WOLDS VIEW

POCKLINGTON

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 Wolds View 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 master 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.

The specification of the houses is correct at the date of print but may be subject to change as necessary and without notice. Images are indicative of the quality and style of the specification and may not represent wholly the actual fittings and furnishings at this development. Specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.

CREATING A SUSTAINABLE

COMMUNITY

WHERE FAMILIES AND NATURE CAN THRIVE

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.

WOLDS VIEW

POCKLINGTON

- **The Wilford** 2 bedroom home
- **The Archford** 3 bedroom home
- **The Eckington** 3 bedroom home
- **The Hadley** 3 bedroom home
- **The Kennett** 3 bedroom home
- **The Greenwood** 3 bedroom home
- **The Parkin** 4 bedroom home
- **The Milford** 4 bedroom home
- **The Kirkdale** 4 bedroom home
- **The Hertford** 4 bedroom home
- **The Bracebridge** 4 bedroom home
- **The Avondale** 4 bedroom home
- **The Holden** 4 bedroom home
- **The Chelworth** 4 bedroom home
- **The Winstone** 4 bedroom home

- **Affordable Housing**

- SH **Show Home**
- SC **Sales Centre**

- V **Visitor Parking Space**
- BCP **Bin Collection Point**
- S/S **Substation**

- **1km Trim Trail With Gym Equipment**
- **Parkland Area**
- **Existing Trees**
- **New Tree Line**
- **Existing Watercourse**
- **Allotments**
- **Play Area**
- **Electric Vehicle Charging**
  Electric vehicle charging points are included on every home. Please speak to your Sales Advisor for specific plot locations
- **Air Source Heat Pumps**
  Air source heat pumps are included in every home

Giving nature a home on this development:

- **Swift Nesting Brick**
- **Sparrow Terrace**
- **Bat Box**
- **Hedgehog House**

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

See the Difference at **dwh.co.uk**

DAVID WILSON HOMES
WHERE QUALITY LIVES

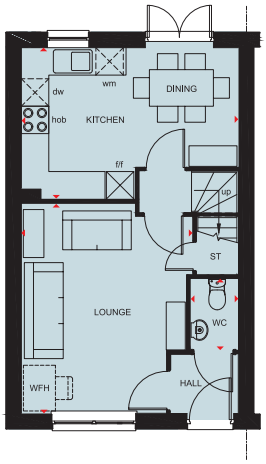
Images and site layout are intended for illustrative purposes only and should be treated as general guidance only. Site layout including parking arrangements, social/affordable housing, community buildings, play areas and public open spaces may change to reflect changes in the planning permission for the development. Please speak to your solicitor to whom full details of any planning consents including layout plans will be available. Site layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Wolds View is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

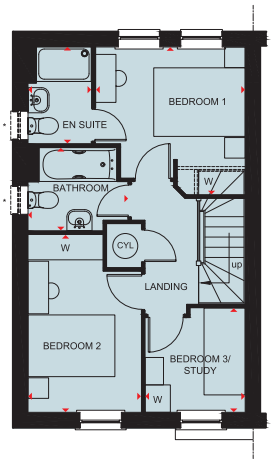
Rev: M

THE ARCHFORD

THREE BEDROOM TERRACED HOME

*Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans.





* optional window refer to sales advisor for individual plots

Ground Floor

Lounge	4599 x 3746 mm	15'1" x 12'3"
Kitchen/Dining	4745 x 3310 mm	15'7" x 10'10"
WC	1561 x 1054 mm	5'1" x 3'5"

First Floor

Bedroom 1	3277 x 3229 mm	10'9" x 10'7"
En suite	2119 x 1385 mm	6'11" x 4'7"
Bedroom 2	3887 x 2475 mm	12'9" x 8'1"
Bedroom 3/Study	2281 x 2186 mm	7'6" x 7'2"
Bathroom	2181 x 1815 mm	7'2" x 5'11"

Key

CYL	Cylinder	wm	Washing machine space	dw	Dishwasher space	W	Wardrobe space
ST	Store	f/f	Fridge/freezer space	WFH	Working from home space	↔	Dimension location

NEW HOMES QUALITY CODE

DAVID WILSON HOMES

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BDW005064/AUG24

THE HADLEY

THREE BEDROOM END OR DETACHED HOME

Highly-efficient insulation

Electric car charging point

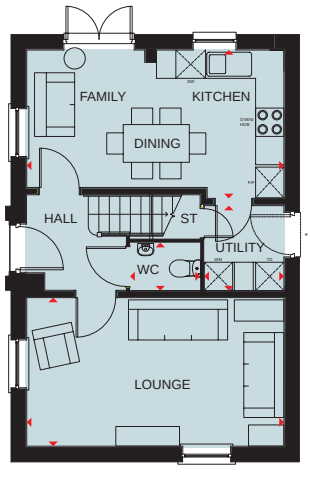
Decentralised mechanical extract ventilation (d-MEV)

Argon-filled double-glazing

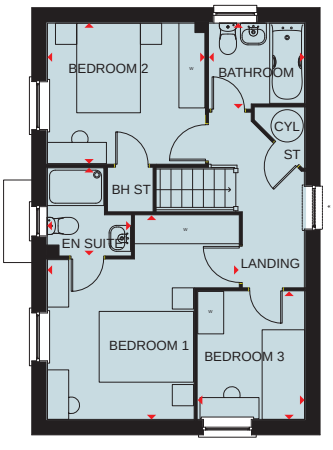
Smart Thermostat

Underfloor Heating

Air Source Heat Pump



* Optional door please refer to sales advisor



* Optional window please refer to sales advisor

Ground Floor

Lounge	5450 x 3148 mm	17'11" x 10'4"
Kitchen/Family/ Dining	5450 x 3143 mm	17'11" x 10'4"
Utility	1799 x 1688 mm	5'11" x 5'6"
WC	1480 x 1014 mm	4'10" x 3'4"

First Floor

Bedroom 1	4324 x 4053 mm	14'2" x 13'3"
En Suite	1856 x 1771 mm	6'1" x 5'9"
Bedroom 2	3336 x 2978 mm	11'3" x 9'9"
Bedroom 3	2713 x 2265 mm	8'11" x 7'5"
Bathroom	2025 x 1811 mm	6'8" x 6'0"

Key

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

NEW HOMES QUALITY CODE

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BDW004633/APR24

THE GREENWOOD

THREE BEDROOM HOME

Highly-efficient insulation

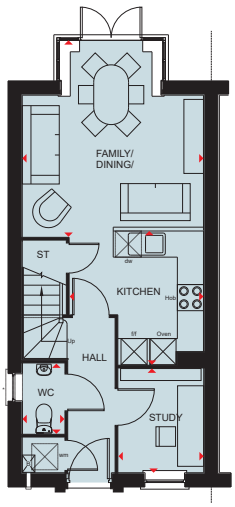
Electric car charging point

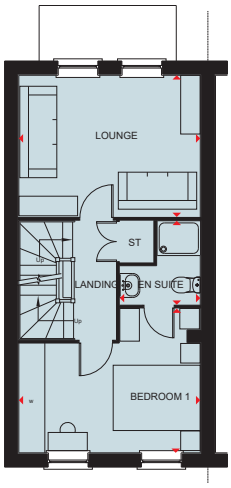
Decentralised mechanical extract ventilation (d-MEV)

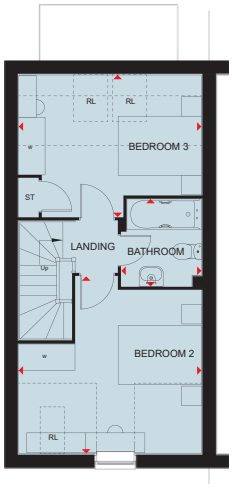
Photovoltaic panels

Waste Water Heat Recovery Systems

Argon-filled double-glazing







Ground Floor

Family/Dining	4513 x 4163 mm	14'10" x 13'8"
Kitchen Study	3074 x 3070 mm	10'1" x 10'1"
	2394 x 1960 mm	7'10" x 6'5"
WC	1614 x 963 mm	5'4" x 3'2"

* WC window to be included where plotting conditions allow

First Floor

Lounge	4168 x 3253 mm	13'8" x 10'8"
Bedroom 1	4168 x 3316 mm	13'8" x 10'10"
En Suite	1928 x 1848 mm	6'4" x 6'1"

Second Floor

Bedroom 2	4168 x 4054* mm	13'8" x 13'4"
Bedroom 3	4168 x 3248* mm	13'8" x 10'8"
Bathroom	2001 x 1827 mm	6'7" x 6'0"

* Overall floor dimension includes lowered ceiling areas

Key

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

NEW HOMES QUALITY CODE

DAVID WILSON HOMES

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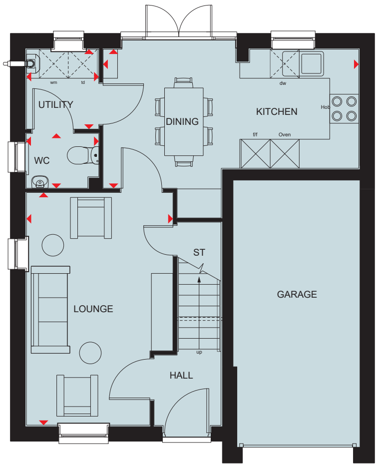
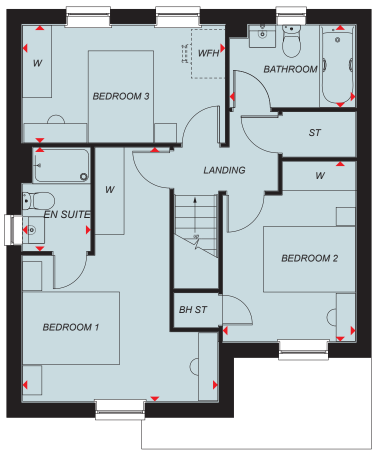
THE ECKINGTON

THREE BEDROOM HOME





Ground Floor

Lounge	4807 x 3028 mm	15'9" x 10'0"
Kitchen/Dining	5285 x 2873 mm	17'4" x 9'5"
WC	1495 x 1134 mm	4'10" x 3'9"
Utility	1651 x 1470 mm	5'5" x 4'10"

First Floor

Bedroom 1	5247 x 4031 mm	17'3" x 13'3"
En suite	2148 x 1408 mm	7'1" x 4'7"
Bedroom 2	3719 x 2742 mm	12'3" x 9'0"
Bedroom 3	4185 x 2428 mm	13'9" x 8'0"
Bathroom	2601 x 1701 mm	8'6" x 5'7"

Key

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

NEW HOMES QUALITY CODE

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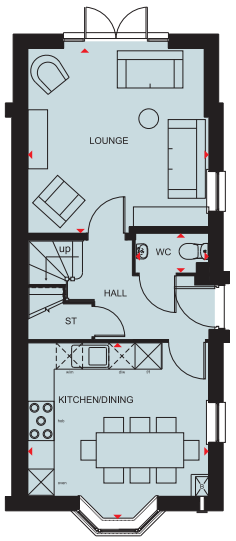
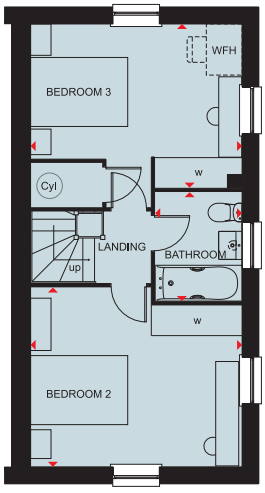
THE PARKIN

FOUR BEDROOM HOME





Ground Floor

Lounge	4138 x 4227 mm	13'7" x 13'10"
Kitchen/Dining	4133 x 4028 mm	13'7" x 13'3"
W.C	1673 x 896 mm	5'6" x 2'11"

First Floor

Bedroom 1	4138 x 3508 mm	13'7" x 11'6"
En suite	1448 x 2290 mm	4'9" x 7'6"
Bedroom 4	4138 x 2893 mm	13'7" x 9'6"

Second Floor

Bedroom 2	4138 x 3508 mm	13'7" x 11'6"
Bedroom 3	4138 x 3202 mm	13'7" x 10'6"
Bathroom	1695 x 2131 mm	5'7" x 7'0"

Key

B	Boiler	wm	Washing machine space	f/f	Fridge freezer space	WFH	Working from home space	‹›	Dimension location
ST	Store	dw	Dishwasher space	Cyl	Cylinder	W	Wardrobe space		

NEW HOMES QUALITY CODE

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P1137433/DEC25

THE KIRKDALE

FOUR BEDROOM DETACHED HOME

Highly-efficient insulation

Electric car charging point

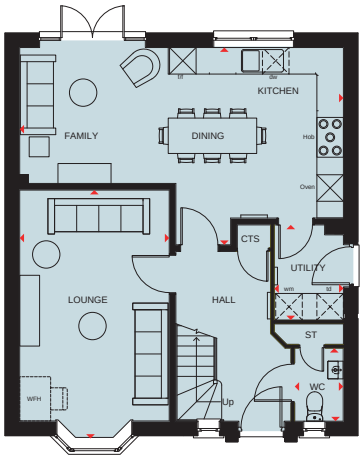
Decentralised mechanical extract ventilation (d-MEV)

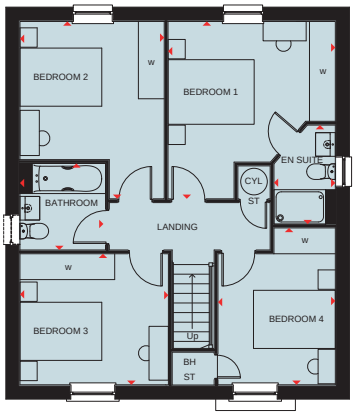
Argon-filled double-glazing

Smart Thermostat

Underfloor Heating

Air Source Heat Pump





Ground Floor

Lounge	3380 x 5617 mm	11'1" x 18'5"
Kitchen/Family/ Dining	7318 x 4460 mm	24'0" x 14'8"
Utility	1561 x 2150 mm	5'1" x 7'1"
WC	1095 x 1650 mm	3'7" x 5'5"

First Floor

Bedroom 1	3885 x 4119 mm	12'9" x 13'6"
En Suite	1425 x 2300 mm	4'8" x 7'7"
Bedroom 2	3350 x 4119 mm	11'0" x 13'6"
Bedroom 3	3447 x 3043 mm	11'4" x 10'0"
Bedroom 4	2725 x 3643 mm	8'11" x 12'0"
Bathroom	1987 x 2010 mm	6'6" x 6'7"

Key

ST	Store	wm	Washing machine space	f/f	Fridge freezer space	WFH	Working from home space
BH ST	Bulkhead Store	dw	Dishwasher space	td	Tumble dryer space	W	Wardrobe space

CYL Cylinder

Dimension location

NEW HOMES QUALITY CODE

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BDW004633/APR24

THE HERTFORD

FOUR BEDROOM HOME

Highly-efficient insulation

Electric car charging point

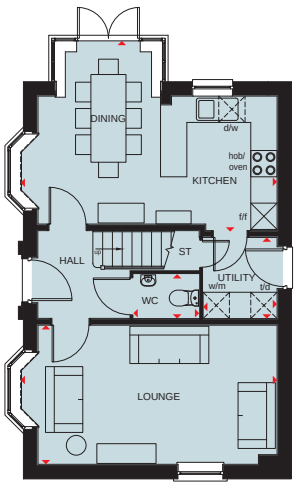
Decentralised mechanical extract ventilation (d-MEV)

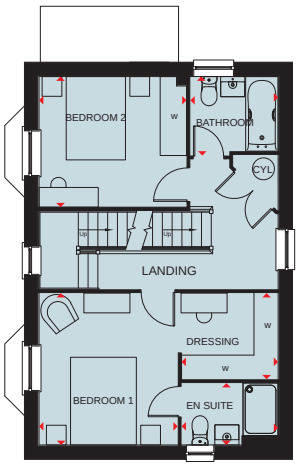
Argon-filled double-glazing

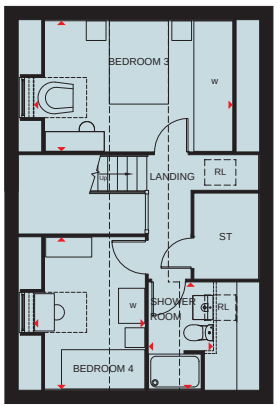
Smart Thermostat

Underfloor Heating

Air Source Heat Pump







Ground Floor

Lounge	5847 x 3173 mm	19'2" x 10'5"
Kitchen/Dining	5847 x 4177mm	19'2" x 13'8"
Utility	1850 x 1687mm	6'1" x 5'6"
WC	1500 x 1014 mm	4'11" x 3'4"

First Floor

Bedroom 1	3463 x 3162 mm	11'4" x 10'4"
En Suite	2201 x 1411 mm	7'3" x 4'8"
Dressing room	2201 x 1964 mm	7'3" x 6'5"
Bedroom 2	3362 x 2979 mm	11'0" x 9'9"
Bathroom	2000 x 1801 mm	6'7" x 5'11"

Second Floor

Bedroom 3	4534* x 2979 mm	14'11"* x 9'9"
Bedroom 4	3463 x 2529* mm	11'4" x 8'4"*
Shower room	2433 x 1464* mm	8'0" x 4'10"*

* Overall floor dimension includes lowered ceiling areas

Key

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

NEW HOMES QUALITY CODE

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BDW004633/APR24

THE BRACEBRIDGE

FOUR BEDROOM HOME

Highly-efficient insulation

Electric car charging point

Decentralised mechanical extract ventilation (d-MEV)

Argon-filled double-glazing

Smart Thermostat

Underfloor Heating

Air Source Heat Pump

Ground Floor

Lounge	5524 x 4125 mm	18'1" x 13'6"
Kitchen/Dining	3800 x 3451 mm	12'6" x 11'4"
Bedroom 1	3989 x 3390 mm	14'2" x 11'1"
Bedroom 2/Study	2661 x 2545 mm	8'9" x 8'4"
Bathroom	3390 x 2188 mm	11'1" x 7'2"

First Floor

Bedroom 3	6483 x 4826* mm	21'3" x 15'10"*
Bedroom 4	3550 x 3390* mm	12'4" x 11'1"*
Shower Room	2211 x 1792 mm	7'3" x 5'11"

*Overall floor dimensions includes lowered ceiling areas

Key

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

NEW HOMES QUALITY CODE

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BDW004633/APR24

THE MILLFORD

FOUR BEDROOM HOME

*Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans.

A/B EPC rating

Argon-filled double-glazing

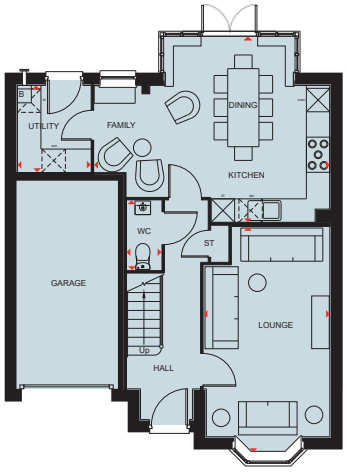
Decentralised mechanical extract ventilation (d-MEV)

Electric car charging point

Highly-efficient insulation

Photovoltaic panels

Waste Water Heat Recovery Systems



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	2225 x 1877 mm	7'3" x 6'2"
WC	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
ST Store dw Dishwasher space
f/f Fridge freezer space
td Tumble dryer space
WFH Working from home space
W Wardrobe space
Dimension location

NEW HOMES QUALITY CODE

DAVID WILSON HOMES

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. P1249794/JUN26

THE AVONDALE

FOUR BEDROOM HOME

Highly-efficient insulation

Electric car charging point

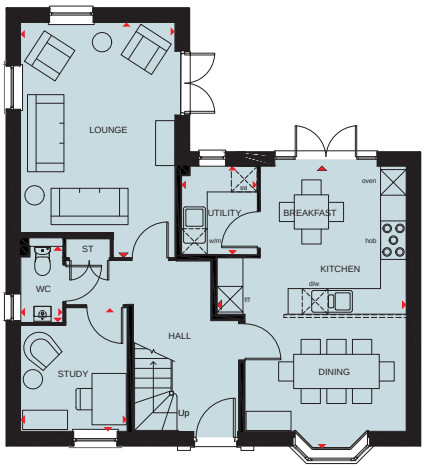
Decentralised mechanical extract ventilation (d-MEV)

Argon-filled double-glazing

Smart Thermostat

Underfloor Heating

Air Source Heat Pump



Ground Floor

Lounge	5488 x 3605 mm	18'0" x 11'10"
Kitchen/Breakfast/Dining	6590 x 4415 mm	21'7" x 14'6"
Utility	2060 x 1761 mm	6'9" x 5'9"
Study	2878 x 2488 mm	9'5" x 8'2"
WC	1768 x 975 mm	5'10" x 3'2"

First Floor

Bedroom 1	5585 x 3605 mm	18'3" x 11'10"
En Suite	2222 x 1433 mm	7'3" x 4'8"
Bedroom 2	5225 x 2792 mm	17'1" x 9'2
Bedroom 3	3563 x 3308 mm	11'8" x 10'10"
Bedroom 4	3853 x 2547 mm	12'7" x 8'4"
Bathroom	2871 x 1927 mm	9'5" x 6'4"

Key

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

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BDW004633/APR24

THE HOLDEN

FOUR BEDROOM DETACHED HOME

Highly-efficient insulation

Electric car charging point

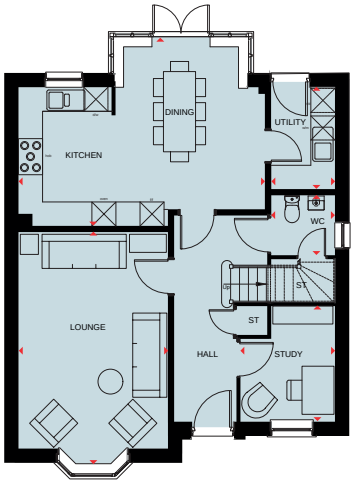
Decentralised mechanical extract ventilation (d-MEV)

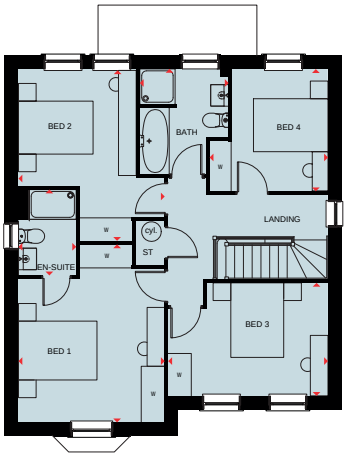
Argon-filled double-glazing

Smart Thermostat

Underfloor Heating

Air Source Heat Pump





Ground Floor

Lounge	5797 x 3723 mm	19'0" x 12'3"
Kitchen/Dining	6142 x 4685 mm	20'2" x 15'4"
Study	2881 x 2361 mm	9'6" x 7'9"
Utility	2545 x 1588 mm	8'4" x 5'3"
WC	1498 x 1588 mm	4'11" x 5'3"

First Floor

Bedroom 1	4538 x 3728 mm	14'11" x 12'3"
En Suite	2190 x 1471 mm	7'2" x 4'10"
Bedroom 2	4379 x 3728 mm	14'4" x 12'3"
Bedroom 3	4073 x 2881 mm	13'4" x 9'5"
Bedroom 4	3115 x 3043 mm	10'3" x 10'0"
Bathroom	2689 x 2266 mm	8'10" x 7'5"

Key

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

NEW HOMES QUALITY CODE

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BDW004633/APR24

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 excellences 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
- Registered Social Landlord Homes
- Fences
- Carpets and floor coverings
- Wear and tear
- Failure to maintain
- Your own alterations
- Wilful damage

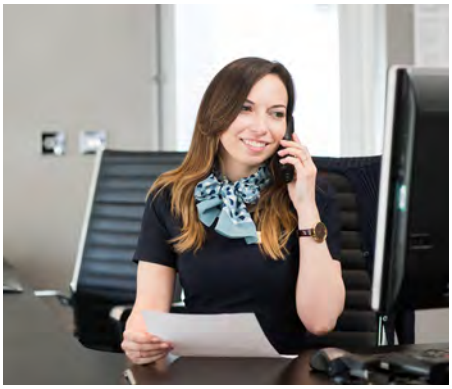
NHBC

90% CUSTOMER RECOMMENDED ★ ★ ★ ★ ★

*"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 house-builder 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.

NEW HOMES QUALITY CODE | 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" 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.

BDW004719/JUNE24

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WHERE QUALITY LIVES

dwh.co.uk or call **0330 057 2222**