



CASTLE REACH

KING'S LYNN



DAVID WILSON HOMES

WHERE QUALITY LIVES

dwh.co.uk or call 03308 187 788

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

CASTLE REACH

— A LOCATION LIKE NO OTHER —



Castle Reach offers a collection of 2, 3 & 4 bedroom homes in the town of King's Lynn. Located in the centre of West Norfolk you have easy access to Peterborough to the West and Norwich to the East. For those needing to travel further you have the convenience of a mainline railway station which can get you into London in under 2 hours.

Our community will benefit from plenty of green open spaces including allotments and community orchards. Ideal for evening strolls, walking the dog or just keeping fit and healthy.

Within King's Lynn, you will find an extensive shopping area with a range of sports and leisure facilities. King's Lynn is home to the award winning park and garden - The Walk and nearby Reffley Wood. You are also just a short drive from the stunning Royal Sandringham estate.

Our wide range of sustainable and energy-efficient 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.





CASTLE REACH LOCAL AMENITIES

DOCTORS

The Woottons Surgery

Spring Cottages PE30 3PT

St James Medical Practice

Edward Benefer Way PE30 2FQ

DENTISTS

Castle Rising Dental Suite Ltd

East Barn PE31 6AG

Hall Farm Dental Surgery

Hall Farm PE32 1FE

PHARMACIES

Jhoots Pharmacy

Priory Court PE30 3TE

Rainbow Pharmacy

Langley Road PE30 3UG

OPTICIANS

Eye-D

59c Lynn Road PE30 4PR

Wigram & Ware Ltd

8 Blackfriars Street PE30 1NN

POST OFFICE

South Wootton Post Office

Priory Court PE30 3TE

VETS

Medivet South Wootton

Priory Court PE30 3TE

Sunnyside Veterinary Clinic

Hall Farm House PE32 1AR

NURSERIES

Tom Thumb Nursery

Reffley Lane PE30 3EH

Gaywood First Steps Nursery

Queen Mary Road PE30 4QF

SCHOOLS

Reffley Academy

Reffley Lane PE30 3SF

North Wootton Academy

Priory Lane PE30 3PT

Springwood High School

Queensway PE30 4AW

King's Lynn Academy

Queen Mary Road PE30 4QG

SPORT AND LEISURE

King's Lynn Golf Club

Lynn Road PE31 6BD

Everlast Gyms

Hamburg Way PE30 2ND

TRANSPORT

King's Lynn Rail Station

Blackfriars Road PE30 1NX

SUPERMARKETS

Asda

Langley Road PE30 3UG

Tesco Superstore

St Faiths Drive PE30 4PU

Morrisons

Coburg Street PE30 1RX

LIBRARY

King's Lynn Library

London Road PE30 5EZ

HOSPITAL

The Queen Elizabeth Hospital

Gayton Road PE30 4ET



DAVID WILSON HOMES

WHERE QUALITY LIVES

A SENSE OF PEACE QUALITY — AND SPACE —

Our homes at Castle Reach 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.



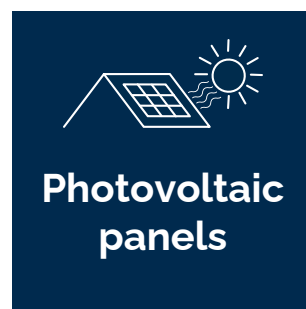
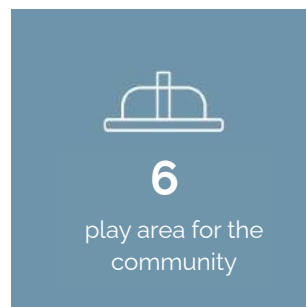
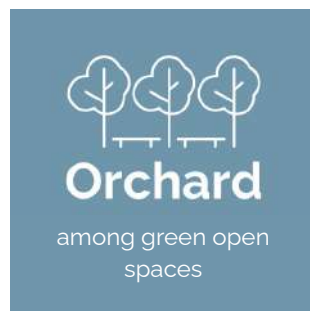
— CREATING A SUSTAINABLE — COMMUNITY

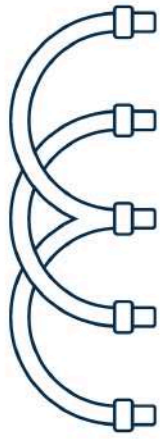
WHERE FAMILIES AND NATURE CAN THRIVE

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.





CASTLE REACH

KING'S LYNN

- **The Archford**
3 bedroom home
- **The Hadley**
3 bedroom home
- **The Ingleton**
3 bedroom home
- **The Kirkdale**
4 bedroom home
- **The Ingleby**
4 bedroom home
- **The Avondale**
4 bedroom home
- **The Holden**
4 bedroom home
- **The Bradgate**
4 bedroom home
- **The Hollinwood**
4 bedroom home
- **The Meriden**
4 bedroom home

Existing Housing

- SH **Show Homes**
- SC **Sales Centre**

- P.O.S.** **Public Open Space**
- L.E.A.P.** **Local Equipped Area of Play**
- V** **Visitors Parking Space**
- BCP** **Bin Collection Point**
- SS** **Sub Station**



- Attenuation Basin**
- New Tree Line**
- Mature Trees**
- Gravel Path**
- Allotments**
- Play Area**
- Orchard**

Giving nature a home on this development:

- Hedgehog Highway**
See page 10 for details
- Bird Box**
See page 10 for details
- Bat Box**
See page 10 for details
- Swift Nesting Brick**
See page 10 for details

Indicating if and a sustainability feature may be subject to change. Open to a Sales Advisor for more information.



DAVID WILSON HOMES
WHERE QUALITY LIVES

See the Difference at dwh.co.uk

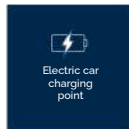
Images and development layouts are for illustrative purposes, should be used for general guidance only and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Development layouts including house types and tenures, the location of affordable housing, parking arrangements, play areas, landscaping and public open spaces are subject to change including any changes required due to a change in planning permission. Castle Reach is a marketing name only and may not be the designated postal address, which may be determined by the Post Office.
V41031 Rev: 030A

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 15'1" x 12'3"
4745 x 3310 mm 15'7" x 10'10"
1561 x 1054 mm 5'1" x 3'5"

(Approximate dimensions)



First Floor

Bedroom 1
En Suite
Bedroom 2
Bedroom 3
Bathroom

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)

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



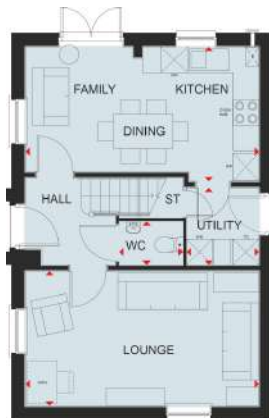
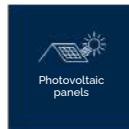
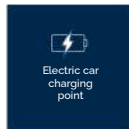
DAVID WILSON HOMES

THE HADLEY

THREE BEDROOM HOME



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



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"

(Approximate dimensions)



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"

(Approximate dimensions)

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



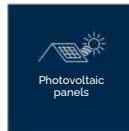
DAVID WILSON HOMES

THE INGLETON

THREE BEDROOM HOME



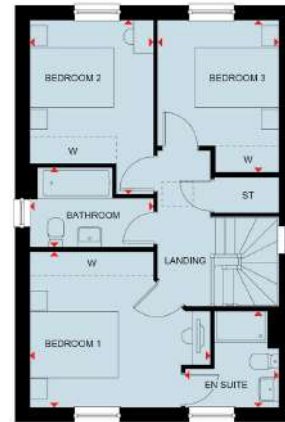
- Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans.



Ground Floor

Lounge	4925 x 3095 mm	16'2" x 10'2"
Kitchen/Family/ Dining	5635 x 4295 mm	18'6" x 14'1"
WC	2206 x 900 mm	7'3" x 2'9"

(Approximate dimensions)



First Floor

Bedroom 1	4087 x 3527 mm	13'4" x 11'5"
En Suite	2180 x 2121 mm	7'1" x 6'9"
Bedroom 2	3957 x 2800 mm	12'9" x 9'2"
Bedroom 3	3458 x 2747 mm	11'3" x 9'0"
Bathroom	2800 x 1800 mm	9'1" x 5'9"

(Approximate dimensions)

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



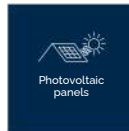
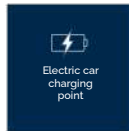
DAVID WILSON HOMES

THE INGLEBY

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
WC

4925 x 3095 mm
5635 x 4295 mm
2206 x 900 mm

16'2" x 10'2"
18'6" x 14'1"
7'3" x 2'11"

(Approximate dimensions)

First Floor

Bedroom 1
En Suite
Bedroom 2
Bedroom 3
Bedroom 4
Bathroom

3797 x 2800 mm
1962 x 1800 mm
3587 x 2800 mm
2747 x 2073 mm
2747 x 2181 mm
2179 x 1700 mm

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

(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



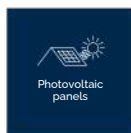
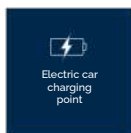
DAVID WILSON HOMES

THE HOLLINWOOD

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

3595 x 5973 mm 11'10" x 19'7"
5973 x 4746 mm 19'7" x 15'7"
1550 x 2312 mm 5'1" x 7'7"
1014 x 1600 mm 3'4" x 5'3"

(Approximate dimensions)



First Floor

Bedroom 1
En Suite
Bedroom 2
Bedroom 3
Bedroom 4
Bathroom

3457 x 3260 mm 11'4" x 10'8"
2574 x 1200 mm 8'5" x 4'0"
3005 x 3150 mm 9'10" x 10'4"
3661 x 3154 mm 12'0" x 10'4"
3005 x 2739 mm 9'10" x 9'0"
2373 x 1900 mm 7'9" x 6'3"

(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



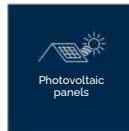
DAVID WILSON HOMES

THE KIRKDALE

FOUR BEDROOM HOME



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



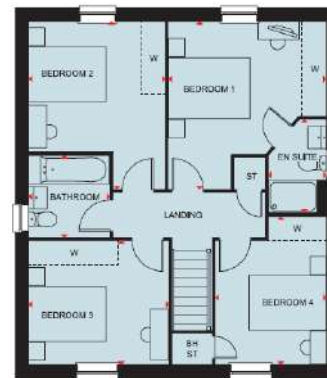
Ground Floor

Lounge
Kitchen/Family/Dining
Utility
WC

3380 x 5617 mm
7318 x 4460 mm
1561 x 2150 mm
1095 x 1650 mm

11'1" x 18'5"
24'0" x 14'8"
5'1" x 7'1"
3'7" x 5'5"

(Approximate dimensions)



First Floor

Bedroom 1
En suite
Bedroom 2
Bedroom 3
Bedroom 4
Bathroom

3885 x 4119 mm
1425 x 2300 mm
3350 x 4119 mm
3447 x 3043 mm
2725 x 3643 mm
1987 x 2010 mm

12'9" x 13'6"
4'8" x 7'7"
11'0" x 13'6"
11'4" x 10'0"
8'11" x 12'0"
6'6" x 6'7"

(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



DAVID WILSON HOMES

We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. These and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs, 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.

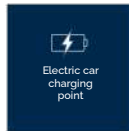
BDW004245/MAY25

THE MERIDEN

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
Utility
WC

5762 x 3235 mm 18'11" x 10'7"
6486 x 4568 mm 21'3" x 14'12"
2305 x 1877 mm 7'7" x 6'2"
1786 x 882 mm 5'10" x 2'11"

(Approximate dimensions)



First Floor

Bedroom 1
En suite
Bedroom 2
Bedroom 3
Bedroom 4
Bathroom

5208 x 3817 mm 17'1" x 12'6"
2235 x 1923 mm 7'4" x 6'4"
4156 x 3155 mm 13'8" x 10'4"
4049 x 3365 mm 13'3" x 11'0"
3520 x 3423 mm 11'7" x 11'3"
2913 x 2100 mm 9'6" x 6'11"

(Approximate dimensions)

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



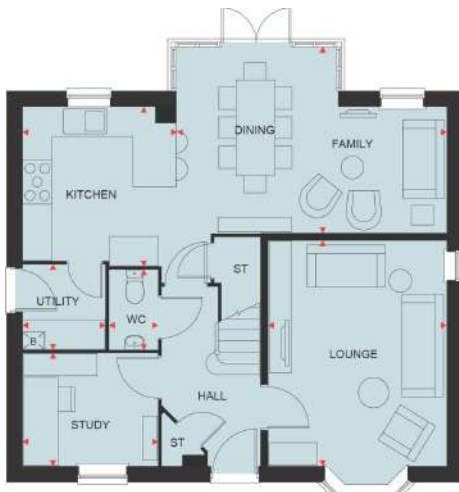
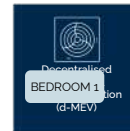
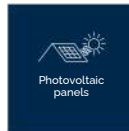
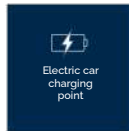
DAVID WILSON HOMES

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	4994 x 3653 mm	16'5" x 12'0"
Kitchen/Dining/	8673 x 4314 mm	28'5" x 16'5"
Family		
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"

(Approximate dimensions)



First Floor

Bedroom 1	3901 x 3786 mm	12'10" x 12'5"
En Suite	2157 x 1799 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	6'12" x 5'7"

(Approximate dimensions)

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



DAVID WILSON HOMES

We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. These and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs, 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.

BDW004245/MAY25

THE AVONDALE

FOUR BEDROOM HOME



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



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"

(Approximate dimensions)



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	5205 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"

(Approximate dimensions)

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



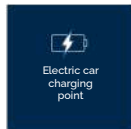
DAVID WILSON HOMES

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

5795 x 3723 mm	19'0" x 12'3"
6142 x 4520 mm	20'2" x 15'0"
2881 x 2361 mm	9'6" x 7'9"
2545 x 1588 mm	8'4" x 5'3"
1498 x 1588 mm	4'11" x 5'3"

(Approximate dimensions)



First Floor

En Suite
Bedroom 1
Bedroom 2
Bedroom 3
Bedroom 4
Bathroom

4538 x 3728 mm	14'8" x 12'2"
2190 x 1471 mm	7'2" x 4'10"
4379 x 3728 mm	14'4" x 12'3"
4073 x 2881 mm	13'4" x 9'5"
3115 x 3043 mm	10'3" x 10'0"
2689 x 2266 mm	8'10" x 7'5"

(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



DAVID WILSON HOMES

We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. These and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs, 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.

BDW004245/MAY25

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.

1

FIND YOUR HOME

Choose your brand-new home, complete a Movemaker application, and we'll take your new home off the market.

2

VALUE YOUR EXISTING PROPERTY

After 2 independent valuations, we'll agree on an asking price for your current home.

3

FIND A BUYER

We'll work with you to instruct local estate agents to handle the sale of your current home.

4

NO FEES TO PAY

We'll cover the estate agent costs.

5

MOVING DAY

You move into your brand-new home.

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.



1

Get in touch

Book an appointment at a development near you.



2

Choose your home

We'll then arrange two independent valuations of your current property.



3

We'll make you an offer

We'll agree a selling price at fair value for your home - based on a presumed sale within eight to ten weeks.



4

We'll buy your home

Once you accept our formal offer, it's now time to reserve your brand-new home.



5

Time to get moving

Stay in your existing home until your brand-new home is ready.

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 excellence means that over 90% of our homeowners would recommend us to a friend, which is why we've been awarded 5 Stars by the Home Builders Federation every year since 2010. What's more, our homes come with an NHBC Buildmark Warranty which gives you a 10 year structural warranty and a 2 year fixtures and fittings warranty** as standard. You're always safe in the knowledge that you can buy one of our new homes with confidence.

WHAT DOES YOUR WARRANTY COVER?

- Central heating system plus any fires
- Hot and cold plumbing system
- Appliances
- Kitchen units
- Electrical system
- Sanitary ware taps and shower doors
- Windows
- External and interiors doors
- Ironmongery
- Renewable energy installation (if fitted)
- Internal/external drainage system
- Boundary brick walls
- Driveway
- 24-hour emergency cover for 2 years
- An NHBC 10 year Buildmark Warranty means we have complied with the NHBC Standards which set out the technical requirements for design, materials and workmanship in new home construction. This is just one of the added benefits of buying a new home.

WARRANTY EXCLUSIONS

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

- Garden landscaping
- Registered Social Landlord Homes
- Fences
- Carpets and floor coverings
- Wear and tear
- Failure to maintain
- Your own alterations
- Wilful damage



**"we", "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-work-program/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.





DAVID WILSON HOMES

WHERE QUALITY LIVES

dwh.co.uk or call 03308 187 788