



DAVID WILSON HOMES

WHERE QUALITY LIVES

Alconbury Weald



0333 355 8485

dwh.co.uk

Alconbury Weald

-  **The Wistow**
2 bedroom home
-  **The Archford**
3 bedroom home
-  **The Buckworth**
3 bedroom home
-  **The Kenneth**
3 bedroom home
-  **The Greenwood**
3 bedroom home
-  **The Elmsthorpe**
4 bedroom home
-  **The Elmsthorpe Plus**
4 bedroom home
-  **The Ingleby**
4 bedroom home
-  **The Hurst**
4 bedroom home
-  **The Bayswater**
4 bedroom home
-  **The Avondale**
4 bedroom home
-  **The Marlowe**
5 bedroom home
-  **The Moreton**
5 bedroom home
-  **Affordable Housing: Rented**
-  **Affordable Housing: Shared Ownership**
-  **Sales Centre**
-  **Show Home**
-  **Discovery House**
-  **BCP Bin Collection Point**
-  **Sales Centre and Show Homes Area**



Surrounded by over 200 acres of woodland and parks, and just four miles north of Huntingdon, your new home at Alconbury Weald will provide you with the ideal haven for work-life balance. David Wilson Homes brings a collection of new 2, 3, 4 and 5 bedroom homes situated between linear parks.

For those working and living at Alconbury Weald there is an abundance of amenities and activities. Including a gym, library, sports pitches, walking routes, shops and more.

The Alconbury Enterprise Campus is also on your doorstep, providing a location for working, living and leisure to help businesses and their people prosper.

Benefit from excellent commuter links, with easy access to the A1, A14 and A141. Huntingdon train station is just 5 miles away with a direct link to London in just over an hour.

Buy with confidence at Alconbury Weald with an award-winning house builder. 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.[^]

[^]2-year builder warranty from legal completion directly from Barratt Homes, backed by NHBC's resolution service. Then 8 years of structural defects insurance cover with NHBC.

Alconbury Weald

- Gym & Library
- Ermine Street Church Academy
- Co-op
- Swynford Stores



GIVING NATURE A HOME

BUILDING SUSTAINABLE COMMUNITIES



Throughout the planning process before starting build, we consider where we can introduce nature and where we can strengthen in. At David Wilson Homes we have a vision that goes beyond bricks and mortar. We aim to create inspiring communities of tomorrow that fulfil our customers' every need whilst respecting today's environment.

Our homes are thoughtfully designed and built to the highest quality, whilst the design and layout of our developments create a true sense of place. But our homes are not only great places to live; they are good for the environment and good for future generations too.



130+
new trees
planted



117
bird boxes and
swift bricks



Play
area for
the community



1,100+
metres of hedgehog
highways



27
bat boxes
installed

Features on selected plots only. *We, 'our', 'us' refers to the Barratt Developments PLC Group brands including Barratt Homes, David Wilson Homes and Barratt London. Please speak to a Sales Adviser for details of the features available on the home and development you are interested in. Visit our website for more information. Information correct at time of publishing.



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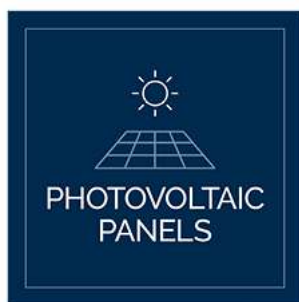
**Alconbury
Weald**

ENERGY-EFFICIENT HOMES

THE FEATURES AND BENEFITS



Save thousands per year on your energy bills with a brand-new energy efficient home. Every new home we build has been designed with the future in mind. We use innovative design and smart technologies to make your new home more economical, comfortable and enjoyable to live in. **Our homes at Alconbury Weald will benefit from these energy saving features.**



Features on selected plots only. The changes apply to individual homes, rather than across an entire development, so please liaise with the Sales Adviser on the development you are interested in about the specific inclusions of individual homes. We, 'our', 'us' refers to the Barratt Developments PLC Group brands including Barratt Homes, David Wilson Homes and Barratt London. Please speak to a Sales Adviser for details of the features available on the home and development you are interested in. 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. Information correct at time of publishing.

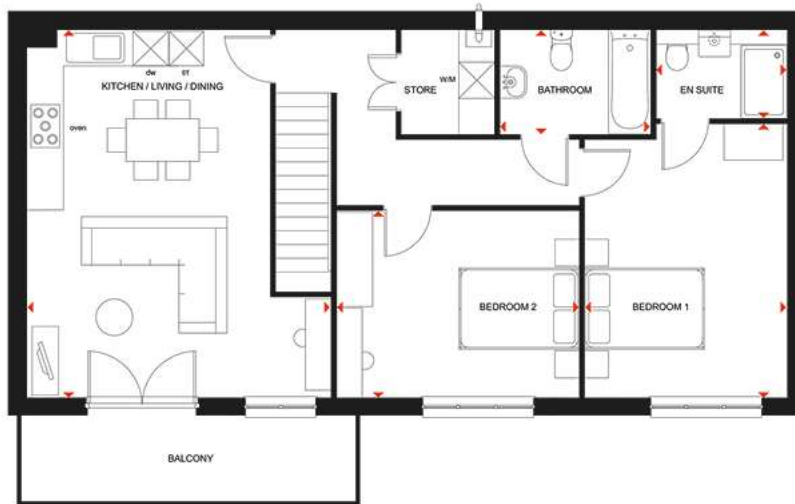


DAVID WILSON HOMES
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Alconbury
Weald

THE WISTOW

2 BEDROOM HOME



First Floor

Kitchen/Living/Dining	5061 x 6114 mm	16'7" x 20'0"
Bedroom 1	3355 x 4545 mm	11'0" x 14'10"
En Suite	2157 x 1231 mm	7'0" x 4'0"
Bedroom 2	4034 x 3102 mm	13'2" x 10'2"
Bathroom	2523 x 1740 mm	8'3" x 5'8"

Key

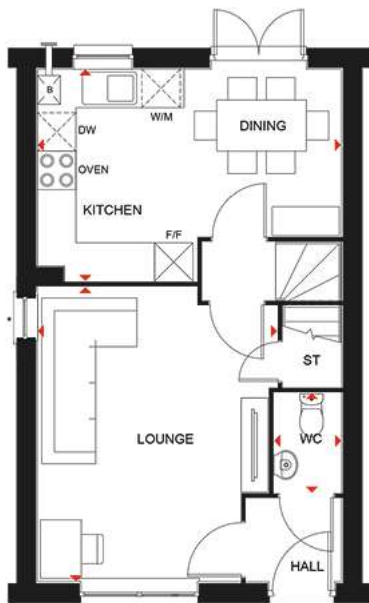
B	Boiler	wm	Washing machine space	f/f	Fridge freezer space	W	Wardrobe space
ST	Store	dw	Dishwasher space	td	Tumble Dryer space	↔	Dimension location



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THE ARCHFORD

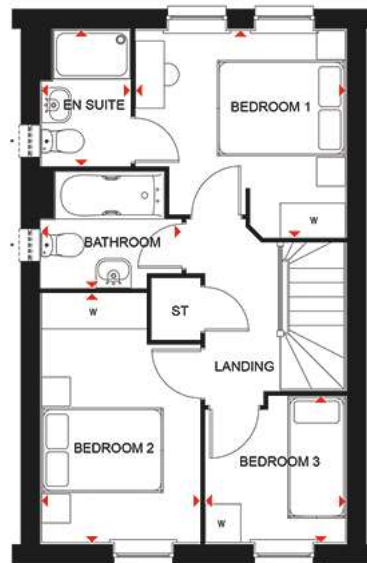
3 BEDROOM HOME



*Window to selected plots only.

Ground Floor

Lounge	4599 x 3746 mm	15'1" x 12'3"
Kitchen/Dining	4745 x 3310 mm	15'6" x 10'10"
WC	1561 x 1054 mm	5'1" x 3'5"



*Window to selected plots only.

First Floor

Bedroom 1	3277 x 3229 mm	10'9" x 10'7"
En suite	2119 x 1385 mm	6'11" x 4'6"
Bedroom 2	3886 x 2475 mm	12'8" x 8'1"
Bedroom 3	2281 x 2186 mm	7'5" x 7'2"
Bathroom	2181 x 1815 mm	7'2" x 5'11"

Key

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



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THE BUCKWORTH 3 BEDROOM HOME



Ground Floor

Kitchen	2525 x 3706 mm	8'3" x 12'1"
Living Room	4745 x 4213 mm	15'6" x 13'9"
WC	855 x 1799 mm	2'9" x 5'10"



First Floor

Bedroom 1	3062 x 5194 mm	10'0" x 17'0"
En Suite	1681 x 2100 mm	5'6" x 6'10"
Bedroom 2	4745 x 2975 mm	15'6" x 9'9"
Bedroom 3	3455 x 3110 mm	11'4" x 10'2"
Bathroom	2590 x 1746 mm	8'5" x 5'8"

Key

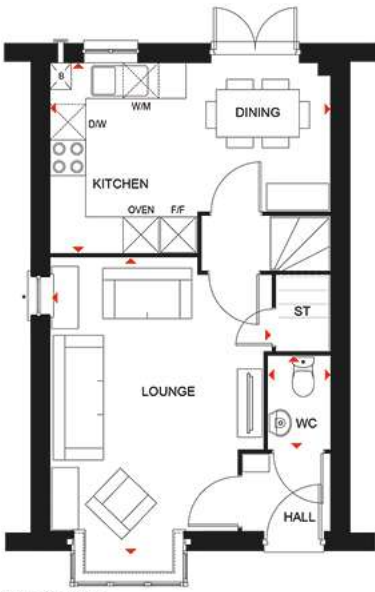
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ST	Store	dw	Dishwasher space	td	Tumble Dryer space	↔	Dimension location



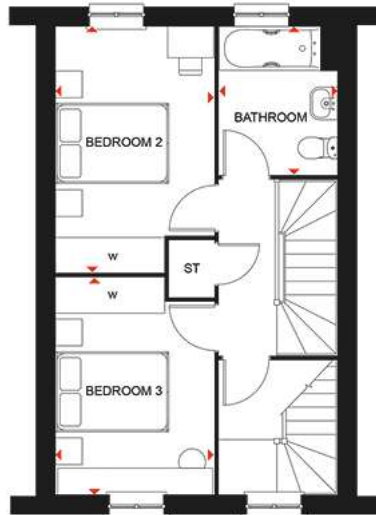
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THE KENNETT

3 BEDROOM HOME



Ground Floor		
Lounge	5291 x 3727 mm	17'4" x 12'2"
Kitchen/Dining	4726 x 3195 mm	15'6" x 10'5"
WC	1562 x 1038 mm	5'1" x 3'4"



First Floor		
Bedroom 2	4141 x 2657 mm	13'7" x 8'8"
Bedroom 3	3656 x 2658 mm	11'11" x 8'8"
Bathroom	2496 x 1986 mm	8'2" x 6'6"



Second Floor		
Bedroom 1	6681* x 4731 mm	21'11" x 15'6"
En suite	2496* x 1190 mm	8'2" x 3'10"

* Overall floor dimension includes lowered ceiling areas

Key

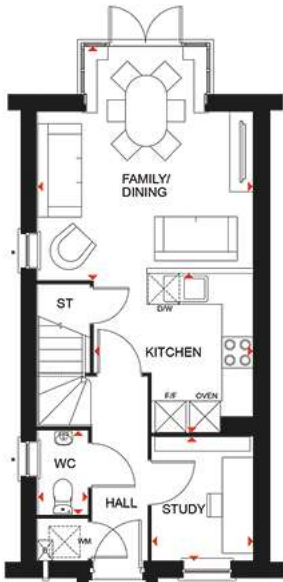
B Boiler	wm Washing machine space	f/f Fridge freezer space	W Wardrobe space
ST Store	dw Dishwasher space	td Tumble Dryer space	↔ Dimension location



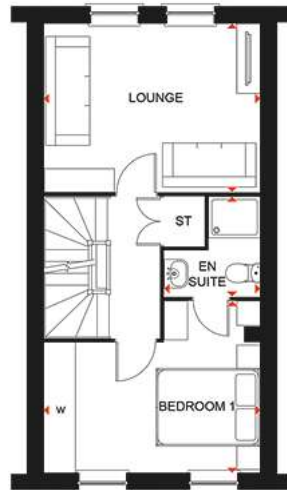
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THE GREENWOOD

3 BEDROOM HOME



*Windows to selected plots only.



Ground Floor

Family/Dining	4513 x 4163 mm	14'9" x 13'7"
Kitchen	3074 x 3070 mm	10'1" x 10'0"
Study	2394 x 1960 mm	7'10" x 6'5"
WC	1614 x 963 mm	5'3" x 3'1"

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	6'3" x 6'0"

Second Floor

Bedroom 2	4168 x 4054* mm	13'8" x 13'3"*
Bedroom 3	4168 x 3248* mm	13'8" x 10'7"*
En suite	2001 x 1827 mm	6'6" x 5'11"

* Overall floor dimension includes lowered ceiling areas

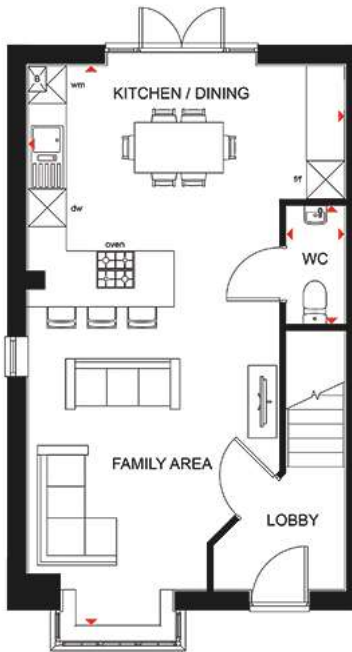
Key

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



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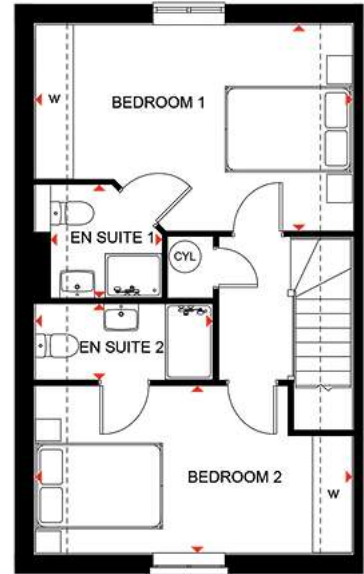
THE ELMSTHORPE 4 BEDROOM HOME



Ground Floor
Kitchen/Dining/Family
WC
4490 x 8875 mm
920 x 1897 mm
14'8" x 29'11"
3'0" x 6'2"
(Approximate dimensions)



First Floor
Living Room/
Bedroom 4
Bedroom 3
Bathroom
4990 x 3244 mm
2745 x 3156 mm
2745 x 1698 mm
16'4" x 10'7"
9'0" x 10'4"
9'0" x 5'6"
(Approximate dimensions)



Second Floor
Bedroom 1
En Suite 1
Bedroom 2
En Suite 2
4990 x 3244 mm
1755 x 1785 mm
4990 x 2634 mm
2801 x 1200 mm
16'4" x 10'7"
5'9" x 5'10"
16'4" x 8'7"
9'2" x 3'11"
(Approximate dimensions)

Key

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

For planning purposes, rooms (excluding kitchens, bathrooms and en-suites) in our properties may be given different labels or descriptions to those we use for marketing and selling purposes. In our advertising and marketing materials we may label a room a bedroom. That same room may be labelled a study in our planning documents and drawings. For example purposes only, a property we describe in our marketing material as a "4 bedroom" property may be described in our planning documents and drawings as a "3 bedroom" property and describe the 4th bedroom as a "study". If you have any questions or would like more information about what you have read in this disclaimer, please contact our Sales Adviser and/or your solicitor/conveyancer for further information and assistance.



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THE ELMSTHORPE PLUS

4 BEDROOM HOME



Ground Floor
Kitchen/Dining/Family WC
4490 x 8875 mm 14'8" x 29'1"
920 x 1897 mm 3'0" x 6'2"
(Approximate dimensions)



First Floor
Living Room/Bedroom 4 4990 x 3244 mm 16'4" x 10'7"
En Suite 1 3120 x 1200 mm 10'2" x 3'11"
Bedroom 1 6225 x 4382 mm 20'5" x 14'4"
Bathroom 2755 x 2996 mm 9'0" x 9'9"
(Approximate dimensions)



Second Floor
Bedroom 2 4990 x 3244 mm 16'4" x 10'7"
Bedroom 3 4990 x 2874 mm 16'4" x 9'5"
En Suite 2 2561 x 2413 mm 8'4" x 7'11"
(Approximate dimensions)

Key

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

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THE ELMSTHORPE PLUS V1

4 BEDROOM HOME



Ground Floor
Kitchen/Dining/Family
WC
(Approximate dimensions)

4490 x 8875 mm
920 x 1897 mm
14'8" x 29'11"
3'0" x 6'2"



First Floor
Living Room /
Bedroom 4
En Suite 1
Bedroom 1
Bathroom
(Approximate dimensions)

4990 x 3244 mm
3120 x 1200 mm
6225 x 4382 mm
2755 x 2996 mm
16'4" x 10'7"
10'2" x 3'11"
20'5" x 14'4"
9'0" x 9'9"



Second Floor
Bedroom 2
Bedroom 3
En Suite 2
(Approximate dimensions)

4990 x 3244 mm
4990 x 2874 mm
2561 x 2413 mm
16'4" x 10'7"
16'4" x 9'5"
8'4" x 7'11"

Key

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

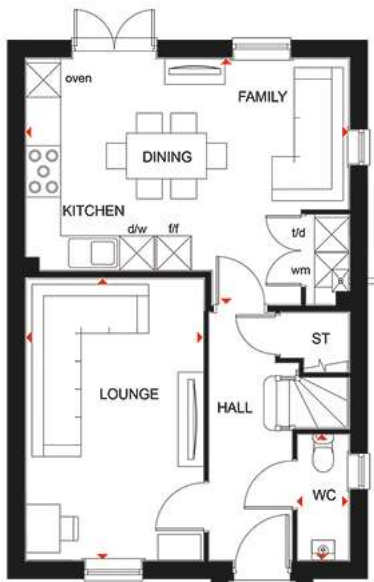
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THE INGLEBY 4 BEDROOM HOME



Ground Floor

Lounge	4925 x 3095 mm	16'1" x 10'1"
Kitchen/Family/Dining	5365 x 4295 mm	17'7" x 14'1"
WC	2206 x 900 mm	7'2" x 2'11"



First Floor

Bedroom 1	3797 x 2800 mm	12'5" x 9'2"
En suite	1962 x 1800 mm	6'5" x 5'10"
Bedroom 2	3587 x 2800 mm	11'9" x 9'2"
Bedroom 3	2747 x 2073 mm	9'0" x 6'9"
Bedroom 4	2747 x 2181 mm	9'0" x 7'1"
Bathroom	2179 x 1700 mm	7'1" x 5'6"

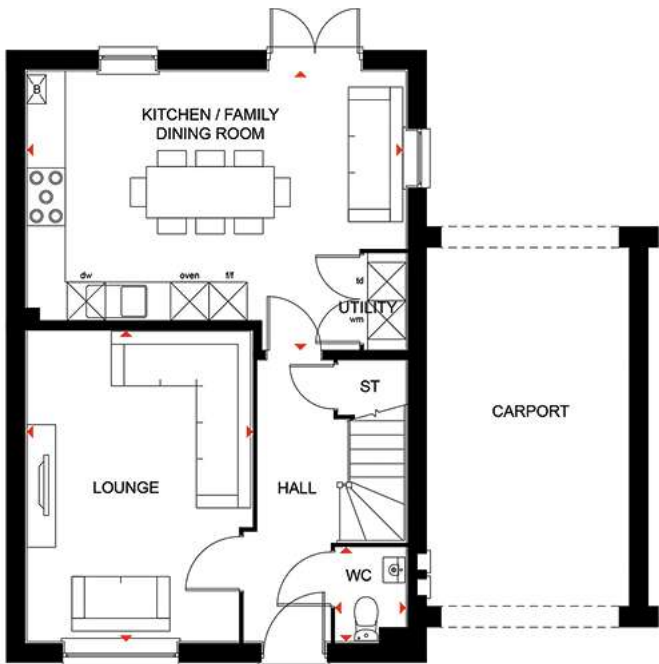
Key

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



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THE HURST 4 BEDROOM HOME



Ground Floor

Kitchen/Family/Dining	5934 x 4350 mm	19'5" x 14'3"
Lounge	3525 x 4850 mm	11'6" x 15'10"
WC	1461 x 1113 mm	4'9" x 3'7"

(Approximate dimensions)



First Floor

Bedroom 1	4849 x 4375 mm	15'10" x 14'4"
En Suite	1461 x 2218 mm	4'9" x 7'3"
Bedroom 2	5592 x 3115 mm	18'4" x 10'2"
Bedroom 3	3125 x 3000 mm	10'3" x 9'10"
Bedroom 4	3152 x 2845 mm	10'4" x 9'4"
Bathroom	2161 x 1924 mm	7'1" x 6'3"

(Approximate dimensions)

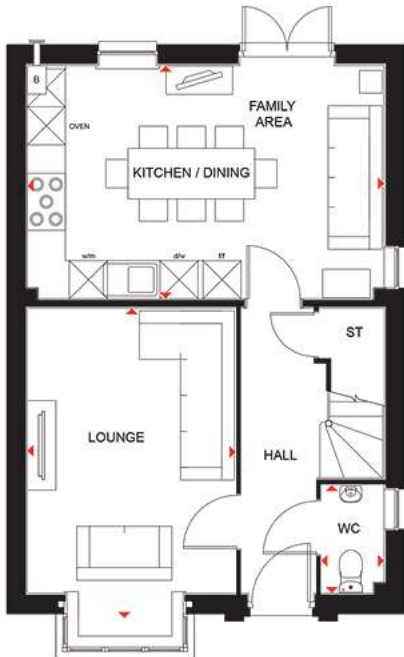
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ST Store	dw Dishwasher space	td Tumble Dryer space	↔ Dimension location



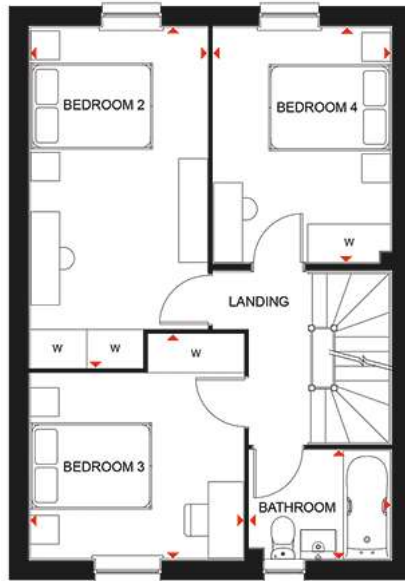
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE BAYSWATER 4 BEDROOM HOME



Ground Floor

Lounge	5177 x 3290 mm	16'11" x 10'9"
Kitchen/Family/Dining	5630 x 3680 mm	18'5" x 12'0"
WC	1712 x 1000 mm	5'7" x 3'3"



First Floor

Bedroom 2	2773 x 5341 mm	9'1" x 17'6"
Bedroom 3	3341 x 3517 mm	10'11" x 11'6"
Bedroom 4	2776 x 3686 mm	9'1" x 12'1"
Bathroom	2210 x 1712 mm	7'3" x 5'7"



Second Floor

Bedroom 1/Dressing Area	5970* x 3463 mm	19'7"* x 11'4"
En suite 1	2085 x 1954* mm	6'10" x 6'4"*

* Overall floor dimension includes lowered ceiling areas

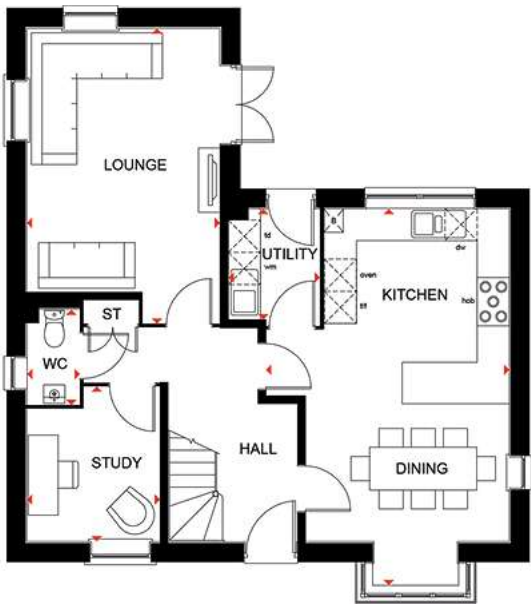
Key

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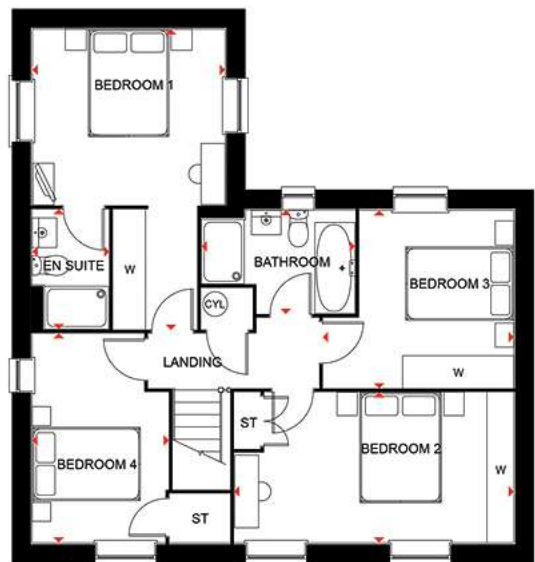
THE AVONDALE 4 BEDROOM HOME



Ground Floor

Kitchen/Breakfast/Dining	6882 x 4550 mm	22'6" x 14'11"
Lounge	5502 x 3615 mm	18'0" x 11'10"
Study	2885 x 2490 mm	9'5" x 8'2"
Utility	2062 x 1688 mm	6'9" x 5'6"
WC	1980 x 995 mm	6'5" x 3'3"

(Approximate dimensions)



First Floor

Bedroom 1	5600 x 3615 mm	18'4" x 11'10"
En Suite	2235 x 1435 mm	7'3" x 4'8"
Bedroom 2	5227 x 2812 mm	17'1" x 9'2"
Bedroom 3	3578 x 3328 mm	11'8" x 10'11"
Bedroom 4	3893 x 2562 mm	12'9" x 8'4"
Bathroom	2871 x 1929 mm	9'5" x 6'3"

(Approximate dimensions)

Key

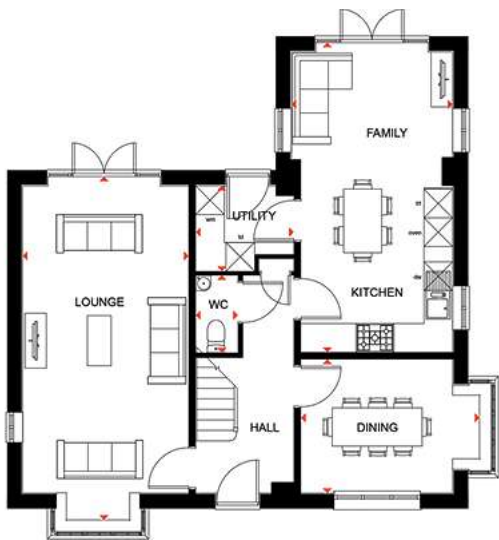
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ST	Store	dw	Dishwasher space	td	Tumble Dryer space	↔	Dimension location



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THE MARLOWE

5 BEDROOM HOME



Ground Floor

Kitchen/Family	3384 x 6282 mm	11'1" x 20'7"
Lounge	3483 x 6987 mm	11'5" x 22'11"
Dining	3749 x 2792 mm	12'3" x 9'1"
Utility	1784 x 2061 mm	5'10" x 6'9"
WC	870 x 1600 mm	2'10" x 5'2"

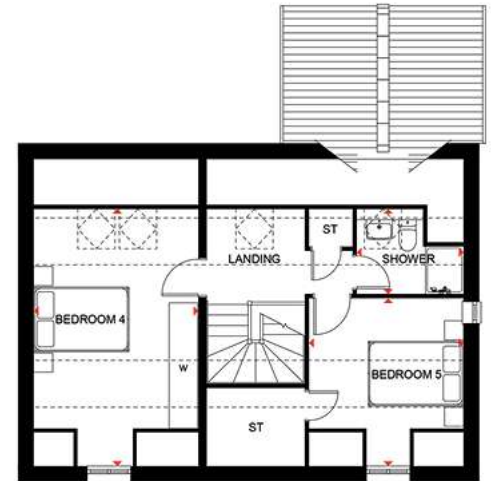
[Approximate dimensions]



First Floor

Bedroom 1	3184 x 6287 mm	10'5" x 20'7"
En Suite 1	3384 x 2849 mm	11'1" x 9'4"
Bedroom 2	3483 x 3678 mm	11'5" x 12'0"
Bedroom 3	1637 x 2061 mm	5'4" x 6'9"
En Suite 2	3483 x 2656 mm	11'5" x 8'8"
Bathroom	1698 x 3095 mm	5'6" x 10'1"

[Approximate dimensions]



Second Floor

Bedroom 4	3459 x 5100 mm	11'4" x 16'8"
Bedroom 5	3246 x 3236 mm	10'7" x 10'7"
Shower Room	1776 x 2241 mm	5'9" x 7'4"

[Approximate dimensions]

Key

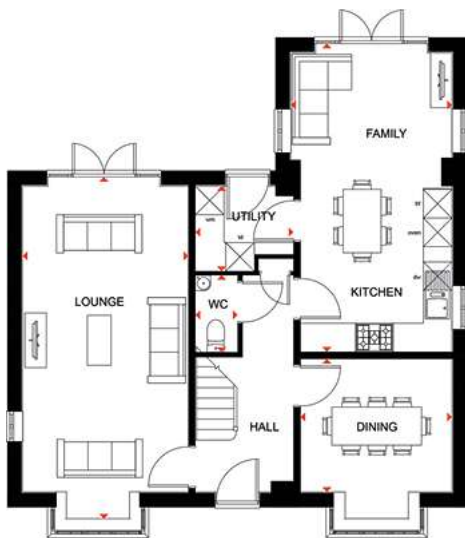
B Boiler	wm Washing machine space	f/f Fridge freezer space	W Wardrobe space
ST Store	dw Dishwasher space	td Tumble Dryer space	↔ Dimension location



DAVID WILSON HOMES
WHERE QUALITY LIVES

THE MARLOWE V1

5 BEDROOM HOME



Ground Floor

Kitchen/Family	3384 x 6282 mm	11'1" x 20'7"
Lounge	3483 x 6987 mm	11'5" x 22'11"
Dining	3184 x 3357 mm	10'5" x 11'0"
Utility	1784 x 2061 mm	5'10" x 6'9"
WC	870 x 1600 mm	2'10" x 5'2"

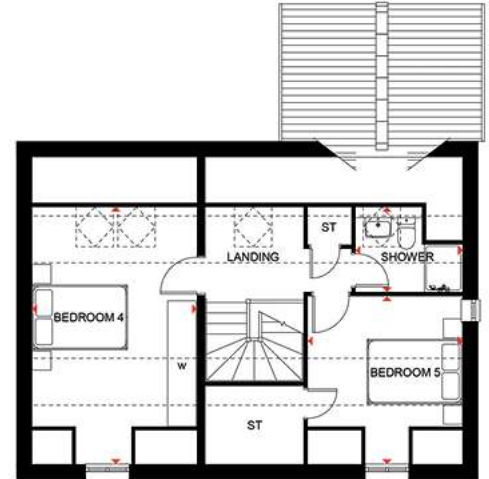
(Approximate dimensions)



First Floor

Bedroom 1	3184 x 6287 mm	10'5" x 20'7"
En Suite 1	3384 x 2849 mm	11'1" x 9'4"
Bedroom 2	3483 x 3678 mm	11'5" x 12'0"
En Suite 2	1637 x 2061 mm	5'4" x 6'9"
Bedroom 3	3483 x 2656 mm	11'5" x 8'8"
Bathroom	1698 x 3095 mm	5'6" x 10'1"

(Approximate dimensions)



Second Floor

Bedroom 4	3459 x 5100 mm	11'4" x 16'8"
Bedroom 5	3246 x 3236 mm	10'7" x 10'7"
Shower Room	1776 x 2241 mm	5'9" x 7'4"

(Approximate dimensions)

Key

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



DAVID WILSON HOMES
WHERE QUALITY LIVES

THE MORETON 5 BEDROOM HOME



Ground Floor

Kitchen/Family	6411 x 5090 mm	21'0" x 16'8"
Lounge	7217 x 3512 mm	23'8" x 11'6"
Dining	4144 x 3469 mm	13'7" x 11'4"
Utility	1953 x 1953 mm	6'4" x 6'4"
WC	1953 x 1002 mm	6'4" x 3'3"

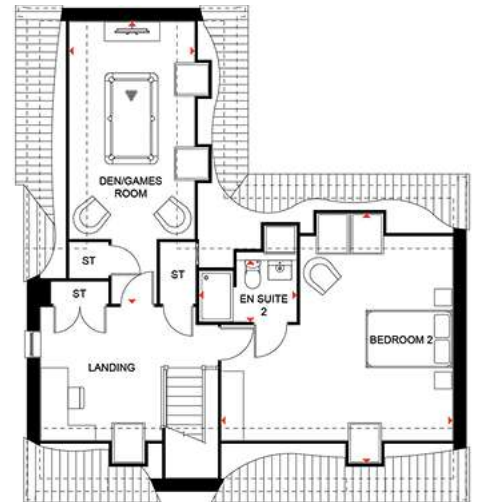
(Approximate dimensions)



First Floor

Bedroom 1	6441 x 4290 mm	21'1" x 14'0"
En Suite 1	2526 x 2225 mm	8'3" x 7'3"
Bedroom 3	4777 x 2852 mm	15'8" x 9'4"
Bedroom 4	3754 x 2712 mm	12'3" x 8'10"
Bedroom 5	3741 x 2799 mm	12'3" x 9'2"
Bathroom	2682 x 2125 mm	8'9" x 6'11"

(Approximate dimensions)



Second Floor

Bedroom 2	6078 x 5450 mm	19'11" x 17'10"
En Suite 2	1450 x 2303 mm	4'9" x 7'6"
Den/Games Room	6628 x 2966 mm	21'8" x 9'8"

(Approximate dimensions)

Key

B	Boiler	wd	Washer dryer space	f/f	Fridge freezer space	W	Wardrobe space
ST	Store	dw	Dishwasher space	td	Tumble Dryer space	↔	Dimension location



DAVID WILSON HOMES
WHERE QUALITY LIVES

THE MORETON V1

5 BEDROOM HOME



Ground Floor

Kitchen/Family	6411 x 5090 mm	21'0" x 16'8"
Lounge	7217 x 3512 mm	23'8" x 11'6"
Dining	4144 x 2790 mm	13'7" x 9'1"
Utility	1953 x 1953 mm	6'4" x 6'4"
WC	1953 x 1002 mm	6'4" x 3'3"

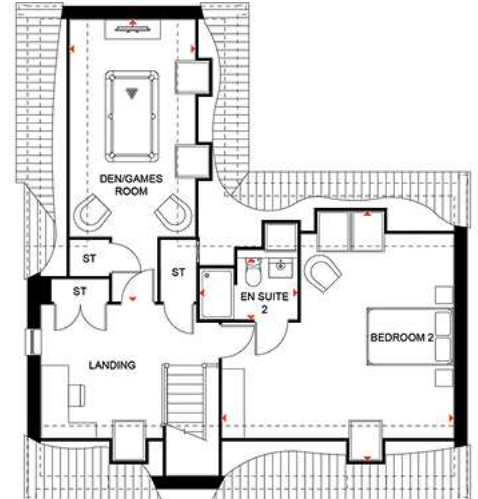
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Key

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



DAVID WILSON HOMES
WHERE QUALITY LIVES

MOVEMAKER

Take the hassle out of selling your existing home.
We could get you moving to a brand new
David Wilson home in just 5 simple steps.

1

FIND YOUR HOME

Discover your ideal new home at your chosen development and complete a Movemaker application.

2

VALUE YOUR EXISTING PROPERTY

We will instruct two estate agents who will arrange independent valuations of your current property.

3

AGREE THE SELLING PRICE

Once a price is agreed the Movemaker agreement can then be completed and the estate agent will begin to market your property.

4

FIND A BUYER

The estate agent will help to complete the sale smoothly and efficiently. Remember, we will cover their fees then manage the sale for you.

5

MOVING DAY

Now you can move into your dream David Wilson home, saving money and hassle.

Offer available on selected plots only, terms and conditions apply. Speak to one of our sales advisers now or visit our website. Following withdrawal or termination of any offer, we reserve the right to extend, reintroduce or amend any such offer as we see fit at any time. Purchasers must sign a Movemaker Agreement with us. Offer is subject to use of a David Wilson Homes nominated estate agent to market and sell your existing home. David Wilson Homes will pay the nominated estate agent's fees provided you go on to buy a new David Wilson home.



DAVID WILSON HOMES

WHERE QUALITY LIVES

Alconbury Weald



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.



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