



DAVID WILSON HOMES

WHERE QUALITY LIVES

ASHBOURNE AIRFIELD

dwh.co.uk



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. Ashbourne Airfield is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

Nestled within the picturesque Derbyshire Dales, Ashbourne Airfield is a unique new development combining the historical charm of the former RAF airfield with modern convenience. Traditional village-style homes here are designed with energy-efficient features such as solar panels and electric-vehicle charging points.

Throughout the development, you will find thoughtful references to its heritage, with the original runway preserved and transformed into landscaped green space.

For your everyday amenities, Ashbourne town centre is just a 5-minute drive away and features a range of independent shops, a Sainsbury's supermarket, Leisure Centre, a Gym, and Ashbourne Park.

Derby, Burton-upon-Trent, and Stoke-on-Trent are within easy reach via the A53 by car, and your nearest railway is 12-13 miles away in Uttoxeter or Derby. There are also local buses which connect you to Matlock, Nottingham, and Burton.

For schooling, there are Ofsted-rated 'Good' schools within catchment, including Queen Elizabeth's Grammar School (QEGS) and St Oswald's C of E Academy.

The development features footpaths, cycleways and a children's park with historical touches, offering a perfect blend of nature and history. Each home will also benefit from a bicycle storage shed, to encourage more sustainable and healthy living.

Buy with confidence at Ashbourne Airfield with an award-winning house builder. 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.

[^] 2-year builder warranty from legal completion directly from Barratt Homes, backed by NHBC's resolution service. Then 8 years of structural defects insurance cover with NHBC.



GIVING NATURE A HOME

BUILDING SUSTAINABLE COMMUNITIES



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 have a vision that goes beyond bricks and mortar. We aim to create inspiring communities of tomorrow that fulfil our customers' every need whilst respecting today's environment.

Our homes are thoughtfully designed and built to the highest quality, whilst the design and layout of our developments create a true sense of place. But our homes are not only great places to live; they are good for the environment and good for future generations too.



Bird boxes

installed in
open spaces



Swift bricks

on selected
plots



Butterfly corridor

to integrate and protect
butterfly habitats



Hedgehog highways

throughout
the development



Bat boxes

in the
surrounding area



DAVID WILSON HOMES
WHERE QUALITY LIVES

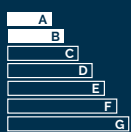
ENERGY-EFFICIENT HOMES

THE FEATURES AND BENEFITS



Save thousands per year on your energy bills with a brand-new energy-efficient home. Every new home we build has been designed with the future in mind. We use innovative design and smart technologies to make your new home more economical, comfortable and enjoyable to live in.

Our homes at Ashbourne Airfield will benefit from these energy saving features.



A/B EPC
rating



Argon-filled
double-glazing



Electric car
charging point



Highly-efficient
insulation



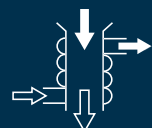
Smart
Thermostat



Photovoltaic
panels



Decentralised
mechanical
extract ventilation
(d-MEV)



Waste Water Heat
Recovery
Systems



DAVID WILSON HOMES
WHERE QUALITY LIVES

THE ARCHFORD

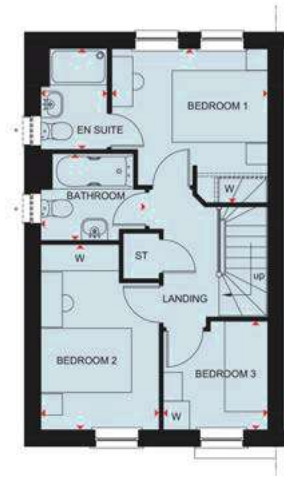
THREE BEDROOM HOME



Ground Floor

Lounge	4604 x 3746 mm	15'1" x 12'3"
Kitchen/Dining	4750 x 3310 mm	15'7" x 10'10"
WC	1561 x 1054 mm	5'1" x 3'5"
Hall	1397 x 1300 mm	5'4" x 3'4"
Lobby	1143 x 907 mm	3'9" x 3'0"

(Approximate dimensions)



First Floor

Bedroom 1	3234 x 3276 mm	10'7" x 10'9"
En Suite	1385 x 2119 mm	4'7" x 6'11"
Bedroom 2	2475 x 3891 mm	8'1" x 12'9"
Bedroom 3	2286 x 2186 mm	7'6" x 7'2"
Bathroom	1815 x 2181 mm	5'11" x 7'2"
Landing	1465 x 2886 mm	4'10" x 9'5"

(Approximate dimensions)

Key

B	Boiler	wm	Washing machine space	f/f	Fridge/freezer space	BH/ST	Bulkhead Store	◀▶	Dimension location
ST	Store	dw	Dishwasher space	WFM	Working from home space	w	Wardrobe space		



DAVID WILSON HOMES
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THE KENNETT

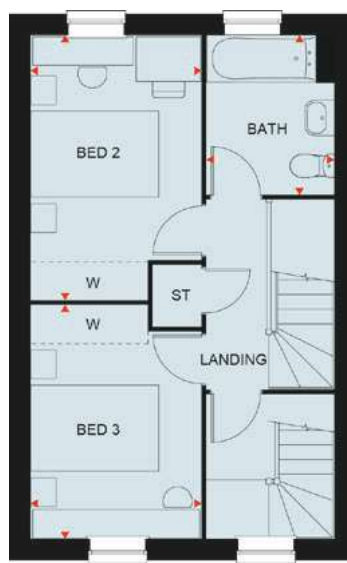
THREE BEDROOM HOME



Ground Floor

Lounge	4994 x 3727 mm	16'5" x 12'3"
Kitchen/Dining	4726 x 3195 mm	15'6" x 10'6"
WC	1562 x 1038 mm	5'1" x 3'5"

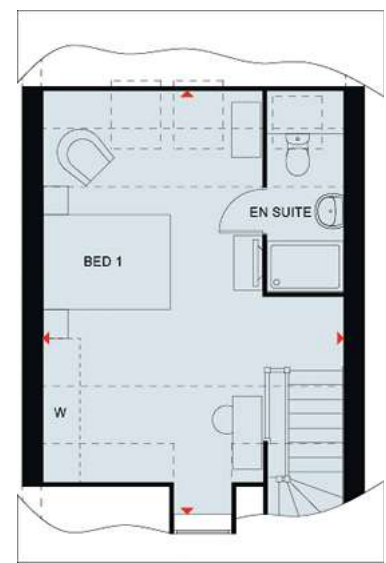
(Approximate dimensions)



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"

(Approximate dimensions)



Second Floor

Bedroom 1	6681 x 4631* mm	21'11" x 15'6"*
En suite	2496* x 1190 mm	8'2" x 3'11"

(Approximate dimensions)

* Overall floor dimension includes lowered ceiling areas

Key

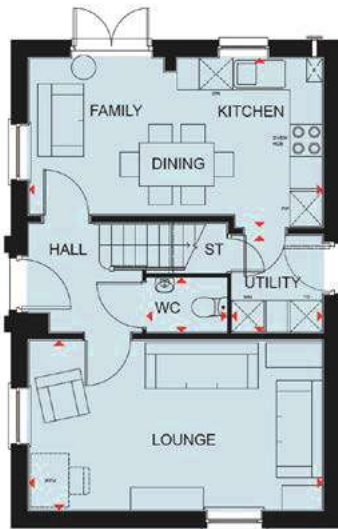
B	Boiler	wm	Washing machine space	f/f	Fridge/freezer space	BH/ST	Bulkhead Store	↔	Dimension location
ST	Store	dw	Dishwasher space	W/FH	Working from home space	w	Wardrobe space		



DAVID WILSON HOMES
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THE HADLEY

THREE BEDROOM HOME



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"

(Approximate dimensions)



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"
Bedroom 3	2713 x 2265 mm	8'11" x 7'5"
Bathroom	2025 x 1811 mm	6'8" x 6'0"

(Approximate dimensions)

Key

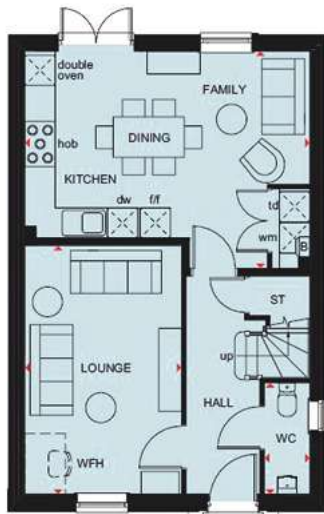
B	Boiler	wm	Washing machine space	f/f	Fridge/freezer space	BH/ST	Bulkhead Store	↔	Dimension location
ST	Store	dw	Dishwasher space	WfH	Working from home space	w	Wardrobe space		



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WHERE QUALITY LIVES

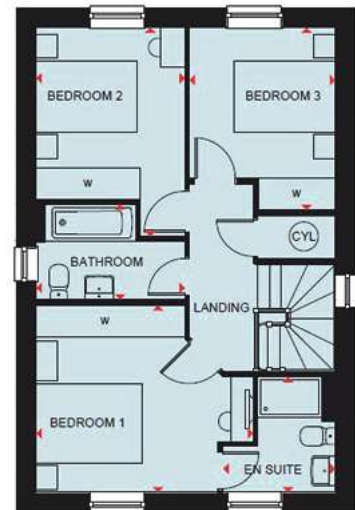
THE BARDON

THREE BEDROOM HOME



Ground Floor

Lounge	4930 x 3100 mm	16'2" x 10'2"
Kitchen/Family/Dining	5365 x 4305 mm	18'6" x 14'1"
WC	2206 x 900 mm	7'3" x 2'11"



First Floor

Bedroom 1	4087 x 3537 mm	13'4" x 11'6"
En suite	2186 x 2126 mm	7'2" x 6'10"
Bedroom 2	3947 x 2813 mm	12'9" x 9'2"
Bedroom 3	3448 x 2747 mm	11'3" x 9'0"
Bathroom	2800 mm x 1800 mm	9'2" x 5'9"

(Approximate dimensions)

Key

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



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THE MERIDEN

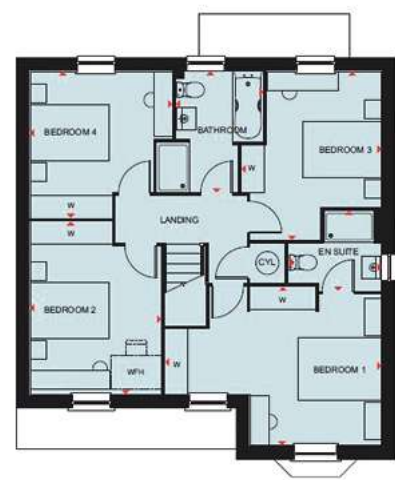
FOUR BEDROOM HOME



Ground Floor

Lounge	5762 x 3235 mm	18'11" x 10'7"
Kitchen/Family/ Dining	6486 x 4768 mm	21'3" x 15'7"
Utility	2305 x 1877 mm	7'7" x 6'2"
WC	1786 x 882 mm	5'10" x 2'11"

(Approximate dimensions)



First Floor

Bedroom 1	5208 x 3817 mm	17'1" x 12'6"
En suite	2235 x 1923 mm	7'4" x 6'4"
Bedroom 2	4156 x 3155 mm	13'8" x 10'4"
Bedroom 3	4049 x 3365 mm	13'3" x 11'0"
Bedroom 4	3520 x 3423 mm	11'7" x 11'3"
Bathroom	2913 x 2100 mm	9'6" x 6'11"

Key

B	Boiler	wm	Washing machine space	f/f	Fridge/freezer space	BH/ST	Bulkhead Store	↔	Dimension location
ST	Store	dw	Dishwasher space	WFH	Working from home space	w	Wardrobe space		



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THE BRADGATE

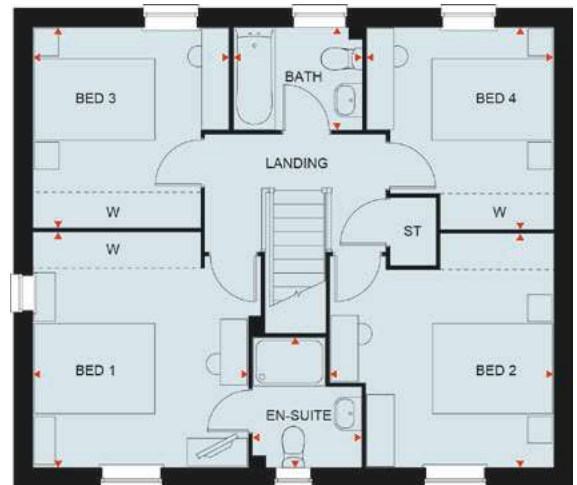
FOUR BEDROOM HOME



Ground Floor

Lounge	4994 x 3653 mm	16'5" x 12'0"
Kitchen/Dining/Family	8673 x 4992 mm	28'5" x 16'5"
Study	2762 x 2285 mm	9'1" x 7'6"
Utility	1688 x 1725 mm	5'4" x 3'4"
WC	1613 x 987 mm	5'4" x 3'3"

(Approximate dimensions)



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"

(Approximate dimensions)

Key

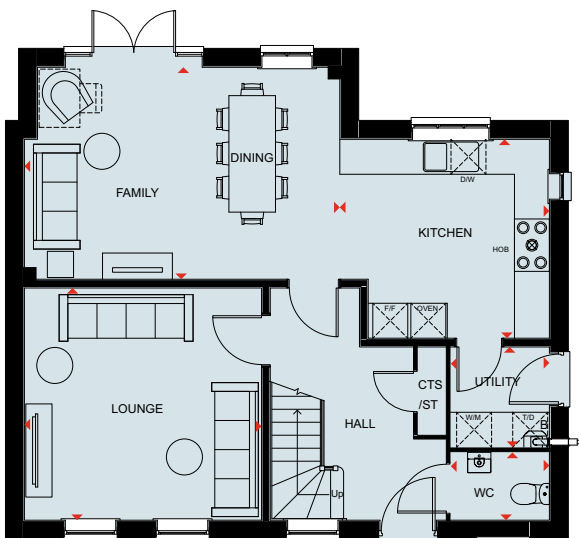
B	Boiler	wm	Washing machine space	f/f	Fridge/freezer space	BH/ST	Bulkhead Store	◀▶	Dimension location
ST	Store	dw	Dishwasher space	WFH	Working from home space	w	Wardrobe space		



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THE KIRKDALE

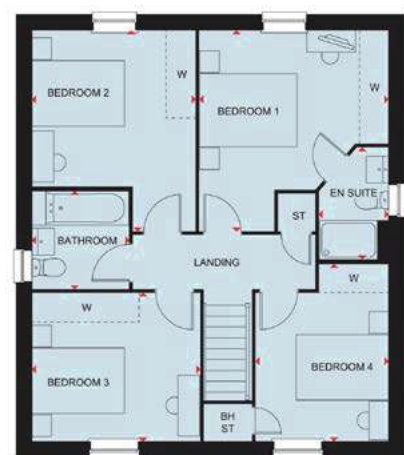
FOUR BEDROOM HOME



Ground Floor

Lounge	3380 x 5617 mm	11'1" x 18'4"
Kitchen/Dining/Family	7318 x 4460 mm	24'0" x 14'6"
Utility	1561 x 2150 mm	5'12" x 7'1"
WC	1095 x 1650 mm	3'6" x 5'4"

(Approximate dimensions)



First Floor

Bedroom 1	3885 x 4119 mm	12'8" x 13'5"
En suite	1425 x 2300 mm	4'7" x 7'6"
Bedroom 2	3350 x 4119 mm	11'0" x 13'5"
Bedroom 3	3447 x 3043 mm	11'3" x 10'0"
Bedroom 4	2725 x 3643 mm	8'9" x 12'0"
Bathroom	1987 x 2010 mm	6'5" x 6'6"

(Approximate dimensions)

Key

B	Boiler	wm	Washing machine space	f/f	Fridge/freezer space	BH/ST	Bulkhead Store	◀▶	Dimension location
ST	Store	dw	Dishwasher space	WfH	Working from home space	w	Wardrobe space		



DAVID WILSON HOMES
WHERE QUALITY LIVES

THE AVONDALE

FOUR BEDROOM HOME



Ground Floor

Lounge	5488 x 3605 mm	18'0" x 11'8"
Kitchen/Breakfast/ Dining	6590 x 4415 mm	21'6" x 14'5"
Utility	2060 x 1761 mm	6'8" x 5'8"
Study	9'4" x 8'2"	5'4" x 3'4"
WC	1768 x 975 mm	5'8" x 3'2"

(Approximate dimensions)



First Floor

Bedroom 1	5585 x 3605 mm	18'3" x 11'8"
En suite	2222 x 1433 mm	7'3" x 4'7"
Bedroom 2	5225 x 2792 mm	17'14" x 9'2"
Bedroom 3	3563 x 3308 mm	11'7" x 10'9"
Bedroom 4	3853 x 2547 mm	12'6" x 8'4"
Bathroom	2871 x 1927 mm	9'4" x 6'3"

(Approximate dimensions)

Key

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



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THE HOLDEN

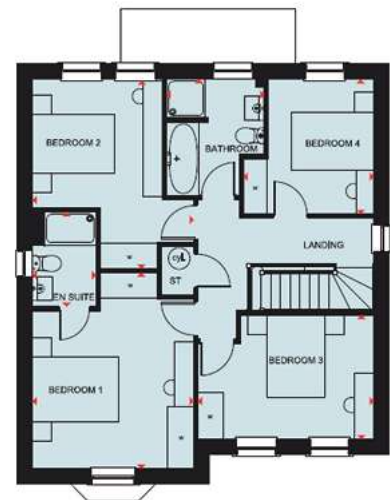
FOUR BEDROOM HOME



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	8'4" x 5'3"	5'4" x 3'4"
WC	1498 x 1588 mm	4'11" x 5'3"

(Approximate dimensions)



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"

(Approximate dimensions)

Key

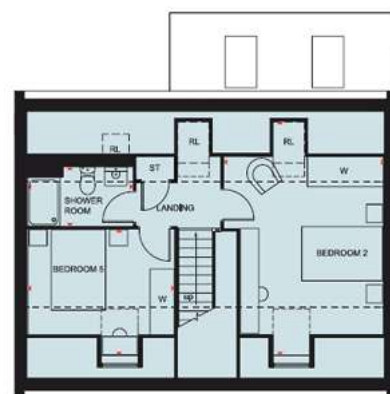
B	Boiler	wm	Washing machine space	f/f	Fridge/freezer space	BH/ST	Bulkhead Store	◀▶	Dimension location
ST	Store	dw	Dishwasher space	WFH	Working from home space	w	Wardrobe space		



DAVID WILSON HOMES
WHERE QUALITY LIVES

THE EMERSON

FIVE BEDROOM DETACHED HOME



Ground Floor

Lounge	6575 x 3568 mm	21'7" x 11'8"
Kitchen/Family/Breakfast	5102 x 4067 mm	16'9" x 13'4"
Utility	1950 x 1613 mm	6'4" x 5'4"
Dining	3084 x 3052 mm	10'1" x 10'0"
WC	1613 x 1013 mm	5'4" x 3'4"

(Approximate dimensions)

First Floor

Bedroom 1	3926 x 3574 mm	12'10" x 11'8"
Dressing	2560 x 2055 mm	8'4" x 6'8"
En suite	2560 x 1435 mm	8'4" x 4'8"
Bedroom 3	3418 x 3077 mm	11'2" x 10'1"
Bedroom 4	3077 x 3063 mm	10'1" x 10'0"
Bathroom	2142 x 1991 mm	7'0" x 6'6"

(Approximate dimensions)

Second Floor

Bedroom 2	5283* x 3962 mm	17'4" x 13'0"
Bedroom 5	3634 x 3082* mm	11'11" x 10'1"*
Shower room	2606 x 1470* mm	8'6" x 4'9"

(Approximate dimensions)

* Overall floor dimension includes lowered ceiling areas

Key

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THE MORETON

FIVE BEDROOM DETACHED HOME



Ground Floor

Lounge	6932 x 3507 mm	22'9" x 11'6"
Kitchen/Family	6406 x 5120 mm	21'0" x 16'10"
Dining	4144 x 2780 mm	13'7" x 9'2"
Utility	1948 x 1935 mm	6'5" x 6'4"
WC	1953 x 1617 mm	6'5" x 5'4"

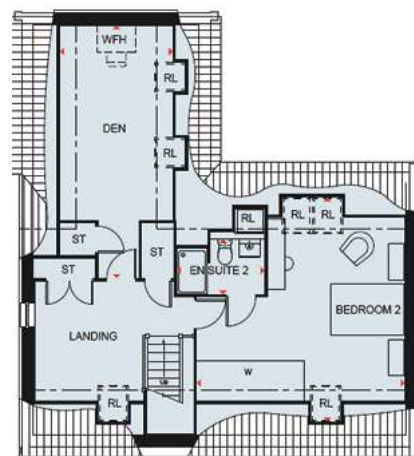
(Approximate dimensions)



First Floor

Bedroom 1	6441 x 4280 mm	21'1" x 14'1"
En suite 1	2526 x 2225 mm	8'3" x 7'3"
Bedroom 3	4777 x 2852 mm	9'4" x 13'0"
Bedroom 4	3754 x 2700 mm	12'4" x 8'11"
Bedroom 5	3741 x 2799 mm	12'3" x 9'2"
Bathroom	2682 x 2125 mm	8'9" x 6'11"

(Approximate dimensions)



Second Floor

Bedroom 2	5858* x 5438 mm	19'2" x 17'10"
Den	6616 x 2941* mm	21'8" x 9'8"
En suite 2	2291 x 1438* mm	7'6" x 4'8"

(Approximate dimensions)

* Overall floor dimension includes lowered ceiling areas

Key

B	Boiler	wm	Washing machine space	f/f	Fridge/freezer space	BH/ST	Bulkhead Store	◀▶	Dimension location
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MOVEMAKER

Take the hassle out of selling your existing home.
We could get you moving to a brand new David Wilson home in just 5 simple steps.

1

FIND YOUR HOME

Discover your ideal new home at your chosen development and complete a Movemaker application.

2

VALUE YOUR EXISTING PROPERTY

We will instruct two estate agents who will arrange independent valuations of your current property.

3

AGREE THE SELLING PRICE

Once a price is agreed the Movemaker agreement can then be completed and the estate agent will begin to market your property.

4

FIND A BUYER

The estate agent will help to complete the sale smoothly and efficiently. Remember, we will cover their fees then manage the sale for you.

5

MOVING DAY

Now you can move into your dream David Wilson home, saving money and hassle.

Offer available on selected plots only, terms and conditions apply. Speak to one of our sales advisers now or visit our website. Following withdrawal or termination of any offer, we reserve the right to extend, reintroduce or amend any such offer as we see fit at any time. Purchasers must sign a Movemaker Agreement with us. Offer is subject to use of a David Wilson Homes nominated estate agent to market and sell your existing home. David Wilson Homes will pay the nominated estate agent's fees provided you go on to buy a new David Wilson home.

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
that you have a guaranteed buyer.



1

Get in touch

Book an appointment at a development near you.



2

Choose your home

We'll then arrange two independent valuations
of your current property.



3

We'll make you an offer

We'll agree a selling price at fair value for your home -
based on a presumed sale within eight to ten weeks.



4

We'll buy your home

Once you accept our formal offer, we'll buy
your current home and take it in Part Exchange.



5

Time to get moving

You'll be free to move into your brand new home.

KEY WORKER DEPOSIT CONTRIBUTION SCHEME

To show our appreciation for key workers, we are offering a contribution towards your deposit.

When you purchase a David Wilson home using the scheme, we could contribute **£1,000 towards your deposit** for every £20,000 spent on the purchase price - up to a maximum of £25,000.



If you're an eligible **key worker**, we could contribute to your deposit



£1,000 for every £20,000 you spend



It's our way of saying **thank you** for the vital work you do



Get in touch today



NHS	EDUCATION	POLICE FORCE	FIRE SERVICE
MINISTRY OF DEFENCE	RNLI	FOSTER CARERS	ENVIRONMENTAL SERVICE
NATIONAL HIGHWAYS	PROBATION SERVICE	LOCAL AUTHORITY	PRISON SERVICE





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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