

CASTLE SYKE GRANGE

PONTEFRACT

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



— THE DIFFERENCE IS LIVING AT —

CASTLE SYKE GRANGE



A FANTASTIC LOCATION

Discover the beauty of Castle Syke Grange, an exclusive collection of luxury homes located on the edge of the charming town of Pontefract. This prestigious development features high-specification homes overlooking the stunning countryside, offering a serene and tranquil lifestyle. Castle Syke Grange is nestled in the picturesque surroundings of Ackworth Road, Pontefract, offering a wealth of outdoor activities such as walking, cycling, whilst enjoying the beautiful countryside.



CONVENIENT LIVING

Castle Syke Grange is ideally located for easy commutes to Wakefield and Leeds, with excellent local amenities and top-rated schools just a stone's throw away. Pontefract boasts a fantastic range of local amenities, including shops, pubs, and restaurants. You will find a variety of supermarkets, including Tesco and Morrisons, just a short drive from your new home. Additionally, you will be within easy reach of local health and leisure facilities such as Aspire@ThePark.



MODERN DESIGN

As a quality, award-winning homebuilder, we're proud to create homes that are built to last and adapt to modern life. We understand the significance of multi-functional space, access to the outdoors and quality interior design. That's why our homes benefit from adaptable living space for working from home, open-plan layouts, French doors to bring the outside in and fully turfed gardens.



— CASTLE SYKE GRANGE LOCAL AMENITIES —

DOCTORS

Pontefract Health Centre - Stuart Road, Pontefract WF8 4PQ

DENTISTS

Pontefract Dental Practice - 2 Southgate, Pontefract WF8 1NT

HOSPITAL

Pontefract Hospital - Friarwood Lane, Pontefract WF8 1PL

PHARMACIES

Medichem Pharmacy - Stuart Road, Pontefract WF8 4PQ
Boots Pharmacy - 23-25 Market Place, Pontefract WF8 1AG

OPTICIANS

Specsavers Opticians - 21 Salter Row, Pontefract WF8 1BA

POST OFFICE

Pontefract Post Office, 37-39 Market Place, Pontefract WF8 1AG

VETS

Greenwood & Brown Veterinary Clinics Ltd - 23 Mill Hill Road, Pontefract WF8 4HR

NURSERIES

Little Acorns Day Nursery - 2 Southgate, Pontefract WF8 1NT
Busy Bees Day Nursery - Halfpenny Lane, Pontefract WF8 4AY

SCHOOLS

Larks Hill Junior & Infants School - Larks Hill, Pontefract WF8 4RJ
The Rookeries Carleton Junior, Infant and Nursery School, 134 Carleton Road, Pontefract WF8 3NP
Carleton Park Junior and Infant School, Pontefract WF8 3PT
The Kings School, Mill Hill Lane, Pontefract WF8 4JF
Carleton High School, Pontefract WF8 3NW

SPORT AND LEISURE

Pontefract Squash and Leisure Club - Stuart Road, Pontefract WF8 4PQ
Pontefract Park - Park Road, Pontefract WF8 4QD
Aspire @ The Park, Park Road, Pontefract WF8 4RA

TRANSPORT

Pontefract Monkhill Train Station - Monkhill Lane, Pontefract WF8 1QY

PUBS AND RESTAURANTS

The Last Bank - 25 Ropergate, Pontefract WF8 1LQ
Iron Dram - 27a Ropergate, Pontefract WF8 1LG
The Robin Hood - 1 Wakefield Road, Pontefract WF8 4HN
Cavallo Ristorante and Bar, 13 Front Street, Pontefract WF8 1DA

SUPERMARKETS

Tesco Superstore - Park Road, Pontefract WF8 4PR
Morrisons - Stuart Road, Pontefract WF8 4PQ

CREATING A SUSTAINABLE COMMUNITY AT CASTLE SYKE GRANGE



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.



2.2 acres
of public
open space



Bat and Bird
boxes



Wildflower
meadows



Biodiversity
areas



Bee friendly
planting



Habitat
and log piles



New trees
planted



**New sapling
hedgerows**
planted



Hedgehog
highways



Electric
car charging points



Play area
for the community



CASTLE SYKE GRANGE

PONTEFRACT



- **The Hoveton**
3 Bedroom Home
- **The Foxglove**
3 Bedroom Home
- **The Winterton**
4 Bedroom Home
- **The Lynford**
4 Bedroom Home
- **The Wychwood**
4 Bedroom Home
- **The Culver**
4 Bedroom Home
- **Affordable Housing**



Electric Vehicle Charging

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

Giving Nature a Home on this Development:



Bird Box - Starling Nest Box

Selected plots*



Bat Box - Enclosed Bat Box

Selected plots*



Swift Nesting Brick - Sparrow Terrace

Selected plots*



Hedgehog Highway

Selected plots*

- V **Visitors Parking Space**
- BCP **Bin Collection Point**
- POS **Public Open Space**
- LEAP **Local Equipped Area for Play**
- (SH) **Show Home**



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

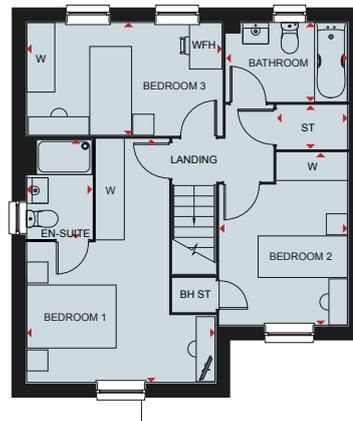
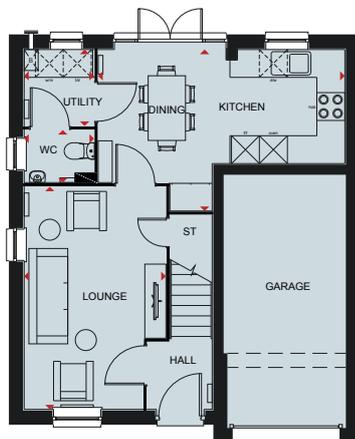
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DAVID WILSON HOMES
WHERE QUALITY LIVES

HOVETON

THREE BEDROOM HOME



Ground Floor

Lounge	3038 x 4812 mm	10'0" x 15'9"
Kitchen/Dining	5285 x 3486 mm	17'4" x 11'5"
Utility	1501 x 1651 mm	4'11" x 5'5"
WC	1501 x 1134 mm	4'11" x 3'9"

First Floor

Bedroom 1	4031 x 5251 mm	13'3" x 17'3"
En Suite	1401 x 2148 mm	4'7" x 7'1"
Bedroom 2	2742 x 3724 mm	9'0" x 12'3"
Bedroom 3	4185 x 2433 mm	13'9" x 8'0"
Bathroom	2601 x 1701 mm	8'6" x 5'7"
Store	1512 x 935 mm	5'0" x 3'1"

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

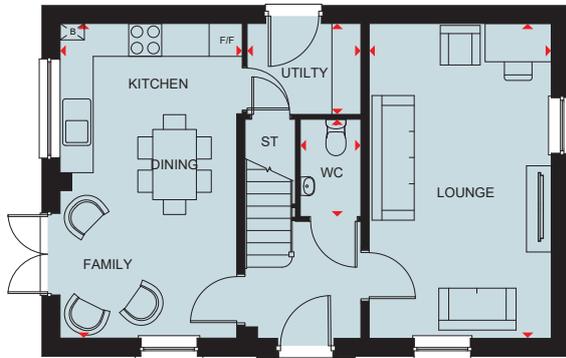


DAVID WILSON HOMES

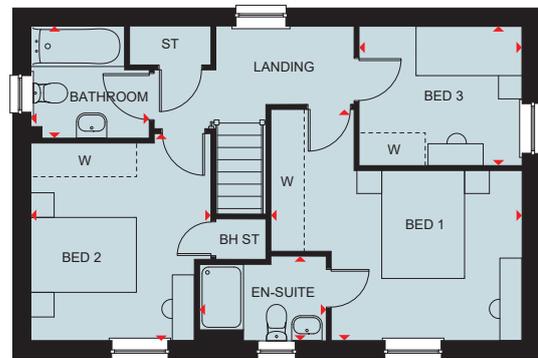
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FOXGLOVE

THREE BEDROOM HOME



Ground Floor	Dimensions (mm)	Dimensions (ft/in)
Lounge	3295 x 5743 mm	10'8" x 18'8"
Kitchen/Dining	3198 x 5743 mm	10'5" x 18'8"
Utility	2093 x 1660 mm	6'8" x 5'4"
WC	1082 x 1771 mm	3'5" x 5'8"



First Floor	Dimensions (mm)	Dimensions (ft/in)
Bedroom 1	4534 x 4346 mm	14'8" x 14'2"
En suite	2420 x 1549 mm	7'9" x 5'0"
Bedroom 2	3266 x 3606 mm	10'7" x 11'8"
Bedroom 3	2955 x 2550 mm	9'6" x 8'3"
Bathroom	2144 x 2049 mm	7'0" x 6'7"

Key

B	Boiler	BH ST	Bulkhead store	W	Wardrobe space
ST	Store	F/F	Fridge/freezer space	↔	Dimension location



DAVID WILSON HOMES

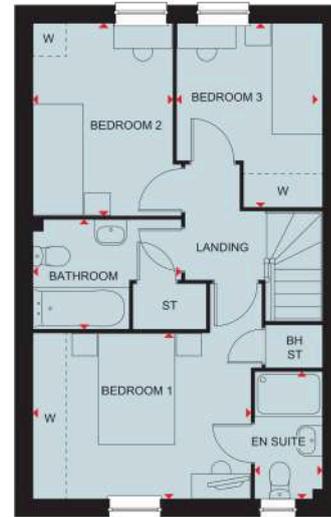
THE ALDER

THREE BEDROOM HOME



Ground Floor

Lounge/Dining	4543 x 5163 mm	14'9" x 16'9"
Kitchen/Breakfast	3868 x 2988 mm	12'7" x 9'8"
WC	1613 x 985 mm	5'3" x 3'2"



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"

Key

- B Boiler
- BH ST Bulkhead store
- d/w Dishwasher space
- w/m Washing machine space
- ST Store
- W Wardrobe space
- f/f Fridge/freezer space
- Dimension location



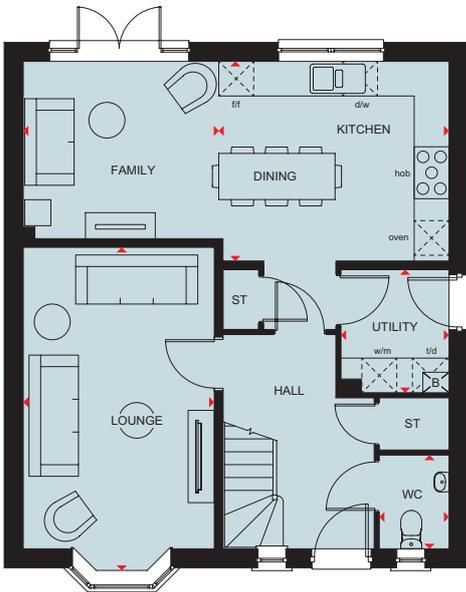
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THE WINTERTON

FOUR BEDROOM HOME

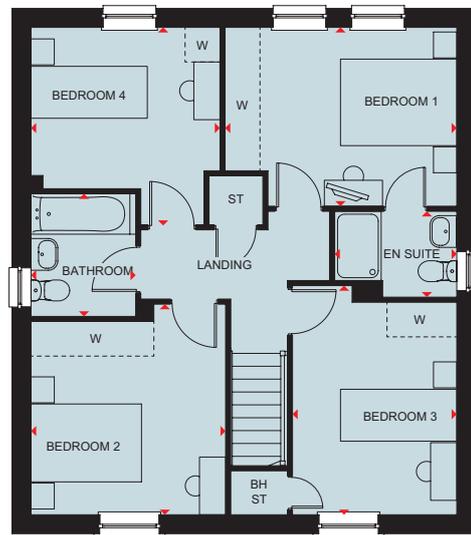


Ground Floor

Lounge	5622 x 3285 mm	18'5" x 10'9"
Kitchen/Dining/Family	7323 x 4647 mm	24'0" x 15'3"
WC	1625 x 1200 mm	5'4" x 3'11"
Utility	2132 x 1859 mm	7'0" x 6'1"

Key

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



First Floor

Bedroom 1	3985 x 3100 mm	13'1" x 10'2"
En suite	2100 x 1488 mm	6'11" x 4'10"
Bedroom 2	3651 x 3347 mm	11'11" x 11'0"
Bedroom 3	3972 x 2825 mm	13'0" x 9'3"
Bedroom 4	3421 x 3250 mm	11'2" x 10'8"
Bathroom	2125 x 1800 mm	7'0" x 5'11"

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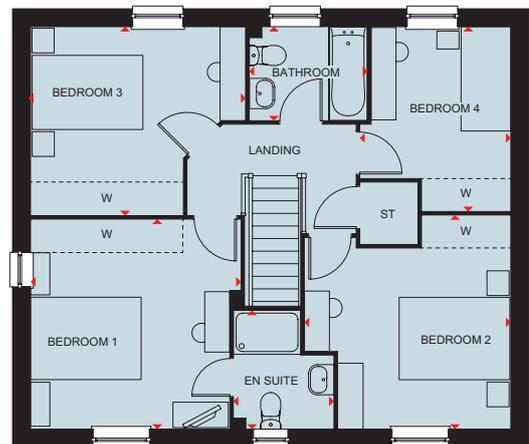
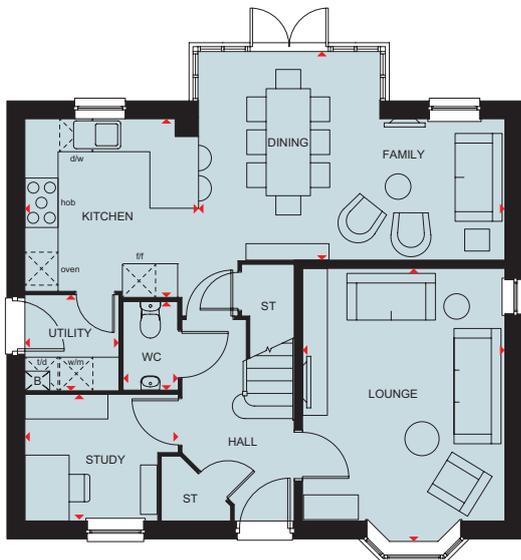
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BDW005235/OCT24

THE LYNFORD

FOUR BEDROOM HOME



Ground Floor

Dining/Family/Kitchen	8677 x 4807 mm	28'5" x 15'9"
Lounge	4994 x 3658 mm	16'5" x 12'10"
Utility	1725 x 1688 mm	5'8" x 5'6"
WC	1614 x 987 mm	5'3" x 3'3"
Study	2763 x 2296 mm	9'1" x 7'6"

First Floor

Bedroom 1	3811 x 3791 mm	12'6" x 12'5"
En suite	2162 x 1800 mm	7'1" x 5'11"
Bedroom 2	3886 x 3720 mm	2'9" x 12'2"
Bedroom 3	3867 x 3429 mm	12'8" x 11'3"
Bedroom 4	2717 x 3354 mm	8'11" x 11'0"
Bathroom	2125 x 1700 mm	7'0" x 5'7"

Key

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

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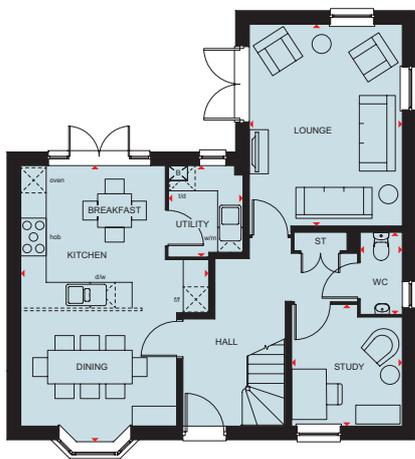
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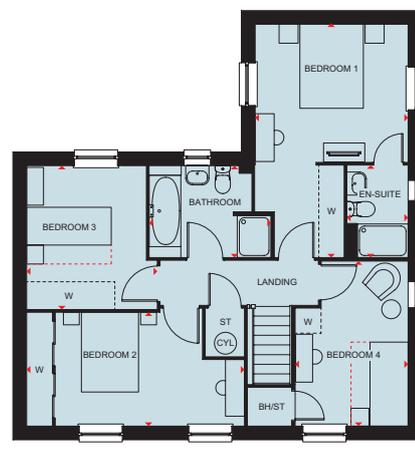
WYCHWOOD

FOUR BEDROOM HOME



Ground Floor

Lounge	5003 x 3615 mm	16'5" x 11'10"
Kitchen/Dining/Breakfast	6635 x 4438 mm	21'8" x 14'6"
Study	2885 x 2615 mm	9'5" x 8'7"
Utility	2164 x 1760 mm	7'1" x 5'9"
WC	1942 x 982 mm	6'4" x 3'3"



First Floor

Bedroom 1	5540 x 3615 mm	18'2" x 11'10"
En suite	2177 x 1435 mm	7'2" x 4'8"
Bedroom 2	5137 x 2700 mm	16'10" x 8'10"
Bedroom 3	3416 x 3077 mm	11'2" x 10'1"
Bedroom 4	3938 x 2674 mm	12'11" x 8'9"
Bathroom	2872 x 2160 mm	9'5" x 7'1"

Key

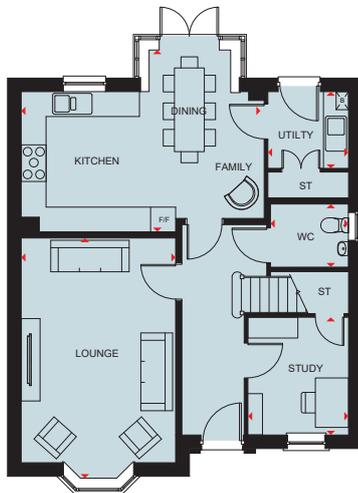
B	Boiler	CYL	Cylinder	f/f	Fridge/freezer space	dw	Dishwasher space	w	Wardrobe space
ST	Store	BH ST	Bulkhead store	wm	Washing machine space	td	Tumble dryer space	•	Dimension location



DAVID WILSON HOMES

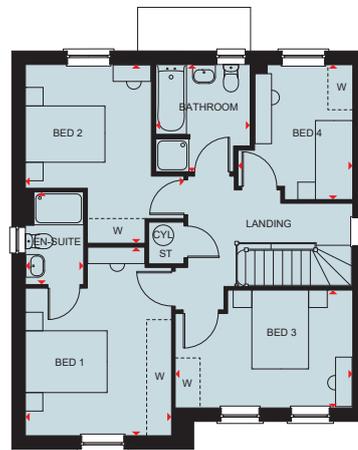
CULVER

FOUR BEDROOM HOME



Ground Floor

Lounge	3723 x 5757 mm	12'3" x 19'2"
Kitchen/Dining	5857 x 4628 mm	19'2" x 15'2"
Study	2421 x 2861 mm	7'11" x 9'4"
Utility	1940 x 1860 mm	6'4" x 6'1"
WC	1878 x 1552 mm	6'2" x 5'1"



First Floor

Bedroom 1	3528 x 4538 mm	11'6" x 15'0"
En suite	1406 x 2250 mm	4'7" x 7'4"
Bedroom 2	3054 x 4336 mm	10'0" x 14'2"
Bedroom 3	4275 x 2861 mm	14'0" x 9'4"
Bedroom 4	2763 x 3278 mm	9'1" x 10'9"
Bathroom	2275 x 2578 mm	7'5" x 8'5"

Key

B	Boiler	CYL	Cylinder	W	Wardrobe space
ST	Store	F/F	Fridge/freezer 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 warranty and insurance policy, known as Buildmark, which includes a 2 year builder warranty period, followed by an 8 year insurance cover.

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.



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