



HIGHGROVE AT WYNYARD PARK

WYNYARD, STOCKTON ON TEES

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



Highgrove at Wynyard is surrounded by a fantastic range of shops in the neighbouring towns and city providing all you need within the community. And for those who prefer more active pursuits, there are plenty of walks in the local area and into the countryside. Wynyard also plays host to some fantastic bars and restaurants from rustic to fine dining. When it comes to beautiful scenery and



picturesque settings, residents of Highgrove at Wynyard Park will be spoilt for choice. From Wynyard Hall to Wynyard Golf Club located within walking distance, residents will have the benefit of rural living in a traditional modern environment. Located just outside Wynyard are local towns and villages, providing plenty of beauty spots dotted with pubs and restaurants to suit your needs.



Our Homes at Highgrove @ Wynyard Park Estate 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.

HIGHGROVE

at WYNYARD PARK

Development Plan



- Meriden**
4 bedroom detached home
- Kirkdale**
4 bedroom detached home
- Hollinwood**
4 bedroom detached home
- Ingleby**
4 bedroom detached home
- Eckington**
3 bedroom detached home
- Hadley**
3 bedroom semi-detached home
- Archford**
3 bedroom semi-detached home

** Properties built in stone.

† Properties with PV Panels.



THE ECKINGTON

THREE BEDROOM HOME



The Eckington's traditional look conceals the modern, flexible home inside. A good-sized lounge leads to a bright, open-plan kitchen and dining area, with access to the rear garden via French doors. A separate utility adds practicality and an integral

garage provides extra security. Upstairs are 3 double bedrooms - bedroom 1 with en suite and dressing area - and a family bathroom with shower.



DAVID WILSON HOMES

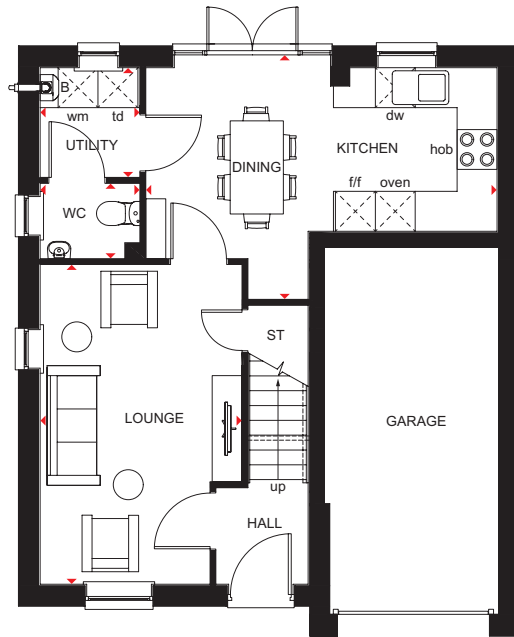
WHERE QUALITY LIVES

THE ECKINGTON

THREE BEDROOM HOME

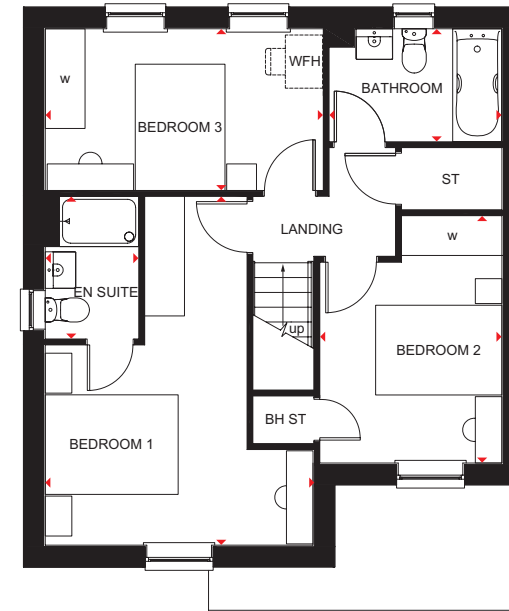
Key

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



Ground Floor

Lounge	3050 x 4811 mm	10'0" x 15'9"
Kitchen/Dining	5285 x 3485 mm	17'4" x 11'5"
Utility	1500 x 1650 mm	4'11" x 5'4"
WC	1500 x 1130 mm	4'11" x 3'8"



First Floor

Bedroom 1	4031 x 5275 mm	13'2" x 17'3"
En Suite	1410 x 2150 mm	4'7" x 7'0"
Bedroom 2	2741 x 3723 mm	8'11" x 12'2"
Bedroom 3	4185 x 2435 mm	13'8" x 7'11"
Bathroom	2600 x 1700 mm	8'6" x 5'6"

Floor plans are intended to give a general indication of the proposed floor layout only. Dimensions are accurate to within + or - 50mm but should not be used for carpet or flooring sizes, appliance spaces or items of furniture. Please ask our Sales Adviser for details of the treatments specified for individual plots. Individual features such as windows, brick and other materials' colours may vary, as may drainage, heating and electrical layouts. Images, photographs and dimensions are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.

BDW002669/FEB23



THE ARCHFORD

THREE BEDROOM TERRACED HOME



Individual plots may vary, please speak to the Sales Adviser



A stylish terraced home, The Archford has an open-plan kitchen with dining area designed for practical, modern living with French doors opening out onto the rear garden creating a bright, light-filled room. A lobby, separating the kitchen and the

front-aspect lounge, has stairs leading to the first floor. Here, the main bedroom has its own en suite, with a separate bathroom for the rest of the family. A further double bedroom and a single bedroom make this an attractive family home.



DAVID WILSON HOMES

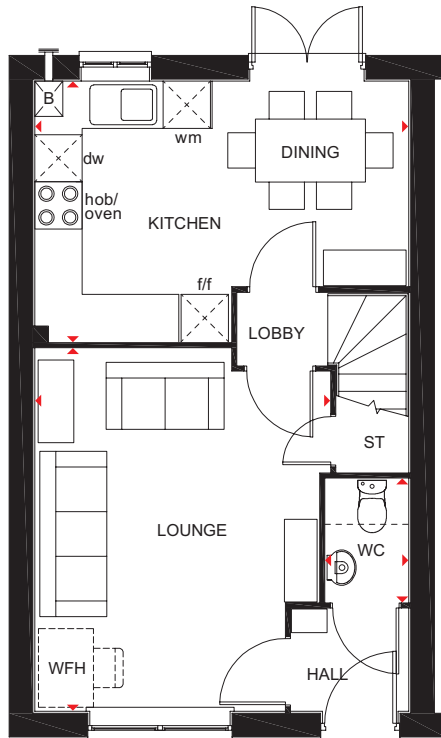
WHERE QUALITY LIVES

THE ARCHFORD

THREE BEDROOM TERRACED HOME

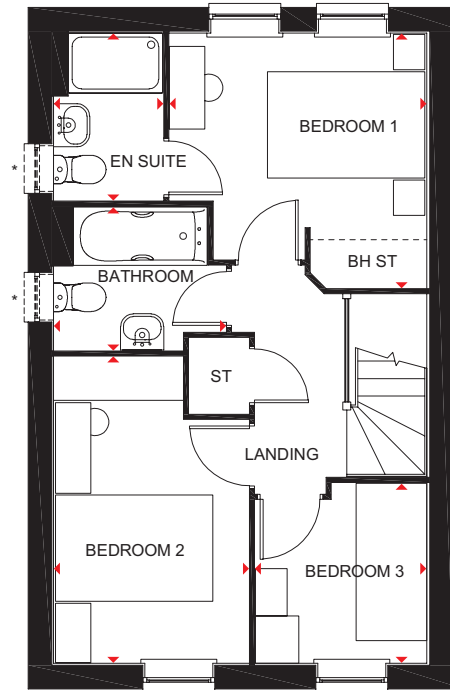
Key

B	Boiler	BH ST	Bulkhead store	wm	Washing machine space	WFH	Work from home space
ST	Store	f/f	Fridge/freezer space	dw	Dishwasher space	◀▶	Dimension location



Ground Floor

Lounge	4604 x 3746 mm	15'1" x 12'3"
Kitchen/Dining	4750 x 3310 mm	15'7" x 10'10"
WC	1561 x 1054 mm	5'1" x 3'5"



First Floor

Bedroom 1	3234 x 3276 mm	10'7" x 10'9"
En suite	1385 x 2119 mm	4'7" x 6'11"
Bedroom 2	2475 x 3891 mm	8'1" x 12'9"
Bedroom 3	2286 x 2186 mm	7'6" x 7'2"
Bathroom	1815 x 2181 mm	5'11" x 7'2"

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

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THE HADLEY DETACHED

THREE BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The sash-style windows give this detached home a delightfully traditional look. Yet inside, the open-plan kitchen – with its dining and family areas and separate utility room – is designed very much for busy, modern living. French doors to the garden give

the whole room a bright and airy feeling. The spacious dual-aspect lounge meanwhile provides the perfect place to relax. Upstairs are two double bedrooms, the large main with en suite, a single bedroom and a family bathroom.



DAVID WILSON HOMES

WHERE QUALITY LIVES

THE HADLEY DETACHED

THREE BEDROOM DETACHED HOME

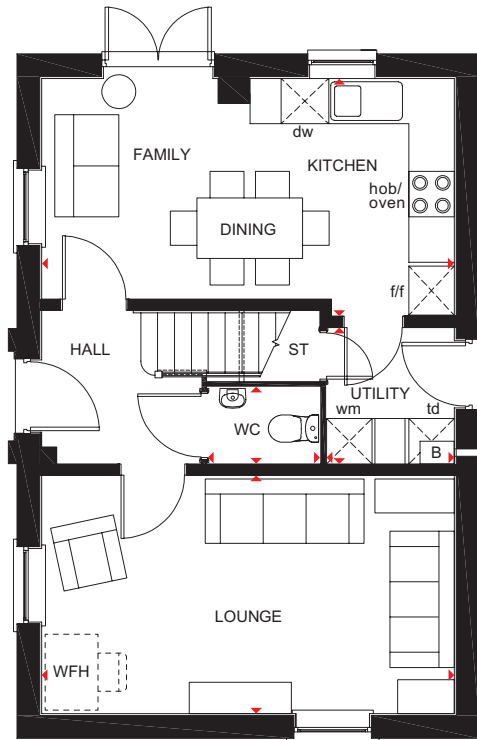
Key

B Boiler
ST Store

f/f Fridge/freezer space
wm Washing machine space

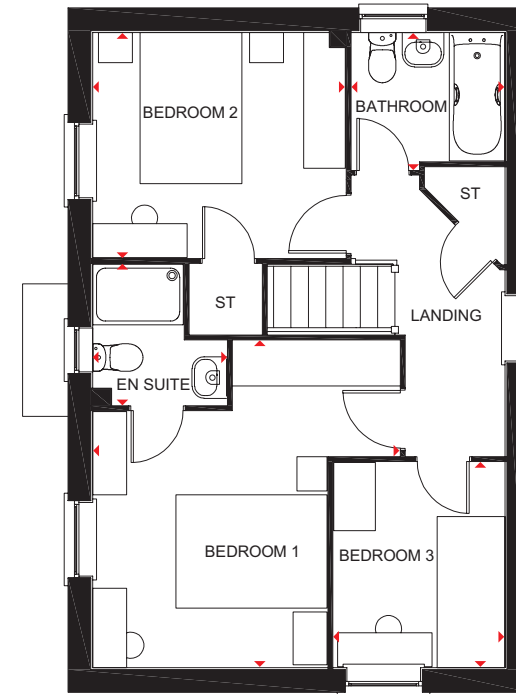
dw Dishwasher space
td Tumble dryer space

◀▶ Dimension location
WFH Working from home



Ground Floor

Lounge	5455 x 3153 mm	17'11" x 10'4"
Kitchen/ Family/Dining	5455 x 3143 mm	17'11" x 10'4"
Utility	1804 x 1688 mm	5'11" x 5'6"
WC	1480 x 1014 mm	4'10" x 3'4"



First Floor

Bedroom 1	4324 x 4058 mm	14'2" x 13'3"
En Suite	1856 x 1771 mm	6'1" x 5'9"
Bedroom 2	3341 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"

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THE HADLEY

THREE BEDROOM END-TERRACED HOME



Individual plots may vary, please speak to the Sales Adviser



The sash-style windows give this end-terraced home a delightfully traditional look. Yet inside, the open-plan kitchen – with its dining and family areas and separate utility room – is designed very much for busy, modern living. French doors to the garden give

the whole room a bright and airy feeling. The spacious dual-aspect lounge, meanwhile, provides the perfect place to relax. Upstairs are two double bedrooms, the main bedroom with en suite, a single bedroom and a family bathroom.



DAVID WILSON HOMES

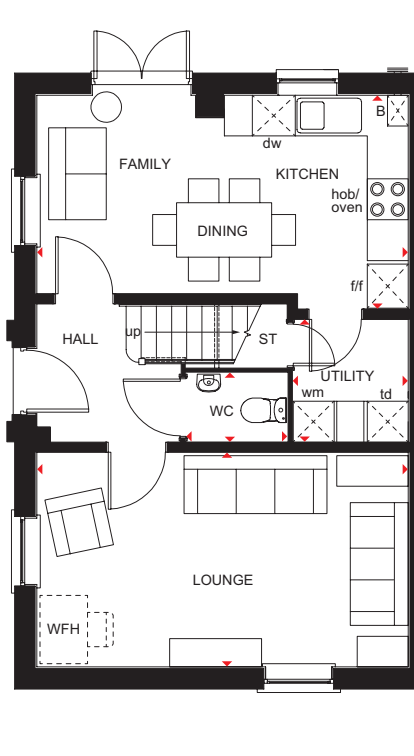
WHERE QUALITY LIVES

THE HADLEY

THREE BEDROOM END-TERRACED HOME

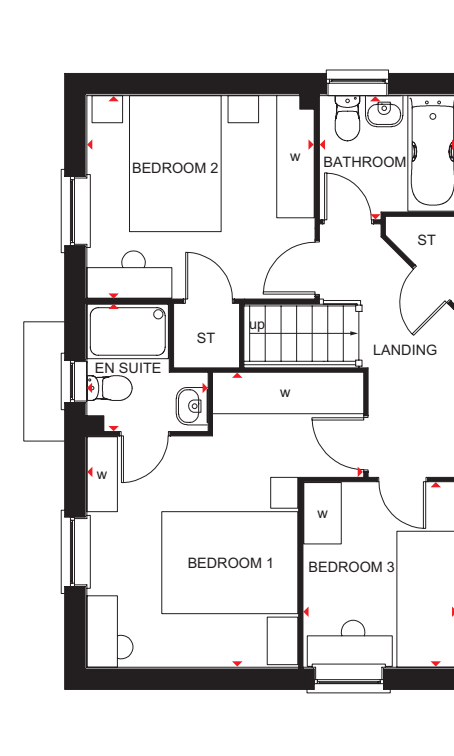
Key

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



Ground Floor

Lounge	5455 x 3153 mm	17'11" x 10'4"
Kitchen/ Family/Dining	5455 x 3131 mm	17'11" x 10'3"
Utility	1804 x 1688 mm	5'11" x 5'6"
WC	1480 x 1014 mm	4'10" x 3'4"



First Floor

Bedroom 1	4324 x 4058 mm	14'2" x 13'3"
En Suite	1856 x 1771 mm	6'1" x 5'9"
Bedroom 2	3341 x 2978 mm	11'0" x 9'9"
Bedroom 3	2713 x 2265 mm	8'11" x 7'5"
Bathroom	2025 x 1811 mm	6'8" x 6'0"

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THE INGLEBY

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The sash-style windows of this family home give it a delightfully traditional feel, while inside the large, open-plan kitchen with its dining and family areas is designed very much for modern living. Essential utility space is discreetly tucked away in a corner of the

kitchen and French doors give access to the rear garden. The separate lounge provides a comfortable haven where everyone can relax. Upstairs are two double bedrooms, the main bedroom with en suite, two single bedrooms and a family bathroom.



DAVID WILSON HOMES

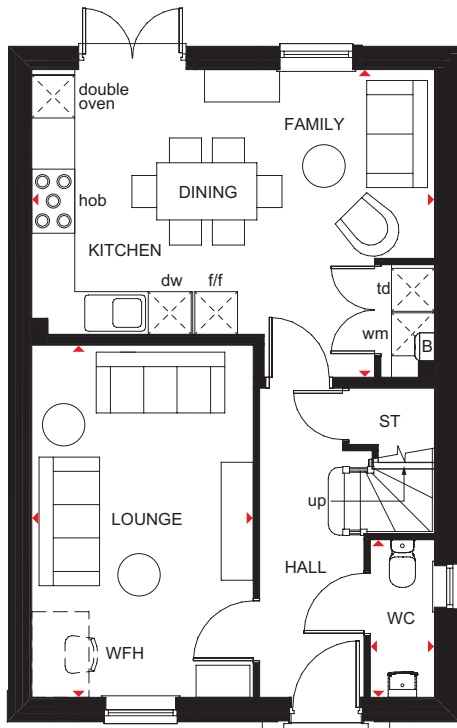
WHERE QUALITY LIVES

THE INGLEBY

FOUR BEDROOM DETACHED HOME

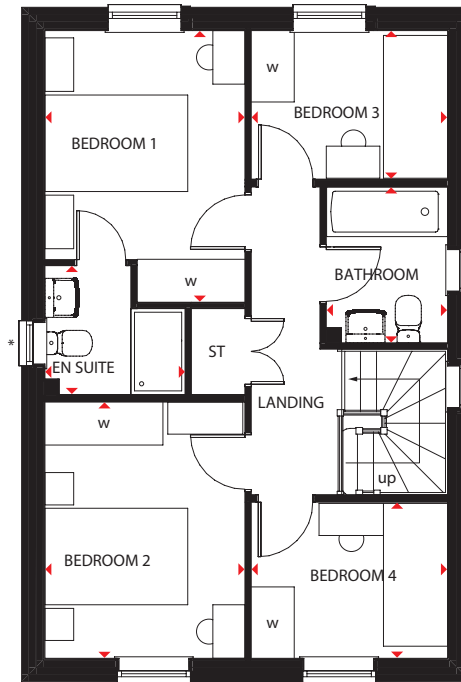
Key

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



Ground Floor

Lounge	4930 x 3100 mm	16'2" x 10'2"
Kitchen/ Family/Dining	5365 x 4305 mm	18'6" x 14'11"
WC	2206 x 900 mm	7'3" x 2'11"



First Floor

Bedroom 1	3802 x 2800 mm	12'6" x 9'2"
En Suite	1962 x 1800 mm	6'5" x 5'11"
Bedroom 2	3587 x 2800 mm	11'9" x 9'2"
Bedroom 3	2747 x 2066 mm	9'0" x 6'9"
Bedroom 4	2747 x 2172 mm	9'0" x 7'1"
Bathroom	2179 x 1700 mm	7'2" x 5'7"

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THE HOLLINWOOD

FOUR BEDROOM DETACHED HOME



Individual plots and elevational treatments may vary, please speak to the Sales Adviser

Sash-style windows give The Hollinwood a delightful, traditional look, while inside it is designed very much for busy family life. An attractive glazed bay leading to the garden creates a light atmosphere in the open-plan kitchen with flexible dining and

family space. The kitchen also has an adjacent utility room. The dual-aspect lounge provides the perfect place for the whole family to relax. Upstairs are three double bedrooms, the main bedroom with en suite, a single bedroom and a family bathroom.



DAVID WILSON HOMES
WHERE QUALITY LIVES

THE HOLLINWOOD

FOUR BEDROOM DETACHED HOME

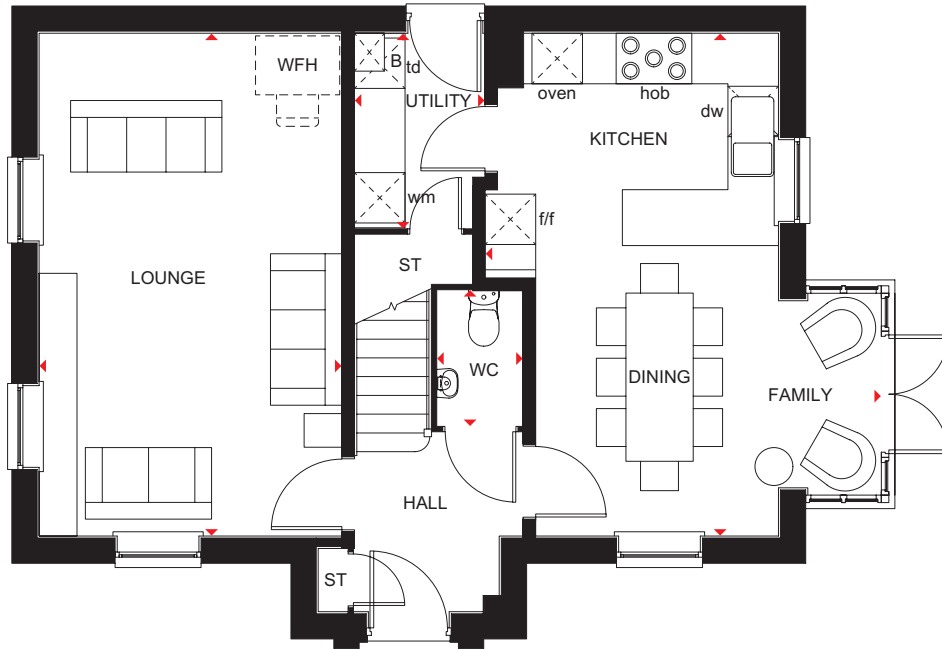
Key

B Boiler
ST Store
BH ST Bulkhead store

f/f Fridge/freezer space
wm Washing machine space
dw Dishwasher space

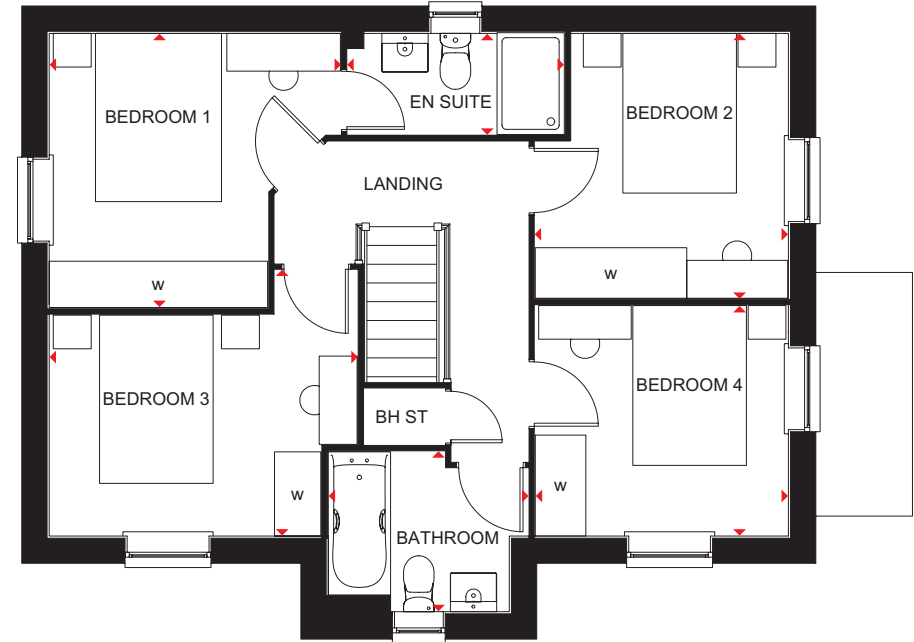
td Tumble dryer space
w Wardrobe space
WFH Working from home

◀▶ Dimension location



Ground Floor

Lounge	3600 x 5978 mm	11'10" x 19'7"
Kitchen/ family/Dining	5978 x 4711 mm	19'7" x 15'5"
Utility	1550 x 2312 mm	5'1" x 7'7"
WC	1014 x 1600 mm	3'4" x 5'3"



First Floor

Bedroom 1	3462 x 3260 mm	11'4" x 10'8"
En Suite	2574 x 1200 mm	8'5" x 4'0"
Bedroom 2	3010 x 3150 mm	9'10" x 10'4"
Bedroom 3	3661 x 3159 mm	12'0" x 10'4"
Bedroom 4	3010 x 2739 mm	9'10" x 9'0"
Bathroom	2373 x 1900 mm	7'9" x 6'3"

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THE ECKINGTON



Individual plots may vary, please speak to the Sales Adviser

The Eckington is a practical three bedroom home, ideal for young families. You can enjoy a large open-plan kitchen/dining area with French doors leading to the garden. There is also a practical utility area and a cosy dual aspect lounge. Upstairs, you'll find three double bedrooms and a family bathroom.

The generous sized main bedroom is complete with an en suite and dressing area, whilst bedroom two offers space for home-working.

This home comes complete with parking and an integral garage which provides added security.



DAVID WILSON HOMES

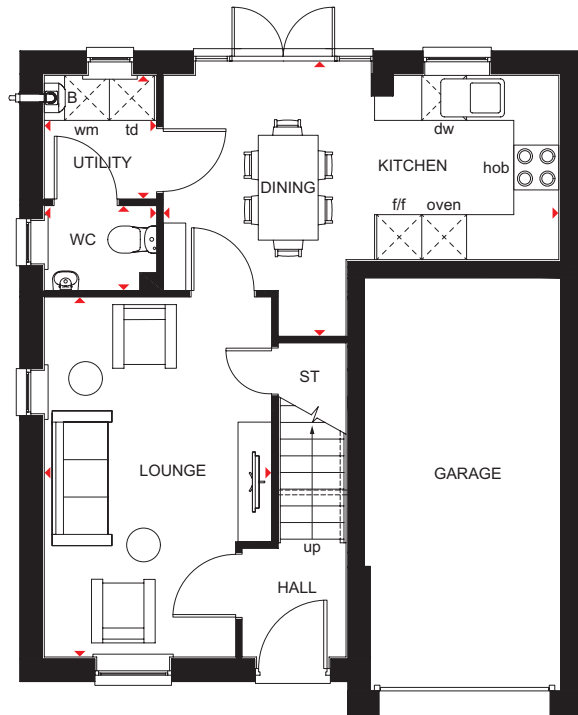
WHERE QUALITY LIVES

THE ECKINGTON

THREE BEDROOM HOME

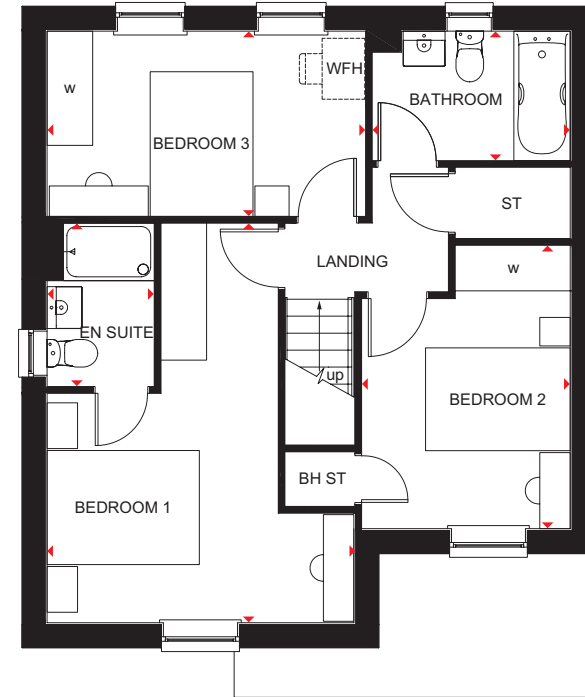
Key

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



Ground Floor

Lounge	3050 x 4811 mm	10'0" x 15'9"
Kitchen/Dining	5285 x 3485 mm	17'4" x 11'5"
Utility	1500 x 1650 mm	4'11" x 5'4"
WC	1500 x 1130 mm	4'11" x 3'8"



First Floor

Bedroom 1	4031 x 5275 mm	13'2" x 17'3"
En Suite	1410 x 2150 mm	4'7" x 7'0"
Bedroom 2	2741 x 3723 mm	8'11" x 12'2"
Bedroom 3	4185 x 2435 mm	13'8" x 7'11"
Bathroom	2600 x 1700 mm	8'6" x 5'6"

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THE MERIDEN

FOUR BEDROOM DETACHED HOME



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The Meriden is a bright place to call home with its attractive bay-fronted lounge and a light-filled glazed bay in the kitchen/dining area leading to the garden. A family space in the kitchen increases flexibility for living and entertaining, while a separate

utility room adds practicality and an integral garage provides extra security. Upstairs are four double bedrooms, the generous main bedroom with en suite, and a family bathroom with shower.



DAVID WILSON HOMES

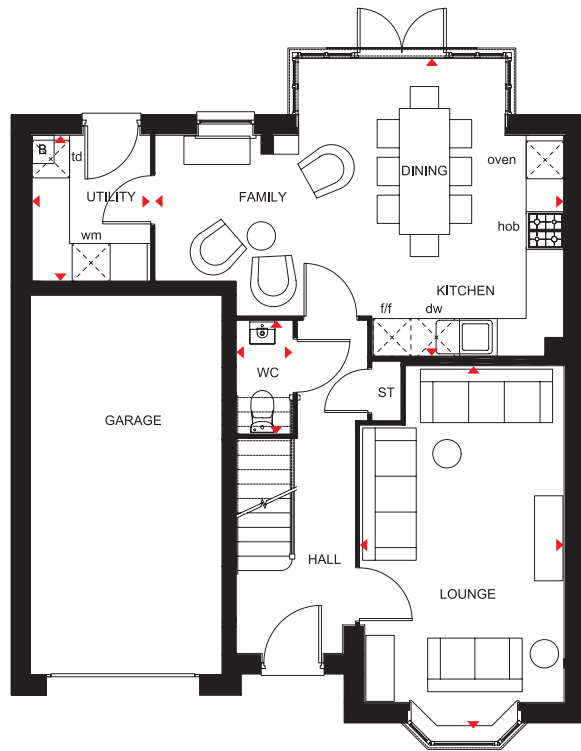
WHERE QUALITY LIVES

THE MERIDEN

FOUR BEDROOM DETACHED HOME

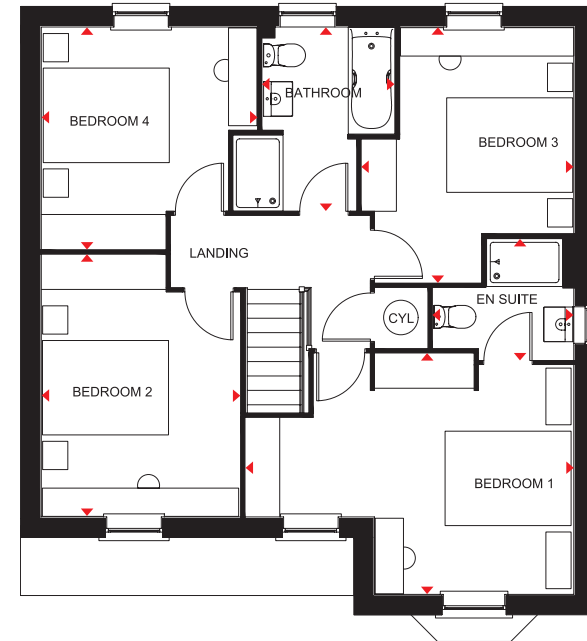
Key

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



Ground Floor

Lounge	5767 x 3235 mm	18'11" x 10'7"
Kitchen/Family/Dining	6486 x 4735 mm	21'3" x 15'6"
Utility	2305 x 1877 mm	7'7" x 6'2"
WC	1786 x 882 mm	5'10" x 2'11"



First Floor

Bedroom 1	5208 x 3822 mm	17'1" x 12'6"
En Suite	2235 x 1923 mm	7'4" x 6'4"
Bedroom 2	4161 x 3155 mm	13'8" x 10'4"
Bedroom 3	4056 x 3365 mm	13'3" x 11'0"
Bedroom 4	3527 x 3423 mm	11'7" x 11'3"
Bathroom	2913 x 210 mm	9'6" x 6'11"

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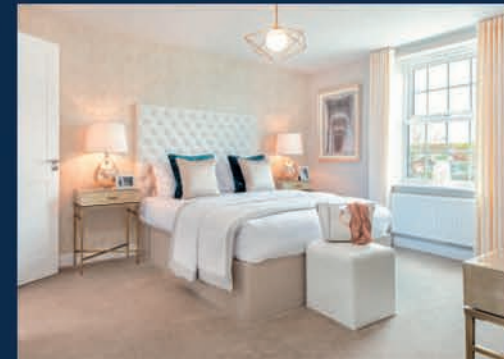


THE KIRKDALE

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



This family home has a delightfully traditional look from the outside, while inside, the large open-plan kitchen with its spacious dining and family areas is designed very much for modern living. An elegant, full-glazed walk-in bay with French doors gives access

to the garden and there's also a separate utility room. The bright and airy lounge, with an attractive bay window, is the perfect place to relax. Upstairs are four double bedrooms, the large main bedroom with en suite, and a family bathroom.



DAVID WILSON HOMES

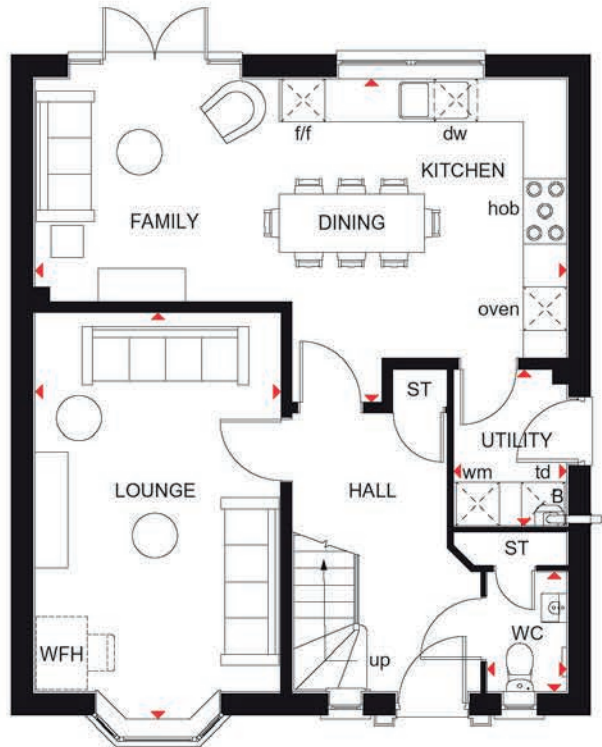
WHERE QUALITY LIVES

THE KIRKDALE

FOUR BEDROOM DETACHED HOME

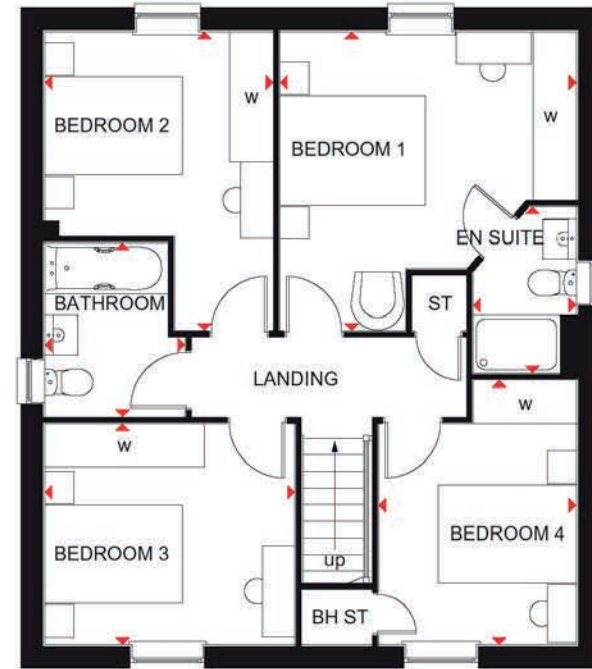
Key

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



Ground Floor

Lounge	3385 x 5622 mm	11'1" x 18'5"
Kitchen/Family/Dining	7323 x 4460 mm	24'0" x 14'8"
Utility	1561 x 2150 mm	5'1" x 7'1"
WC	1100 x 1650 mm	3'7" x 5'5"



First Floor

Bedroom 1	4085 x 4124 mm	13'5" x 13'6"
En Suite	1425 x 2300 mm	4'8" x 7'7"
Bedroom 2	3150 x 4124 mm	10'4" x 13'6"
Bedroom 3	3447 x 3048 mm	11'4" x 10'0"
Bedroom 4	2725 x 3648 mm	8'11" x 12'0"
Bathroom	1938 x 2400 mm	6'4" x 7'10"

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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
- 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 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.



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.

DAVID WILSON HOMES

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