



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.



PEACOCK GROVE

A LOCATION LIKE NO OTHER





Peacock Grove offers a wide range of 2, 3 & 4 bedroom homes in the town of Littleport. Located just 6 miles north-east of the cathedral city of Ely and just over 20 miles from Cambridge, its perfect for your daily commute.

Our community will benefit from green open space in excess of 8 acres, including public foot and cycle paths. Ideal for evening strolls, walking the dog or just keeping fit and healthy. There's also a children's play area on the development which will keep the family entertained.

Within Littleport, you will find all your essential amenities, including parks, schools, doctors, shops and a leisure centre. For those wanting to commute, the local railway station takes you to Cambridge in under 30 minutes.

Our wide range of sustainable and energyefficient homes have been designed with modern-day living in mind, with naturally bright rooms, open spaces and practicality being at the forefront of our designs.





PEACOCK GROVE LOCAL AMENITIES

DOCTORS

St George's Medical Centre 2a Parsons Lane CB6 1JU

Cathedral Medical Centre

Lynn Road CB6 1DN

DENTISTS

Littleport Dental Surgery

11 Granby Street CB6 1NE

CCS Dental Service

Lynn Road CB6 1DN

PHARMACIES

Wellbeing Pharmacy

2 Parsons Lane CB6 1JU

Lloyds Pharmacy

2a Parsons Lane CB6 1JU

OPTICIANS

Loach & Wade

7 Granby Street CB6 1NE

Spectacular Opthalmic

Opticians

7a High Street CB7 4LJ

POST OFFICE

Littleport Post Office

Main Street CB6 1PJ

VFTS

Johnson & Scott Veterinary

Clinic

61 Wisbech Road CB6 1JJ

NURSERIES

Busy Bees Pre-School

Grange Lane CB6 1HW

Stepping Stones Pre-School

Camel Road CB6 1EW

SCHOOLS

Littleport Community Primary

School

Parsons Lane CB6 1JU

Millfield Primary School

Grange Lane CB6 1HW

Vista Academy Littleport

Camel Road CB6 1EW

Ely College

Downham Road CB6 2SH

SPORT AND LEISURE

Littleport Leisure

Camel Road CB6 1EW

TRANSPORT

Littleport Rail Station

Station Road CB6 1JL

SUPERMARKETS

Waitrose & Partners

Brays Lane CB7 4QJ

Central Co-op Food

Wisbech Road CB6 1JH

Tesco Superstore

Angel Drove CB7 4DJ

LIBRARY

Littleport Library

Victoria Street CB6 1LU

HOSPITAL

Princess Of Wales Hospital

Lynn Road CB6 1DN





Our homes at Peacock Grove provide a sense of quality from the moment you step inside. We have thought carefully about the demands of family life. Intelligent designs ensure the interior layouts are bright and airy, with free-flowing, flexible rooms easy to adapt to the way you and your family want to live.



Entertaining will be effortless with spare rooms for guests and open-plan kitchen or living dining areas allowing space for you to enjoy quality time. You won't have to wait for that morning shower with most of our homes boasting two or more bathrooms, including your own private sanctuary - a principal bedroom en suite.



Hallways are large enough for a warm welcome and kitchens or living rooms open onto your garden for those summer days. Most importantly, everything is finished to the highest standards and there is plenty of storage for all of your things to ensure you have an ideal place for a comfortable lifestyle.





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.





















PEACOCK GROVE



Sales & Information Centre sh Show Home sc Sales & Informa

V Visitors Parking Space POS Public Open Space BCP Bin Collection Point S/S Substation

Photovoltaic Panels

Photovoltaic panekare
Included on every home

Electric Vehicle Charging
Bechcwenderprograp points are included
on every hone per bloas good to your Sdes

See the Difference at dwh.co.uk



THE WILFORD

TWO BEDROOM HOME







Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans.

















Ground Floor Lounge

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

First Floor Bedroom 1 Bedroom 2

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

(Approximate dimensions)

(Approximate dimensions)

B Boiler ST Store

W Wardrobe space f/f Fridge/freezer space

wm Washing machine space dw Dishwasher space

CYL Cylinder td Tumble dryer space Dimension location



THE ARCHFORD

THREE BEDROOM HOME







Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans.

















Ground Floor

Lounge Kitchen/Dining WC 4599 x 3746 mm 15' 4745 x 3310 mm 15' 1561 x 1054 mm 5'1

15'1" x 12'3" 15'7" x 10'10" 5'1" x 3'5"

(Approximate dimensions)

B Boiler W Wardrobe space wm Washin
ST Store f/f Fridge/freezer space dw Dishwa:

wm Washing machine space
dw Dishwasher space

CYL Cylinder td Tumble dryer space

EN SUTTE

BATHROOM

W
ST

LANDING

BEDROOM 3

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

(Approximate dimensions)

First Floor Bedroom 1

En Suite Bedroom 2 Bedroom 3 Bathroom

Dimension location



THE HADLEY

THREE BEDROOM HOME







Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans.

















First Floor

Bedroom 1

En Suite Bedroom 2

Bedroom 3

Bathroom

4324 x 4053 mm 1856 x 1771 mm 3336 x 2978 mm 6'1" x 5'9" 11'3" x 9'9" 8'11" x 7'5" 2713 x 2265 mm 2025 x 1811 mm 6'8" x 6'0"

BEDROOM S

(Approximate dimensions)

Ground Floor

Lounge Kitchen/Family/ Dining Utility

17'11" x 10'4" 17'11" x 10'4" 5450 x 3148 mm 5450 x 3143 mm

5'11" x 5'6" 4'10" x 3'4" 1799 x 1688 mm 1480 x 1014 mm

(Approximate dimensions)

B Boiler W Wardrobe space

ST Store f/f Fridge/freezer space

wm Washing machine space dw Dishwasher space

td Tumble dryer space

CYL Cylinder

Dimension location



THE KENNETT

THREE BEDROOM HOME







Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans.

















Ground Floor

Lounge Kitchen/Dining

16'5" x 12'3" 15'6" x 10'6" 5'1" x 3'5" 4994 x 3727 mm 4726 x 3195 mm 1562 x 1038 mm



First Floor Bedroom 2

4141 x 2657 mm 3656 x 2658 mm Redroom 3 Bathroom 2496 x 1986 mm

Second Floor Bedroom 1

En Suite

6681 x 4731* mm 2496 x 1290 mm

21'11" x 15'6"* 8'2" x 3'11"

(Approximate dimensions)

(Approximate dimensions)

Overall floor dimension includes lowered ceiling areas

Boiler ST Store

W Wardrobe space f/f Fridge/freezer space

wm Washing machine space dw Dishwasher space

CYL Cylinder td Tumble dryer space

13'7" x 8'9" 12'0" x 8'9"

8'2" x 6'6"

Dimension location



THE INGLETON

THREE BEDROOM HOME







Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans.



















Ground Floor

Lounge Kitchen/Family/ Dining WC

4925 x 3095 mm 5635 x 4300 mm 17'6" x 14'1"

1930 x 900 mm 6'3" x 2'9"

(Approximate dimensions)

First Floor Bedroom 1

En Suite Bedroom 2 Bedroom 3 Bathroom

4087 x 3527 mm 7'1" x 6'9" 12'9" x 9'2" 11'3" x 9'0" 2180 x 2121 mm 3957 x 2800 mm 3458 x 2747 mm 2800 x 1800 mm 9'1" x 5'9"

(Approximate dimensions)

B Boiler ST Store

W Wardrobe space f/f Fridge/freezer space

wm Washing machine space dw Dishwasher space

CYL Cylinder td Tumble dryer space Dimension location



THE CANNINGTON

THREE BEDROOM HOME







Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans.

















Ground Floor Family/Dining

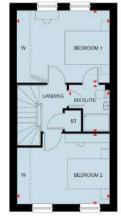
4513 x 4162 mm 3076 x 3070 mm Kitchen Study

14'10" x 13'8" 10'1" x 10'1" 7'10" x 6'5" 2394 x 1959 mm 1614 x 961 mm 5'4" x 3'2"

First Floor Lounge Bedroom 3

4168 x 3249 mm 4168 x 3104 mm Bathroom 2139 x 1831 mm

13'8" x 10'6" 13'8" x 10'2"



Second Floor

Bedroom 1 En Suite Bedroom 2 4168 x 3254 mm 2101 x 1828 mm 4168 x 3142 mm

13'8" x 10'7" 6'11" x 6'0" 13'8" x 10'3"

(Approximate dimensions) (Approximate dimensions)

Overall floor dimension includes lowered ceiling areas

Boile ST Store W Wardrobe space f/f Fridge/freezer space

wm Washing machine space dw Dishwasher space

CYL Cylinder td Tumble dryer space Dimension location

THE PARKIN

FOUR BEDROOM HOME







Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans.

















Ground Floor Lounge

(Approximate dimensions)

4138 x 4227 mm 4133 x 4028 mm Kitchen/dining 1673 x 896 mm

13'7" x 13'10" 13'7" x 13'3" 5'6" x 2'11"

First Floor Bedroom 1

En suite Bedroom 4

(Approximate dimensions)

4138 x 3508 mm 13'7" x 11'6" 1448 x 2290 mm 4'9" x 7'6" 13'7" x 9'6" 4138 x 2893 mm

Second Floor Bedroom 2

Redroom 3 Bathroom

4138 x 3508 mm 4138 x 3202 mm 13'7" x 11'6" 13'7" x 10'6" 5'7" x 7'0" 1695 x 2131 mm

Overall floor dimension includes lowered ceiling areas

Boile ST Store W Wardrobe space f/f Fridge/freezer space

wm Washing machine space dw Dishwasher space

CYL Cylinder td Tumble dryer space Dimension location



THE BAYSWATER

FOUR BEDROOM HOME







Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans.





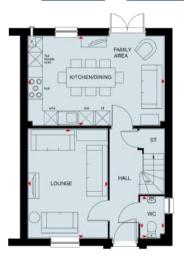












Ground Floor

Lounge Kitchen/Family/ Dining

4895 x 3290 mm 16'1" x 10'10" 5630 x 3680 mm 18'6" x 12'1"

1712 x 1000 mm 5'7" x 3'3"

(Approximate dimensions)



First Floor

2773 x 5341 mm 3341 x 3517 mm Bedroom 2 9'1" x 17'8" 11'0" x 11'6" 9'1" x 12'1" 7'3" x 5'7" Redroom 3 2776 x 3686 mm 2210 x 1712 mm Bedroom 4 Bathroom

(Approximate dimensions)



Second Floor Bedroom 1/ Dressing area En suite

5970* x 3460 mm 19'7"* x 11'4"

2083 x 1954* mm 6'8" x 6'5"*

Overall floor dimension includes lowered ceiling areas

Boile ST Store W Wardrobe space f/f Fridge/freezer space

wm Washing machine space dw Dishwasher space

CYL Cylinder td Tumble dryer space Dimension location



THE HERTFORD

FOUR BEDROOM HOME







Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans.





















Ground Floor

Lounge Kitchen/Dining Utility WC 5847 x 3173 mm 19'2" x 10'5" 5847 x 4327 mm 19'2" x 14'2" 1850 x 1687 mm 6'1" x 5'5" 1500 x 1014 mm 4'11" x 3'4"

(Approximate dimensions)

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
 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"

(Approximate dimensions)

Second Floor

(Approximate dimensions)

Overall floor dimension includes lowered ceiling areas

B Boiler W Wardrobe space
ST Store f/f Fridge/freezer space

wm Washing machine space dw Dishwasher space CYL Cylinder
td Tumble dryer space

Dimension location



THE BRADGATE

FOUR BEDROOM HOME







Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans.

















Ground Floor

Lounge Kitchen/Dining/ Family Study Utility

ST Store

4994 x 3653 mm 8673 x 4992 mm 28'5" x 16'5"

2762 x 2285 mm 1688 x 1725 mm 9'1" x 7'6" 5'6" x 5'8" 5'4" x 3'3" 1614 x 987 mm

(Approximate dimensions)

First Floor

Bedroom 1 En Suite Bedroom 2 Bedroom 3 Bedroom 4 Bathroom

3901 x 3786 mm 2157 x 1795 mm 3720 x 3876 mm 3324 x 3259 mm 3349 x 3113 mm 2125 x 1700 mm

12'10" x 12'5" 7'1" x 5'9" 12'2" x 12'9" 10'11" x 10'8" 11'0" x 10'3" 6'7" x 5'6"

(Approximate dimensions)

Boiler W Wardrobe space

> f/f Fridge/freezer space dw Dishwasher space

CYL Cylinder td Tumble dryer space Dimension location



DAVID WILSON HOMES

wm Washing machine space

THE AVONDALE

FOUR BEDROOM HOME







Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans.

















Ground Floor

Lounae Kitchen/Breakfast/ Utility Study

(Approximate dimensions)

5488 x 3605 mm 6590 x 4415 mm 21'7" x 14'6"

2060 x 1761 mm 2878 x 2488 mm 6'9" x 5'9" 9'5" x 8'2" 5'10" x 3'2" 1768 x 975 mm

First Floor Bedroom 1

5585 x 3605 mm 18'3" x 11'10" 7'3" x 4'8" 17'1" x 9'2" 11'8" x 10'10" 12'7" x 8'4" 9'5" x 6'4" 2222 x 1433 mm 5225 x 2792 mm En Suite Bedroom 2 Bedroom 3 3563 x 3308 mm Bedroom 4 Bathroom

(Approximate dimensions)

Boiler W Wardrobe space wm Washing machine space ST Store f/f Fridge/freezer space dw Dishwasher space

td Tumble dryer space

CYL Cylinder

Dimension location



THE HOLDEN

FOUR BEDROOM HOME







Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans.

















Ground Floor

Lounge Kitchen/Dining Study Utility WC

(Approximate dimensions)

5795 x 3723 mm 6142 x 4685 mm 2881 x 2361 mm 2545 x 1588 mm 1498 x 1588 mm 20'2" x 15'4" 9'6" x 7'9" 8'4" x 5'3" 4'11" x 5'3"

B Boiler W Wardrobe space ST Store

f/f Fridge/freezer space

wm Washing machine space dw Dishwasher space

CYL Cylinder td Tumble dryer space

First Floor

4538 x 3728 mm Bedroom 1 7'2" x 4'10" 14'4" x 12'3" 13'4" x 9'5" 10'3" x 10'0" 8'10" x 7'5" 2190 x 1471 mm 4379 x 3728 mm En Suite Bedroom 2 Bedroom 3 4073 x 2881 mm Bedroom 4 3115 x 3020 mm 2689 x 2266 mm Bathroom

(Approximate dimensions)

Dimension location



THE WINSTONE

FOUR BEDROOM HOME







Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans.

















Ground Floor

Lounge Kitchen/Family/ Breakfast Dining Study Utility WC

(Approximate dimensions)

B Boiler W Wardrobe space ST Store f/f Fridge/freezer space

5171 x 3665 mm

6535 x 5758 mm

3563 x 2846 mm 3670 x 2175 mm

2250 x 1591 mm

1470 x 1210 mm

wm Washing machine space

dw Dishwasher space

21'5" x 18'11"

11'8" x 9'4" 12'0" x 7'2" 7'4" x 5'3"

4'10" x 4'0"



First Floor Bedroom 1 5164 x 3624 mm 16 11" X 71" 10 10'4" x 7'5" 8'7" x 7'2" 12'2" x 10'7" 8'11" x 3'10" 11'1" x 9'8" 11'10" x 10'9" 9'10" x 7'2" Dressing En Suite 3155 x 2265 mm 2615 x 2182 mm Bedroom 2 En suite 2 3722 x 3218 mm 2710 x 1178 mm 3363 x 2940 mm 3623 x 3283 mm Bedroom 3 Bedroom 4 Bathroom 3014 x 2182 mm

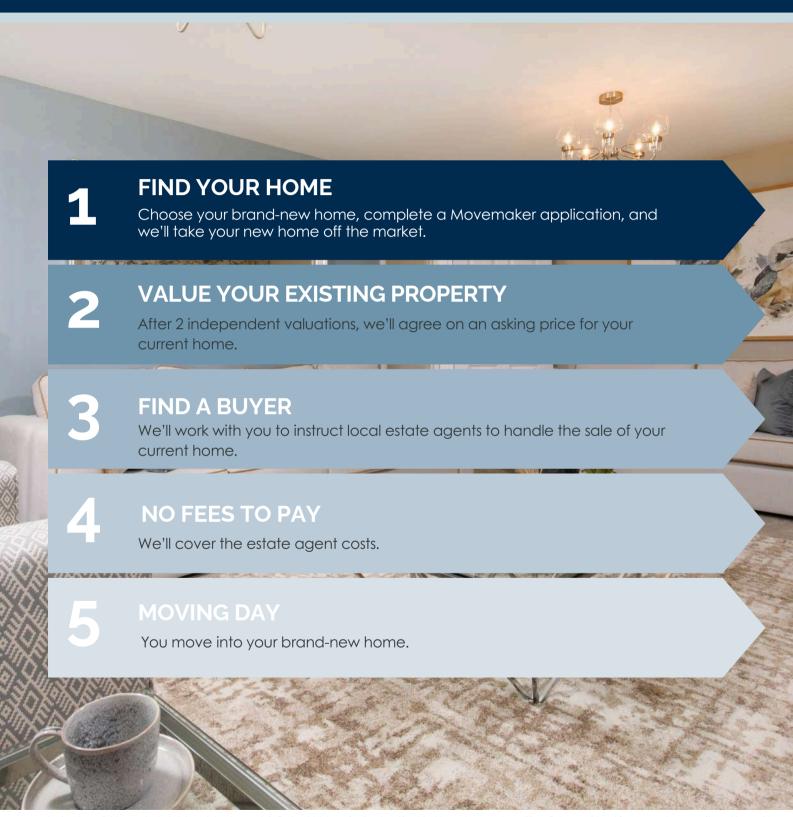
(Approximate dimensions)

CYL Cylinder Dimension location td Tumble dryer space



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.



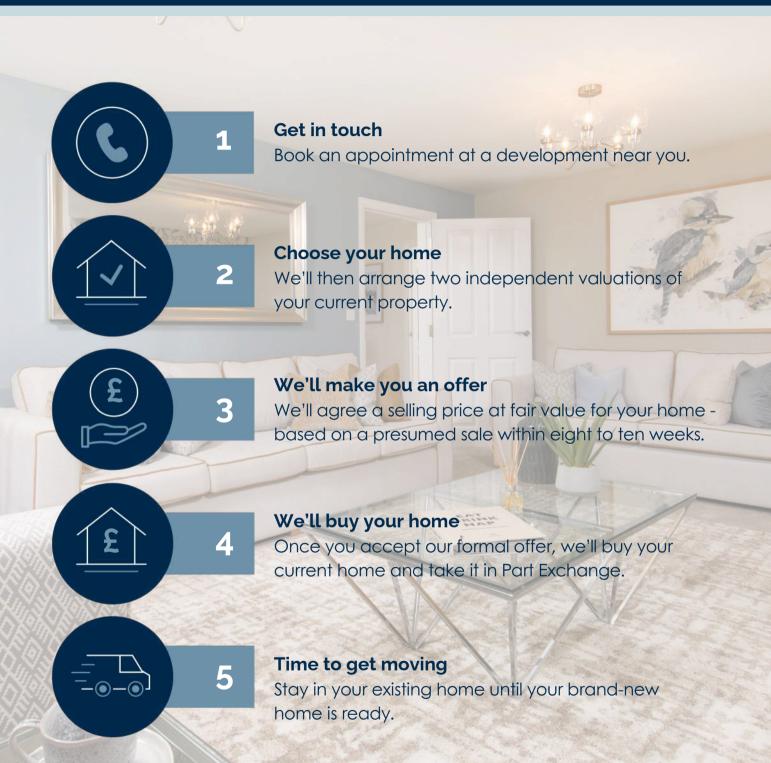
Movemaker is only available on selected plots and developments in England, Wales or Scotland and is subject to our terms and conditions. To be considered for Movemaker, you will need to provide access to our appointed estate agents or representative within 3 working days for the purpose of valuations and inspection of your existing property. You must enter into a Movemaker Agreement with BDW Trading Limited concerning the sale of your existing property, which will include a time period for the marketing of your existing property. A sample of our Movemaker Agreement may be obtained from your local sales office. Subject to status. Terms and conditions apply, see website for details.





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 of having a guaranteed buyer.



Part Exchange is only available on selected plots and developments in England, Wales or Scotland and is subject to our standard terms and conditions. Part Exchange will only be available where the existing property being traded in is no more than 80% of the selling price of the plot you are considering purchasing, up to the maximum value of £500,000. Subject to status. Terms and conditions apply, see website for details.





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 excellences 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 External and interiors doors
- Hot and cold plumbing system
- Appliances
- Kitchen units
- Electrical system
- Sanitary ware taps and shower Driveway doors
- Windows

- Ironmongery
- Renewable energy installation
- Internal/external drainage system
- Boundary brick walls
- 24-hour emergency cover for 2
- 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



^{*&}quot;we", "our", "us" refers to the Barratt Developments PLC group brands. "we* are the only major national housebuilder to be awarded this key industry award every year since 2010". *Based on HBF star rating scheme every year since 2010 derived from the NHBC national new homes survey at eight weeks (https://www.hbf.co.uk/policy/policy-and::wider-workprogram/customer-satisfaction-survey/#tab-downloads) over 90% of Barratt Developments PLC group customers surveyed would recommend our brands to a friend. Barratt Development brands include Barratt London, Barratt Homes and David Wilson Homes.

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.





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", "our", "us" refers to the Barratt Redrow plc Group brands. Our Group brands include Barratt Homes, Barratt London, David Wilson Homes and Redrow, 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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