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# SILVER HILL MANOR

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ROCHDALE



# SILVER HILL MANOR

ROCHDALE

## KEY

- **The Bala**  
3 bedroom home
- **The Langstone**  
3 bedroom home
- **The Tenby**  
3 bedroom home
- **The Berney**  
4 bedroom home
- **The Conwy**  
4 bedroom home
- **The Dunnett**  
4 bedroom home
- **The Hamford**  
4 bedroom home
- **The Hazelborough**  
4 bedroom home



Marketing Suite & Show Homes

[dwh.co.uk](http://dwh.co.uk)



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WHERE QUALITY LIVES

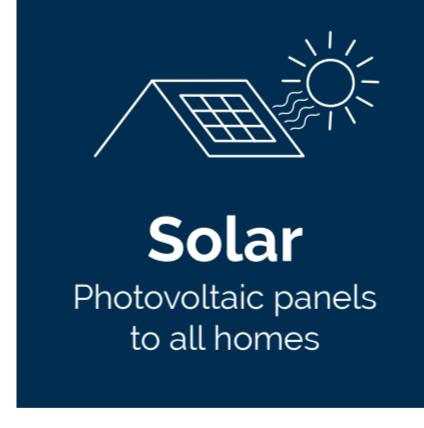
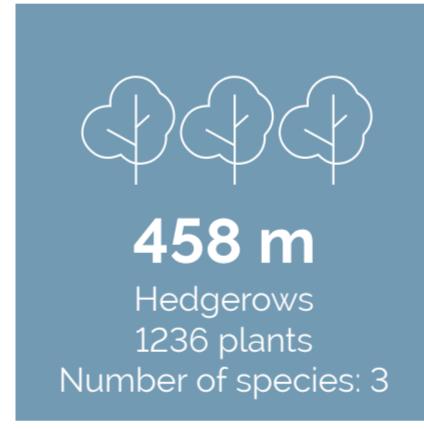
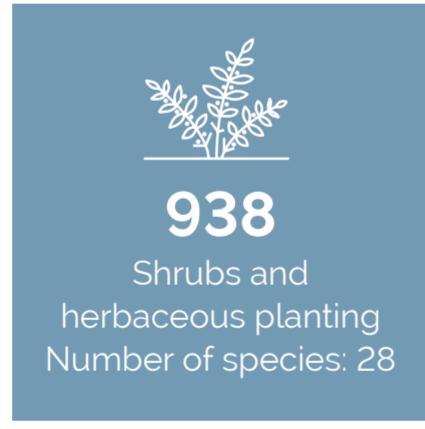
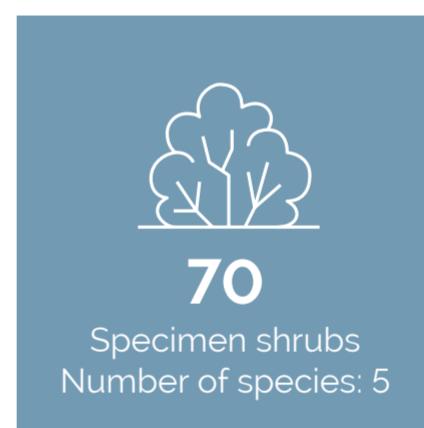
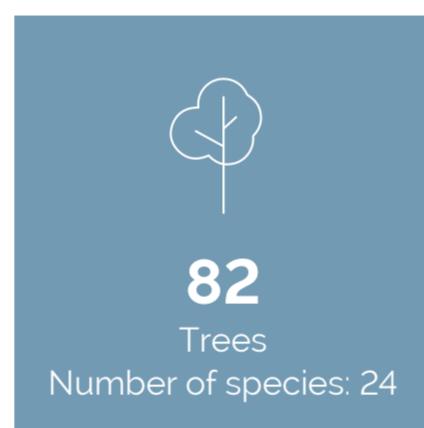
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# CREATING A SUSTAINABLE COMMUNITY

WHERE FAMILIES AND NATURE CAN THRIVE AT SILVER HILL



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.



# TENBY

## THREE BEDROOM HOME

CORE



### Ground Floor

Lounge	4996 x 3746 mm	16'4" x 12'3"
Kitchen/Dining	4745 x 3310 mm	15'7" x 10'10"
W.C	1561 x 1054 mm	5'1" x 3'5"
Hall	1485 x 1696 mm	4'10" x 5'6"
Lobby	1143 x 907 mm	3'9" x 3'0"

### First Floor

Bedroom 1	3277 x 3229 mm	10'9" x 10'7"
En Suite	2119 x 1385 mm	6'11" x 4'7"
Bedroom 2	4283 x 2475 mm	14'1" x 8'1"
Study/Bedroom 3	2678 x 2186 mm	8'9" x 7'2"
Bathroom	2181 x 1815 mm	7'2" x 5'11"
Landing	2888 x 1169 mm	9'6" x 3'10"

\* Optional Window. Refer to Sales Advisor for individual plots.

### Key

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



Scan here for more details



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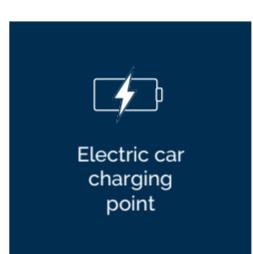
# BALA

## THREE BEDROOM HOME

EDGE



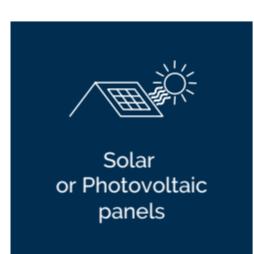
Highly-efficient insulation



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



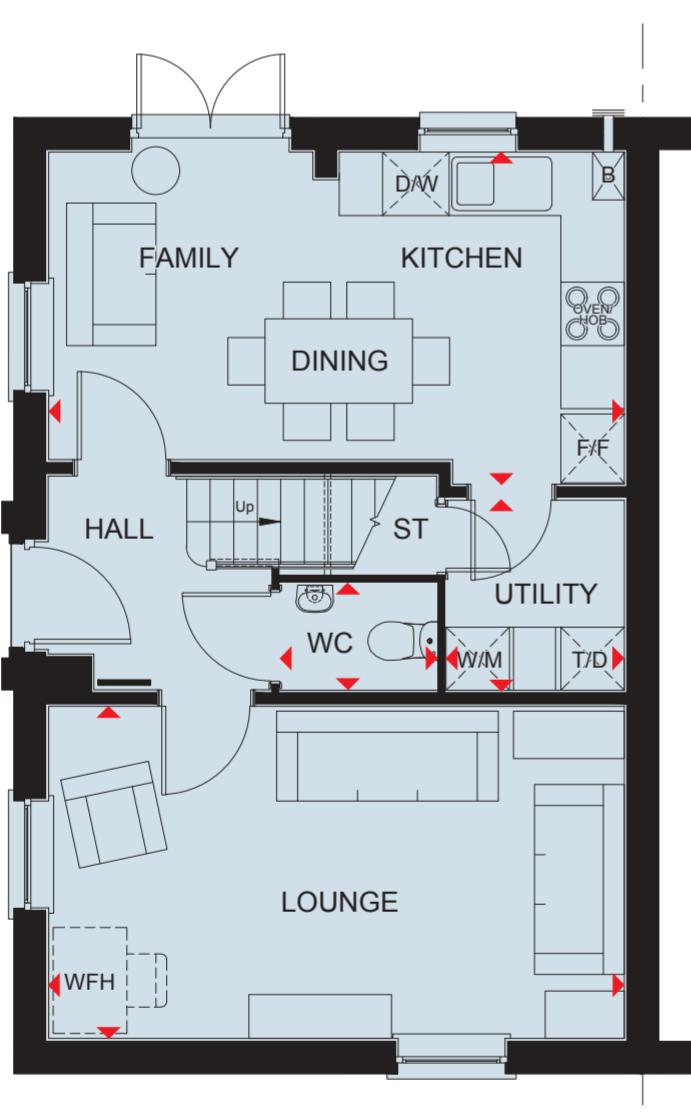
Solar or Photovoltaic panels



Waste Water Heat Recovery Systems

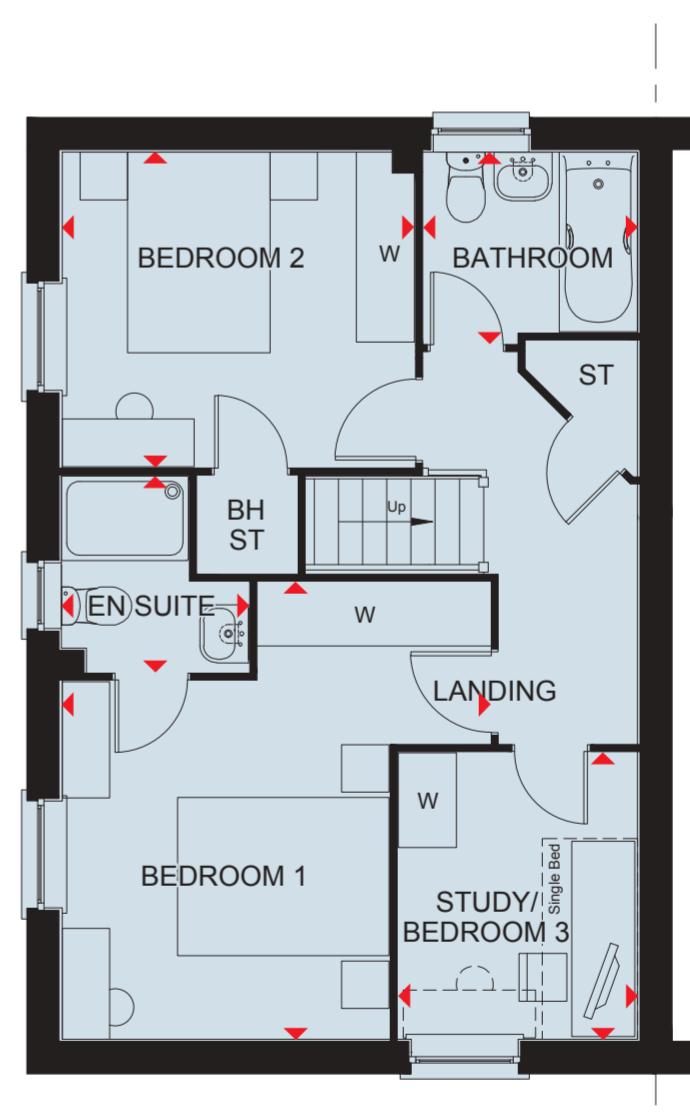


Argon-filled double-glazing



### Ground Floor

Lounge	5450 x 3148 mm	17'11" x 10'4"
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"
Entrance Hall	2106 x 2030 mm	6'11" x 6'8"



### First Floor

Bedroom 1	4324 x 4053 mm	14'2" 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"
Study/Bedroom 3	2713 x 2265 mm	8'11" x 7'5"
Bathroom	2025 x 1811 mm	6'8" x 6'0"
Landing	3698 x 1458 mm	12'1" x 4'9"

### Key

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



Scan here for more details



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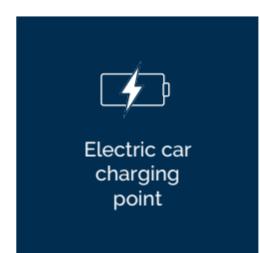
# LANGSTONE

## THREE BEDROOM HOME

CORE



Highly-efficient insulation



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



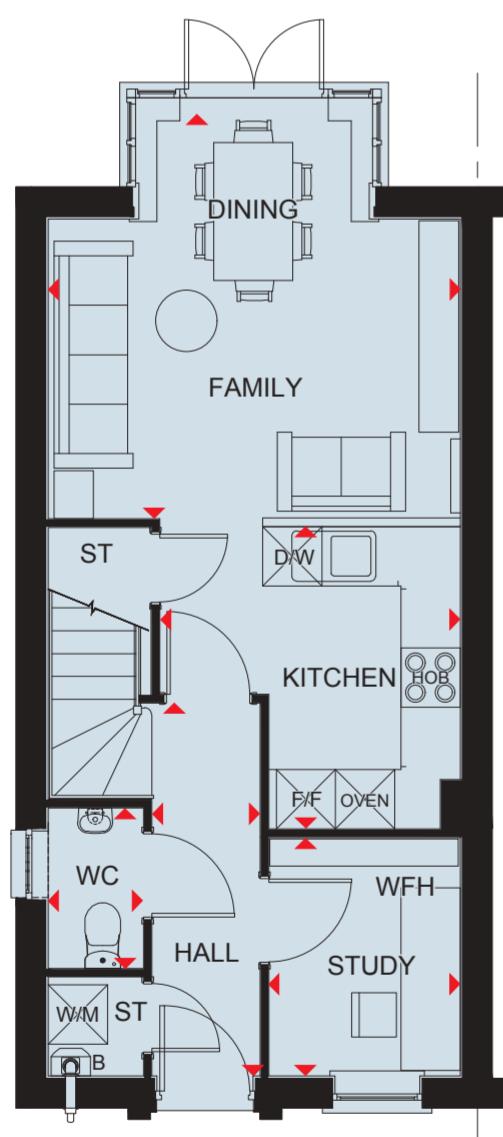
Solar or Photovoltaic panels



Waste Water Heat Recovery Systems

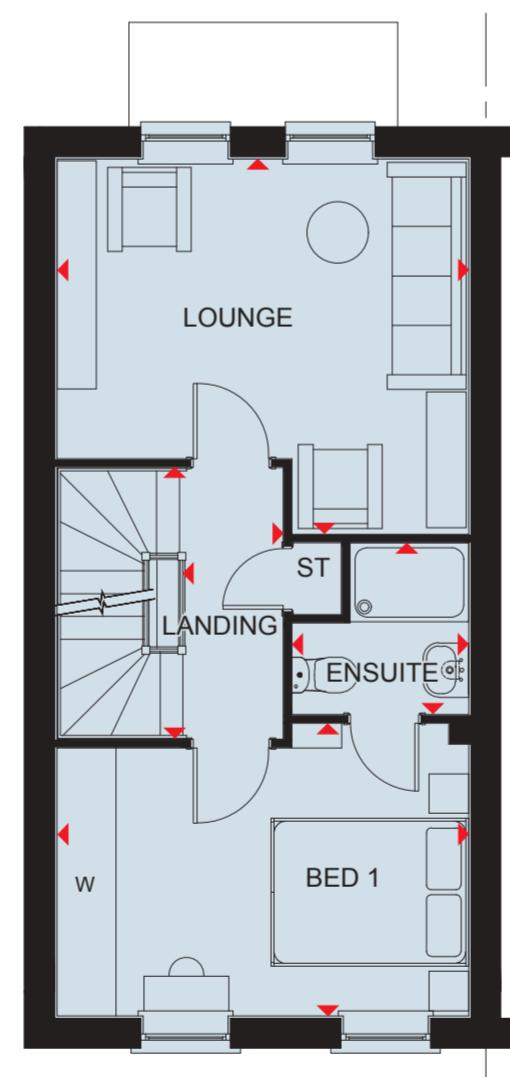


Argon-filled double-glazing



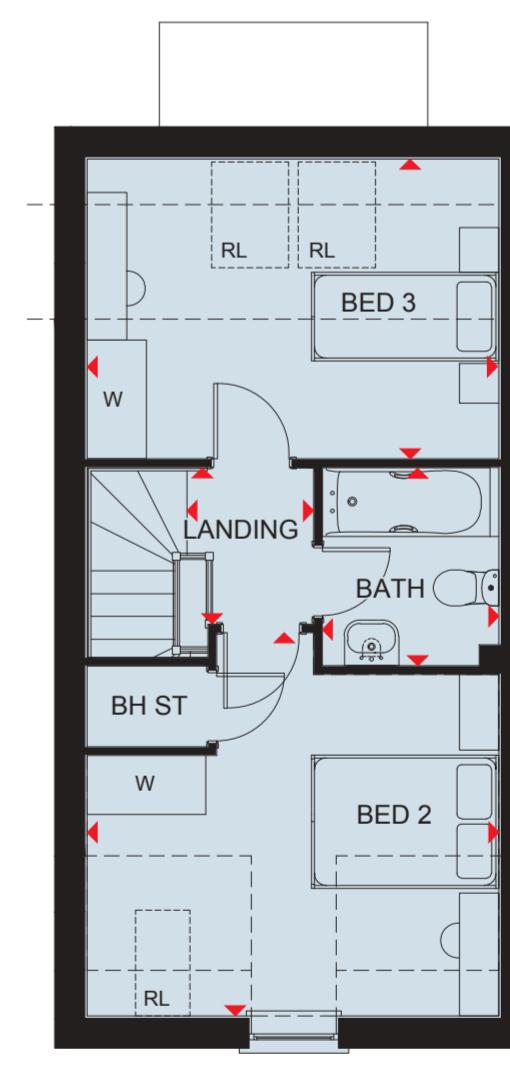
### Ground Floor

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"
Hall	3775 x 1095 mm	12'4" x 3'7"



### 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"
Landing	2752 x 1014 mm	9'0" x 3'4"



### 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"
Landing	1567 x 1282 mm	5'2" x 4'2"

\* Overall floor dimension includes lowered ceiling areas

### Key

B	Boiler	wm	Washing machine space
ST	Store	f/f	Fridge/freezer space

dw Dishwasher space

WFH Working from home space

W Wardrobe space

► Dimension location



Scan here for more details



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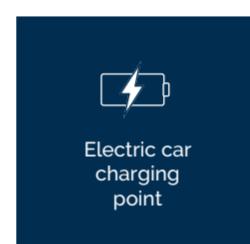
# DUNNET

## FOUR BEDROOM HOME

EDGE



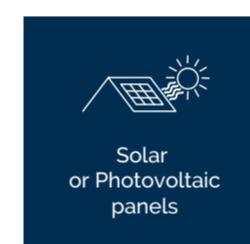
Highly-efficient insulation



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



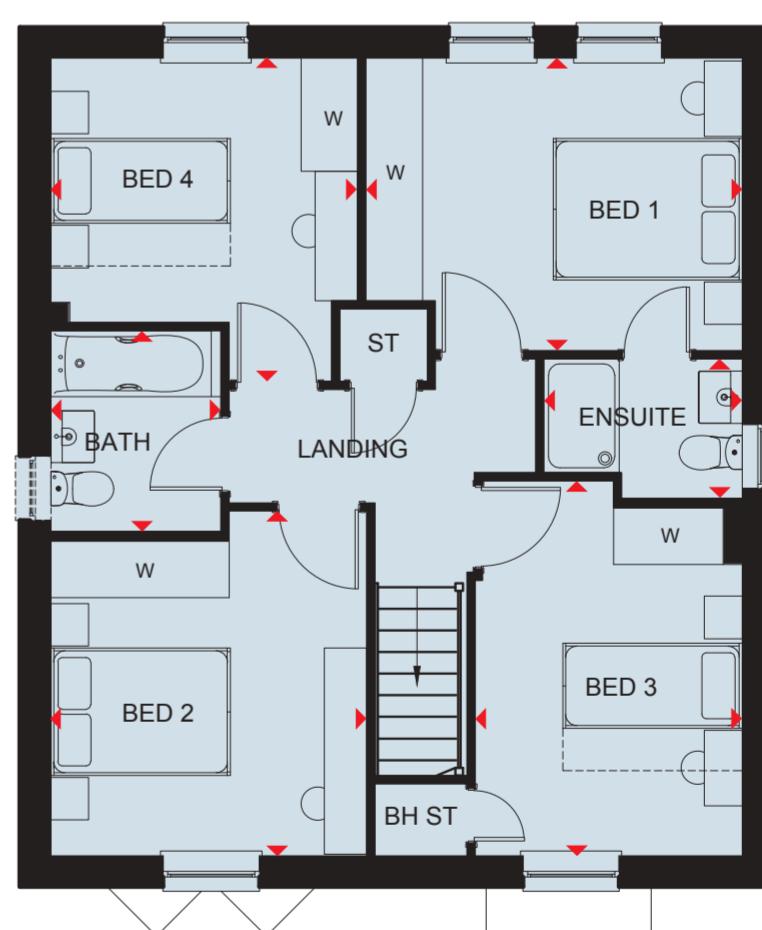
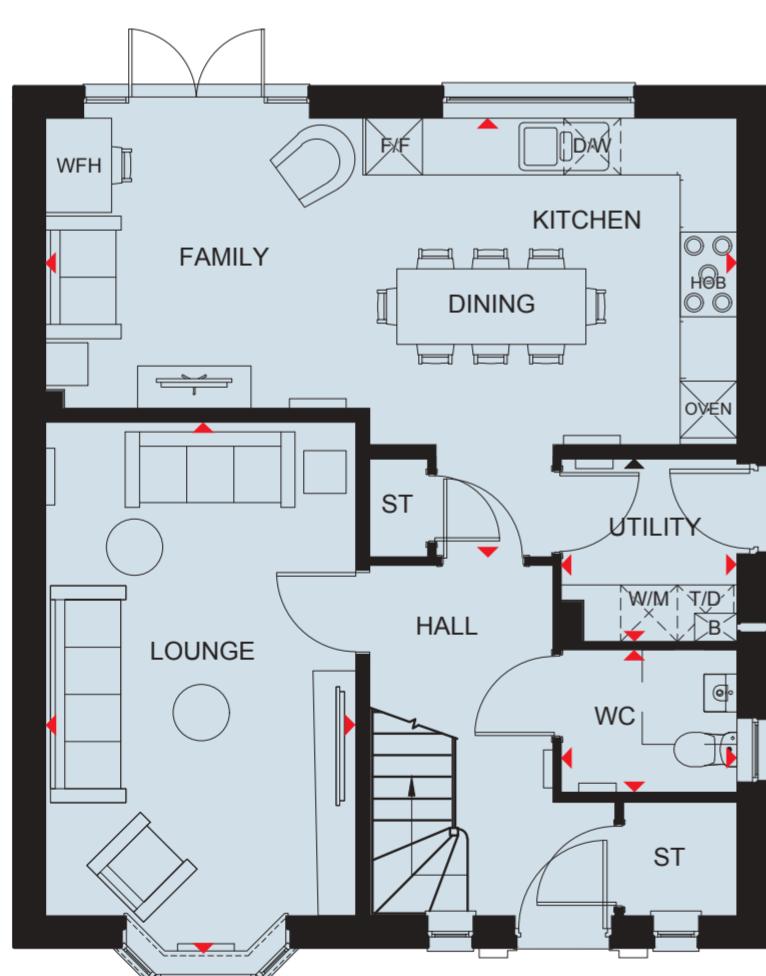
Solar or Photovoltaic panels



Waste Water Heat Recovery Systems



Argon-filled double-glazing



### Ground Floor

Lounge	3285 x 5622 mm	10'9" x 18'5"
Kitchen/Family/Dining	7323 x 4647 mm	24'0" x 15'3"
Utility	1859 x 1933 mm	6'1" x 6'4"
W.C	1859 x 1511 mm	6'1" x 4'11"

### First Floor

Bedroom 1	3985 x 3100 mm	13'1" x 10'2"
En-suite	2100 x 1470 mm	6'11" x 4'10"
Bedroom 2	3347 x 3651 mm	11'0" x 12'0"
Bedroom 3	2825 x 3972 mm	9'3" x 13'0"
Bedroom 4	3250 x 3421 mm	10'8" x 11'3"
Bathroom	1800 x 2125 mm	5'11" x 7'0"

### Key

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



Scan here for more details



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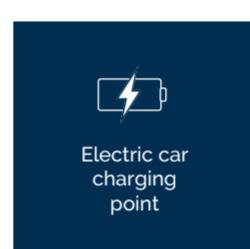
# HAZELBOROUGH

## FOUR BEDROOM HOME

CORE



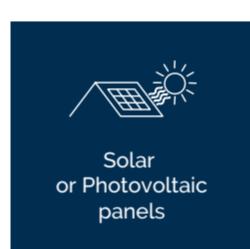
Highly-efficient insulation



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



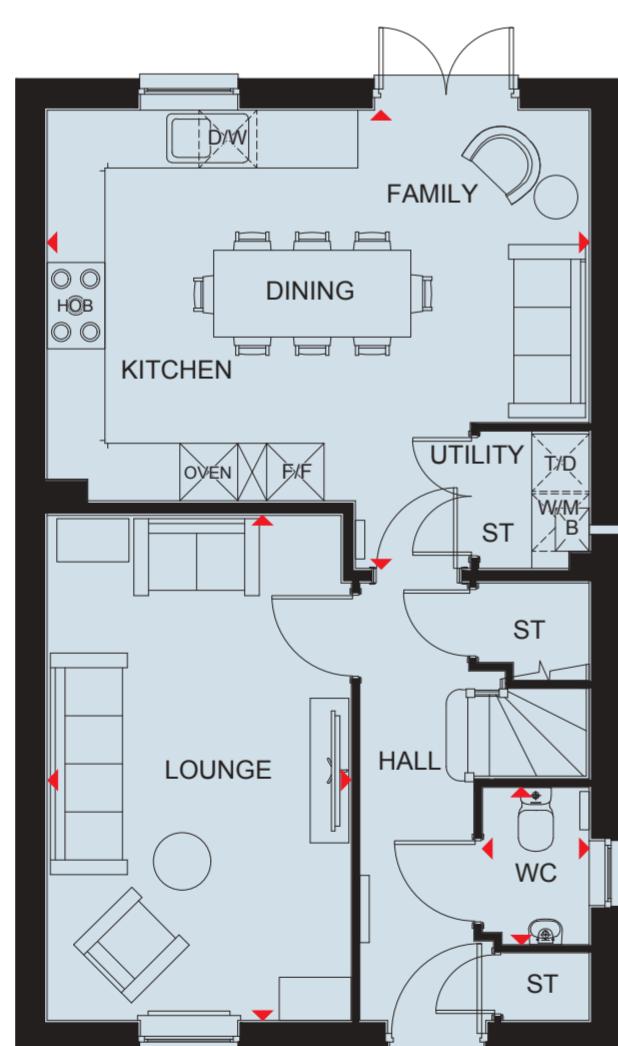
Solar or Photovoltaic panels



Waste Water Heat Recovery Systems

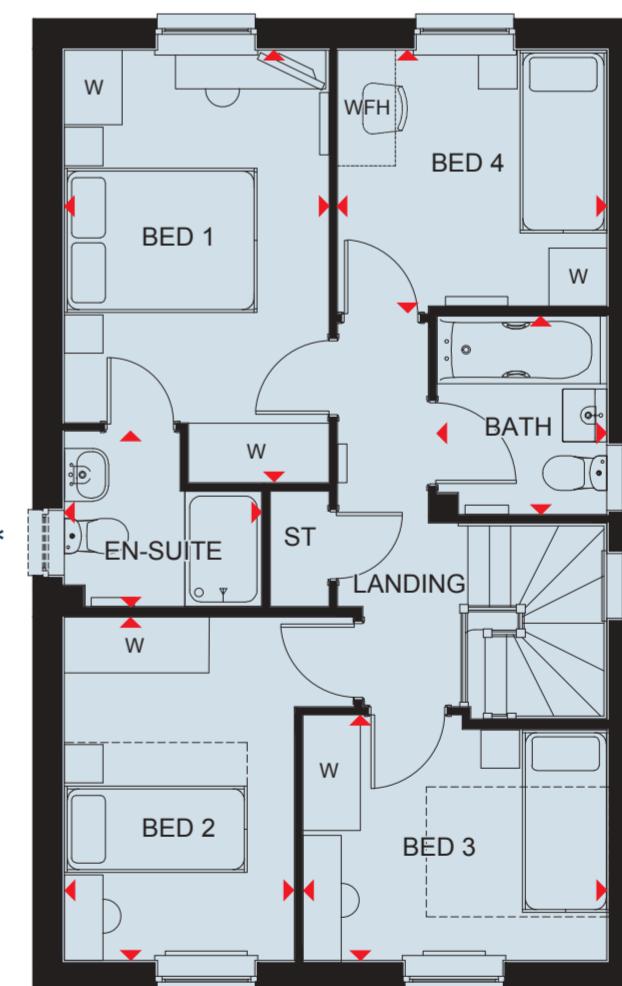


Argon-filled double-glazing



### Ground Floor

Kitchen/Dining	4763 x 5635 mm	15'6" x 18'5"
Lounge	5250 x 3163 mm	17'2" x 10'4"
WC	1634 x 1113 mm	5'4" x 3'7"
Hall	4547 x 1184 mm	14'11" x 3'10"



### First Floor

Bedroom 1	4495 x 2750 mm	14'7" x 9'0"
En Suite	1825 x 2051 mm	6'0" x 6'7"
Bedroom 2	3569 x 2389 mm	11'7" x 7'8"
Bedroom 3	2551 x 3158 mm	8'4" x 10'4"
Bedroom 4	2738 x 2797 mm	9'0" x 9'2"
Bathroom	2061 x 1765 mm	6'8" x 5'8"
Landing	3996 x 1355 mm	13'1" x 4'5"

\* Optional Window. Refer to Sales Advisor for individual plots.

### Key

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



Scan here for more details



DAVID WILSON HOMES

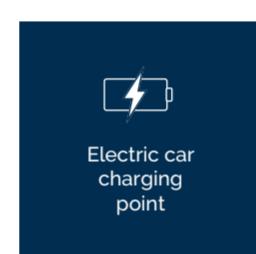
# BERNEY

## FOUR BEDROOM HOME

EDGE



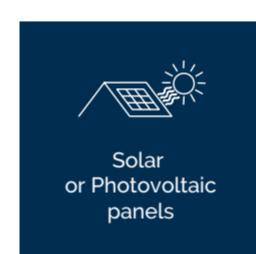
Highly-efficient insulation



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



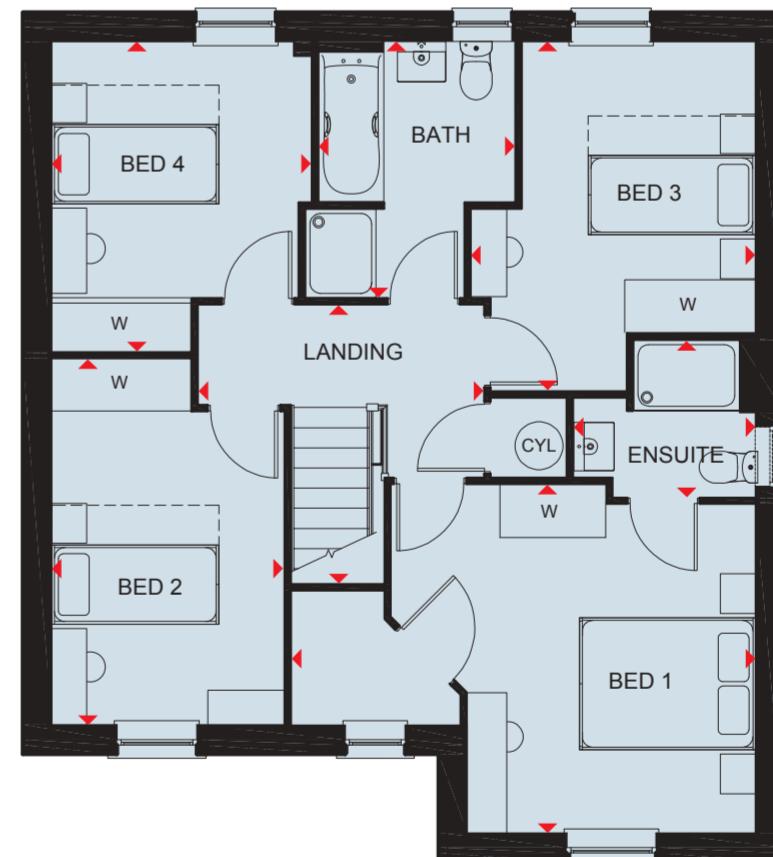
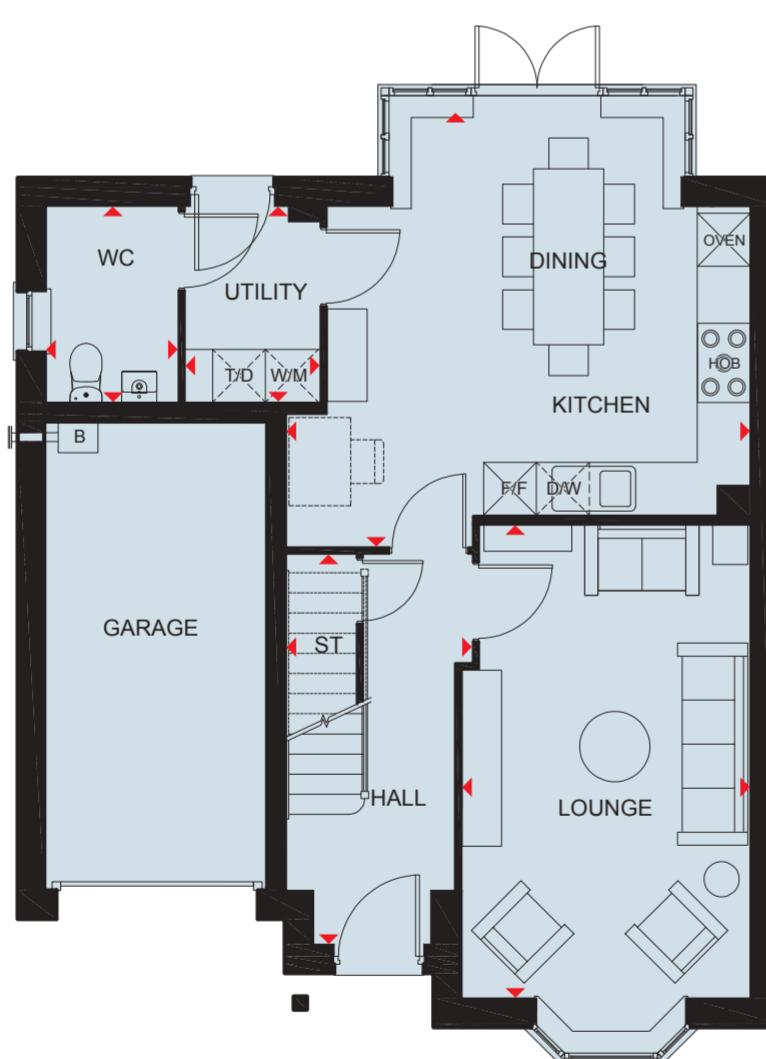
Solar or Photovoltaic panels



Waste Water Heat Recovery Systems



Argon-filled double-glazing



### Ground Floor

Lounge	5368 x 3273 mm	17'6" x 10'7"
Kitchen/Family/Dining	5271 x 4925 mm	17'3" x 16'1"
Utility	2222 x 1525 mm	7'3" x 5'0"
WC	2222 x 1492 mm	7'3" x 4'9"
Hall	4431 x 2110 mm	14'5" x 6'9"

### First Floor

Bed 1	5271 x 3954 mm	17'3" x 12'9"
En suite	2067 x 1768 mm	6'7" x 5'8"
Bed 2	4154 x 2638 mm	13'6" x 8'6"
Bed 3	3966 x 3228 mm	13'0" x 10'5"
Bed 4	3520 x 2947 mm	11'5" x 9'6"
Bath	2911 x 2227 mm	9'5" x 7'3"
Landing	3158 x 3240 mm	10'3" x 10'6"

### Key

B	Boiler	wm	Washing machine space	dw	Dishwasher space	W	Wardrobe space
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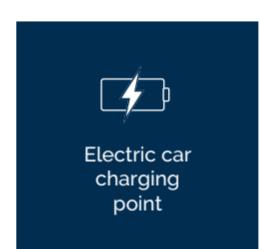
# HAMFORD

## FOUR BEDROOM HOME

EDGE



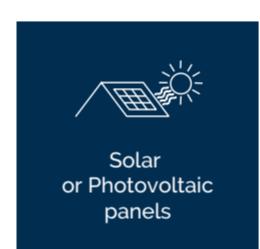
Highly-efficient insulation



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



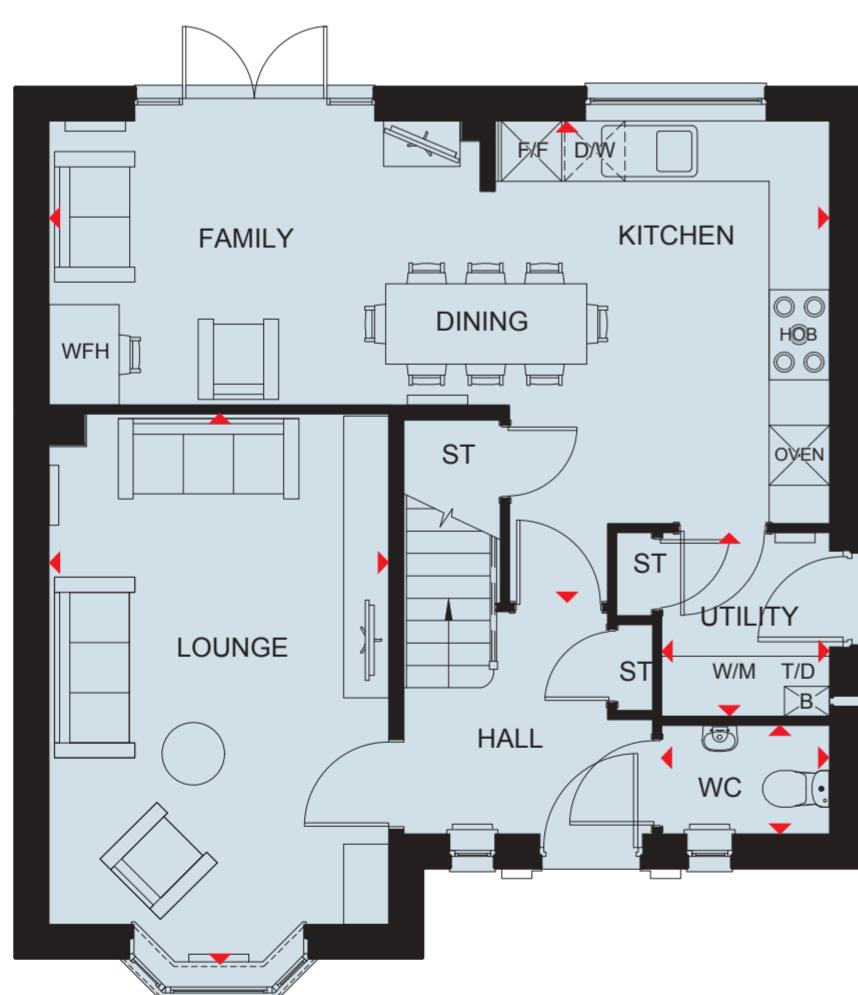
Solar or Photovoltaic panels



Waste Water Heat Recovery Systems

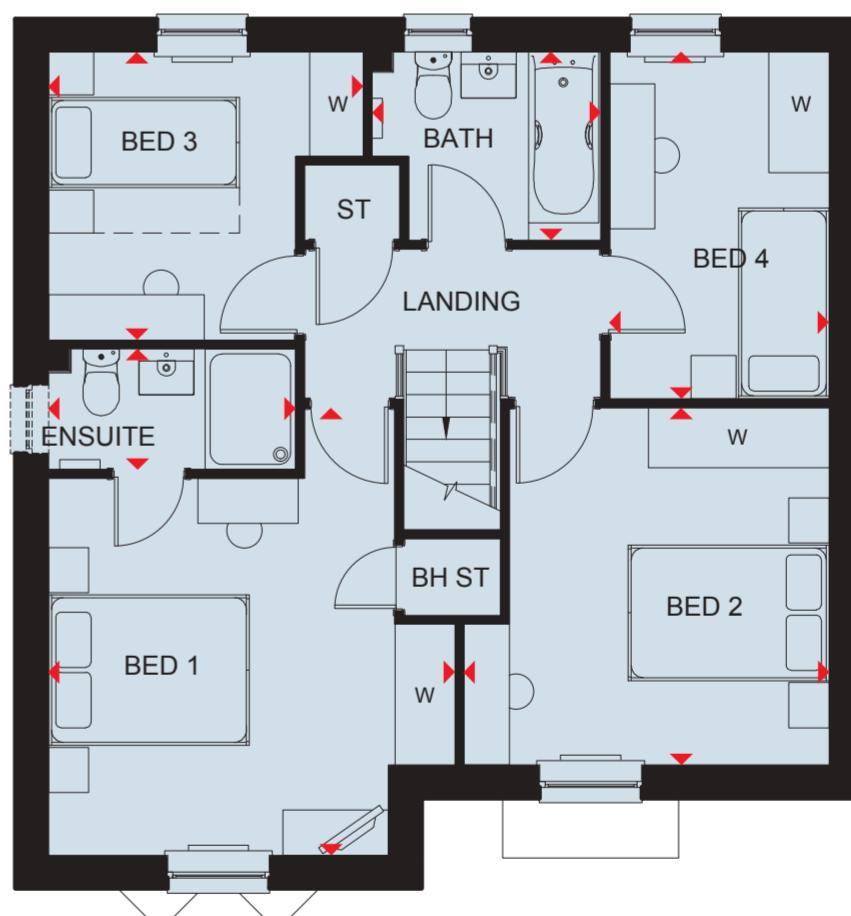


Argon-filled double-glazing



### Ground Floor

Lounge	3385 x 5480 mm	11'1" x 18'0"
Kitchen/Family/Dining	7773 x 4797 mm	25'6" x 15'9"
Utility	1672 x 1829 mm	5'6" x 6'0"
W.C	1672 x 1081 mm	5'6" x 3'7"



### First Floor

Bedroom 1	4050 x 4453 mm	13'3" x 14'7"
En-suite	2461 x 1201 mm	8'1" x 3'11"
Bedroom 2	3635 x 3553 mm	11'11" x 11'8"
Bedroom 3	3136 x 2867 mm	10'3" x 9'5"
Bedroom 4	2185 x 3452 mm	7'2" x 11'4"
Bathroom	2276 x 1876 mm	7'6" x 6'2"

### Key

B	Boiler	wm	Washing machine space	dw	Dishwasher space	W	Wardrobe space
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Scan here for more details



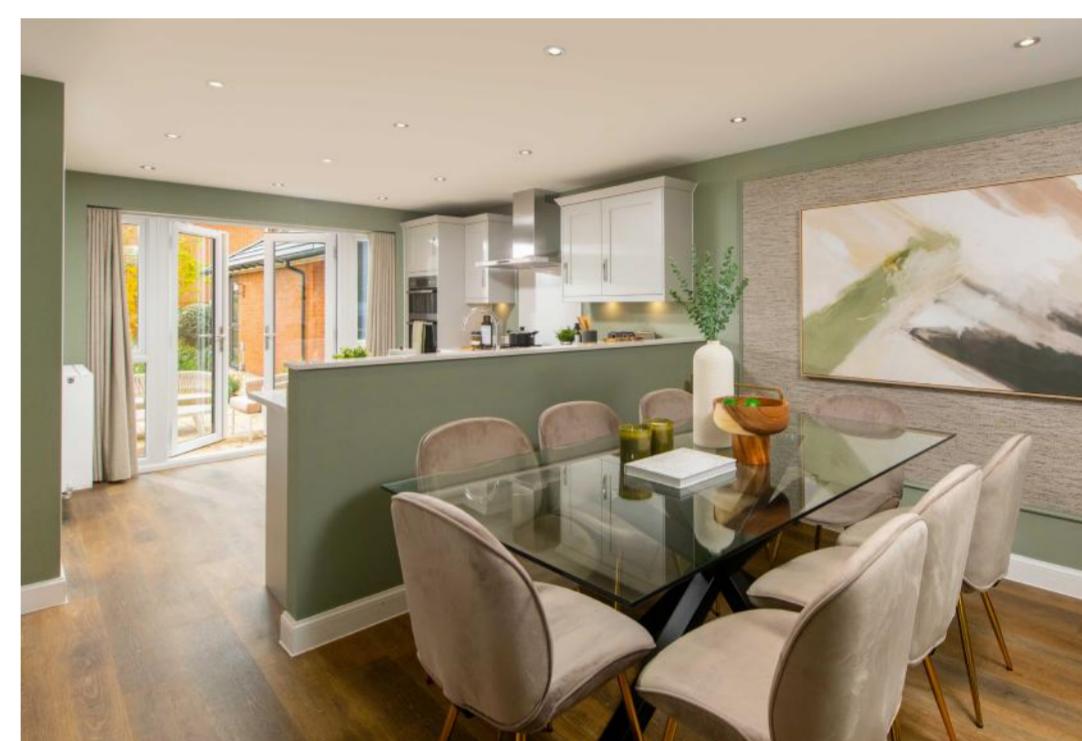
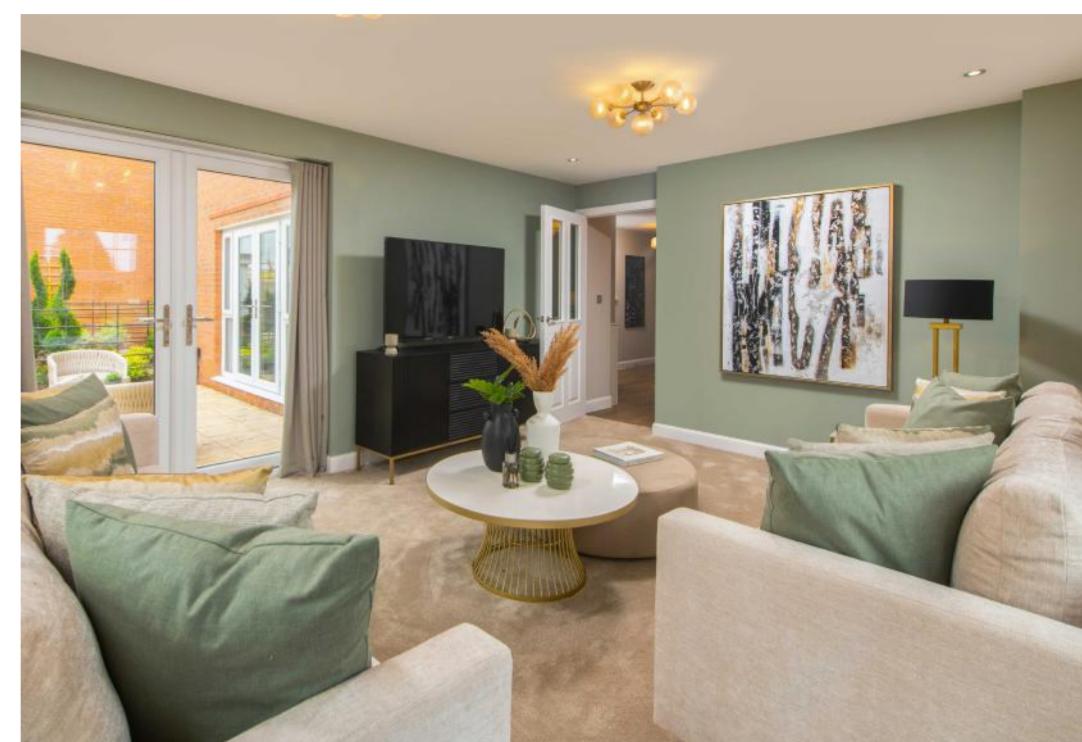
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# CONWY

## FOUR BEDROOM HOME

CORE



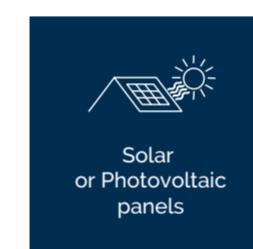
Highly-efficient insulation



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



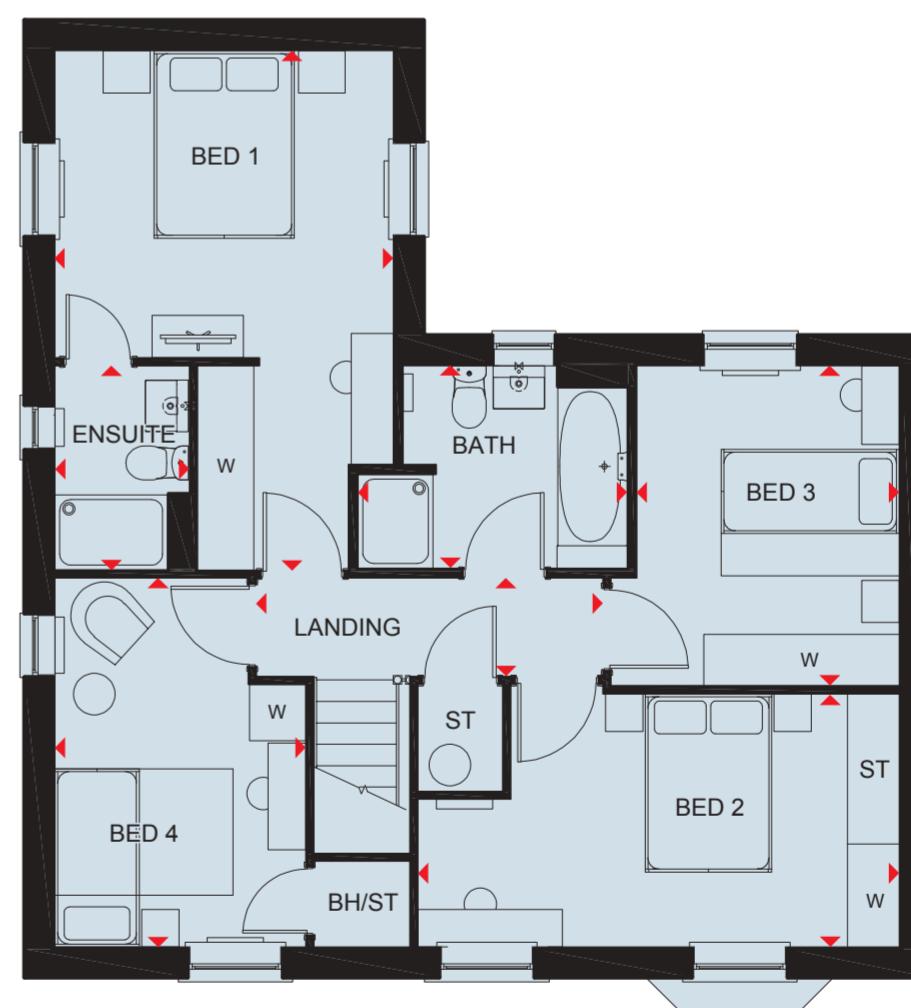
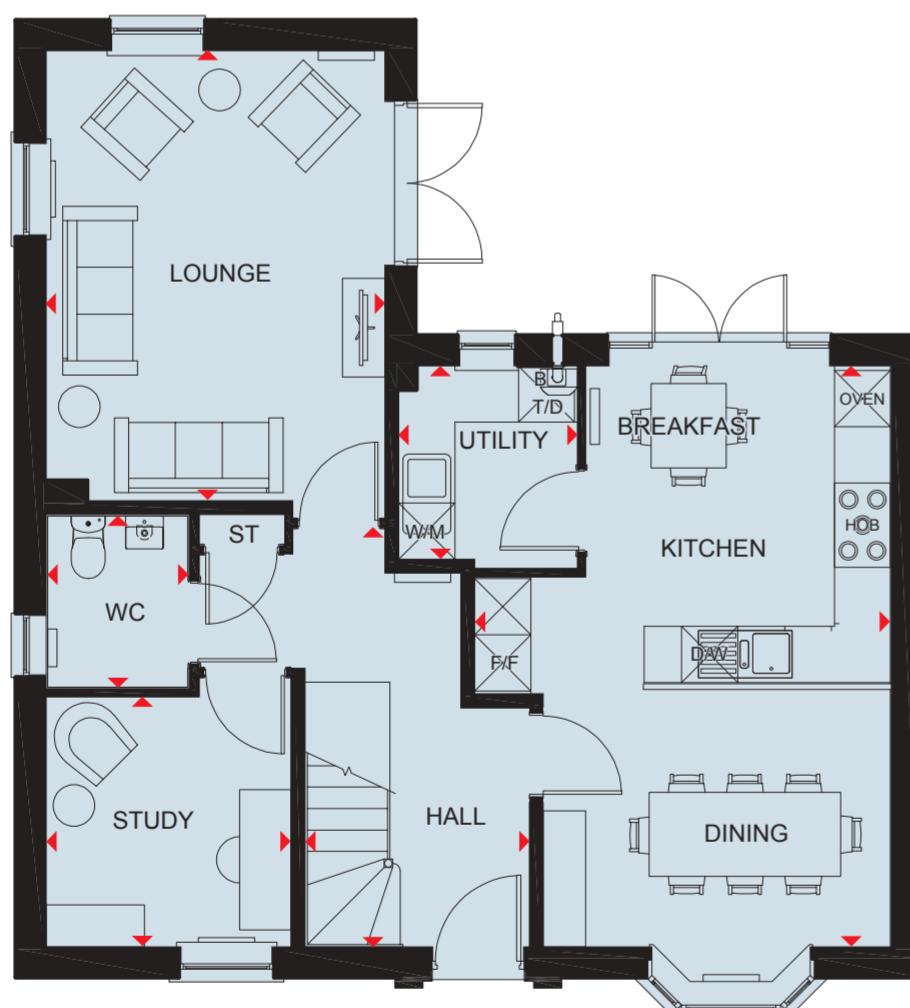
Solar or Photovoltaic panels



Waste Water Heat Recovery Systems



Argon-filled double-glazing



### Ground Floor

Lounge	4798 x 3610 mm	15'9" x 11'10"
Kitchen/B'fast/Dining	6193 x 4415 mm	20'3" x 14'6"
Utility	2158 x 1907 mm	7'1" x 6'3"
Study	2665 x 2615 mm	8'9" x 8'7"
WC	1856 x 1526 mm	6'1" x 5'0"
Hall	4472 x 2394 mm	14'8" x 7'10"

### First Floor

Bedroom 1	5543 x 3610 mm	18'2" x 11'10"
Ensuite	2177 x 1430 mm	7'2" x 4'8"
Bedroom 2	5117 x 2695 mm	16'9" x 8'10"
Bedroom 3	3411 x 2818 mm	11'2" x 9'3"
Bedroom 4	3902 x 2677 mm	12'9" x 8'9"
Bath	2872 x 2173 mm	9'5" x 7'1"
Landing	3698 x 1050 mm	12'1" x 3'5"

### Key

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