

A premium collection of 4 & 5 bedroom new build homes



DAVID WILSON HOMES

Introducing The Nook





David Wilson Homes proudly presents The Nook, a premium collection of just 15 four and five bedroom detached homes, tucked away within a peaceful corner of the established Wigston Meadows development.

Beyond its private walled entrance, you will find six carefully considered house types, each stand-alone and built to a bespoke specification, showcasing newly designed external elevations that truly set them apart.

Featuring a walled entrance and surrounded by open countryside, The Nook sits in a non-estate position, offering a sense of exclusivity, yet just a 15-minute drive from Leicester city centre. This sought-after development provides the perfect balance of seclusion and connectivity.

ENERGY-EFFICIENT HOMES

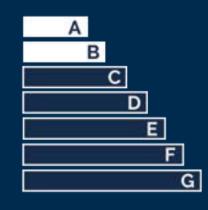
THE FEATURES AND BENEFITS



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

Every home we build at The Nook 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.

Please speak to a Sales Adviser for plot specific information as features may vary.



A/B EPC rating



Photovoltaic panels



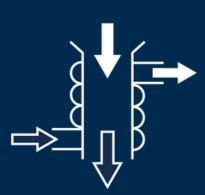
Electric car charging point



Highly-efficient insulation

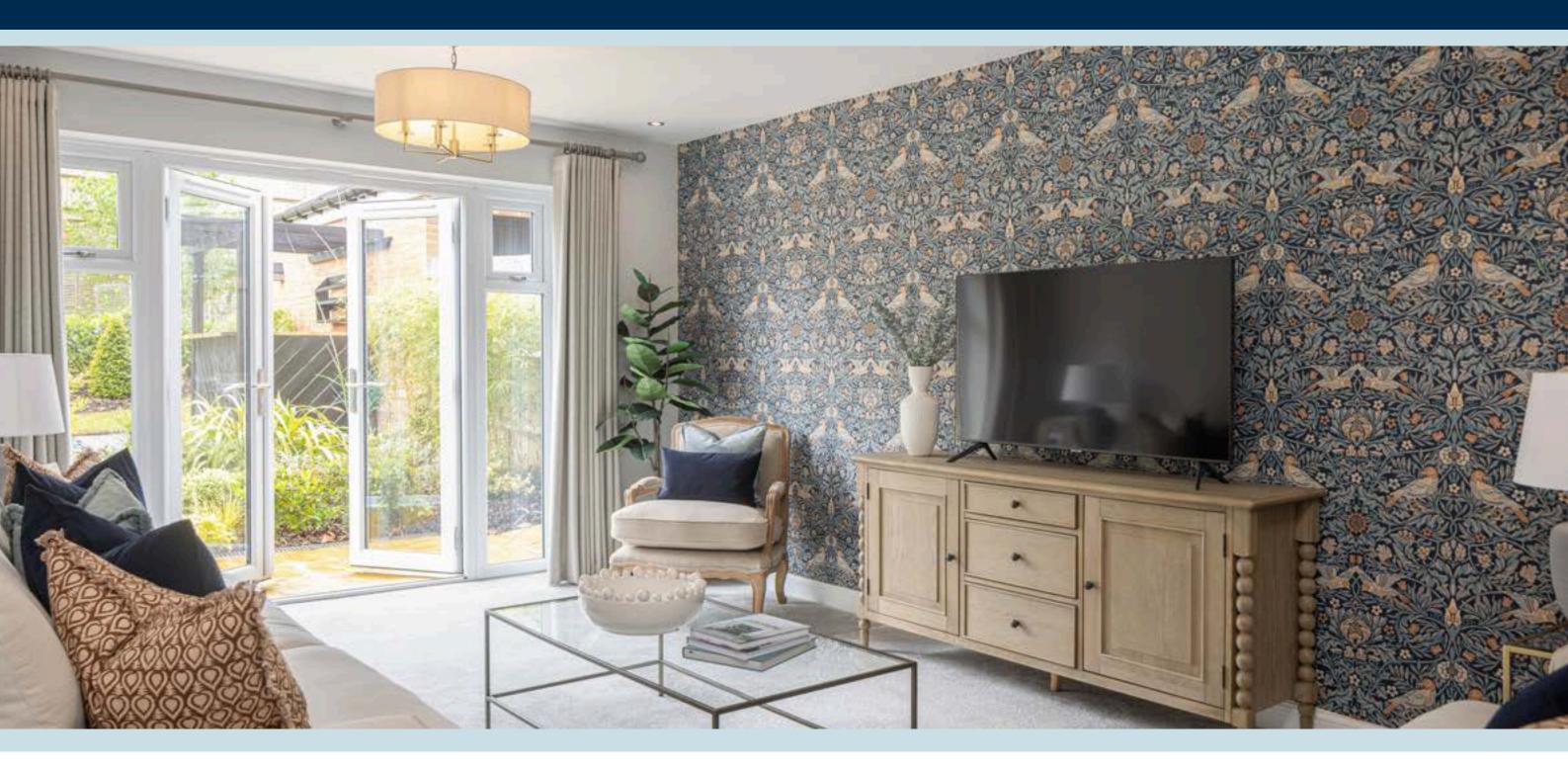


Decentralised mechanical extract ventilation (d-MEV)



Waste Water Heat Recovery Systems

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. However there is a £25,000 cap on the contribution you could receive.

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.

THE BRADGATE FOUR BEDROOM HOME





LANDING

ENSUITE

3901 x 3786 mm

2157 x 1700 mm

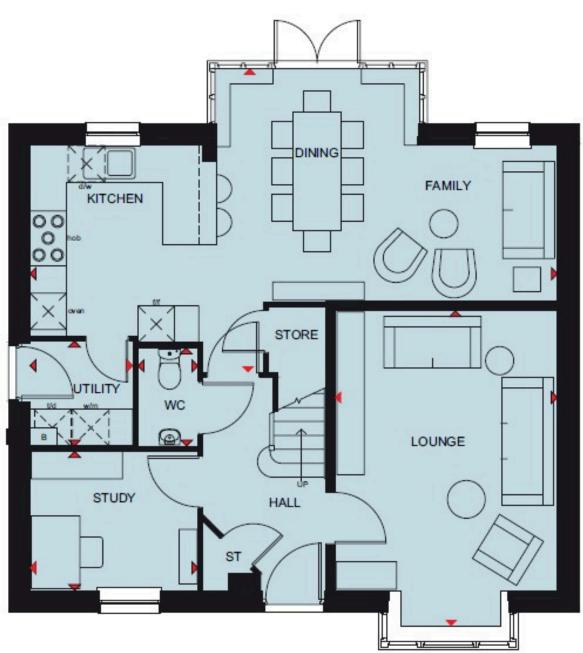
3720 x 3876 mm

3324 x 3259 mm

3349 x 3113 mm

2125 x 1700 mm

*Image based on plot 12. Individual plots may vary, please speak to Sales Adviser for more information.



Ground Floor

Lounge Kitchen/Dining/Family

4994 x 3653 mm 16'5" x 12'0" 8673 x 4992 mm 28'5" x 16'5" Study Utility WC Hall 2762 x 2285 mm 9'1" x 7'6" 1688 x 1725 mm 5'6" x 5'8" 1614 x 987 mm 5'4" x 3'3" 3504 x 2014 mm 11'6" x 6'7"

Key

B Boiler wd Washer dryer space

ST Store dw Dishwasher space f/f Fridge freezer space td Tumble Dryer space

Dimension location

W Wardrobe space

First Floor

Bedroom 1

En suite 1

Bedroom 2

Bedroom 3

Bathroom 4

Bathroom

BED 3

BED 1







Additional tiling to



upgrade



Upgraded



charging point



mechanical extract ventilation





12'10" x 12'5"

7'1" x 5'11"

12'2" x 12'9"

10'11" x 10'8"

11'0" x 10'3"

7'0" x 5'7"



Heat Recovery Highly-efficient

BED 4

BED 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 Developments PLC group brands including Barratt London, Barratt Developments PLC group brands including Barratt London, Barratt Developments PLC group brands including Barratt Developments PLC group bran 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. Plots may include Solar PV Panels, please speak to Sales Adviser for further details.





THE AVONDALE FOUR BEDROOM HOME





BATH

LANDING

Up

BH/ST

5585 x 3605 mm

2222 x 1433 mm

5225 x 2792 mm

3563 x 3308 mm

3853 x 2547 mm

3150 x 1288 mm

*Image based on plot 10. Individual plots may vary, please speak to Sales Adviser for more information.



Ground Floor

Lounge Kitchen/Dining/Family Utility Study

6590 x 4415 mm 2060 x 1761 mm 2878 x 2488 mm 1768 x 975 mm

5488 x 3605 mm 18'0" x 11'10" 21'7" x 14'6" 6'9" x 5'9"

Key

wd Washer dryer space ST Store

dw Dishwasher space

- Fridge freezer space
 - Tumble Dryer space

First Floor

Bedroom 1

En suite 1

Bedroom 2

Bedroom 3

Bathroom 4

Bathroom

Dimension location

Wardrobe space

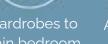
BEDROOM 1

EN SUITE

BEDROOM 4



WC





Appliances



Additional tiling to



9'5" x 8'2"

5'10" x 3'2"

upgrade



Upgraded



charging point



mechanical

extract ventilation





18'3" x 11'10"

7'3" x 4'8"

17'1" x 9'2"

12'7" x 8'4"

9'5" x 6'4"

11'8" x 10'10"

Highly-efficient



BEDROOM 3

W

W

BEDROOM 2

Heat Recovery





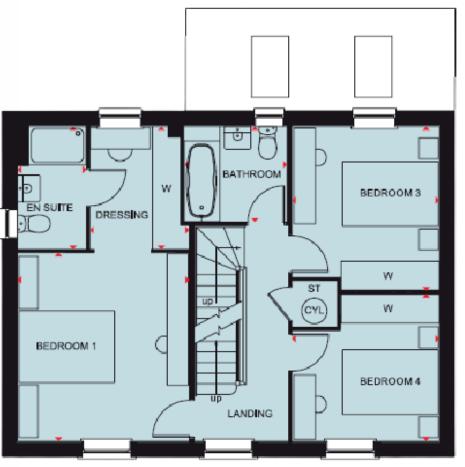
THE EMERSON FIVE BEDROOM HOME

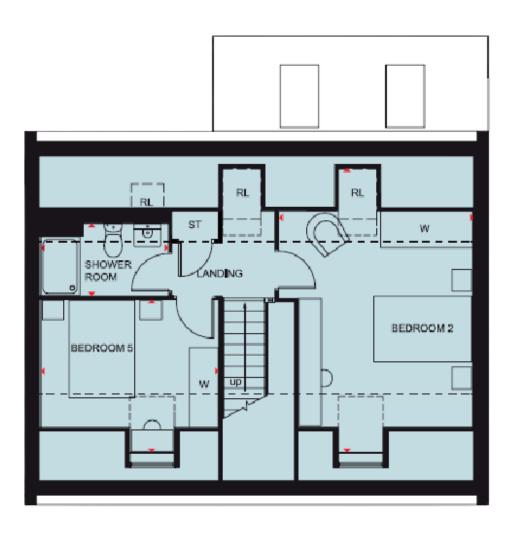




*Image based on plot 4. Individual plots may vary, please speak to Sales Adviser for more information.







Ground Floor

WC

Lounge Kitchen/Dining/Family Utility Dining

6575 x 3568 mm ing/Family 5102 x 4067 mm 1950 x 1613 mm 3084 x 3052 mm 1613 x 1013 mm

First Floor

Bedroom 1
Dressing area
En suite
Bedroom 3
Bedroom 4
Bathroom

3926 x 3574 mm 2560 x 2055 mm 2560 x 1435 mm 3418 x 3077 mm 3077 x 3063 mm 2142 x 1991 mm 21'10" x 11'8" 8'4" x 6'8" 8'4" 4'8" 11'2" x 10'1" 10'1" 10'0" 7'0" x 6'6"

Second Floor

 Bedroom
 2
 5283* x 3962 mm

 Bedroom
 5
 3634 x 3082" mm

 Shower
 Room
 2606 x 1470* mm

 Landing
 2092 x 1711 mm

3* x 3962 mm 17'4" x 13'0" 4 x 3082" mm 11'11" x 10'1" * 6 x 1470* mm 8'6" x 4'9 * 2 x 1711 mm 6'10" x 5'7"

*Overall floor dimension includes lowered ceiling areas.

Key

ST Store

wd Washer dryer space dw Dishwasher space f/f Fridge freezer spacetd Tumble Dryer space

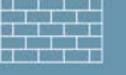
W Wardrobe spaceDimension location



ardrobes to App



Appliances A



Additional tiling to bathrooms

21'7" x 11'8"

16'9" x 13'4"

6'4" x 5'4"

10'1" x 10'0"

5'4" x 14'9"



remium kitchen upgrade



Upgraded



A/B EPC



Electric car charging point



Decentralised mechanical extract ventilation



Photovoltaic panels



ltaic Highly-efficient





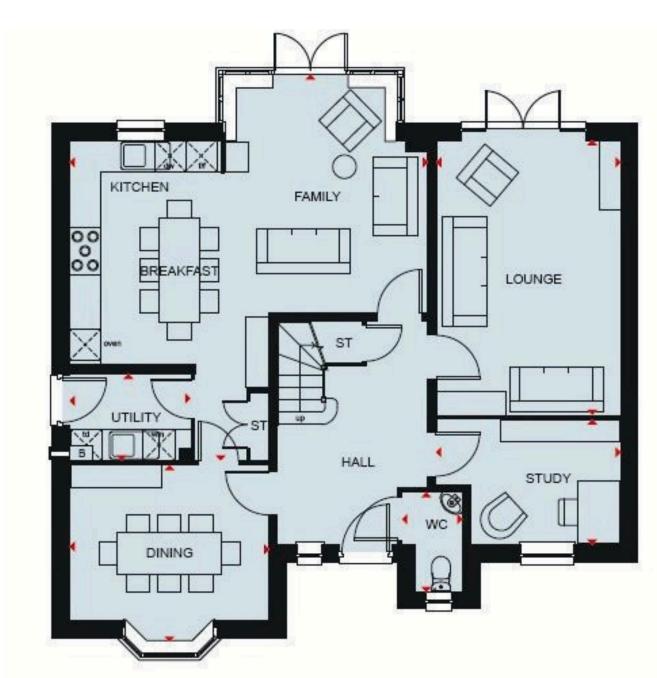


THE MANNING FIVE BEDROOM HOME





*Image based on plot 9. Individual plots may vary, please speak to Sales Adviser for more information.



Ground Floor

Lounge Kitchen/Family Dining Utility WC 5287 x 3548 mm 17'4" x 11'8" 7176 x 6888 mm 23'7" x 22'7" 3835 x 3007 mm 12'7" x 9'10" 2336 x 1713 mm 7'8" x 5'7" 1895 x 1175 mm 6'3" x 3'10"

Key

B Boiler wd Washer dryer space ST Store dw Dishwasher space Bedroom 3 Bedroom 4

BEDROOM 4

BEDROOM 1

f/f Fridge freezer spacetd Tumble Dryer space

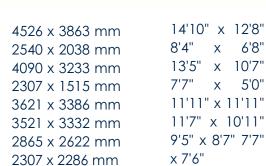
Dimension location

Wardrobe space



Bedroom 5

Bathroom



BEDROOM 5

LANDING







Additional tiling to bathrooms



upgrade

n Upgraded electrics



A/B EPC Electric car rating charging point



Decentralised mechanical

extract ventilation



Photovoltaic panels



BEDROOM 2

BEDROOM 3

Highly-efficient





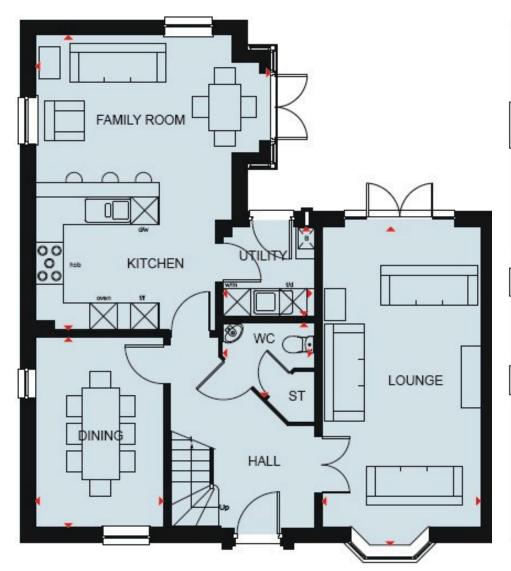


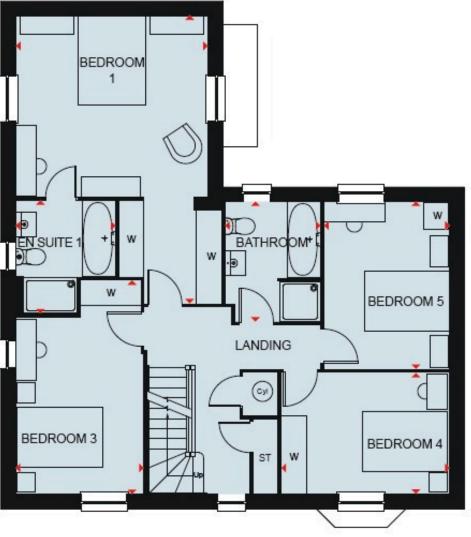
THE MORETON FIVE BEDROOM HOME

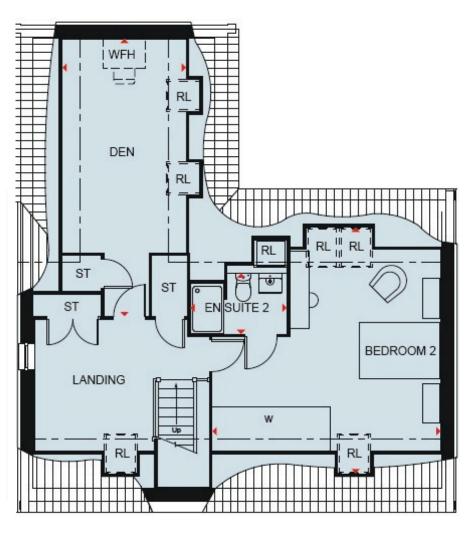




*Image based on plot 1. Individual plots may vary, please speak to Sales Adviser for more information.







Ground Floor

Lounge Kitchen/Family Dining Utility WC

6932 x 3507 mm 6406 x 5120 mm 4144 x 2780 mm 1948 x 1935 mm

22'9" x 11'6" 21'0" x 16'10" 13'7" x 9'2" 6'5" x 6'4" 1953 x 1617 mm 6'5" x 5'4"

First Floor

6441 x 4280 mm 21'1" x 14'1" Bedroom 1 8'3" x 7'3" 2526 x 2225 mm En suite 1 4777 x 2852 mm 9'4" x 13'0" Bedroom 3 12'4" x 8'11" 3754 x 2700 mm Bedroom 4 12'3" x 9'2" 3741 x 2799 mm Bedroom 5 8'9" x 6'11" 2682 x 2125 mm Bathroom

Second Floor

Bedroom 2 19'2" * x 17'10" 5858* x 5438 mm Den 6616 x 2941* mm 21'8" x 9'8" * En suite 2 2291 x 1438* mm 7'6" x 4'8" * Landing 4165 x 3127* mm 13'8" x 10'3" *

*Overall floor dimension includes lowered ceiling areas.

Key

ST Store

wd Washer dryer space dw Dishwasher space

Fridge freezer space Tumble Dryer space

Wardrobe space Dimension location



Appliances



Additional tiling to



upgrade



Upgraded



charging point



Decentralised mechanical extract ventilation





Highly-efficient



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A/B EPC



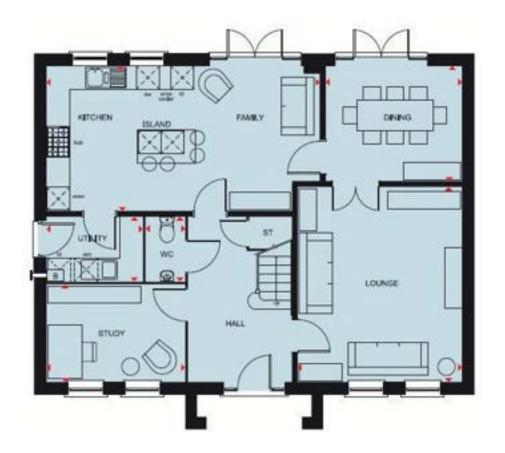


THE LICHFIELD FIVE BEDROOM HOME

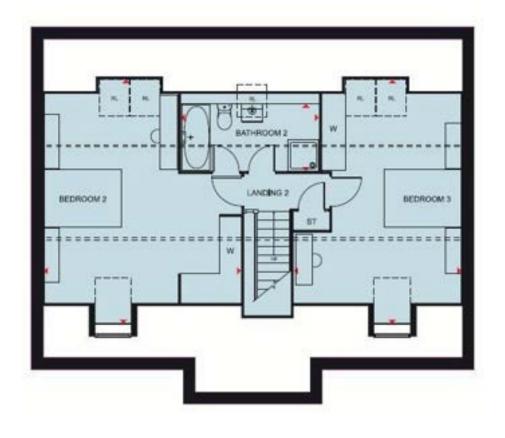




*Image based on plot 14. Individual plots may vary, please speak to Sales Adviser for more information.







Ground Floor

Lounge
Kitchen/Family
Utility
Dining
Study
WC

5072 x 4275 mm 16'8" x 14'0" 7108 x 3768 mm 23'4" x 12'4" 2500 x 1670 mm 8'2" x 5'6" 3543 x 2994 mm 11'7" x 9'9" 3605 x 2534 mm 11'9" x 8'4" 1675 x 1016 mm 5'6" x 3'4"

First Floor

Bedroom 1
Dressing area
En suite
Bedroom 4
Bedroom 5
Bathroom 1

1 5077 x 4275 mm 16'8" x 14'0"
ea 2994 x 2249 mm 9'10" x 7'5"
te 2994 x 2500 mm 9'10" x 8'2"
4 4296 x 3529 mm 14'1" x 12'8"
5 4443 x 3511 mm 14'7" x 11'6"
2707 x 3069 mm 8'11" x 10'1"

Second Floor

 Bedroom
 2
 6330* x 5102 mm
 20'9" * x 16'8"

 Bedroom
 3
 6330* x 4329 mm
 20'9" * x 14'3"

 Bathroom 2
 3563 x 1733* mm
 11'8" * x 5'8"

*Overall floor dimension includes lowered ceiling areas.

Key

ST Store

wd Washer dryer space dw Dishwasher space f/f Fridge freezer spacetd Tumble Dryer space

W Wardrobe spaceDimension location



rdrobes to Appliances

included



Additional tiling to



remium kitchen upgrade



Upgraded A



A/B EPC Electric car rating charging point



Decentralised mechanical extract ventilation



Photovoltaic



Highly-efficient











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.



