



# RIVER VIEW

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AT OUNDLE

# 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



# RIVER VIEW

## AT OUNDLE

Stoke Doyle Road, Oundle, Peterborough, PE8 5TR  
 What3words:///baseline.hoops.kitten

- **The Archford**  
3 bedroom home
- **The Hadley**  
3 bedroom home
- **The Eckington**  
3 bedroom home
- **The Hollinwood**  
4 bedroom home
- **The Woodlark**  
4 bedroom home
- **The Winstone**  
4 bedroom home
- **The Millford**  
4 bedroom home
- **The Skylark**  
4 bedroom home
- **The Peregrine**  
4 bedroom home
- **The Manning**  
5 bedroom home
- **The Lichfield**  
5 bedroom home
- **The Henley**  
5 bedroom home
- **The Glidewell**  
5 bedroom home
- **Affordable Housing**
- V** Visitors Parking Space
- BCP** Bin Collection Point
- SS** Substation



Play Area



Balancing Pond



New Tree Line



Mature Trees



### Electric Vehicle charging

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



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



See the Difference at [dwh.co.uk](https://dwh.co.uk)



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

1025\_001 Rev: P06



# THE ARCHFORD

THREE BEDROOM SEMI-DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



This three bedroom home includes an open plan kitchen with a dining area and French doors to the garden. A spacious lounge and a cloakroom complete the ground floor.

Upstairs you will find an en suite main bedroom, a further double bedroom, a single bedroom or home office and a family bathroom.



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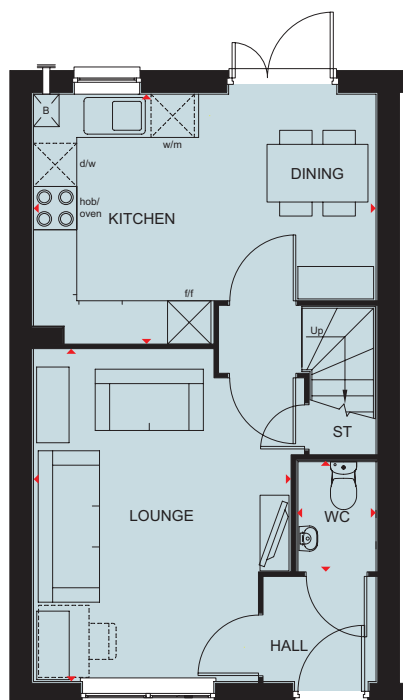


# THE ARCHFORD

THREE BEDROOM SEMI-DETACHED HOME

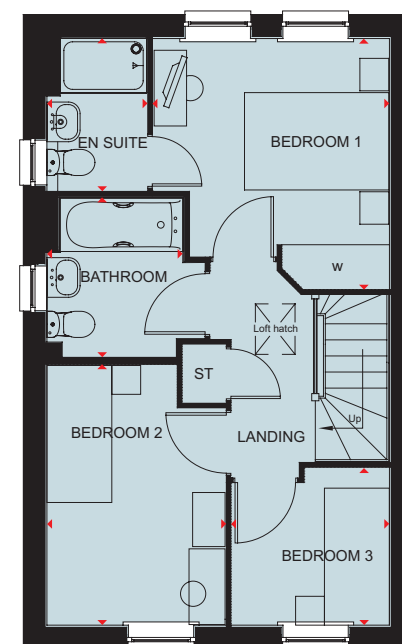
## Key

B	Boiler	w/m	Washing machine space	f/f	Fridge/freezer space	◀▶	Dimension location
ST	Store	d/w	Dishwasher space	W	Wardrobe space		



### Ground Floor

Lounge	4605 x 3746 mm	15'11" x 12'3"
Kitchen/Dining	4745 x 3454 mm	15'7" x 11'4"
WC	1513 x 1082 mm	5'0" x 3'7"



### First Floor

Bedroom 1	3277 x 3470 mm	10'9" x 11'5"
En suite	2110 x 1383 mm	6'11" x 4'6"
Bedroom 2	3606 x 2475 mm	11'10" x 8'1"
Bedroom 3	2179 x 2186 mm	7'2" x 7'2"
Bathroom	2208 x 2181 mm	7'3" x 7'2"

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# THE ECKINGTON

THREE BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The Eckington is energy-efficient home with a traditional exterior and an integral garage. It features an expansive open-plan dining kitchen with French doors which lead to the garden. You'll also discover a spacious lounge, a separate utility room, and a downstairs cloakroom. There are three double bedrooms, with the main enjoying an en suite, and a modern bathroom.



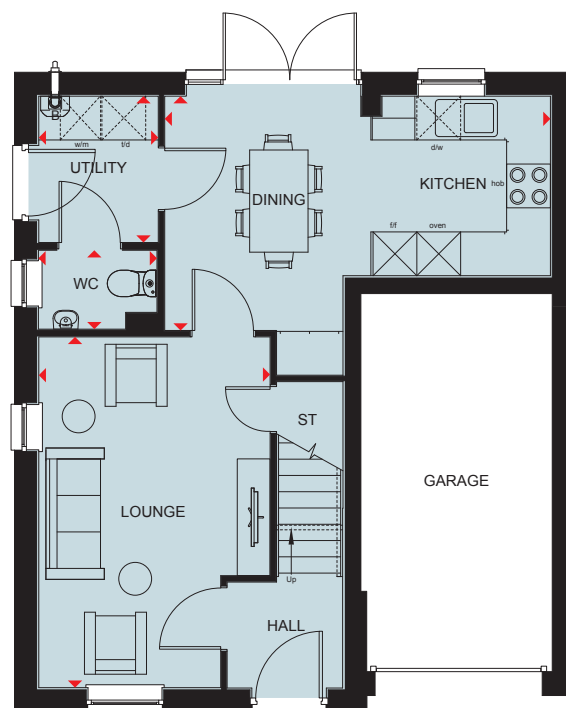
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# THE ECKINGTON

THREE BEDROOM DETACHED HOME

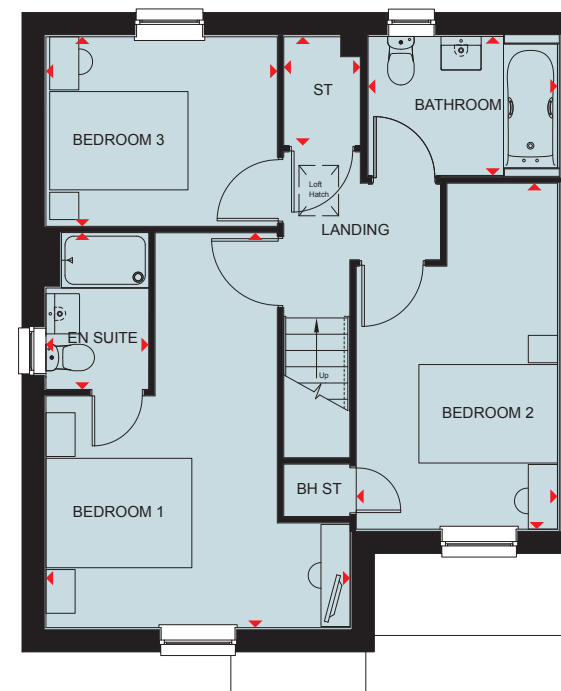
## Key

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



### Ground Floor

Lounge	4807 x 3169 mm	15'9" x 10'5"
Kitchen/Dining	5285 x 3211 mm	17'4" x 10'6"
WC	1624 x 1081 mm	5'4" x 3'7"
Utility	2006 x 1637 mm	6'7" x 5'4"



### First Floor

Bedroom 1	5414 x 4170 mm	17'9" x 13'8"
En suite	2148 x 1408 mm	7'1" x 4'7"
Bedroom 2	4743 x 2759 mm	15'7" x 9'1"
Bedroom 3	3172 x 2599 mm	10'5" x 8'6"
Bathroom	2596 x 1906 mm	8'6" x 6'3"

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# THE GLIDEWELL

FIVE BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



This impressive five-bedroom home features a generous hall and elegant central staircase. The spacious lounge is perfect for relaxation, while the open-plan kitchen and family room, opens onto the garden for entertaining. A separate study and dining room complete the downstairs. Upstairs, the galleried landing leads to five double bedrooms, including a large main bedroom with en suite.



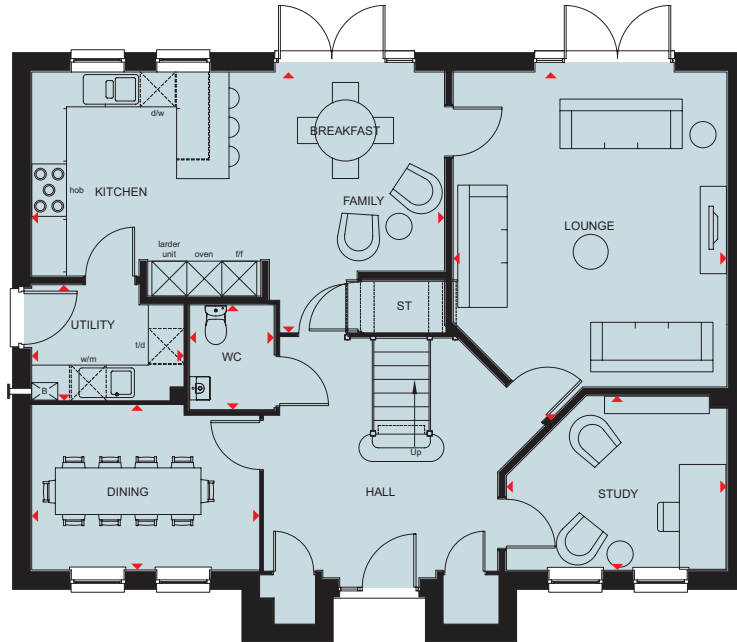
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# THE GLIDEWELL

FIVE BEDROOM DETACHED HOME

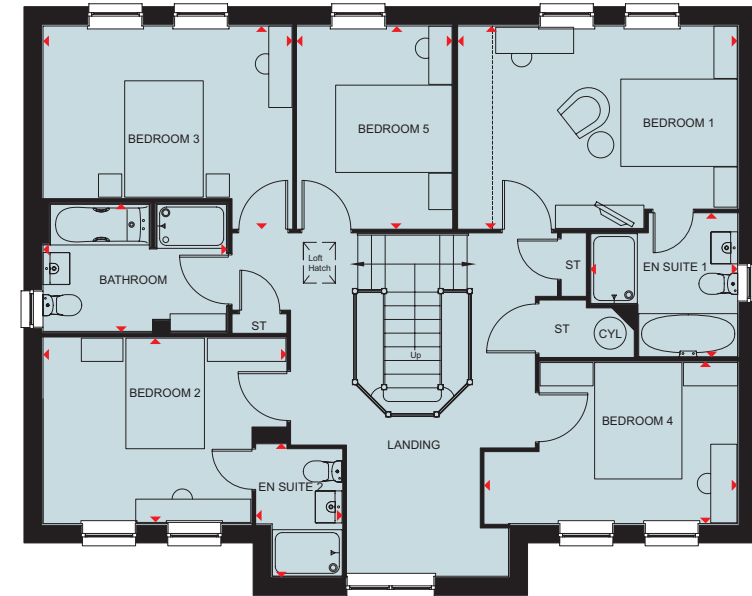
## Key

B	Boiler	w/m	Washing machine space	d/w	Dishwasher space	CYL	Cylinder
ST	Store	f/f	Fridge/freezer space	t/d	Tumble dryer space	◀▶	Dimension location



### Ground Floor

Lounge	5959 x 4698 mm	19'7" x 15'5"
Kitchen/Breakfast/		
Family	7088 x 4464 mm	23'3" x 14'8"
Utility	2603 x 1778 mm	8'6" x 5'10"
Dining	3902 x 2832 mm	12'10" x 9'3"
Study	3785 x 2998 mm	12'5" x 9'10"
WC	1800 x 1450 mm	5'11" x 4'9"



### First Floor

Bedroom 1	4800 x 3479 mm	15'9" x 11'5"
En suite 1	2524 x 2461 mm	8'3" x 8'1"
Bedroom 2	4178 x 3194 mm	13'8" x 10'6"
En suite 2	1472 x 2264 mm	4'10" x 7'5"
Bedroom 3	4279 x 3484 mm	14'0" x 11'5"
Bedroom 4	4347 x 2779 mm	14'3" x 9'1"
Bedroom 5	2660 x 3484 mm	8'9" x 11'5"
Bathroom	3152 x 2185 mm	10'4" x 7'2"

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# THE HADLEY

THREE BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The Hadley is a 3 bedroom home featuring an open-plan kitchen with family and dining area. French doors open onto the garden, making this space ideal for entertaining guests. On the other side of the home is a spacious lounge for you to relax in. Upstairs on the first floor you will find the main bedroom with en-suite, a second double bedroom, a single bedroom and separate bathroom.



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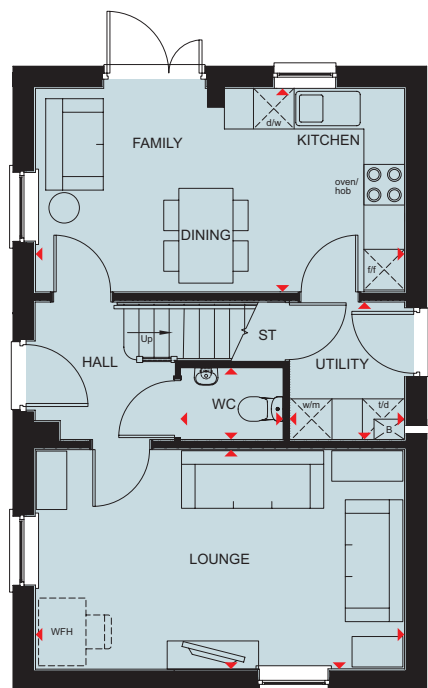


# THE HADLEY

THREE BEDROOM DETACHED HOME

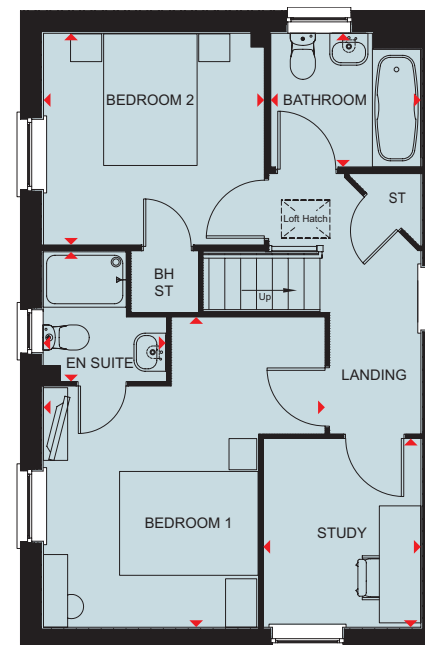
## Key

B	Boiler	w/m	Washing machine space	f/f	Fridge/freezer space
ST	Store	d/w	Dishwasher space	WFH	Working from home space
BH ST	Bulkhead store	t/d	Tumble dryer	◀▶	Dimension location



### Ground Floor

Lounge	5450 x 3242 mm	17'11" x 10'8"
Kitchen/Family/		
Dining	5450 x 3006 mm	17'11" x 9'10"
Utility	2030 x 1688 mm	6'8" x 5'6"
WC	1515 x 1060 mm	5'0" x 3'6"



### First Floor

Bedroom 1	4468 x 4058 mm	14'8" x 13'4"
En suite	1860 x 1770 mm	6'1" x 5'10"
Bedroom 2	3174 x 3042 mm	10'5" x 10'0"
Study	2713 x 2265 mm	8'11" x 7'5"
Bathroom	2167 x 1930 mm	7'1" x 6'4"

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# THE HENLEY

FIVE BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The Henley is an impressive 5 bedroom detached home, with a bright open-plan kitchen. The rear garden can be accessed by two sets of French doors. There is a separate formal dining room, a handy utility room and a bay-fronted spacious lounge.

Upstairs are four double bedrooms, including the 2 en suite bedrooms, a single bedroom/home office and the family bathroom.



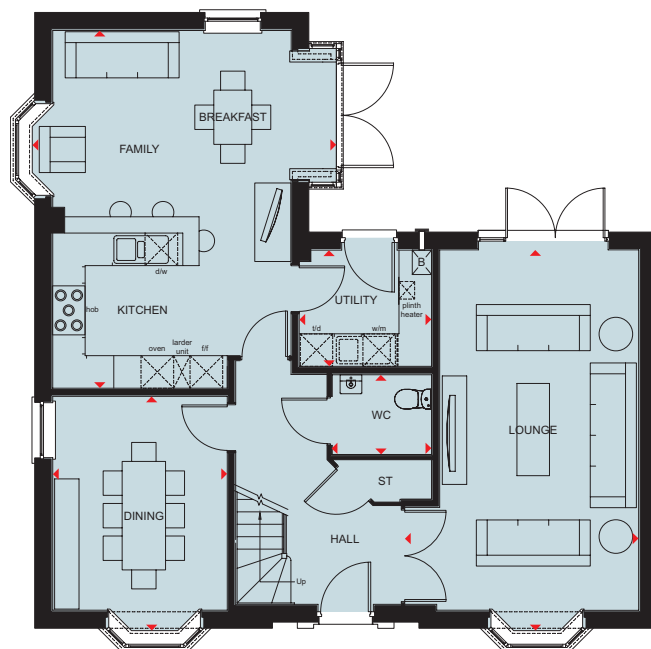
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# THE HENLEY

FIVE BEDROOM DETACHED HOME

## Key

B	Boiler	w/m	Washing machine space	d/w	Dishwasher space	CYL	Cylinder
ST	Store	f/f	Fridge/freezer space	t/d	Tumble dryer space	◀▶	Dimension location



### Ground Floor

Lounge	7040 x 4300 mm	23'1" x 14'1"
Kitchen/Family/Breakfast	6595 x 5626 mm	21'8" x 18'5"
Dining	4340 x 3218 mm	14'3" x 10'7"
Utility	2440 x 2143 mm	8'0" x 7'1"
WC	1830 x 1470 mm	6'0" x 4'10"



### First Floor

Bedroom 1	6689 x 4388 mm	21'11" x 14'5"
En suite	2608 x 1394 mm	8'7" x 4'7"
Bedroom 2	3918 x 3263 mm	12'10" x 10'8"
En suite	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 2331 mm	9'4" x 7'8"
Bathroom	2985 x 2325 mm	9'10" x 7'8"

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# THE HOLLINWOOD

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser

In the Hollinwood, find a dual aspect lounge which is a good space for the family to gather in, and the open-plan kitchen features dining & family areas as well as French doors leading to the rear garden. This home provides a sense of light and space, and the separate utility room and storage cupboards supports modern, clutter-free living.

Each of the 4 bedrooms offers space for wardrobes and the main bedroom includes an en suite. There is also the family bathroom.



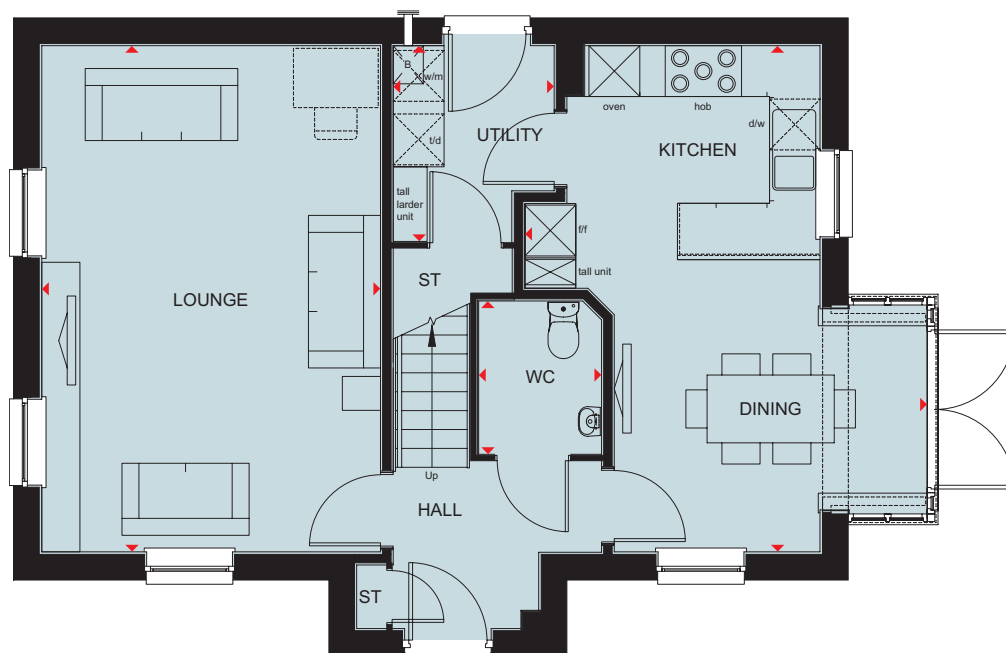
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# THE HOLLINWOOD

FOUR BEDROOM DETACHED HOME

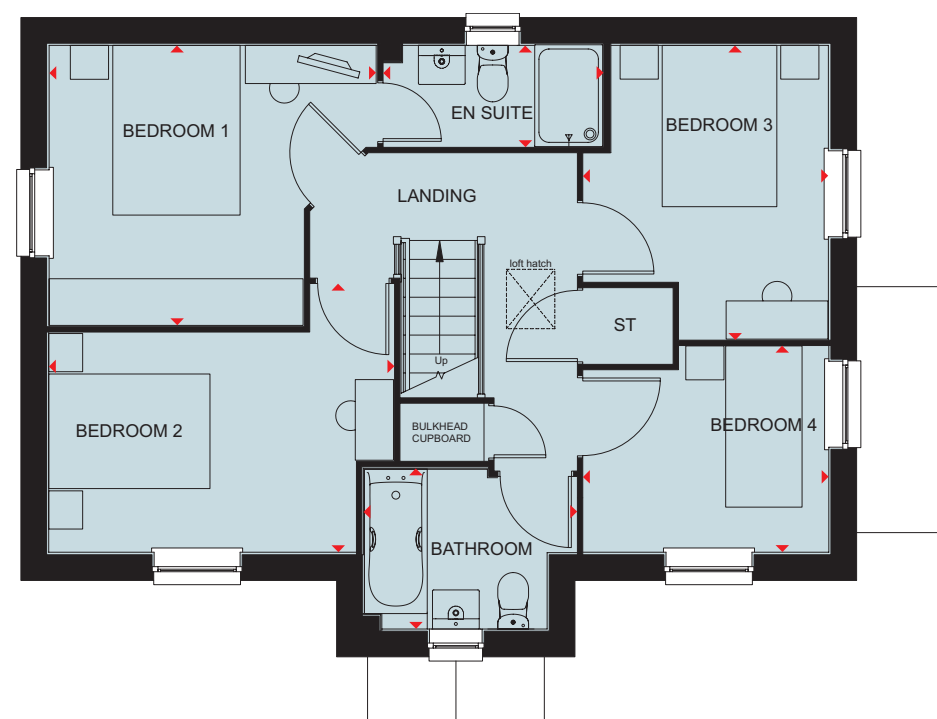
## Key

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



### Ground Floor

Lounge	3996 x 5973 mm	13'1" x 19'7"
Kitchen/Dining	5973 x 4706 mm	19'7" x 15'5"
Utility	1899 x 2312 mm	6'3" x 7'7"
WC	1809 x 1450 mm	5'11" x 4'9"



### First Floor

Bedroom 1	3858 x 3300 mm	12'8" x 10'10"
En suite	2574 x 1200 mm	8'5" x 4'0"
Bedroom 2	4062 x 3154 mm	13'4" x 10'4"
Bedroom 3	3459 x 2879 mm	11'4" x 9'5"
Bedroom 4	2884 x 2430 mm	9'6" x 8'0"
Bathroom	2498 x 1882 mm	8'2" x 6'2"

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# THE LICHFIELD

FIVE BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The Lichfield – Step into a grand entrance hall leading to a lounge, dining room with French doors, study, and kitchen with family/breakfast area opening to the garden. The first floor features a main bedroom with dressing area and en suite, plus two more double bedrooms and a family bathroom. The second floor features two double bedrooms and a dual-access bathroom.



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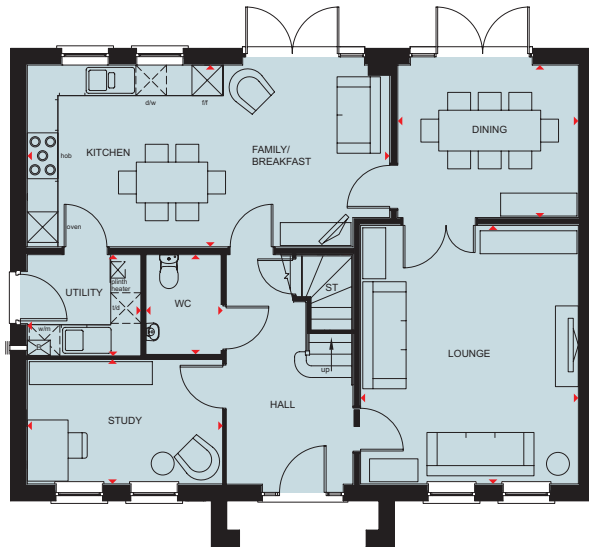


# THE LICHFIELD

FIVE BEDROOM DETACHED HOME

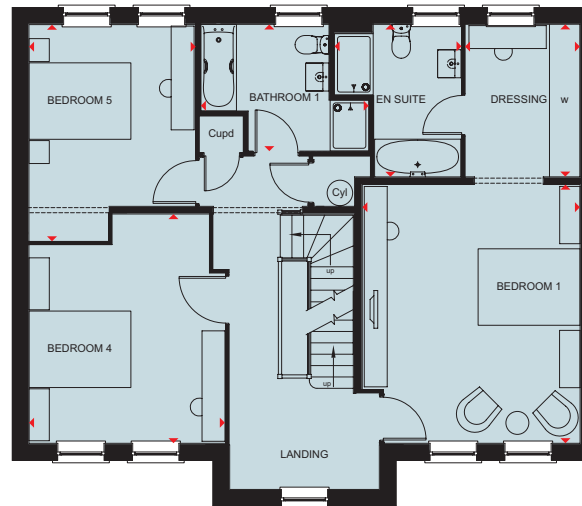
## Key

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



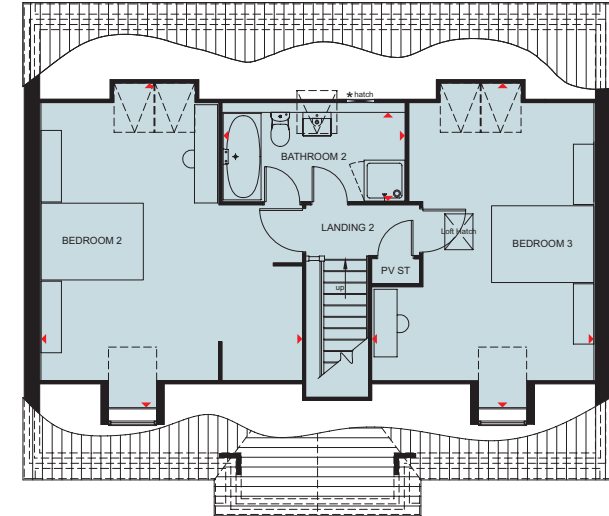
### Ground Floor

Lounge	5072 x 4275 mm	16'8" x 14'0"
Kitchen/Family/Breakfast	7108 x 3565 mm	23'4" x 11'8"
Utility	2217 x 1976 mm	7'3" x 6'6"
Dining	3543 x 2994 mm	11'7" x 9'9"
Study	3821 x 2430 mm	12'6" x 8'0"
WC	1958 x 1475 mm	6'5" x 7'3"



### First Floor

Bedroom 1	5077 x 4275 mm	16'8" x 14'0"
Dressing	2994 x 2249 mm	9'10" x 7'5"
En suite	2994 x 2500 mm	9'10" x 8'2"
Bedroom 4	4498 x 3848 mm	14'9" x 12'8"
Bedroom 5	4238 x 3247 mm	13'11" x 10'8"
Bathroom 1	2491 x 3298 mm	8'2" x 10'10"



### Second Floor

Bedroom 2	6330* x 5102 mm	20'9" x 16'8"
Bedroom 3	6330* x 4329 mm	20'9" x 14'3"
Bathroom 2	3563 x 1733* mm	11'8" x 5'8"

\*Overall floor dimension includes lowered ceiling areas

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# THE MANNING

FIVE BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The Manning - This large five bedroom home has plenty of space. Downstairs you will find a modern open-plan kitchen with a glazed pod and French doors to the garden. Benefit from a handy utility room. There's also a lounge with French doors, a separate bay-fronted dining room and a study. Upstairs you will find four double bedrooms, two with en suites, a single bedroom and a family bathroom.



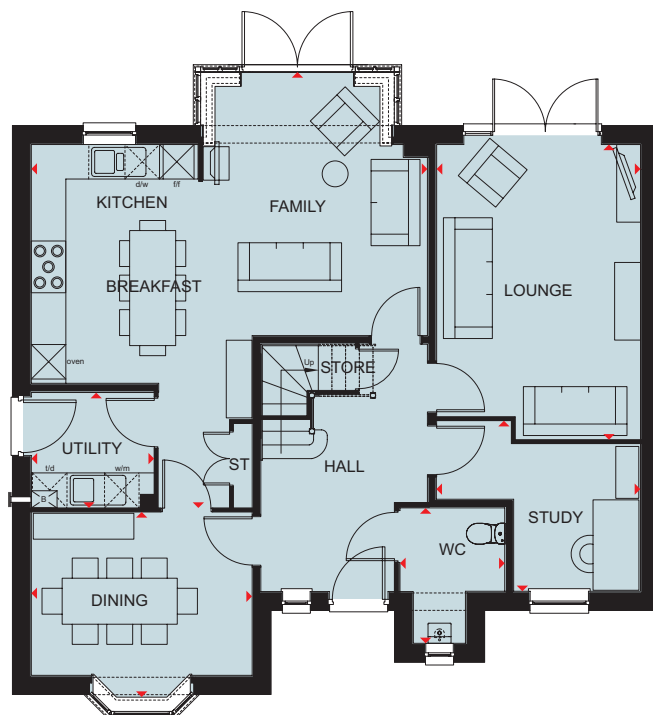
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# THE MANNING

FIVE BEDROOM DETACHED HOME

## Key

B	Boiler	w/m	Washing machine space	d/w	Dishwasher space	CYL	Cylinder
ST	Store	f/f	Fridge/freezer space	t/d	Tumble dryer space	◀▶	Dimension location



### Ground Floor

Lounge	3543 x 5122 mm	11'7" x 16'10"
Kitchen/Breakfast/		
Family	7568 x 6883 mm	24'10" x 22'7"
Dining	3840 x 3229 mm	12'7" x 10'7"
Study	2558 x 3550 mm	8'5" x 11'8"
Utility	2122 x 1996 mm	7'0" x 6'7"
WC	2355 x 1820 mm	7'9" x 6'0"



### First Floor

Bedroom 1	3993 x 4515 mm	13'1" x 14'10"
En suite 1	2027 x 2514 mm	6'8" x 8'3"
Bedroom 2	3375 x 4072 mm	11'1" x 13'5"
En suite 2	1469 x 2343 mm	4'10" x 7'8"
Bedroom 3	3603 x 3375 mm	11'10" x 11'1"
Bedroom 4	3108 x 3503 mm	10'2" x 11'6"
Bedroom 5	2772 x 2352 mm	9'1" x 7'9"
Bathroom	2321 x 2478 mm	7'7" x 8'2"

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# THE MILLFORD

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



In the Millford is the bright and spacious open-plan kitchen located to the rear. The French doors allows for the sunlight to flow into this space, making it a great space for family gatherings. The separate utility room and storage cupboards supports clutter-free living & the bay-fronted lounge is the perfect place to relax in.

Each of the 4 bedrooms offers space for wardrobes and the main bedroom includes an en suite. There is also the family bathroom which offers both bath and shower.



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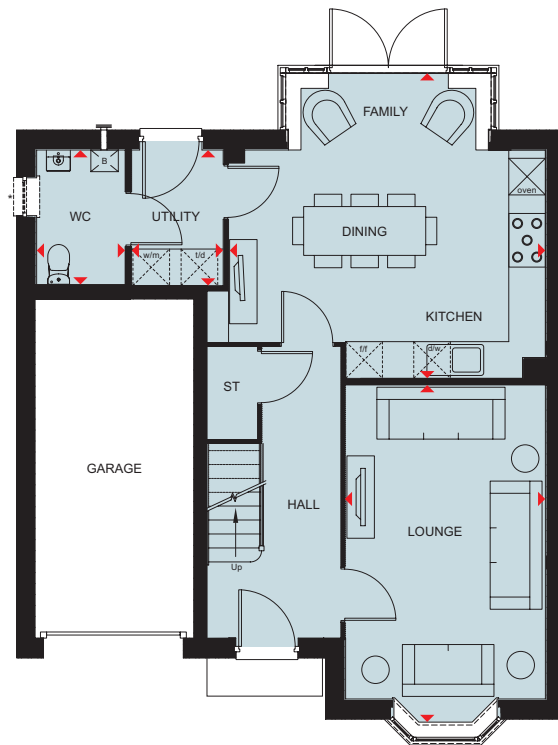


# THE MILLFORD

FOUR BEDROOM DETACHED HOME

## Key

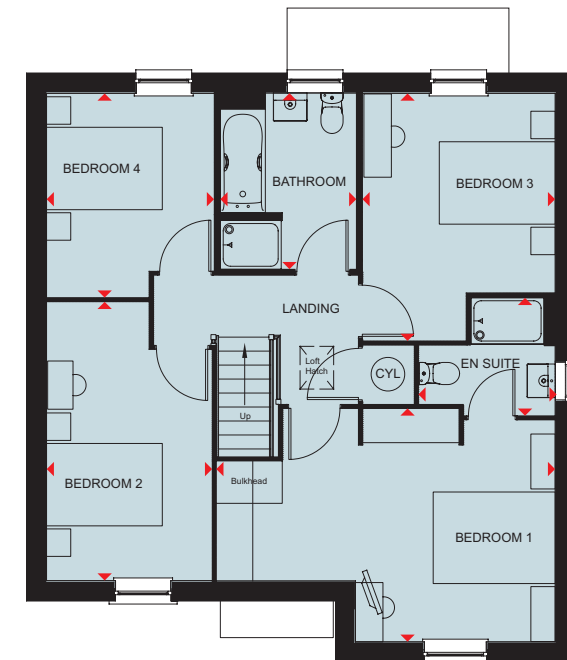
B	Boiler	BH	Bulkhead	d/w	Dishwasher space	t/d	Tumble dryer space	◀▶	Dimension location
ST	Store	w/m	Washing machine space	f/f	Fridge/freezer space	CYL	Cylinder		



### Ground Floor

Lounge	5532 x 3273 mm	18'2" x 10'9"
Kitchen/Family/		
Dining	5000 x 5191 mm	16'5" x 17'0"
Utility	2223 x 1500 mm	7'4" x 4'11"
WC	2205 x 1450 mm	7'3" x 4'9"

\* Window is plot specific



### First Floor

Bedroom 1	5529 x 3815 mm	18'2" x 12'6"
En suite	2235 x 1924 mm	7'4" x 6'4"
Bedroom 2	4561 x 2707 mm	15'0" x 8'10"
Bedroom 3	4051 x 3146 mm	13'4" x 10'4"
Bedroom 4	3338 x 2735 mm	10'11" x 9'0"
Bathroom	2891 x 2232 mm	9'6" x 7'4"

\* Window is plot specific

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WHERE QUALITY LIVES

# THE PEREGRINE

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The Peregrine benefits from a large open-plan kitchen with French doors to the garden and bay-fronted dining area. There is also an adjoining utility room. The spacious lounge also features French doors onto the rear garden. A separate study ideal for home working completes the ground floor.

Upstairs you will find four double bedrooms, the main with an en-suite shower room. There is also a family bathroom with separate shower.



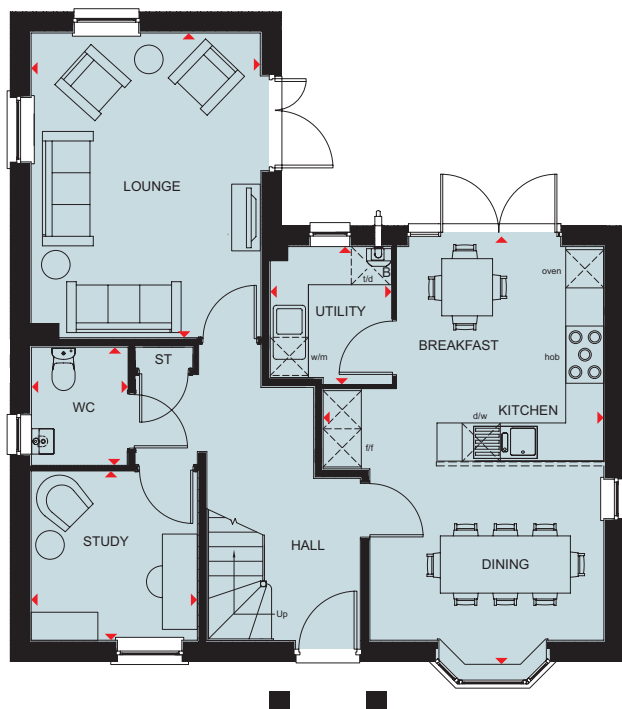
DAVID WILSON HOMES  
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# THE PEREGRINE

FOUR BEDROOM DETACHED HOME

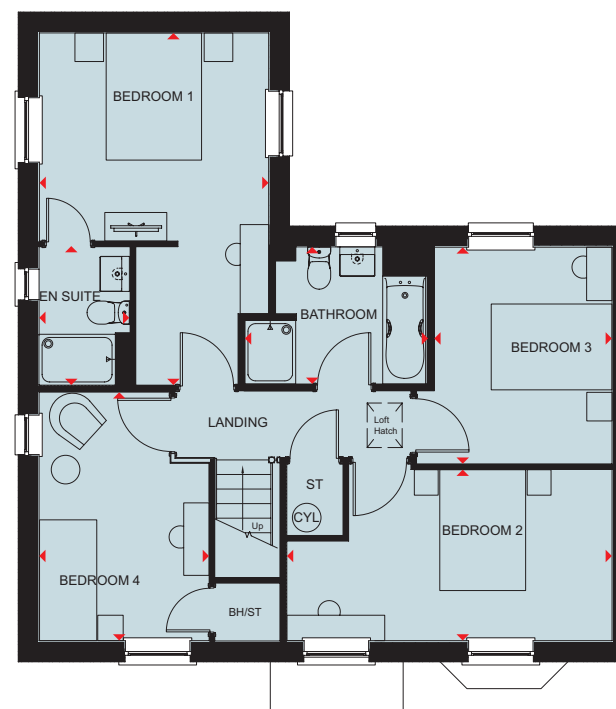
## Key

B	Boiler	BH ST	Bulkhead store	f/f	Fridge/freezer space	t/d	Tumble dryer space	◀▶	Dimension location
ST	Store	w/m	Washing machine space	d/w	Dishwasher space	CYL	Cylinder		



### Ground Floor

Lounge	4803 x 3615 mm	15'9" x 11'10"
Kitchen/Breakfast/		
Dining	6600 x 4438 mm	21'7" x 14'6"
Utility	2164 x 1907 mm	7'1" x 6'3"
Study	2663 x 2615 mm	8'9" x 8'7"
WC	1859 x 1512 mm	6'1" x 4'11"



### First Floor

Bedroom 1	5543 x 3605 mm	18'2" x 11'10"
En suite	2177 x 1435 mm	7'2" x 4'8"
Bedroom 2	5120 x 2700 mm	16'9" x 8'10"
Bedroom 3	3416 x 2800 mm	11'2" x 9'2"
Bedroom 4	3904 x 2677 mm	12'9" x 8'9"
Bathroom	2872 x 2160 mm	9'5" x 7'1"

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.

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# THE SKYLARK

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser

The heart of this house is the stunning open-plan kitchen at the rear, featuring a walk-in glazed bay with French doors that bathe the space in sunlight—perfect for family gatherings. A separate utility room and ground floor storage keep things clutter-free, while the bay-fronted lounge is ideal for relaxation. Plus, a dedicated study makes working from home a breeze.

Upstairs, each of the four bedrooms has wardrobe space, with the main bedroom boasting an en suite. The family bathroom includes both a bath and a shower.



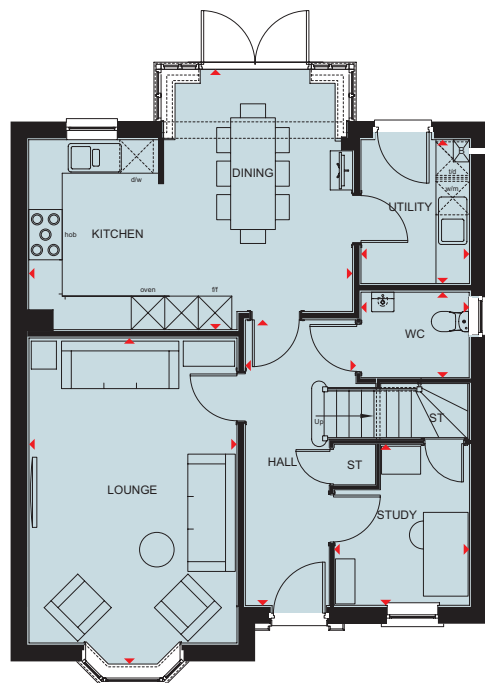
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# THE SKYLARK

FOUR BEDROOM DETACHED HOME

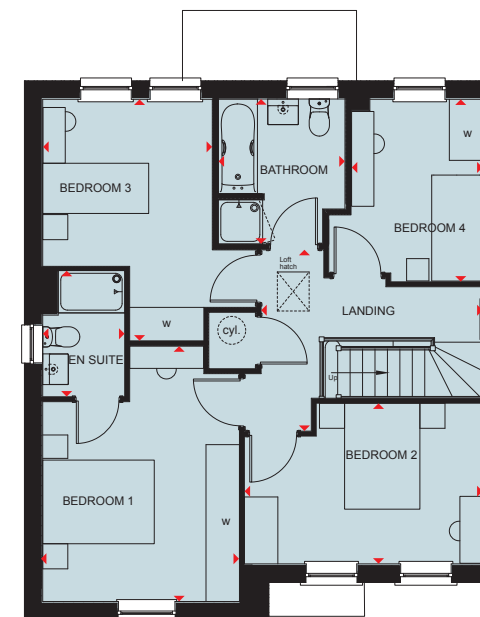
## Key

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



### Ground Floor

Lounge	5857 x 3723 mm	19'2" x 12'3"
Kitchen/Dining	5798 x 4628 mm	19'0" x 15'2"
Study	2882 x 2421 mm	9'5" x 7'11"
Utility	2575 x 1937 mm	8'5" x 6'4"
WC	1937 x 1529 mm	6'4" x 5'0"
Hall	5110 x 1982 mm	16'9" x 6'6"



### First Floor

Bedroom 1	4586 x 3523 mm	15'0" x 11'6"
En suite	2250 x 1406 mm	7'4" x 4'7"
Bedroom 2	4275 x 2881 mm	14'0" x 9'5"
Bedroom 3	4336 x 3041 mm	14'2" x 9'11"
Bedroom 4	3278 x 2358 mm	10'9" x 7'9"
Bathroom	2599 x 2269 mm	8'6" x 7'5"
Landing	3975 x 3250 mm	13'0" x 10'8"

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# THE WINSTONE

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The Winstone - This beautiful double fronted home offers an open-plan kitchen /family/breakfast room with separate utility room and feature French doors leading to your garden. The formal dining room, lounge and study complete the ground floor. The first floor is home to four double bedrooms and family bathroom with separate shower cubicle. Your main bedroom enjoys a dressing area and en suite.



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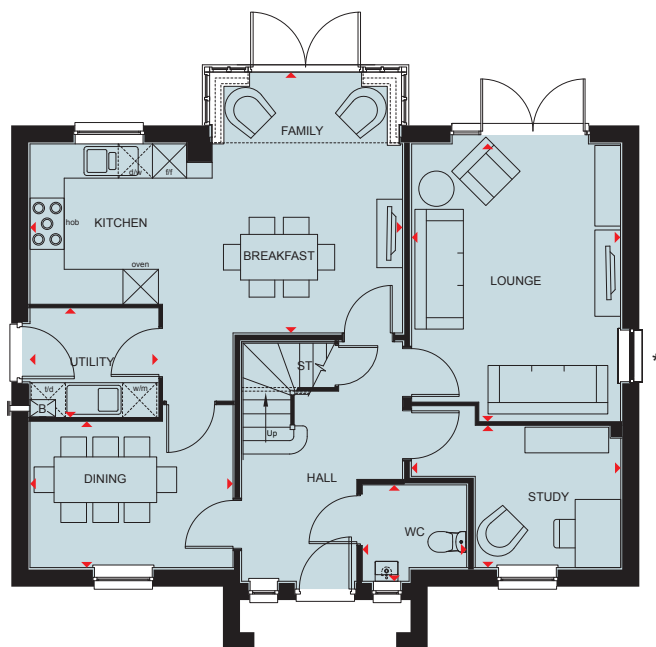


# THE WINSTONE

FOUR BEDROOM DETACHED HOME

## Key

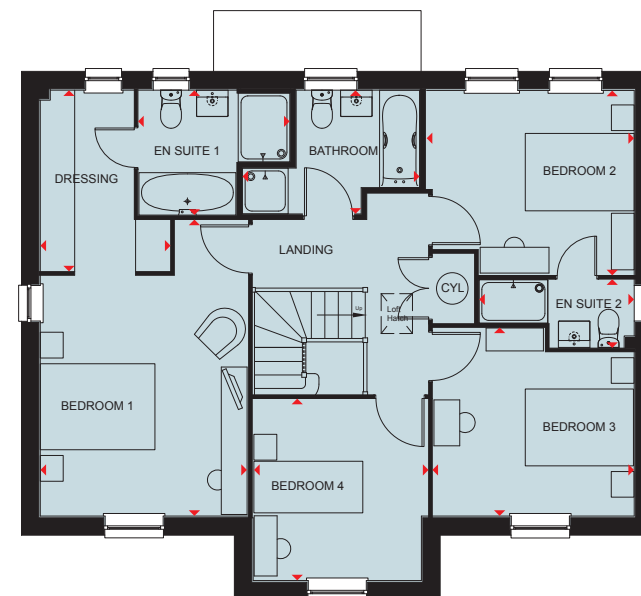
B	Boiler	w/m	Washing machine space	f/f	Fridge/freezer space	CYL	Cylinder
ST	Store	d/w	Dishwasher space	t/d	Tumble dryer space	◀▶	Dimension location



### Ground Floor

Lounge	4864 x 3665 mm	15'11" x 12'0"
Kitchen/Family/Breakfast	6533 x 5758 mm	21'5" x 18'11"
Dining	3563 x 2846 mm	11'8" x 9'4"
Study	3670 x 2482 mm	12'0" x 8'2"
Utility	2250 x 1902 mm	7'4" x 6'3"
WC	1830 x 1690 mm	6'0" x 5'7"

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



### First Floor

Bedroom 1	5164 x 3624 mm	16'11" x 11'10"
Dressing	3155 x 2265 mm	10'4" x 7'5"
En suite 1	2634 x 2182 mm	8'8" x 7'2"
Bedroom 2	3631 x 3218 mm	11'11" x 10'7"
En suite 2	2710 x 1178 mm	8'11" x 3'10"
Bedroom 3	3509 x 3277 mm	11'6" x 10'9"
Bedroom 4	3163 x 3049 mm	10'5" x 10'0"
Bathroom	3095 x 2159 mm	10'2" x 7'1"

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# THE WOODLARK

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The Woodlark – Featuring an open-plan kitchen diner with family area & French doors ready for entertaining guests, plus an adjoining utility room. A bay-fronted lounge is ideal for relaxing in the evening.

Upstairs are 4 double bedrooms, including the main bedroom with en-suite. A separate bathroom completes this home.



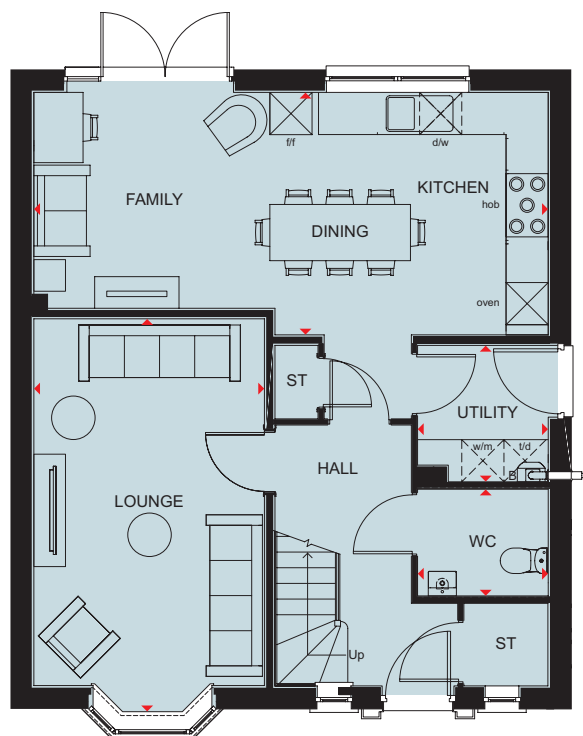
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# THE WOODLARK

FOUR BEDROOM DETACHED HOME

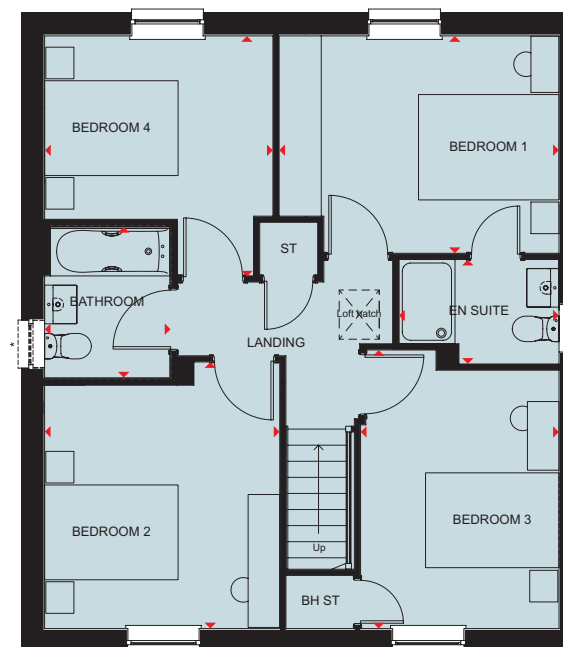
## Key

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



### Ground Floor

Lounge	3285 x 5622 mm	10'9" x 18'5"
Kitchen/Family/		
Dining	7318 x 4647 mm	24'0" x 15'3"
Utility	1859 x 1942 mm	6'1" x 6'4"
WC	1859 x 1518 mm	6'1" x 5'0"



\* Optional window please refer to sales advisor

### First Floor

Bedroom 1	3985 x 3100 mm	13'1" x 10'2"
En suite	2281 x 1488 mm	7'6" x 4'11"
Bedroom 2	3347 x 3470 mm	11'0" x 11'4"
Bedroom 3	2825 x 3972 mm	9'3" x 13'0"
Bedroom 4	3250 x 3421 mm	10'8" x 11'3"
Bathroom	1782 x 2150 mm	5'10" x 7'0"

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# 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<sup>†</sup> would recommend us to a friend, which is why we've been awarded 5 Stars<sup>^</sup> 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
- 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. <sup>†</sup>Based on HBF star rating scheme from 2010 to 2021 derived from the NHBC national new homes survey at eight weeks (<https://www.hbf.co.uk/policy/policy-and-wider-work-program/customer-satisfaction-survey/latest-results/>), over 90% of Barratt Developments PLC group customer would recommend our brands to a friend. Barratt Development brands include Barratt London, Barratt Homes and David Wilson Homes. <sup>^</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. \*\*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.

# 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.



Nothing in this code affects any other rights the customer has by law and does not replace any legislation that applies to the new home. Customers do not have to make a complaint to the New Homes Ombudsman Service if they are not satisfied with a matter that is covered by the code. They may decide to take other action, such as through the civil courts or other ombudsman or regulator. 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.

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