

HOLLINS PARK VIEW

---

STOCKSBRIDGE

# 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 —  
HOLLINS PARK VIEW



A FANTASTIC  
LOCATION

Hollins Park View is nestled on the edge of the Peak District National Park, providing the perfect blend of rural tranquillity and modern convenience. The area is renowned for its stunning natural beauty, with rolling hills, lush woodlands, and the winding River Don offering a scenic backdrop for a variety of outdoor activities.



CONVENIENT  
LOCATION

Residents can enjoy a range of amenities nearby and excellent transport links make commuting to Sheffield and other nearby cities easy. The village of Deepcar is a haven for nature enthusiasts, with numerous walking trails, cycling routes, and opportunities for wildlife spotting in nearby nature reserves like Bitholmes Wood and Wharncliffe Wood. The nearby Fox Valley shopping centre provides a range of retail options, from high street brands to independent boutiques, as well as dining establishments.



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.



## HOLLINS PARK VIEW LOCAL AMENITIES

### DOCTORS

- Deepcar Medical Centre - 271 Manchester Road, Deepcar, Sheffield S36 2RA
- Valley Medical Centre - Johnson Street, Stocksbridge, Sheffield S36 1BX

### DENTISTS

- Deepcar Dental Care - 334 Manchester Road, Deepcar, Sheffield S36 2RH
- Stocksbridge Dental Practice - 11 Johnson Street, Sheffield S36 1BX

### HOSPITAL

- Sheffield Northern General Hospital - Herries Road, Sheffield, S5 7AU

### PHARMACIES

- Deepcar Pharmacy - 271 Manchester Road, Deepcar, Sheffield S36 2RA
- Allied Pharmacy - 9 Johnson Street, Sheffield S36 1BX

### OPTICIANS

- Martyn Kemp Opticians - Harry Brearley House, Fox Valley Retail Park, Sheffield S36 2AB
- Auckland Opticians - Back Lane, Sheffield S36 6AB

### POST OFFICES

- Lee Avenue Post Office - 54 Lee Avenue, Sheffield S36 2QW
- Stocksbridge Post Office - Johnson Street, Sheffield S36 1BX

### VETS

- Abbey Veterinary Group - 340 Manchester Road, Sheffield S36 2RH

### NURSERIES

- Royd Nursery Infant School - Carr Road, Deepcar, Sheffield S36 2PR
- Early STEPS Nursery and Children's Centre - 648 Manchester Road, Stocksbridge, Sheffield S36 1DY

### SCHOOLS

- St John's C of E Junior School - St. Margaret Avenue, Deepcar, Sheffield S36 2TE
- Royd Nursery Infant School - Carr Road, Deepcar, Sheffield S36 2PR
- Stocksbridge High School - Shay House Lane, Stocksbridge, Sheffield, South Yorkshire, S36 1FD

### SPORT AND LEISURE

- Stocksbridge Leisure Centre - Moorland Drive, Stocksbridge, Sheffield S36 1EG
- Fox Valley Retail Park - Fox Valley Way, Sheffield S36 2AB

### TRANSPORT

- Deepcar Train Station - Manchester Road, Deepcar, Sheffield S36 2RH

### PUBS AND RESTAURANTS

- King and Miller - 4-6 Manchester Rd, Deepcar, Sheffield S36 2RD
- The Castle Inn - Stone Moor Road Bolsterstone, Sheffield S36 3ZB
- Ponti's Italian Kitchen - Fox Valley Way, Sheffield S36 2AE
- Zorro Lounge - Fox Valley Way, Sheffield S36 2AE

### SUPERMARKETS

- ALDI - Fox Valley Way, Sheffield S36 2AD
- Lidl - Manchester Road, Sheffield S36 1DJ
- Co-op - Johnson Street, Stocksbridge, S36

# CREATING A SUSTAINABLE COMMUNITY AT HOLLINS PARK VIEW

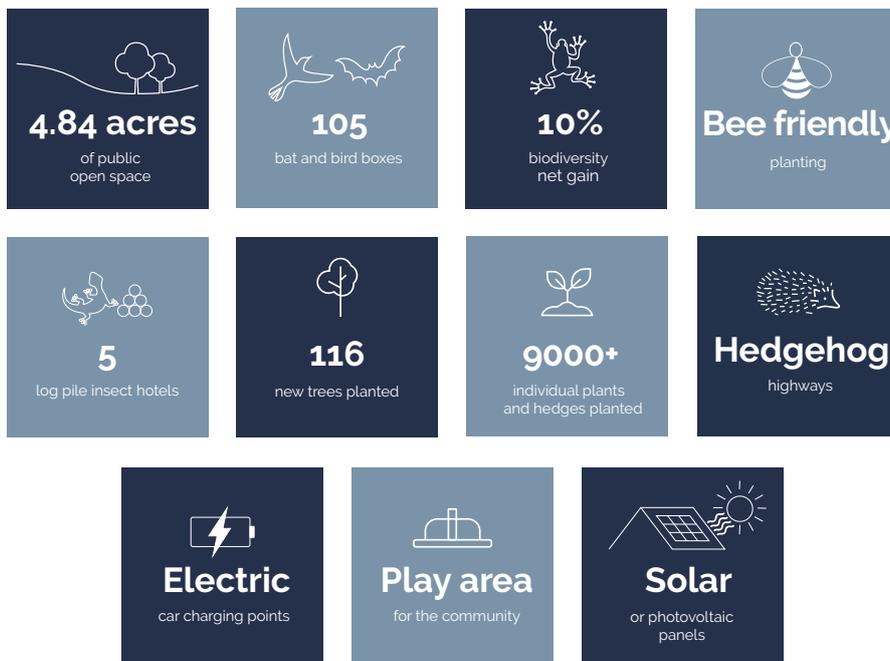


Throughout the planning process before starting build, we consider where we can introduce nature and where we can strengthen it.

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.



# HOLLINS PARK VIEW

STOCKSBRIDGE

0.7 MILES TO  
FOX VALLEY



- **The Wilford**  
2 Bedroom Home
- **The Burleigh**  
2 Bedroom Bungalow
- **The Archford**  
3 Bedroom Home
- **The Eckington**  
3 Bedroom Home
- **The Hadley**  
3 Bedroom Home
- **The Kennett**  
3 Bedroom Home
- **The Millford**  
4 Bedroom Home
- **The Kirkdale**  
4 Bedroom Home
- **The Herford**  
4 Bedroom Home
- **The Cornell**  
4 Bedroom Home
- **The Drummond**  
4 Bedroom Home
- **The Holden**  
4 Bedroom Home
- **The Henley**  
5 Bedroom Home
- **Affordable Housing**



- V **Visitors Parking Space**
- BCP **Bin Collection Point**
- EBA **Enhanced Biodiversity Area**
- SH** **Show Home**



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



**Attenuation Basin**  
An attenuation basin is a specially designed area that collects and holds rainwater during heavy weather. It helps control how quickly water flows away, which reduces the risk of flooding and keeps the drainage system working smoothly.



**Play Area**



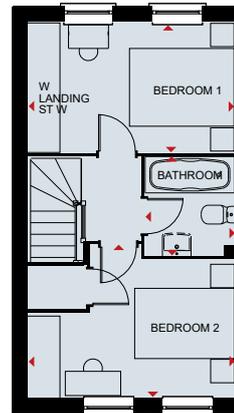
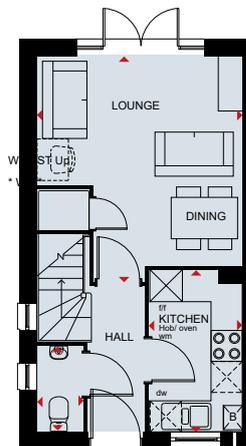
**Solar Panels**  
Solar Panels are included on every home.

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



# THE WILFORD

## TWO BEDROOM HOME



### Ground Floor

Lounge/Dining	4357 x 3923 mm	14'4" x 12'10"
Kitchen	3083 x 1780 mm	10'1" x 5'10"
WC	1615 x 880 mm	5'4" x 2'11"

\* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plans.

### First Floor

Bedroom 1	3923 x 2487 mm	12'10" x 8'2"
Bedroom 2	3923 x 2926 mm	12'10" x 9'7"
Bathroom	1897 x 1695 mm	6'3" x 5'7"

### Key

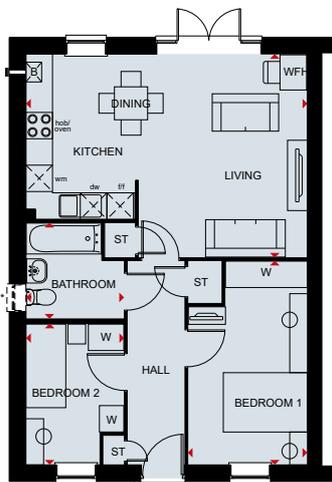
B Boiler room	f/f Fridge freezer space	WFH Working from home space
ST Store	dw Dishwasher space	W Wardrobe space
		↔ Dimension location



DAVID WILSON HOMES

# THE BURLEIGH

## TWO BEDROOM HOME



### Ground Floor

Kitchen/Living/Dining	6355 x 4625 mm	20'10" x 15'2"
Bedroom 1	2690 x 4635 mm	8'10" x 15'2"
Bedroom 2	2210 x 3202 mm	7'3" x 10'6"
Bathroom	2210 x 2161 mm	7'3" x 7'1"

\*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots

### Key

B Boiler w/m Washing machine space  
ST Store dw Dishwasher space

f/f Fridge freezer space  
W Wardrobe space

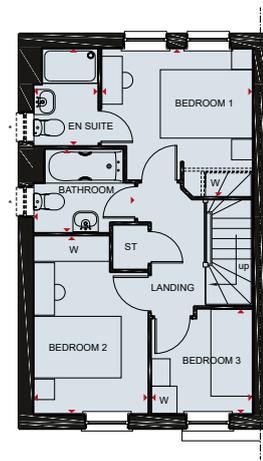
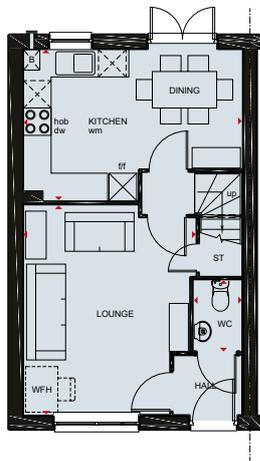
WFH Working from home space  
◀▶ Dimension location



DAVID WILSON HOMES

# THE ARCHFORD

## THREE BEDROOM TERRACED HOME



\* optional window refer to sales advisor for individual plots

### Ground Floor

Lounge	4599 x 3746 mm	15'1" x 12'3"
Kitchen/Dining	4745 x 3310 mm	15'7" x 10'10"
WC	1561 x 1054 mm	5'1" x 3'5"

### First Floor

Bedroom 1	3277 x 3229 mm	10'9" x 10'7"
En suite	2119 x 1385 mm	6'11" x 4'7"
Bedroom 2	3887 x 2475 mm	12'9" x 8'1"
Bedroom 3	2281 x 2186 mm	7'6" x 7'2"
Bathroom	2181 x 1815 mm	7'2" x 5'11"

### Key

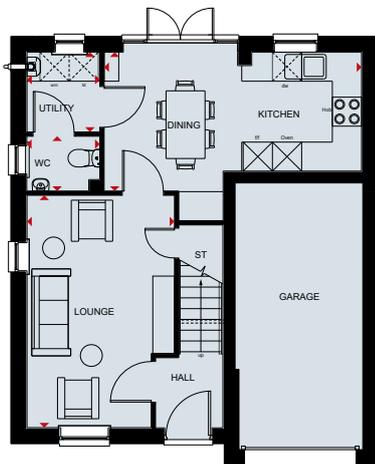
B Boiler	wm Washing machine space	dw Dishwasher space	W Wardrobe space
Store	f/f Fridge/freezer space	WFH Working from home space	◀▶ Dimension location



DAVID WILSON HOMES

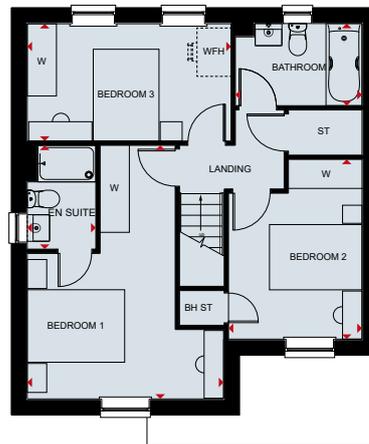
# ECKINGTON

## THREE BEDROOM HOME



### Ground Floor

Lounge	4807 x 3028 mm	15'9" x 10'0"
Kitchen/Dining	5285 x 2873 mm	17'4" x 9'5"
WC	1495 x 1134 mm	4'10" x 3'9"
Utility	1651 x 1470 mm	5'5" x 4'10"



### First Floor

Bedroom 1	5247 x 4031 mm	17'3" x 13'3"
En Suite	2148 x 1408 mm	7'1" x 4'7"
Bedroom 2	3719 x 2742 mm	12'3" x 9'0"
Bedroom 3	4185 x 2428 mm	13'9" x 8'0"
Bathroom	2601 x 1701 mm	8'6" x 5'7"

### Key

B Boiler BH/ST Bulkhead Store  
ST Store w/m Washing machine space

dw Dishwasher space  
f/f Fridge freezer space

td Tumble dryer space  
WFH Working from home space

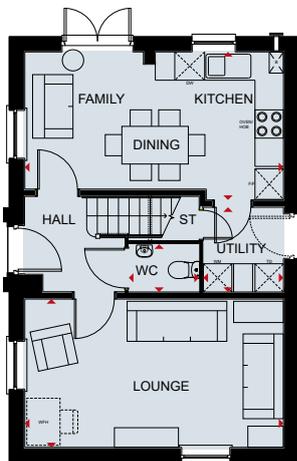
W Wardrobe space  
↔ Dimension location



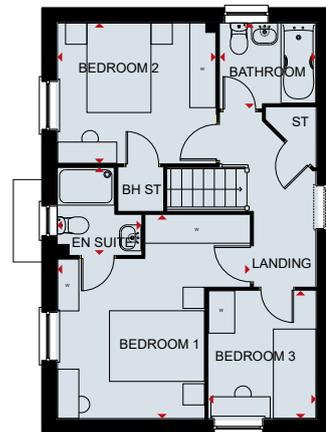
DAVID WILSON HOMES

# HADLEY

## SEMI-DETACHED HOME



\* Optional door please refer to sales adviser



\* Optional window please refer to sales adviser

### Ground Floor

Lounge	5450 x 3148 mm	17'11" x 10'4"
Kitchen/Family/ Dining Utility	5450 x 3143 mm	17'11" x 10'4"
WC	1799 x 1688 mm	5'11" x 5'6"
WC	1480 x 1014 mm	4'10" x 3'4"

### 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"

### Key

B Boiler w/m Washing machine space  
ST Store f/f Fridge/freezer space

dw Dishwasher space  
TD Tumble dryer

W Wardrobe space  
WFH Working from home space

◀▶ Dimension location

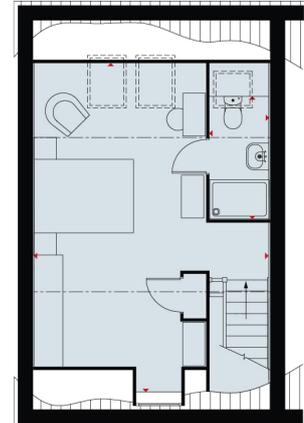
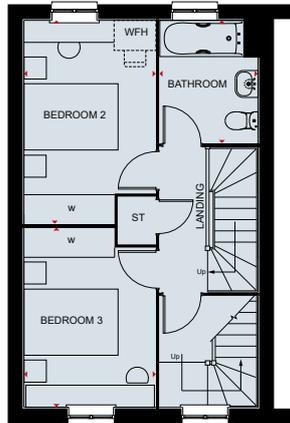
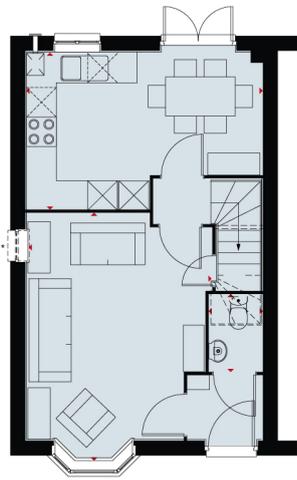


DAVID WILSON HOMES

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. 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. BDW003629/SEP23

# KENNETT

## THREE BEDROOM HOME



### Ground Floor

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

### 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"

### Second Floor

Bedroom 1	6681 x 4731 * mm	21'11" * x 15'6" En suite
	2496 * x 1190 mm	8'2"* x 3'11" * Overall floor dimension includes lowered ceiling areas

### Key

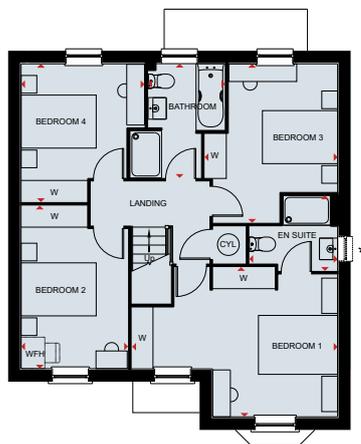
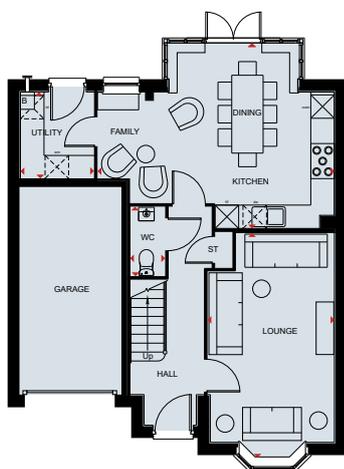
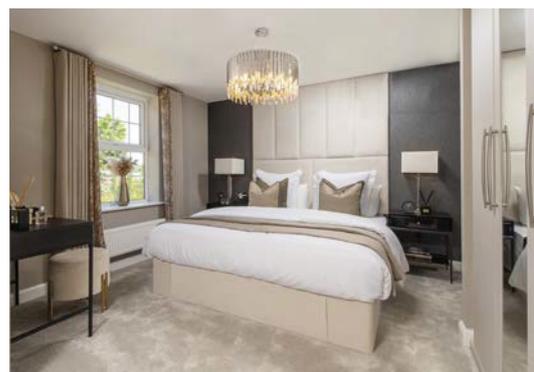
B Boiler	f/f Fridge freezer space	wm Washing machine space	WFH Working from home space	◀▶ Dimension location
ST Store	dw Dishwasher space	w Wardrobe space	RL Rooflight	



DAVID WILSON HOMES

# MILLFORD

## FOUR BEDROOM HOME



### Ground Floor

Lounge	5767 x 3235 mm	18'11" x 10'7"
Kitchen/Family/Dining	6037 x 4735 mm	19'10" x 15'6"
Utility WC	2225 x 1877 mm	7'3" x 6'2"
	1786 x 895 mm	5'10" x 2'11"

### First Floor

Bedroom 1	5195 x 3818 mm	17'0" x 12'6"
En Suite	2235 x 1924 mm	7'4" x 6'4"
Bedroom 2	4156 x 2707 mm	13'8" x 8'10"
Bedroom 3	4051 x 3365 mm	13'4" x
Bedroom 4	3522 x 3124 mm	11'0" 11'7"
Bathroom	2913 x 1950 mm	x 10'3" 9'7"
		x 6'5"

### Key

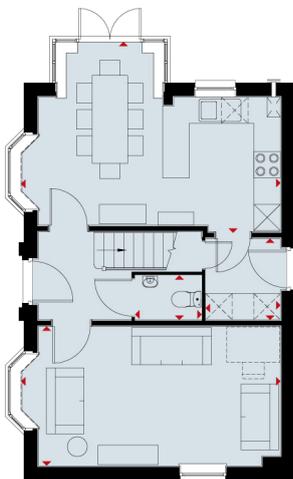
B Boiler wm Washing machine space	f/f Fridge freezer space	WFH Working from home space	◀▶ Dimension location
ST Store dw Dishwasher space	td Tumble dryer space	W Wardrobe space	



DAVID WILSON HOMES

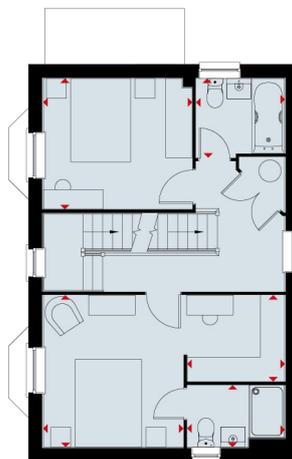
# HERTFORD

## FOUR BEDROOM HOME



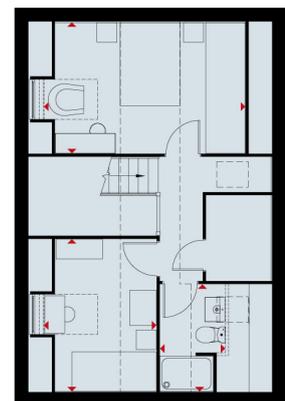
### Ground Floor

Lounge	5847 x 3173 mm	19'2" x 10'5"
Kitchen/Dining	5847 x 4177 mm	19'2" x 13'8"
Utility	1850 x 1687 mm	6'1" x 5'6"
WC	1500 x 1014 mm	4'11" x 3'4"



### First Floor

Bedroom 1	3463 x 3162 mm	11'4" x 10'4"
En suite	2201 x 1411 mm	7'3" x 4'8"
Dressing room	2201 x 1964 mm	7'3" x 6'5"
Bedroom 2	3362 x 2979 mm	11'0" x 9'9"
Bathroom	2000 x 1801 mm	6'7" x 5'11"



### Second Floor

Bedroom	3.4534* x 2979 mm	14'11"* x 9'9"
Bedroom	4.3463 x 2529* mm	11'4" x 8'4"*
Shower room	2433 x 1464* mm	8'0" x 4'10"*

\* Overall floor dimension includes lowered ceiling areas

### Key

B Boiler      CYL Cylinder  
ST Store f/f Fridge freezer space

d/w Dishwasher space      f/d Tumble dryer space  
w/m Washing machine space      WFH Working from home space

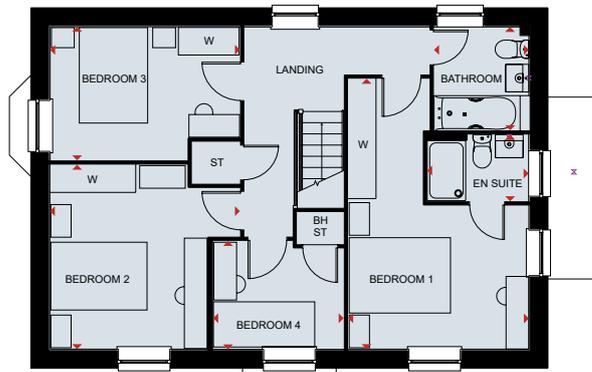
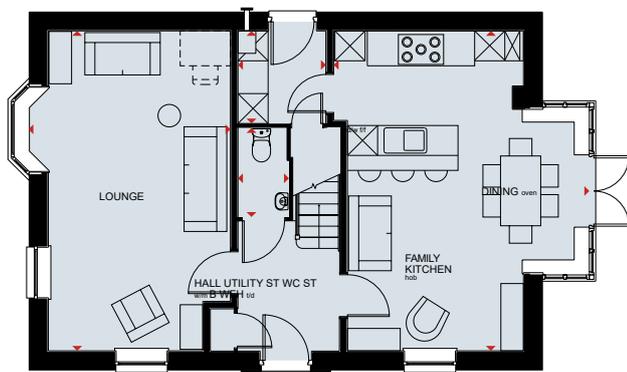
w Wardrobe space  
◀▶ Dimension location



DAVID WILSON HOMES

# CORNELL

## FOUR BEDROOM HOME



### Ground Floor

Lounge	6422 x 4023 mm	21'11" x 13'2"
Kitchen/Family/Dining	6422 x 5038 mm	21'11" x 16'6"
Utility	1860 x 1749 mm	6'11" x 5'9"
WC	1786 x 1014 mm	5'10" x 3'4"

### First Floor

Bedroom 1	5383 x 3571 mm	17'8" x 11'8"
En suite	2005 x 1324 mm	6'7" x 4'4"
Bedroom 2	3670 x 3756 mm	12'1" x 12'4"
Bedroom 3	3751 x 2661 mm	12'4" x 8'8"
Bedroom 4	2577 x 2160 mm	8'5" x 7'1"
Bathroom	2057 x 1875 mm	6'9" x 6'2"

### Key

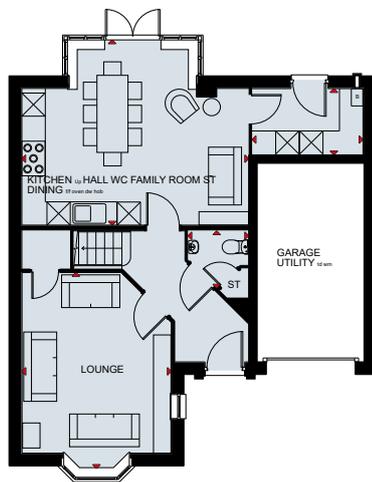
B Boiler	wm Washing machine space	f/f Fridge freezer space	WFH Working from home space	BH/ST Bulkhead Store	◀▶ Dimension location
ST Store	dw Dishwasher space	td Tumble dryer space	BH Bulkhead	W Wardrobe space	



DAVID WILSON HOMES

# DRUMMOND

## FOUR BEDROOM HOME



### Ground Floor

Lounge 5088 x 3845 mm 16'8" x 12'7"  
 Kitchen/Family/Dining 5845 x 4811 mm 19'2" x 15'9"  
 Utility 2856 x 1720 mm WC 1565 x 1485 mm 9'4" x 5'8"  
 5'2" x 4'10"



### First Floor

Bedroom 1 3850 x 3707 mm En suite 12'7" x 12'2"  
 2311 x 1511 mm Bedroom 2 4084 x 7'7" x 4'11"  
 3844 mm Bedroom 3 3844 x 3521 13'5" x 12'7"  
 mm Bedroom 4 / Study 3584 x 2966 12'7" x 11'7"  
 mm Bathroom 2846 x 1887 mm 11'9" x 9'9"  
 9'4" x 6'2"

### Key

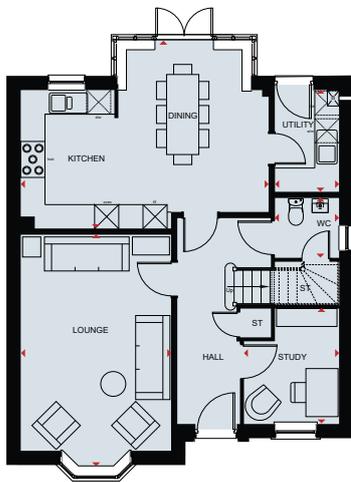
B Boiler ST Store dw Dishwasher space td Tumble dryer space W Wardrobe space  
 CYL Cylinder wm Washing machine space f/f Fridge freezer space WFH Working from home space ◀▶ Dimension location



DAVID WILSON HOMES

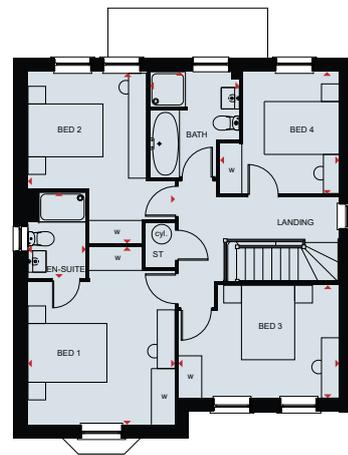
# HOLDEN

## FOUR BEDROOM DETACHED 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	2545 x 1588 mm	8'4" x 5'3"
WC	1498 x 1588 mm	4'11" x 5'3"



### 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"

### Key

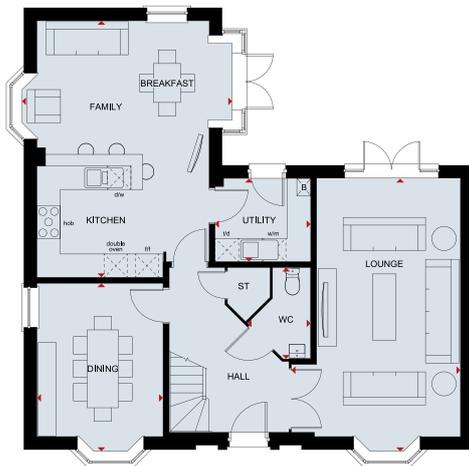
B Boiler	W Wardrobe space	wm Washing machine space	CYL Cylinder	td Tumble dryer	◀▶ Dimension location
ST Store	f/f Fridge/freezer space	dw Dishwasher space			



DAVID WILSON HOMES

# THE HENLEY

## FIVE BEDROOM HOME



### Ground Floor

Kitchen/Breakfast/Family	6595 x 5626 mm	21'8" x 18'5"
Utility	2440 x 2143 mm	8'0" x 7'0"
Dining	4340 x 3218 mm	14'3" x 10'7"
WC	2341 x 1595 mm	7'8" x 5'3"
Lounge	7040 x 4300 mm	23'11" x 14'1"



### First Floor

Bedroom 1	6689 x 4388 mm	21'11" x 14'5"
En suite 1	2608 x 1394 mm	8'7" x 4'7"
Bedroom 2	3918 x 3284 mm	12'10" x 10'9"
En suite 2	2608 x 1375 mm	8'7" x 4'6"
Bedroom 3	3733 x 3105 mm	12'3" x 10'2"
Bedroom 4	3445 x 3209 mm	11'4" x 10'6"
Bedroom 5/Study	2847 x 2353 mm	9'4" x 7'9"
Bathroom	3027 x 2346 mm	9'11" x 7'8"

### 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	



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 10 year Buildmark Warranty means we have complied with the NHBC Standards which set out the technical requirements for design, materials and workmanship in new home construction. This is just one of the added benefits of buying a new home.

## WARRANTY EXCLUSIONS

While your warranty includes most elements, certain aspects cannot be covered including:

- Garden landscaping
- Registered Social Landlord Homes
- Fences
- Carpets and floor coverings
- Wear and tear
- Failure to maintain
- Your own alterations
- 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 house-builder 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](http://dwh.co.uk) or call **0333 3558 469**

P1139600/JAN26