

DAVID WILSON HOMES

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FOSSIL BAY

# 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



# FOSSIL BAY

Earnley

Clappers Lane, Earnley, West Sussex PO20 7JJ



## Welcome to Fossil Bay

A collection of new homes located in the charming village of Earnley in West Sussex. This coastal retreat has roots to an original farmstead settlement and has a deep history in horticulture. The area is home to National Trust East Head, with its waving sand dunes and salt marsh overlooking the English coastline.

Bracklesham Bay is a popular fossil hunting destination, with fossil species dating back 40 million years. This golden stretch of coastline sweeps east to West Wittering, a sought-after spot for walkers and those who enjoy the great outdoors.

Fossil Bay is located close to many amenities including well rated schools, traditional tearooms and coffee shops, community stores, and a range of beach fronted eateries.

Nature reserve RSPB Medmerry is within walking distance and a place for outdoor adventure, offering breathtaking

views of both coast and countryside amongst the beautiful local wildlife, and a popular route for dog walkers, cyclists and horse riders alike.

You'll find plenty of cycling routes in the area to choose from ranging in levels of experience and abilities.

Just a short drive from the development is Chichester City Centre, with an upbeat blend of farmers markets, boutique eateries, vintage stores and high-street fashion outlets.

Fossil Bay benefits from some of the best of the West Sussex coastline, ideally located and well connected by the A286 and A27 for the rest of the south. Nearby Chichester Train Station has regular services to Gunwharf Quays, Southampton Central, Brighton and London Victoria.

# Local Amenities



## Local Highlights

### EDUCATION

1.1 miles	4.0 miles
East Wittering Community Primary School	Birham CofE Primary School
4.0 miles	6.7 miles
Sidlesham Primary School	Chichester High School
8.5 miles	13.1 miles
Bosham Primary School	Felpham Community College

### SHOPPING & AMENITIES

0.5 miles	1.7 miles
The Co-operative Food	Wittering Walk Shopping Arcade
7.1 miles	7.3 miles
Tesco Extra	Waitrose & Partners
8.0 miles	8.5 miles
Chichester Post Office	Portfield Retail Park

### HEALTH & LEISURE

3.3 miles	4.9 miles
Birham Pool Waterside & Marina	Chichester Golf Club
8.6 miles	11.5 miles
Oasis Leisure Centre	Bognor Rugby Football Club
11.6 miles	22.5 miles
Bourne Leisure Centre	David Lloyd Health Club

### FROM FOSSIL BAY

3.3 miles	7.0 miles
West Wittering Beach	Chichester
11.9 miles	22.3 miles
Bognor Regis	Portsmouth Harbour

## Well Connected

<b>BY RAIL</b> From Chichester Train Station	8 mins BARNHAM	10 mins HAVANT	24 mins PORTSMOUTH & SOUTHSEA	53 mins WORTHING
<b>BY BUS</b> On Route 53, from Bracklesham Lane	6 mins EAST WITTERING	8 mins BIRDHAM	34 mins CHICHESTER	41 mins CHICHESTER CATHEDRAL
<b>BY CAR</b> From Fossil Bay	7 mins WEST WITTERING	22 mins FONTWELL	25 mins HAYLING ISLAND	35 mins GUNWHARF QUAYS

## Cycle Routes

1.

**SIDLESHAM QUAY - CENTURIONS WAY LOOP**  
**Distance:** 29.5 miles  
**Destination Points:** Bracklesham, West Wittering, Birdham, Fishbourne, Chichester, Sidlesham.



2.

**SINGLETON LOOP - SOUTH DOWNS NATIONAL PARK**  
**Distance:** 17.7 miles  
**Destination Points:** Chichester, Lavant, Singleton, East Dean, Westhampnett.



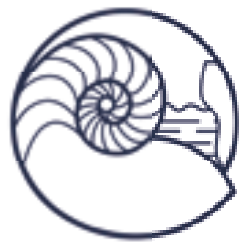
3.

**FARLINGTON MARSHES CYCLEWAY LOOP**  
**Distance:** 38.5 miles  
**Destination Points:** Emsworth, Havant, Farlington Marshes, Milton, Westborne, Fishbourne.

Information is correct at time of printing, is not to scale, and is provided for reference only. Distances provided by Google Maps. You will need to contact schools directly for details of catchment areas. Cycle route information provided by osmaps.com and sustrans.org.uk.







# FOSSIL BAY

Earnley



## DAVID WILSON HOMES SITE PLAN

- Alder** 3 bedroom home
- Langstone** 3 bedroom home
- Bempton** 4 bedroom home
- Bracebridge** 4 bedroom home
- Conwy** 4 bedroom home
- Ollerton** 4 bedroom home
- Pennine** 4 bedroom home
- Broadstairs** 5 bedroom home
- Lenwade** 5 bedroom home

### First Homes:

- Brinton** 1 bedroom home
- Pembury** 2 bedroom home
- Primrose** 2 bedroom home

**Affordable Housing**

S/S **Substation**

BCP **Bins Collection Point**

V **Visitor Parking Space**



### Defibrillator

Defibrillator located close to play area and Community Garden.



### Electric Vehicle charging

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



### Photovoltaic panels

Photovoltaic panels are included on selected homes. Speak to a Sales Adviser for specific details.

### Giving nature a home on this development:



**Play Area**



**Hogging Path**



**SUDS**



**New Tree Line**



**Mature Tree Line**



**Communal Orchard**

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

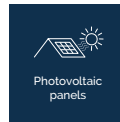
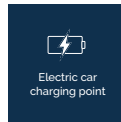


# THE BRINTON

## ONE BEDROOM COACH HOUSE



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



### Ground Floor

Lounge/Kitchen	5310 x 4521mm	17'4" x 14'8"
Bedroom 1	3484 x 3791mm	11'4" x 12'4"
Bathroom	1900 x 1762mm	6'2" x 5'7"

(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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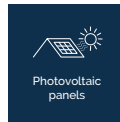
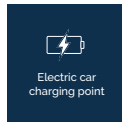
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# THE PEMBURY

## TWO BEDROOM HOME



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### Ground Floor

Lounge/Dining	3846 x 5574mm	12'6" x 18'2"
Kitchen	2459 x 2362mm	8'0" x 7'7"
WC	1482 x 1862mm	4'8" x 6'1"

(Approximate dimensions)



### First Floor

Bedroom 1	2981 x 4622mm	9'7" x 15'1"
Bathroom	2147 x 2135mm	7'0" x 7'0"
Bedroom 2	3833 x 4622mm	12'5" x 15'1"

(Approximate dimensions)

### Key

B	Boiler	wm	Washing machine space	f/f	Fridge/freezer space	w	Wardrobe space
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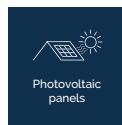
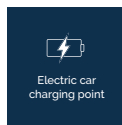


# THE PRIMROSE

## TWO BEDROOM HOME



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### Ground Floor

Lounge/Dining	4820 x 4150 mm	15'10" x 13'7"
Kitchen	3660 x 1960 mm	12'0" x 6'5"
W.C	1638 X 945 mm	5'4" x 3'1"

(Approximate dimensions)



### First Floor

Bedroom 1	3145 x 4150 mm	10'4" x 13'7"
Bedroom 2	2992 x 4150 mm	9'10" x 13'7"
Bathroom	2125 x 1900 mm	7'0" x 6'3"

(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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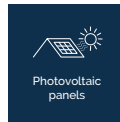
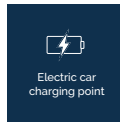
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# THE ALDER

## THREE BEDROOM HOME



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### Ground Floor

Lounge/Dining	5627 x 5163 mm	18'6" x 16'9"
Kitchen	3868 x 2988 mm	12'7" x 9'8"
WC	1613 x 985 mm	5'3" x 3'2"

(Approximate dimensions)



### First Floor

Bedroom 1	2975 x 3875 mm	9'8" x 12'7"
En Suite	2282 x 1200 mm	7'5" x 3'9"
Bedroom 2	3556 x 2480 mm	11'7" x 8'1"
Bedroom 3	3302 x 2595 mm	10'8" x 8'5"
Bathroom	1853 x 2643 mm	6'1" x 8'7"

(Approximate dimensions)

### Key

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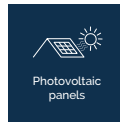
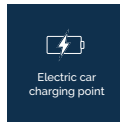


# THE LANGSTONE

## THREE BEDROOM TOWNHOUSE



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### Ground Floor

Family/Dining	4068 x 4170 mm	13'4" x 13'8"
Kitchen	3060 x 3042 mm	10'0" x 10'0"
Study	2413 x 1938 mm	7'11" x 6'4"
W.C.	1625 x 962 mm	5'4" x 3'2"

(Approximate dimensions)



### First Floor

Lounge	4170 x 3797 mm	13'8" x 12'5"
Bedroom 1	4170 x 2970 mm	13'8" x 9'9"
En suite	1790 x 1750 mm	5'10" x 5'9"

(Approximate dimensions)



### Second Floor

Bedroom 2	4170 x 3877* mm	13'8" x 12'8"*
Bedroom 3	4170 x 3033* mm	13'8" x 9'11"*
Bathroom	2008 x 1790 mm	6'7" x 5'10"

(Approximate dimensions)

\* Overall floor dimension includes lowered ceiling areas

### Key

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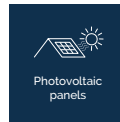
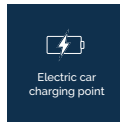


# THE BEMPTON

## FOUR BEDROOM HOME



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### Ground Floor

Lounge	4695 x 3845mm	15'4" x 12'6"
Kitchen/Dining	3557 x 5827mm	11'6" x 19'1"
Utility	1730 x 2869mm	5'6" x 9'4"
WC	1983 x 1461mm	6'5" x 4'7"

(Approximate dimensions)



### First Floor

Bedroom 1	3711 x 3845mm	12'1" x 12'6"
En Suite	2503 x 1488mm	8'2" x 4'8"
Bedroom 2	4723 x 3246mm	15'4" x 10'6"
Bathroom	1863 x 2871mm	6'1" x 9'4"
Bedroom 3	3599 x 2650mm	11'8" x 8'6"
Study/Bedroom	2398 x 3049mm	7'8" x 10'0"

(Approximate dimensions)

### Key

B	Boiler	wm	Washing machine space	f/f	Fridge/freezer space	w	Wardrobe space
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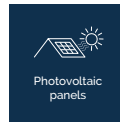
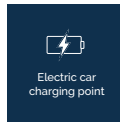
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# THE BRACEBRIDGE

## FOUR BEDROOM DETACHED HOME



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### Ground Floor

Kitchen/Dining	3848 x 3485mm	12'6" x 11'4"
Bathroom	2188 x 3459mm	7'1" x 11'3"
Bedroom 1	3911 x 3385mm	12'8" x 11'1"
Study/Bedroom	8'7" x 8'2"	5'4" x 3'4"
Lounge	4310 x 4128mm	14'1" x 13'5"

(Approximate dimensions)



### First Floor

Bedroom 2	2808 x 6469mm	9'2" x 21'2"
Shower	2207 x 1690mm	7'2" x 5'5"
Bedroom 3	3547 x 3385mm	11'6" x 11'1"

(Approximate dimensions)

### Key

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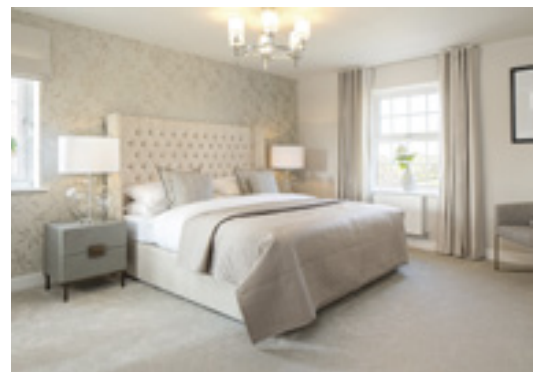


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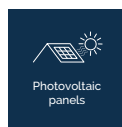
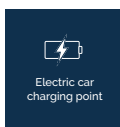


# THE OLLERTON

## FOUR BEDROOM DETACHED HOME



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### Ground Floor

Kitchen/Breakfast/Family	6540 x 5725mm	21'5" x 18'9"
Lounge	5171 x 3675mm	16'12" x 12'1"
Utility	2250 x 1591mm	7'5" x 5'3"
WC	1475 x 1210mm	4'10" x 3'12"
Dining	2851 x 3563mm	9'4" x 11'8"
Study	3675 x 2180mm	12'1" x 7'2"

(Approximate dimensions)

### Key

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



### First Floor

Bedroom 1	4052 x 3624mm	13'3" x 11'11"
Dressing	3388 x 1650mm	11'1" x 5'5"
En suite 1	2500 x 2288mm	8'2" x 7'6"
Bedroom 2	3723 x 3490mm	12'3" x 11'5"
Bedroom 3	3190 x 3254mm	10'6" x 10'8"
Bedroom 4	3862 x 3623mm	12'8" x 11'11"
En suite 2	2086 x 1412mm	6'10" x 4'8"
Bathroom	3018 x 2288mm	9'11" x 7'6"

(Approximate dimensions)



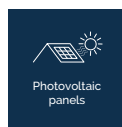
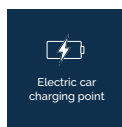
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# PENNINE

## FOUR BEDROOM DETACHED HOME



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### Ground Floor

Lounge	6420 x 3280mm	21'1" x 10'9"
Kitchen/Dining	4640 x 6420mm	15'3" x 21'1"
Utility	1810 x 2000mm	5'11" x 6'7"
WC	1820 x 1050mm	5'11" x 3'5"

(Approximate dimensions)



### First Floor

Bedroom 1	5220 x 3840mm	17'1" x 12'7"
En Suite	1190 x 2280mm	3'11" x 7'6"
Bedroom 2	3880 x 3390mm	12'9" x 11'1"
Bedroom 3	2450 x 3450mm	8'1" x 11'4"
Bedroom 4	2330 x 3390mm	7'8" x 11'2"
Bathroom	1910 x 2210mm	6'3" x 7'3"

(Approximate dimensions)

### Key

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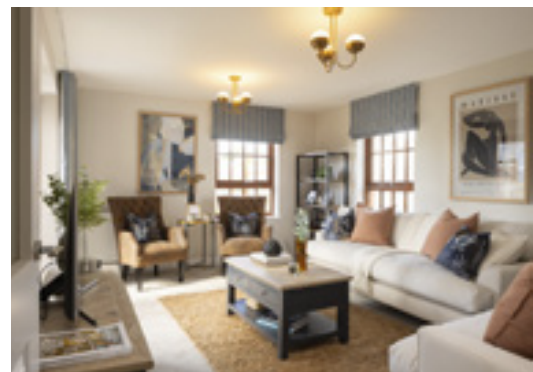


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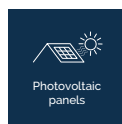
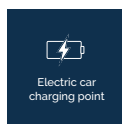


# THE CONWY

## FOUR BEDROOM DETACHED HOME



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### Ground Floor

Lounge	3625 x 4815mm	11'9" x 15'8"
Kitchen/Breakfast	4450 x 3460mm	15'6" x 11'4"
Dining	3610 x 2650mm	11'8" x 8'7"
Utility	1760 x 2180mm	5'8" x 7'1"
Study	2610 x 2670mm	8'5" x 8'7"
WC	1500 x 1852mm	4'9" x 6'1"

(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



### First Floor

Bedroom 1	3515 x 5590mm	11'5" x 18'3"
En Suite	1430 x 2210mm	4'7" x 7'3"
Bedroom 2	5100 x 2800mm	16'7" x 9'2"
Bedroom 3	2530 x 3515mm	8'3" x 11'5"
Bedroom 4	2660 x 3900mm	8'7" x 13'1"
Bathroom	3025 x 2225mm	9'9" x 7'3"

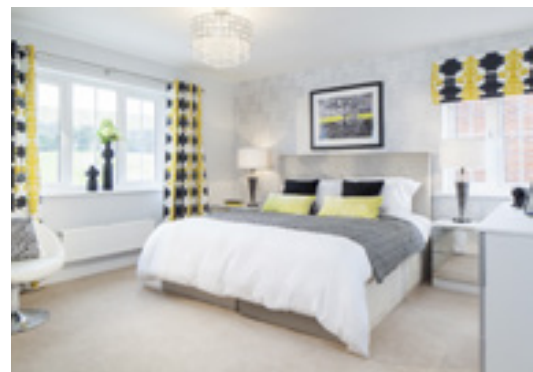
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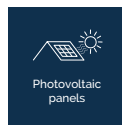
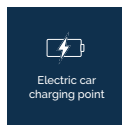
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# THE BROADSTAIRS

## FIVE BEDROOM DETACHED HOME



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### Ground Floor

Lounge	3550 x 5277mm	11'8" x 17'4"
Kitchen/Breakfast/	7382 x 6890mm	24'2" x 22'7"
Family		
Dining	3840 x 3388mm	12'7" x 11'1"
Playroom	2414 x 3550mm	7'11" x 11'8"
Utility	2054 x 1901mm	6'9" x 6'3"
WC	1884 x 1167mm	6'2" x 3'10"

(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



### First Floor

Bedroom 1	4516 x 3824mm	14'9" x 12'6"
En Suite 1	2028 x 2515mm	6'8" x 8'3"
Bedroom 2	3375 x 4011mm	11'1" x 13'2"
En Suite 2	1414 x 2297mm	4'8" x 7'6"
Bedroom 3	4280 x 3375mm	14'10" x 11'1"
Bedroom 4	3468 x 3913mm	11'4" x 12'10"
Study/Bedroom 5	3023 x 2612mm	9'11" x 8'7"
Bathroom	3028 x 2296mm	9'11" x 7'6"

(Approximate dimensions)



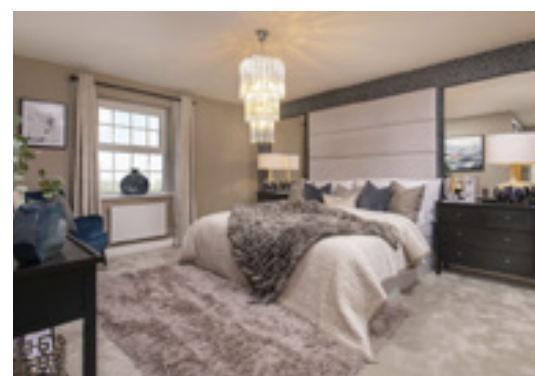
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We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. The images 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.

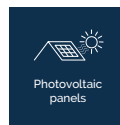
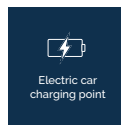


# THE LENWADE

## FIVE BEDROOM DETACHED HOME



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



### Ground Floor

Lounge	7073 x 4559mm	23'4" x 14'11"
Kitchen/Family/Breakfast	6602 x 5600mm	21'7" x 18'4"
Dining	4370 x 3243mm	14'4" x 10'7"
Utility	8'0" x 6'1"	5'4" x 3'4"
WC	2092 x 1834mm	6'10" x 6'0"

(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



### First Floor

Bedroom 1	6509 x 4403mm	21'4" x 14'5"
En Suite 1	2307 x 1421mm	7'7" x 4'8"
Bedroom 2	4105 x 3287mm	13'5" x 10'9"
En Suite 2	2307 x 1421mm	7'7" x 4'8"
Bedroom 3	3952 x 3384mm	12'11" x 11'1"
Bedroom 4	3587 x 3538mm	11'9" x 11'7"
Bedroom 5/Study	3271 x 2378mm	10'9" x 7'9"
Bathroom	3000 x 1900mm	9'10" x 6'3"

(Approximate dimensions)



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# CREATING A SUSTAINABLE COMMUNITY

WHERE FAMILIES AND NATURE CAN THRIVE

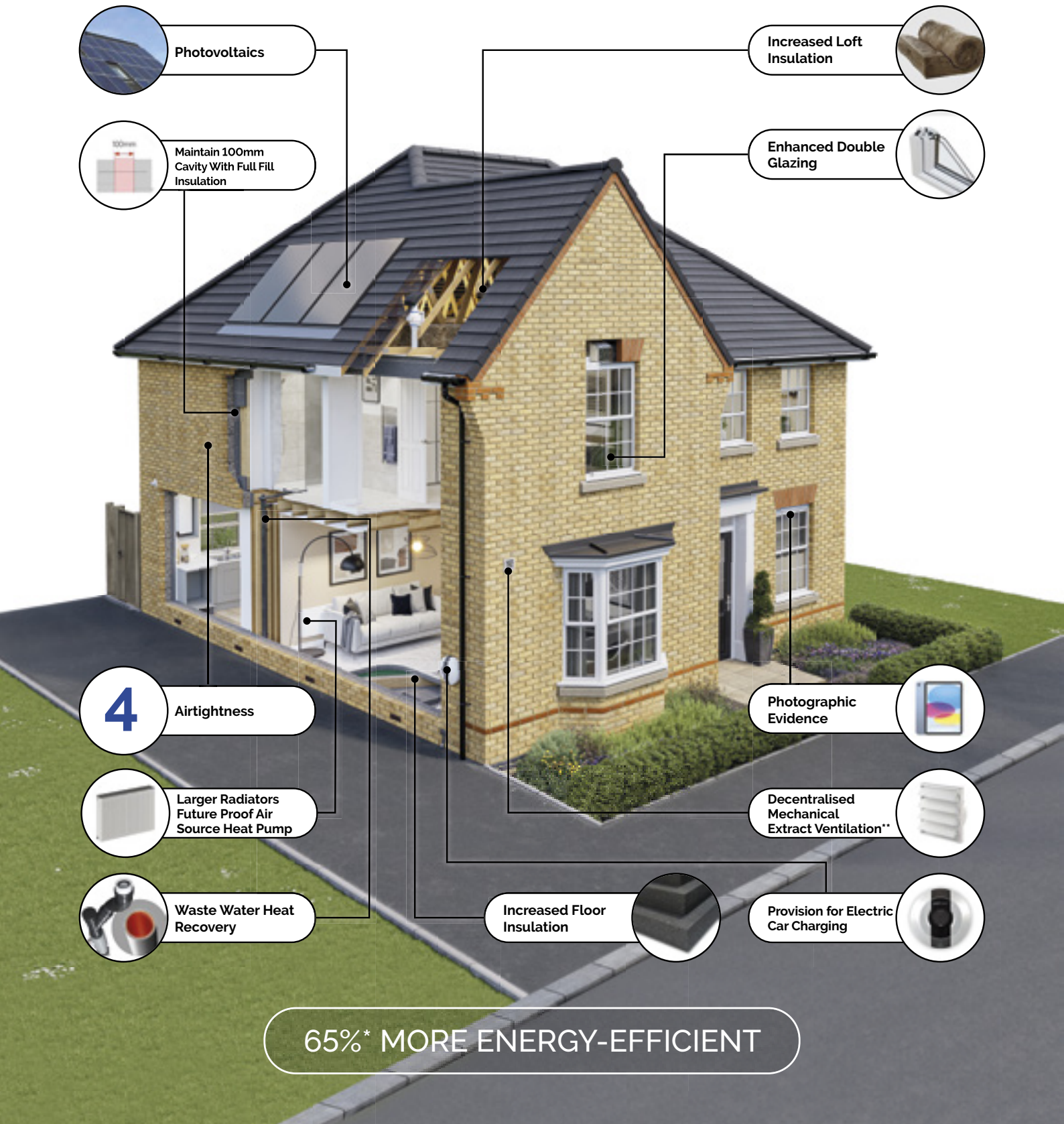
At David Wilson Homes, we do more than simply craft beautiful homes and desirable developments.

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.



# YOU COULD SAVE UP TO £1,980\* WITH OUR ENHANCED ENERGY-EFFICIENT HOMES



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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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WHERE QUALITY LIVES

**dwh.co.uk** or call **0330 057 2222**

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