

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

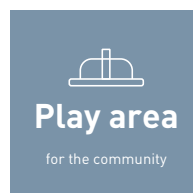
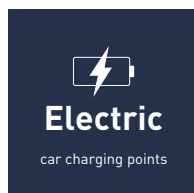
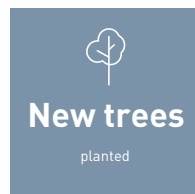
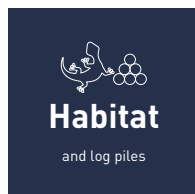


Throughout the planning process before starting build, we consider where we can introduce nature and where we can strengthen it.

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.



CASTLE SYKE GRANGE
PONTEFRACT

-  **The Hoveton**
3 Bedroom Home
-  **The Foxglove**
3 Bedroom Home
-  **The Alder**
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*

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

V

Visitors Parking Space

BCP

Bin Collection Point

POS

Public Open Space

LEAP

Local Equipped Area for Play

(SH)

Show Home



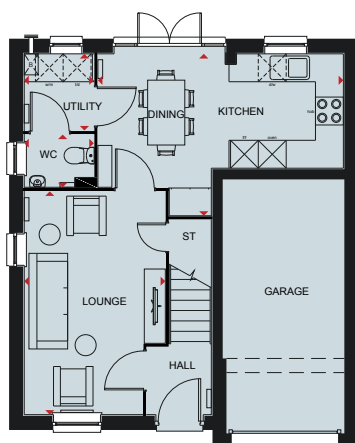
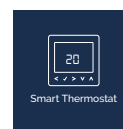
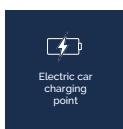
Images and development layouts are for illustrative purposes, should be used for general guidance only and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Development layouts including house types and tenures, the location of affordable housing, parking arrangements, play areas, landscaping and public open spaces are subject to change including any changes required due to a change in planning permission. Castle Syke Grange is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.



DAVID WILSON HOMES
WHERE QUALITY LIVES

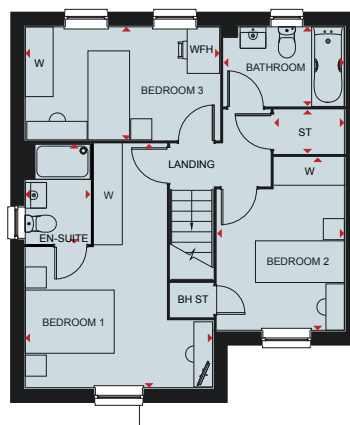
HOVETON

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 |

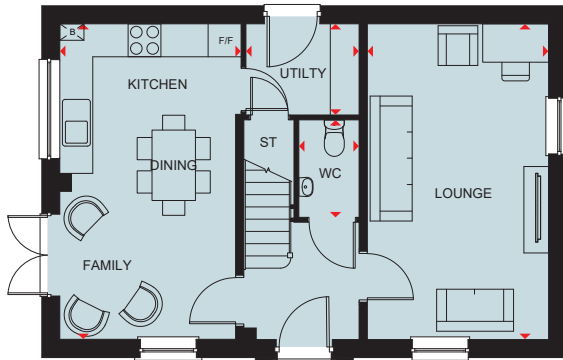
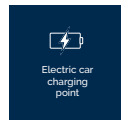
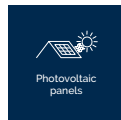


DAVID WILSON HOMES

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.

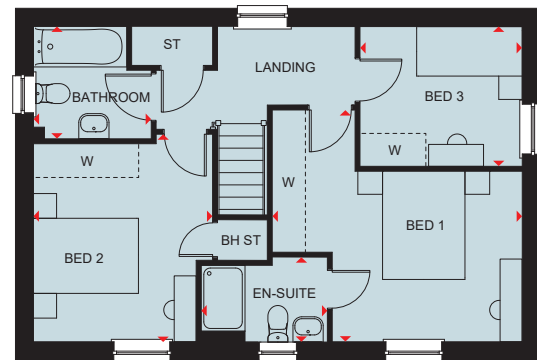
FOXGLOVE

THREE BEDROOM HOME



Ground Floor

| | | |
|----------------|----------------|---------------|
| 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

| | | |
|-----------|----------------|---------------|
| 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 |

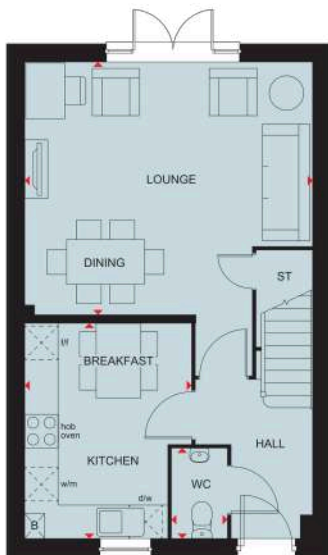


DAVID WILSON HOMES

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. BDW004201/JAN24

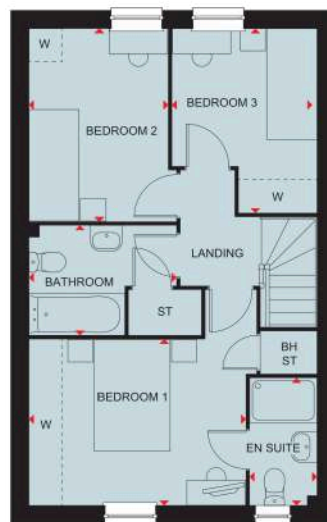
THE ALDER

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



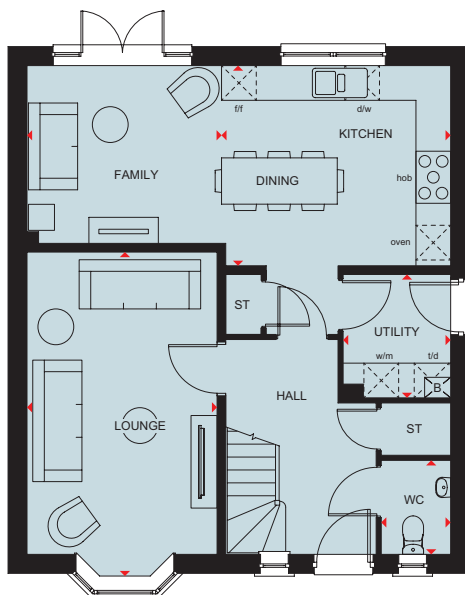
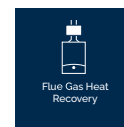
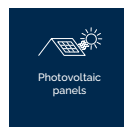
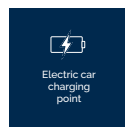
DAVID WILSON HOMES
 WHERE QUALITY LIVES

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. These 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 and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.

BDW005235/OCT24

THE WINTERTON

FOUR BEDROOM HOME

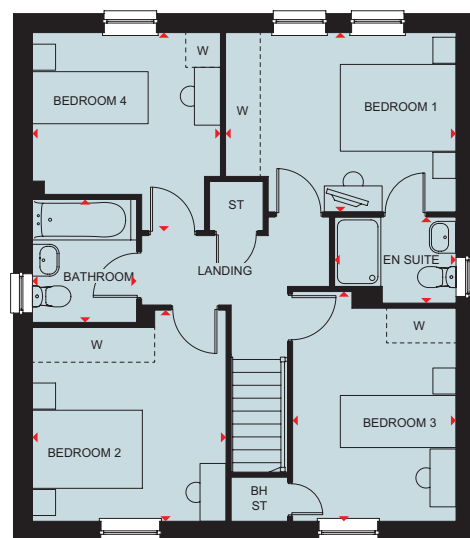


Ground Floor

| | | |
|-----------------------|----------------|---------------|
| 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" |

dwh.co.uk



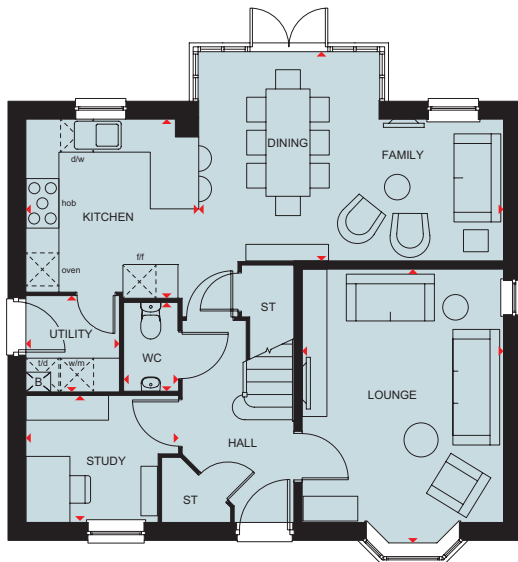
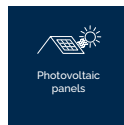
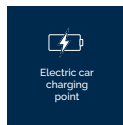
DAVID WILSON HOMES
WHERE QUALITY LIVES

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. These 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 and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.

BDW005235/OCT24

THE LYNFORD

FOUR BEDROOM HOME

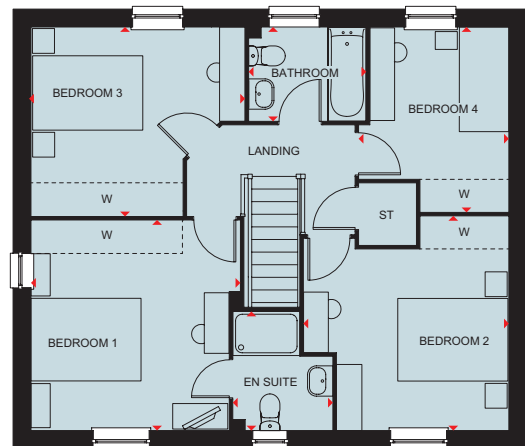


Ground Floor

| | | |
|-----------------------|----------------|----------------|
| 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" |

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 |



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" |

dwh.co.uk



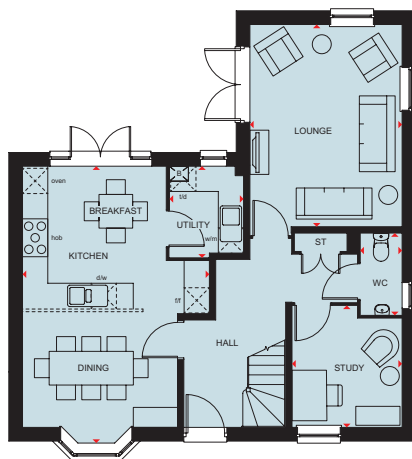
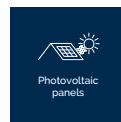
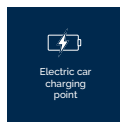
DAVID WILSON HOMES
WHERE QUALITY LIVES

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. These 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 and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.

BDW005235/OCT24

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 |



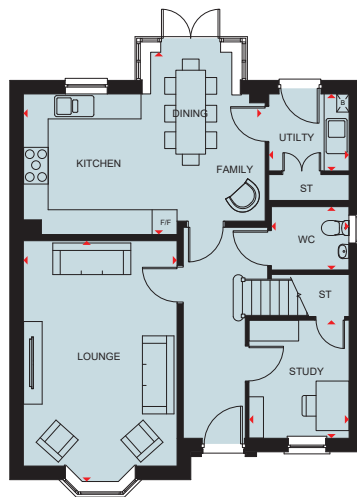
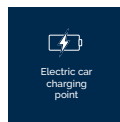
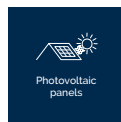
DAVID WILSON HOMES

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.

BDW004680/JUNE24

CULVER

FOUR BEDROOM HOME

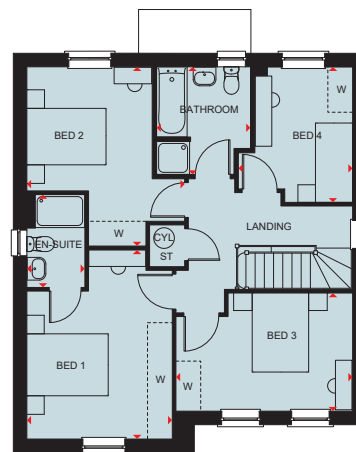


Ground Floor

Lounge
Kitchen/Dining
Study
Utility
WC

3723 x 5757 mm
5857 x 4628 mm
2421 x 2861 mm
1940 x 1860 mm
1878 x 1552 mm

12'3" x 19'2"
19'2" x 15'2"
7'11" x 9'4"
6'4" x 6'1"
6'2" x 5'1"



First Floor

Bedroom 1
En suite
Bedroom 2
Bedroom 3
Bedroom 4
Bathroom

3528 x 4538 mm
1406 x 2250 mm
3054 x 4336 mm
4275 x 2861 mm
2763 x 3278 mm
2275 x 2578 mm

11'6" x 15'0"
4'7" x 7'4"
10'0" x 14'2"
14'0" x 9'4"
9'1" x 10'9"
7'5" x 8'5"

Key

B Boiler
ST Store

CYL Cylinder
F/F Fridge/freezer space

W 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. BDW004201/JAN24

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:

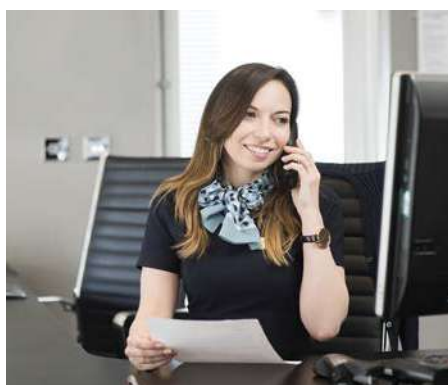
- Garden landscaping
- Fences
- Wear and tear
- Your own alterations
- Registered Social Landlord Homes
- Carpets and floor coverings
- Failure to maintain
- Wilful damage



*"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.



DAVID WILSON HOMES

WHERE QUALITY LIVES

dwh.co.uk or call **0333 3558 469**

P1070404/SEP25