



# CHATTERIS GATE

A brand-new collection of 4 and 5-bedroom homes

# 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.

# CHATTERIS GATE

—A LOCATION LIKE NO OTHER—

Nestled in the heart of the Cambridgeshire countryside, this thoughtfully designed collection of energy-efficient 3, 4, and 5-bedroom homes offers a perfect balance of rural charm and modern living. Set within a historic market town, the development is crafted to reflect the character of the local area, with bespoke exterior finishes including brick, stone, and render.

Each home features spacious, light-filled interiors with versatile layouts, high-quality craftsmanship throughout. Whether you're growing a family or seeking a peaceful retreat, these homes are built to meet your lifestyle needs. At the heart of the community, landscaped green spaces, play areas, and nature trails create a welcoming environment for all ages. With excellent schools nearby and convenient access to Peterborough, Ely, and Cambridge, this location truly has it all.



# YOUR NEW HOME

- **The Kennett**  
3 bedroom home
- **The Avondale**  
4 bedroom home
- **The Holden**  
4 bedroom home
- **The Bradgate**  
4 bedroom home
- **The Kirkdale**  
4 bedroom home
- **The Ingleby**  
4 bedroom home
- **The Ashington**  
4 bedroom home
- **The Winstone**  
4 bedroom home
- **The Buckingham**  
5 bedroom home
- **The Lichfield**  
5 bedroom home

- SH **Show Homes**
- MS **Marketing Suite**
- BCP **Bin Collection Point**
- S/S **Sub Station**
- V **Visitor Parking Space**

-  **Bund**
-  **New Tree Line**

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

-  **Air Source Heat Pumps**  
Air Source Heat Pumps are included in every home.



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. Chatteris Gate is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.H9198 - Rev:P01

# ON YOUR DOORSTEP



- BARRATT HOMES
- DAVID WILSON HOMES
  
- Future Development
- School Site
  
- SH** Show Homes
- MS** Marketing Suite
  
- BCP Bin Collection Point
- S/S Sub Station
- V Visitor Parking Space





# HISTORY OF CHATTERIS GATE

Nestled in the heart of the Cambridgeshire Fens, Chatteris is a town steeped in history, its story stretching back to Neolithic times. Archaeological evidence reveals ancient settlements, and the town is even mentioned in the Domesday Book of 1086

For centuries, Chatteris stood as a raised island in the Great Marsh, a natural refuge surrounded by wetlands, making it an ideal location for spiritual retreat and early Christian worship.

The first known resident of Chatteris was Huna the Hermit, a chaplain to Saint Etheldreda of Ely. After her death, Huna sought solitude and prayer on what became known as Honey Hill, just north of Chatteris. His shrine became a site of healing and pilgrimage for over 300 years

In 980, Chatteris Abbey was founded by Lady Ælfwen, a devout noblewoman and foster-mother to King Edgar the Peaceful. The abbey, dedicated to St Mary, was one of only eight nunneries recorded in the Domesday Book. Though modest in wealth, it played a vital role in spiritual life and fenland agriculture, and its legacy lives on in the town's architecture and local lore

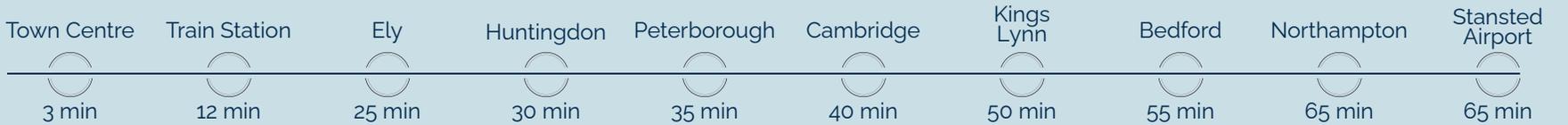
Over time, Chatteris evolved from a monastic centre into a thriving market town. Fires in the 18th and 19th centuries reshaped its architecture, but the spirit of resilience remained. Today, Chatteris blends its rich past with modern living, offering a unique sense of place where history is not just remembered, it's lived.

Chatteris Gate stands as a tribute to this enduring legacy. A place where ancient paths once crossed, now reimagined as a vibrant community for the future. The name Chatteris Gate pays homage to another chapter in the town's history, the Chatteris Ferry Tollgate. Once located on the road to Somersham, this tollgate marked a crossing over the ancient West Water river. Before the draining of the fens, this ferry was a key route into Chatteris. The tollhouse, operated by the Dyson family in the early 20th century, became a local landmark and a symbol of the town's role as a gateway between communities



# AMENITIES

— ON YOUR DOORSTEP —



Train times are based on services from Manea Station and are correct at the time of publication. Times may vary; please check with National Rail or your train operator for the latest information.





# OUR HOMES ARE BUILT BY AN AWARD WINNER

## NHBC PRIDE IN THE JOB ACCOLADE FOR THOMAS CARTER

- Independently judged, they are the best accolade a Site Manager can win
- Our\* Site Managers have won more Pride in the Job Awards than any other housebuilder for 21 years in a row
- We deliver award-winning quality year after year, so you can buy with confidence



# KEYWORKER? SAVE THOUSANDS WITH OUR DEPOSIT CONTRIBUTION SCHEME

As a thank you for the support provided to our communities, we are offering key workers a contribution towards your deposit.

With the scheme, for every £20,000 spent on the purchase price of a brand-new David Wilson Home, we will contribute £1,000 towards your deposit - up to £25,000.

Here's an example of how it works:

For a home costing £450,000 you would qualify for a contribution of £22,500.

## ARE YOU ELIGIBLE?



**NHS**



**EDUCATION**



**POLICE FORCE**



**FIRE SERVICE**



**RNLI**



**FOSTER CARERS**



**ENVIRONMENTAL  
SERVICE**



**NATIONAL  
HIGHWAYS**



**PROBATION  
SERVICE**



**LOCAL  
AUTHORITY**



**PRISON  
SERVICE**



**MINISTRY  
OF DEFENCE**

\*Full terms apply. Please speak to our sales team for further details

# HOME TO SELL?

## GUARANTEED BUYER WITH PART EXCHANGE

If you're keen to move quickly, our Part Exchange scheme might be just what you need. We could buy your current home from you, giving you peace of mind of having a guaranteed buyer.

With us as your guaranteed buyer, Part Exchange means you will avoid the hassle of being in a property chain, paying estate agent fees and you can also stay in your current home until your new one is ready.

Part Exchange makes selling your existing home and moving to your new David Wilson home quicker and easier, so you could be moving sooner than you think.



1

**No chain to worry about**



2

**Fair value for your home**



3

**Save on estate agent fees**



4

**No renting or storage**



5

**Make your move sooner**

# DEPOSIT BOOST WE COULD HELP YOU MOVE SOONER THAN YOU THINK

If you have  
a 10% deposit,  
we could  
boost it by  
a further 5%



- 85% Mortgage  
£306,000
- 10% Customer's  
Deposit  
£36,000
- 5% David Wilson  
Homes Deposit Boost

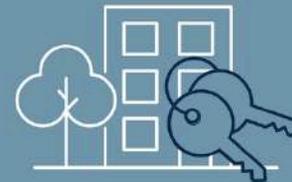
Example home value  
£360,000



Available to first-time  
buyers and existing  
homeowners



We could boost  
your deposit by 5%



So you would  
need a smaller  
mortgage

# HOME TO SELL? WE COULD PAY YOUR ESTATE AGENT FEES AND HELP YOU SELL

Make your move to your new David Wilson Home easier with Movemaker - also known as assisted move. We'll help you arrange your sale – and we'll pay the estate agent fees\*.

Buying a new home is an exciting time in your life, but we understand it can also be a stressful period. You can rest assured that David Wilson Homes will be with you every step of the way, and with our Movemaker scheme, we will help to ensure you have a less stressful experience when you move.



## Step 1

Reserve your dream home and then complete your Movemaker application



## Step 2

Once completed we will take your new home off the market



## Step 3

After 2 independent valuations, we'll agree on an asking price for your existing home



## Step 4

We'll appoint an estate agent to handle the entire sale of your property



## Step 5

We'll cover any estate agent fees



## Step 6

You can move into your spacious new home

# THE KENNETT

THREE BEDROOM HOME





A/B EPC rating



Smart Thermostat



Argon-filled double-glazing



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



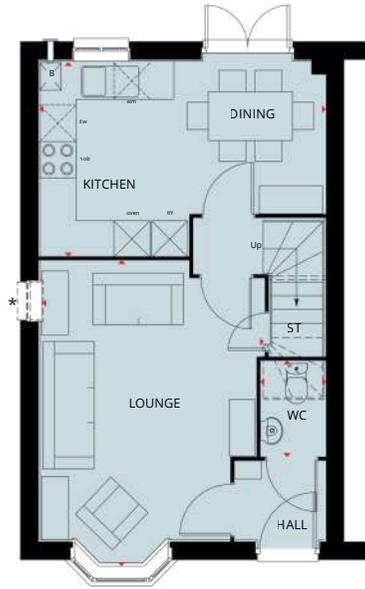
Air Source Heat Pump



Underfloor heating

# THE KENNETT

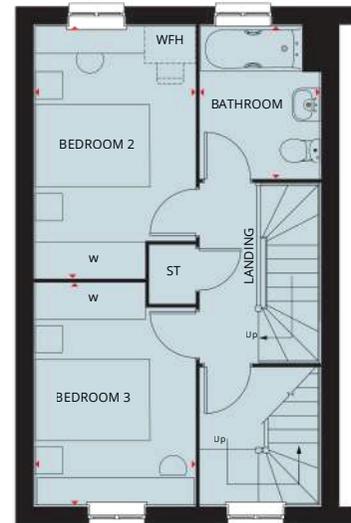
## THREE BEDROOM HOME



### 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	

# THE ASHINGTON

FOUR BEDROOM HOME





A/B EPC rating



Argon-filled double-glazing



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



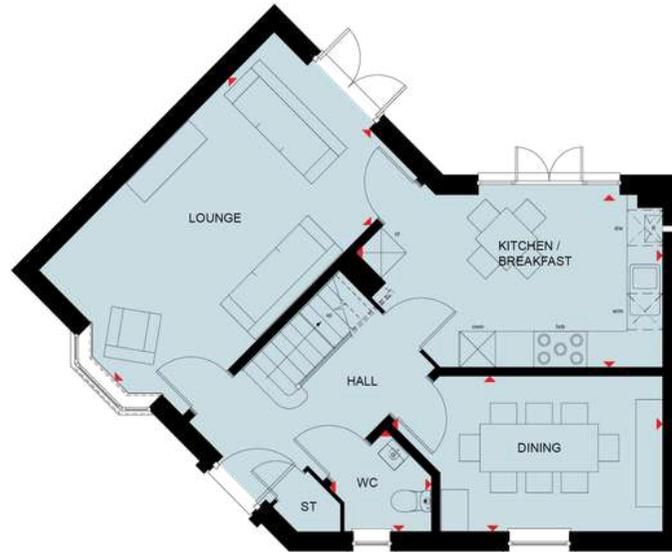
Air Source Heat Pump



Underfloor heating

# THE ASHINGTON

## FOUR BEDROOM HOME



### Ground Floor

Lounge	6027 x 3442 mm	19'9" x 11'3"
Kitchen/Dining	5177 x 2887 mm	16'11" x 9'5"
Study	4580 x 2603 mm	15'0" x 8'6"
Utility	1720 x 1691 mm	5'8" x 5'6"
WC		



### First Floor

Bedroom 1	3539 x 3821 mm	11'7" x 12'6"
En Suite	2279 x 1398 mm	7'6" x 4'7"
Bedroom 2	3509 x 3504 mm	11'6" x 11'6"
Bedroom 3	4248 x 3447 mm	13'11" x 11'3"
Bedroom 4	2343 x 2519 mm	7'8" x 8'3"
Bathroom	2805 x 2012 mm	9'2" x 6'7"

### Key

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

# THE INGLEBY

FOUR BEDROOM HOME





A/B EPC rating



Argon-filled double-glazing



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



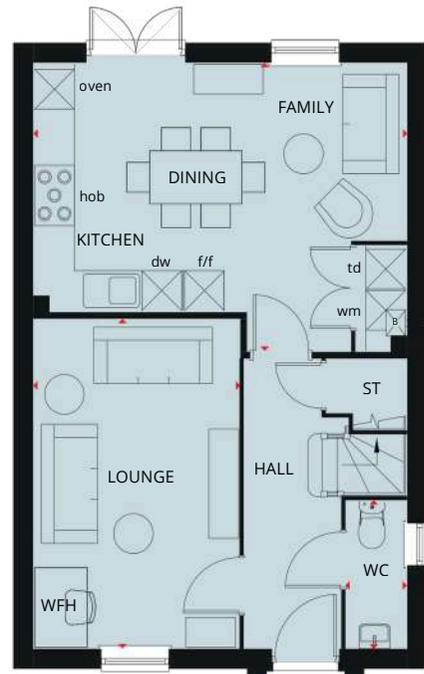
Air Source Heat Pump



Underfloor heating

# THE INGLEBY

## FOUR BEDROOM HOME



### Ground Floor

Lounge	4925 x 3095 mm	16'2" x 10'2"
Kitchen/Family/Dining	5365 x 4295 mm	18'6" x 14'1"
WC	2206 x 900 mm	7'3" x 2'11"

### First Floor

Bedroom 1	3797 x 2800 mm	12'6" x 9'2"
En suite	1962 x 1800 mm	6'5" x 5'11"
Bedroom 2	3587 x 2800 mm	11'9" x 9'2"
Bedroom 3	2747 x 2073 mm	9'0" x 6'9"
Bedroom 4	2747 x 2181 mm	9'0" x 7'1"
Bathroom	2179 x 1700 mm	7'2" x 5'7"

### 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	

# THE KIRKDALE

FOUR BEDROOM HOME





A/B EPC rating



Argon-filled double-glazing



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



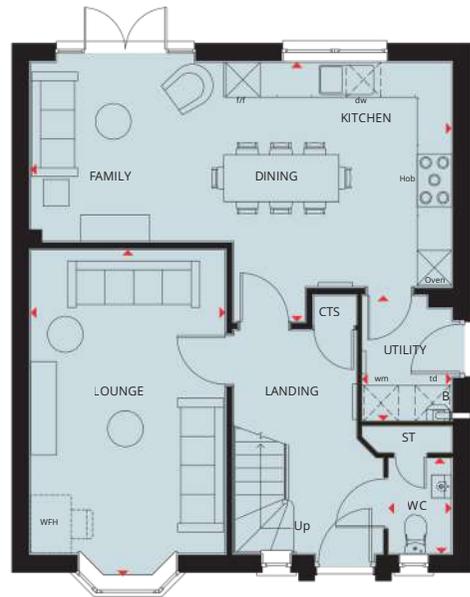
Air Source Heat Pump



Underfloor heating

# THE KIRKDALE

## FOUR BEDROOM HOME



### Ground Floor

Lounge	3380 x 5617 mm	11'1" x 18'5"
Kitchen/Family/		
Dining	7318 x 4460 mm	24'0" x 14'8"
Utility	1561 x 2150 mm	5'1" x 7'1"
WC	1095 x 1650 mm	3'7" x 5'5"



### First Floor

Bedroom 1	3885 x 4119 mm	12'9" x 13'6"
En Suite	1425 x 2300 mm	4'8" x 7'7"
Bedroom 2	3350 x 4119 mm	11'0" x 13'6"
Bedroom 3	3447 x 3043 mm	11'4" x 10'0"
Bedroom 4	2725 x 3643 mm	8'11" x 12'0"
Bathroom	1987 x 2010 mm	6'6" x 6'7"

### Key

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

# THE BRADGATE

FOUR BEDROOM HOME





A/B EPC rating



Argon-filled double-glazing



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



Air Source Heat Pump



Underfloor heating

# THE BRADGATE

FOUR BEDROOM HOME



## Ground Floor

Lounge	4994 x 3653 mm	16'5" x 12'0"
Kitchen/Dining/	8673 x 4992 mm	28'5" x 16'5"
Family	2762 x 2285 mm	9'1" x 7'6"
Study	1688 x 1725 mm	5'6" x 5'8"
Utility	1614 x 987 mm	5'4" x 3'3"
WC		

## 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

# THE HOLDEN

FOUR BEDROOM HOME





A/B EPC rating



Argon-filled double-glazing



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



Air Source Heat Pump



Underfloor heating

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

# THE AVONDALE

FOUR BEDROOM HOME





A/B EPC rating



Argon-filled double-glazing



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



Air Source Heat Pump



Underfloor heating

# THE AVONDALE

## FOUR BEDROOM HOME



### Ground Floor

Lounge	5488 x 3605 mm	18'0" x 11'10"
Kitchen/Breakfast/Dining	6590 x 4415 mm	21'7" x 14'6"
Utility	2060 x 1761 mm	6'9" x 5'9"
Study	2878 x 2488 mm	9'5" x 8'2"
WC	1768 x 975 mm	5'10" x 3'2"

### First Floor

Bedroom 1	5585 x 3605 mm	18'3" x 11'10"
Ensuite	2222 x 1433 mm	7'3" x 4'8"
Bedroom 2	5225 x 2792 mm	17'1" x 9'2"
Bedroom 3	3563 x 3308 mm	11'8" x 10'10"
Bedroom 4	3853 x 2547 mm	12'7" x 8'4"
Bathroom	2871 x 1927 mm	9'5" x 6'4"

### Key

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

# THE WINSTONE

FOUR BEDROOM HOME





A/B EPC rating



Argon-filled double-glazing



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



Air Source Heat Pump



Underfloor heating

# THE WINSTONE

## FOUR BEDROOM HOME



### Ground Floor

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

\* 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
ST	Store	dw	Dishwasher space	td	Tumble dryer space



### 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

W	Wardrobe space
◀▶	Dimension location





A/B EPC rating



Argon-filled double-glazing



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



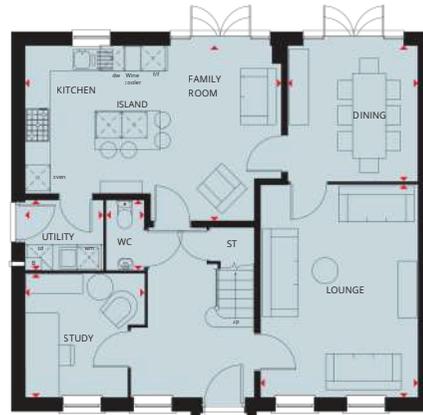
Air Source Heat Pump



Underfloor heating

# THE BUCKINGHAM

## FIVE BEDROOM HOME



### Ground Floor

Lounge	5050 x 3745 mm	16'7" x 12'4"
Kitchen/Family/Breakfast	6125 x 4146 mm	20'1" x 13'7"
Dining	3201 x 3095 mm	10'6" x 10'2"
Dining	2940 x 2850 mm	9'8" x 9'4"
Study	1861 x 1661 mm	6'1" x 5'5"
Utility	1661 x 900 mm	5'5" x 2'11"
WC		



### First Floor

Bedroom 1	5062 x 3785 mm	16'7" x 12'5"
Dressing	3189 x 1905 mm	10'6" x 6'3"
En suite	3189 x 2004 mm	10'6" x 6'7"
Bedroom 4	4725 x 3213 mm	15'6" x 10'6"
Bedroom 5	3504 x 3521 mm	11'6" x 11'7"
Bathroom	3189 x 1969 mm	10'6" x 6'5"



### Second Floor

Bedroom 2	6254* x 3812 mm	20'6"* x 12'6"
Bedroom 3	6254* x 4102 mm	20'6"* x 13'5"
Bathroom 2	2775 x 2610* mm	9'1" x 8'7"*

\* Overall floor dimension includes lowered ceiling areas

### 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





A/B EPC rating



Argon-filled double-glazing



Electric car charging point



Decentralised mechanical extract ventilation (d-MEV)



Air Source Heat Pump



Underfloor heating

# THE LICHFIELD

## FIVE BEDROOM HOME



### Ground Floor

Lounge	5072 x 4275 mm	16'8" x 14'0"
Kitchen/Family/Breakfast	7108 x 3768 mm	23'4" x 12'4"
Utility	2500 x 1670 mm	8'2" x 5'6"
Dining	3543 x 2994 mm	11'7" x 9'9"
Study	3605 x 2534 mm	11'9" x 8'4"
WC	1675 x 1016 mm	5'6" x 3'4"

### First Floor

Bedroom 1	5077 x 4275 mm	16'8" x 14'0"
Dressing	2994 x 2249 mm	9'10" x 7'5"
En Suite	2994 x 2500 mm	9'10" x 8'2"
Bedroom 4	4296 x 3848 mm	14'1" x 12'8"
Bedroom 5	4443 x 3511 mm	14'7" x 11'6"
Bathroom 1	2707 x 3069 mm	8'11" x 10'1"

### Second Floor

Bedroom 2	6330 * x 5102 mm	20'9" * x 16'8"
Bedroom 3	6330 * x 4329 mm	20'9" * x 14'3"
Bathroom 2	3563 x 1733 * mm	11'8" * x 5'8"

\* Overall floor dimension includes lowered ceiling areas

### 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

# 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 • Registered Social Landlord Homes • Fences • Carpets and floor coverings • Wear and tear • Failure to maintain • Your own alterations • Wilful damage

# 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.

Nothing in this code affects any other rights the customer has by law and does not replace any legislation that applies to the new home. Customers do not have to make a complaint to the New Homes Ombudsman Service if they are not satisfied with a matter that is covered by the code. They may decide to take other action, such as through the civil courts or other ombudsman or regulator.

