



TUDOR

M E A D O W

A premium collection of 3, 4 & 5 bedroom
new build homes in Sawston.

DAVID WILSON HOMES

SITE PLAN



Existing Farmland

Existing Farmland

Existing Farmland



- **The Portmore**
3 bedroom home
- **The Rutland**
4 bedroom home
- **The Conwy**
4 bedroom home
- **The Pulborough**
4 bedroom home
- **The Fairburn**
4 bedroom home
- **The Kelham**
4 bedroom home
- **The Pensthorpe**
5 bedroom home
- **The Woodwalton**
5 bedroom home

- **Affordable Housing**
- MS** Marketing Suite
- SH** Show Homes
- P.O.S. Public Open Space
- L.A.P. Local Area to Play
- BCP Bin Collection Point
- V Visitor Parking

- Play Area
- Existing Trees
- New Tree Lines
- Attenuation Basin
- Air Source Heat Pumps**
Air Source Heat Pumps are included in every home. Please speak to our Sales Adviser for more information.
- Electric Vehicle Charging**
Electric vehicle charging points are included on every home. Please speak to our Sales Adviser for specific plot locations.

- Giving nature a home on this development:**
- Bee/Bug Brick**
 - Invertebrate Box**
 - Bat Brick**
 - Bird Box**
 - Hedgehog Highway**

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

Find your home surrounded by countryside on the edge of Sawston. Your new home is surrounded by countryside yet close to shops, cafés, schools, and healthcare.

The village offers scenic walks, green spaces, and a vibrant community. Enjoy excellent links via the M11 and A505 to Cambridge & Newmarket. Whittlesford Parkway provides trains to London.

We're dedicated to building high-quality, thoughtfully designed homes, which is why we've received **over 90% customer recommendation**[^], and been awarded 5 Stars by the Home Builders Federation every year since 2010.

That's more than any other major national housebuilder, so you can buy with confidence.

[^]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.

ENERGY-EFFICIENT HOMES

THE FEATURES AND BENEFITS



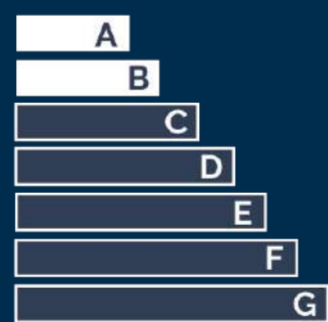
You could **save thousands** on your energy bills per year with a brand-new, energy-efficient home.

Every home we build at Tudor Meadow has been designed with the future in mind. We use innovative design and smart technologies to make your new home more economical, comfortable and an enjoyable place to live.

Your home at Tudor Meadow may benefit from these energy-saving features. Please speak to a Sales Adviser for plot specific information as features may vary.



Electric Car charging point



A/B EPC rating



Highly-efficient insulation



Decentralised mechanical extract ventilation (d-MEV)



Waste water heat recovery system



Air Source Heat Pump (ASHP)



Argon filled double glazing



Flue Gas heat recovery

GIVING NATURE A HOME

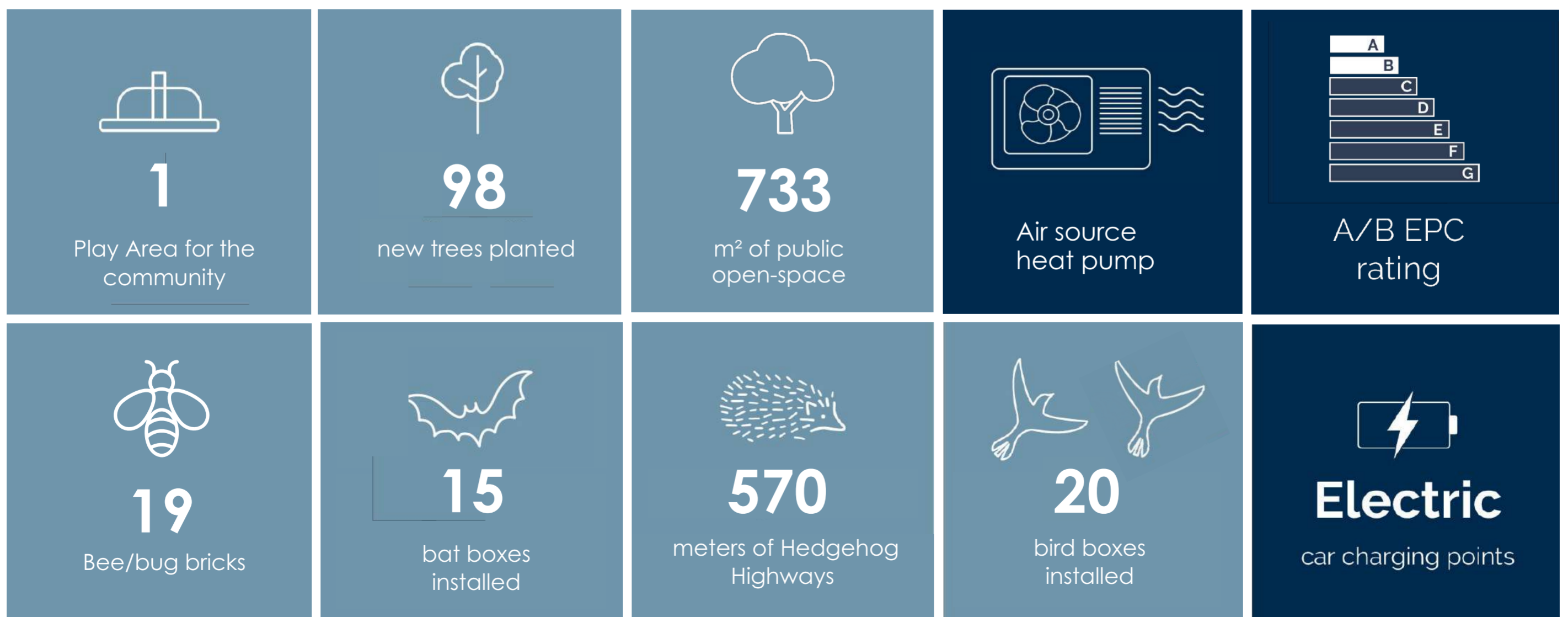
BUILDING SUSTAINABLE COMMUNITIES



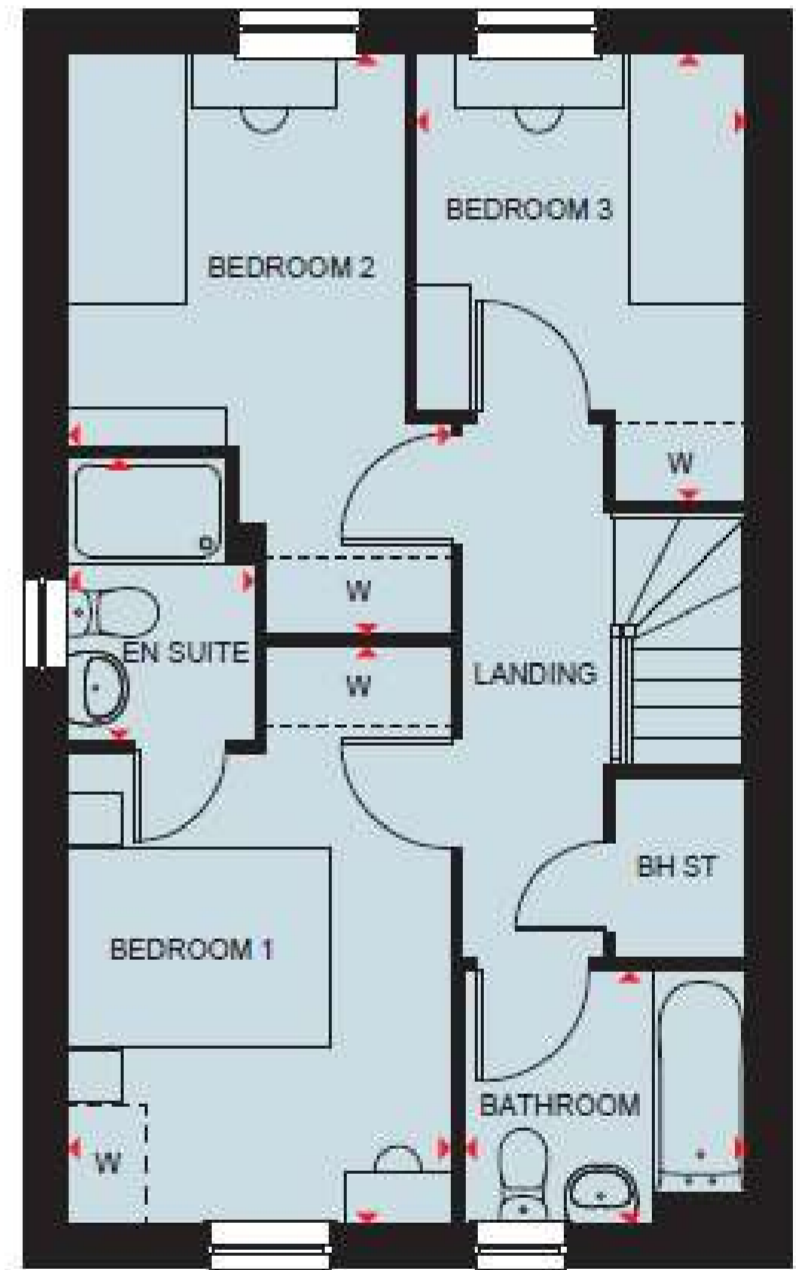
Throughout the planning process before starting build, we consider where we can introduce nature and where we can strengthen in.

At Tudor Meadow, we have a vision that goes beyond bricks and mortar. We aim to create inspiring communities of tomorrow that fulfill our customers' every need whilst respecting today's environment.

Our homes are not only great places to live; they are good for the environment and good for future generations too.



THE PORTMORE THREE BEDROOM HOME



*window to certain plots, speak to a Sales Adviser

Ground Floor

Kitchen/breakfast	3435mm x 3060mm	11'3" x 10'0"
Lounge/dining	5163mm x 3678mm	16'11" x 12'1"
WC	1859mm x 1529mm	6'1" x 5'0"

(Approximate dimensions)

First Floor

Bedroom 1	4391mm x 2898mm	14'5" x 9'6"
En suite 1	2163mm x 1425mm	7'1" x 4'8"
Bedroom 2	4419mm x 2898mm	11'2" x 9'6"
Bedroom 3	3402mm x 2513mm	11'2" x 8'3"
Bathroom	1900mm x 2203mm	6'3" x 7'3"

(Approximate dimensions)

Key

wd	Washer dryer space	f/f	Fridge freezer space	W	Wardrobe space
ST	Store	td	Tumble Dryer space	◀▶	Dimension location
dw	Dishwasher space				

For planning purposes, rooms (excluding kitchens, bathrooms and en-suites) in our properties may be given different labels or descriptions to those we use for marketing and selling purposes. In our advertising and marketing materials we may label a room a bedroom. That same room may be labeled a study in our planning documents and drawings.

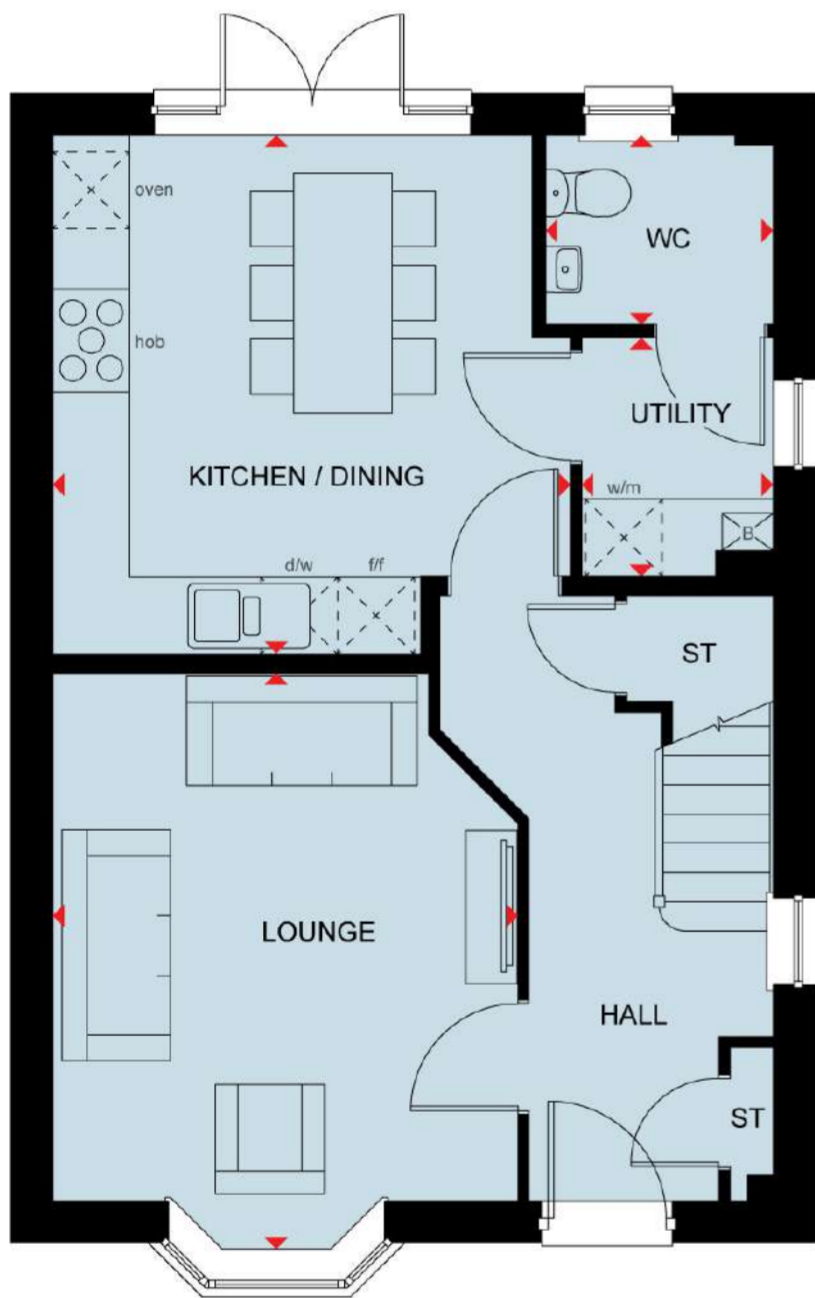
We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. These and the dimensions given are illustrative for this house 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.



DAVID WILSON HOMES



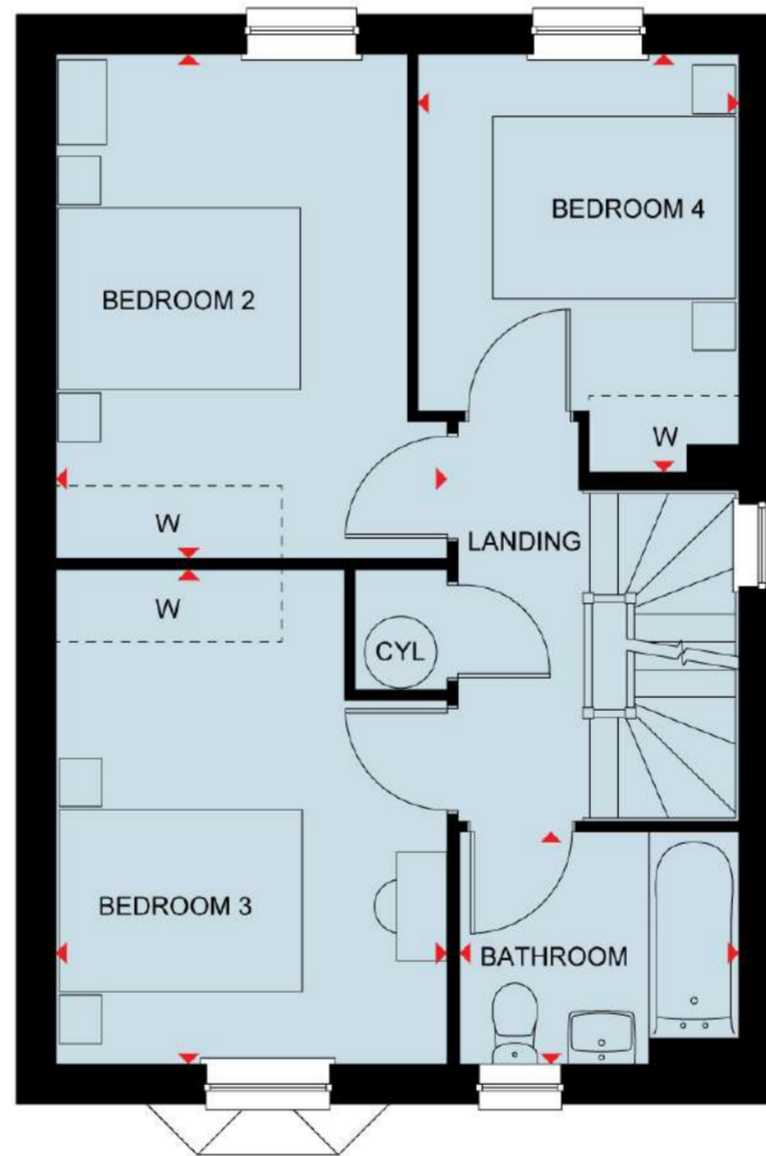
THE RUTLAND FOUR BEDROOM HOME



Ground Floor

Kitchen/dining	4050 x 4058mm	13'3" x 13'4"
Lounge	3638 x 4522mm	11'1" x 14'10"
Utility	1498 x 1864mm	4'11" x 6'1"
WC	1780 x 1480mm	5'10" x 4'10"

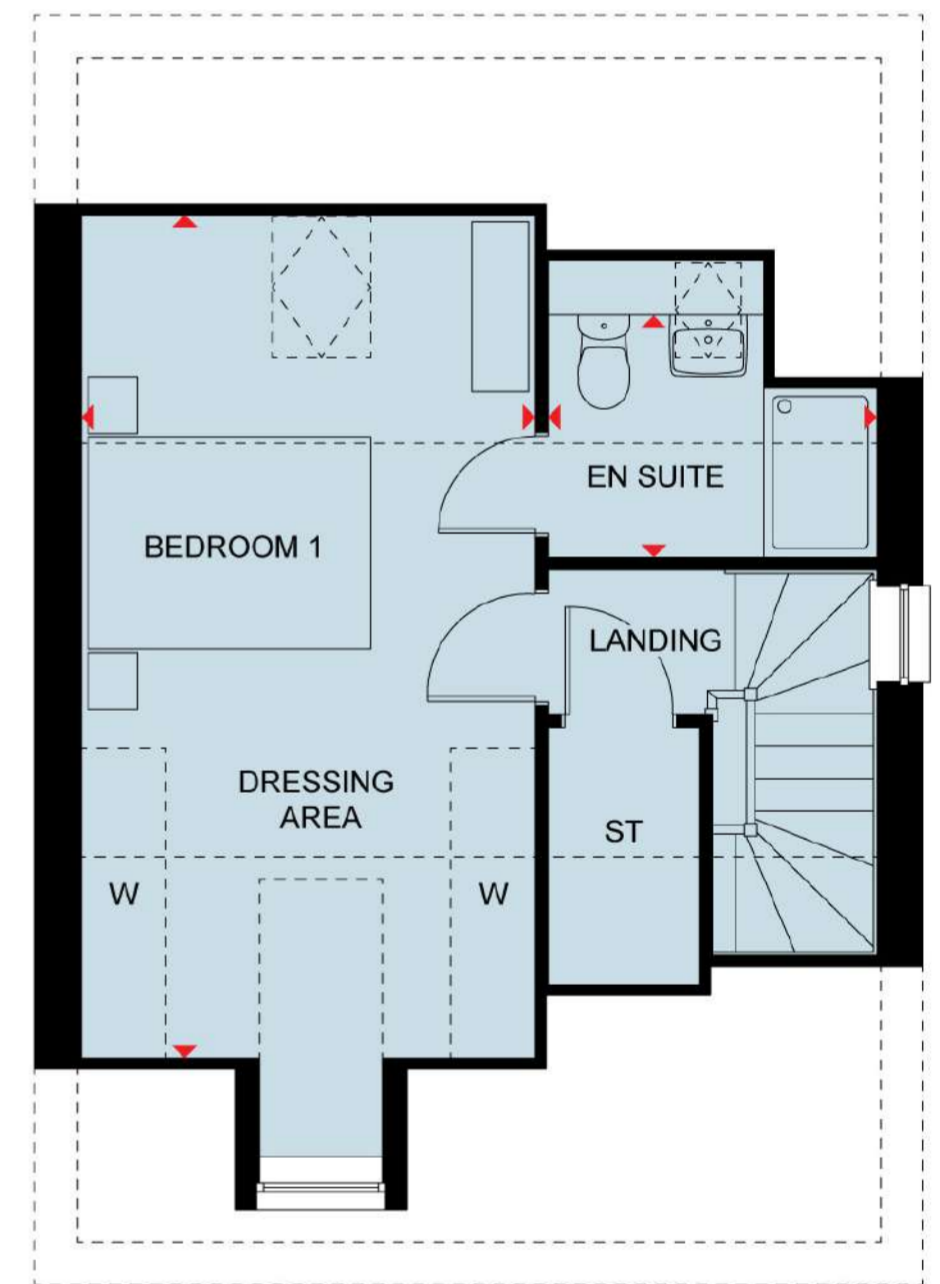
(Approximate dimensions)



First Floor

Bedroom 2	3228mm x 4165mm	12'4" x 19'4"
Bedroom 3	3228mm x 4083mm	18'5" x 9'11"
Bedroom 4	2648mm x 3449mm	8'1" x 9'2"
Bathroom	2302mm x 1916mm	

(Approximate dimensions)



Second Floor

Bedroom 1 & dressing	3217mm x 5973mm	10'7" x 19'7"
En suite	2330mm x 1718mm	7'8" x 5'8"

(Approximate dimensions)

Key

B Boiler	wd Washer dryer space	f/f Fridge freezer space	W Wardrobe space
ST Store	dw Dishwasher space	td Tumble Dryer space	◀▶ Dimension location

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.



DAVID WILSON HOMES



THE CONWY

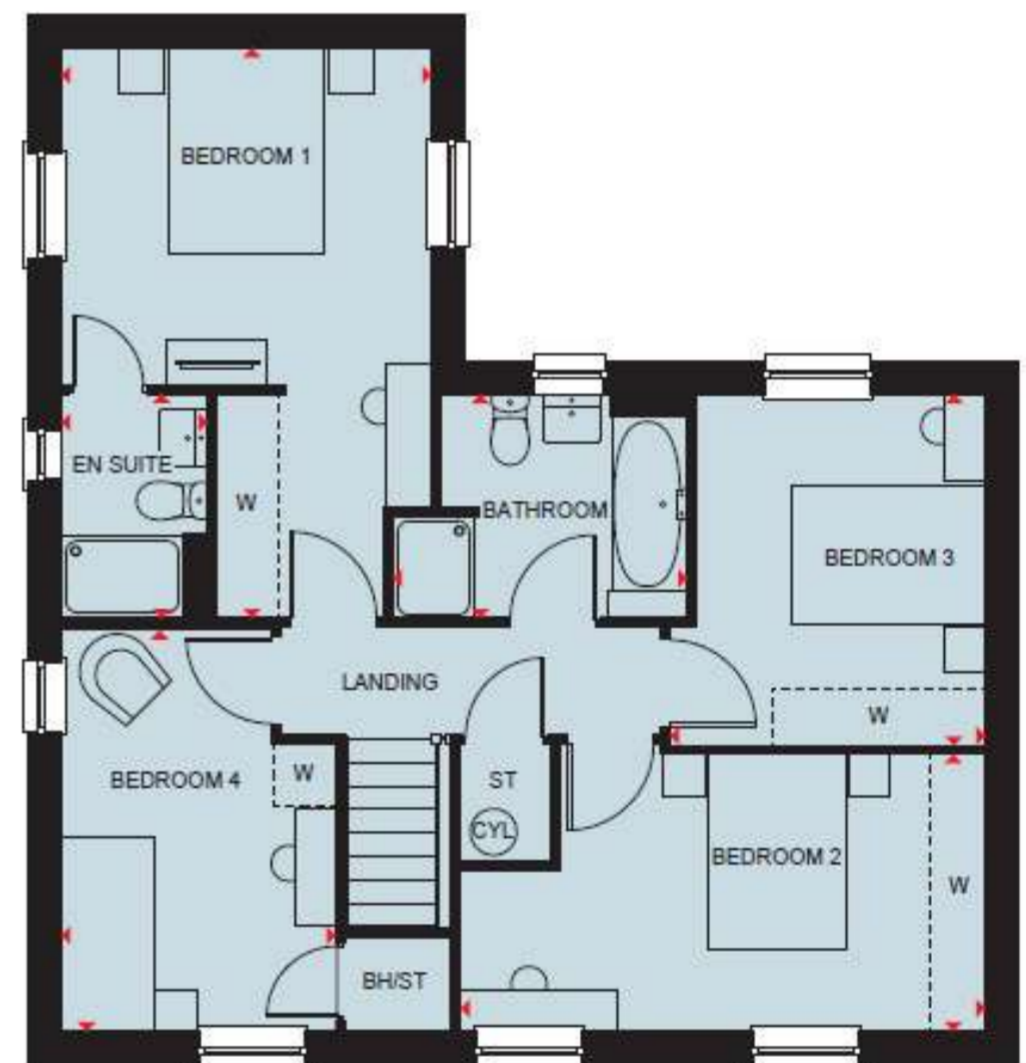
FOUR BEDROOM HOME



Ground Floor

Kitchen/dining/breakfast	6193mm x 4415mm	20'3" x 14'6"
Utility	2158mm x 1907mm	7'1" x 6'3"
Lounge	4798mm x 3610mm	15'1" x 11'10"
WC	1856mm x 1526mm	6'1" x 5'0"
Study	2665mm x 2615mm	8'9" x 8'7"

(Approximate dimensions)



First Floor

Bedroom 1	5543mm x 3610mm	18'2" x 11'10"
En suite 1	2177mm x 1430mm	7'2" x 4'8"
Bedroom 2	5117mm x 2697mm	16'9" x 8'10"
Bedroom 3	3411mm x 2818mm	11'2" x 9'3"
Bedroom 4	3902mm x 2677mm	12'9" x 8'9"
Bathroom	2872mm x 2173mm	9'5" x 7'1"

(Approximate dimensions)

Key	wd Washer dryer space	f/f Fridge freezer space	W Wardrobe space
ST Store	dw Dishwasher space	td Tumble Dryer space	◀▶ Dimension location

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.



DAVID WILSON HOMES



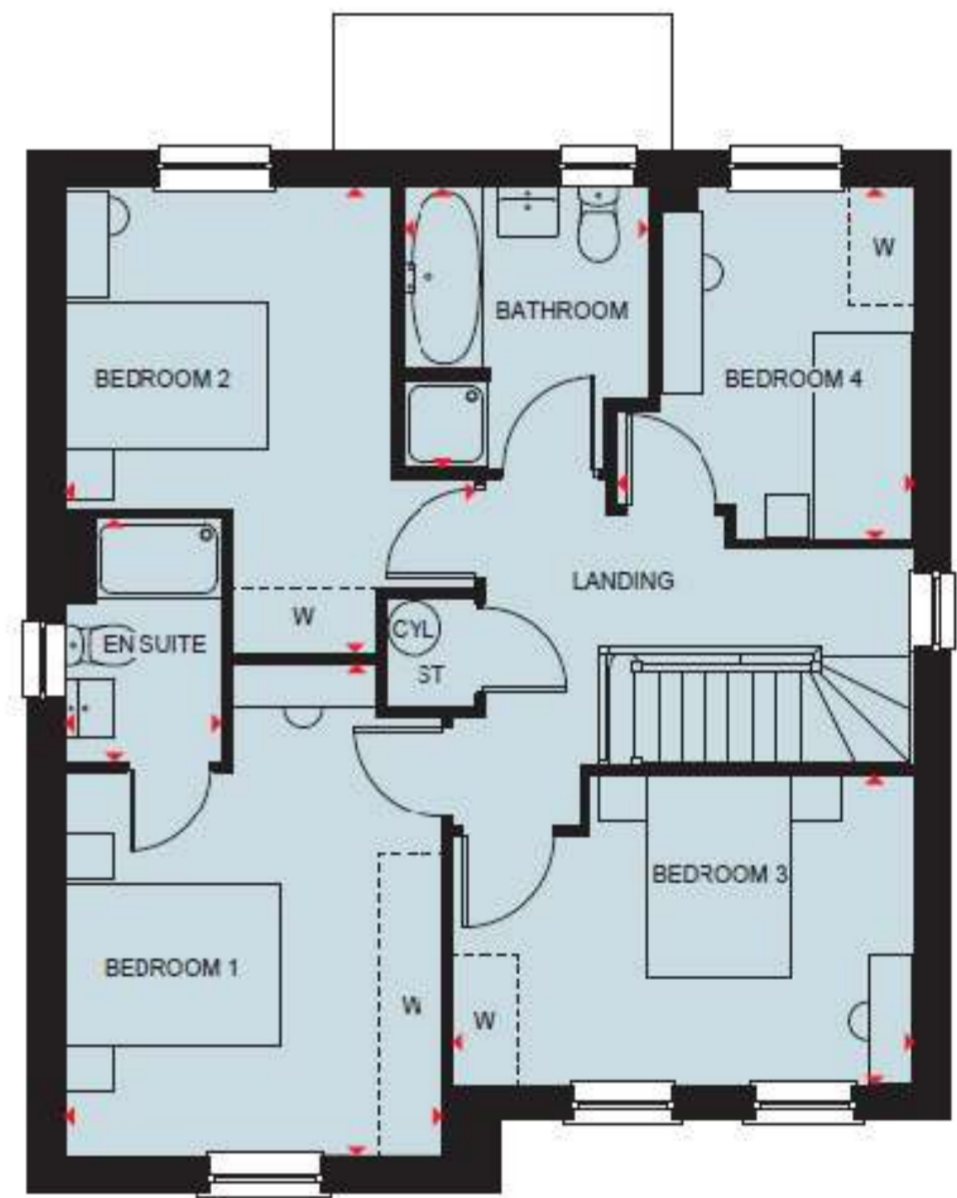
THE FAIRBURN FOUR BEDROOM HOME



Ground Floor

Kitchen/dining	5857mm x 4660mm	19'3" x 15'3"
Utility	1870mm x 1945mm	6'2" x 6'4"
Lounge	5460mm x 3723mm	17'11" x 12'2"
WC	1898mm x 1534mm	6'3" x 5'0"
Study	2881mm x 2421mm	9'5" x 7'11"

(Approximate dimensions)



First Floor

Bedroom 1	4586mm x 3528mm	15'1" x 11'7"
En suite 1	2250mm x 1470mm	7'5" x 4'10"
Bedroom 2	4331mm x 3041mm	14'3" x 10'0"
Bedroom 3	4275mm x 2881mm	14'0" x 9'5"
Bedroom 4	3273mm x 2363mm	10'9" x 7'9"
Bathroom	2599mm x 2270mm	8'6" x 7'5"

(Approximate dimensions)

Key	wd Washer dryer space	f/f Fridge freezer space	W Wardrobe space
ST Store	dw Dishwasher space	td Tumble Dryer space	◀▶ Dimension location

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.



DAVID WILSON HOMES



THE PULBOROUGH FOUR BEDROOM HOME



Ground Floor

Kitchen/dining /family	5920mm x 4559mm	19'8" x 15'9"
Utility	2300mm x 1867mm	10'1" x 5'8"
Lounge	5063mm x 3845mm	16'8" x 12'7"
WC	1455mm x 1884mm	5'5" x 4'11"

(Approximate dimensions)



First Floor

Bedroom 1	3850mm x 3706mm	12'8" x 12'2"
En suite 1	2310mm x 1711mm	7'4" x 5'7"
Bedroom 2	4208mm x 4083mm	13'10" x 13'5"
Bedroom 3	4208mm x 3520mm	13'10" x 11'7"
Bedroom 4	3586mm x 2626mm	11'9" x 8'7"
Bathroom	3072mm x 1879mm	10'1" x 6'2"

(Approximate dimensions)

Key	wd Washer dryer space	f/f Fridge freezer space	W Wardrobe space	• Plot specific window, speak to a Sales Adviser
ST Store	dw Dishwasher space	td Tumble Dryer space	◀▶ Dimension location	

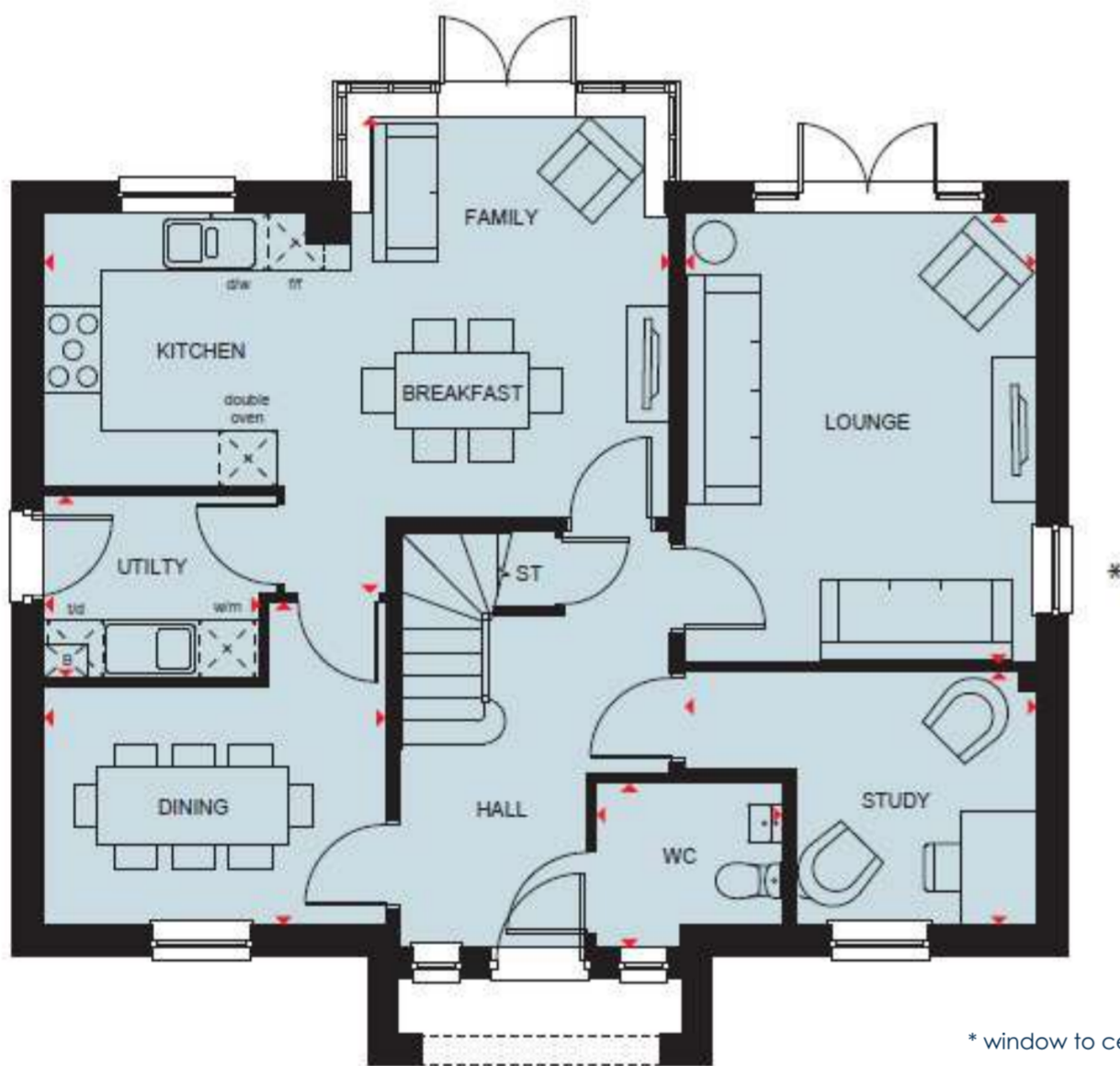
We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. These and the dimensions given are illustrative for this house 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.



DAVID WILSON HOMES



THE KELHAM FOUR BEDROOM HOME



* window to certain plots, speak to a Sales Adviser

Ground Floor

Lounge	4694 x 3663 mm	15'4" x 12'0"
Kitchen / Breakfast / Family	6533 x 4209 mm	21'5" x 13'10"
Dining	3561 x 3375 mm	11'8" x 11'1"
Study	3668 x 2648 mm	12'0" x 8'8"
Utility	2248 x 1901 mm	7'4" x 6'3"
WC	1904 x 1712 mm	6'3" x 5'7"

(Approximate dimensions)

First Floor

Bedroom 1	4046 x 3623 mm	13'3" x 11'11"
Dressing	3295 x 1628 mm	10'10" x 5'4"
En Suite 1	2552 x 2154 mm	8'4" x 7'1"
Bedroom 2	3522 x 3102 mm	11'7" x 10'2"
En Suite 2	2267 x 1201 mm	7'5" x 3'11"
Bedroom 3	3624 x 2954 mm	11'11" x 9'8"
Bedroom 4	3075 x 2941 mm	10'1" x 9'8"
Bathroom	3190 x 2139 mm	10'6" x 7'0"

(Approximate dimensions)

Key	wd Washer dryer space	f/f Fridge freezer space	W Wardrobe space
ST Store	dw Dishwasher space	td Tumble Dryer space	◀▶ Dimension location

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.



DAVID WILSON HOMES



THE PENSTHORPE

FIVE BEDROOM HOME

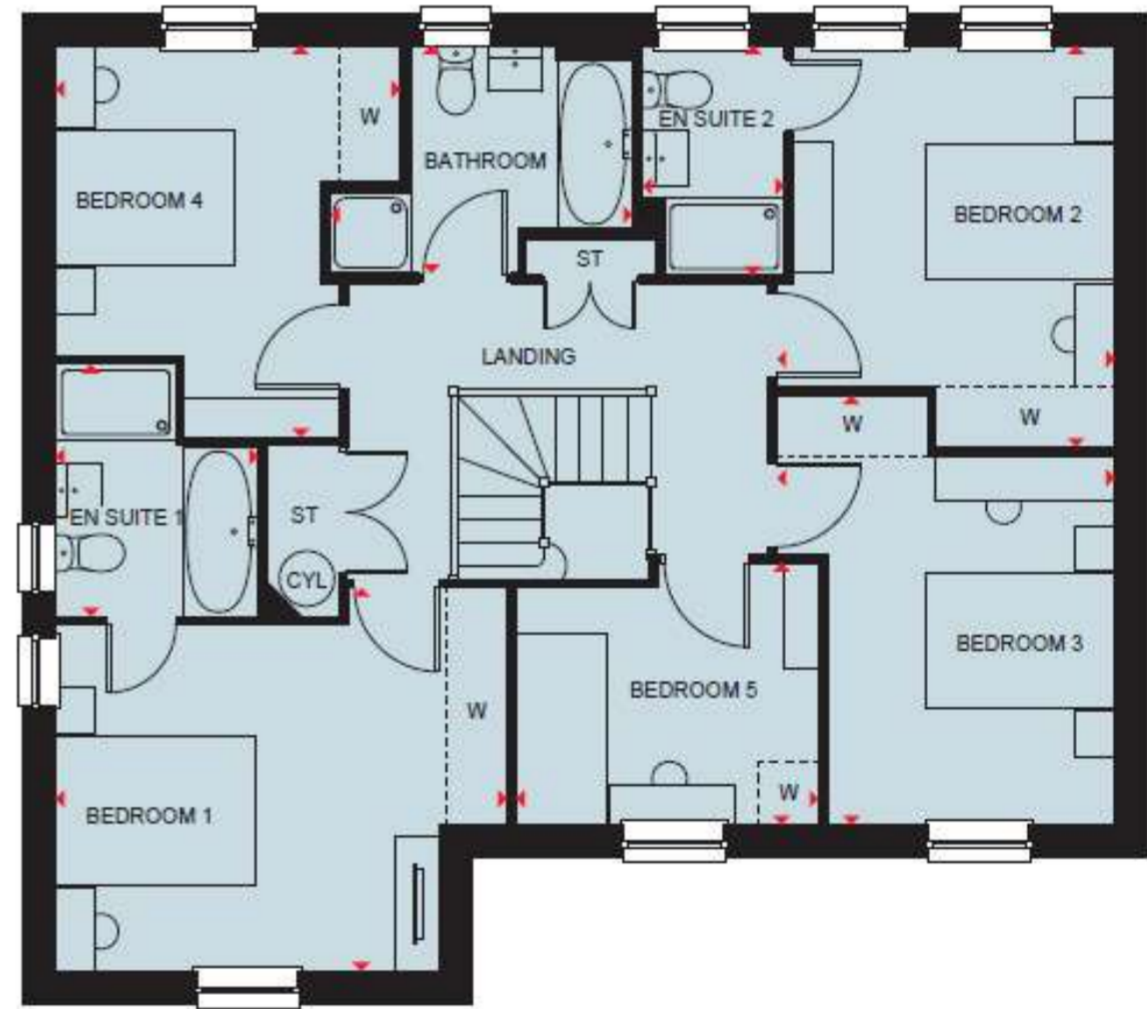


Ground Floor

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

(Approximate dimensions)

Key	wd	Washer dryer space
	dw	Dishwasher space
	ST	Store



First Floor

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

(Approximate dimensions)

f/f	Fridge freezer space	W	Wardrobe space
td	Tumble Dryer space	↔	Dimension location

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.



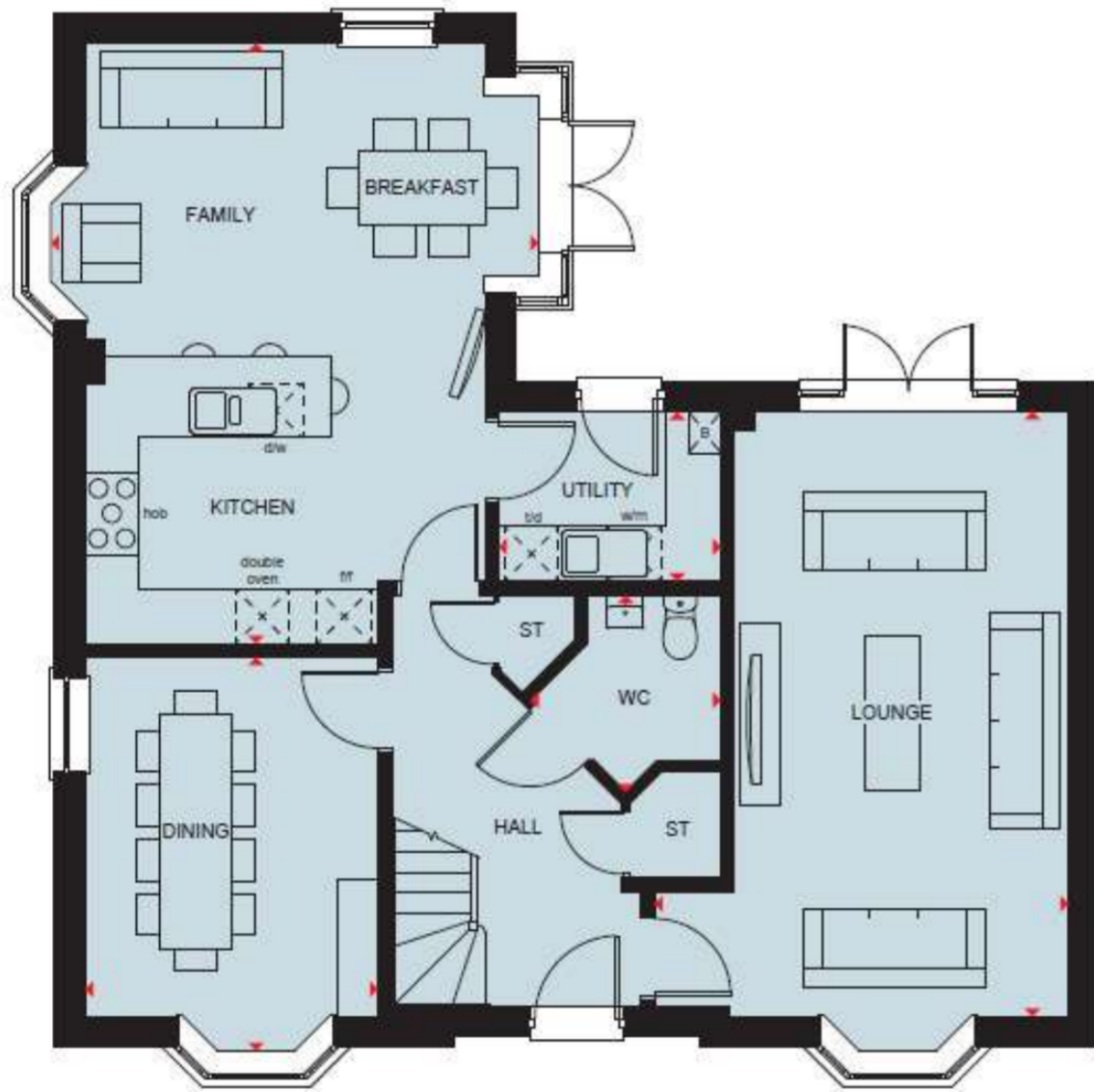
DAVID WILSON HOMES



TUDOR MEADOW

THE WOODWALTON

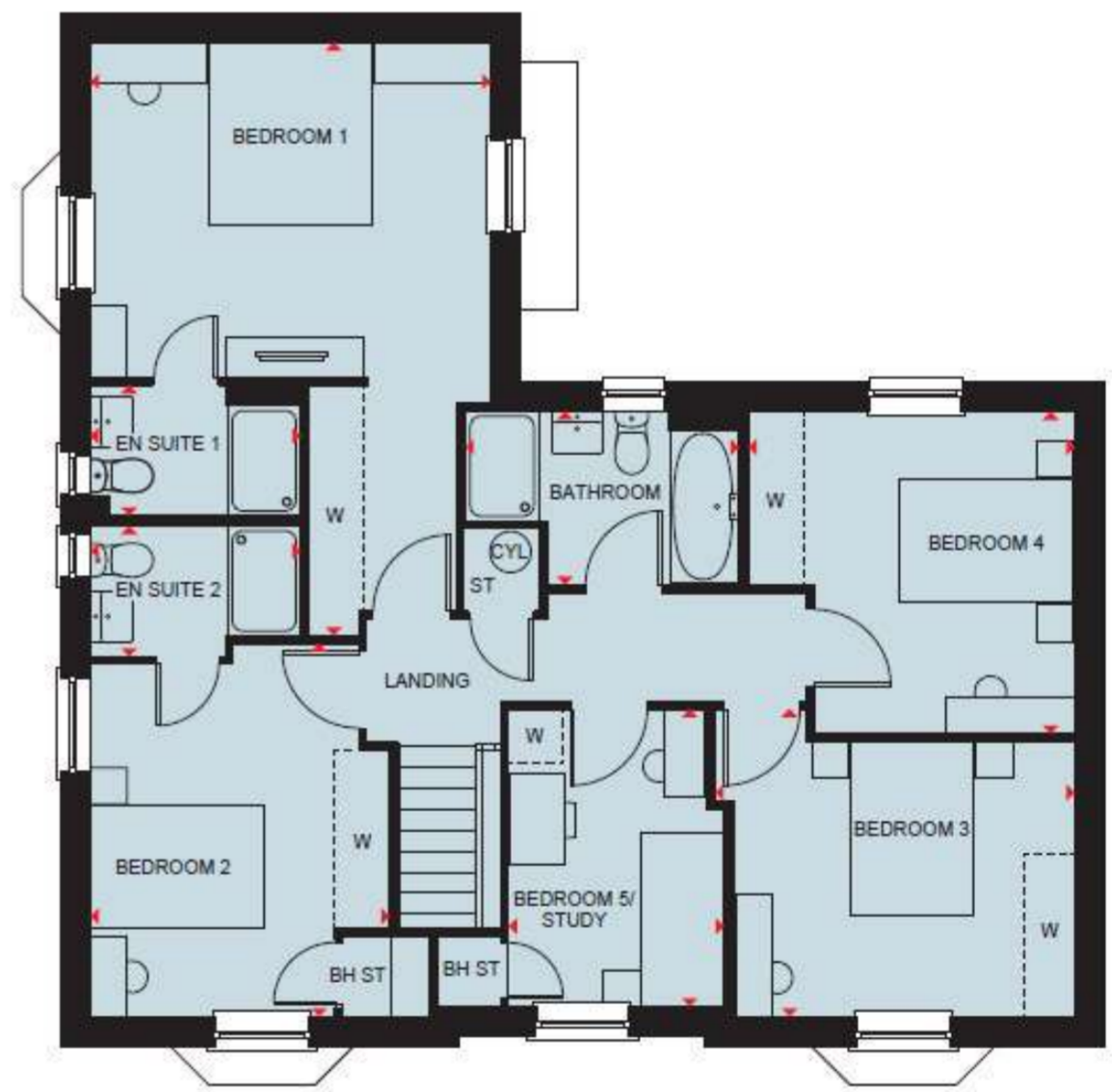
FIVE BEDROOM HOME



Ground Floor

Lounge	7070 x 4550 mm	23'2" x 14'11"
Kitchen / Breakfast / Family	6595 x 5600 mm	21'7" x 18'4"
Dining	4370 x 3218 mm	14'4" x 10'6"
Utility	2440 x 1862 mm	8'0" x 6'1"
WC	2092 x 1834 mm	6'10" x 6'0"

(Approximate dimensions)



First Floor

Bedroom 1	6511 x 4388 mm	21'4" x 14'4"
En Suite 1	2307 x 1428 mm	7'7" x 4'8"
Bedroom 2	4095 x 3289 mm	13'5" x 10'9"
En Suite 2	2307 x 1428 mm	7'7" x 4'8"
Bedroom 3	3947 x 3376 mm	12'11" x 11'1"
Bedroom 4	3583 x 3532 mm	11'9" x 11'7"
Bedroom 5	3266 x 2369 mm	10'8" x 7'9"
Bathroom	3000 x 1900 mm	9'10" x 6'3"

(Approximate dimensions)

Key	wd Washer dryer space	f/f Fridge freezer space	W Wardrobe space
ST Store	dw Dishwasher space	td Tumble Dryer space	◀▶ Dimension location

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.



DAVID WILSON HOMES



KEY WORKER DEPOSIT CONTRIBUTION SCHEME



To show our appreciation for Key Workers, we are offering a contribution towards your deposit*.

When you purchase a David Wilson home using the scheme, we could contribute £1,000 towards your deposit for every £20,000 spent on the purchase price - up to a maximum of £25,000*.

There is no price limit on the property you could buy, as long as you're eligible for the scheme just speak to your Sales Adviser at your chosen development.

MAKE YOUR MOVE WITH OUR KEY WORKER DEPOSIT CONTRIBUTION SCHEME



If you're an eligible **key worker**, we could contribute to your deposit



£1,000 for every £20,000 you spend



It's our way of saying **thank you** for the vital work you do



Get in touch today

*This offer is available to Key Workers who purchase a new David Wilson Homes property. We make this offer available across our David Wilson divisions from time to time, however, it may not always be available for all categories of Key Workers. We encourage you to please speak with one of our Sales Advisors to check availability and if you have any queries in this respect.

Subject to these terms and conditions, Key Workers are entitled to receive a deposit contribution towards the overall purchase price of the property of £1,000 for every £20,000 spent - up to a maximum of £25,000. Please note that you may be required to pay a contribution towards the purchase price depending on your lender's mortgage eligibility criteria.



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