



SYCAMORE

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GRANGE

CROSSFORD

# 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.

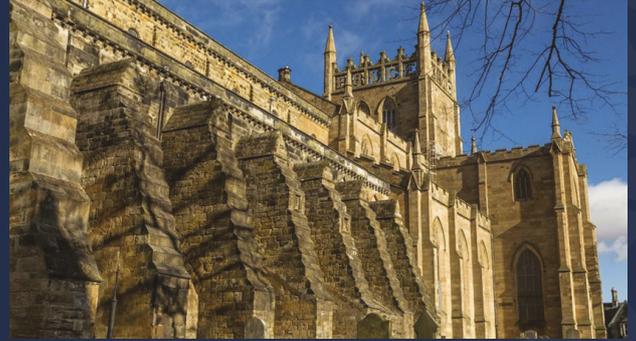


**DAVID WILSON HOMES**

WHERE QUALITY LIVES



# SYCAMORE GRANGE



## Welcome to Sycamore Grange

A collection of new homes in the charming town of Crossford, nestled in between Dunfermline and Kincardine Bridge in historical Fife.

Crossford will suit a wide range of buyers, due to its good schooling nearby, including Crossford Primary school which is within walking distance of home.

Golfers are spoilt for choice, with Dunfermline Golf Course directly opposite the development, and high-end Forrester Resort just a 5 minute drive away.

There's plenty of amenities nearby, including local stores, plentiful shops and restaurants, bars and cafes.

Weekends could be spent strolling through the picturesque Crossford Burn exploring the local nature, or exploring the amenities that neighbouring Dunfermline has to offer.

Whatever it is you're looking for in your new home, our 4 & 5 bedroom homes at Sycamore Grange are designed to offer exactly that.

- **The Ballater**  
4 bedroom detached home
- **The Craighall**  
4 bedroom detached home
- **The Brechin**  
4 bedroom detached home
- **The Glenbervie**  
4 bedroom detached home
- **The Deeside**  
5 bedroom detached home
- **The Colville**  
4 bedroom detached home
- **Affordable Housing**
  
- SH **Show Home**
- MS **Marketing Suite**
  
- P/S **Pumping Station**
- S/S **Sub Station**



- Play Area**
- New Tree Line**
- Existing Trees**
- Sustainable Drainage System**
- Giving nature a home on this development:**
- Swift Poles**
- Hedgehog Highway**
- Bat Box**
- Bug Hotel**

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



See the Difference at [dwh.co.uk](http://dwh.co.uk)



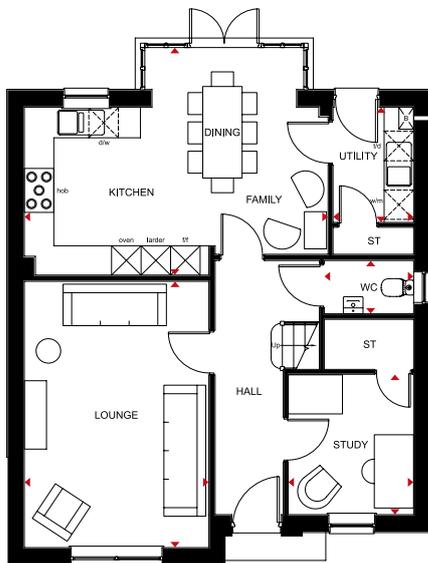
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WHERE QUALITY LIVES

# THE BALLATER

## FOUR BEDROOM DETACHED HOME

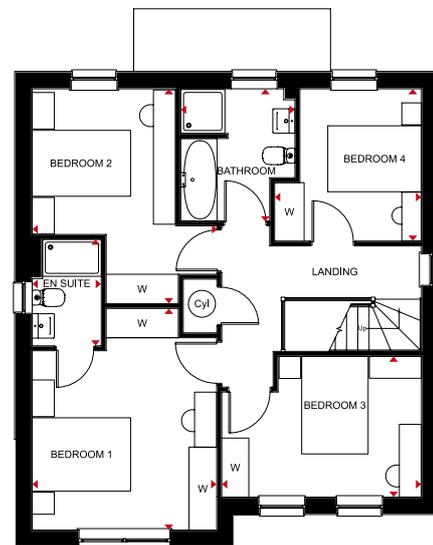


With a bright kitchen/family space which opens onto your garden through French doors and a spacious lounge, the Ballater is perfect for modern living. 4 double bedrooms upstairs – then main bedroom with en suite shower room – provide you with comfort for all.



### Ground Floor

Lounge	5453 x 3750 mm	17'11" x 12'4"
Kitchen/Dining	6173 x 4660 mm	20'3" x 15'3"
Utility	2360 x 1639 mm	7'9" x 5'5"
Study	2874 x 2550 mm	9'5" x 8'4"
WC	1817 x 1090 mm	6'0" x 3'7"



### First Floor

Bedroom 1	4539 x 3750 mm	14'11" x 12'4"
En suite	2181 x 1405 mm	7'2" x 4'7"
Bedroom 2	4399 x 3753 mm	14'5" x 12'4"
Bedroom 3	4060 x 2884 mm	13'4" x 9'6"
Bedroom 4	3119 x 2985 mm	10'3" x 9'9"
Bathroom	2708 x 2326 mm	8'11" x 7'8"

### Key

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

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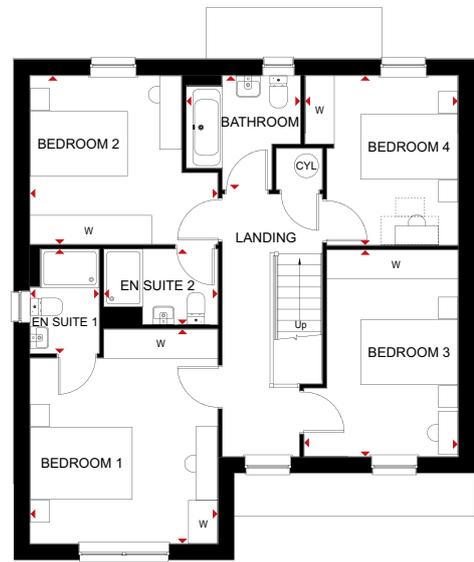
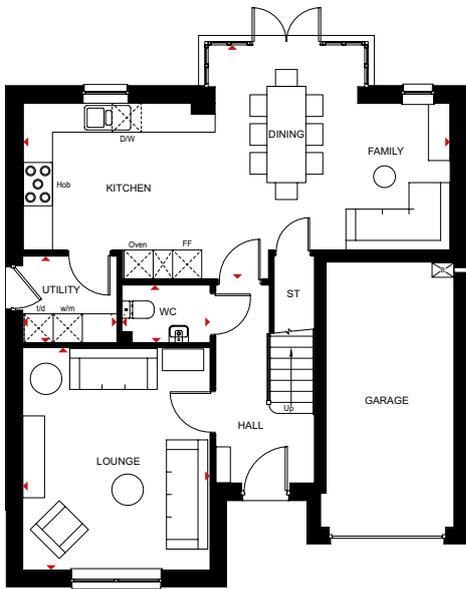
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# THE CRAIGHALL

## FOUR BEDROOM DETACHED HOME



Enjoy light-filled spaces in the Craighall with a glazed bay in the kitchen and French doors out to your garden. Four double bedrooms upstairs – the main with en suite shower room – provide you with flexibility.



### Ground Floor

Lounge	3860 x 4621 mm	12'8" x 15'2"
Kitchen/Family/Dining	8797 x 4858 mm	28'10" x 15'11"
Utility	1940 x 1798 mm	6'4" x 5'11"
WC	1818 x 1198 mm	6'0" x 3'11"

### First Floor

Bedroom 1	4448 x 3860 mm	14'7" x 12'8"
En suite 1	2166 x 1418 mm	7'1" x 4'8"
Bedroom 2	3860 x 3498 mm	12'8" x 11'6"
En suite 2	2342 x 1566 mm	7'8" x 5'2"
Bedroom 3	4300 x 3169 mm	14'1" x 10'5"
Bedroom 4	3518 x 3146 mm	11'7" x 10'4"
Bathroom	2360 x 2348 mm	7'9" x 7'8"

### Key

B	Boiler	w/m	Washing machine space	f/f	Fridge/freezer space	CYL	Cylinder	↔	Dimension location
ST	Store	d/w	Dishwasher space	t/d	Tumble dryer space	W	Wardrobe space		

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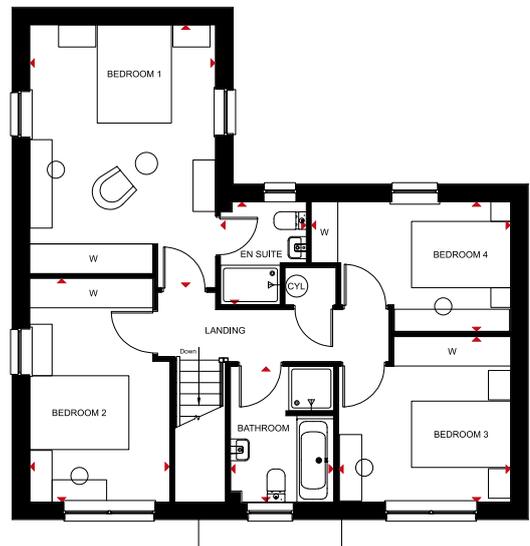
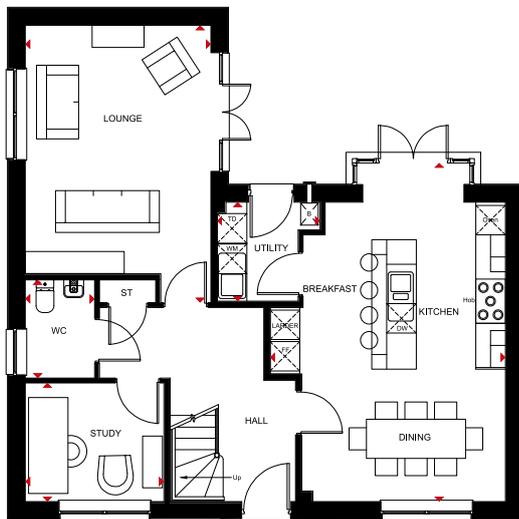
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# THE BRECHIN

## FOUR BEDROOM DETACHED HOME



With two sets of French doors leading out to your garden and a bright open-plan layout, the Brechin is perfect for entertaining. Upstairs you'll have 4 double bedrooms – the main with en suite shower room – and combined with a separate study downstairs you'll have plenty of space for the whole family.



### Ground Floor

Lounge	5625 x 3748 mm	18'5" x 12'4"
Kitchen/Dining	6867 x 4754 mm	22'6" x 15'7"
Utility	2079 x 2014 mm	6'10" x 6'7"
Study	2801 x 2417 mm	9'2" x 7'11"
WC	1995 x 1398 mm	6'7" x 4'7"

### First Floor

Bedroom 1	5346 x 3749 mm	17'6" x 12'4"
En suite	2097 x 1732 mm	6'11" x 5'8"
Bedroom 2	4552 x 2827 mm	14'11" x 9'3"
Bedroom 3	3474 x 3368 mm	11'5" x 11'1"
Bedroom 4	4029 x 2645 mm	13'3" x 8'8"
Bathroom	2761 x 2087 mm	9'1" x 6'10"

### Key

B	Boiler	w/m	Washing machine space	f/f	Fridge/freezer space	CYL	Cylinder	↔	Dimension location
ST	Store	d/w	Dishwasher space	t/d	Tumble dryer space	W	Wardrobe space		

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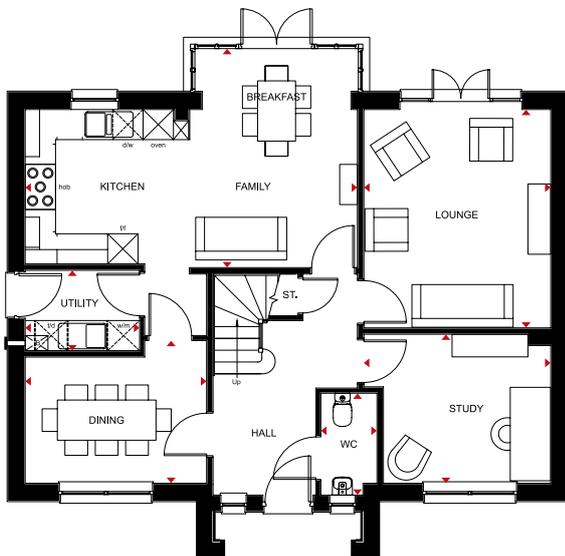
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# THE GLENBERVIE

## FOUR BEDROOM DETACHED HOME

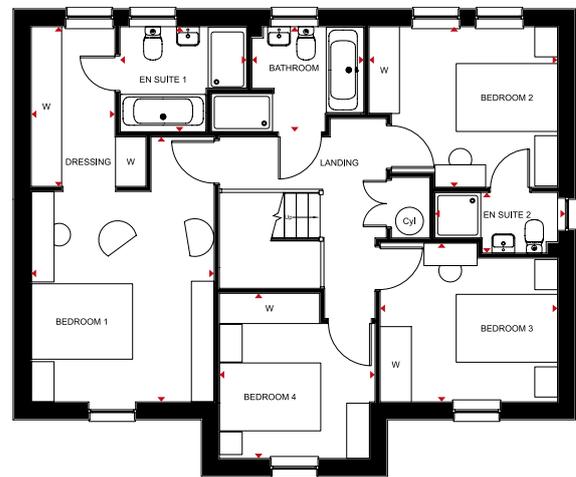


Enjoy space and elegance in the Glenbervie with a large lounge, open-plan kitchen, separate dining room and dedicated study. Upstairs, 2 of your 4 double bedrooms benefit from en suites, with the main bedroom also featuring a dressing area.



### Ground Floor

Lounge	4349 x 3693 mm	14'3" x 12'1"
Kitchen/Family/Breakfast	6566 x 5691 mm	21'7" x 18'8"
Utility	2262 x 1600 mm	7'5" x 5'3"
Dining	3585 x 2842 mm	11'9" x 9'4"
Study	3693 x 2968 mm	12'1" x 9'9"
WC	2028 x 1109 mm	6'8" x 3'8"



### First Floor

Bedroom 1	5271 x 3611 mm	17'3" x 11'10"
Dressing	3176 x 2264 mm	10'5" x 7'5"
En suite 1	2503 x 2092 mm	8'3" x 6'10"
Bedroom 2	3721 x 3197 mm	12'2" x 10'6"
En suite 2	2422 x 1205 mm	7'11" x 3'11"
Bedroom 3	3502 x 3161 mm	11'6" x 10'4"
Bedroom 4	3283 x 3073 mm	10'9" x 10'1"
Bathroom	3015 x 2092 mm	9'11" x 6'10"

### Key

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

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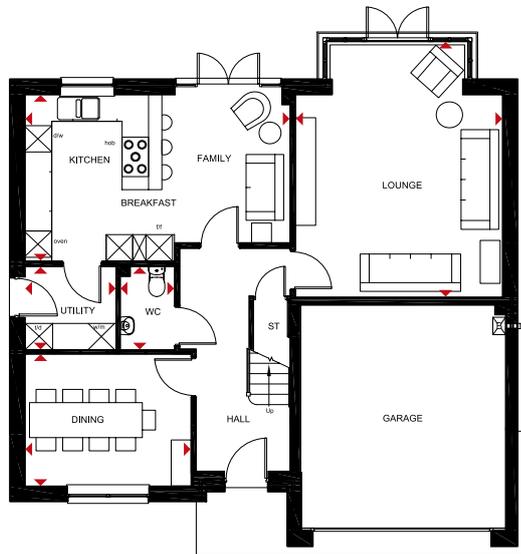
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# THE DEESIDE

## FIVE BEDROOM DETACHED HOME



Designed for space and comfort, the Deeside combines a bright kitchen/family area with separate lounge, which both open onto your garden. Upstairs provides flexible living options with 4 double bedrooms – 2 with en suite shower rooms – and a single bedroom offering the option of a home office or dressing room. A separate dining room, utility room, WC and spacious garage enhance your home.



### Ground Floor

Lounge	5796 x 4671 mm	19'0" x 15'4"
Kitchen/Family/Breakfast	5988 x 3784 mm	19'8" x 12'5"
Utility	2052 x 1892 mm	6'9" x 6'2"
Dining	3750 x 3002 mm	12'4" x 9'10"
WC	1892 x 1225 mm	6'2" x 4'0"



### First Floor

Bedroom 1	4199 x 3750 mm	13'9" x 12'4"
En suite 1	2515 x 2238 mm	8'3" x 7'4"
Bedroom 2	4696 x 3196 mm	15'5" x 10'6"
En suite 2	1839 x 1733 mm	6'0" x 5'8"
Bedroom 3	4460 x 3589 mm	14'8" x 11'9"
Bedroom 4	4627 x 3893 mm	15'2" x 12'9"
Bedroom 5	2942 x 2034 mm	9'8" x 6'8"
Bathroom	2772 x 2235 mm	9'1" x 7'4"

### Key

B	Boiler	w/m	Washing machine space	f/f	Fridge/freezer space	WFH	Working from home space	CYL	Cylinder
ST	Store	d/w	Dishwasher space	t/d	Tumble dryer space	W	Wardrobe space	↔	Dimension location

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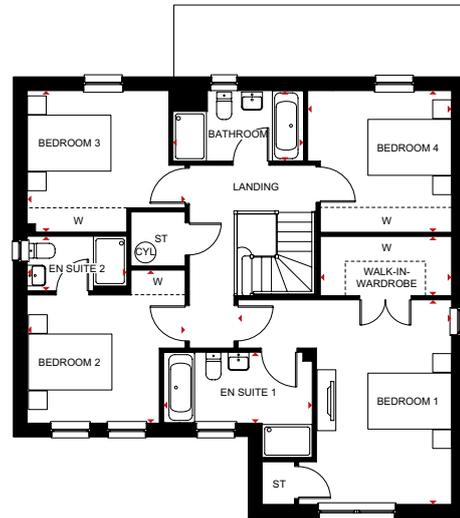
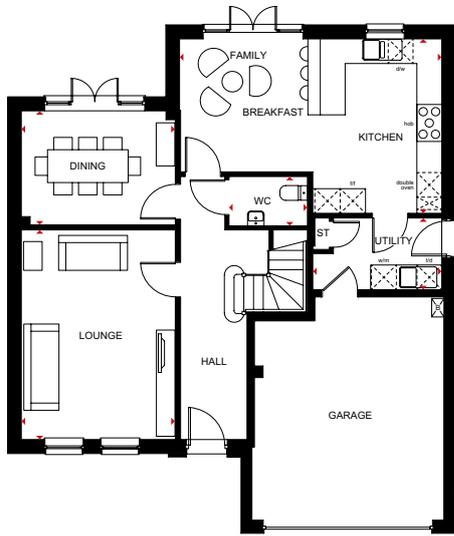
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# THE COLVILLE

## FOUR BEDROOM DETACHED HOME



This impressive family home is designed for modern living with a spacious lounge, and a dining room with access to the rear garden. The hub of the home is a generous open-plan kitchen with breakfast and family areas also leading to the garden via French doors. A utility room adjacent to the kitchen has convenient access to the integral double garage. An elegant main bedroom with walk-in wardrobe and full en suite is upstairs, along with three further double bedrooms and a family bathroom with separate shower.



### Ground Floor

Lounge	5106 x 3722 mm	16'9" x 12'3"
Kitchen/Family/Breakfast	6337 x 4249 mm	20'9" x 13'11"
Utility	3118 x 1744 mm	10'3" x 5'9"
Dining	2778 x 3722 mm	9'2" x 12'3"
WC	1896 x 1200 mm	6'3" x 3'11"

### Key

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

### First Floor

Bedroom 1	4936 x 5113 mm	16'2" x 16'10"
En suite 1	3562 x 1712 mm	11'8" x 5'7"
Walk in Wardrobe	3143 x 1430 mm	10'4" x 4'8"
Bedroom 2	3693 x 3784 mm	12'1" x 12'5"
En suite 2	2385 x 1316 mm	7'10" x 4'4"
Bedroom 3	3783 x 3415 mm	12'5" x 11'2"
Bedroom 4	3418 x 3446 mm	11'3" x 11'4"
Bathroom	3125 x 1700 mm	10'3" x 5'7"

# CREATING A SUSTAINABLE COMMUNITY

WHERE FAMILIES AND NATURE CAN THRIVE

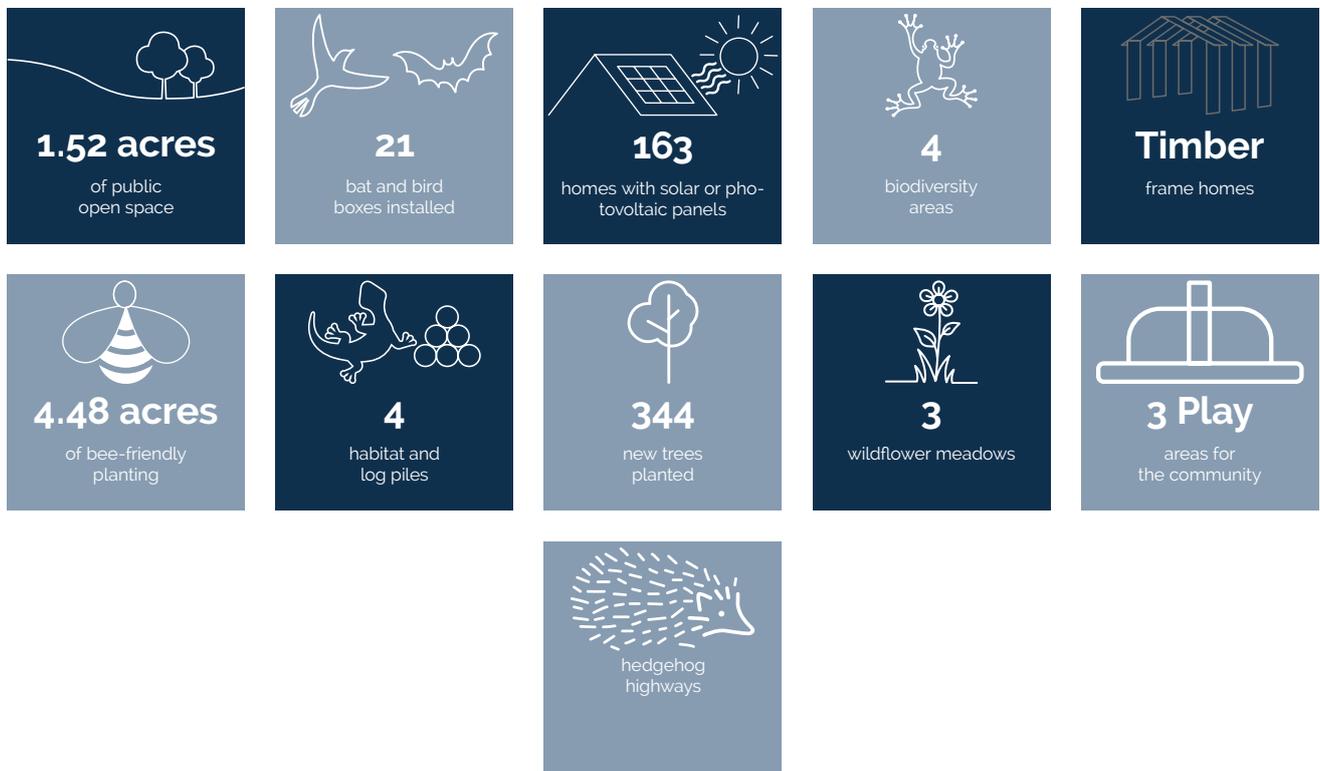


Throughout the planning process before starting build, we consider where we can introduce nature and where we can strengthen it.

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.



# 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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