

THE DUNES RESERVE

— NAIRN —

A development of three and four bedroom homes



DAVID WILSON HOMES

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.

THE DUNES RESERVE

— NAIRN —

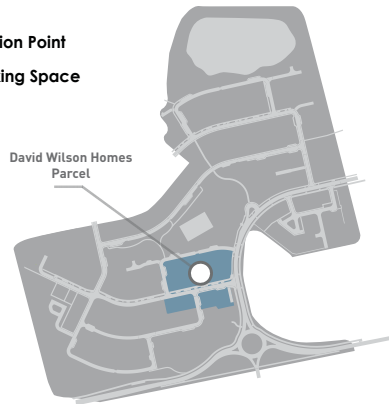
THE DUNES RESERVE

SITE PLAN

- **The Duart**
3 bedroom semi-detached/detached home
- **The Dalmally**
4 bedroom detached home
- **The Ralston**
4 bedroom detached home
- **The Falkland**
4 bedroom detached home
- **The Ballater**
4 bedroom detached home
- **The Craighall**
4 bedroom detached home
- **The Brechin**
4 bedroom detached home
- **The Glenbervie**
4 bedroom detached home
- **The Colville**
4 bedroom detached home

- SH Show Homes
- MS Marketing Suite

- BCP Bin Collection Point
- V Visitor Parking Space



Barratt Homes Development



Photovoltaic Panels
PV panels are not shown on this site plan. Please speak to our Sales Adviser for details on where these will be located.



Attenuation Basin



Existing Trees



Play Area



New Tree Line



Giving nature a home on this development:

Swift Nesting Brick



Hedgehog Highway



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



See the Difference at dwh.co.uk



DAVID WILSON HOMES
WHERE QUALITY LIVES

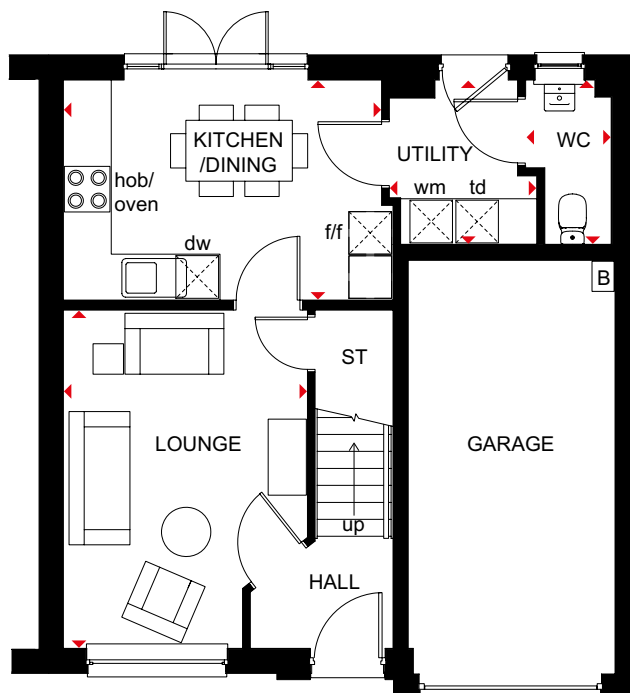


THE DUART

THREE BEDROOM END-TERRACED HOME

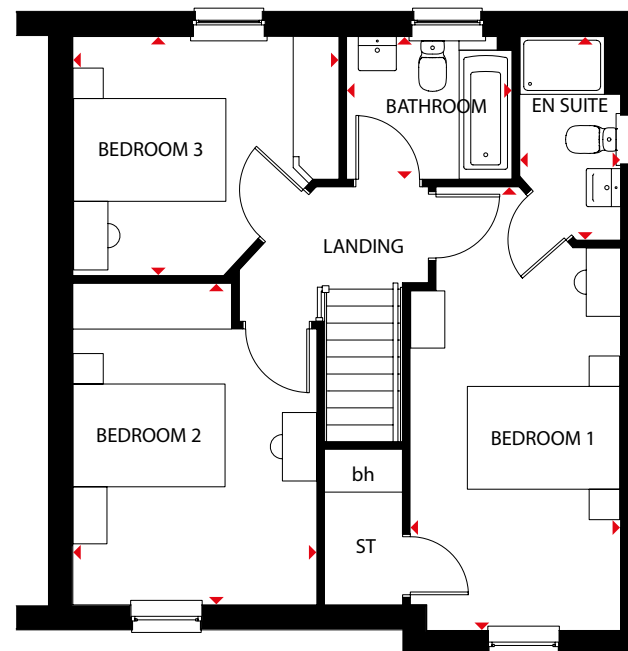
Key

| | | | | | | | |
|----|--------|-----|-----------------------|----|--------------------|----|--------------------|
| B | Boiler | f/f | Fridge/freezer space | dw | Dishwasher space | bh | Bulk head |
| ST | Store | wm | Washing machine space | td | Tumble dryer space | ◀▶ | Dimension location |



Ground Floor

| | | |
|-----------------------|----------------|---------------|
| Lounge | 3204 x 4442 mm | 10'6" x 14'7" |
| Kitchen/Family/Dining | 4332 x 2889 mm | 14'3" x 9'6" |
| Utility | 1935 x 2160 mm | 6'4" x 7'1" |
| WC | 1124 x 2160 mm | 3'8" x 7'1" |



First Floor

| | | |
|-----------|----------------|----------------|
| Bedroom 1 | 2763 x 5830 mm | 9'0" x 19'2" |
| En Suite | 1325 x 2675 mm | 4'4" x 8'9" |
| Bedroom 2 | 3206 x 4224 mm | 10'6" x 13'10" |
| Bedroom 3 | 3497 x 3142 mm | 11'6" x 10'4" |
| Bathroom | 2175 x 1875 mm | 7'2" x 6'2" |

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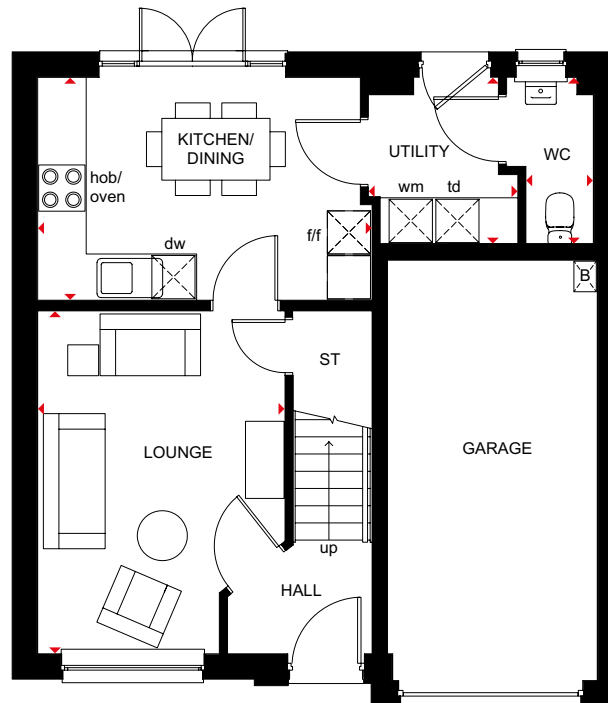


THE DUART

THREE BEDROOM DETACHED HOME

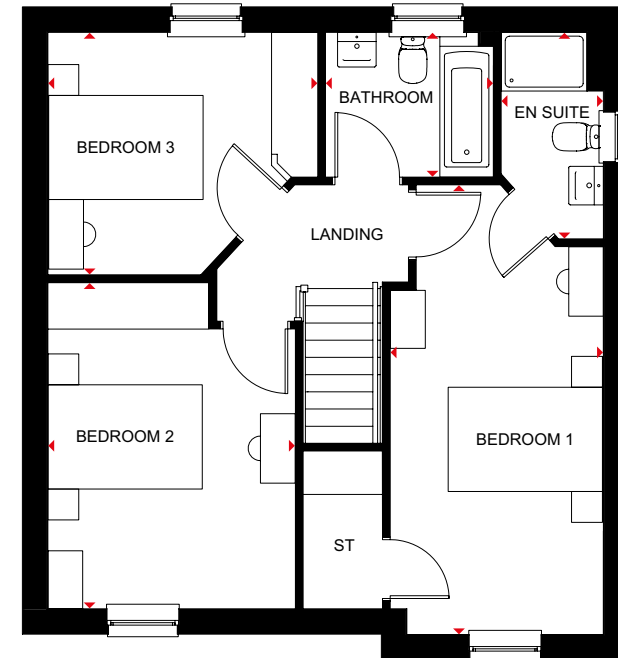
Key

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



Ground Floor

| | | |
|-----------------------|----------------|---------------|
| Lounge | 3204 x 4442 mm | 10'6" x 14'7" |
| Kitchen/Family/Dining | 4332 x 2889 mm | 14'3" x 9'6" |
| Utility | 1935 x 2160 mm | 6'4" x 7'1" |
| WC | 1124 x 2160 mm | 3'8" x 7'1" |



First Floor

| | | |
|-----------|----------------|----------------|
| Bedroom 1 | 2763 x 5830 mm | 9'0" x 19'2" |
| En Suite | 1325 x 2675 mm | 4'4" x 8'9" |
| Bedroom 2 | 3206 x 4224 mm | 10'6" x 13'10" |
| Bedroom 3 | 3497 x 3142 mm | 11'6" x 10'4" |
| Bathroom | 2175 x 1875 mm | 7'2" x 6'2" |

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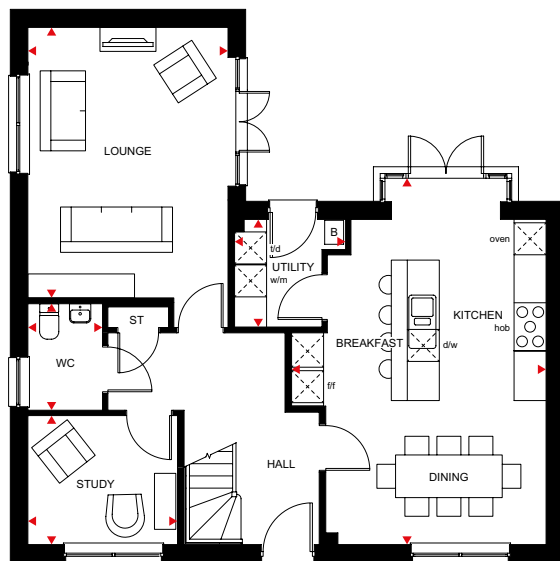


THE BRECHIN

FOUR BEDROOM DETACHED HOME

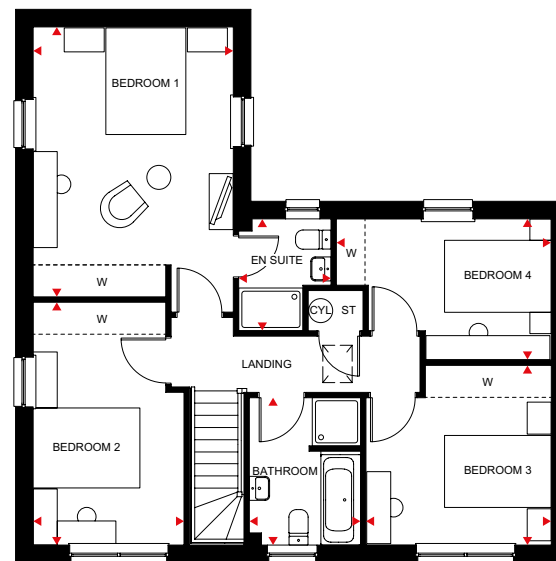
Key

| | | | | | | | | | |
|----|--------|-----|----------------------|----|-----------------------|----|--------------------|-----|--------------------|
| B | Boiler | CYL | Cylinder space | wm | Washing machine space | td | Tumble dryer space | ◀ ▶ | Dimension location |
| ST | Store | f/f | Fridge/freezer space | dw | Dishwasher space | w | Wardrobe space | | |



Ground Floor

| | | |
|--------------------------|----------------|---------------|
| Lounge | 5631 x 3752 mm | 18'6" x 12'3" |
| Kitchen/Breakfast/Dining | 6903 x 4770 mm | 22'7" x 15'7" |
| Utility | 2026 x 2081 mm | 6'7" x 6'10" |
| Study | 2805 x 2428 mm | 9'2" x 8'0" |
| WC | 1997 x 1223 mm | 6'7" x 4'0" |



First Floor

| | | |
|-----------|----------------|---------------|
| Bedroom 1 | 5110 x 3750 mm | 16'9" x 12'4" |
| En suite | 2098 x 1743 mm | 6'11" x 5'9" |
| Bedroom 2 | 4502 x 2828 mm | 14'9" x 9'3" |
| Bedroom 3 | 3473 x 3360 mm | 11'5" x 11'0" |
| Bedroom 4 | 4028 x 2653 mm | 13'3" x 8'8" |
| Bathroom | 2100 x 2760 mm | 6'11" x 9'1" |

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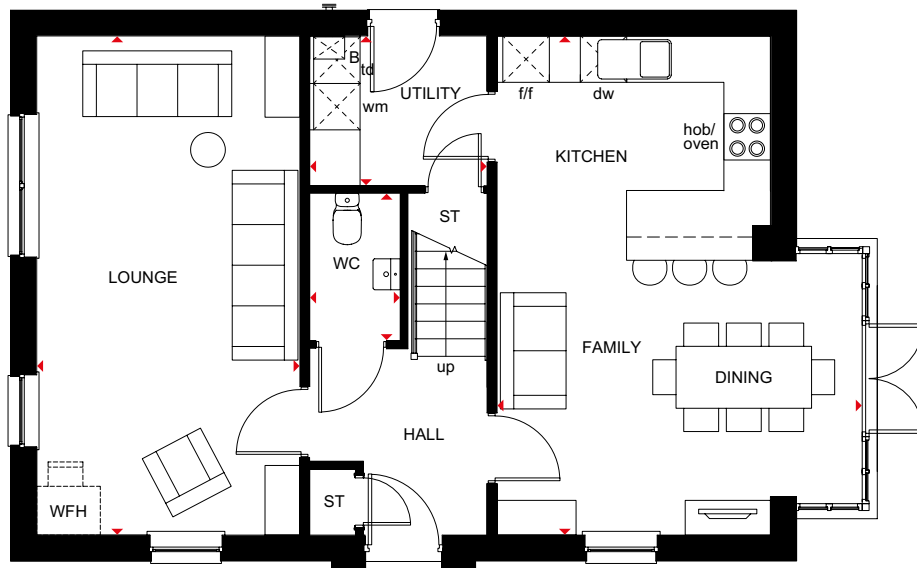


THE RALSTON

FOUR BEDROOM DETACHED HOME

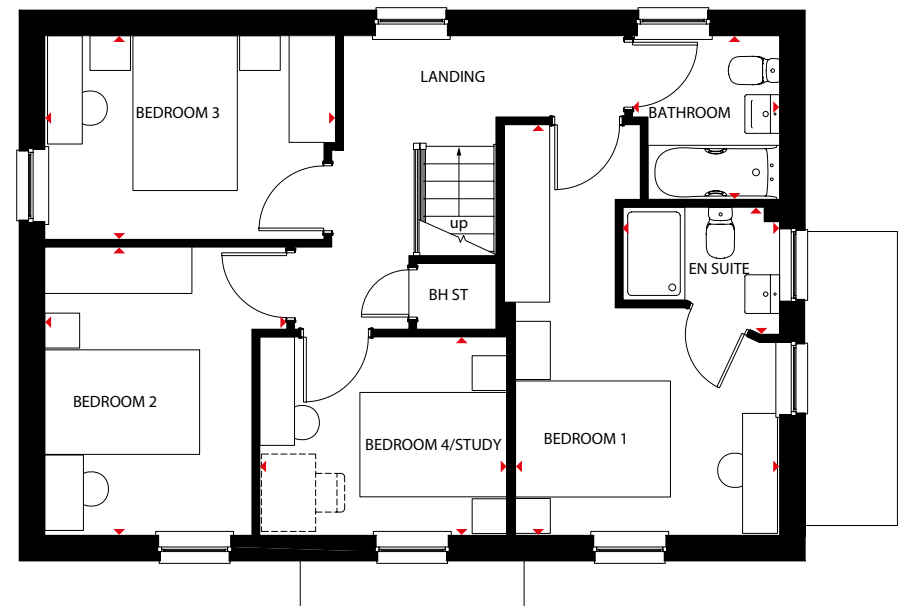
Key

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



Ground Floor

| | | |
|-----------------------|----------------|---------------|
| Lounge | 6448 x 3395 mm | 21'1" x 11'1" |
| Kitchen/Family/Dining | 6448 x 4716 mm | 21'1" x 15'5" |
| Utility | 2290 x 1933 mm | 7'6" x 6'4" |
| WC | 1902 x 1167 mm | 6'3" x 3'10" |



First Floor

| | | |
|-----------------|----------------|---------------|
| Bedroom 1 | 5302 x 3562 mm | 17'4" x 11'8" |
| En Suite | 2024 x 1642 mm | 6'8" x 5'5" |
| Bedroom 2 | 3719 x 3123 mm | 12'2" x 10'3" |
| Bedroom 3 | 3753 x 2629 mm | 12'3" x 8'7" |
| Bedroom 4/Study | 3194 x 2560 mm | 10'6" x 8'5" |
| Bathroom | 2116 x 1900 mm | 6'11" x 6'3" |

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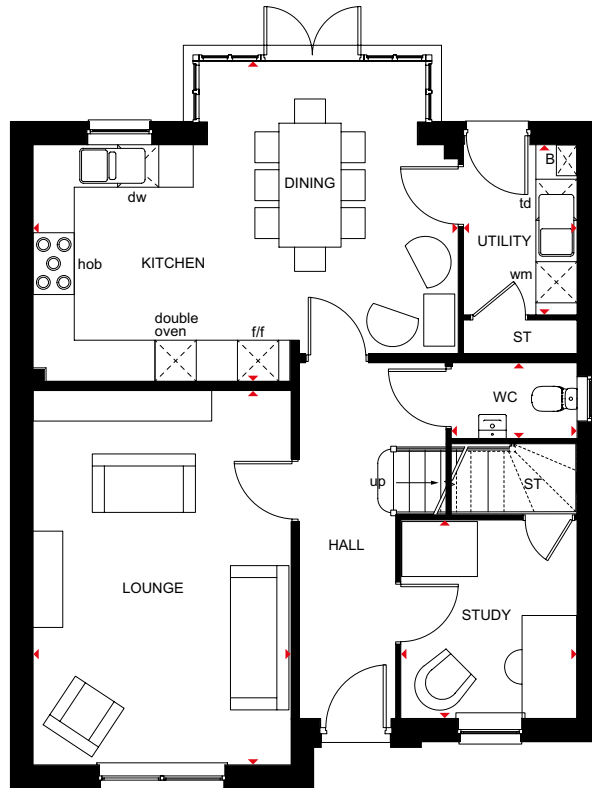


THE BALLATER

FOUR BEDROOM DETACHED HOME

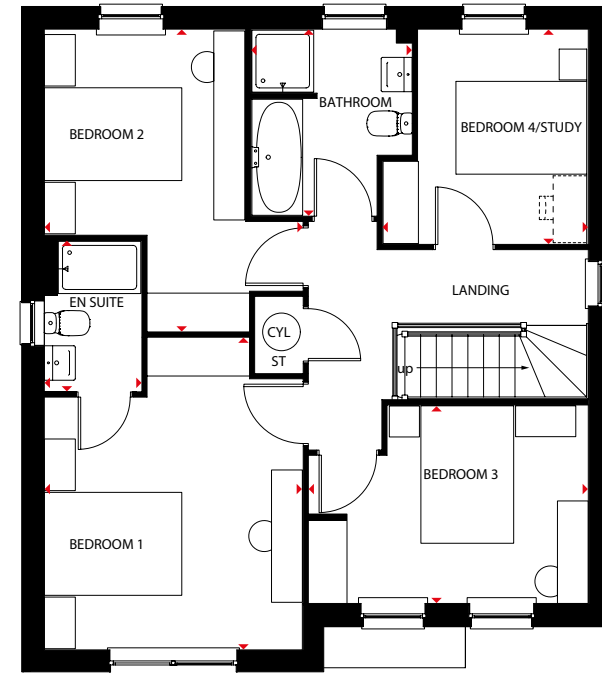
Key

| | | | |
|----------|--------------------------|--------------------------|-----------------------|
| B Boiler | CYL Cylinder | wm Washing machine space | td Tumble dryer space |
| ST Store | f/f Fridge/freezer space | dw Dishwasher space | ◀▶ Dimension location |



Ground Floor

| | | |
|----------------|----------------|----------------|
| Lounge | 5449 x 3750 mm | 17'10" x 12'4" |
| Kitchen/Dining | 6176 x 4633 mm | 20'3" x 15'2" |
| Utility | 2462 x 1639 mm | 8'1" x 5'4" |
| Study | 2875 x 2553 mm | 9'5" x 8'3" |
| WC | 1819 x 1072 mm | 5'11" x 3'6" |



First Floor

| | | |
|-----------------|----------------|---------------|
| Bedroom 1 | 4538 x 3755 mm | 14'9" x 12'3" |
| En Suite | 2181 x 1407 mm | 7'1" x 4'6" |
| Bedroom 2 | 4393 x 3753 mm | 14'5" x 12'3" |
| Bedroom 3 | 2877 x 4062 mm | 9'4" x 13'3" |
| Bedroom 4/Study | 3121 x 2987 mm | 10'2" x 9'8" |
| Bathroom | 2705 x 2324 mm | 8'8" x 7'6" |

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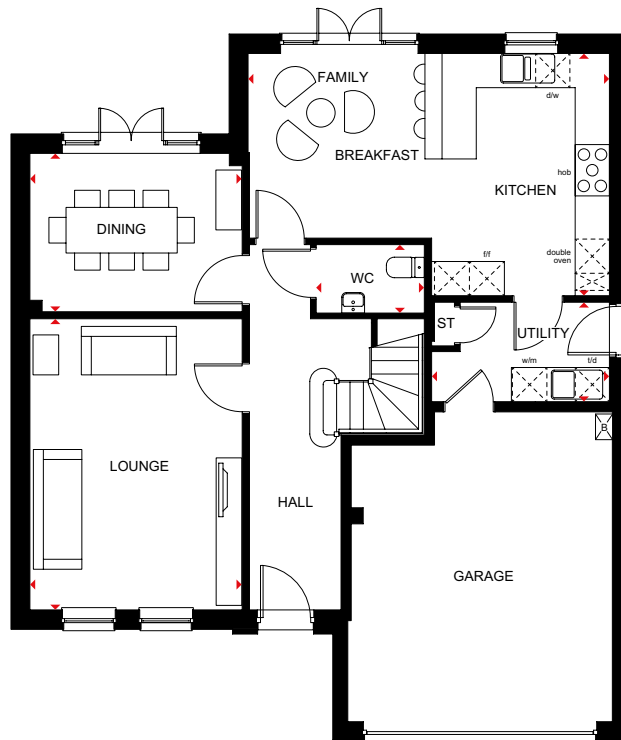


THE COLVILLE

FOUR BEDROOM DETACHED HOME

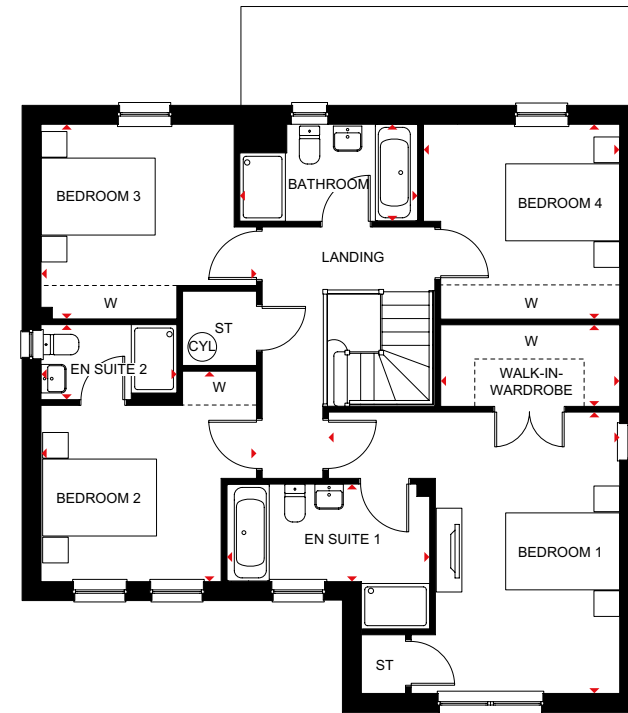
Key

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



Ground Floor

| | | |
|--------------------------|----------------|----------------|
| Lounge | 5106 x 3722 mm | 16'9" x 12'3" |
| Kitchen/Family/Breakfast | 6337 x 4249 mm | 20'9" x 13'11" |
| Utility | 3118 x 1744 mm | 10'3" x 5'9" |
| Dining | 2778 x 3722 mm | 9'2" x 12'3" |
| WC | 1896 x 1200 mm | 6'3" x 3'11" |



First Floor

| | | |
|------------------|----------------|----------------|
| Bedroom 1 | 4936 x 5113 mm | 16'2" x 16'10" |
| En suite 1 | 3562 x 1712 mm | 11'8" x 5'7" |
| Walk in Wardrobe | 3143 x 1430 mm | 10'4" x 4'8" |
| Bedroom 2 | 3693 x 3784 mm | 12'1" x 12'5" |
| En suite 2 | 2385 x 1316 mm | 7'10" x 4'4" |
| Bedroom 3 | 3783 x 3415 mm | 12'5" x 11'2" |
| Bedroom 4 | 3418 x 3446 mm | 11'3" x 11'4" |
| Bathroom | 3125 x 1700 mm | 10'3" x 5'7" |

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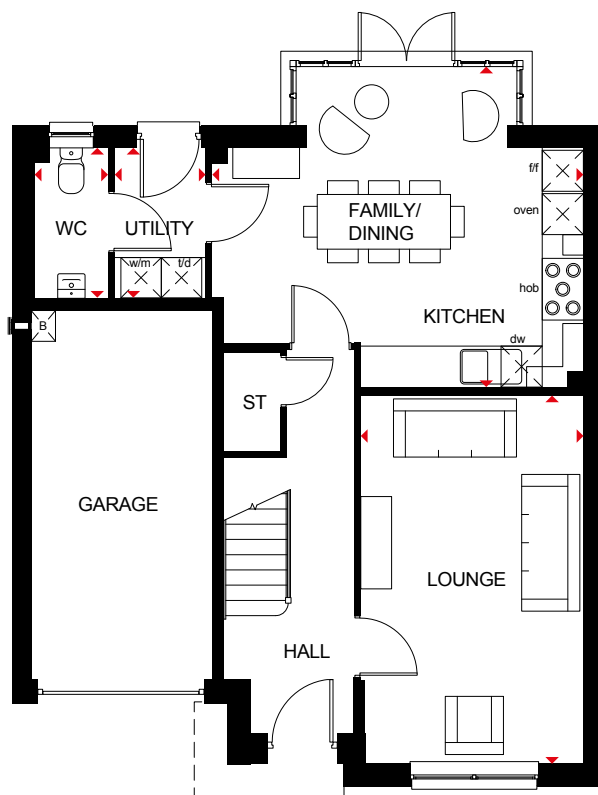


THE DALMALLY

FOUR BEDROOM DETACHED HOME

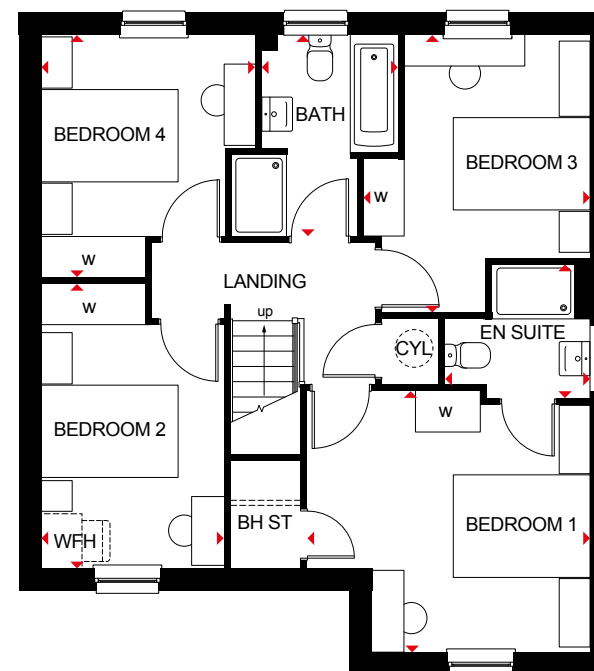
Key

| | | | |
|----------|--------------------------|--------------------------|-----------------------|
| B Boiler | CYL Cylinder | wm Washing machine space | td Tumble dryer space |
| ST Store | f/f Fridge/freezer space | dw Dishwasher space | ◀▶ Dimension location |



Ground Floor

| | | |
|-----------------------|----------------|----------------|
| Lounge | 5386 x 3255 mm | 17'8" x 10'8" |
| Kitchen/Family/Dining | 5426 x 4688 mm | 17'10" x 15'5" |
| Utility | 2192 x 1327 mm | 7'2" x 4'4" |
| WC | 2192 x 1072 mm | 7'2" x 3'6" |



First Floor

| | | |
|-----------|----------------|----------------|
| Bedroom 1 | 4134 x 3821 mm | 13'7" x 12'6" |
| En Suite | 2118 x 1953 mm | 6'11" x 6'5" |
| Bedroom 2 | 4161 x 2666 mm | 13'8" x 8'9" |
| Bedroom 3 | 4056 x 3312 mm | 13'4" x 10'10" |
| Bedroom 4 | 3539 x 3124 mm | 11'7" x 10'3" |
| Bathroom | 2939 x 1990 mm | 9'8" x 6'6" |

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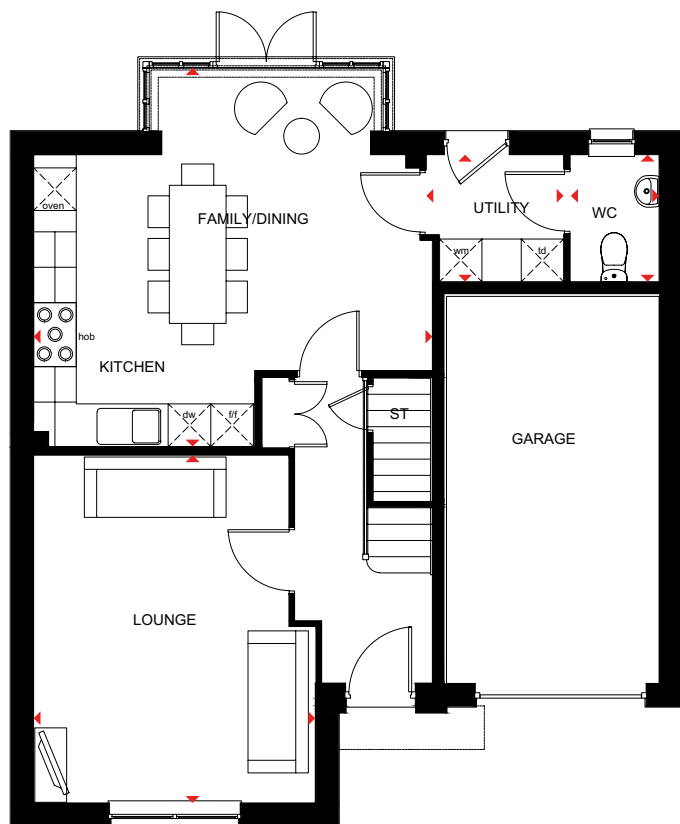


THE FALKLAND

FOUR BEDROOM DETACHED HOME

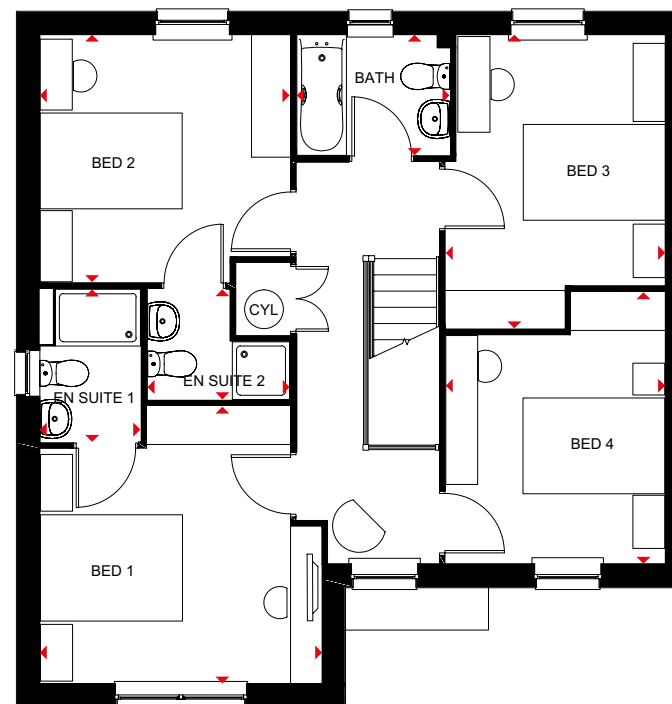
Key

| | | | |
|--------------|--------------------------|-----------------------|-----------------------|
| ST Store | f/f Fridge/freezer space | dw Dishwasher space | ◀▶ Dimension location |
| CYL Cylinder | wm Washing machine space | td Tumble dryer space | |



Ground Floor

| | | |
|-----------------------|----------------|---------------|
| Lounge | 4899 x 3980 mm | 16'0" x 13'0" |
| Kitchen/Family/Dining | 5334 x 5622 mm | 17'6" x 18'5" |
| Utility | 1790 x 1938 mm | 5'10" x 6'4" |
| WC | 1790 x 1244 mm | 5'10" x 4'1" |



First Floor

| | | |
|------------|----------------|---------------|
| Bedroom 1 | 3904 x 3980 mm | 12'9" x 13'1" |
| En suite 1 | 2152 x 1419 mm | 7'1" x 4'8" |
| Bedroom 2 | 3488 x 3523 mm | 11'5" x 11'7" |
| En suite 2 | 1552 x 2005 mm | 5'1" x 6'7" |
| Bedroom 3 | 4141 x 3091 mm | 13'7" x 10'0" |
| Bedroom 4 | 3828 x 3093 mm | 12'7" x 10'0" |
| Bathroom | 1700 x 2150 mm | 5'7" x 7'0" |

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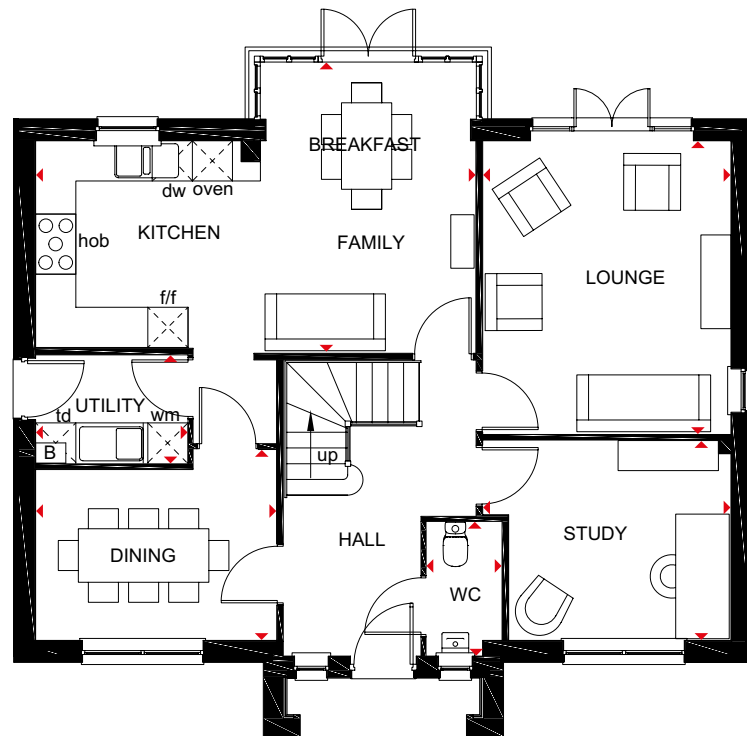


THE GLENBERVIE

FOUR BEDROOM DETACHED HOME

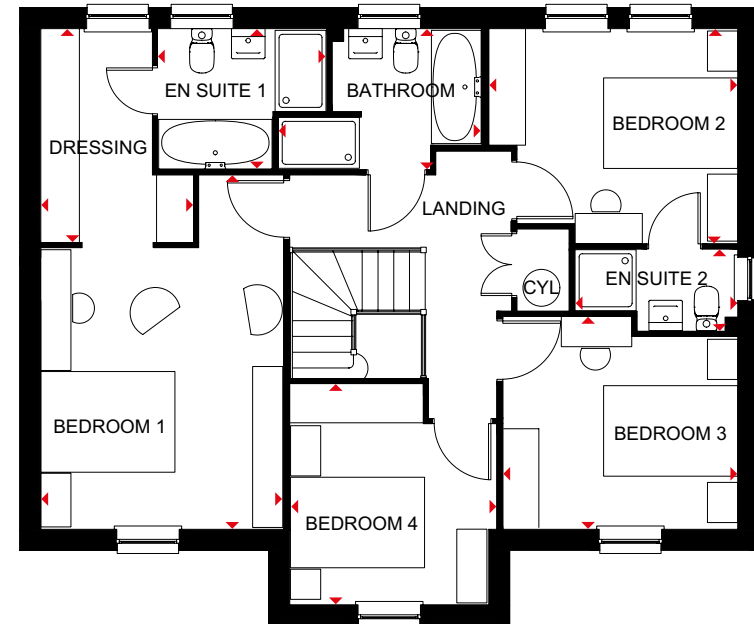
Key

| | | | |
|--------------|--------------------------|-----------------------|-----------------------|
| B Boiler | f/f Fridge/freezer space | dw Dishwasher space | ◀▶ Dimension location |
| CYL Cylinder | wm Washing machine space | td Tumble dryer space | |



Ground Floor

| | | |
|--------------------------|----------------|---------------|
| Lounge | 4377 x 3698 mm | 14'4" x 12'2" |
| Kitchen/Family/Breakfast | 6571 x 4352 mm | 21'7" x 14'3" |
| Utility | 2264 x 1604 mm | 7'5" x 5'3" |
| Dining | 3590 x 2853 mm | 11'9" x 9'4" |
| Study | 2982 x 3698 mm | 13'2" x 9'9" |
| WC | 2001 x 1112 mm | 6'7" x 3'8" |



First Floor

| | | |
|------------|----------------|----------------|
| Bedroom 1 | 3609 x 5274 mm | 11'11" x 17'3" |
| En Suite 1 | 2094 x 2503 mm | 6'10" x 8'3" |
| Dressing | 3178 x 2265 mm | 10'5" x 7'5" |
| Bedroom 2 | 3710 x 3198 mm | 12'3" x 10'5" |
| En Suite 2 | 2425 x 1205 mm | 7'11" x 3'11" |
| Bedroom 3 | 3491 x 3164 mm | 11'6" x 10'5" |
| Bedroom 4 | 3286 x 3064 mm | 10'9" x 10'1" |
| Bathroom | 3010 x 2093 mm | 9'10" x 6'10" |

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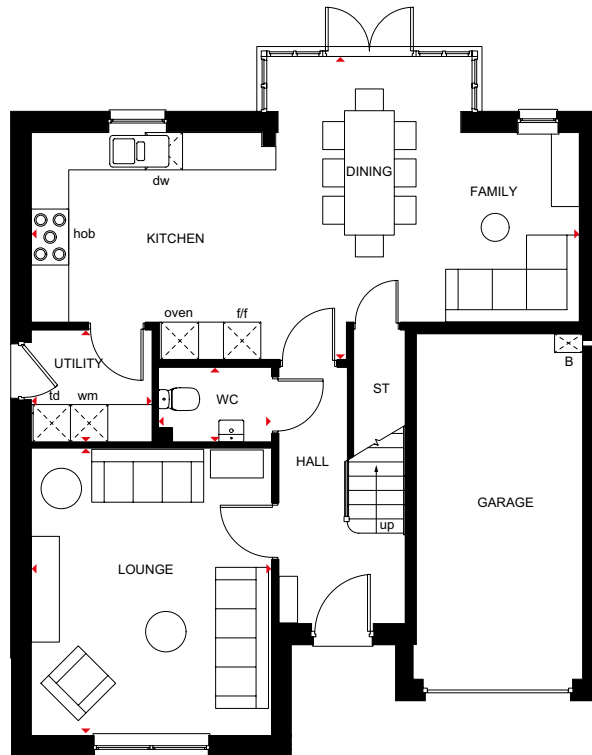


THE CRAIGHALL

FOUR BEDROOM DETACHED HOME

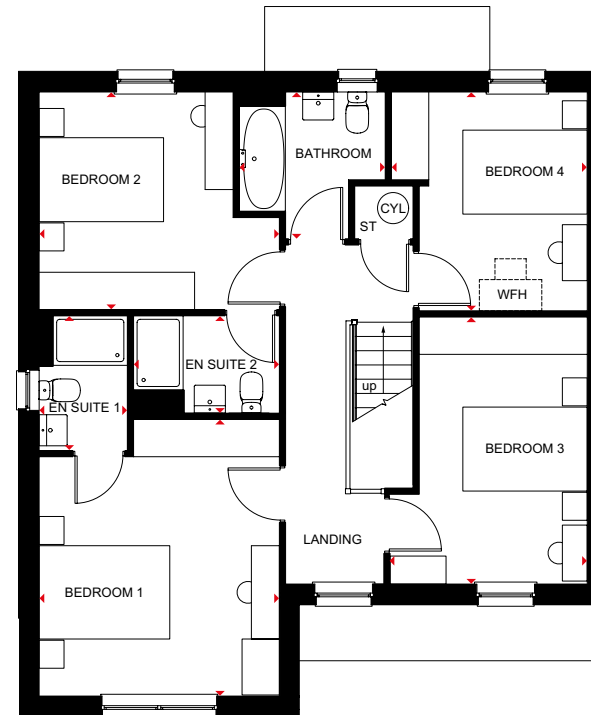
Key

| | | | | |
|----------|--------------------------|--------------------------|-----------------------------|-----------------------|
| B Boiler | CYL Cylinder | wm Washing machine space | td Tumble dryer space | ◀▶ Dimension location |
| ST Store | f/f Fridge/freezer space | dw Dishwasher space | WFH Working from home space | |



Ground Floor

| | | |
|-----------------------|----------------|----------------|
| Lounge | 3860 x 4621 mm | 12'8" x 15'2" |
| Kitchen/Family/Dining | 8810 x 4870 mm | 28'11" x 16'0" |
| Utility | 1940 x 1798 mm | 6'4" x 5'11" |
| WC | 1818 x 1198 mm | 6'0" x 3'11" |



First Floor

| | | |
|------------|----------------|---------------|
| Bedroom 1 | 3862 x 4448 mm | 12'8" x 14'7" |
| En Suite 1 | 1418 x 2166 mm | 4'8" x 7'1" |
| Bedroom 2 | 3862 x 3498 mm | 12'8" x 11'6" |
| En Suite 2 | 2344 x 1566 mm | 7'8" x 5'2" |
| Bedroom 3 | 3170 x 4293 mm | 10'5" x 14'1" |
| Bedroom 4 | 3148 x 3518 mm | 10'4" x 11'7" |
| Bathroom | 2346 x 2360 mm | 7'8" x 7'9" |

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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 Buildmark Warranty which gives you a 10 year structural warranty and a 2 year fixtures and fittings warranty** as standard. You're always safe in the knowledge that you can buy one of our new homes with confidence.

WHAT DOES YOUR WARRANTY COVER?

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

WARRANTY EXCLUSIONS

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

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



**"we", "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.



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.

THE DUNES RESERVE

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dwh.co.uk or call **0333 355 8465**