



# The Paddocks

COTTINGWOOD

Morpeth, Northumberland NE61 3GQ



DAVID WILSON HOMES

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WHERE QUALITY LIVES

# 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 —

# THE PADDOCKS



A FANTASTIC  
LOCATION

Discover the beauty of The Paddocks by David Wilson Homes – an exclusive collection of luxury homes nestled on the edge of the historic market town of Morpeth. Set against the backdrop of Northumberland's breathtaking countryside, The Paddocks provides a peaceful and scenic lifestyle, with easy access to a wealth of outdoor pursuits including walking, cycling, and exploring the nearby woodlands and rural landscapes.

Enjoy the perfect balance of countryside tranquility and town convenience at The Paddocks – where every detail is crafted for comfort, style, and a life well lived.



CONVENIENT  
LIVING

The Paddocks is perfectly positioned for convenient access to Morpeth town centre and excellent transport links to Newcastle and beyond. This thriving location offers a superb range of local amenities, from independent shops and cafes to well-known supermarkets including Morrisons and Sainsbury's, all just a short drive away.

Families will appreciate the area's highly regarded schools, while nearby health and leisure facilities provide everything you need for a balanced lifestyle.



MODERN  
DESIGN

As a trusted, award-winning homebuilder, David Wilson Homes is proud to create homes that stand the test of time and support modern living. We recognise the importance of flexible spaces, natural light, and stylish design. That's why homes at The Paddocks feature adaptable layouts ideal for home working, open-plan living areas and elegant French doors that connect to the outdoors.





- |  |   |   |  |
|--|---|---|--|
|  | <b>The Archford</b><br>3 Bedroom Home   |  | <b>The Hurst</b><br>4 Bedroom Home     |
|  | <b>The Eckington</b><br>3 Bedroom Home  |  | <b>The Cornell</b><br>4 Bedroom Home   |
|  | <b>The Hadley</b><br>3 Bedroom Home     |  | <b>The Bradgate</b><br>4 Bedroom Home  |
|  | <b>The Ingleby</b><br>4 Bedroom Home    |  | <b>The Peregrine</b><br>4 Bedroom Home |
|  | <b>The Kennett</b><br>3 Bedroom Home    |  | <b>The Wren</b><br>4 Bedroom Home      |
|  | <b>The Greenwood</b><br>3 Bedroom Home  |  | <b>The Balwen</b><br>4 Bedroom Home    |
|  | <b>The Hollinwood</b><br>4 Bedroom Home |  | <b>The Heardwick</b><br>5 Bedroom Home |
|  | <b>The Woodlark</b><br>4 Bedroom Home   |  | <b>Affordable Housing</b>              |



-  **Shared Ownership**
- V** **Visitors Parking Space**
- BCP** **Bin Collection Point**
- POS** **Public Open Space**
- LEAP** **Local Equipped Area for Play**
-  **Show Home**



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

**Giving Nature a Home on this Development:**



**Bird Box - Starling Nest Box**  
Selected plots\*



**Bat Box - Enclosed Bat Box**  
Selected plots\*



**Swift Nesting Brick - Sparrow Terrace**  
Selected plots\*



**Hedgehog Highway**  
Selected plots\*

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

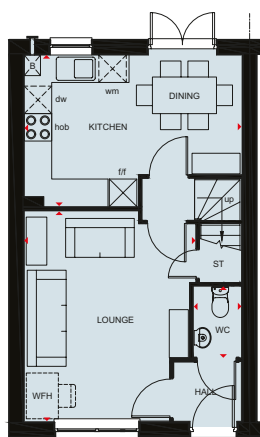
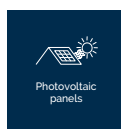
Images and development layouts are for illustrative purposes, should be used for general guidance only and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Development layouts including house types and tenures, the location of affordable housing, 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 Paddocks is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.





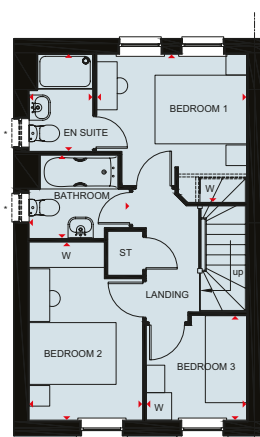
# THE ARCHFORD

## THREE BEDROOM TERRACED 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"



\* optional window refer to sales advisor for individual plots

### 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

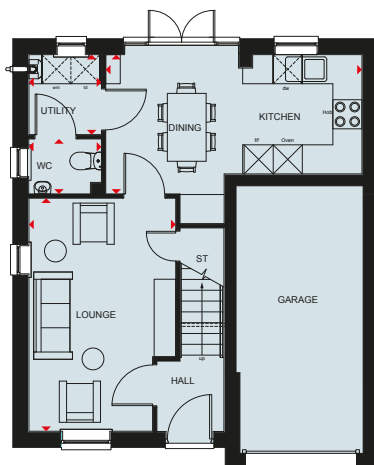
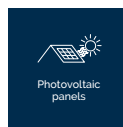
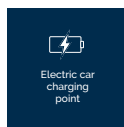
B	Boiler	wm	Washing machine space	dw	Dishwasher space	W	Wardrobe space
ST	Store	f/f	Fridge/freezer space	WFH	Working from home space	◀▶	Dimension location



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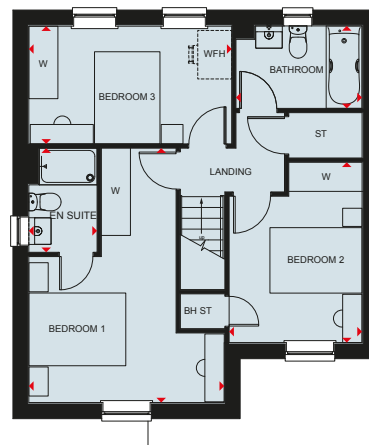
# ECKINGTON

## 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	dw	Dishwasher space	td	Tumble dryer space	W	Wardrobe space
ST	Store	wm	Washing machine space	f/f	Fridge freezer space	WFH	Working from home space	↔	Dimension location

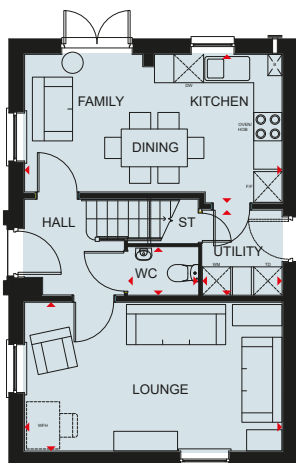
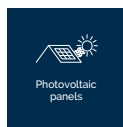


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# HADLEY

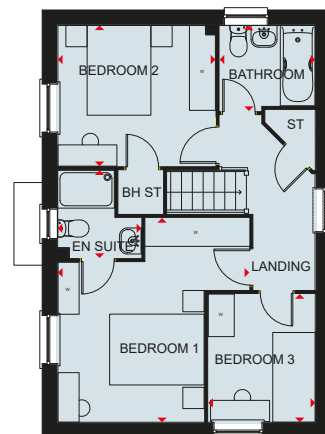
## THREE BEDROOM END OR DETACHED HOME



\* Optional door please refer to sales adviser

### Ground Floor

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



\* Optional window please refer to sales adviser

### 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

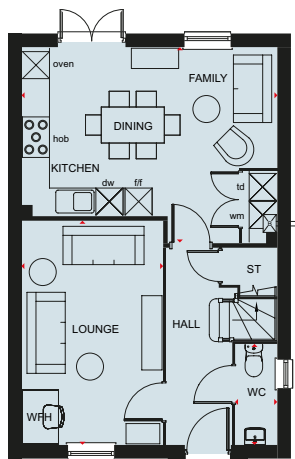
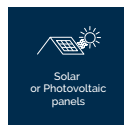
B	Boiler	wm	Washing machine space	dw	Dishwasher space	W	Wardrobe space	◄►	Dimension location
ST	Store	f/f	Fridge/freezer space	TD	Tumble dryer	WFH	Working from home space		



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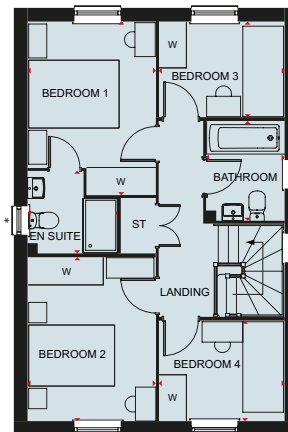
# INGLEBY

## 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		

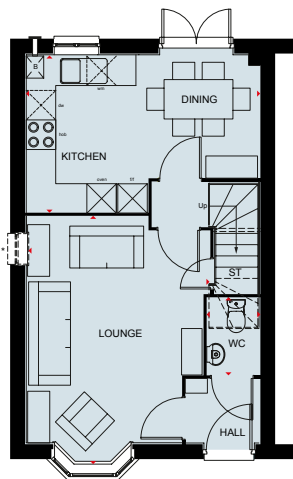
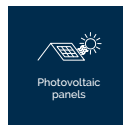
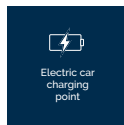


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# KENNETT

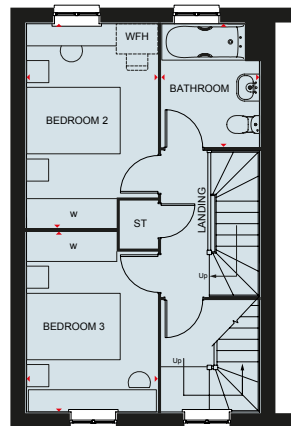
## THREE BEDROOM HOME



### Ground Floor

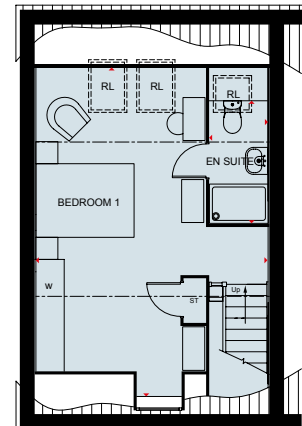
Lounge	4994 x 3727 mm	16'5" x 12'3"
Kitchen/Dining	4726 x 3195 mm	15'6" x 10'6"
WC	1562 x 1038 mm	5'1" x 3'5"

\* 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

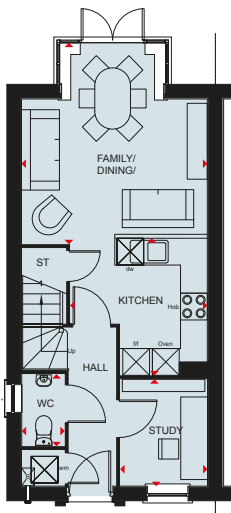
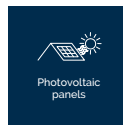
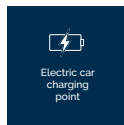
B	Boiler	f/f	Fridge freezer space	wm	Washing machine space	WFH	Working from home space	◀▶	Dimension location
ST	Store	dw	Dishwasher space	w	Wardrobe space	RL	Rooflight		



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# GREENWOOD

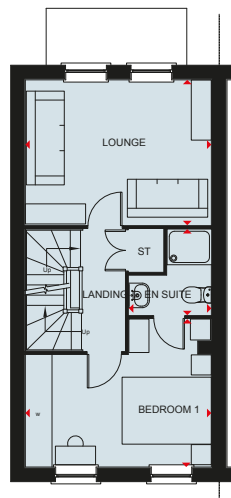
## THREE BEDROOM HOME



### Ground Floor

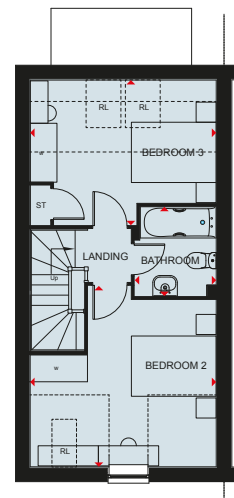
Family/Dining	4513 x 4163 mm	14'10" x 13'8"
Kitchen	3074 x 3070 mm	10'1" x 10'1"
Study	2394 x 1960 mm	7'10" x 6'5"
WC	1614 x 963 mm	5'4" x 3'2"

\* WC window to be included where plotting conditions allow



### First Floor

Lounge	4168 x 3253 mm	13'8" x 10'8"
Bedroom 1	4168 x 3316 mm	13'8" x 10'10"
En Suite	1928 x 1848 mm	6'4" x 6'1"



### Second Floor

Bedroom 2	4168 x 4054* mm	13'8" x 13'4"
Bedroom 3	4168 x 3248* mm	13'8" x 10'8"
Bathroom	2001 x 1827 mm	6'7" x 6'0"

\* Overall floor dimension includes lowered ceiling areas

### Key

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

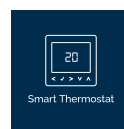
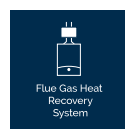
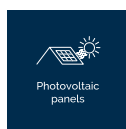
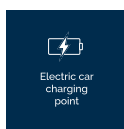


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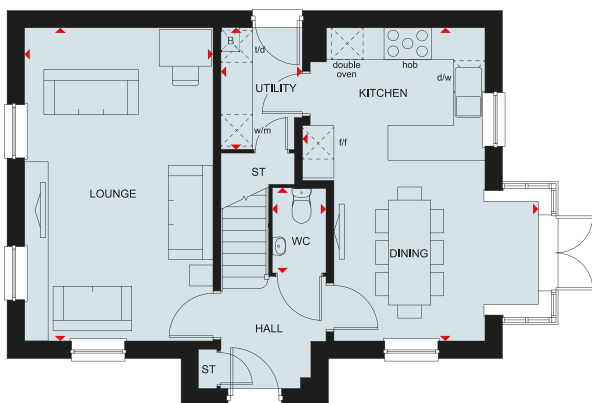


# HOLLINWOOD

## FOUR BEDROOM HOME

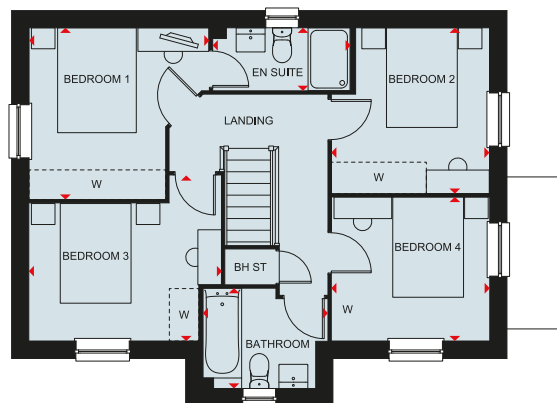


Features are plot specific. Please refer to working drawings.



### Ground Floor

Lounge	3595 x 5973 mm	11'8" x 19'6"
Kitchen/Dining/Family	5973 x 4706 mm	19'6" x 15'4"
Utility	1550 x 2312 mm	5'1" x 7'6"
WC	1014 x 1600 mm	1'6" x 5'3"



### First Floor

Bedroom 1	3457 x 3260 mm	11'3" x 10'7"
Bedroom 2	3005 x 3150 mm	9'9" x 10'3"
Bedroom 3	3661 x 3154 mm	12'0" x 10'3"
Bedroom 4	3005 x 2739 mm	9'9" x 9'0"
Bathroom	2373 x 1900 mm	7'8" x 6'2"
En suite	2574 x 1200 mm	8'4" x 3'9"

### Key

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

A2 specification.



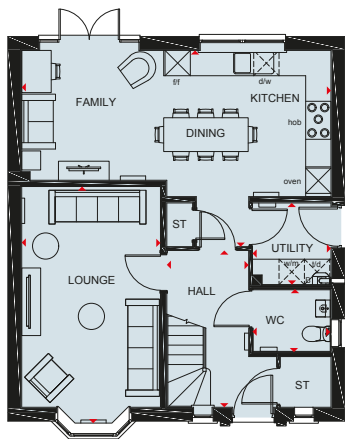
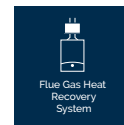
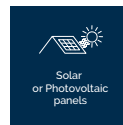
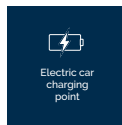
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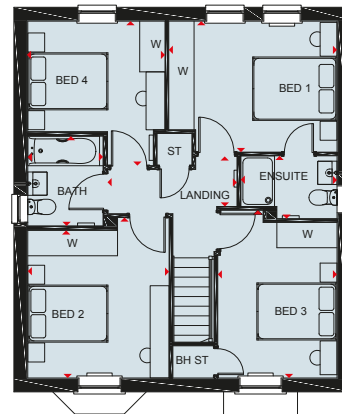
# THE WOODLARK

## FOUR BEDROOM HOME



### Ground Floor

Lounge	5622 x 3285mm	18'6" x 10'8"
Kitchen/Family/Dining	7318 x 4647 mm	24'0" x 15'3"
Utility	1933 x 1859mm	6'4" x 6'1"
WC	1859 x 1493 mm	6'1" x 4'11"
Hall	3713 x 1941mm	12'2" x 6'4"



### First Floor

Bedroom 1	3985 x 3100 mm	13'1" x 10'2"
En Suite	2281 x 1488mm	7'6" x 4'11"
Bedroom 2	3495 x 3347mm	11'6" x 11'0"
Bedroom 3	3972 x 2825mm	13'0" x 9'3"
Bedroom 4	3421 x 3250mm	11'3" x 10'8"
Bathroom	2125 x 1782mm	7'0" x 5'10"
Landing	3066 x 2415mm	10'1" x 7'9"

### Key

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



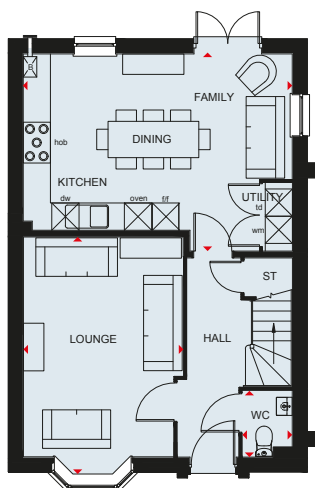
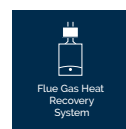
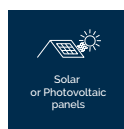
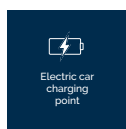
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# THE HURST

## FOUR BEDROOM HOME



DRIVE THROUGH



### Ground Floor

Lounge	5242 x 3520mm	17'2" x 11'7"
Kitchen/Family/Dining	5929 x 4350mm	19'6" x 14'3"
WC	1461 x 1108mm	4'9" x 3'8"
Hall	4390 x 1656mm	14'5" x 5'5"

### First Floor

Bedroom 1	4850 x 4370 mm	15'11" x 14'4"
En Suite	2218 x 1461mm	7'3" x 4'9"
Bedroom 2	5582 x 3115mm	18'4" x 10'2"
Bedroom 3	3120 x 3000mm	10'3" x 9'10"
Bedroom 4	3120 x 2845mm	10'3" x 9'4"
Bathroom	2181 x 1924mm	7'2" x 6'4"
Landing	3920 x 1212mm	12'10" x 4'0"

### Key

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

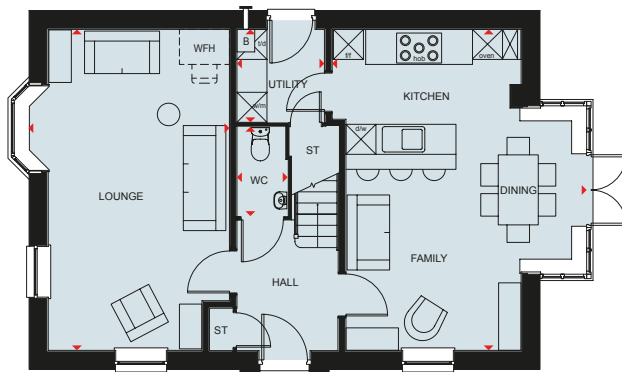
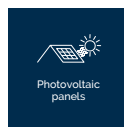


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# CORNELL

## FOUR BEDROOM HOME



### Ground Floor

Lounge	6422 x 4023 mm	21'1" x 13'2"
Kitchen/Family/Dining	6422 x 5038 mm	21'1" x 16'6"
Utility	1860 x 1749 mm	6'1" 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 8'9"
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		

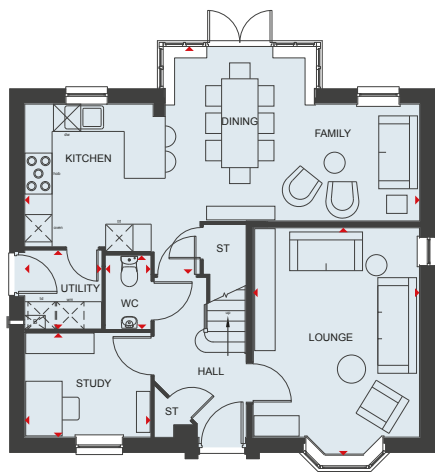
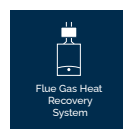
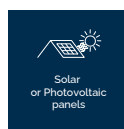


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# THE BRADGATE

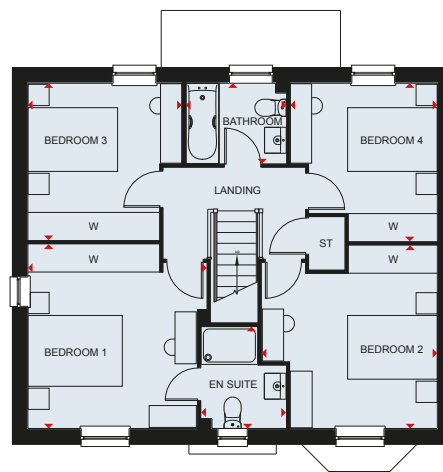
## FOUR BEDROOM DETACHED HOME



### Ground Floor

Lounge	4994 x 3653 mm	16'5" x 12'0"
Kitchen/Dining/Family	8673 x 4992 mm	28'5" x 16'5"
Study	2762 x 2285 mm	9'1" x 7'6"
Utility	1688 x 1725 mm	5'6" x 5'8"
WC	1614 x 987 mm	5'4" x 3'3"

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



### First Floor

Bedroom 1	3901 x 3786 mm	12'10" x 12'5"
En Suite	2157 x 1700 mm	7'1" x 5'11"
Bedroom 2	3720 x 3876 mm	12'2" x 12'9"
Bedroom 3	3324 x 3259 mm	10'11" x 10'8"
Bedroom 4	3349 x 3113 mm	11'0" x 10'3"
Bathroom	2125 x 1700 mm	7'0" x 5'7"

### Key

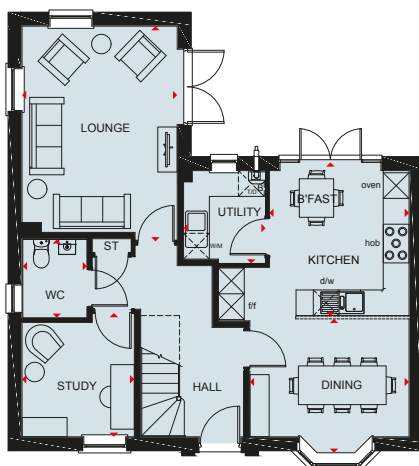
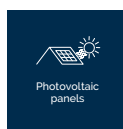
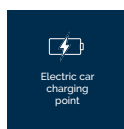
B	Boiler	dw	Dishwasher space	wm	Washing machine space	W	Wardrobe space
ST	Store	f/f	Fridge/freezer space	td	Tumble dryer space	◄►	Dimension location



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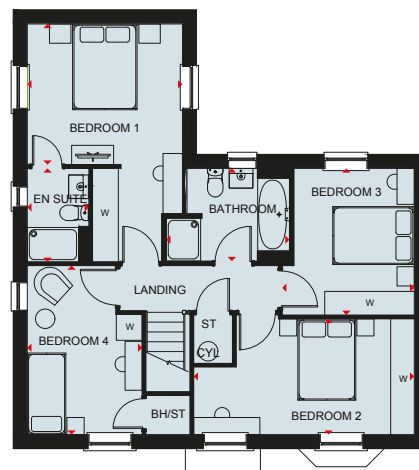
# THE PEREGRINE

## FOUR BEDROOM HOME



### Ground Floor

Lounge	3615 x 5016mm	11'10" x 16'5"
Kitchen/B'Fast	3255 x 3584mm	10'8" x 11'9"
Utility	1907 x 2164mm	6'3" x 7'0"
Dining	3706 x 3120mm	12'0" x 10'2"
Study	2615 x 2885mm	8'6" x 9'5"
WC	1495 x 1825mm	4'10" x 5'11"



### First Floor

Bedroom 1	3615 x 3277mm	11'10" x 10'9"
En Suite	1435 x 2190mm	4'8" x 7'2"
Bathroom	2872 x 2160mm	9'5" x 7'0"
Bedroom 2	5137 x 2700mm	16'10" x 8'10"
Bedroom 3	3077 x 3416mm	10'0" x 11'2"
Bedroom 4	2677 x 3938mm	8'9" x 12'11"

### Key

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

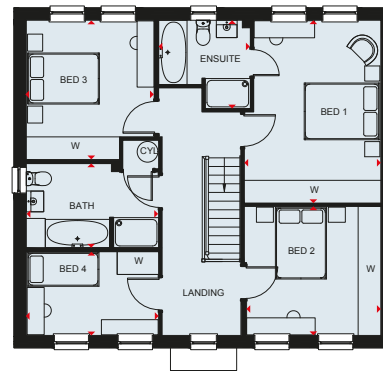
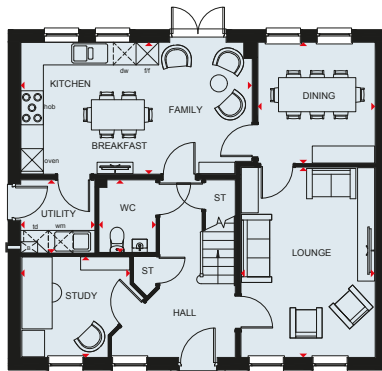
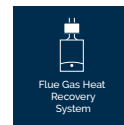
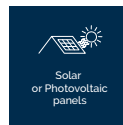
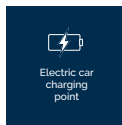


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# THE WREN

## FOUR BEDROOM HOME



### Ground Floor

Lounge	5050 x 3800mm	16'6" x 12'5"
Kitchen/ Breakfast/Family	6130 x 4100mm	20'1" x 13'5"
Dining	3201 x 3100mm	10'5" x 10'2"
Study	2897 x 2850mm	9'5" x 9'4"
Utility	1861 x 1595mm	6'1" x 5'2"
WC	1614 x 900mm	5'3" x 2'10"

### First Floor

Bedroom 1	4775 x 4261mm	15'7" x 13'10"
En Suite	2561 x 2077mm	8'4" x 6'8"
Bedroom 2	3800 x 3476mm	12'5" x 11'4"
Bedroom 3	3616 x 3552mm	11'9" x 11'7"
Bedroom 4	3736 x 3275mm	12'3" x 10'7"
Bathroom	2584 x 2071mm	8'5" x 6'8"

### Key

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

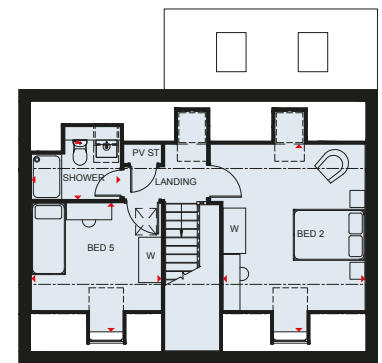
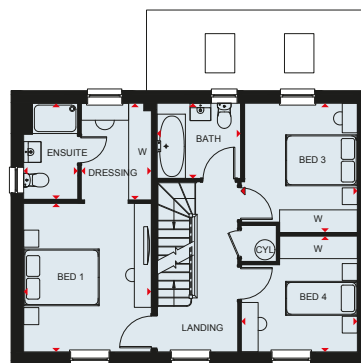
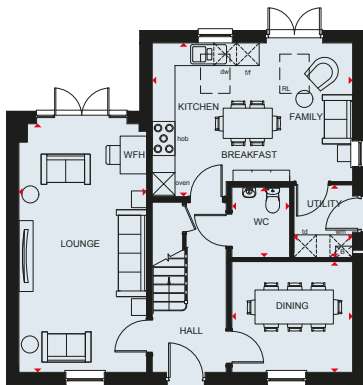
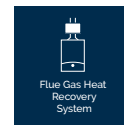
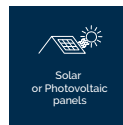
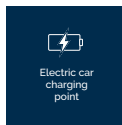


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# THE BALWEN

## FIVE BEDROOM HOME



### Ground Floor

Lounge	6575 x 3377mm	21'7" x 11'1"
Kitchen/Breakfast/Family	5298 x 4065mm	17'5" x 13'4"
Dining	3193 x 2929mm	10'8" x 9'7"
Utility	1921 x 1558mm	6'4" x 5'1"
WC	1859 x 1592mm	6'1" x 5'0"

### First Floor

Bedroom 1	3929 x 3377mm	12'11" x 11'1"
Dressing	2558 x 1856mm	8'5" x 6'1"
En Suite	2540 x 1433mm	8'4" x 4'8"
Bedroom 3	3421 x 3074mm	11'3" x 10'1"
Bedroom 4	3074 x 3065mm	10'1" x 10'1"
Bathroom	2210 x 1989mm	7'3" x 6'6"

### Second Floor

Bedroom 2	4965 x 3759mm	16'3" x 12'4"
Bedroom 5	3437 x 3414mm	11'3" x 11'2"
Shower Room	2354 x 1571mm	7'9" x 5'2"

### Key

B	Boiler	dw	Dishwasher space	wm	Washing machine space	W	Wardrobe space	-----	2100 head height
ST	Store	f/f	Fridge/freezer space	td	Tumble dryer space	♦♦	Dimension location		



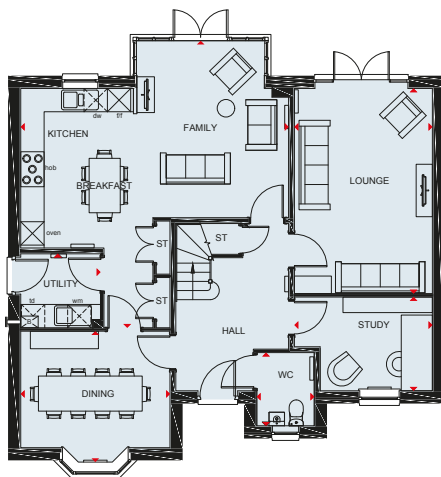
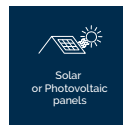
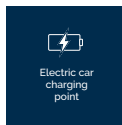
DAVID WILSON HOMES

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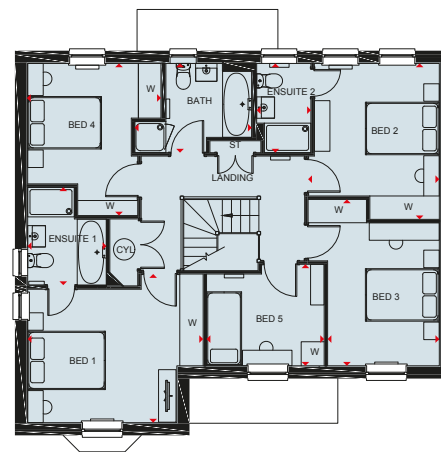
# THE HEARDWICK

## FIVE BEDROOM HOME



### Ground Floor

Lounge	5274 x 3548mm	17'4" x 11'8"
Kitchen/Breakfast/		
Family	7381 x 6888mm	24'3" x 22'7"
Dining	3838 x 3386 mm	12'7" x 11'1"
Study	3548 x 2411 mm	11'8" x 7'11"
Utility	2052 x 1901 mm	6'9" x 6'3"
WC	1882 x 1479mm	6'2" x 4'10"



### First Floor

Bedroom 1	4513 x 3821 mm	14'10" x 12'6"
En Suite 1	2515 x 2025mm	8'3" x 6'8"
Bedroom 2	4008 x 3373mm	13'2" x 11'1"
En Suite 2	2294 x 1394mm	7'6" x 4'7"
Bedroom 3	4277 x 2873mm	14'0" x 9'5"
Bedroom 4	3911 x 3428mm	12'10" x 11'3"
Bedroom 5	3024 x 2609 mm	9'11" x 8'7"
Bathroom	3010 x 2294 mm	9'11" x 7'6"

### Key

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



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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† 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 warranty and insurance policy, known as Buildmark, which includes a 2 year builder warranty period, followed by an 8 year insurance cover^\*. 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 warranty and insurance policy, known as Buildmark, which includes a 2 year builder warranty period, followed by an 8 year insurance cover.

## 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. †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. ^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. ^^A two year builder warranty period from legal completion provided by Barratt Homes followed by eight years insurance cover, provided by the NHBC. Please refer to the NHBC website for more information and full exclusions and limitations. Although all of our homes come with an NHBC warranty, it is not always an NHBC Buildmark Warranty. Please speak to a Sales Adviser on your chosen development to confirm which NHBC warranty will apply to your selected plot. 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 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" 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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