



A premium collection of  
3, 4 & 5 bedroom new build homes.



DAVID WILSON HOMES

# Welcome to Oak View



- |   |                                       |   |   |
|---|---------------------------------------|---|---|
|  | <b>The Portmore</b><br>3 bedroom home |  | <b>The Fairburn</b><br>4 bedroom home   |
|  | <b>The Stanford</b><br>3 bedroom home |  | <b>The Kelham</b><br>4 bedroom home     |
|  | <b>The Coombes</b><br>3 bedroom home  |  | <b>The Pensthorpe</b><br>5 bedroom home |
|  | <b>The Burford</b><br>4 bedroom home  |  | <b>The Woodwalton</b><br>5 bedroom home |
|  | <b>The Conwy</b><br>4 bedroom home    |  | <b>Affordable housing</b>               |



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

Find your home tucked away in a cul-de-sac location, surrounded by over 10 acres of green open spaces.

Just 23 miles east of London, Billericay blends urban convenience with countryside charm. Find artisan shops, top schools, outdoor activities, and diverse dining, it's ideal place to call home.

We're dedicated to building high-quality, thoughtfully designed homes, which is why we've received **over 90% customer recommendation**<sup>^</sup>, and been awarded 5 Stars by the Home Builders Federation every year since 2010.

**That's more than any other major national housebuilder, so you can buy with confidence.**

<sup>A</sup>We are the only major national housebuilder to be awarded this key industry award every year since 2010. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes.

# ENERGY-EFFICIENT HOMES

## THE FEATURES AND BENEFITS



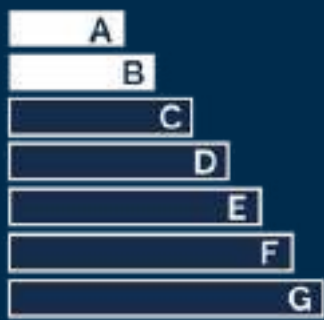
You could **save thousands** on your energy bills per year with a brand-new, energy-efficient home.

Every home we build at Oak View has been designed with the future in mind. We use innovative design and smart technologies to make your new home more economical, comfortable and an enjoyable place to live.

Your home at Oak View may benefit from these energy-saving features. Please speak to a Sales Adviser for plot specific information as features may vary.



Electric car charging point



A/B EPC rating



Highly-efficient insulation



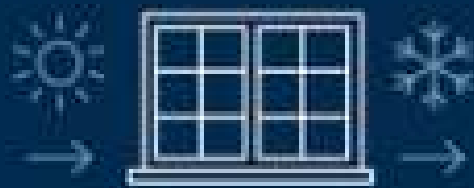
Decentralised mechanical extract ventilation (d-MEV)



Underfloor heating



Air Source Heat Pump (ASHP)



Argon filled double glazing

Features on selected plots only. \*We', 'our', 'us' refers to the Barratt Developments PLC Group brands including Barratt Homes, David Wilson Homes and Barratt London. Please speak to a Sales Adviser for details of the features available on the home and development you are interested in. Visit our website for more information. Information correct at time of publishing



# 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 in.

At Oak View, 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 not only great places to live; they are good for the environment and good for future generations too.

 <b>0.63km</b> of retained hedgerows	 <b>50+</b> new trees planted	 <b>10.6 acres</b> of public open space	 Air source heat pump	 Underfloor heating
 <b>3</b> Play Areas for the community	 <b>49</b> bat boxes installed	 <b>652</b> meters of Hedgehog Highways	 <b>99</b> bird boxes installed	 <b>Electric</b> car charging points



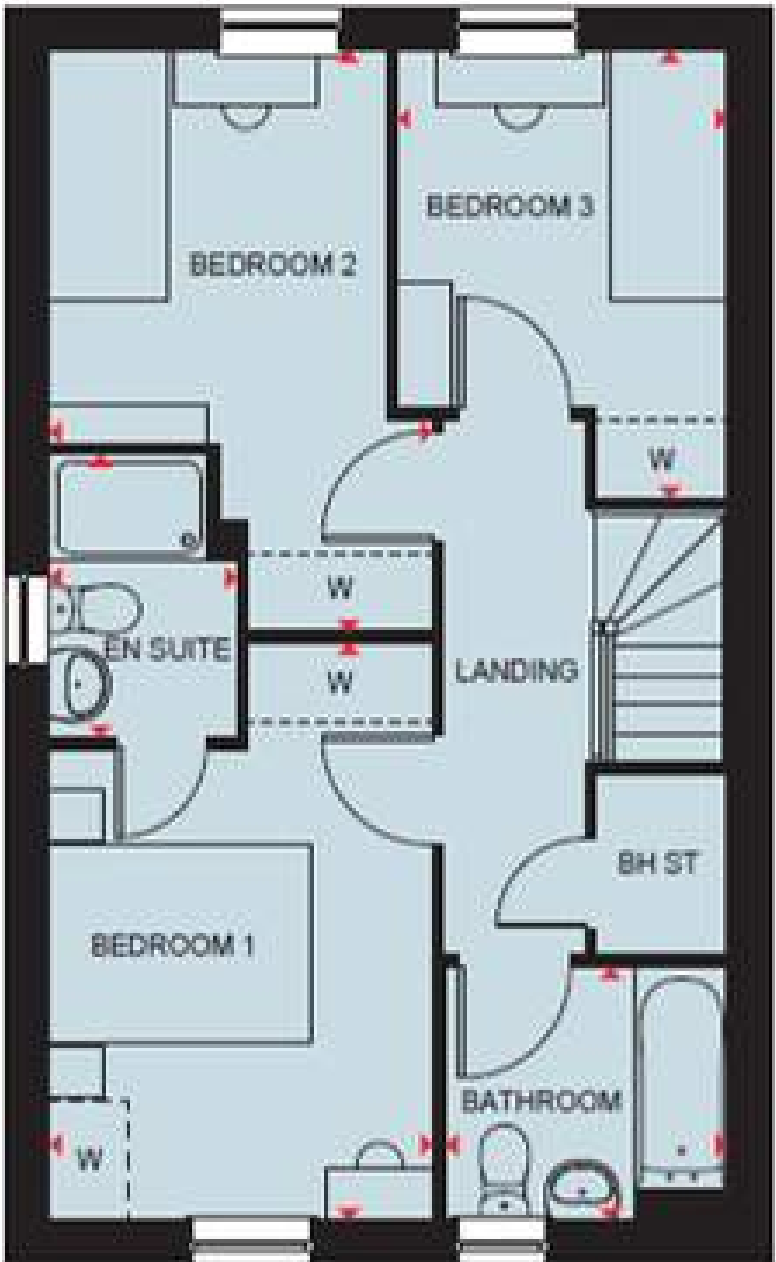
# THE PORTMORE

## THREE BEDROOM HOME



### Ground Floor

Kitchen/breakfast	3047mm x 3435mm	10'0" x 11'3"
Lounge/dining	5163mm x 3678mm	16'11" x 12'1"
WC	1859mm x 1529mm	6'1" x 5'0"



### First Floor

Bedroom 1	2913mm x 4391mm	9'7" x 14'5"
En suite 1	1425mm x 2150mm	4'8" x 7'1"
Bedroom 2	2563mm x 3402mm	8'5" x 11'2"
Bedroom 3	2513mm x 3402mm	8'3" x 11'2"
Bathroom	2145mm x 1925mm	7'0" x 6'4"

Key			
ST	Store	wd	Washer dryer space
		dw	Dishwasher space
f/f	Fridge freezer space	td	Tumble Dryer space
W	Wardrobe space	↔	Dimension location

\* window to certain plots, speak to a Sales Adviser

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, 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. Plots may include Solar PV Panels, please speak to Sales Adviser for further details.



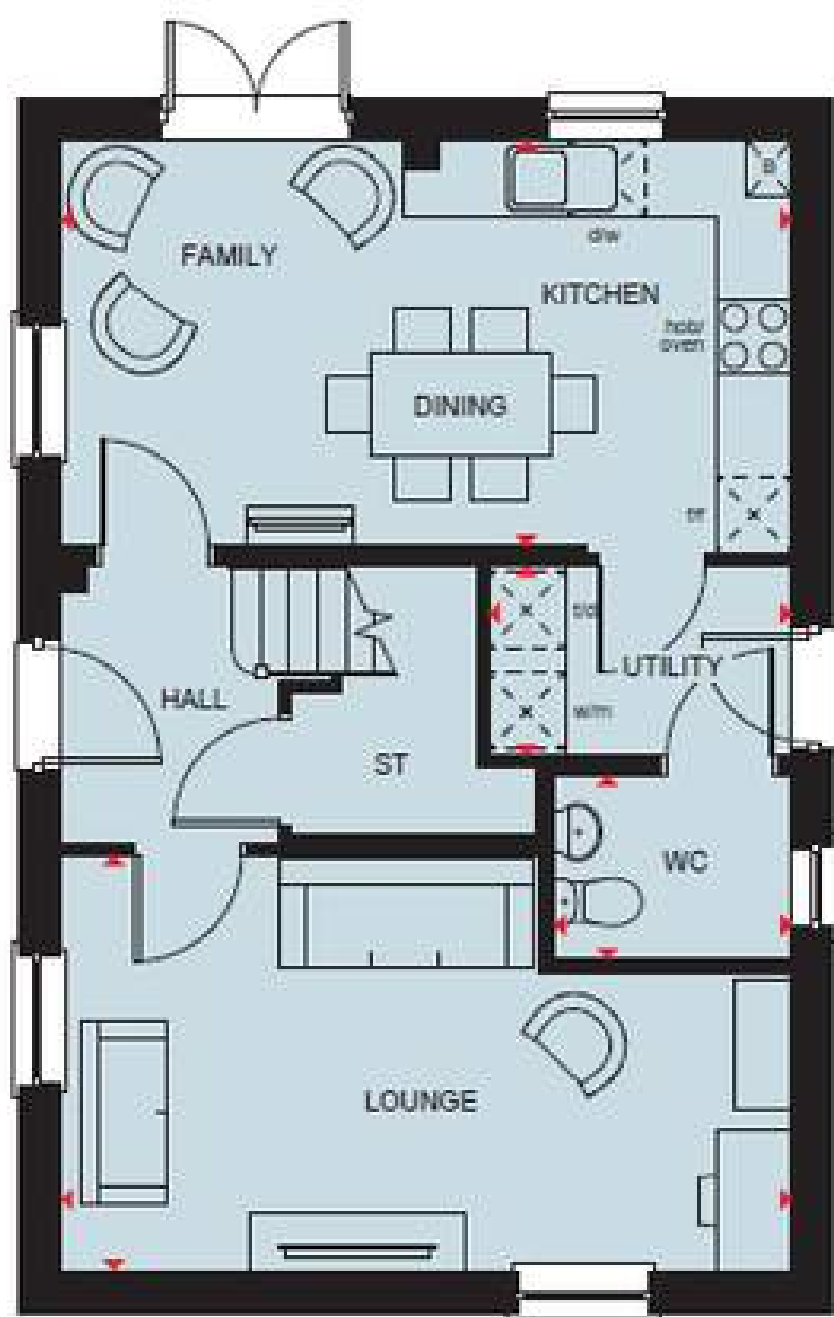
# DAVID WILSON HOMES





# THE STANFORD

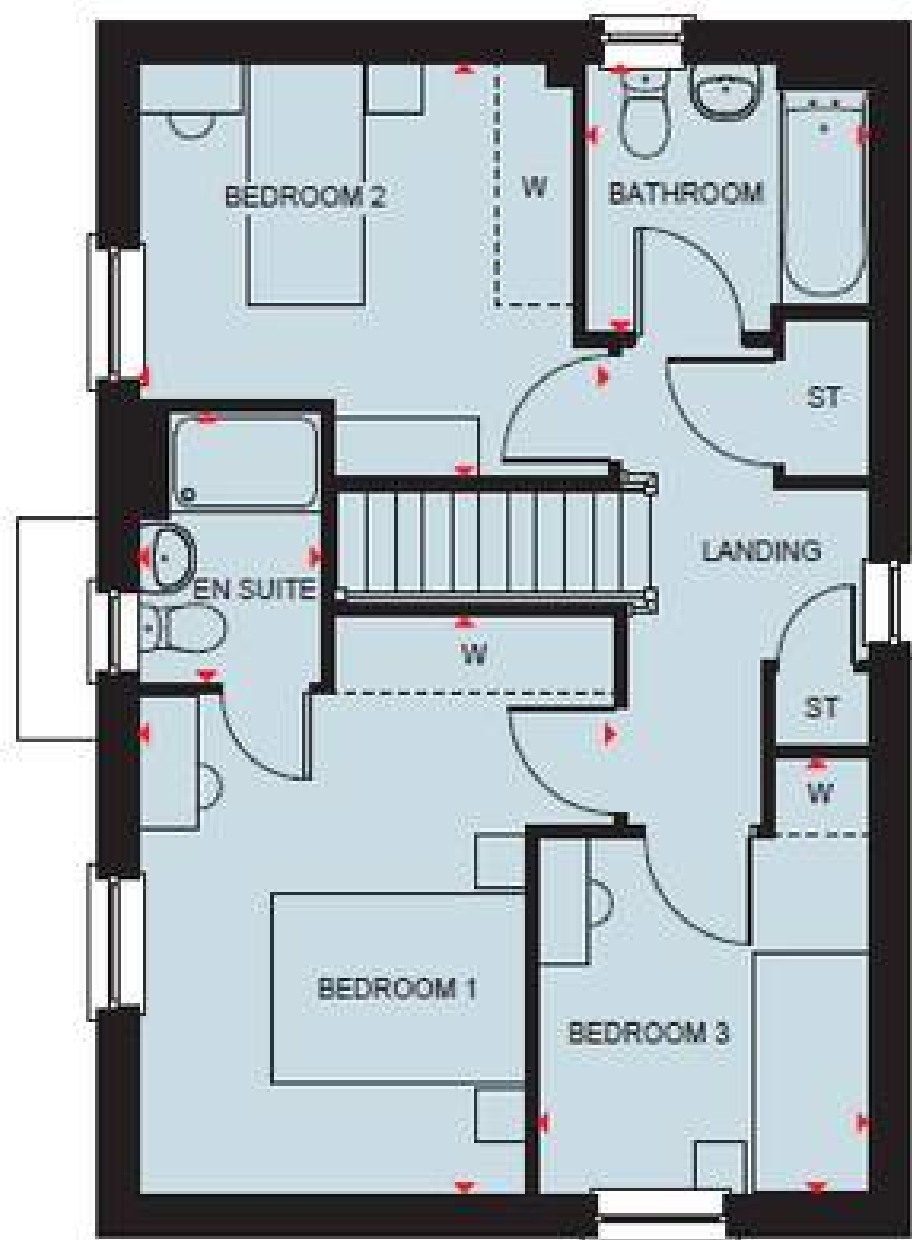
## THREE BEDROOM HOME



### Ground Floor

Kitchen/dining/family	5748mm x 3200mm	18'10" x 10'6"
Utility	2388mm x 1500mm	7'10" x 4'11"
Lounge	5746mm x 3237mm	18'10" x 10'7"
WC	1870mm x 1447mm	6'2" x 4'9"

(Approximate dimensions)



### First Floor

Bedroom 1	3763mm x 4548mm	12'4" x 14'11"
En suite 1	1444mm x 2125mm	4'9" x 7'0"
Bedroom 2	3710mm x 3262mm	12'2" x 10'8"
Bedroom 3	2631mm x 3437mm	8'7" x 11'3"
Bathroom	2226mm x 2126mm	7'4" x 7'0"

(Approximate dimensions)

Key			
ST	Store	wd	Washer dryer space
		dw	Dishwasher space
f/f	Fridge freezer space	W	Wardrobe space
td	Tumble Dryer space	↔	Dimension location

\* window to certain plots, speak to a Sales Adviser  
\*\* door to certain plots, speak to a Sales Adviser

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, 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. Plots may include Solar PV Panels, please speak to Sales Adviser for further details.



# DAVID WILSON HOMES



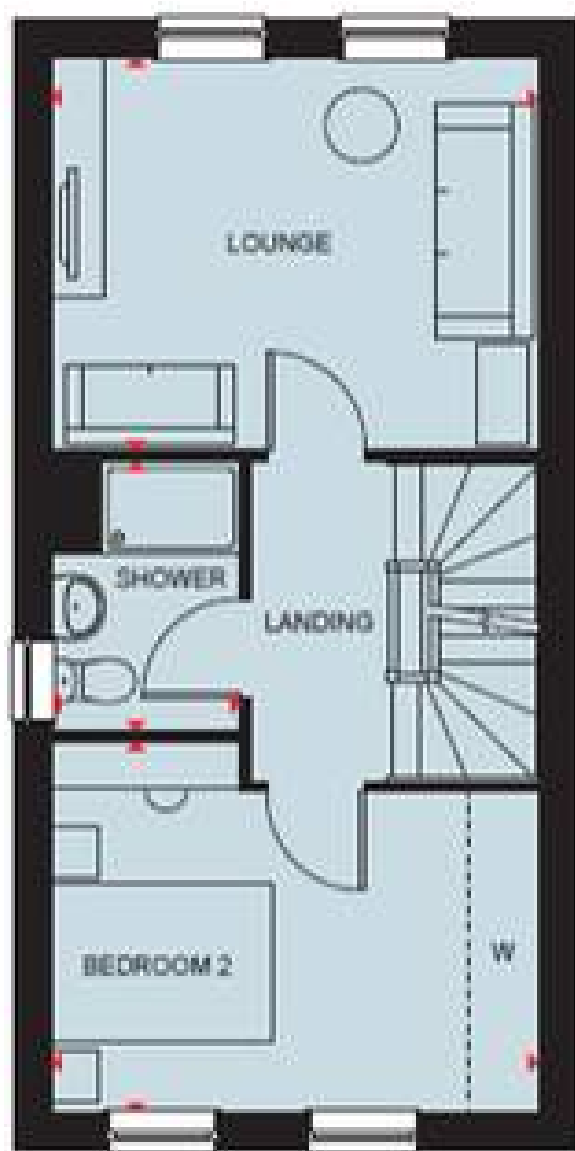


# THE COOMBES

## THREE BEDROOM HOME



COMING SOON



**Key**  
ST Store    wd Washer dryer space    f/f Fridge freezer space    W Wardrobe space  
dw Dishwasher space    td Tumble Dryer space    Dimension location

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, 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. Plots may include Solar PV Panels, please speak to Sales Adviser for further details.



DAVID WILSON HOMES





# THE BURFORD

## FOUR BEDROOM HOME

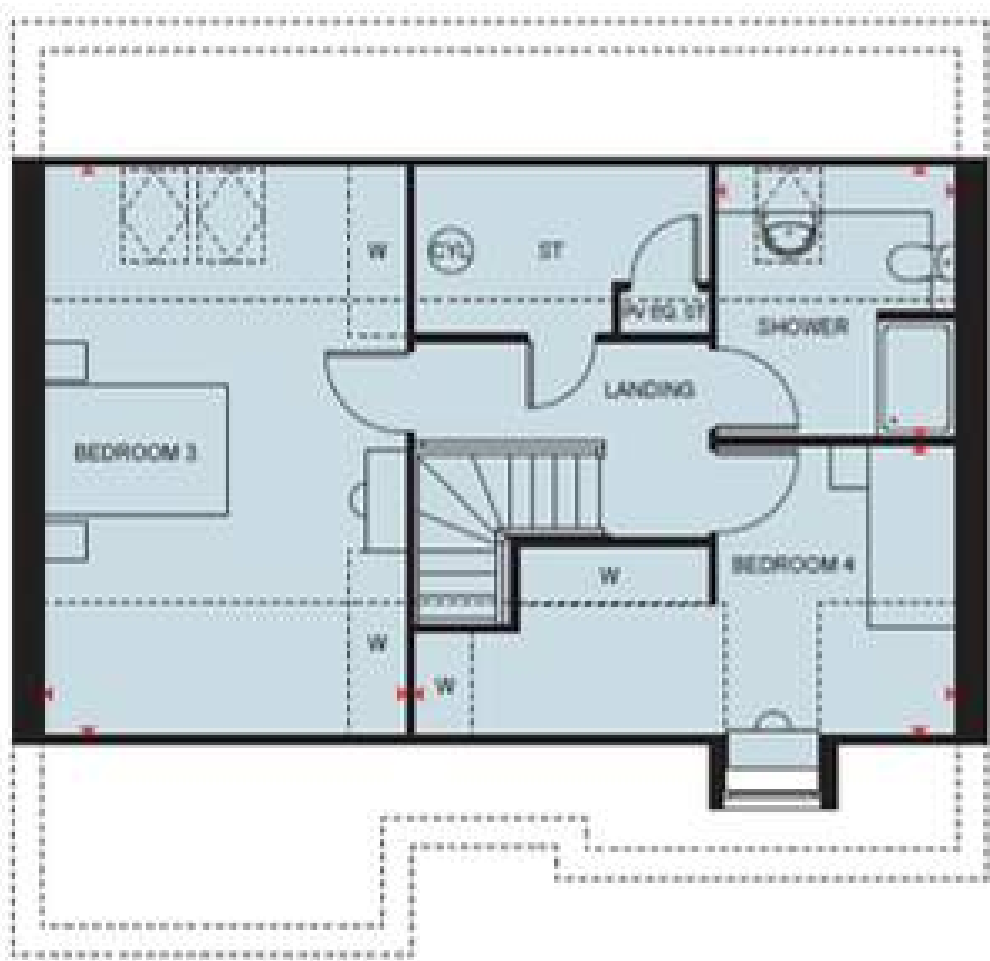


### Ground Floor

Kitchen/dining	4384mm x 4125mm	14'5" x 13'6"
Lounge	4530mm x 5541mm	14'10" x 18'2"
Bedroom 1	4988mm x 2898mm	16'4" x 9'6"
Bedroom 2	3498mm x 3610mm	11'6" x 11'10"
Bathroom	2410mm x 2265mm	7'11" x 7'5"

### Key

ST	Store	wd	Washer dryer space	f/f	Fridge freezer space	W	Wardrobe space
		dw	Dishwasher space	td	Tumble Dryer space	↕	Dimension location



### First Floor

Bedroom 3	3762mm x 5903mm	12'4" x 19'4"
Bedroom 4	5611mm x 3014mm	18'5" x 9'11"
Shower Room	2472mm x 2801mm	8'1" x 9'2"

(Approximate dimensions)

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, 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. Plots may include Solar PV Panels, please speak to Sales Adviser for further details.



# DAVID WILSON HOMES





# THE CONWY

## FOUR BEDROOM HOME



### Ground Floor

Kitchen/dining	4415mm x 6821mm	14'5" x 22'4"
Utility	1907mm x 2163mm	6'3" x 7'1"
Lounge	3605mm x 4798mm	11'9" x 15'8"
WC	1526mm x 1856mm	5'0" x 6'1"
Study	2615mm x 2655mm	8'6" x 8'8"

(Approximate dimensions)



### First Floor

Bedroom 1	3610mm x 5543mm	11'10" x 18'2"
En suite 1	1430mm x 2177mm	4'8" x 7'1"
Bedroom 2	5117mm x 2695mm	16'9" x 8'10"
Bedroom 3	3077mm x 3411mm	10'1" x 11'2"
Bedroom 4	2677mm x 3902mm	8'9" x 12'9"
Bathroom	2872mm x 2178mm	4'8" x 7'1"

(Approximate dimensions)

Key			
ST	Store	wd	Washer dryer space
		dw	Dishwasher space
f/f	Fridge freezer space	W	Wardrobe space
td	Tumble Dryer space	↔	Dimension location

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, 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. Plots may include Solar PV Panels, please speak to Sales Adviser for further details.



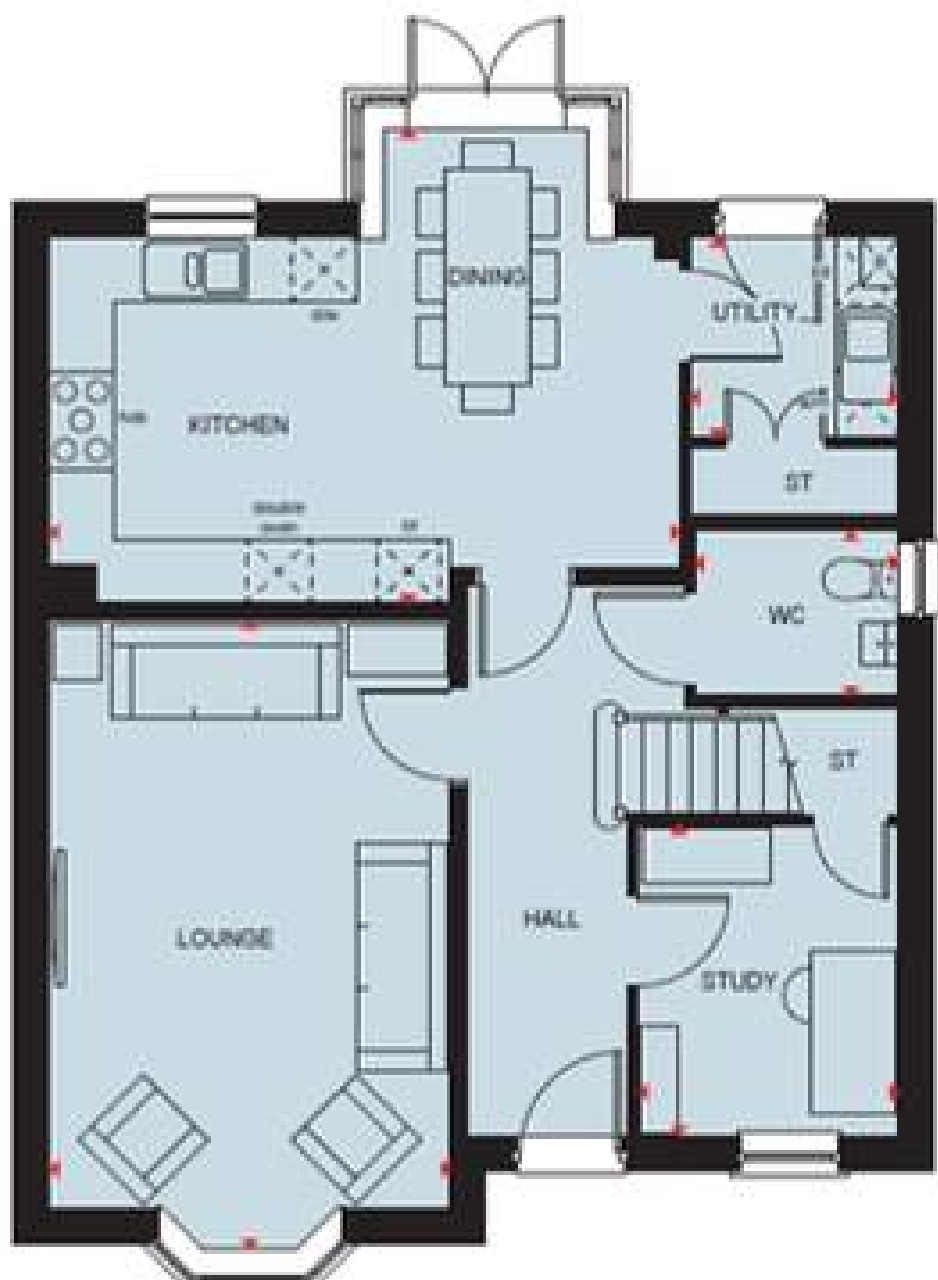
# DAVID WILSON HOMES





# THE FAIRBURN

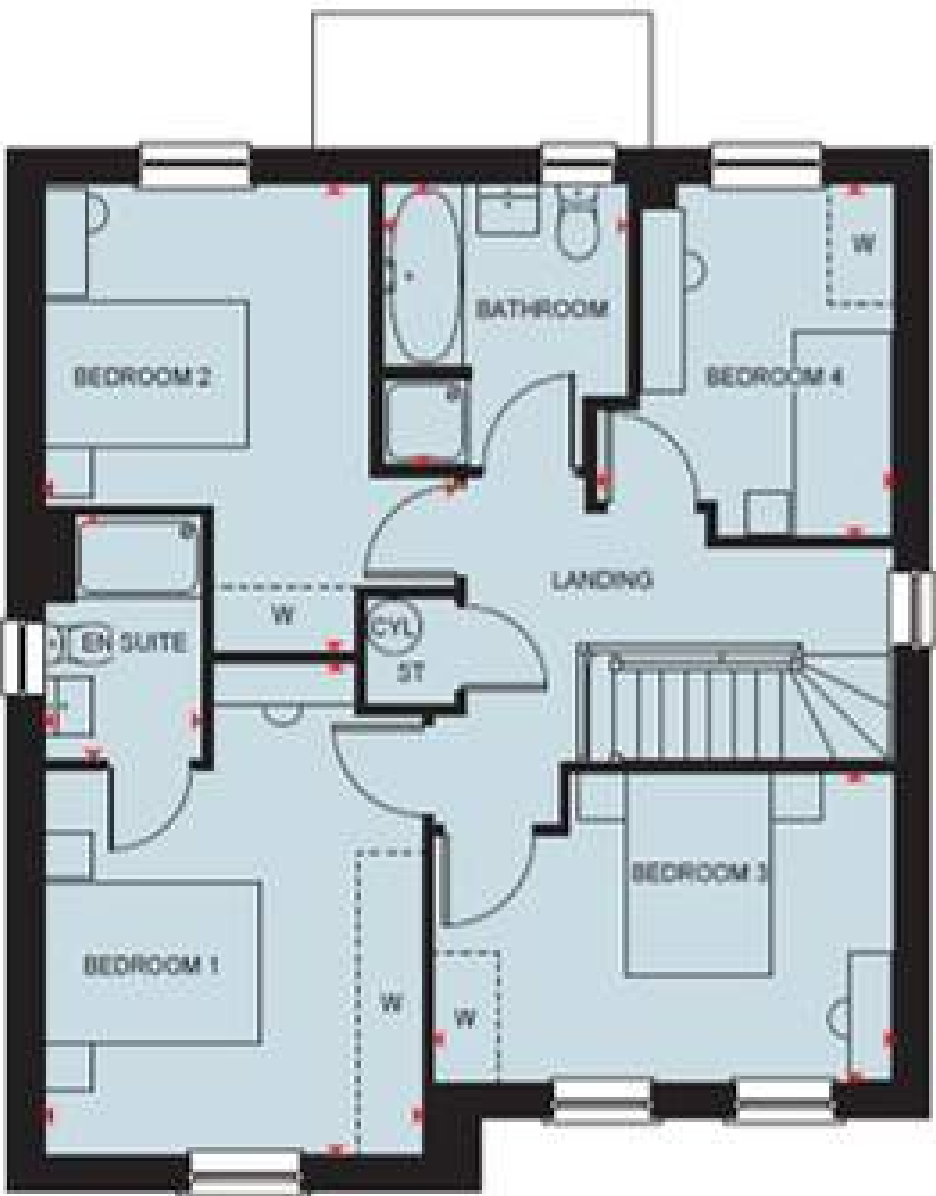
## FOUR BEDROOM HOME



### Ground Floor

Kitchen/dining	5857mm x 4660mm	19'3" x 15'3"
Utility	2575mm x 1945mm	8'5" x 6'5"
Lounge	5460mm x 3723mm	17'11" x 12'3"
WC	1898mm x 1534mm	6'3" x 5'0"
Study	2881mm x 2421mm	9'5" x 7'11"

(Approximate dimensions)



### First Floor

Bedroom 1	4586mm x 3528mm	15'1" x 11'7"
En suite 1	2250mm x 1470mm	7'5" x 4'10"
Bedroom 2	4331mm x 3041mm	14'3" x 10'0"
Bedroom 3	4275mm x 2881mm	14'0" x 9'5"
Bedroom 4	3273mm x 2363mm	10'9" x 7'9"
Bathroom	2599mm x 2270mm	8'6" x 7'5"

(Approximate dimensions)

Key			
ST	Store	wd	Washer dryer space
dw	Dishwasher space	f/f	Fridge freezer space
		td	Tumble Dryer space
		W	Wardrobe space
		↔	Dimension location

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, 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. Plots may include Solar PV Panels, please speak to Sales Adviser for further details.



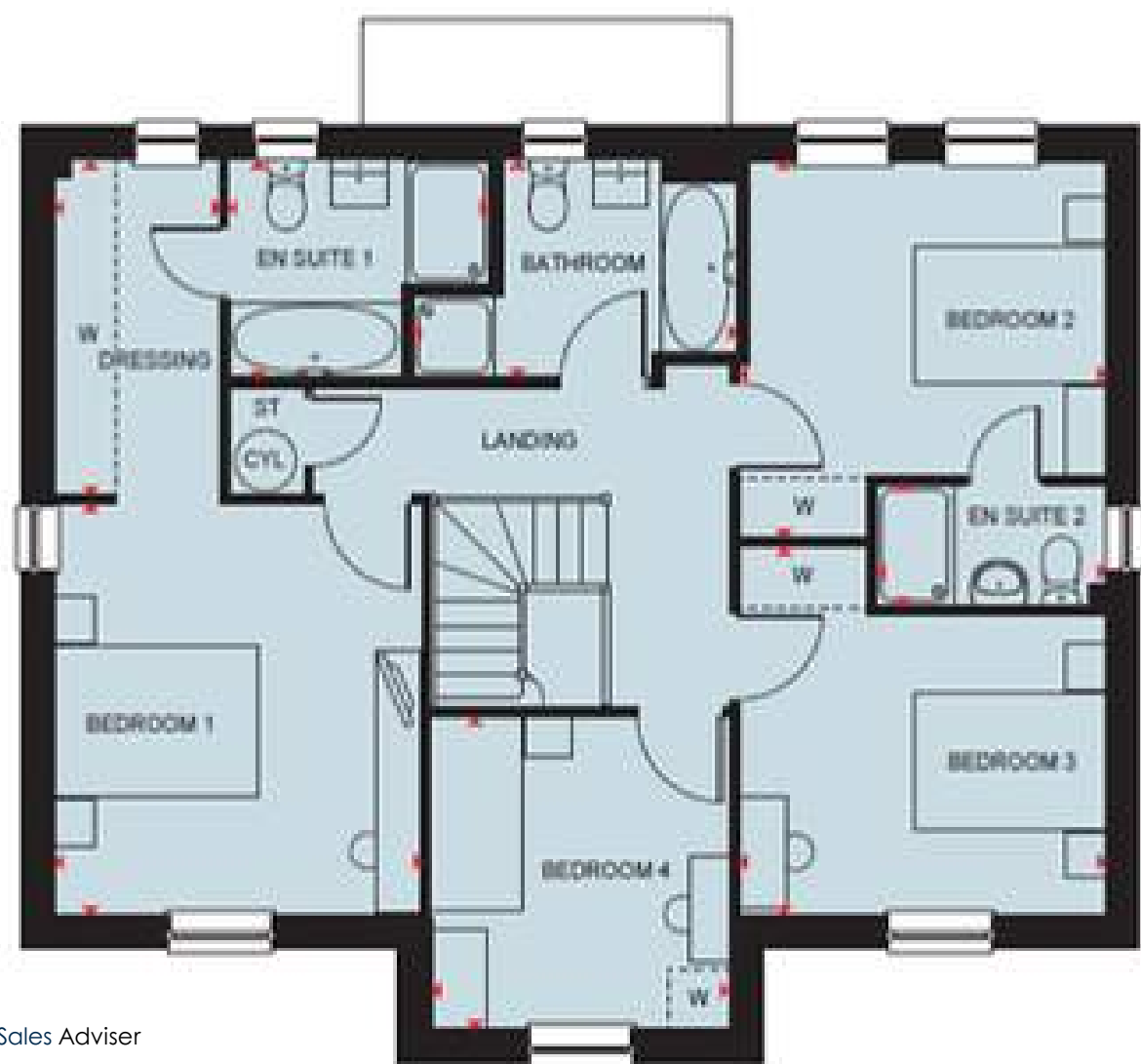
# DAVID WILSON HOMES





# THE KELHAM

## FOUR BEDROOM HOME



\* window to certain plots, speak to a Sales Adviser

### Ground Floor

Kitchen/Breakfast/family	6533mm x 4209mm	21'5" x 13'10"
Utility	2248mm x 1901mm	7'5" x 6'3"
Lounge	4694mm x 3663mm	15'5" x 12'0"
Dining	3561mm x 3375mm	11'8" x 11'1"
WC	1904mm x 1712mm	6'3" x 5'7"
Study	3668mm x 3648mm	12'0" x 12'0"

(Approximate dimensions)

### First Floor

Bedroom 1	4046mm x 3623mm	13'3" x 11'11"
Bedroom 1 dressing	3295mm x 1628mm	10'10" x 5'4"
En suite 1	2552mm x 2154mm	8'4" x 7'1"
Bedroom 2	3522mm x 3102mm	11'7" x 10'2"
En suite 2	2267mm x 1201mm	7'5" x 3'11"
Bedroom 3	3624mm x 2954mm	11'11" x 9'8"
Bedroom 4	3075mm x 2941mm	10'1" x 9'8"
Bathroom	3190mm x 2139mm	10'6" x 7'0"

(Approximate dimensions)

Key			
wd	Washer dryer space	f/f	Fridge freezer space
td	Dishwasher space	W	Wardrobe space
ST	Store	td	Tumble Dryer space
		↔	Dimension location

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, 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. Plots may include Solar PV Panels, please speak to Sales Adviser for further details.



# DAVID WILSON HOMES





# THE PENSTHORPE

## FIVE BEDROOM HOME

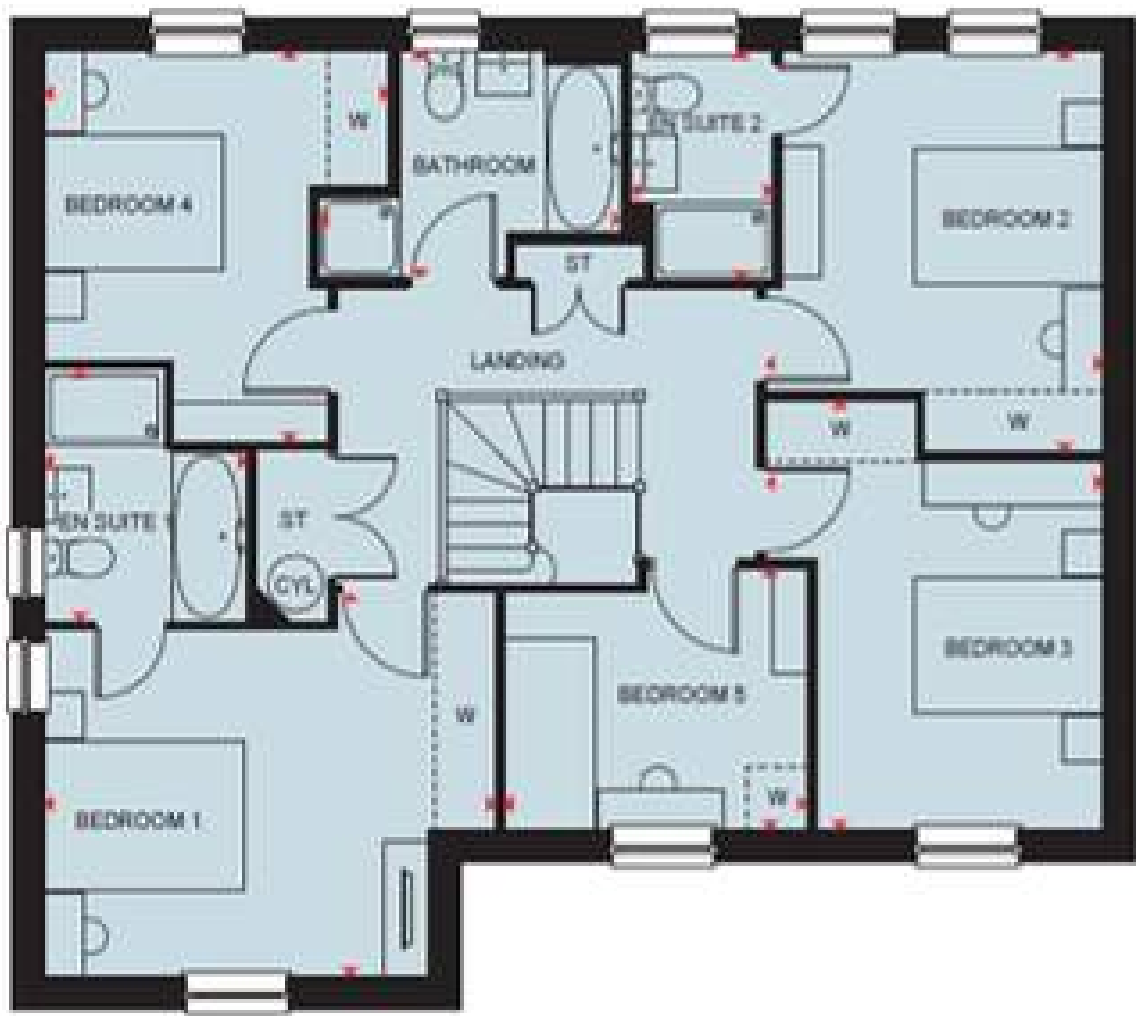


### Ground Floor

Kitchen/Breakfast/family	6890mm x 7381mm	22'7" x 24'3"
Utility	2054mm x 1900mm	6'9" x 6'3"
Lounge	3550mm x 5276mm	11'8" x 17'4"
Dining	3840mm x 2997mm	12'7" x 9'10"
Study	3550mm x 2887mm	11'8" x 9'6"
WC	1484mm x 1884mm	4'10" x 6'2"

(Approximate dimensions)

Key	
wd	Washer dryer space
dw	Dishwasher space
ST	Store



### First Floor

Bedroom 1	4516mm x 3824mm	14'10" x 12'7"
En suite 1	2028mm x 2515mm	6'8" x 8'3"
Bedroom 2	3376mm x 4011mm	11'1" x 13'2"
En suite 2	1414mm x 2297mm	4'8" x 7'6"
Bedroom 3	3376mm x 4280mm	11'1" x 14'1"
Bedroom 4	3450mm x 3913mm	11'4" x 12'10"
Bedroom 5	3023mm x 2612mm	9'11" x 8'7"
Bathroom	3010mm x 2279mm	9'11" x 7'6"

(Approximate dimensions)

f/f	Fridge freezer space	W	Wardrobe space
td	Tumble Dryer space	••	Dimension location

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, 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. Plots may include Solar PV Panels, please speak to Sales Adviser for further details.



# DAVID WILSON HOMES





# THE WOODWALTON

## FIVE BEDROOM HOME



### Ground Floor

Kitchen/Breakfast/family	5600mm x 6595mm	18'4" x 21'8"
Utility	2440mm x 1862mm	8'0" x 6'1"
Lounge	4550mm x 6646mm	14'11" x 21'10"
Dining	3218mm x 4370mm	10'7" x 14'4"
WC	2092mm x 2197mm	6'10" x 7'2"

(Approximate dimensions)



### First Floor

Bedroom 1	4388mm x 6511mm	14'5" x 21'4"
En suite 1	2307mm x 1428mm	7'7" x 4'8"
Bedroom 2	3289mm x 4095mm	10'9" x 13'5"
En suite 2	2307mm x 1428mm	7'7" x 4'8"
Bedroom 3	2267mm x 1201mm	12'11" x 11'1"
Bedroom 4	3583mm x 3532mm	11'9" x 11'7"
Bedroom 5	2369mm x 3266mm	7'9" x 10'9"
Bathroom	3000mm x 1900mm	9'10" x 6'3"

(Approximate dimensions)

Key			
ST	Store	wd	Washer dryer space
		dw	Dishwasher space
f/f	Fridge freezer space	W	Wardrobe space
td	Tumble Dryer space	↔	Dimension location

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, 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. Plots may include Solar PV Panels, please speak to Sales Adviser for further details.



# DAVID WILSON HOMES





# 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.

There is no price limit on the property you could buy, as long as you're eligible for the scheme just speak to your Sales Adviser at your chosen development. However there is a £25,000 cap on the contribution you could receive.

## MAKE YOUR MOVE WITH OUR KEY WORKER DEPOSIT CONTRIBUTION SCHEME



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

\*This offer is available to Key Workers who purchase a new David Wilson Homes property. We make this offer available across our David Wilson divisions from time to time, however, it may not always be available for all categories of Key Workers. We encourage you to please speak with one of our Sales Advisors to check availability and if you have any queries in this respect.

Subject to these terms and conditions, Key Workers are entitled to receive a deposit contribution towards the overall purchase price of the property of £1,000 for every £20,000 spent - up to a maximum of £25,000. Please note that you may be required to pay a contribution towards the purchase price depending on your lender's mortgage eligibility criteria.





## 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.







# OAK VIEW

BILLERICAY

---



DAVID WILSON HOMES