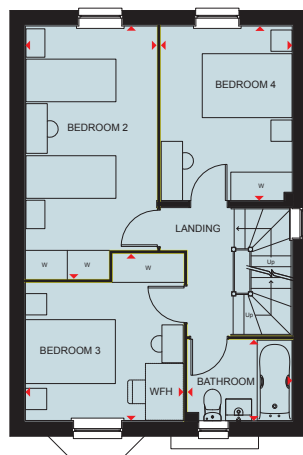
BAYSWATER

FOUR BEDROOM HOME



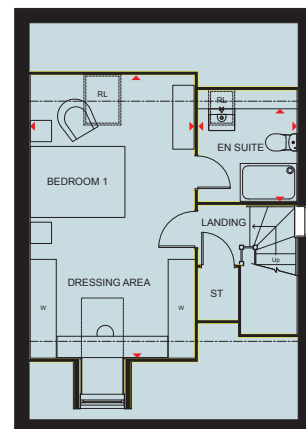
Ground Floor

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



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"



First Floor

Bedroom 1/		
Dressing Area	5970* x 3463 mm	19'7" x 11'4"
En suite 1	2085 x 1954* mm	6'10" x 6'5"

* Overall floor dimension includes lowered ceiling areas

Key

B	Boiler	w/m	Washing machine	f/f	Fridge freezer space	W	Wardrobe space	◀▶	Dimension location
ST	Store	d/w	Dishwasher space	WFH	Working from home space	RL	Roof lights		



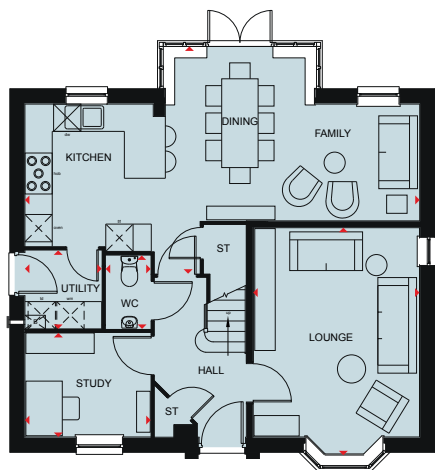
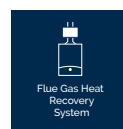
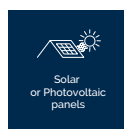
DAVID WILSON HOMES

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 BRADGATE

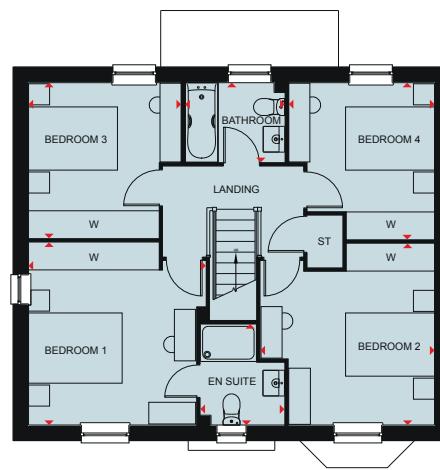
FOUR BEDROOM DETACHED HOME



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

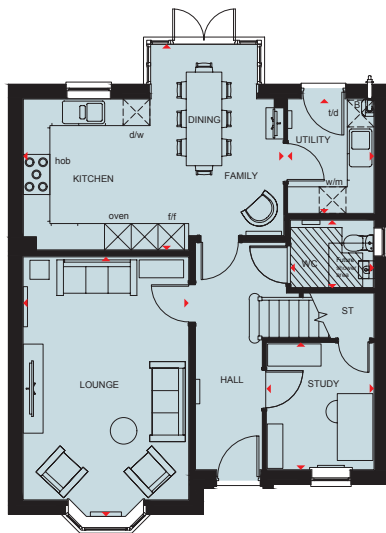
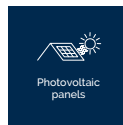
B	Boiler	dw	Dishwasher space	wm	Washing machine space	W	Wardrobe space
ST	Store	f/f	Fridge/freezer space	td	Tumble dryer space	◀▶	Dimension location



DAVID WILSON HOMES

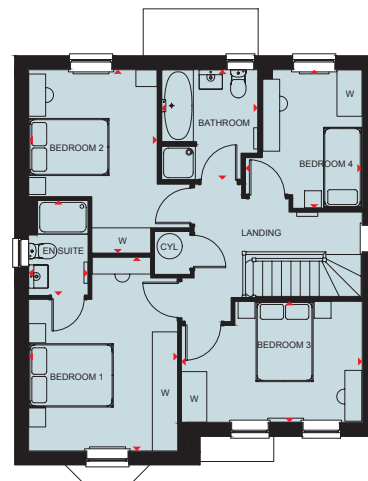
SKYLARK

FOUR BEDROOM HOME



Ground Floor

Lounge	5857mm x 3723mm	19'2" x 12'2"
Kitchen/Dining	5857 x 4628 mm	19'2" x 15'1"
Utility	1940 x 2575 mm	6'4" x 8'5"
Study	2422 x 2861 mm	7'11" x 9'4"
WC	1878 x 1535 mm	6'1" x 5'0"



First Floor

Bedroom 1	3523 x 4586 mm	11'6" x 15'0"
En Suite	1406 x 2250 mm	4'7" x 7'4"
Bathroom	2275 x 2599 mm	7'5" x 8'6"
Bedroom 2	3036 x 4336 mm	9'11" x 14'2"
Bedroom 3	4275 x 2861 mm	14'0" x 9'4"
Bedroom 4	3278 x 2363 mm	10'7" x 7'7"

Key

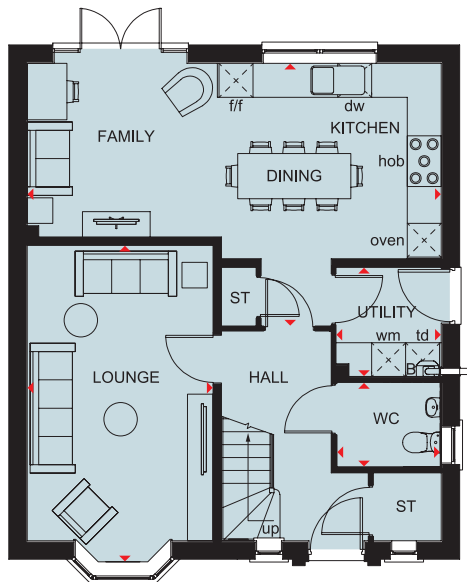
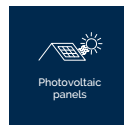
B	Boiler	f/f	Fridge/freezer space	dw	Dishwasher space	w	Wardrobe space
ST	Store	wm	Washing machine space	td	Tumble dryer space	◀▶	Dimension location



DAVID WILSON HOMES

THE WOODLARK

FOUR BEDROOM HOME

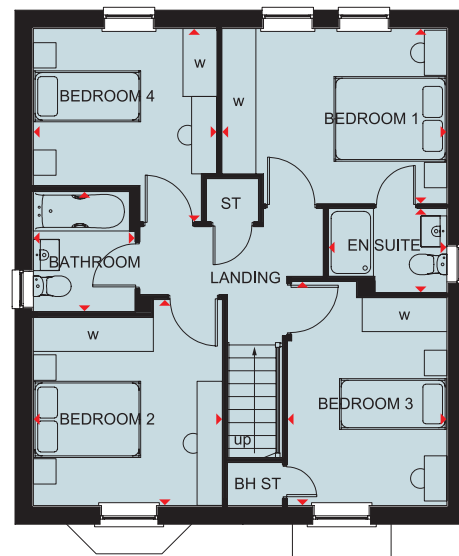


Ground Floor

Lounge	3385mm x 5622mm	11'1" x 18'4"
Kitchen/Family/Dining	7318mm x 4647mm	24'0" x 15'2"
Utility	1859mm x 1933mm	6'0" x 6'3"
WC	1859mm x 1493mm	6'0" x 4'8"

Key

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



First Floor

Bedroom 1	3100 x 3980 mm	10'2" x 13'0"
En suite	1480 x 2100 mm	4'2" x 6'10"
Bedroom 2	3650 x 3340 mm	11'11" x 10'11"
Bedroom 3	3970 x 2825 mm	13'0" x 9'3"
Bedroom 4	3420 x 3250 mm	11'2" x 10'7"
Bathroom	2125 x 1780 mm	6'11" x 5'10"



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 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:

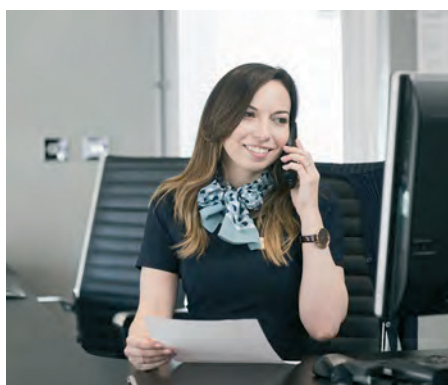
- Garden landscaping
- Fences
- Wear and tear
- Your own alterations
- Registered Social Landlord Homes
- Carpets and floor coverings
- Failure to maintain
- Wilful damage



*"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 **0333 355 8471**

Calls to 03 numbers are charged at the same rate as dialling an 01 or 02 number. If your fixed line or mobile service has inclusive minutes to 01/02 numbers, then calls to 03 are counted as part of this inclusive call volume. Non-BT customers and mobile phone users should contact their service providers for information about the cost of calls.

BDW005258/OCT24