



LADDEN
GARDEN VILLAGE



DAVID WILSON HOMES

WHERE QUALITY LIVES

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 offers a range of spacious bedroom designs, with developments 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

— CREATING A SUSTAINABLE —

COMMUNITY

WHERE FAMILIES AND NATURE CAN THRIVE

At David Wilson Homes, we do more than simply craft beautiful homes and desirable developments.

We design and build great places that meet the highest standards, and that promote sustainable, healthy and happy living for our customers.

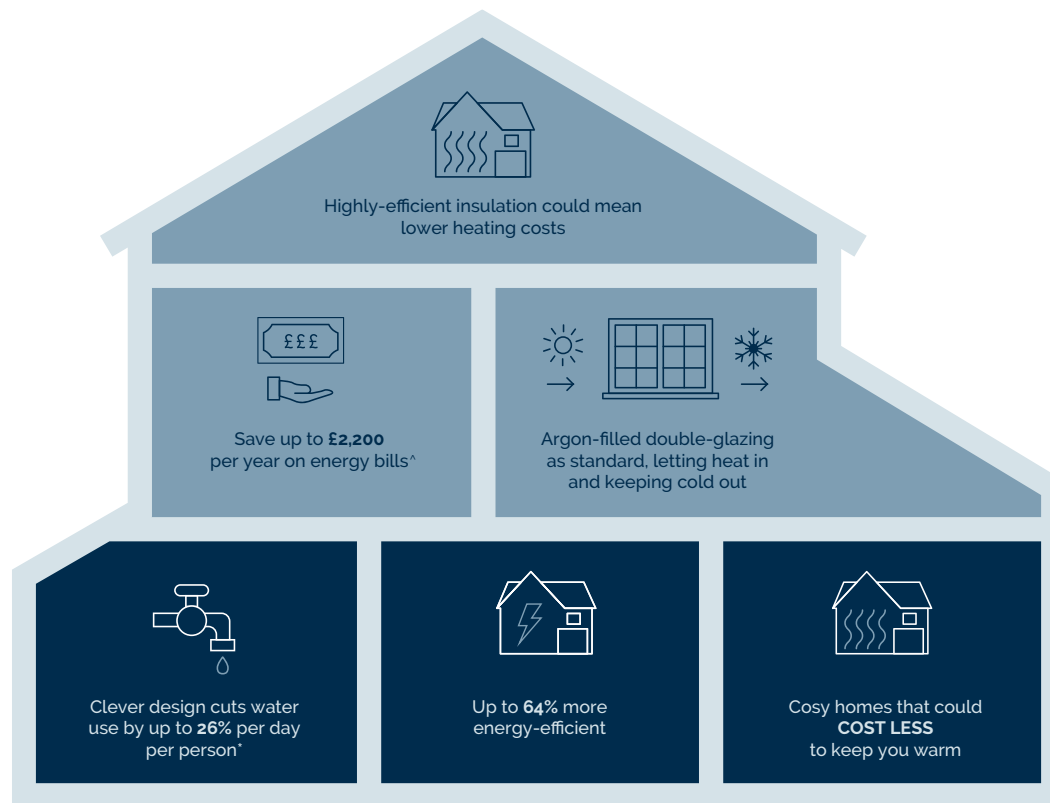
We know we must give our customers confidence that their homes are designed and built to meet the challenges of the future. We do this through creating places where people and nature can thrive.



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](#)

INTRODUCING LADDEN GARDEN VILLAGE



A fantastic location

This new community will have everything you need right on your doorstep. Good schools, a shopping centre, supermarkets, parks and a leisure centre are all either within walking distance or just a 5-minute drive away. Chipping Sodbury is just 2 miles away and has a range of independent shops, restaurants and cafes to enjoy as well as a Waitrose supermarket.

Commuters will have easy access to the M4 just 15 minutes away, while Bristol city centre is 12 miles away.



Welcome

Our 2, 3 and 4 bedroom homes at Ladden Garden Village will form part of a new community in Yate.

As part of this exciting new neighbourhood there will be a primary school, nursery and local centre as well as large areas of open space and sports pitches. New offices will also create plenty of employment opportunities.



Plenty to see and do

Yate Shopping Centre is just 5 minutes away and has a range of high-street stores as well as numerous cafes, restaurants, a Cineworld, a Tesco Extra and Morrisons. For a wider range of shops, Bristol city centre is a 30-minute drive away.

If you're into keeping fit, Yate Leisure Centre is 5 minutes away and has a 25-metre swimming pool, a modern state-of-the-art gym and a large sports hall.



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WHERE QUALITY LIVES



LADDEN GARDEN VILLAGE



*New Nurseries and Schools
with up to 15.5 acres of outdoor sports facilities*



*Planting of Over 600 New Trees and over
3.7 acres of new woodland and hedgerows*



*Over 32 acres of Open Space
including 20 acres of species rich
grassland and natural landscape features*



1.18 hectares of Allotments



*Over 4 acres of New Play Areas
for a variety of age groups*



*Approximately 4.5 kilometres
of cycleways and footpaths*





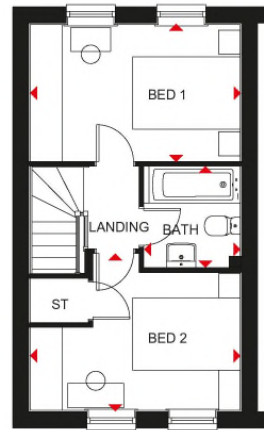
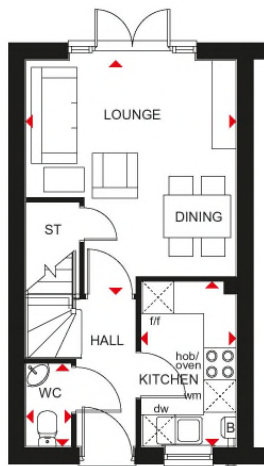
PHASE 5 HOMES AVAILABLE

- The Wilford
2 bedroom home
- The Archford
3 bedroom home
- The Hadley
3 bedroom home
- The Fairway
3 bedroom home
- The Greenwood
3 bedroom home
- The Ingleby
4 bedroom home
- The Ashington
4 bedroom home
- The Parkin
4 bedroom home
- The Bayswater
4 bedroom home
- The Kirkdale
4 bedroom home
- The Cornell
4 bedroom home
- The Meriden
4 bedroom home
- The Avondale
4 bedroom home
- The Holden
4 bedroom home
- Affordable Housing/Shared Ownership
- V Visitor Parking Space
- BCP Bin Collection Point
- BS Bin Store CS Cycle Store
- Council Adopted Area



THE WILFORD

TWO BEDROOM HOME



Ground Floor

Lounge/Dining	4357 x 3923 mm	14'4" x 12'10"
Kitchen	3083 x 1780 mm	10'1" x 5'10"
WC	1615 x 880 mm	5'4" x 2'11"

First Floor

Bedroom 1	3923 x 2487 mm	12'10" x 8'2"
Bedroom 2	3923 x 2926 mm	12'10" x 9'7"
Bathroom	1897 x 1695 mm	6'3" x 5'7"

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

Key

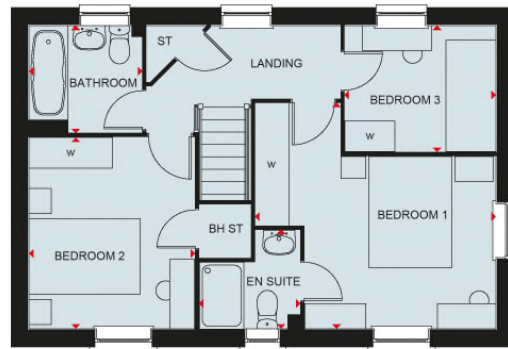
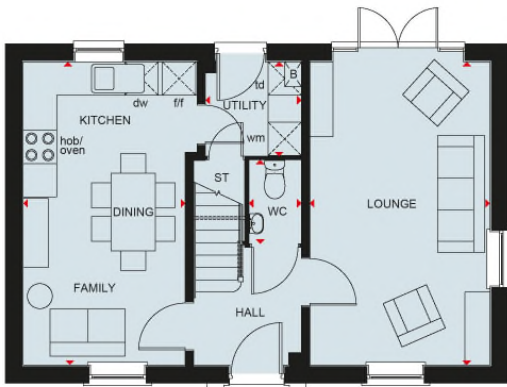
B Boiler	wm Washing machine space	f/f Fridge freezer space	WFH Working from home space
ST Store	dw Dishwasher space	W Wardrobe space	◀▶ Dimension location



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THE HADLEY SPECIAL

THREE BEDROOM HOME



Ground Floor

Lounge	5455 x 3153 mm	17'10" x 10'4"
Kitchen/Family/ Dining	5455 x 2917 mm	17'10" x 9'6"
Utility	1816 x 1687 mm	5'11" x 5'6"
WC	1481 x 1011 mm	4'10" x 3'3"

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	3441 x 2978 mm	11'3" x 9'9"
Bedroom 3	2713 x 2265 mm	8'10" x 7'5"
Bathroom	2025 x 1925 mm	6'7" x 6'3"

Key

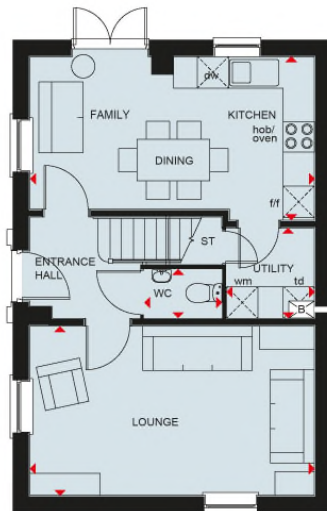
B Boiler	BH ST Bulkhead Store	wm Washing machine space	td Tumble dryer space	◀▶ Dimension location
ST Store	f/f Fridge/freezer space	dw Dishwasher space	w Wardrobe space	



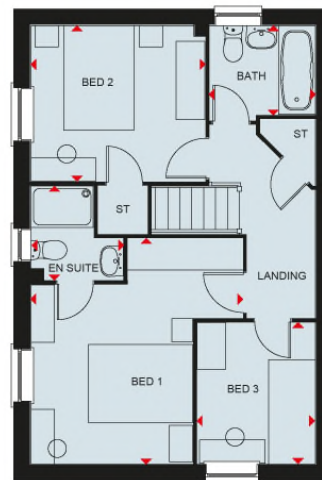
DAVID WILSON HOMES

THE HADLEY

THREE BEDROOM HOME



Ground Floor		
Lounge	5455 x 3242 mm	17'11" x 10'8"
Kitchen/Family/ Dining	5455 x 3131 mm	17'11" x 10'3"
Utility	1727 x 1688 mm	5'8" x 5'6"
WC	1484 x 932 mm	4'10" x 3'11"



First Floor		
Bedroom 1	4324 x 4058 mm	14'2" x 13'3"
En suite	1806 x 1200 mm	5'11" x 3'11"
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 1700 mm	6'8" x 5'7"

Key

B Boiler	t/f Fridge/freezer space	dw Dishwasher space	◄► Dimension location
ST Store	wm Washing machine space	td Tumble dryer space	



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THE FAIRWAY

THREE BEDROOM HOME



Ground Floor

Lounge	5390 x 3050 mm	17'8" x 10'0"
Kitchen/Dining	5390 x 4216 mm	17'8" x 13'10"
WC	1448 x 1025 mm	4'9" x 3'4"



First Floor

Bedroom 1	3601 x 3111 mm	11'10" x 10'2"
En suite	2161 x 1650 mm	7'1" x 5'5"
Bedroom 2	3165 x 3406 mm	10'5" x 11'2"
Bedroom 3	3542 x 2136 mm	11'7" x 7'0"
Bathroom	2518 x 1700 mm	8'3" x 5'7"

Key

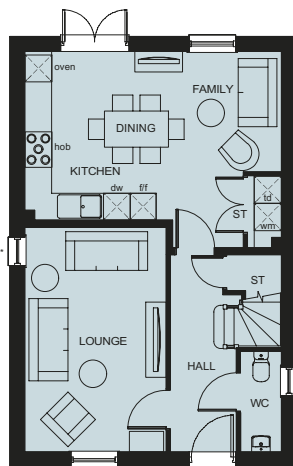
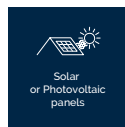
B	Boiler	f/f	Fridge/freezer space	dw	Dishwasher space
ST	Store	wm	Washing machine space	↔	Dimension location



DAVID WILSON HOMES

INGLEBY

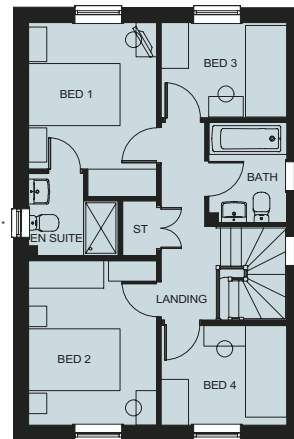
FOUR BEDROOM HOME



Ground Floor

Lounge	4930 x 3100 mm	16'2" x 10'2"
Kitchen/Family/Dining	5365 x 4305 mm	18'6" x 14'1"
WC	2206 x 900 mm	7'3" x 2'11"

* window to plot 40 only



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"

* window to plots 29, 39, 40 & 48 only

Key

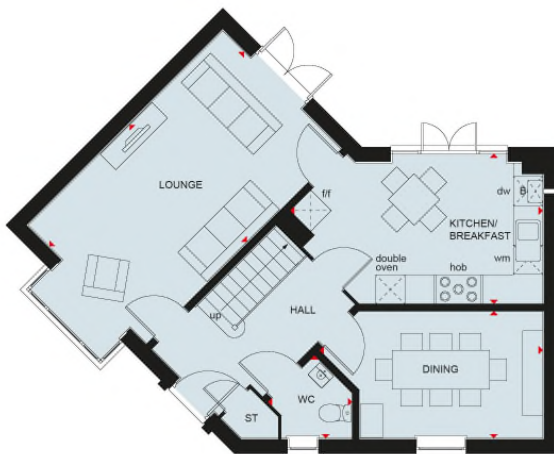
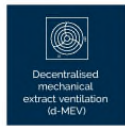
B Boiler	wm Washing machine space	f/f Fridge freezer space	WFH Working from home space	↔ Dimension location
ST Store	dw Dishwasher space	td Tumble dryer space	W Wardrobe space	



DAVID WILSON HOMES

THE ASHINGTON

FOUR BEDROOM HOME



Ground Floor

Lounge	6027 x 3442 mm	19'9" x 11'3"
Kitchen/Breakfast	5177 x 2887 mm	16'11" x 9'5"
Dining	4580 x 2603 mm	15'0" x 8'6"
W.C.	1720 x 1691 mm	5'8" x 5'6"



First Floor

Bedroom 1	3539 x 3821 mm	11'7" x 12'6"
En suite	2279 x 1398 mm	7'6" x 4'7"
Bedroom 2	3509 x 3504 mm	11'6" x 11'6"
Bedroom 3	4248 x 3447 mm	13'11" x 11'3"
Bedroom 4	2343 x 2519 mm	7'8" x 8'3"
Bathroom	2805 x 2012 mm	9'2" x 6'7"

Key

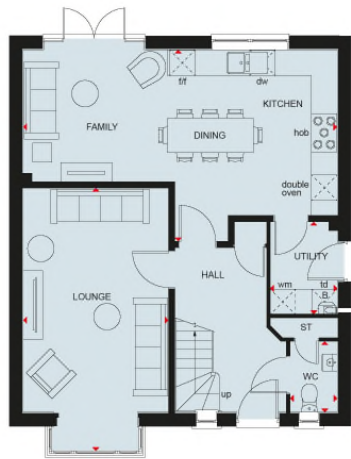
B Boiler	BH Bulkhead	wm Washing machine space	f/f Fridge freezer space	WFH Working from home space	↔ Dimension location
ST Store	BH/ST Bulkhead Store	dw Dishwasher space	td Tumble dryer space	W Wardrobe space	



DAVID WILSON HOMES

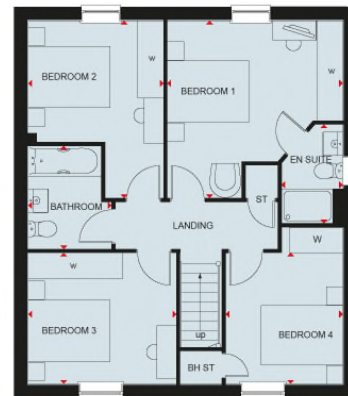
THE KIRKDALE

FOUR BEDROOM DETACHED HOME



Ground Floor

Lounge	5725 x 3435 mm	18'7" x 11'2"
Kitchen/Dining/Family	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"

Key

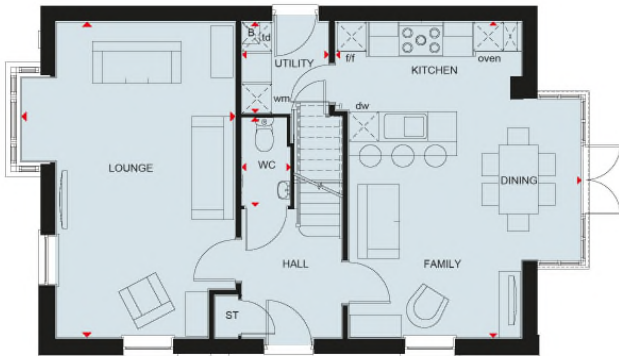
B Boiler	BH ST Bulkhead store	f/f Fridge/freezer space	dw Dishwasher space	W Wardrobe space
ST Store	CYL Cylinder	wm Washing machine space	td Tumble dryer space	↔ Dimension location



DAVID WILSON HOMES

THE CORNELL

FOUR BEDROOM HOME



Ground Floor

Lounge	6427 x 4028 mm	21'1" x 13'2"
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 971 mm	5'10" x 3'2"

First Floor

Bedroom 1	5388 x 3571 mm	17'8" x 11'8"
En Suite	2010 x 1324 mm	6'7" x 4'4"
Bedroom 2	3677 x 3767 mm	12'1" x 12'4"
Bedroom 3	3767 x 2661 mm	12'4" x 8'9"
Bedroom 4	2577 x 2160 mm	8'5" x 7'1"
Bathroom	2062 x 1875 mm	6'9" x 6'2"

Key

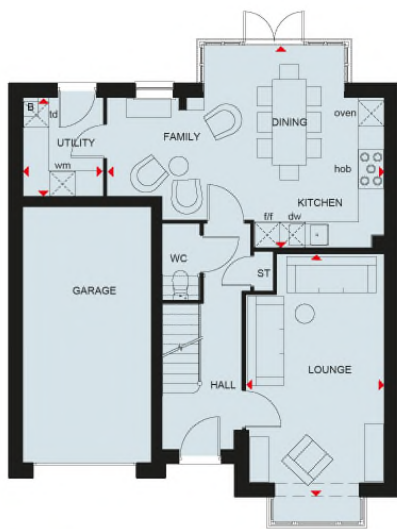
B Boiler	CYL Cylinder	wm Washing machine space	td Tumble dryer space
ST Store	f/f Fridge/freezer space	dw Dishwasher space	↕ Dimension location



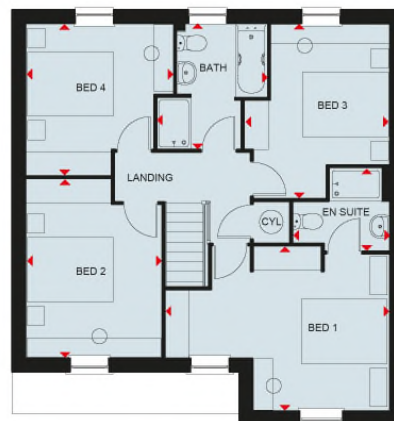
DAVID WILSON HOMES

THE MERIDEN

FOUR BEDROOM DETACHED HOME



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 2100 mm	9'6" x 6'11"

Key

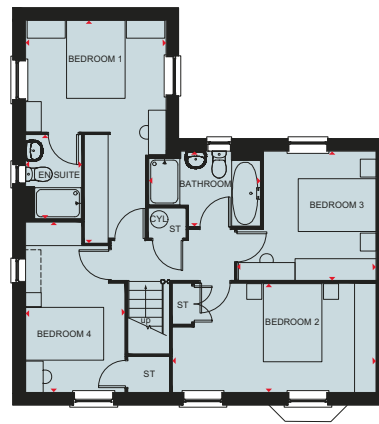
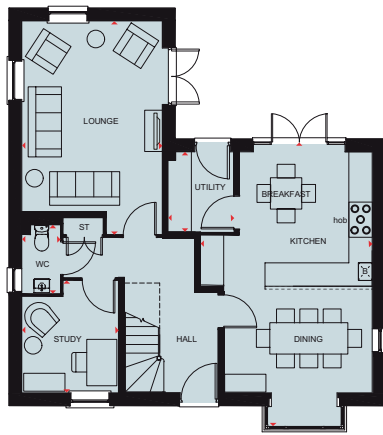
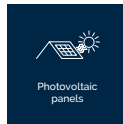
B Boiler	CYL Cylinder	wm Washing machine space	td Tumble dryer space
ST Store	f/f Fridge/freezer space	dw Dishwasher space	◀▶ Dimension location



DAVID WILSON HOMES

THE AVONDALE

FOUR BEDROOM HOME



Ground Floor

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

* window to plot 19 only

First Floor

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

Key

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



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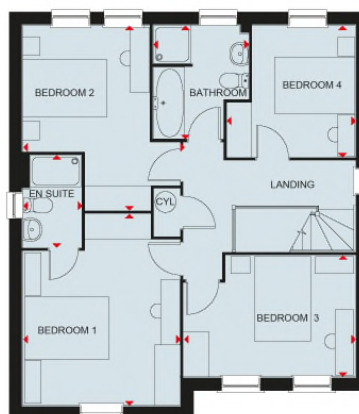
HOLDEN

FOUR BEDROOM HOME



Ground Floor

Lounge	6080 x 3728 mm	19'11" x 12'3"
Kitchen/Dining/Family	6147 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	1506 x 1593 mm	4'11" x 5'3"



First Floor

Bedroom 1	4543 x 3728 mm	14'11" x 12'3"
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"

Key

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



DAVID WILSON HOMES

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 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 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 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.



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

WHERE QUALITY LIVES

dwh.co.uk or call **0333 355 8495**