



CUCKOO FIELDS

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

*We', 'our', 'us' refers to the Barratt Redrow PLC Group brands including Barratt Homes, Barratt London, David Wilson Homes and Redrow Homes. David Wilson Homes is a brand name of BDW TRADING LIMITED (Company Number 03018173) a company registered in England whose registered office is at Barratt House, Cartwright Way, Forest Business Park, Bardon Hill, Coalville, Leicestershire, LE67 1UF. VAT number GB633481836.

CREATING A SUSTAINABLE COMMUNITY

WHERE FAMILIES AND NATURE CAN THRIVE

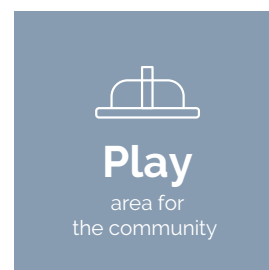


Throughout the planning process before starting build, we consider where we can introduce nature and where we can strengthen it.

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.





CUCKOO FIELDS

- **Belton**
2 bedroom home
- **Archford**
3 bedroom home
- **Hadley**
3 bedroom home
- **Abbeydale**
3 bedroom home
- **Ingleby**
4 bedroom home
- **Avondale**
4 bedroom home
- **Bradgate**
4 bedroom home
- **Exeter**
4 bedroom home
- **Holden**
4 bedroom home
- **Blakeney**
4 bedroom home
- **Affordable Housing**
- BCP **Bin Collection Point**
- V **Visitor Parking**
- MP **Meeting Point**



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



Electric Vehicle Charging
All plots to have EVC point. Please refer to working drawings for specific EV information.



New Tree Line



Mature Trees



Parkland Space



Play Area



SUDS

Giving nature a home on this development:



Bee Brick
Selected plots*



Swift Nesting Brick
Selected plots*



Bat Box
Selected plots*



Bird Box
Selected plots*



Hedgehog Highway
Selected plots*



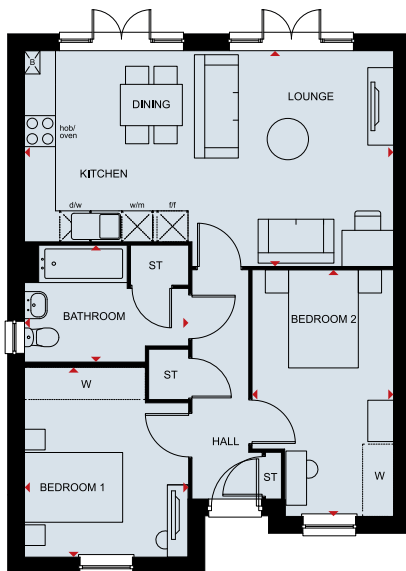
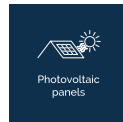
Log Piles

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



THE BELTON

TWO BEDROOM HOME



Ground Floor

Kitchen/Dining/Lounge	7145 x 4164 mm	23'5" x 13'8"
Bedroom 1	3651 x 3178 mm	12'0" x 10'5"
Bedroom 2	4762 x 2728 mm	15'7" x 8'11"
Bathroom	3165 x 2238 mm	10'5" x 7'4"

Key

B	Boiler	f/f	Fridge/freezer space	d/w	Dishwasher space	◀▶	Dimension location
ST	Store	w/m	Washing machine space	W	Wardrobe space		

* Plot Specific Window



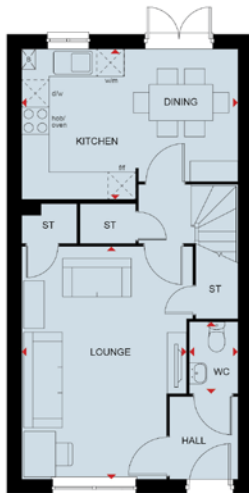
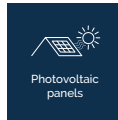
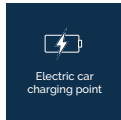
DAVID WILSON HOMES

ARCHFORD

THREE BEDROOM HOME



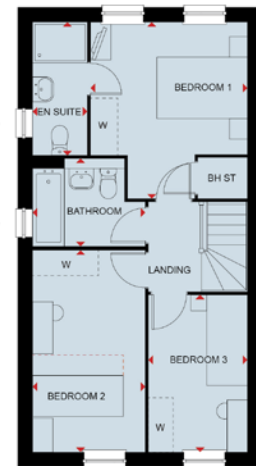
* Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans.



Ground Floor

Lounge	5108 x 3607mm	16'9" x 11'9"
Kitchen / Dining	4750 x 3310mm	15'7" x 10'10"
WC	1562 x 1054mm	5'1" x 3'5"

(Approximate dimensions)



First Floor

Bedroom 1	3876 x 3452mm	12'9" x 11'4"
Bedroom 2	4431 x 2475mm	14'6" x 8'1"
Bedroom 3	3454 x 2176mm	11'4" x 7'2"
Bathroom	2475 x 1911mm	8'1" x 6'3"
En suite	2926 x 1199mm	9'7" x 3'11"

(Approximate dimensions)

Key

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



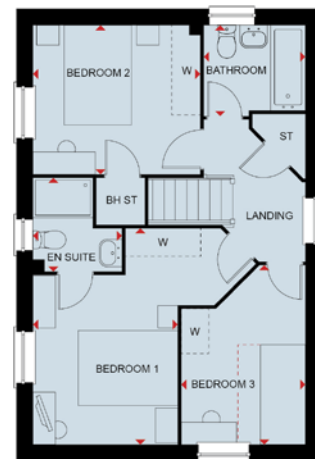
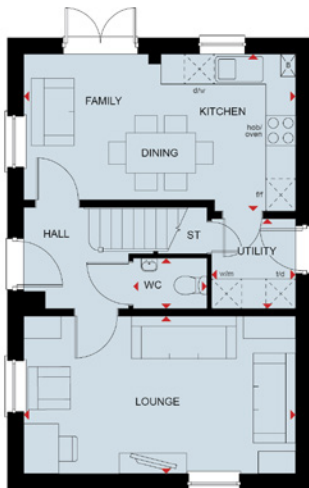
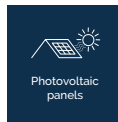
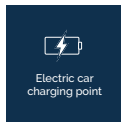
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HADLEY

THREE BEDROOM HOME



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



Ground Floor

Lounge	5455 x 3153mm	17'11" x 10'4"
Kitchen / Dining / Family	5455 x 3143mm	17'11" x 10'4"
Utility	1804 x 1687mm	5'11" x 5'6"
WC	1486 x 1013mm	4'11" x 3'4"

(Approximate dimensions)

First Floor

Bedroom 1	4456 x 4323mm	14'7" x 14'2"
Bedroom 2	3341 x 2978mm	11'0" x 9'9"
Bedroom 3	3585 x 2474mm	11'9" x 8'1"
Bathroom	2025 x 1700mm	6'8" x 5'7"
En suite	1856 x 1772mm	6'1" x 5'10"

(Approximate dimensions)

Key

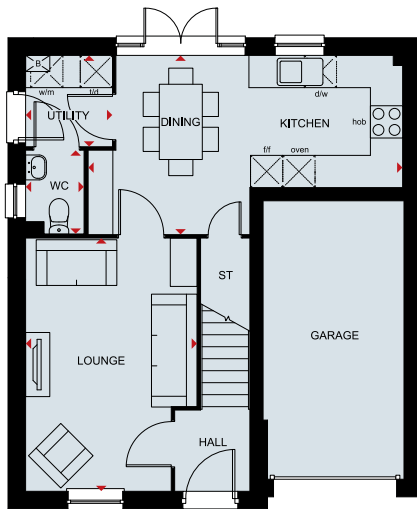
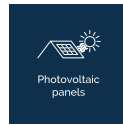
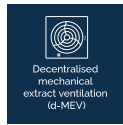
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ST	Store	dw	Dishwasher space	BH/ST	Bulkhead Store	◀▶	Dimension location



DAVID WILSON HOMES

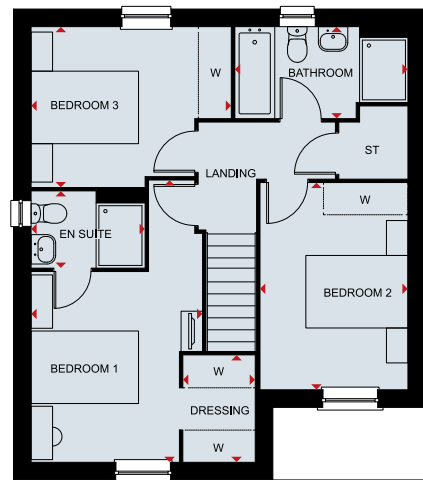
THE ABBEYDALE

THREE BEDROOM DETACHED HOME



Ground Floor

Lounge	4699 x 3179 mm	15'5" x 10'5"
Kitchen/Dining	5839 x 3322 mm	19'2" x 10'11"
Utility	1687 x 1604 mm	5'6" x 5'3"
WC	1547 x 1088 mm	5'1" x 3'7"



First Floor

Bedroom 1	3539 x 3179 mm	11'7" x 10'5"
Dressing	1987 x 1336 mm	6'6" x 4'5"
Bedroom 2	3845 x 2741 mm	12'7" x 9'0"
Bedroom 3	3714 x 2982 mm	12'2" x 9'9"
Bathroom	3212 x 1700 mm	10'6" x 5'7"
En suite	2110 x 1413 mm	6'11" x 4'8"

Key

B	Boiler	f/f	Fridge/freezer space	d/w	Dishwasher space	◀▶	Dimension location
ST	Store	w/m	Washing machine space	W	Wardrobe space		



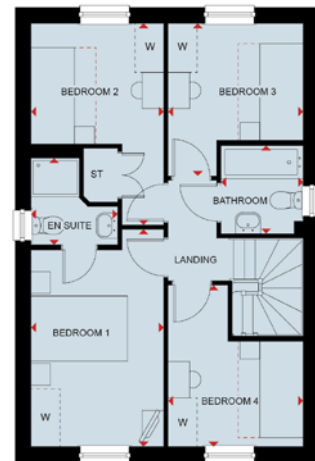
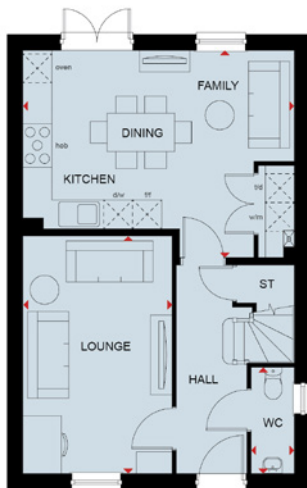
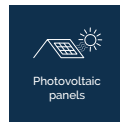
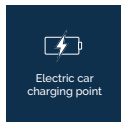
DAVID WILSON HOMES

INGLEBY

FOUR BEDROOM DETACHED HOME



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Ground Floor

Lounge	4930 x 3100 mm	16'2" x 10'2"
Kitchen / Dining / Family	5635 x 4305 mm	18'6" x 14'1"
WC	2206 x 900 mm	7'3" x 2'11"

First Floor

Bedroom 1	4510 x 2750 mm	14'10" x 9'0"
Bedroom 2	4187 x 2750 mm	13'9" x 9'0"
Bedroom 3	3171 x 2798 mm	10'5" x 9'2"
Bedroom 4	3350 x 2798 mm	11'0" x 9'2"
Bathroom	1844 x 1700 mm	6'1" x 5'7"
En Suite	1800 x 1793 mm	5'11" x 5'11"

(Approximate dimensions)

Key

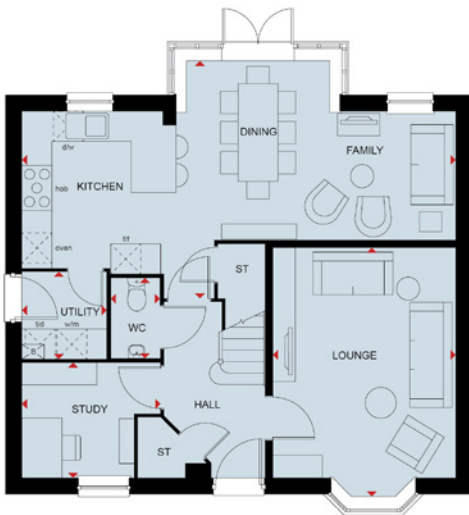
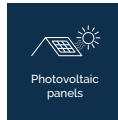
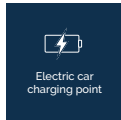
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BRADGATE

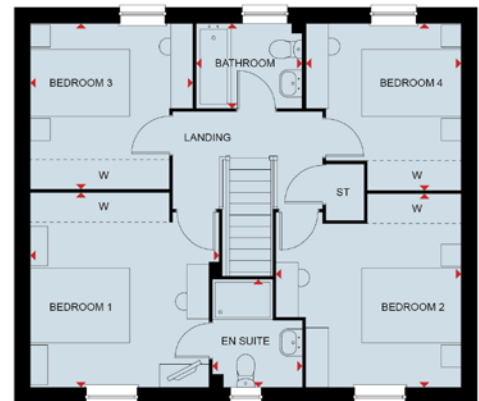
FOUR BEDROOM DETACHED HOME



Ground Floor

Lounge	4999 x 3658 mm	16'5" x 12'0"
Kitchen / Family / Dining	8677 x 4766 mm	28'6" x 15'8"
Study	2295 x 2237 mm	7'6" x 7'4"
Utility	5'8" x 5'6"	5'4" x 3'4"
WC	1614 x 987 mm	5'4" x 3'3"

(Approximate dimensions)



First Floor

Bedroom 1	3910 x 3790 mm	12'10" x 12'5"
Bedroom 2	3885 x 3719 mm	12'9" x 12'2"
Bedroom 3	3328 x 3263 mm	10'11" x 10'8"
Bedroom 4	3353 x 3112 mm	11'0" x 10'3"
Bathroom	2113 x 1700 mm	6'11" x 5'7"
En Suite	2162 x 1793 mm	7'1" x 5'11"

(Approximate dimensions)

Key

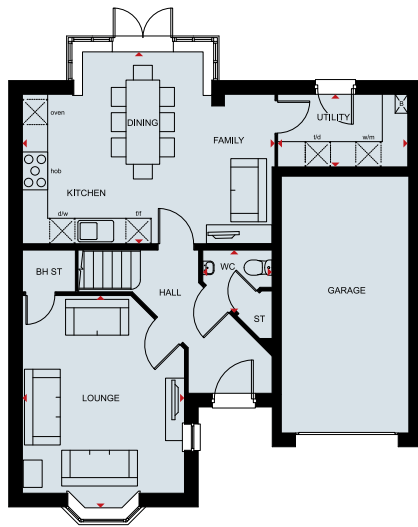
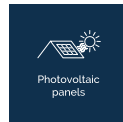
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DAVID WILSON HOMES

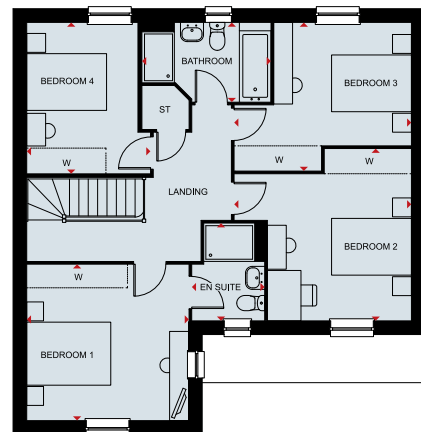
THE EXETER

FOUR BEDROOM DETACHED HOME



Ground Floor

Lounge	5093 x 3850 mm	16'8" x 12'8"
Kitchen/Dining/Family	5987 x 4585 mm	19'8" x 15'1"
Utility	3078 x 1725 mm	10'1" x 5'8"
WC	1650 x 885 mm	5'5" x 2'11"



First Floor

Bedroom 1	3850 x 3711 mm	12'8" x 12'2"
Bedroom 2	4088 x 3416 mm	13'5" x 11'2"
Bedroom 3	4221 x 3525 mm	13'10" x 11'7"
Bedroom 4	3591 x 2634 mm	11'9" x 8'8"
Bathroom	3047 x 1887 mm	10'0" x 6'2"
En suite	2315 x 1712 mm	7'7" x 5'7"

Key

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



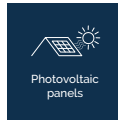
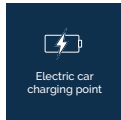
DAVID WILSON HOMES

BLAKENEY

FOUR BEDROOM DETACHED HOME



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



Ground Floor

Lounge	6200 x 3520 mm	20'4" x 11'7"
Kitchen / Dining	6200 x 4600 mm	20'4" x 15'1"
Utility	2280 x 1905 mm	7'6" x 6'3"
WC	1575 x 1085 mm	5'2" x 3'7"

(Approximate dimensions)



First Floor

Bedroom 1	4153 x 3010 mm	13'8" x 9'10"
Bedroom 2	3350 x 3582 mm	11'0" x 11'9"
Bedroom 3	2760 x 3300 mm	9'1" x 10'10"
Bedroom 4 / Study	1955 x 3000 mm	6'4" x 9'8"
Bathroom	1900 x 2375 mm	6'3" x 7'8"
En Suite	1400 x 2300 mm	4'7" x 7'7"

(Approximate dimensions)

Key

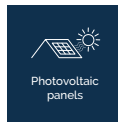
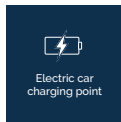
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DAVID WILSON HOMES

AVONDALE

FOUR BEDROOM DETACHED HOME



Ground Floor

Lounge	5490 x 3615 mm	18'0" x 11'10"
Kitchen / Breakfast	6203 x 4418 mm	20'4" x 14'6"
Dining		
Study	2885 x 2490 mm	9'6" x 8'2"
Utility	6'9" x 5'9"	5'4" x 3'4"
WC	1767 x 983 mm	5'10" x 3'3"

(Approximate dimensions)



First Floor

Bedroom 1	5587 x 3615 mm	18'4" x 11'10"
Bedroom 2	5207 x 2799 mm	17'1" x 9'2"
Bedroom 3	3590 x 3315 mm	11'9" x 10'11"
Bedroom 4	3861 x 2549 mm	12'8" x 8'4"
Bathroom	2871 x 1929 mm	9'5" x 6'4"
En Suite	2220 x 1435 mm	7'3" x 4'8"

(Approximate dimensions)

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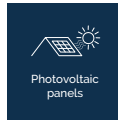
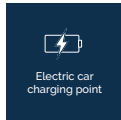
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DAVID WILSON HOMES

HOLDEN

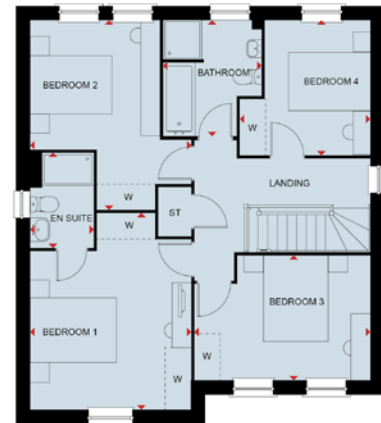
FOUR BEDROOM DETACHED HOME



Ground Floor

Lounge	5405 x 3728 mm	17'9" x 12'3"
Kitchen / Dining	6147 x 4492 mm	20'2" x 14'9"
Study	2886 x 2361 mm	9'6" x 7'9"
Utility	2545 x 1593 mm	5'4" x 3'4"
WC	1593 x 1499 mm	5'3" x 4'11"

(Approximate dimensions)



First Floor

Bedroom 1	4543 x 3728 mm	14'11" x 12'3"
Bedroom 2	4384 x 3003 mm	14'5" x 9'10"
Bedroom 3	4073 x 2886 mm	13'4" x 9'6"
Bedroom 4	3120 x 2443 mm	10'3" x 8'0"
Bathroom	2689 x 2267 mm	8'10" x 7'5"
En Suite	2191 x 1470 mm	7'2" x 4'10"

(Approximate dimensions)

Key

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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', 'our', 'us' refers to the Barratt Redrow PLC Group brands including Barratt Homes, Barratt London, David Wilson Homes and Redrow Homes.
**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 03 numbers are charged at the same rate as dialing 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.

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**

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