

THE COPPICE
— TINGLEY —

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



DWH @ THE COPPICE

THE COPPICE
— TINGLEY —

— THE DIFFERENCE IS LIVING AT —
THE COPPICE



FANTASTIC LOCATION

A collection of luxury homes in an exclusive development of only 54 homes. Hidden away within scenic countryside, The Coppice is ideally located for stunning walks and commuter access with Leeds City Centre a short drive away.



CONVENIENT LIVING

Living at The Coppice, you will benefit from excellent commuter links with the M1 and M62 in easy reach. This makes travelling to nearby cities such as Leeds, Wakefield, Bradford, Manchester and Sheffield straightforward and stress free.

Excellent rail links from the local Batley Station reach Leeds in 15 minutes.



MODERN DESIGN

As a quality, award-winning homebuilder, we're proud to create homes that are built to last and adapt to modern life. We understand the significance of multifunctional space, access to the outdoors and quality interior design. That's why our homes benefit from adaptable living space for working from home, open-plan layouts, and French doors to bring the outside in.

CREATING A SUSTAINABLE COMMUNITY

WHERE FAMILIES AND NATURE CAN THRIVE



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

At David Wilson Homes, 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.







 **The Primrose**
2 Bedroom Home

 **The Burleigh**
2 Bedroom Home

 **The Lawson**
2 Bedroom Home

 **The Foxglove**
3 Bedroom Home

 **The Hazelborough**
4 Bedroom Home

 **The Berney**
4 Bedroom Home

 **The Pennine**
4 Bedroom Home

 **The Lynford**
4 Bedroom Home

 **The Hepburn**
4 Bedroom Home

 **The Bempton**
4 Bedroom Home

 **The Breydon**
4 Bedroom Home

 **Visitor Parking Space**

 **Bin Collection Point**

 **Sub Station**

 **Sales Centre**

 **Show Home**

 **Marketing Suite**

 **Electric Vehicle Charging**
Electric vehicle charging points are included on every home. Please speak to your Sales Advisor for specific plot locations.

 **Solar Panels**
Solar Panels are included on every home.

Giving Nature a Home on this Development:

 **Nest Box**
Selected plots*

 **Swift Nesting Brick**
Selected plots*

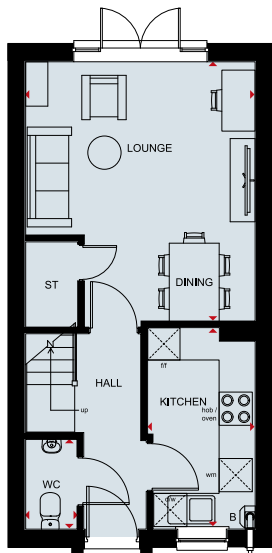
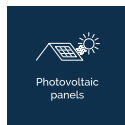
 **Hedgehog Highway**
Selected plots*

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 Coppice is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

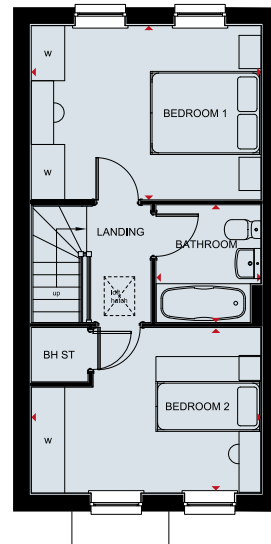
*Positioning of our sustainability features are subject to change. Speak to our Sales Advisor for more information.

THE PRIMROSE

TWO BEDROOM HOME



Ground Floor	4820 x 4150 mm	15'10" x 13'7"
Lounge/Dining	3660 x 1960 mm	12'0" x 6'5"
Kitchen	1638 x 945 mm	5'4" x 3'1"
WC	3535 x 1164 mm	11'7" x 3'10"
Hall		



First Floor	3145 x 4150 mm	10'4" x 13'7"
Bedroom 1	2992 x 4150 mm	9'10" x 13'7"
Bedroom 2	2125 x 1900 mm	7'0" x 6'3"
Bathroom	2125 x 1166 mm	7'0" x 3'10"
Landing		

Key

B	Boiler	BH ST	Bulkhead Store	dw	Dishwasher space	w	Wardrobe space
ST	Store	wm	Washing machine space	f/f	Fridge/freezer space	◀▶	Dimension location

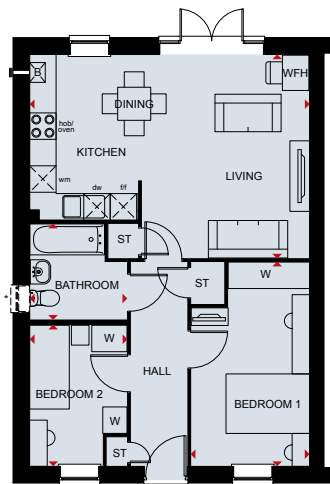
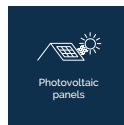
dwh.co.uk



DAVID WILSON HOMES
WHERE QUALITY LIVES

THE BURLEIGH

TWO BEDROOM HOME



Ground Floor

Kitchen/Living/Dining	6355 x 4625 mm	20'10" x 15'2"
Bedroom 1	2690 x 4635 mm	8'10" x 15'2"
Bedroom 2	2210 x 3202 mm	7'3" x 10'6"
Bathroom	2210 x 2161 mm	7'3" x 7'1"

*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots

Key

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

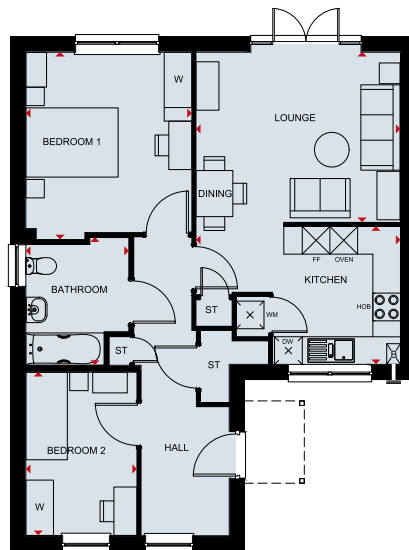
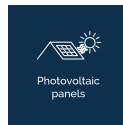
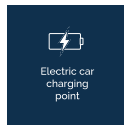
dwh.co.uk



DAVID WILSON HOMES
WHERE QUALITY LIVES

THE LAWSON

TWO BEDROOM HOME



Ground Floor

Lounge/Dining	4435 x 3690 mm	14'7" x 12'1"
Kitchen	4435 x 2990 mm	14'7" x 9'10"
Bedroom 1	4062 x 3600 mm	13'4" x 11'10"
Bedroom 2	3540 x 2410 mm	11'7" x 7'11"
Bathroom	2767 x 2234 mm	9'1" x 7'4"

Key

B	Boiler	wm	Washing machine space	f/f	Fridge/freezer space	◀▶	Dimension location
ST	Store	dw	Dishwasher space	W	Wardrobe space		

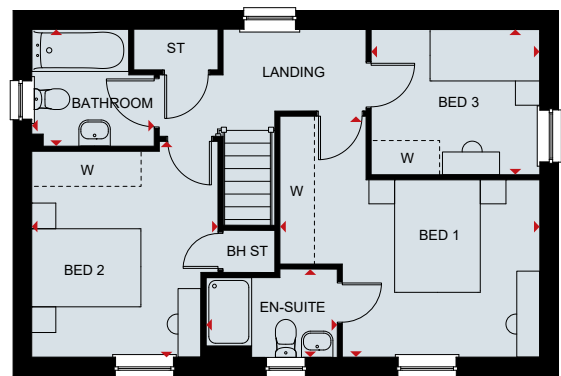
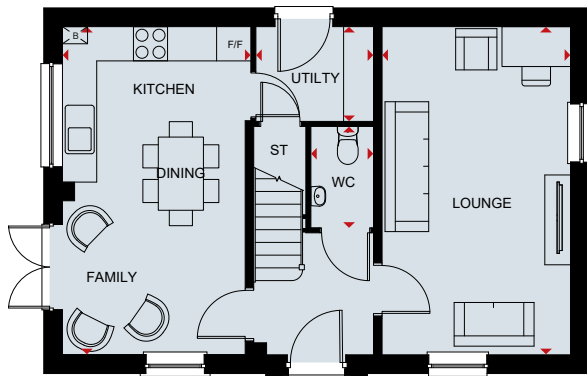
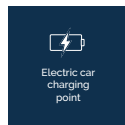
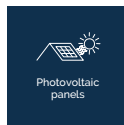
dwh.co.uk



DAVID WILSON HOMES
WHERE QUALITY LIVES

THE FOXGLOVE

THREE BEDROOM HOME



Ground Floor

Lounge	3295 x 5743 mm	10'8" x 18'8"
Kitchen/Dining	3198 x 5743 mm	10'5" x 18'8"
Utility	2093 x 1660 mm	6'8" x 5'4"
WC	1082 x 1771 mm	3'5" x 5'8"

First Floor

Bedroom 1	4534 x 4346 mm	14'8" x 14'2"
En suite	2420 x 1549 mm	7'9" x 5'0"
Bedroom 2	3266 x 3606 mm	10'7" x 11'8"
Bedroom 3	2955 x 2550 mm	9'6" x 8'3"
Bathroom	2144 x 2049 mm	7'0" x 6'7"

Key

B	Boiler	BH ST	Bulkhead store	W	Wardrobe space
ST	Store	F/F	Fridge/freezer space	↔	Dimension location

dwh.co.uk

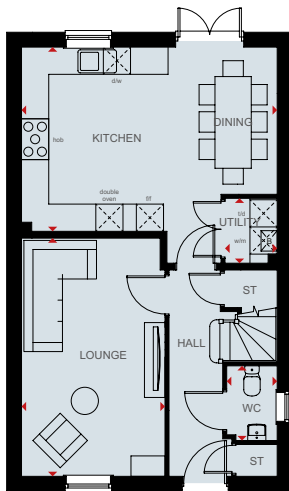
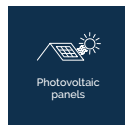
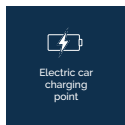


DAVID WILSON HOMES
WHERE QUALITY LIVES

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. The images 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. BDW004201/JAN24

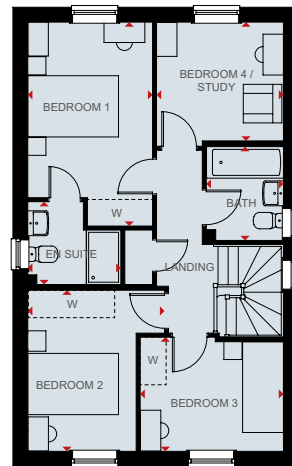
THE HAZELBOROUGH

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	1430 x 1150 mm	4'8" x 3'9"
WC	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 space
ST	Store	w/m	Washing machine space	t/d	Tumble dryer space	↔	Dimension location

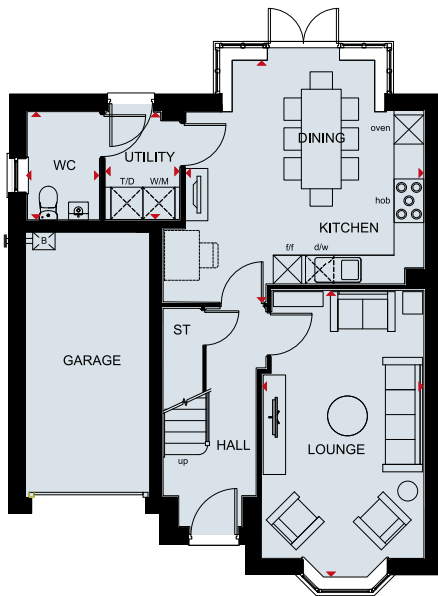
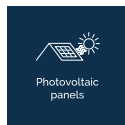
dwh.co.uk



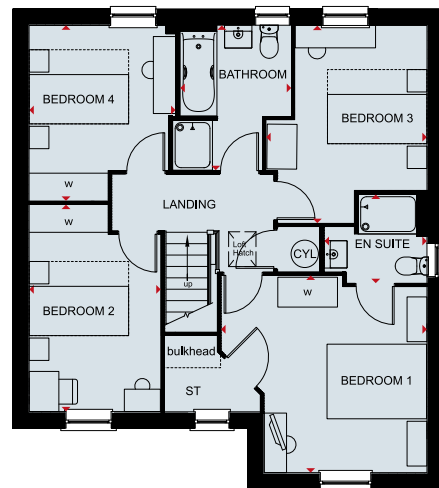
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE BERNEY

FOUR BEDROOM HOME



Ground Floor		
Lounge	5368 x 3273 mm	17'6" x 10'7"
Kitchen/Family/Dining	5271 x 4925 mm	17'3" x 16'1"
Utility	2222 x 1525 mm	7'3" x 5'0"
WC	2222 x 1492 mm	7'3" x 4'9"



First Floor		
Bedroom 1	5271 x 3954 mm	17'3" x 12'9"
En suite	2067 x 1768 mm	6'7" x 5'8"
Bedroom 2	4154 x 2638 mm	13'6" x 8'6"
Bedroom 3	3966 x 3228 mm	13'0" x 10'5"
Bedroom 4	3520 x 2947 mm	11'5" x 9'6"
Bathroom	2911 x 2227 mm	9'5" x 7'3"

Key

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

dwh.co.uk

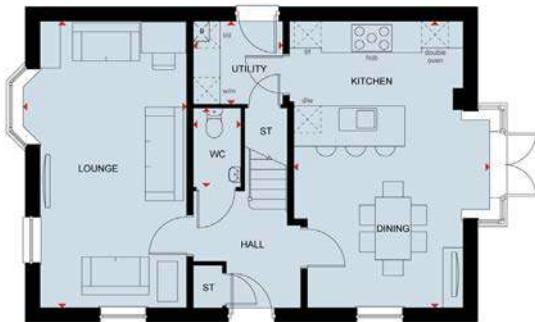
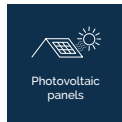
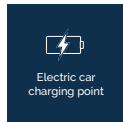


DAVID WILSON HOMES
WHERE QUALITY LIVES

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. The images 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. BDW005545/JAN25

THE PENNINE

FOUR BEDROOM HOME



Ground Floor

Lounge	6422 x 3677mm	21'1" x 12'1"
Kitchen/Dining	6422 x 4683mm	21'1" x 15'4"
WC	1765 x 1050mm	5'9" x 3'5"
Utility	2001 x 1860mm	6'7" x 6'1"

(Approximate dimensions)

First Floor

Bedroom 1	5416 x 3842mm	17'9" x 12'7"
En Suite	2276 x 1200mm	7'6" x 3'11"
Bedroom 2	3882 x 3387mm	12'9" x 11'1"
Bedroom 3	3387 x 2452mm	11'2" x 8'1"
Bedroom 4	3403 x 2328mm	11'2" x 7'8"
Bathroom	2213 x 1913mm	7'3" x 6'3"

(Approximate dimensions)

Key

B	Boiler	wm	Washing machine space	f/f	Fridge/freezer space	w	Wardrobe space
ST	Store	dw	Dishwasher space	BH/ST	Bulkhead Store	◀▶	Dimension location

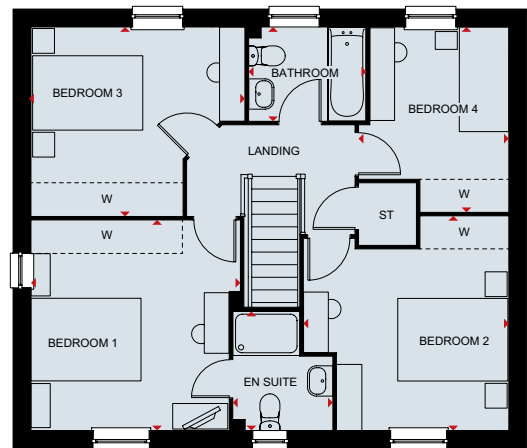
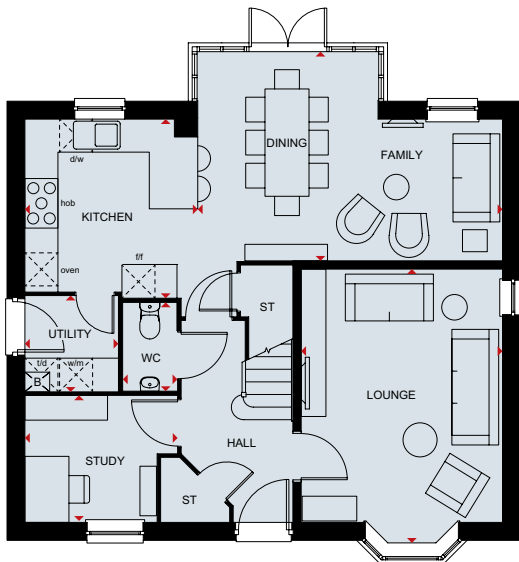
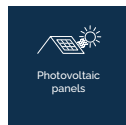
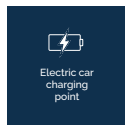
dwh.co.uk



DAVID WILSON HOMES
WHERE QUALITY LIVES

THE LYNFORD

FOUR BEDROOM HOME



Ground Floor

Dining/Family/Kitchen	8677 x 4807 mm	28'5" x 15'9"
Lounge	4994 x 3658 mm	16'5" x 12'10"
Utility	1725 x 1688 mm	5'8" x 5'6"
WC	1614 x 987 mm	5'3" x 3'3"
Study	2763 x 2296 mm	9'1" x 7'6"

First Floor

Bedroom 1	3811 x 3791 mm	12'6" x 12'5"
En suite	2162 x 1800 mm	7'1" x 5'11"
Bedroom 2	3886 x 3720 mm	2'9" x 12'2"
Bedroom 3	3867 x 3429 mm	12'8" x 11'3"
Bedroom 4	2717 x 3354 mm	8'11" x 11'0"
Bathroom	2125 x 1700 mm	7'0" x 5'7"

Key

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

dwh.co.uk



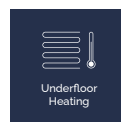
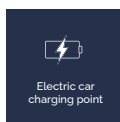
DAVID WILSON HOMES
WHERE QUALITY LIVES

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.

BDW005235/OCT24

THE HEPBURN

FOUR BEDROOM DETACHED HOME



Ground Floor

Lounge	3840 x 4685 mm	12'7" x 15'4"
Kitchen/Dining	5842 x 4575 mm	19'2" x 15'0"
Utility	2849 x 1719 mm	9'4" x 5'7"
WC	1600 x 1486 mm	5'3" x 4'10"

(Approximate dimensions)



First Floor

Bedroom 1	3840 x 3700 mm	12'7" x 12'1"
En Suite	1510 x 2350 mm	4'11" x 7'8"
Bedroom 2	3833 x 4083 mm	12'6" x 13'4"
Bedroom 3	3833 x 3520 mm	12'6" x 11'6"
Bedroom 4	2640 x 3591 mm	8'7" x 11'9"
Bathroom	2842 x 1875 mm	9'3" x 6'1"

(Approximate dimensions)

Key

ST	Store	dw	Dishwasher space	w	Wardrobe space
wm	Washing machine space	f/f	Fridge/freezer space	♦♦	Dimension location

dwh.co.uk

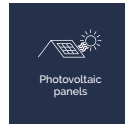
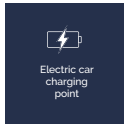


DAVID WILSON HOMES
WHERE QUALITY LIVES

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. The images 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.

THE BEMPTON

FOUR BEDROOM DETACHED HOME



Ground Floor		
Lounge	4708 x 3875 mm	15'5" x 12'9"
Kitchen/Family	5883 x 3575 mm	19'4" x 11'9"
Utility	1970 x 2869 mm	6'6" x 9'5"
WC	2020 x 1543 mm	6'8" x 5'1"



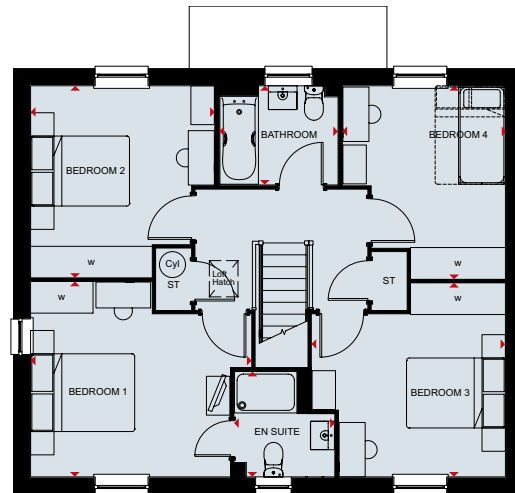
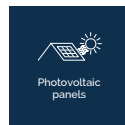
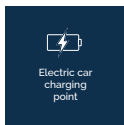
First Floor		
Bedroom 1	3769 x 3875 mm	12'4" x 12'9"
Bedroom 2	3534 x 3854 mm	11'7" x 12'8"
Bedroom 3	3018 x 3854 mm	9'11" x 12'8"
Bedroom 4	3612 x 2660 mm	11'10" x 8'9"
Bathroom	3007 x 1899 mm	9'10" x 6'3"
En suite	2441 x 1501 mm	8'0" x 4'11"

Key

B	Boiler	wm	Washing machine space	ff	Fridge freezer space	W	Wardrobe space	◀▶	Dimension location
ST	Store	dw	Dishwasher space	td	Tumble dryer space	CYL	Cylinder		

THE BREYDON

FOUR BEDROOM DETACHED HOME



Ground Floor

Lounge	4625 x 3681 mm	15'2" x 12'1"
Kitchen/ Dining/Family	9146 x 4424 mm	30'0" x 14'6"
Utility	1714 x 1924 mm	5'7" x 6'4"
WC	1714 x 1502 mm	5'7" x 4'11"

First Floor

Bedroom 1	3773 x 4250 mm	12'5" x 13'11"
Bedroom 2	3711 x 3543 mm	12'2" x 11'7"
Bedroom 3	3747 x 3729 mm	12'4" x 12'3"
Bedroom 4	3737 x 3135 mm	12'3" x 10'3"
Bathroom	2293 x 1931 mm	7'6" x 6'4"
En suite	1920 x 1222 mm	6'4" x 4'0"

Key

B	Boiler	wm	Washing machine space	f/f	Fridge freezer space	W	Wardrobe space	↔	Dimension location
ST	Store	dw	Dishwasher space	td	Tumble dryer space	CYL	Cylinder		

dwh.co.uk



DAVID WILSON HOMES
WHERE QUALITY LIVES

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.



DAVID WILSON HOMES

WHERE QUALITY LIVES

dwh.co.uk or call **0333 3558 469**

P1248249/JUN26