

CASTRA PARK

HUNTINGTON

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

A SENSE OF PEACE,
QUALITY
— AND SPACE —

Our homes at Bramble Wood 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 master 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.



GIVING NATURE A HOME AT CASTRA PARK, HUNTINGTON

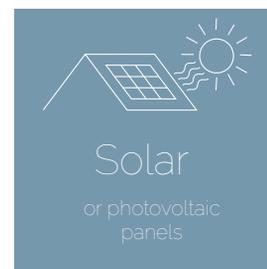
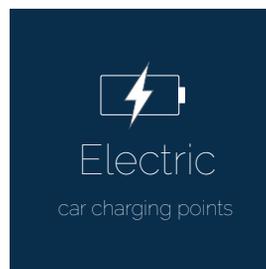
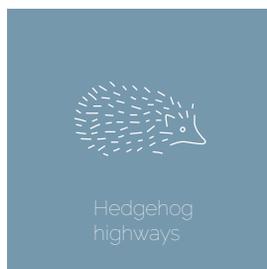
BUILDING SUSTAINABLE COMMUNITIES

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

At David Wilson, 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.



See the Difference at dwh.co.uk

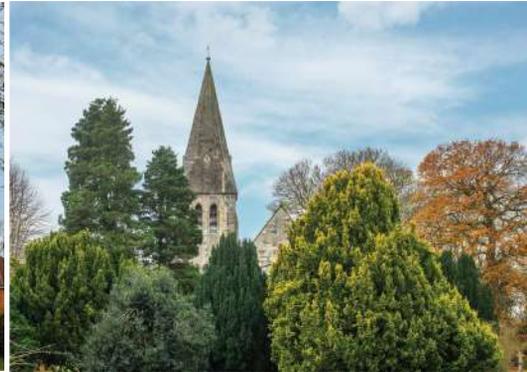


DAVID WILSON HOMES

WHERE QUALITY LIVES

CASTRA PARK AMENITIES

HUNTINGTON



Amenities marked with a  all located within 1 mile, or under a 15 minute walk, From the front of the development.

PLAY AREA

Monks Cross 0.4 miles 

On site 0 miles 

DENTIST

The Dental Hub

Huntington Road 0.5 miles 

SUPERMARKETS

Aldi, Sainsburys, Asda and Lidl 0.6 miles 

PHARMACY

Lloyds, Huntington Road 0.5 miles 

POST OFFICE

inside the **Spar**, Brockfield Park Drive 320 yards 

RESTAURANTS

Vangarde - Vallado, Prezzo and Nandos 0.5 miles 

TAKEAWAYS

Hot Winds Chinese, and **Brockfield Fisheries** 320 yards 

DOCTORS

Huntington Surgery 0.8 miles 

PUBS

The Hogs Head, Huntington Road 0.6 miles 

LIBRARY

York Explore at **LNER stadium** 0.5 miles 

SPORT & LEISURE

Gym/swimming including climbing wall

LNER stadium - Better Gym 0.5 miles 

Cinema and bowling

Vangarde Shopping Park 0.5 miles 

VETS

Vets 4 Pets, Huntington Road 1 mile

PRIMARY SCHOOL

Yearsley Grove 0.5 miles 

ofsted rating 'good'

SECONDARY SCHOOL

Huntington 0.7 miles 

ofsted rating 'outstanding'

PARK AND RIDE

Monks Cross

Direct bus into centre of York 0.4 mile 

See the Difference at dwh.co.uk



DAVID WILSON HOMES

WHERE QUALITY LIVES

CASTRA PARK

HUNTINGTON

- **The Wilford**
2 bedroom home
- **The Eckington**
3 bedroom home
- **The Hadley**
3 bedroom home
- **The Kennett**
3 bedroom home
- **The Millford**
4 bedroom home
- **The Bradgate**
4 bedroom home
- **The Avondale**
4 bedroom home
- **The Holden**
4 bedroom home
- **The Winstone**
4 bedroom home

● **Affordable Housing**

SH Show Homes

SC Sales Centre

V Visitor Parking Space

BCP Bin Collection Point



Play Area

Tarmac Path

Existing Trees

New Tree Line

Kickabout Area

Electric Vehicle Charging

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

Photovoltaic Panels

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

Giving nature a home on this development:

Bat Box

Selected plots*

Hedgehog Highways

Bird Box

Selected plots*

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

See the Difference at dwh.co.uk



DAVID WILSON HOMES

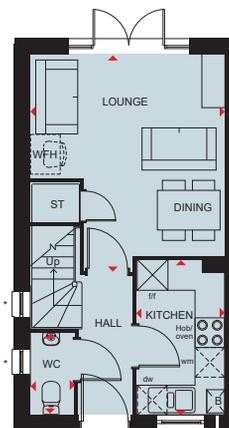
WHERE QUALITY LIVES

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. Castra Park is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

24/5576/001Rev: N

WILFORD

TWO BEDROOM HOME



Ground Floor

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

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"

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

Key

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



DAVID WILSON HOMES

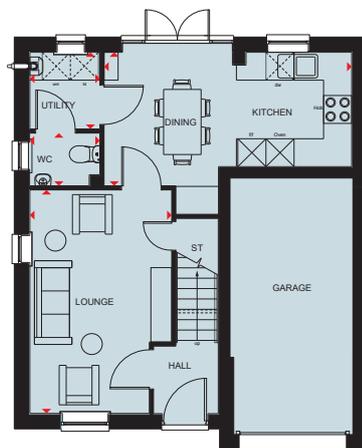
We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. The images and the dimensions given are illustrative for this 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. BDW004519/APR24

ECKINGTON

THREE BEDROOM HOME



- Highly-efficient insulation
- Electric car charging point
- Decentralised mechanical extract ventilation (d-MEV)
- Photovoltaic panels
- Waste Water Heat Recovery Systems
- Argon-filled double-glazing
- Flue Gas Heat Recovery
- Smart Thermostat



Ground Floor	4807 x 3028 mm	15'9" x 10'0"
Lounge	5285 x 2873 mm	17'4" x 9'5"
Kitchen/Dining	1495 x 1134 mm	4'10" x 3'9"
WC Utility	1651 x 1470 mm	5'5" x 4'10"



First Floor	5247 x 4031 mm	17'3" x 13'3"
Bedroom 1	2148 x 1408 mm	7'1" x 4'7"
En Suite	3719 x 2742 mm	12'3" x 9'0"
Bedroom 2	4185 x 2428 mm	13'9" x 8'0"
Bedroom 3	2601 x 1701 mm	8'6" x 5'7"
Bathroom		

Key

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



DAVID WILSON HOMES

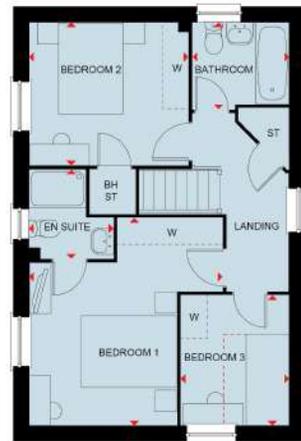
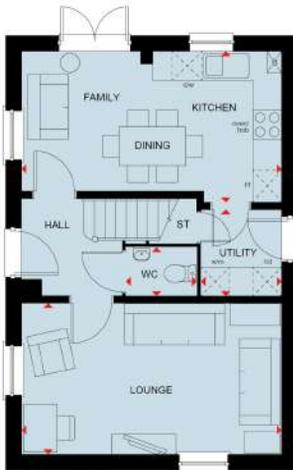
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HADLEY

THREE BEDROOM HOME



* Door and window may not be available on certain plots. Speak to Sales Advisor for details on individual plans.



Ground Floor

Lounge	5450 x 3196 mm	17'11" x 10'5"
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"

(Approximate dimensions)

First Floor

Bedroom 1	4372 x 4053 mm	14'3" 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	2761 x 2265 mm	9'1" x 7'5"
Bathroom	2025 x 1811 mm	6'8" x 6'0"

(Approximate dimensions)

Key

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

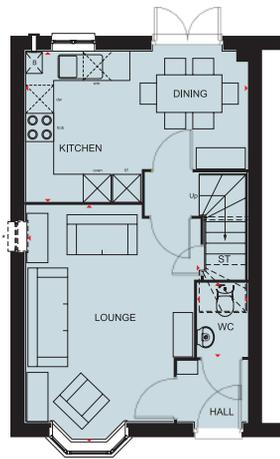
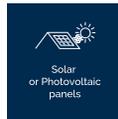


DAVID WILSON HOMES

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KENNETT

THREE BEDROOM HOME



Ground Floor

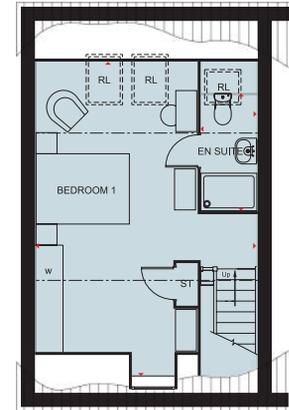
Lounge	4994 x 3727 mm	16'5" x 12'3"
Kitchen/Dining	4726 x 3195mm	15'6" x 10'6"
WC	1562 x 1038 mm	5'1" x 3'5"

* 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		



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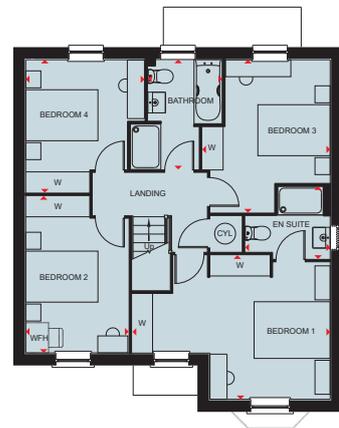
MILLFORD

FOUR BEDROOM HOME



Ground Floor

Lounge	5767 x 3235 mm	18'11" x 10'7"
Kitchen/Family/Dining	6037 x 4735 mm	19'10" x 15'6"
Utility WC	2225 x 1877 mm	7'3" x 6'2"
	1786 x 895 mm	5'10" x 2'11"



First Floor

Bedroom 1	5195 x 3818 mm	17'0" x 12'6"
En Suite	2235 x 1924 mm	7'4" x 6'4"
Bedroom 2	4156 x 2707 mm	13'8" x 8'10"
Bedroom 3	4051 x 3365 mm	13'4" x 11'0"
Bedroom 4	3522 x 3124 mm	11'7" x 10'3"
Bathroom	2913 x 1950 mm	9'7" x 6'5"

Key

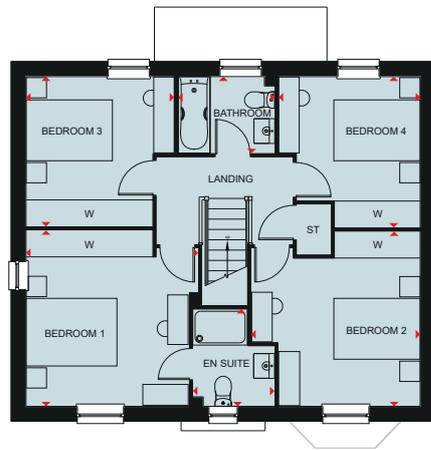
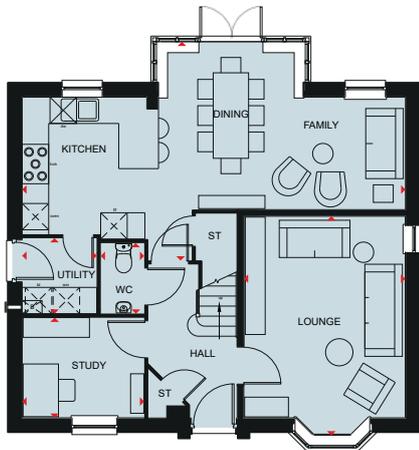
B Boiler	wm Washing machine space	f/f Fridge freezer space	WFH Working from home space	◀▶ Dimension location
ST Store	dw Dishwasher space	td Tumble dryer space	W Wardrobe space	



DAVID WILSON HOMES

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"

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"

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

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



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AVONDALE

FOUR BEDROOM 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)

Key

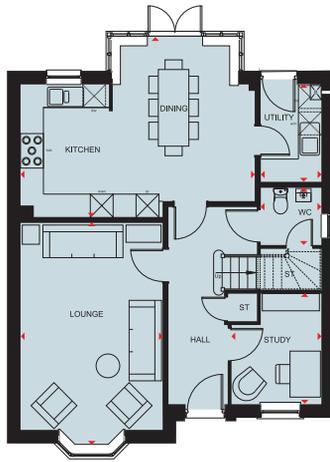
B Boiler Store	wm Washing machine space f/f	Fridge/freezer space	w Wardrobe space
Store	dw Dishwasher space BH/ST	Bulkhead Store	◀▶ Dimension location



DAVID WILSON HOMES

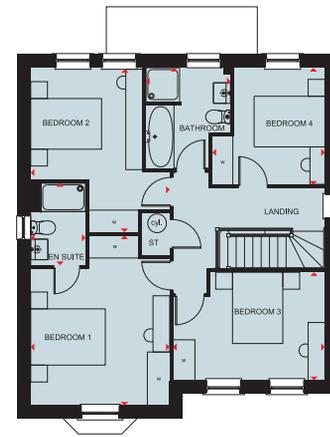
HOLDEN

FOUR BEDROOM 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

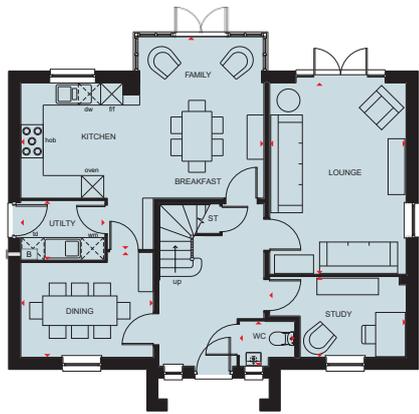
B	Boiler	td	Tumble dryer space	wm	Washing machine space	CYL	Cylinder	◆	Dimension location
ST	Store	f/f	Fridge/freezer space	dw	Dishwasher space	W	Wardrobe space		



DAVID WILSON HOMES

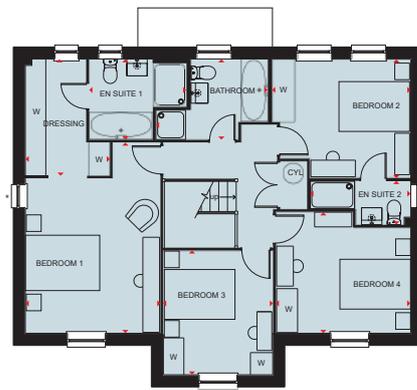
WINSTONE

FOUR BEDROOM DETACHED HOME



Ground Floor		
Lounge	5171 x 3665 mm	16'11" x 12'0"
Kitchen/Family/Breakfast	6535 x 5758 mm	21'5" x 18'11"
Dining	3563 x 2846 mm	11'8" x 9'4"
Study	3670 x 2175 mm	12'0" x 7'2"
Utility	2250 x 1591 mm	7'4" x 5'3"
WC	1470 x 1210 mm	4'10" x 4'0"

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



First Floor		
Bedroom 1	5164 x 3624 mm	16'11" x 11'10"
Dressing	3155 x 2265 mm	10'4" x 7'5"
En suite 1	2615 x 2182 mm	8'7" x 7'2"
Bedroom 2	3722 x 3218 mm	12'2" x 10'7"
En suite 2	2710 x 1178 mm	8'11" x 3'10"
Bedroom 3	3363 x 2940 mm	11'1" x 9'8"
Bedroom 4	3623 x 3283 mm	11'10" x 10'9"
Bathroom	3014 x 2182 mm	9'10" x 7'2"

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

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



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 0330 057 2222