

# POPPY FIELDS

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RAVENFIELD

# 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

A SENSE OF PEACE,  
**QUALITY**  
— AND SPACE —

Our homes at Poppy Fields 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 your 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 main 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.



# GIVING NATURE A HOME AT POPPY FIELDS, ROTHERHAM

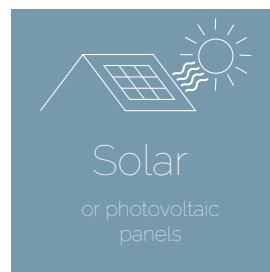
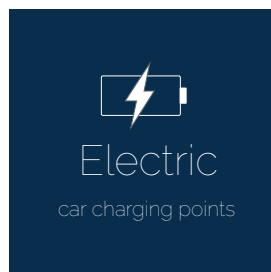
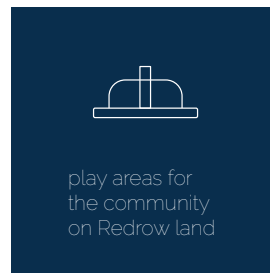
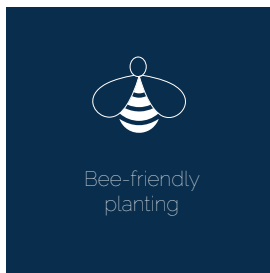
## BUILDING SUSTAINABLE COMMUNITIES

Throughout the planning process before starting build, we consider where we can introduce nature and where we can strengthen it.

At David Wilson, 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.



See the Difference at [dwh.co.uk](http://dwh.co.uk)



DAVID WILSON HOMES

WHERE QUALITY LIVES

# POPPY FIELDS AMENITIES

## ROTHERHAM





### Education

**Wonder Years Inspirational Daycare Nursery**

2 min walk 

**Bramley Grange Primary School**

3 min drive or 20 min walk  

**Wickersley School & Sports College**

5 min drive or 22 min walk  

### Health and Wellbeing

**Ravenfield Surgery**

1 min drive or 5 min walk  

**The Rotherham NHS Foundation Trust**

11 min drive 

**Bramley Dental Practice**

4 min drive 

**Bannatyne Health Club**

5 min drive 

**Wickersley Eye Clinic**

5 min drive 

### Entertainment and Leisure

**Morrisons Supermarket**

5 min drive 

**Morrisons Petrol Station**

5 min drive 

**The Garrison Restaurant**

5 min drive 

**Wickersley Cantonese Takeaway**

5 min drive 

### Other

**Springfield Veterinary Practice**

5 min drive 

**Rotherham Central Train Station**

12 min drive 

**Bus Stop / Depot**

Bawtry Road/Springfield Road

See the Difference at [dwh.co.uk](http://dwh.co.uk)



DAVID WILSON HOMES

WHERE QUALITY LIVES

# POPPY FIELDS

## RAVENFIELD



- **The Poppy 2** bedroom home
- **The Primrose 2** bedroom home
- **The Alder 3** bedroom home
- **The Foxglove 3** bedroom home
- **4 bedroom home**
- **The Hazelborough** 4 bedroom home
- **The Winterton 4** bedroom home
- **The Cornell 4** bedroom home
- **The Lynford 4** bedroom home
- **The Drummond 4** bedroom home
- **Affordable Housing**
- **Homes scheme available With Specific Eligibility Criteria:**

- SS** Sub Station
- V** Visitor Parking Space
- Bin** Collection Point/BCP
- SH** Show Homes
- MS** Marketing Suite
- VH** View Home

- Play Area**
- New Tree Line**
- Mown Grass Paths**

- Community Orchard Area**
- Electric Vehicle Charging**  
Electric vehicle charging points are included on every home. Please speak to your Sales Adviser for specific plot locations.
- Photovoltaic Panels**  
Photovoltaic panels are included on every home.

**Giving nature a home on this development:**

- Bat Box Enclosed Bat Box**  
Selected plots\*
- Tree Mounted Bird Box**  
Selected plots\*
- Sparrow Terrace Stirling Boxes Swift Boxes**  
Selected plots\*
- Reptile Refuge**  
Selected plots\*

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



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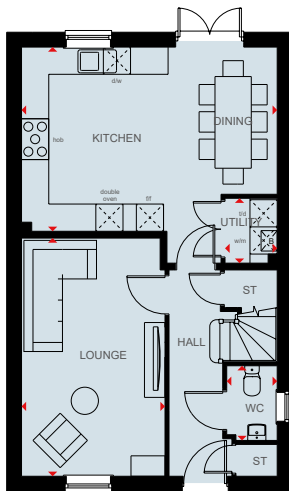
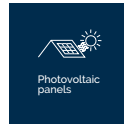
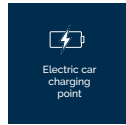


**DAVID WILSON HOMES**  
WHERE QUALITY LIVES

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 Poppy Fields is a marketing name only and may not be the designated postal address, which may be determined by The Post Office. 2554-TL-01 Rev: D

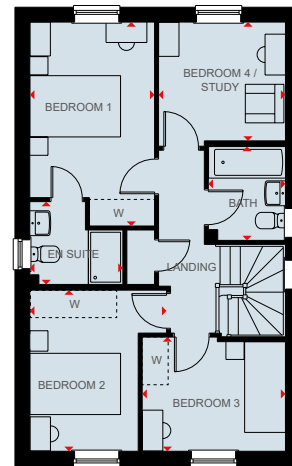
# HAZELBOROUGH

## FOUR BEDROOM HOME



### Ground Floor

Lounge	5250 x 3163 mm	17'3" x 10'5"
Kitchen/Dining	5635 x 4060 mm	18'6" x 13'4"
Utility WC	1430 x 1150 mm	4'8" x 3'9"
	1645 x 1110 mm	5'5" x 3'8"



### First Floor

Bedroom 1	4495 x 2750 mm	14'9" x 9'0"
En Suite	2050 x 1825 mm	6'9" x 6'0"
Bedroom 2	3550 x 3015 mm	11'8" x 9'11"
Bedroom 3	3155 x 2515 mm	10'4" x 8'3"
Bathroom	2065 x 1700 mm	6'9" x 5'7"
Bedroom 4 / Study	2795 x 2730 mm	9'2" x 9'0"

### Key

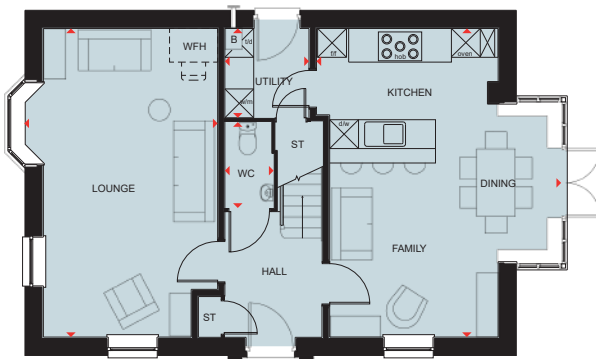
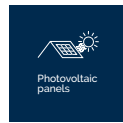
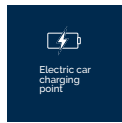
B Boiler	f/f Fridge/freezer space	d/w Dishwasher space	w Wardrobe spac
ST Store	w/m Washing machine space	t/d Tumble dryer space	◀▶ Dimension location



DAVID WILSON HOMES

# 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**

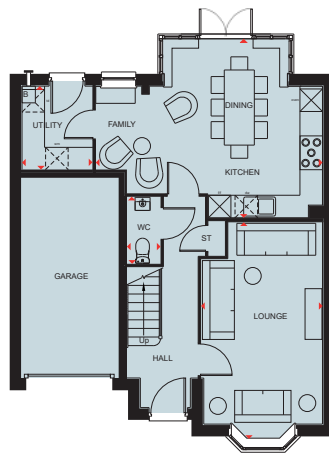
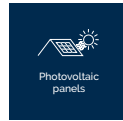
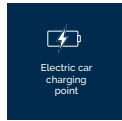
- B Boiler
- wm Washing machine space
- f/f Fridge freezer space
- WFH Working from home space
- BH/ST Bulkhead Store
- ◀▶ Dimension location
- ST Store
- dw Dishwasher space
- Tumble dryer space
- BH Bulkhead
- W Wardrobe space



DAVID WILSON HOMES

# MILLFORD

## FOUR BEDROOM HOME



### Ground Floor

Lounge	5767 x 3235 mm	18'11" x 10'7"
Kitchen/Family/Dining	6037 x 4735 mm	19'10" x 15'6"
Utility WC	2225 x 1877 mm	7'3" x 6'2"
	1786 x 895 mm	5'10" x 2'11"



### First Floor

Bedroom 1	5195 x 3818 mm	17'0" x 12'6"
En Suite	2235 x 1924 mm	7'4" x 6'4"
Bedroom 2	4156 x 2707 mm	13'8" x 8'10"
Bedroom 3	4051 x 3365 mm	13'4" x 11'0"
Bedroom 4	3522 x 3124 mm	11'7" x 10'3"
Bathroom	2913 x 1950 mm	9'7" x 6'5"

### 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	



DAVID WILSON HOMES

# 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" and "us" refer to the Barratt Developments PLC Group brands. \*\*First 2 years covered by Builder Warranty & NHBC Guarantee or similar. Years 3-10 covered by NHBC insurance or similar. Full exclusions and limitations can be found on the NHBC website. Available on virtually all of our developments. 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. Calls to our 0844 numbers cost 7 pence per minute plus your phone company's access charge.

# NEW HOMES

## Quality Code



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

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

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

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

### What the code covers

For the purposes of this code, 'customer' means a person who is buying or intends to buy a new home which they will live in or give to another person. (If a new home is being bought in joint names, 'the customer' includes all the joint customers.) However, the New

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



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[dwh.co.uk](http://dwh.co.uk) or call 0330 057 2222