HAZELWOOD VIEW

HUDDERSFIELD

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

HAZELWOOD VIEW
HUDDERSFIELD

THE DIFFERENCE IS LIVING AT

HAZELWOOD VIEW

FANTASTIC LOCATION

A collection of luxury homes surrounded by peaceful farmland. Enjoy the combination of scenic views and excellent transport links.

Take a stunning countryside walk to the local award winning farm shop and café. Enjoy a stroll around the independent shops, or spend time at one of the many scenic golf courses in the area.

CONVENIENT LIVING

Your new home is ideally situated for commuting with the M62 and train stations in easy reach. Living here, you'll have everything you need within easy reach, from local independent shops and restaurants to supermarkets and pubs.

Enjoy close amenities like cafes and schools and family-friendly attractions like Ponderosa Zoo - all within 3.5 miles away.

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.

Information is correct at time of publishing and is provided for reference only. Distances provided by Google Maps. You will need to contact schools directly for details of catchment areas.

P1248387/JUN26

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.

Hedgehog
highways

Bat and bird
boxes

Play area
for the community

Biodiversity
areas

Bee friendly
planting

New trees
planted

Grassland and wildflower
meadows

2.5 acres
of public open space

Habitat
and log piles

Electric
car charging

dwh.co.uk

DAVID WILSON HOMES
WHERE QUALITY LIVES

'We', 'our', 'us' refers to the Barratt Developments PLC Group brands including Barratt Homes, David Wilson Homes and Barratt London. Some of the features shown may not be available with every David Wilson home or on every David Wilson development. Please speak to a Sales Adviser for details of the features available on the home and development you are interested in. To find out more about the energy-efficiency and sustainability of our homes visit our website. All images used are for illustrative purposes only. Information correct at time of publishing.

P1211614/JUN26

HAZELWOOD VIEW

HUDDERSFIELD

- **The Apartments**
  The Poppy - 1 Bedroom Home
  The Daisy - 2 Bedroom Home
- **The Primrose**
  2 Bedroom Home
- **The Bluebell**
  3 Bedroom Home
- **The Alder**
  3 Bedroom Home
- **The Foxglove**
  3 Bedroom Home
- **The Hazelborough**
  4 Bedroom Home
- **The Sudbury**
  4 Bedroom Home
- **The Thornhill**
  4 Bedroom Home
- **The Winterton**
  4 Bedroom Home
- **The Lynford**
  4 Bedroom Home
- **The Hepburn**
  4 Bedroom Home
- **Affordable Housing**

Giving Nature a Home on this Development:

- **Bird Box - Starling Nest Box**
  Selected plots*
- **Bird Box - Sparrow Terrace**
  Selected plots*
- **Bat Box - Enclosed Bat Box**
  Selected plots*
- **Bird Box - Swift Nesting Brick**
  Selected plots*
- **Hedgehog Highway**
  Selected plots*

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

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

THE PRIMROSE

TWO BEDROOM HOME

Underfloor Heating

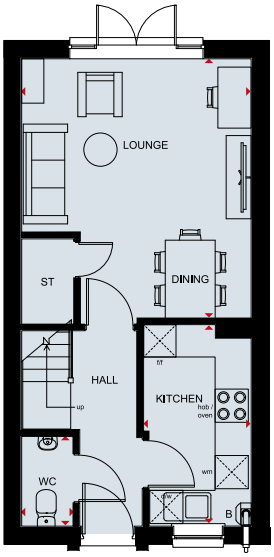
Electric car charging point

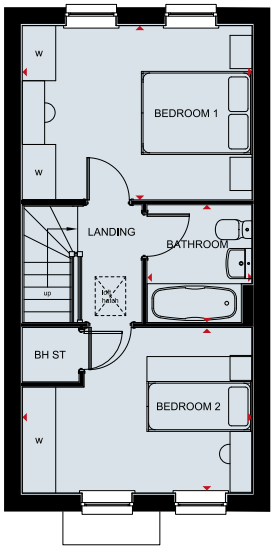
A/B EPC rating

Argon-filled double-glazing

Highly-efficient insulation

Air Source Heat Pump





Ground Floor

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

First Floor

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

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

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NEW HOMES QUALITY CODE

DAVID WILSON HOMES
WHERE QUALITY LIVES

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THE BLUEBELL

THREE BEDROOM HOME

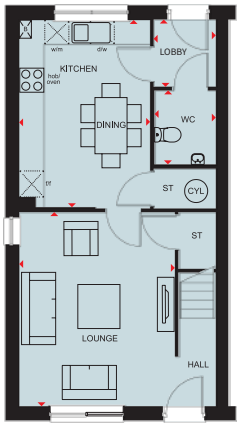
Highly-efficient insulation

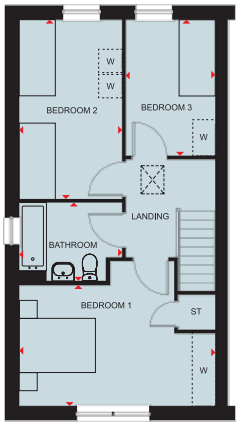
Electric car charging point

A/B EPC rating

Argon-filled double-glazing

Air Source Heat Pump





Ground Floor

Lounge	3878 x 4837 mm	12'9" x 15'11"
Kitchen/Dining	3264 x 4665 mm	10'8" x 15'4"
Utility	1549 x 1679 mm	5'1" x 5'6"
WC	1530 x 1844 mm	5'0" x 6'0"

First Floor

Bedroom 1	4885 x 3617 mm	16'1" x 11'11"
Bedroom 2	2565 x 4470 mm	8'5" x 14'8"
Bedroom 3	2233 x 3393 mm	7'4" x 11'1"
Bathroom	2565 x 1952 mm	8'5" x 6'5"

Key

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

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NEW HOMES QUALITY CODE

DAVID WILSON HOMES
WHERE QUALITY LIVES

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P1250090/JUN26

THE ALDER

THREE BEDROOM HOME

Underfloor Heating

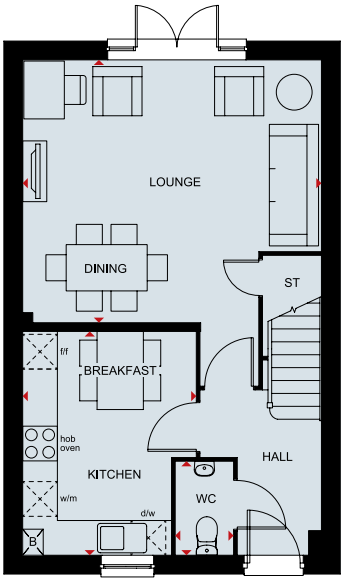
Highly-efficient insulation

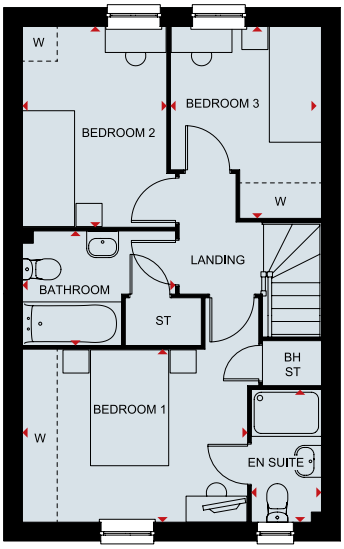
Electric car charging point

A/B EPC rating

Argon-filled double-glazing

Air Source Heat Pump





Ground Floor

Lounge/Dining	4543 x 5163 mm	14'9" x 16'9"
Kitchen/Breakfast	3868 x 2988 mm	12'7" x 9'8"
WC	1613 x 985 mm	5'3" x 3'2"

First Floor

Bedroom 1	2975 x 3875 mm	9'8" x 12'7"
En suite	2282 x 1200 mm	7'5 " x 3'9"
Bedroom 2	3556 x 2480 mm	11'7" x 8'1"
Bedroom 3	3302 x 2595 mm	10'8" x 8'5"
Bathroom	1853 x 2643 mm	6'1" x 8'7"

Key

B	Boiler	BH ST	Bulkhead store	d/w	Dishwasher space	w/m	Washing machine space
ST	Store	W	Wardrobe space	f/f	Fridge/freezer space	‹›	Dimension location

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NEW HOMES QUALITY CODE

DAVID WILSON HOMES
WHERE QUALITY LIVES

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P1229411/MAY26

THE FOXGLOVE

THREE BEDROOM HOME

Underfloor Heating

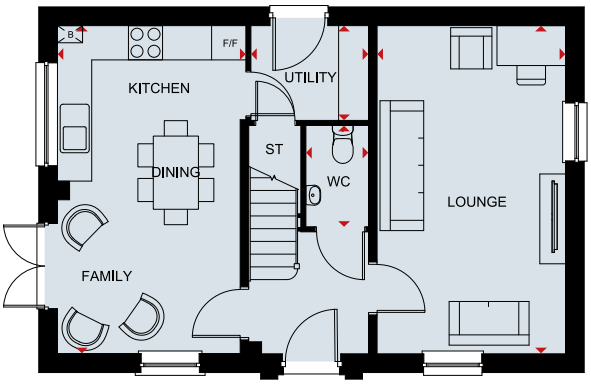
Electric car charging point

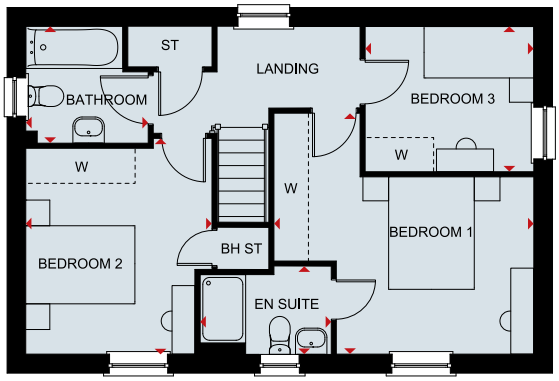
A/B EPC rating

Argon-filled double-glazing

Highly-efficient insulation

Air Source Heat Pump





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

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THE HAZELBOROUGH

FOUR BEDROOM HOME

Underfloor Heating

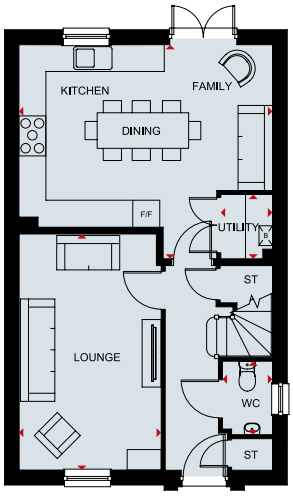
Highly-efficient insulation

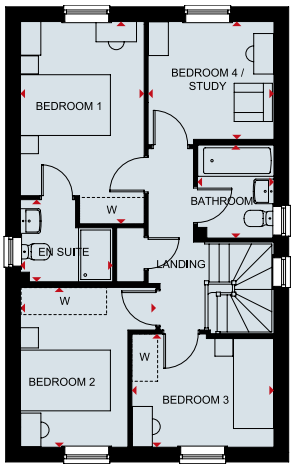
Electric car charging point

A/B EPC rating

Argon-filled double-glazing

Air Source Heat Pump





Ground Floor

Lounge	5250 x 3162 mm	17'3" x 10'4"
Kitchen/Dining/Family	5635 x 4762 mm	18'6" x 15'7"
Utility	1429 x 1150 mm	4'8" x 3'9"
WC	1634 x 2150 mm	5'4" x 7'1"

First Floor

Bedroom 1	4495 x 2750 mm	14'9" x 9'0"
En suite	2050 x 1825 mm	6'9" x 5'12"
Bedroom 2	3589 x 3014 mm	11'9" x 9'11"
Bedroom 3	3158 x 2551 mm	10'4" x 8'4"
Bedroom 4	2797 x 2736 mm	9'2" x 8'12"
Bathroom	2079 x 1765 mm	6'10" x 5'9"

Key

B	Boiler	f/f	Fridge/freezer space	‹›	Dimension location
ST	Store	w	Wardrobe space		

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NEW HOMES QUALITY CODE

DAVID WILSON HOMES
WHERE QUALITY LIVES

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P1229408/JUN26

THE SUDBURY

FOUR BEDROOM HOME

Underfloor Heating

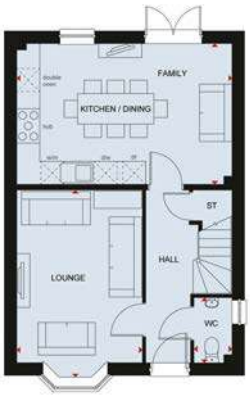
Highly-efficient insulation

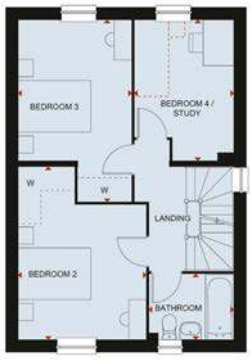
Electric car charging point

A/B EPC rating

Argon-filled double-glazing

Air Source Heat Pump





Ground Floor

Lounge	4875 x 3290 mm	16'0" x 10'10"
Kitchen/Dining	3685 x 5640 mm	12'1" x 18'6"
WC	1710 x 1010 mm	5'7" x 3'4"

First Floor

Bedroom 2	4500 x 3340 mm	14'9" x 10'12"
Bedroom 3	4725 x 2960 mm	15'6" x 9'8"
Bedroom 4/Study	3685 x 2590 mm	12'1" x 8'6"
Bathroom	1700 x 2210 mm	5'7" x 7'3"

Second Floor

Bedroom 1	6730 x 3460 mm	22'1" x 11'4"
En suite	2335 x 2085 mm	7'8" x 6'10"

*Overall floor dimension includes lowered ceiling areas

Key

ST	Store	d/w	Dishwasher space	W	Wardrobe space
w/m	Washing machine	f/f	Fridge freezer space	◂▸	Dimension location

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NEW HOMES QUALITY CODE

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WHERE QUALITY LIVES

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P1229409/MAY26

THE THORNHILL

FOUR BEDROOM HOME

Underfloor Heating

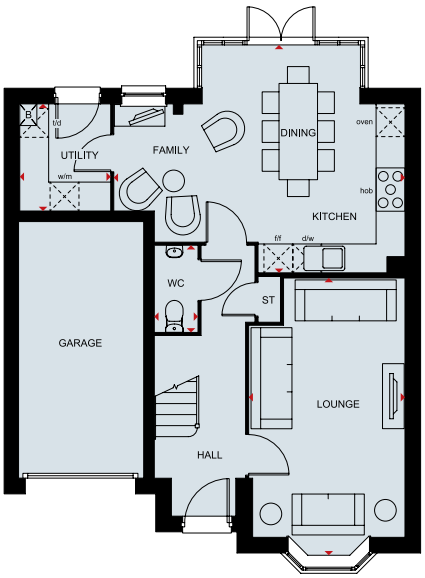
Highly-efficient insulation

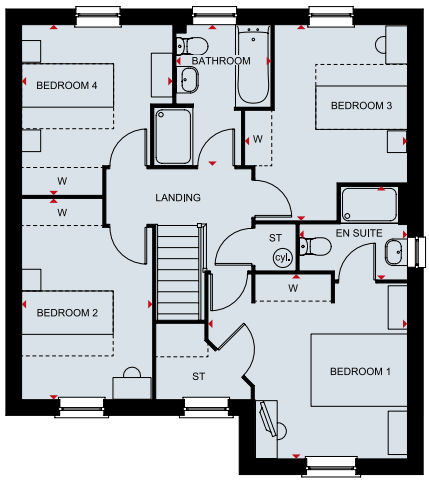
Electric car charging point

A/B EPC rating

Argon-filled double-glazing

Air Source Heat Pump





Ground Floor

Lounge	5785 x 3235 mm	18'12" x 10'7"
Kitchen/Family/ Dining	6037 x 4735 mm	19'10" x 15'6"
Utility	2225 x 1877 mm	7'4" x 6'2"
WC	1787 x 895 mm	5'10" x 2'11"

First Floor

Bedroom 1	4125 x 3822 mm	13'6" x 12'6"
En suite	2235 x 1924 mm	7'4" x 6'4"
Bedroom 2	4161 x 2706 mm	13'8" x 8'11"
Bedroom 3	4056 x 3365 mm	13'4" x 11'0"
Bedroom 4	3527 x 3124 mm	11'7" x 10'3"
Bathroom	2913 x 2412 mm	9'7" x 7'11"

Key

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

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P1229413/JUN26

THE WINTERTON

FOUR BEDROOM HOME

Underfloor Heating

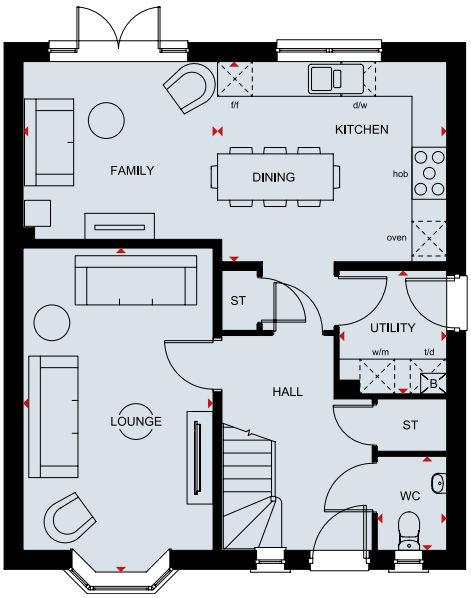
Highly-efficient insulation

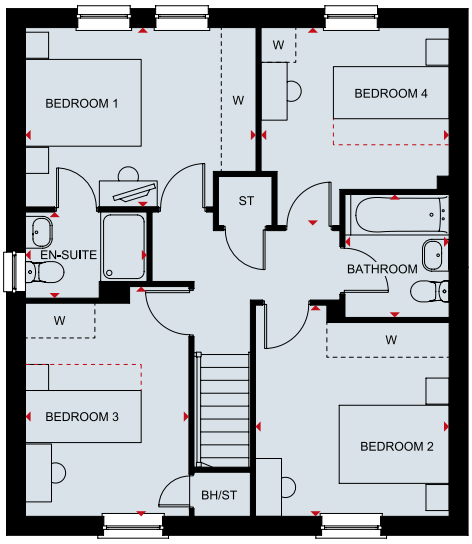
Electric car charging point

A/B EPC rating

Argon-filled double-glazing

Air Source Heat Pump





Ground Floor

Lounge	5622 x 3285 mm	18'5" x 10'9"
Kitchen/Dining/Family	7323 x 4647 mm	24'0" x 15'3"
WC	1625 x 1200 mm	5'4" x 3'11"
Utility	2132 x 1859 mm	7'0" x 6'11"

First Floor

Bedroom 1	3985 x 3100 mm	13'1" x 10'2"
En suite	2100 x 1488 mm	6'11" x 4'10"
Bedroom 2	3651 x 3347 mm	11'11" x 11'0"
Bedroom 3	3972 x 2825 mm	13'0" x 9'3"
Bedroom 4	3421 x 3250 mm	11'2" x 10'8"
Bathroom	2125 x 1800 mm	7'0" x 5'11"

Key

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

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NEW HOMES QUALITY CODE

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P1229414/MAY26

THE LYNFORD

FOUR BEDROOM HOME

Underfloor Heating

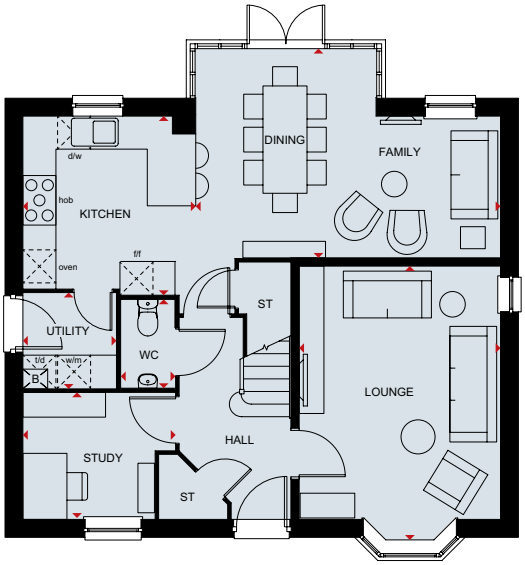
Highly-efficient insulation

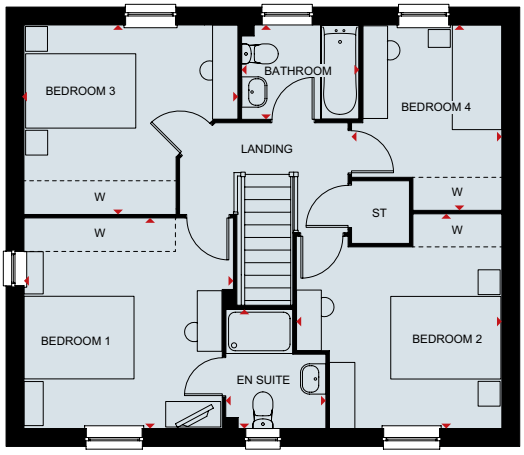
Electric car charging point

A/B EPC rating

Argon-filled double-glazing

Air Source Heat Pump





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

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NEW HOMES QUALITY CODE

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.

P1229412/MAY26

THE HEPBURN

FOUR BEDROOM DETACHED HOME

A/B EPC rating

Argon-filled double-glazing

Electric car charging point

Waste Water Heat Recovery Systems

Highly-efficient insulation

Decentralised mechanical extract ventilation (d-MEV)

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 wm Washing machine space

dw Dishwasher space f/f

Fridge/freezer space

w Wardrobe space

Dimension location

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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.

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P1248214/JUN26