



DAVID WILSON HOMES

WHERE QUALITY LIVES



THE STABLES



[dwh.co.uk](http://dwh.co.uk)





## THE STABLES



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

David Wilson homes is proud to announce the launch of it's exciting new development in Cotgrave, The Stables.

The Stables is a beautiful development featuring luxurious 3, 4 & 5 bedroom homes, positioned within the Borough of Rushcliffe, just a short drive away from West Bridgford and the vibrant city of Nottingham.

You will benefit from exceptional connectivity, with seamless access to major routes, including the A606, A46, A52 and the M1, ensuring effortless commuting.

The development is also conveniently located near OFSTED rated 'Outstanding' schools and offers the perfect setting for relaxation and recreation at the nearby Cotgrave Country Park.

Buy with confidence at New Lubbethorpe with an award-winning house builder. Additionally, all of our homes come with an NHBC Buildmark warranty<sup>^</sup> which give you a 10 year structural warranty and a 2 years fixtures and fittings warranty as standard.

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



















# CREATING A SUSTAINABLE COMMUNITY

WHERE FAMILIES AND NATURE CAN THRIVE



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.

 <b>4.4 acres</b> of public open space	 <b>15+</b> bat and bird boxes installed	 <b>Wildflower</b> meadows	 <b>25.82 acres</b> biodiversity areas	 <b>Bee-friendly</b> planting	 <b>2</b> habitat and log piles
 <b>147</b> new trees planted	 <b>3,851+</b> new sapling hedgerows planted	 <b>Hedgehog</b> highways	 <b>Electric</b> car charging points	 <b>Orchard</b> among green open spaces	 <b>Solar</b> or photovoltaic panels



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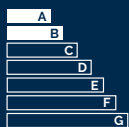
# ENERGY-EFFICIENT HOMES

## THE FEATURES AND BENEFITS



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

**Our homes at The Stables include a number of features that could reduce your energy use and lower your bills**



A/B EPC  
rating



Argon-filled  
double-glazing



Electric car  
charging point



Highly-efficient  
insulation



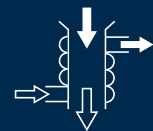
Flue Gas Heat  
Recovery



Photovoltaic  
panels



Improved  
Ventilation



Waste Water Heat  
Recovery  
Systems

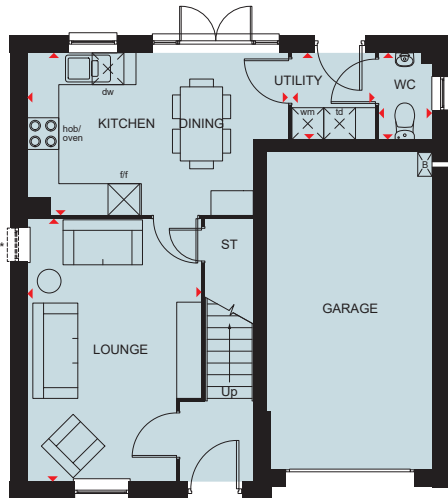


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# BLYFORD

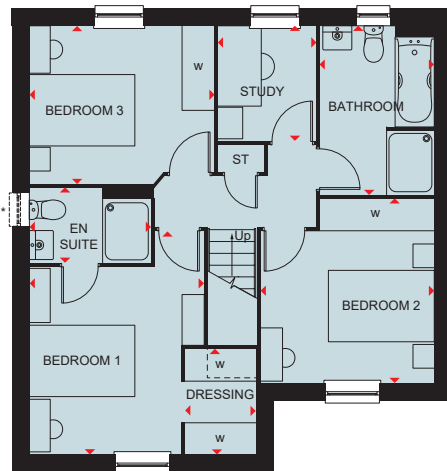
## THREE BEDROOM HOME



### Ground Floor

Lounge	3282 x 4951 mm	10'10" x 16'3"
Kitchen/Dining	3063 x 4933 mm	10'1" x 16'2"
Utility	1551 x 1641 mm	5'1" x 5'5"
WC	995 x 1641 mm	3'3" x 5'5"

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



### First Floor

Bedroom 1	3292 x 4216 mm	10'10" x 13'10"
En suite	1412 x 2291 mm	4'8" x 7'6"
Dressing	1336 x 1987 mm	4'5" x 6'6"
Bedroom 2	3274 x 3479 mm	10'9" x 11'5"
Bedroom 3	3492 x 2977 mm	11'5" x 9'9"
Bathroom	2164 x 3188 mm	7'1" x 10'6"
Study	2179 x 1838 mm	7'2" x 6'0"

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

### Key

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

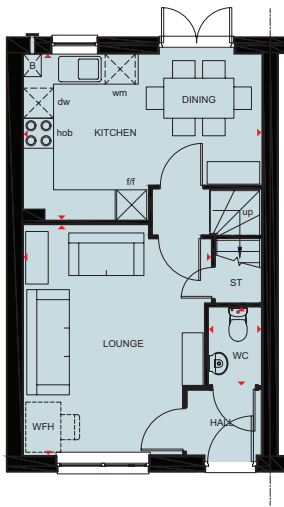


DAVID WILSON HOMES  
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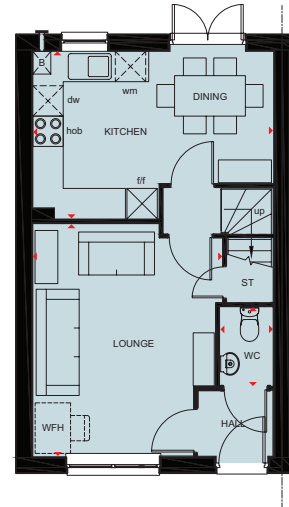
# ARCHFORD

## THREE BEDROOM HOME



### 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"



### 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"

### Key

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

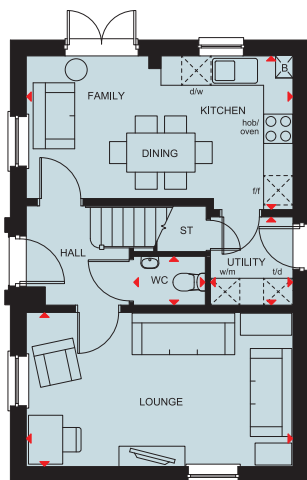


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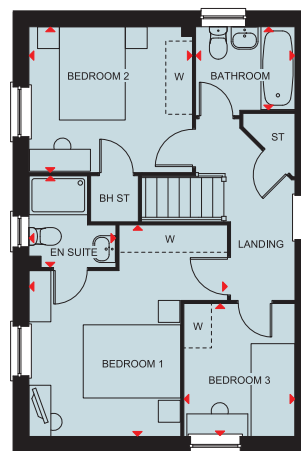
# HADLEY

## THREE BEDROOM HOME



### Ground Floor

Lounge	5450 x 3148 mm	17'9" x 10'3"
Kitchen/Dining/Family	5450 x 3143 mm	17'9" x 10'3"
WC	1480 x 1014 mm	4'9" x 3'3"
Utility	1799 x 1688 mm	5'9" x 5'5"



### First Floor

Bedroom 1	4324 x 4053 mm	14'2" x 13'3"
En suite	1856 x 1771 mm	6'1" x 5'8"
Bedroom 2	3336 x 2978 mm	10'9" x 9'8"
Bedroom 3	2713 x 2265 mm	8'9" x 7'4"
Bathroom	2025 x 1811 mm	6'6" x 5'9"

### 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	W	Wardrobe space		

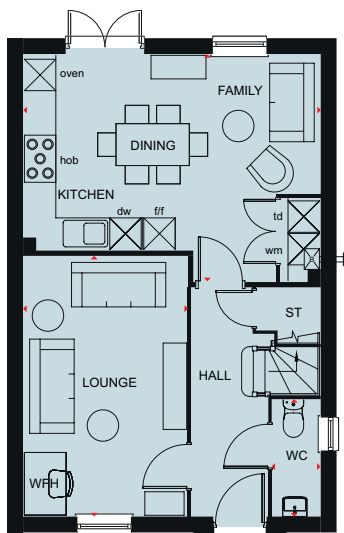


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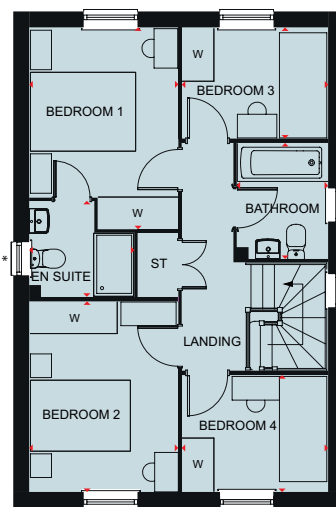
# INGLEBY

## FOUR BEDROOM HOME



### Ground Floor

Lounge	4925 x 3095 mm	16'2" x 10'2"
Kitchen/Family/Dining	5365 x 4295 mm	18'6" x 14'1"
WC	2206 x 900 mm	7'3" x 2'11"



### First Floor

Bedroom 1	3797 x 2800 mm	12'6" x 9'2"
En suite	1962 x 1800 mm	6'5" x 5'11"
Bedroom 2	3587 x 2800 mm	11'9" x 9'2"
Bedroom 3	2747 x 2073 mm	9'0" x 6'9"
Bedroom 4	2747 x 2181 mm	9'0" x 7'1"
Bathroom	2179 x 1700 mm	7'2" x 5'7"

### 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		

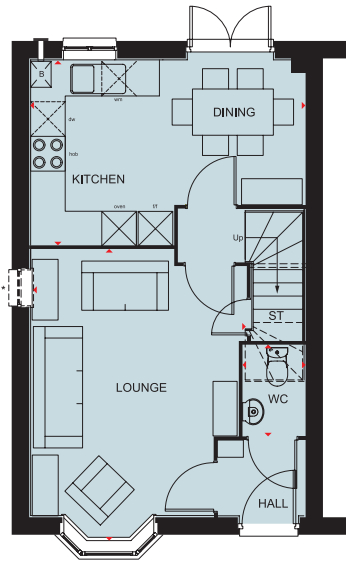


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# KENNETT

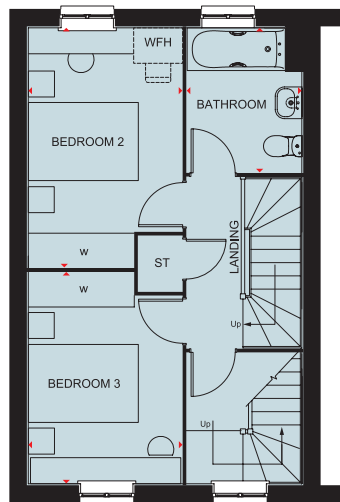
## THREE BEDROOM HOME



### Ground Floor

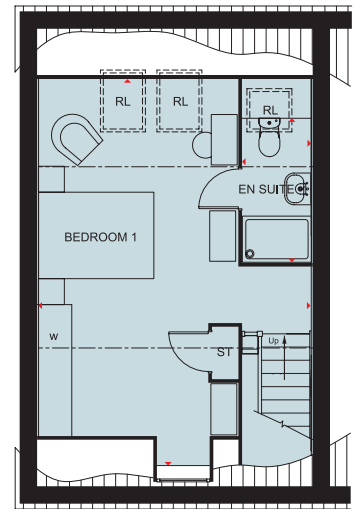
Lounge	4994 x 3727 mm	16'5" x 12'3"
Kitchen/Dining	4726 x 3195 mm	15'6" x 10'6"
WC	1562 x 1038 mm	5'1" x 3'5"

\* Refer to Sales Adviser



### 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		

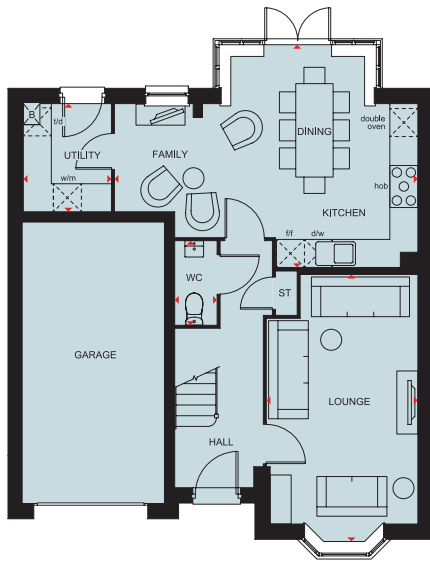


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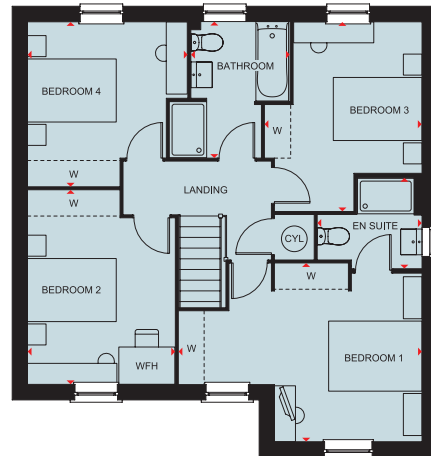
# MERIDEN

## FOUR BEDROOM HOME



### Ground Floor

Lounge	5762 x 3235 mm	18'9" x 10'6"
Kitchen/Dining/Family	6486 x 4768 mm	21'3" x 15'6"
Utility	2305 x 1877 mm	7'6" x 6'2"
WC	1786 x 882 mm	5'9" x 2'9"



### First Floor

Bedroom 1	5208 x 3817 mm	17'1" x 12'5"
En suite	2235 x 1923 mm	7'3" x 6'3"
Bedroom 2	4156 x 3155 mm	13'6" x 10'4"
Bedroom 3	4049 x 3365 mm	13'3" x 11'0"
Bedroom 4	3520 x 3423 mm	11'6" x 11'2"
Bathroom	2913 x 2100 mm	9'6" x 6'9"

### Key

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

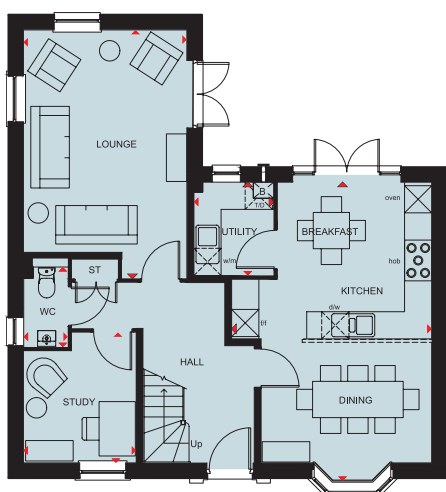


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# AVONDALE

## FOUR BEDROOM HOME



### Ground Floor

Lounge	5488 x 3605 mm	18'0" x 11'10"
Kitchen/Breakfast/Dining	6590 x 4415 mm	21'7" x 14'6"
Utility	2060 x 1761 mm	6'9" x 5'9"
Study	2878 x 2488 mm	9'5" x 8'2"
WC	1768 x 975 mm	5'10" x 3'2"



### First Floor

Bedroom 1	5585 x 3605 mm	18'3" x 11'10"
En suite	2222 x 1433 mm	7'3" x 4'8"
Bedroom 2	5225 x 2792 mm	17'1" x 9'2"
Bedroom 3	3563 x 3308 mm	11'8" x 10'10"
Bedroom 4	3853 x 2547 mm	12'7" x 8'4"
Bathroom	2871 x 1927 mm	9'5" x 6'4"

### Key

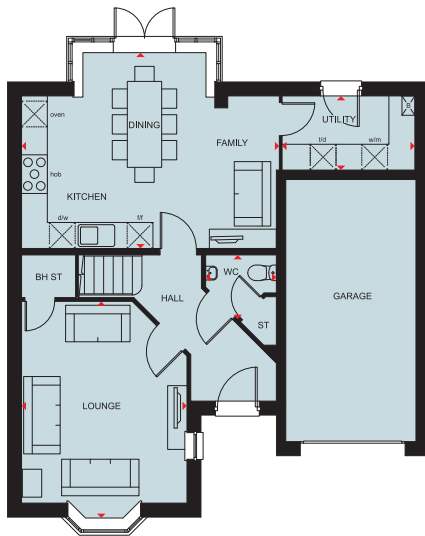
B	Boiler	wm	Washing machine space	dw	Dishwasher space	W	Wardrobe space
ST	Store	f/f	Fridge/freezer space	WFH	Working from home space	◀▶	Dimension location



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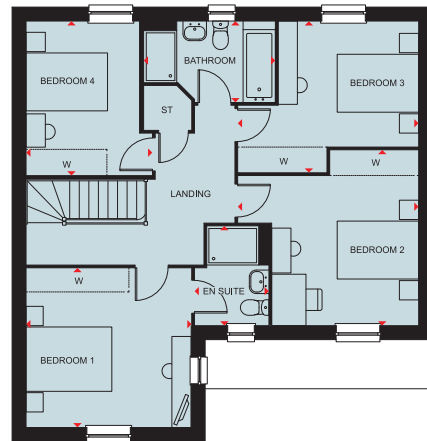
# EXETER

## FOUR BEDROOM HOME



### Ground Floor

Lounge	5093 x 3850 mm	16'8" x 12'8"
Kitchen/Dining/Family	5987 x 4585 mm	19'8" x 15'1"
Utility	3078 x 1725 mm	10'1" x 5'8"
WC	1650 x 885 mm	5'5" x 2'11"



### First Floor

Bedroom 1	3850 x 3711 mm	12'8" x 12'2"
Bedroom 2	4088 x 3416 mm	13'5" x 11'2"
Bedroom 3	4221 x 3525 mm	13'10" x 11'7"
Bedroom 4	3591 x 2634 mm	11'9" x 8'8"
Bathroom	3047 x 1887 mm	10'0" x 6'2"
En suite	2315 x 1712 mm	7'7" x 5'7"

### Key

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



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# HOLDEN

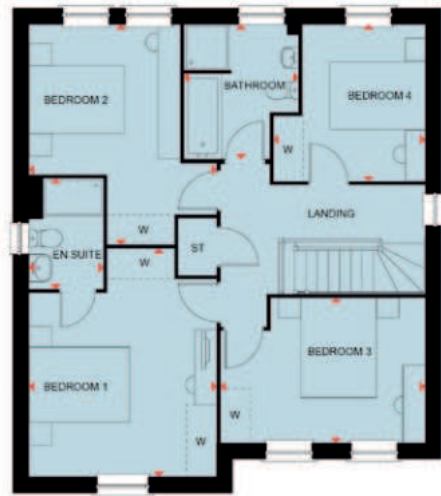
## FOUR BEDROOM HOME



### Ground Floor

Lounge	5405 x 3728 mm	17'9" x 12'3"
Kitchen / Dining	6147 x 4492 mm	20'2" x 14'9"
Study	2886 x 2361 mm	9'6" x 7'9"
Utility	2545 x 1593 mm	5'4" x 3'4"
WC	1593 x 1499 mm	5'3" x 4'11"

(Approximate dimensions)



### First Floor

Bedroom 1	4543 x 3728 mm	14'11" x 12'3"
Bedroom 2	4384 x 3003 mm	14'5" x 9'10"
Bedroom 3	4073 x 2886 mm	13'4" x 9'6"
Bedroom 4	3120 x 2443 mm	10'3" x 8'0"
Bathroom	2689 x 2267 mm	8'10" x 7'5"
En Suite	2191 x 1470 mm	7'2" x 4'10"

(Approximate dimensions)

### Key

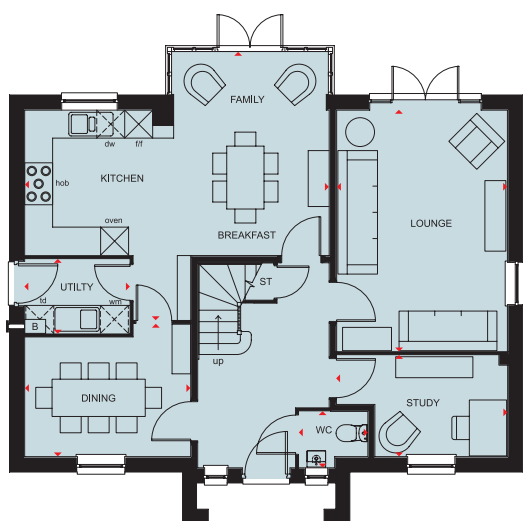
B	Boiler	wm	Washing machine space	f/f	Fridge/freezer space	◀▶	Dimension location
ST	Store	dw	Dishwasher space	w	Wardrobe space		



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# WINSTONE

## FOUR BEDROOM HOME



### Ground Floor

Lounge	5171 x 3665 mm	16'11" x 12'0"
Kitchen/Family/Breakfast	6535 x 5758 mm	21'5" x 18'11"
Dining	3563 x 2846 mm	11'8" x 9'4"
Study	3670 x 2175 mm	12'0" x 7'2"
Utility	2250 x 1591 mm	7'4" x 5'3"
WC	1470 x 1210 mm	4'10" x 4'0"

\*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	2615 x 2182 mm	8'7" x 7'2"
Bedroom 2	3722 x 3218 mm	12'2" x 10'7"
En suite 2	2710 x 1178 mm	8'11" x 3'10"
Bedroom 3	3363 x 2940 mm	11'1" x 9'8"
Bedroom 4	3623 x 3283 mm	11'10" x 10'9"
Bathroom	3014 x 2182 mm	9'10" x 7'2"

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

### Key

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

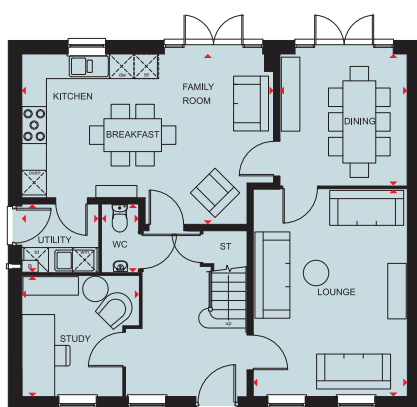
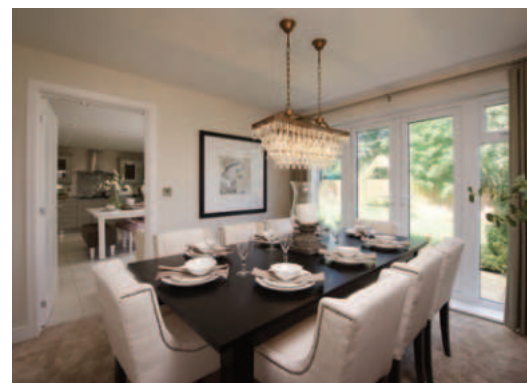


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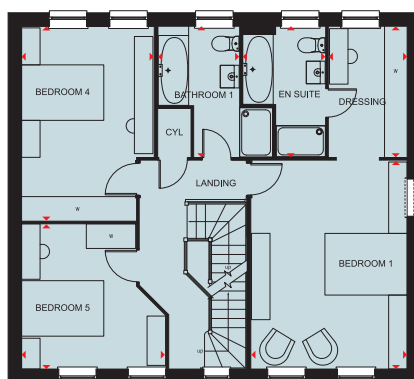
# BUCKINGHAM

## FIVE BEDROOM HOME



### Ground Floor

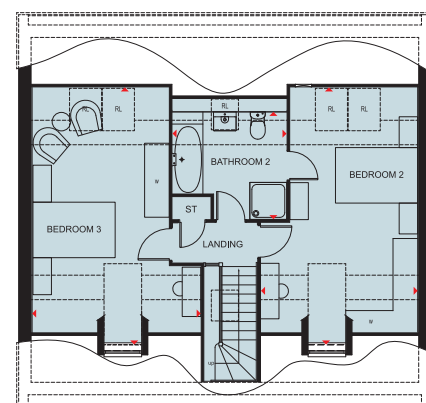
Lounge	5050 x 3745 mm	16'7" x 12'4"
Kitchen/Family/ Breakfast	6125 x 4146 mm	20'1" x 13'7"
Dining	3201 x 3095 mm	10'6" x 10'2"
Study	2940 x 2850 mm	9'8" x 9'4"
Utility	1861 x 1661 mm	6'1" x 5'5"
WC	1661 x 900 mm	5'5" x 2'11"



### First Floor

Bedroom 1	5062 x 3785 mm	16'7" x 12'5"
Dressing	3189 x 1905 mm	10'6" x 6'3"
En suite	3189 x 2004 mm	10'6" x 6'7"
Bedroom 4	4725 x 3213 mm	15'6" x 10'6"
Bedroom 5	3504 x 3521 mm	11'6" x 11'7"
Bathroom 1	3189 x 1969 mm	10'6" x 6'5"

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



### Second Floor

Bedroom 2	6254* x 3812 mm	20'6"* x 12'6"
Bedroom 3	6254* x 4102 mm	20'6"* x 13'5"
Bathroom 2	2775 x 2610* mm	9'1" x 8'7"*

\* Overall floor dimension includes lowered ceiling areas

### Key

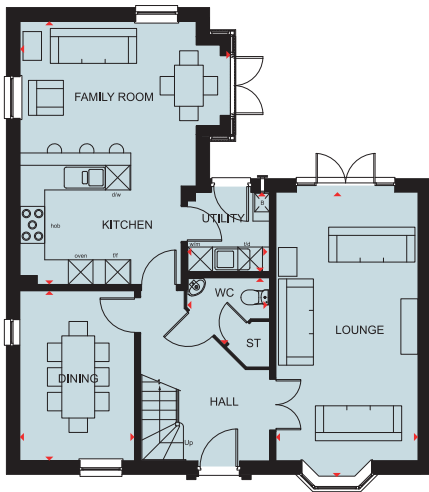
B	Boiler	CYL	Cylinder	dw	Dishwasher space	td	Tumble dryer space	RL	Roof lights
ST	Store	wm	Washing machine space	f/f	Fridge freezer space	W	Wardrobe space	◀▶	Dimension location



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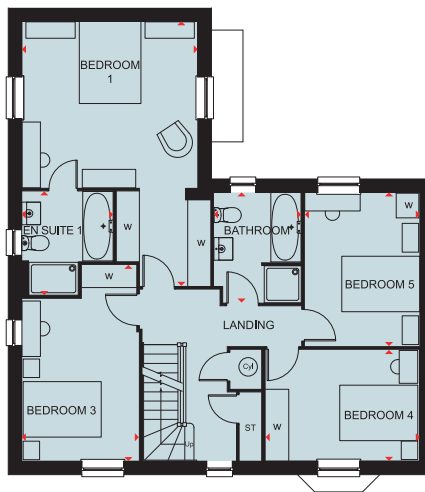
# MORETON

## FIVE BEDROOM HOME



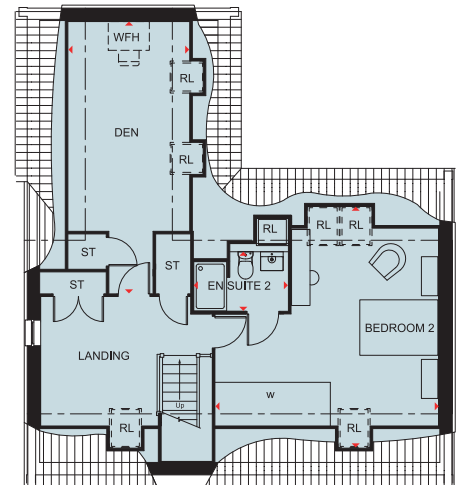
### Ground Floor

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



### First Floor

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



### Second Floor

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

\* Overall floor dimension includes lowered ceiling areas

### 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	RL	Rooflight



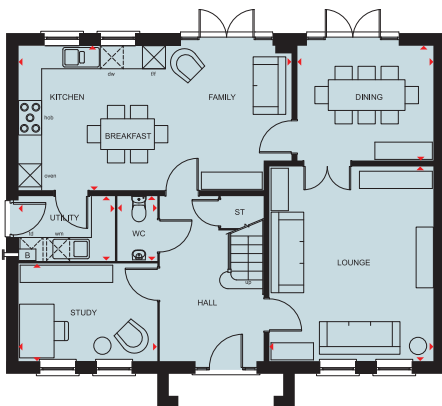
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We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. These and 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.



# LICHFIELD

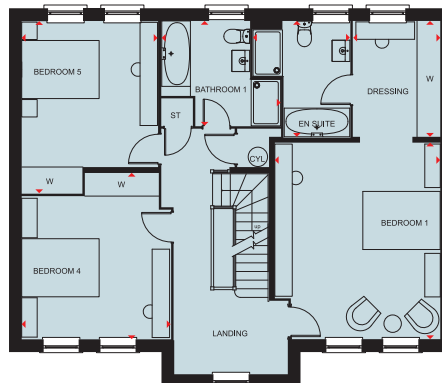
## FIVE BEDROOM HOME



### Ground Floor

Lounge  
Kitchen/Family/Breakfast  
Utility  
Dining  
Study  
WC

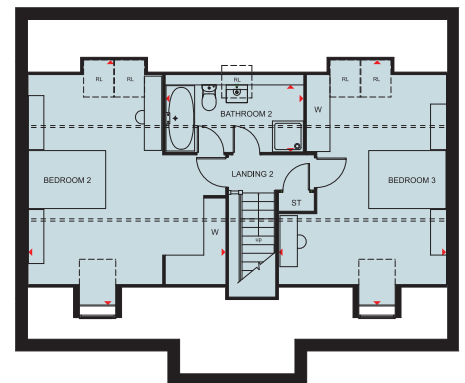
5072 x 4275 mm 16'8" x 14'0"  
7108 x 3768 mm 23'4" x 12'4"  
2500 x 1670 mm 8'2" x 5'6"  
3543 x 2994 mm 11'7" x 9'9"  
3605 x 2534 mm 11'9" x 8'4"  
1675 x 1016 mm 5'6" x 3'4"



### First Floor

Bedroom 1  
Dressing  
En suite  
Bedroom 4  
Bedroom 5  
Bathroom 1

5077 x 4275 mm 16'8" x 14'0"  
2994 x 2249 mm 9'10" x 7'5"  
2994 x 2500 mm 9'10" x 8'2"  
4296 x 3848 mm 14'1" x 12'8"  
4443 x 3511 mm 14'7" x 11'6"  
2707 x 3069 mm 8'11" x 10'1"



### 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

### Key

B Boiler BH Bulkhead  
ST Store BH/ST Bulkhead Store

wm Washing machine space f/f Fridge freezer space  
dw Dishwasher space td Tumble dryer space

W Wardrobe space RL Rooflight  
Dimension location



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# WITH **MOVEMAKER** WE COULD PAY YOUR ESTATE AGENT FEES

We could help to arrange the sale of your existing home and even pay your estate agent fees, so you could get moving to your new home quicker.

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YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER DEBT SECURED ON IT AND YOU MUST AT ALL TIMES, COMPLY WITH YOUR OBLIGATIONS UNDER THE LEASE



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# WITH **PART EXCHANGE** WE COULD BE YOUR GUARANTEED BUYER

If you have a home to sell, we could be your guaranteed buyer offering you fair value for your existing property meaning you could be moving sooner than you think. You will also benefit from no estate agent fees or a chain.

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# WITH **KEY WORKER DEPOSIT CONTRIBUTION** YOU COULD SAVE THOUSANDS

If you're a Key Worker,  
we could contribute up to £25,000 towards your deposit.  
For every £20,000 spent on the purchase price,  
we will pay £1,000 up to a maximum of £25,000.\*

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THE STABLES



## NEW HOMES QUALITY CODE

Housebuilders and developers who build new homes will be expected to register with the New Homes Quality Board (NHQB). As long as a housebuilder or developer has followed the correct registration process, including completing the necessary training, introducing a complaints procedure, and following other processes and procedures that are needed to meet the requirements of this New Homes Quality Code (the code), they will become a registered developer.

Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions of the New Homes Ombudsman, they may have action taken against them, including being removed from the register of registered developers.

The code sets out the requirements that registered developers must meet. The code may be updated from time to time to reflect changes to industry best practice as well as the decisions of the New Homes Ombudsman Service.

All homes built by registered developers must meet building-safety and other regulations. All registered developers should aim to make sure there are no snags or defects in their properties before the keys are handed over to a customer. If there are any snags or defects, these should be put right within the agreed timescales.

### WHAT THE CODE COVERS

For the purposes of this code, 'customer' means a person who is buying or intends to buy a new home which they will live in or give to another person. (If a new home is being bought in joint names, 'the customer' includes all the joint customers). However, the New Homes Quality Board have also started work to consider other groups of customers and what they should be able to expect from a new home. This includes shared owners and people who are buying a new home to let to other people. Any changes the New Homes Quality Board make to the code to reflect the needs of other groups of customers will be developed through consultation, and they will continually assess and review the effectiveness of the code, and any new laws or regulations that apply. Other areas which are not covered by the code are claims for loss of property value or blight (where a property falls in value or becomes difficult to sell because of major public work in the area), personal injury or claims that are not covered by the scheme rules of the New Homes Ombudsman Service.



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