PENNING RIDGE

PENISTONE



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.

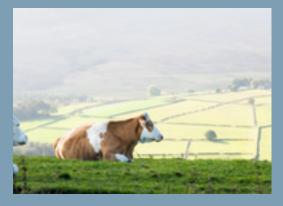
Our collection of beautiful homes offer a range of spacious bedroom designs, located in highly desirable locations.

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.



PENNINGRIDGE

A LOCATION LIKE NO OTHER







Penning Ridge is a new collection of three and four bedroom luxury homes located in the stunning village of Penistone.

Situated in the Pennine Heart of South Yorkshire, you will never be short of picturesque views and walks, with with a range of fantastic local amenities Watermeadows Park and the Trans Pennine right on your doorstep including shops, pubs, restaurants and the popular Market

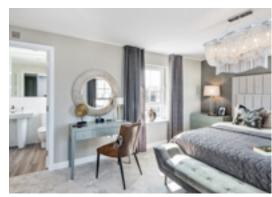
This exciting new development offers excellent links to major towns and cities

right on your doorstep including shops, pubs, restaurants and the popular Market Barn. Families will also benefit from Ofsted rated "Outstanding" and "Good" schools nearby.

A SENSE OF PEACE, AND SPACE







Our homes at Penning Ridge 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 featuring two or more bathrooms, including your own private sanctuary – a main 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.

PENNING RIDGE

PENISTONE

Halifax Road, Penistone, South Yorkshire

Hadley

3 bedroom home

Ingleby 4 bedroom home

Kirkdale

4 bedroom home

Cornell

4 bedroom home

Bradgate

4 bedroom home

Avondale

4 bedroom home

Holden

4 bedroom home

Chelworth

4 bedroom home

Winstone

4 bedroom home

Shared Ownership

Show Home

Marketing Suite

Bin Collection Point











THE HADLEY

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.



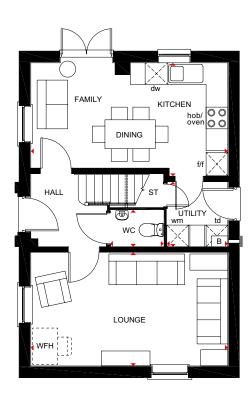
THE HADLEY

THREE BEDROOM DETACHED HOME

B Boiler f/f Fridge/freezer space
ST Store wm Washing machine space

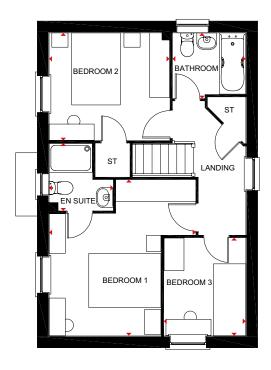
dw Dishwasher spacetd Tumble dryer space

Dimension locationWFH Working from home



Ground Floor

Lounge	5455 x 3153 mm	17'11" x 10'4'
Kitchen/	5455 x 3143 mm	17'11" x 10'4'
Family/Dining		
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"



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.



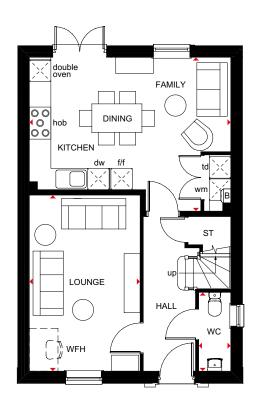
B Boiler f/f Fridge/freezer space
ST Store wm Washing machine space

dw Dishwasher spacetd Tumble dryer space

WFH Working from home space

w Wardrobe space

Dimension location



Ground Floor

THE INGLEBY

FOUR BEDROOM DETACHED HOME

 Lounge
 4930 x

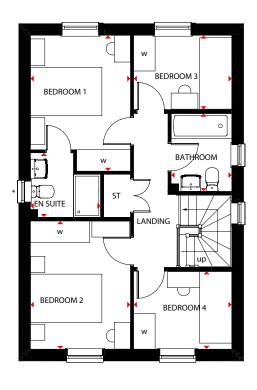
 Kitchen/
 5365 x

 Family/Dining
 WC

 2206 x

4930 x 3100 mm 16'2" x 10'2" 5365 x 4305 mm 18'6" x 14'1"

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"



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.



THE KIRKDALE
FOUR BEDROOM DETACHED HOME

B Boiler BH ST Bulkhead store

ST Store f/f Fridge/freezer space

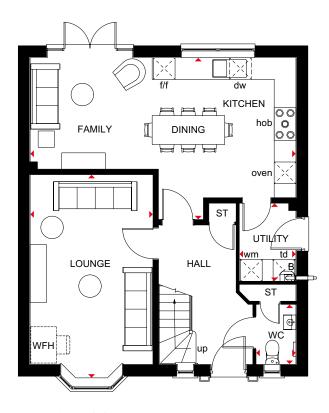
wm Washing machine space

dw Dishwasher space WFH Working from home space

td Tumble dryer space

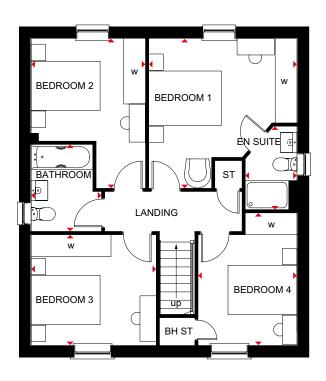
w Wardrobe space

Dimension location



Ground Floor

Lounge Kitchen/Family/	3385 x 5622 mm 7323 x 4460 mm	11'1" x 18'5" 24'0" x 14'8"
Dining		
Utility	1561 x 2150 mm	5'1" x 7'1"
WC '	1100 v 1450 mm	3'7" > 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"



THE CORNELL

4 BEDROOM DETACHED HOME







Individual plots may vary, please speak to the Sales Adviser

This family home has a delightfully traditional look, 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 three double bedrooms, the large main bedroom with en suite, a single bedroom and a family bathroom.



ST Store

THE CORNELL 4 BEDROOM DETACHED HOME

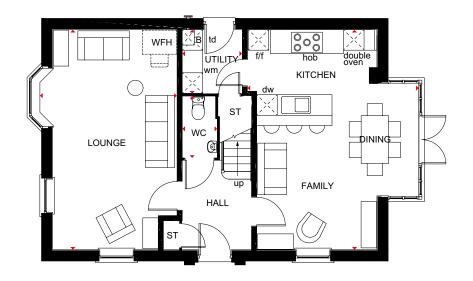
B Boiler BH ST Bulkhead store

f/f Fridge/freezer space

wm Washing machine space dw Dishwasher space

td Tumble dryer space WFH Working from home space w Wardrobe space

Dimension location





Ground Floor

6427 x 4028 mm 21'1" x 13'2" Lounge Kitchen/Family/ Dining 6427 x 5005 mm 21'1" x 16'5" Utility 1860 x 1754 mm 6'1" x 5'9" WC 1786 x 1014 mm 5'10" x 3'4"

First Floor

Bedroom 1 17'8" x 11'8" 5388 x 3571 mm En Suite 2010 x 1324 mm 6'7" x 4'4" 3677 x 3756 mm 12'1" x 12'4" Bedroom 2 Bedroom 3 3756 x 2661 mm 12'4" x 8'9" 2577 x 2160 mm 8'5" x 7'1" Bedroom 4 Bathroom 2062 x 1875 mm 6'9" x 6'2"



THE BRADGATE

FOUR BEDROOM DETACHED HOME







Individual plots may vary, please speak to the Sales Adviser

A home to suit all the family, the Bradgate offers a combination of flexible communal areas and dedicated quiet space. An expansive open-plan kitchen with separate utility has dining and family areas leading to the garden – via a beautiful walk-in glazed bay with French doors. A separate study and a lounge

with attractive bay window provide room to work and relax in. Four double bedrooms upstairs, the spacious main bedroom with en suite, ensure everyone has space of their own. A family bathroom completes this truly superb family home.



THE BRADGATE

FOUR BEDROOM DETACHED HOME

Key

B Boiler f/f Fridge/freezer space
ST Store wm Washing machine space

dw Dishwasher spacetd Tumble dryer space

Dimension location

DINING FAMILY

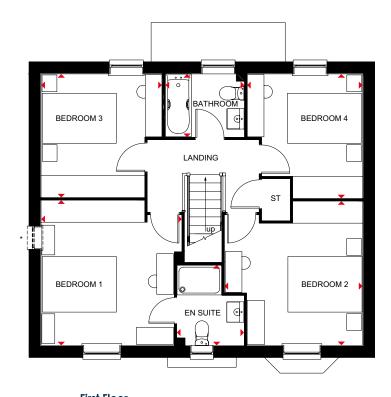
O O hob

O O HOD

O O HO

Ground Floor		
Lounge	4999 x 3658 mm	16'4" x 12'0"
Kitchen/Dining/		
Family	8677 x 4807 mm	28'5" x 15'9"
Study	2762 x 2295 mm	9'1" x 7'6"
Utility	1687 x 1724 mm	5'6" x 5'7"
WC	1614 x 986 mm	5'4" x 3'2"

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



FIRST FLOOR		
Bedroom 1	3910 x 3791 mm	12'9" x 12'5"
En Suite	2162 x 1799 mm	7'1" x 5'10"
Bedroom 2	3720 x 3885 mm	12'2" x 12'9"
Bedroom 3	3329 x 3263 mm	10'11" x 10'8"
Bedroom 4	3353 x 3112 mm	11'0" x 10'2"
Bathroom	2124 x 1700 mm	6'11" x 5'7"

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



THE AVONDALE

FOUR BEDROOM DETACHED HOME







Individual plots may vary, please speak to the Sales Adviser

This tasteful, double-fronted, detached home, with elegant sash-style windows, provides plenty of flexible living space. The Avondale's generous open-plan kitchen has a dedicated dining area with an attractive bay window, and a separate utility room.

A large, triple-aspect lounge leads to the garden via French doors and a separate study provides quiet space to work. Upstairs are four double bedrooms, the main with en suite, and a family bathroom with bath and shower.



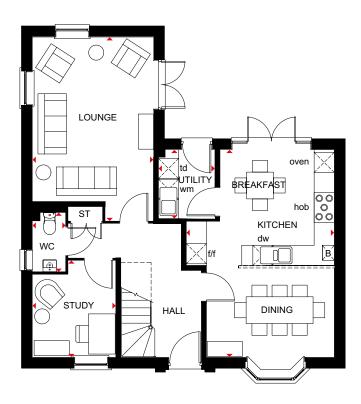
THE AVONDALE

Key

B Boiler f/f Fridge/freezer space
ST Store wm Washing machine space

dw Dishwasher spacetd Tumble dryer space

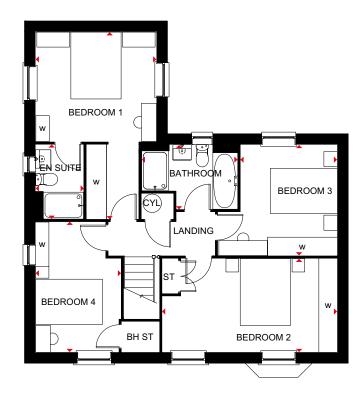
Dimension location



Ground Floor

FOUR BEDROOM DETACHED HOME

Lounge	5490 x 3615 mm	18'0" x 11'10
Kitchen/Breakfast,	/ 6600 x 4418 mm	21'7" x 14'6"
Dining		
Utility	2062 x 1688 mm	6'9" x 5'6"
Study	2885 x 2490 mm	9'5" x 8'2"
WC	1768 x 983 mm	5'10" x 3'3"



First Floor

Bedroom 1	5587 x 3615 mm	18'4" x 11'10"
En Suite	2222 x 1435 mm	7'3" x 4'8"
Bedroom 2	5227 x 2800 mm	17'1" x 9'2"
Bedroom 3	3566 x 3316 mm	11'8" x 10'10"
Bedroom 4	3893 x 2550 mm	12'9" x 8'4"
Bathroom	2871 x 1929 mm	9'5" x 6'4"



THE HOLDEN

4 BEDROOM DETACHED HOME







Individual plots may vary, please speak to the Sales Adviser

Sash-style windows give The Holden a charming, traditional look, yet inside it is designed very much xfor modern family living. A beautiful glazed bay leading to the garden makes the open-plan kitchen, family and dining areas exceptionally bright and airy. A

separate utility room also has access to the garden, while a large, bay-fronted lounge and a separate study provide room to relax and work. Upstairs are four double bedrooms, the main bedroom with en suite, and a family bathroom with a separate shower.



THE HOLDEN
4 BEDROOM DETACHED HOME

B Boiler CYL Cylinder

ST Store f/f Fridge/freezer space

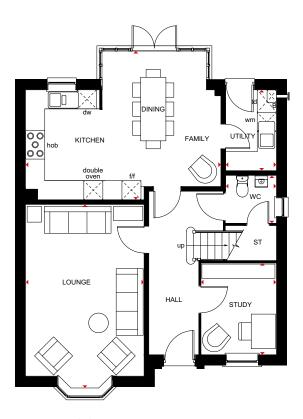
wm Washing machine space

dw Dishwasher space

td Tumble dryer space

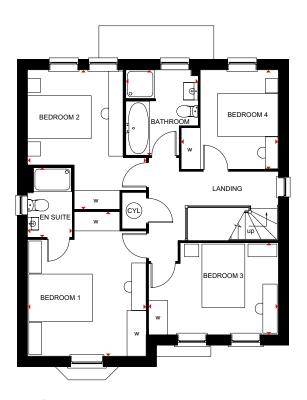
w Wardrobe space

Dimension location



Ground Floor

Lounge	5802 x 3728 mm	19'0" x 12'3"
Kitchen/Family,	/Dining6147 x 4685 mm	20'2" x 15'4"
Study	2886 x 2361 mm	9'6" x 7'9"
Utility	2545 x 1593 mm	8'4" x 5'3"
WC	1498 v 1593 mm	4'11" x 5'3"



First Floor

Bearoom I	4543 X 3/28 mm	141111X 12131
En Suite	2190 x 1390 mm	7'2" x 4'7"
Bedroom 2	4384 x 3728 mm	14'4" x 12'3"
Bedroom 3	4073 x 2886 mm	13'4" x 9'5"
Bedroom 4	3120 x 3043 mm	10'3" x 10'0"
Bathroom	2689 x 2266 mm	8'10" x 7'5"



THE CHELWORTH

FOUR BEDROOM DETACHED HOME







Individual plots may vary, please speak to the Sales Adviser

The Chelworth has a traditional look that disguises the modern design of an exceptionally spacious family home inside. The openplan kitchen, flowing into breakfast and family areas, and the separate dining room both lead to the garden via French doors. The attractive lounge is perfect for relaxing in and entertaining,

while the study and utility room provide practical space for working. Upstairs are four double bedrooms, the spacious main bedroom with full en suite, and a family bathroom complete with separate shower.



THE CHELWORTH
FOUR BEDROOM DETACHED HOME

B Boiler CYL Cylinder

ST Store f/f Fridge/freezer space

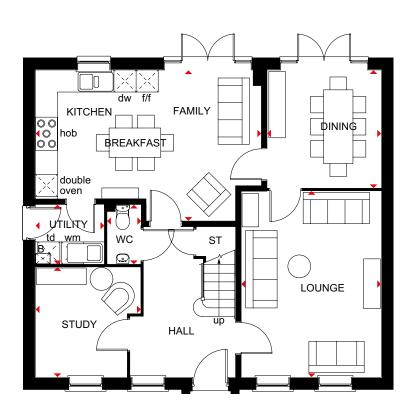
wm Washing machine space

dw Dishwasher space

td Tumble dryer space

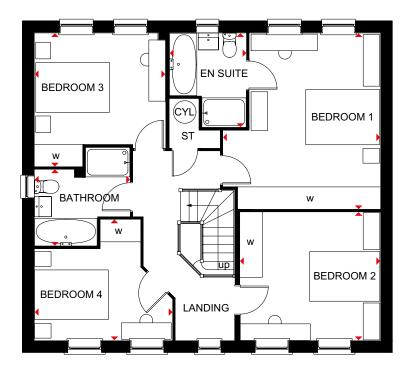
w Wardrobe space

Dimension location



Ground Floor

Lounge	5050 x 3800 mm	16'7" x 12'6'
Kitchen/Family/		
Breakfast	6130 x 4100 mm	20'1" x 13'5'
Dining	3201 x 3100 mm	10'6" x 10'2
Study	2987 x 2850 mm	9'10" x 9'4"
Utility	1861 x 1614 mm	6'1" x 5'4"
WC	1614 x 900 mm	5'4" x 2'11'



First Floor

Bedroom 1	4775 x 4261 mm	15'8" x 14'0"
En Suite	2077 x 2561 mm	6'10" x 8'5"
Bedroom 2	3476 x 3800 mm	11'5" x 12'6"
Bedroom 3	3552 x 3616 mm	11'8" x 11'10
Bedroom 4	3736 x 3275 mm	12'3" x 10'9"
Bathroom	2584 x 2071 mm	8'6" x 6'10"



THE WINSTONE

FOUR BEDROOM DETACHED HOME







Individual plots may vary, please speak to the Sales Adviser

The Winstone is a truly magnificent detached family home. The elegant central hall leads to the stylish open-plan kitchen with bright breakfast and family areas, and a glazed bay leading to the garden. French doors also open onto the garden from the spacious lounge. The separate dining room, study and utility room

complete the ground floor. Upstairs are four double bedrooms, the beautiful master bedroom with dressing area and full en suite. The second bedroom also has an en suite, and the large bathroom with shower provides for the rest of the family.



THE WINSTONE FOUR BEDROOM DETACHED HOME

Key

B Boiler CYL Cylinder

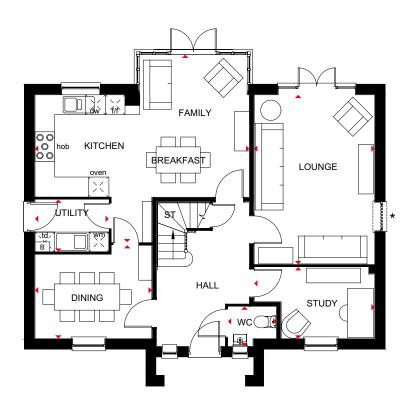
ST Store f/f Fridge/freezer space

wm Washing machine space

dw Dishwasher space

td Tumble dryer space

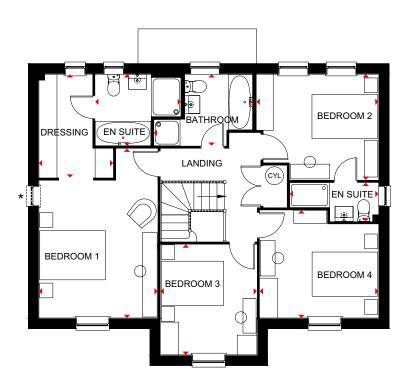
Dimension location



Ground Floor

Lounge	5171 x 3675 mm	16'11" x 12'0
Kitchen/Family/	6540 x 5725 mm	21'5" x 18'9
Breakfast		
Dining	3563 x 2851 mm	11'8" x 9'4"
Study	3675 x 2180 mm	12'0" x 7'2"
Utility	2250 x 1591 mm	7'4" x 5'3"
WC	1475 x 1210 mm	4'10" x 4'0"

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



First Floor		
Bedroom 1	5169 x 3624 mm	16'11" x 11'10"
Dressing	3155 x 2265 mm	10'4" x 7'5"
En suite 1	2615 x 2182 mm	8'7" x 7'2"
Bedroom 2	3722 x 3223 mm	12'2" x 10'7"
En suite 2	2710 x 1178 mm	8'11" x 3'10"
Bedroom 3	3368 x 2940 mm	11'1" x 9'8"
Bedroom 4	3623 x 3288 mm	11'10" x 10'9"
Bathroom	3014 x 2182 mm	9'10" x 7'2"

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





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.















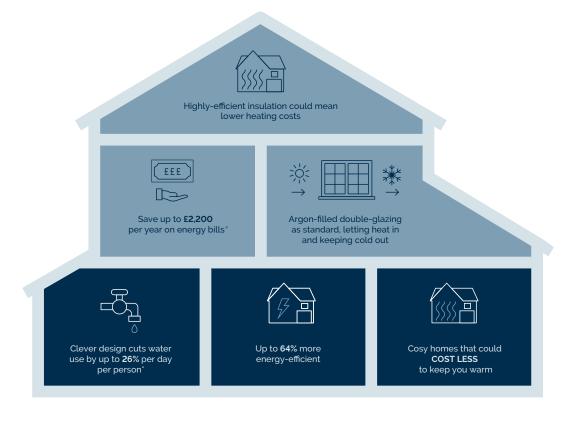




WE'RE HELPING TO MAKE YOUR HOME MORE -

ENERGY-EFFICIENT

We create low-carbon and efficient homes that are designed and built for better living and meet the challenges of the future.



^Indicative figures, based on HBF "Watt a Save" report published July 2023.

*Source: Water UK

NEW HOME COMES WITH PEACE OF MIND

David Wilson Homes has been crafting beautiful new homes since 1958. Our decades of experience and unrelenting commitment to excellence means that over 90% of our homeowners[†] would recommend us to a friend, which is why we've been awarded 5 Stars[^] by the Home Builders Federation every year since 2010. What's more, our homes come with an NHBC Buildmark Warranty which gives you a 10 year structural warranty and a 2 year fixtures and fittings warranty** as standard. You're always safe in the knowledge that you can buy one of our new homes with confidence.

WHAT DOES YOUR WARRANTY COVER?

- Central heating system plus any fires
- Hot and cold plumbing system
- Appliances
- Kitchen units
- Electrical system
- Sanitary ware taps and shower doors
- Windows

- External and interiors doors
- Ironmongery
- Renewable energy installation (if fitted)
- Internal/external drainage system
- Boundary brick walls
- Driveway

- 24-hour emergency cover for 2 years
- An NHBC 10 year Buildmark Warranty means we have complied with the NHBC Standards which set out the technical requirements for design, materials and workmanship in new home construction. This is just one of the added benefits of buying a new home.

WARRANTY EXCLUSIONS

While your warranty includes most elements, certain aspects cannot be covered including:

- Garden landscapina
- 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. \"We are the only major national housebuilder to be awarded this key industry award 12 years in a row. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes, Based on HBF star rating scheme from 2010 to 2021 derived from the NHBC national new homes survey at eight weeks (https://www.hbf.co.uk/policy/policy-and-wider-work-program/customer-satisfaction-survey/ latest-results/), over 90% of Barratt Developments PLC group customer would recommend our brands to a friend. Barratt Development brands include Barratt London, Barratt Homes and David Wilson Homes. **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.

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 martler 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 registred developers. "We' reflect 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 and properties. We give maximum dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract and properties. We give maximum dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.

BDW003769/OCT23

DAVID WILSON HOMES

WHERE QUALITY LIVES

dwh.co.uk or call 03301 735 532

Calls to 03 numbers are charged at the same rate as dialing an 01 or 02 number. If your fixed line or mobile service has inclusive minutes to 01/02 numbers, then calls to 03 are counted as part of this inclusive call volume. Non-BTcustomers and mobile phone users should contact their service providers for information about the cost of calls.