

# 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 —

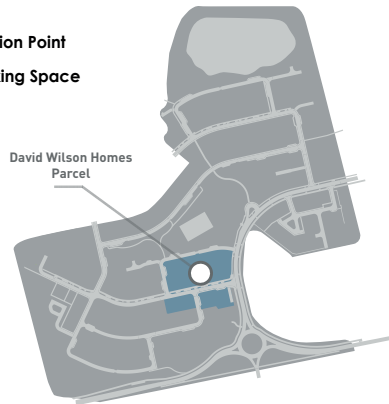
# THE DUNES RESERVE

## 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](https://dwh.co.uk)



**DAVID WILSON HOMES**  
WHERE QUALITY LIVES





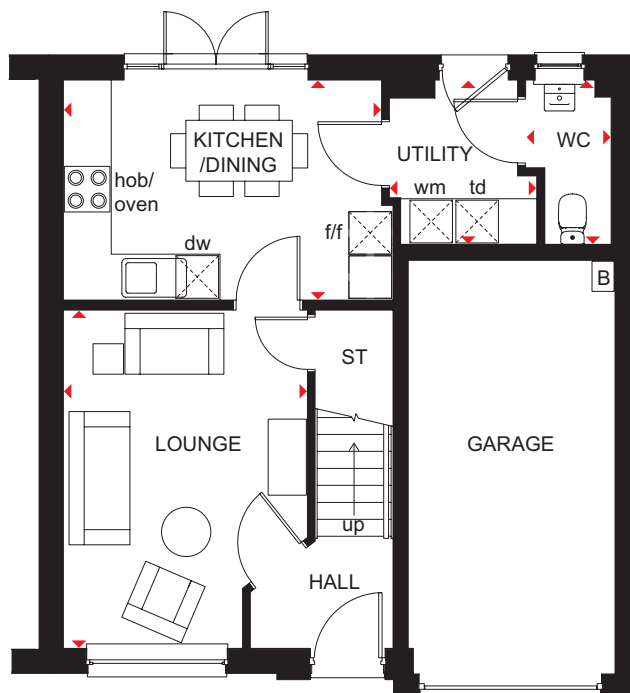


# THE DUART

THREE BEDROOM END-TERRACED HOME

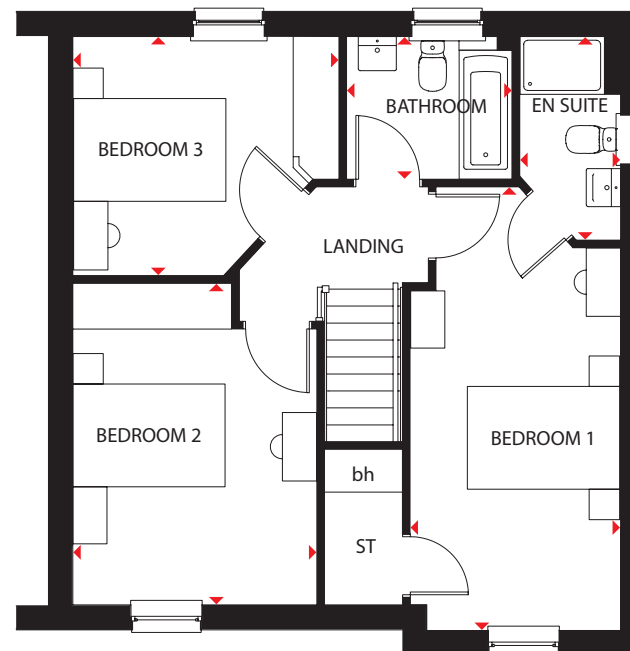
## Key

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"

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. Housetype may include Solar PV Panels, please speak to Sales Adviser for further details.







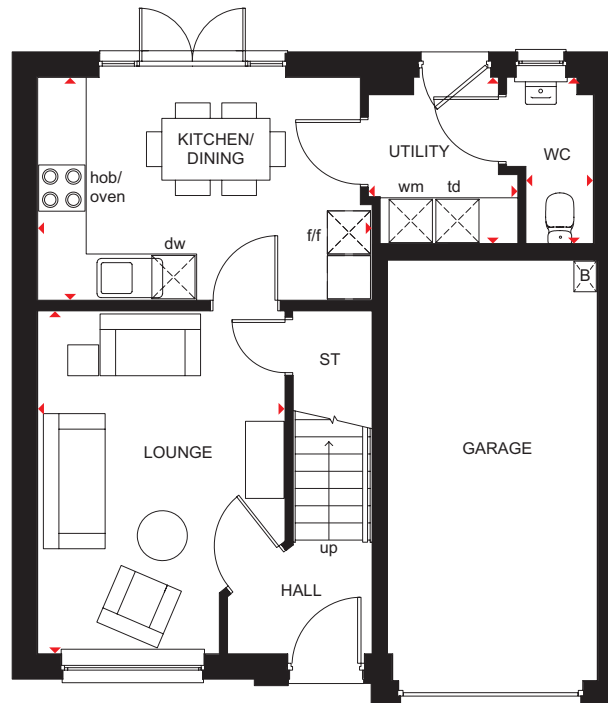


# THE DUART

THREE BEDROOM DETACHED HOME

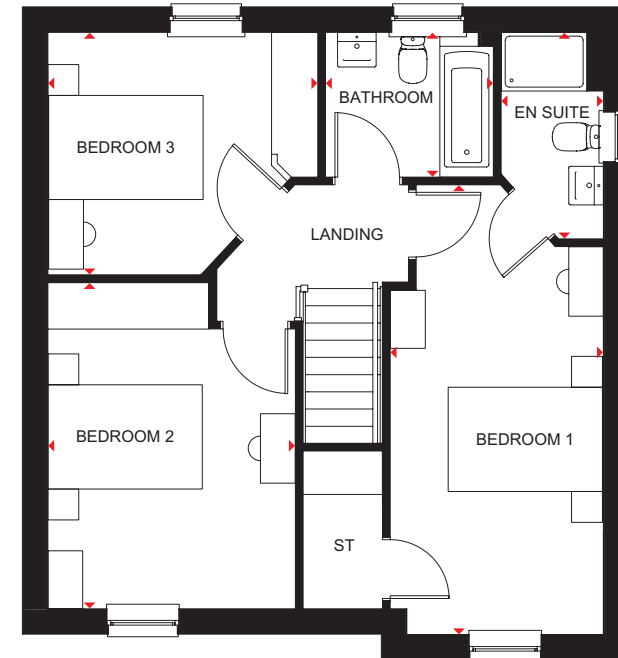
## Key

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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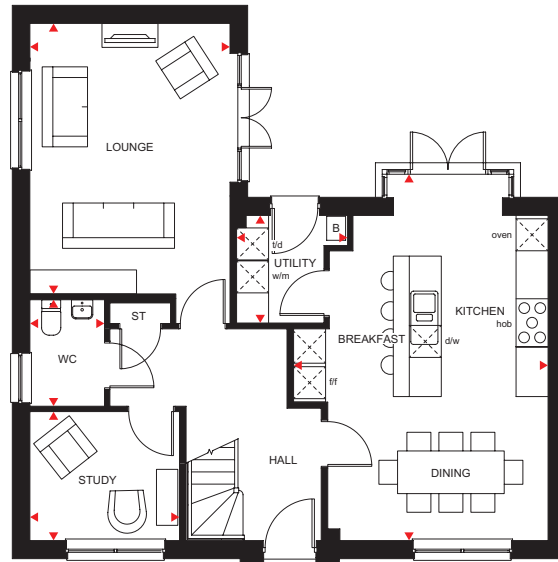


# THE BRECHIN

FOUR BEDROOM DETACHED HOME

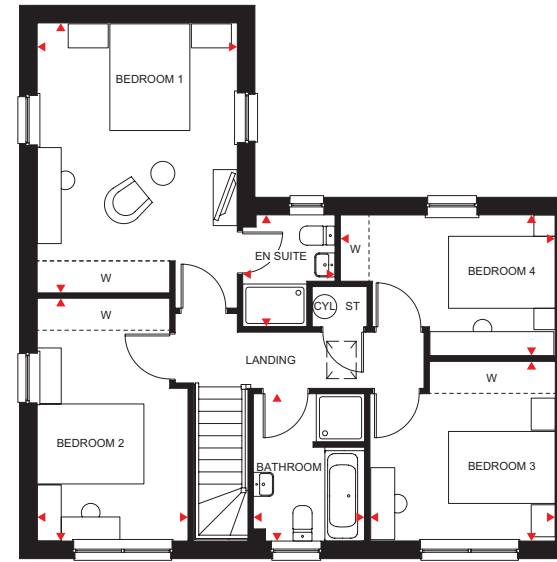
## Key

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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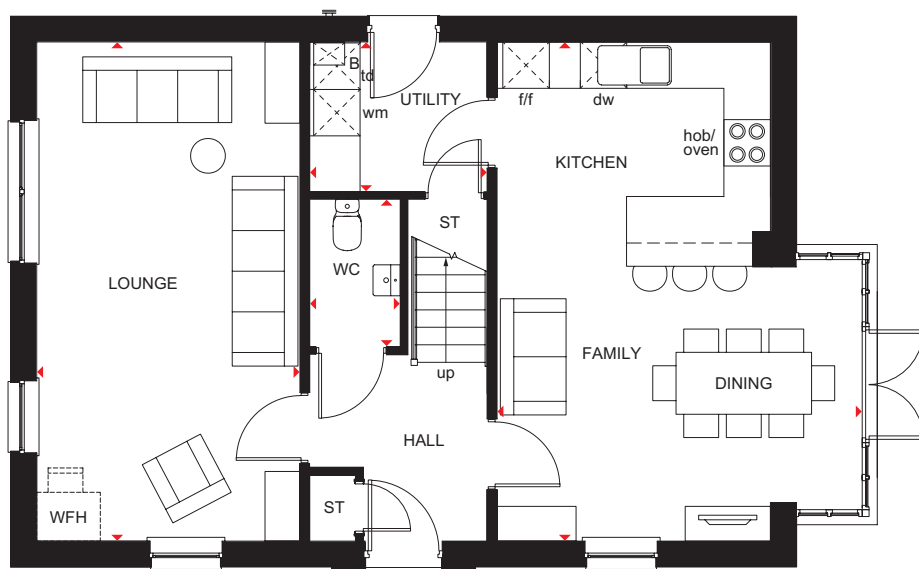


# THE RALSTON

FOUR BEDROOM DETACHED HOME

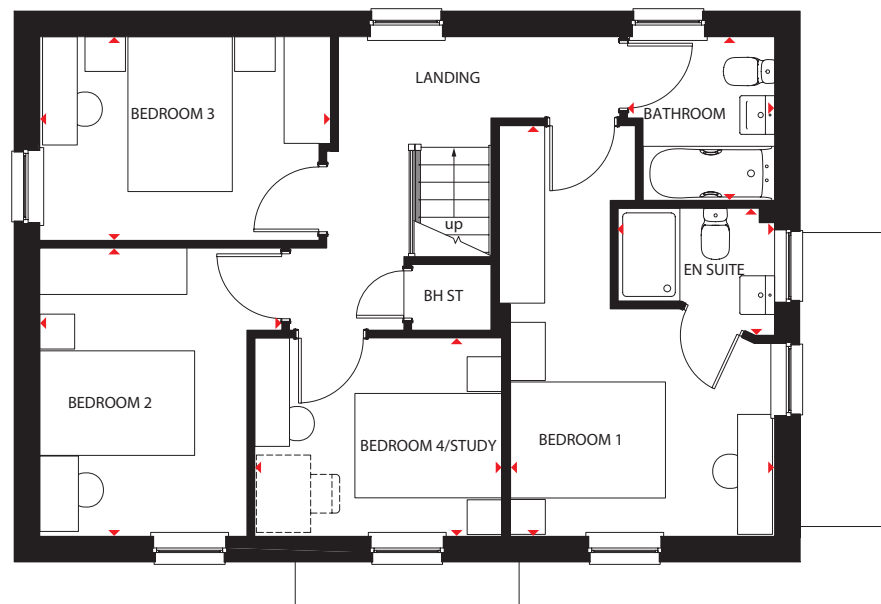
## Key

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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DAVID WILSON HOMES





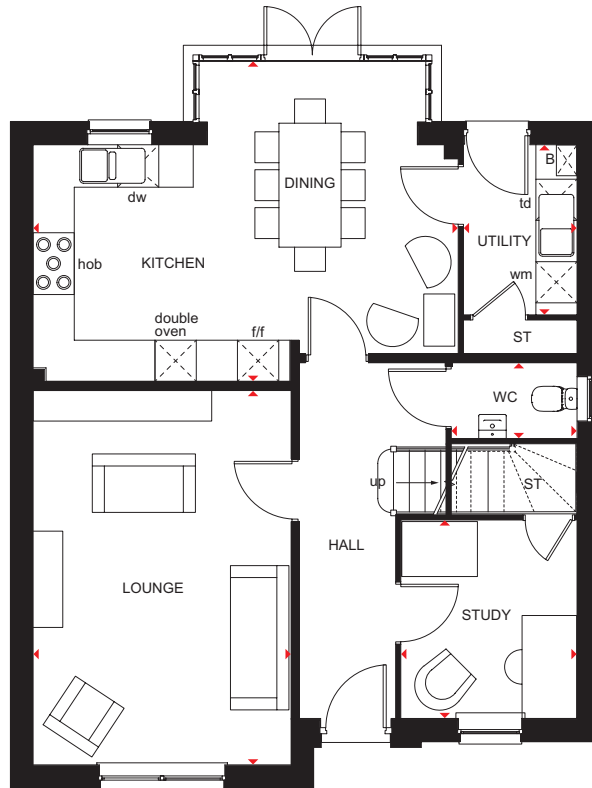


# THE BALLATER

FOUR BEDROOM DETACHED HOME

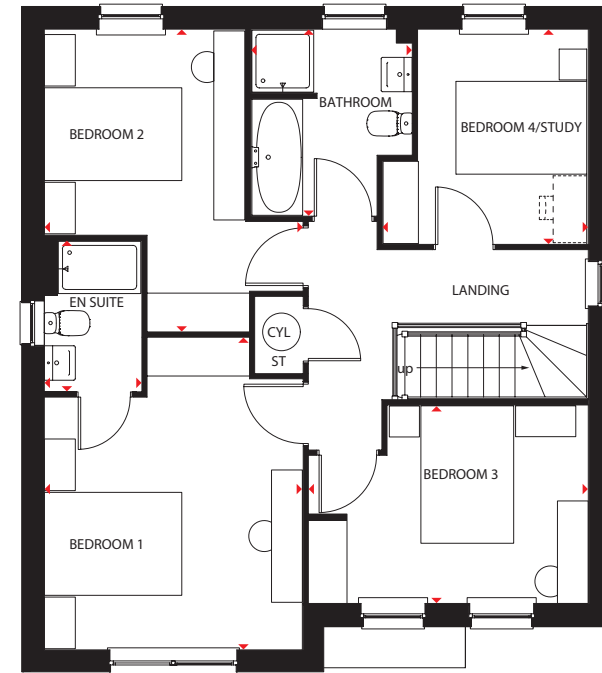
## Key

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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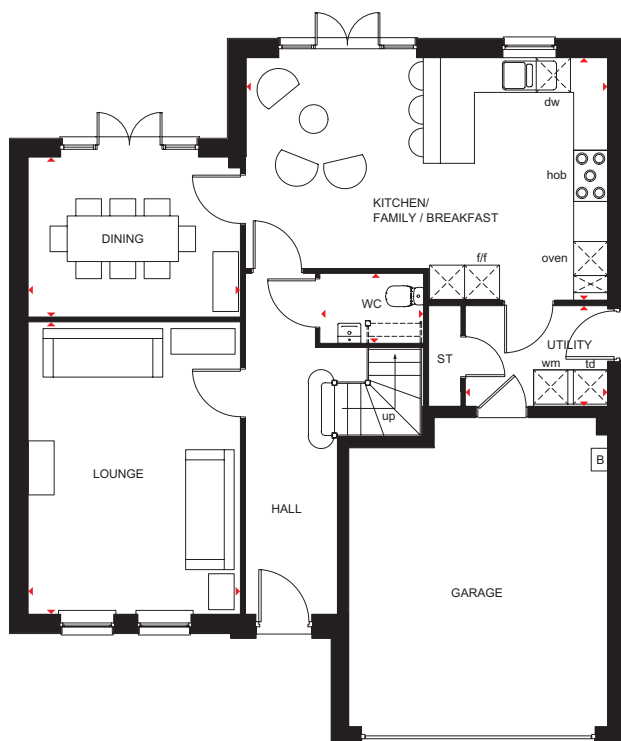


# THE COLVILLE

FOUR BEDROOM DETACHED HOME

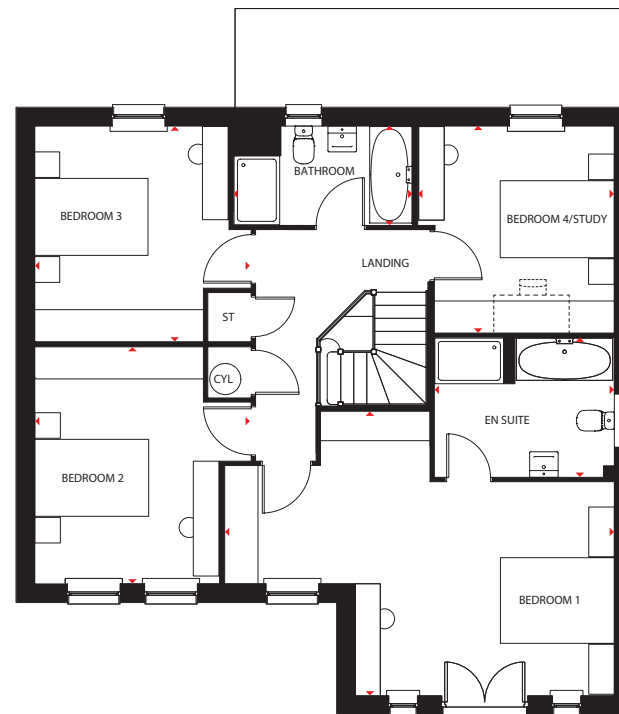
## Key

B Boiler	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	5120 x 3717 mm	16'9" x 12'2"
Kitchen/Family/Breakfast	6342 x 4254 mm	20'10" x 13'11"
Utility	2486 x 1749 mm	8'2" x 5'9"
Dining	3717 x 2792 mm	12'2" x 9'1"
WC	1794 x 1202 mm	5'11" x 4'0"



### First Floor

Bedroom 1	6822 x 4975 mm	22'4" x 16'4"
En Suite	3132 x 2431 mm	10'3" x 7'8"
Bedroom 2	3786 x 4147 mm	12'5" x 13'7"
Bedroom 3	3786 x 3770 mm	12'5" x 12'4"
Bedroom 4/Study	3434 x 3615 mm	14'9" x 12'2"
Bathroom	3125 x 1729 mm	10'3" x 5'8"

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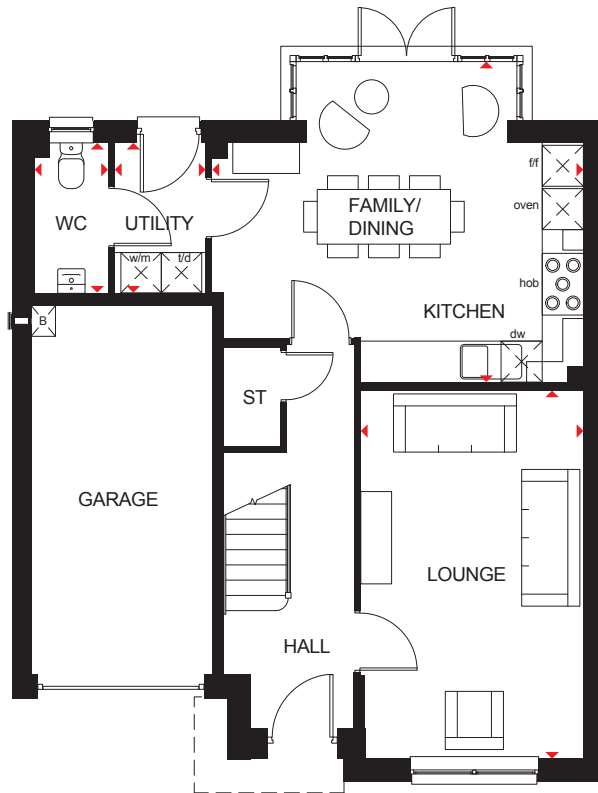


# THE DALMALLY

FOUR BEDROOM DETACHED HOME

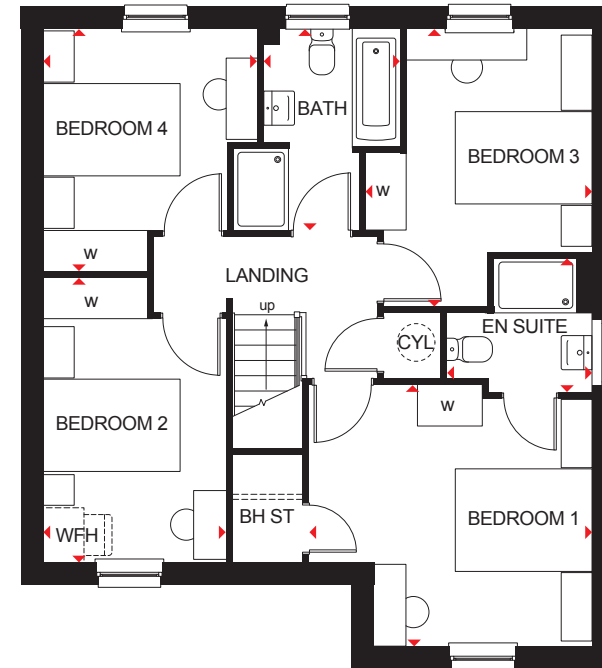
## Key

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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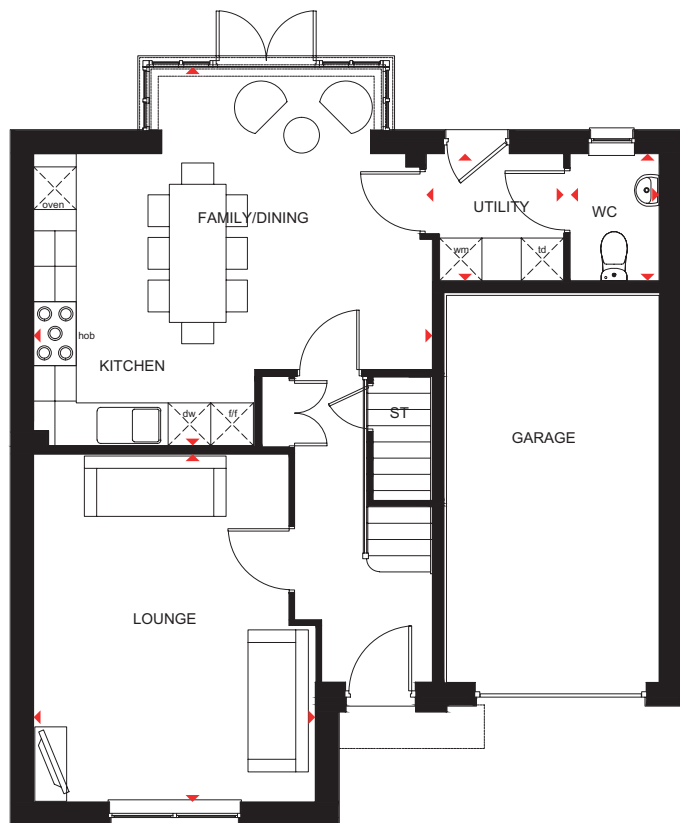


# THE FALKLAND

FOUR BEDROOM DETACHED HOME

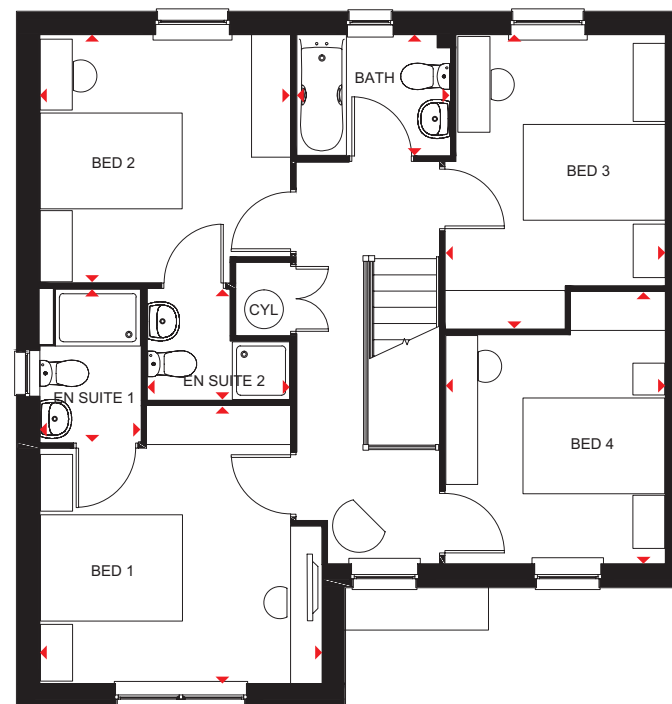
## Key

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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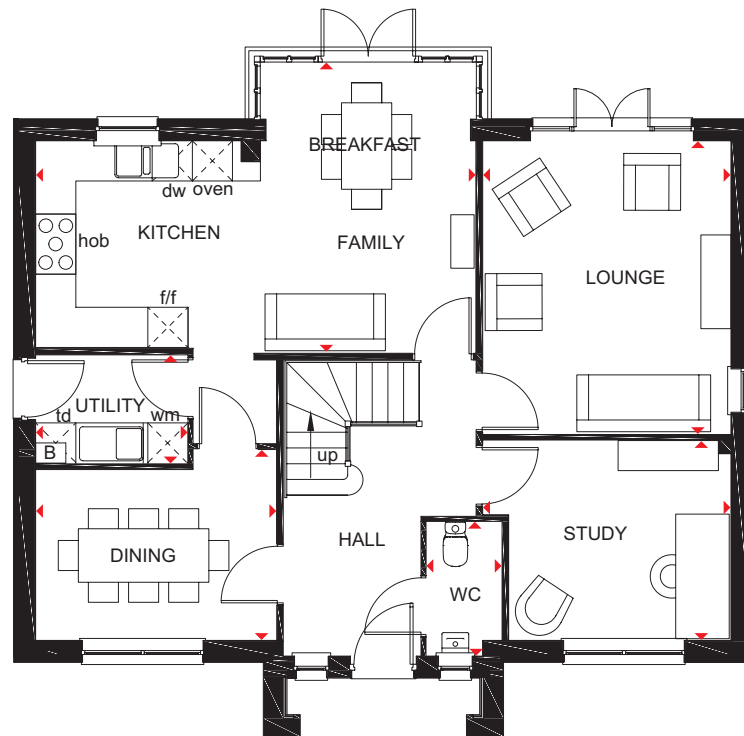


# THE GLENBERVIE

FOUR BEDROOM DETACHED HOME

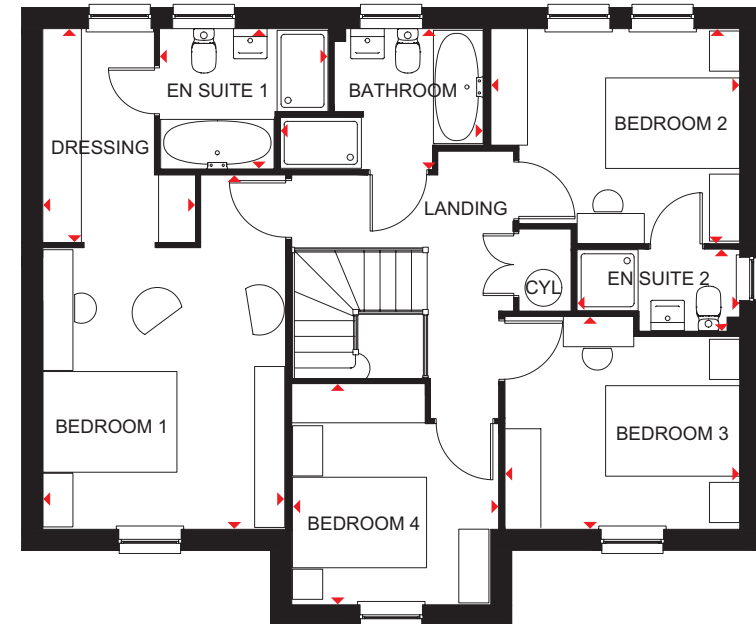
## Key

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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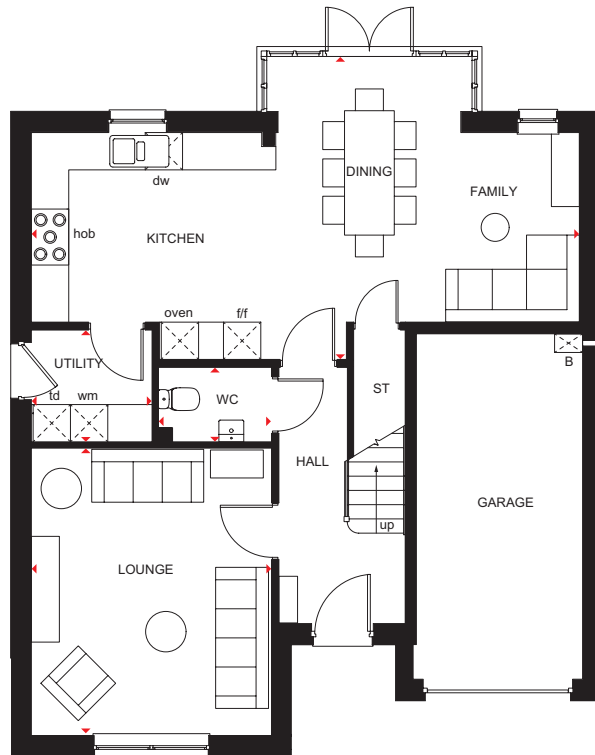


# THE CRAIGHALL

FOUR BEDROOM DETACHED HOME

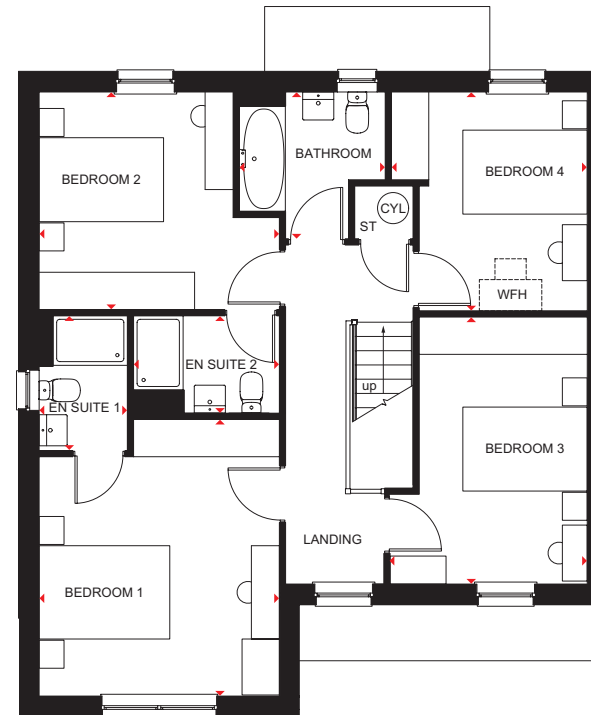
## Key

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<sup>^</sup> 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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