



THE MOORINGS
RUGBY

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 accolade recognises our commitment to bringing you beautiful new homes.

We would encourage you to come and experience the David Wilson Difference and we look forward to seeing you at The Moorings.



John Reddington
Managing Director
David Wilson Homes, East Midlands



DAVID WILSON HOMES

WHERE QUALITY LIVES

WELCOME

— TO THE MOORINGS —



The Moorings is a new development of 170, 2 to 5 bedroom homes located in the suburb of Hillmorton, with a number of 'Good'-rated schools nearby making it ideal for families. The development runs alongside the Oxford Canal, meaning canalside walks are on your doorstep, while still being just a short drive away from Rugby town centre.

These homes are perfect for commuters thanks to the easy access to Rugby, Northampton, Leamington Spa and Leicester. Our wide range of homes have been designed with modern-day living in mind, with naturally bright rooms, open spaces and practicality being at the forefront of our designs.

A SENSE OF PEACE,
QUALITY
— AND SPACE —



Our homes at The Moorings 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.

IDEALLY LOCATED

FOR YOUR FAMILY



There are a range of nurseries nearby including Bright Horizons Day Nursery and Pre-School, and St George's Pre-School which are both located within a 6-minute drive*.

St Gabriel's Church of England Academy is located within a 4-minute walk and 'Outstanding' rated Hillmorton Primary School is just a couple of minutes' drive away, both accommodating

students aged 4-11. Meanwhile, 'Outstanding' rated Ashlawn School accommodates students aged 11-18.

There are a number of higher education options within 30 minutes' drive including University of Northampton, Coventry University and The (they specifically call themselves 'The' University of Warwick) University of Warwick to name a few*.

*Based on the average drive time from the development.

EXCELLENT

CONNECTIONS



The M1 is just a short drive away, linking you to a wide range of cities and towns including Leicester and Northampton. The M6 is also a short drive away, offering you access to Birmingham city centre in under an hour.*



Rugby Train Station offers a direct train to London in less than an hour and Birmingham in less than 40 minutes.^ For holidays away, Birmingham Airport and East Midlands Airport are just under 40 minutes away, while London Stansted



and Heathrow Airport are just under 2 hours' drive each.*

*Based on the average drive time from the development. ^Based on fastest train times from Rugby Train Station.

PLENTY

— TO SEE AND DO —



For your everyday essentials, you won't be far from a host of amenities including a supermarket, local shops and restaurants, a pharmacy, a dentist's and a doctor's surgery.

You'll also be within a short drive of Rugby town centre where you'll find a wealth of amenities including high street shops and a wide range of restaurants and food outlets. Alternatively, you could travel further afield to Elliott's Fields Shopping Centre which offers popular retailers such as Next, River Island, Homesense and Marks and Spencers.

Discover the town's unique links to the international game of rugby and where it all began by visiting the World Rugby Hall of Fame or the Webb Ellis Rugby Football Museum, and experience the origins and history of the game.

If you're looking for somewhere for the kids to blow off some steam, Caldecott Park offers a children's adventure playground, tennis courts, a bandstand and a regular programme of outdoor events each summer.

Equally as fun, Draycote Water is ideal for a family day out. Whether you're planning some cycling, sailing or fishing, there's plenty to do. The Country Park offers plenty of space for games and picnics as well as a play area.

The Waterside Pub and Carvery offers views of the Oxford Canal while you enjoy a drink after work and a bite to eat. Or, opt for a French culinary experience at Café Vin Cinq in the town centre, which comes highly recommended on Tripadvisor.

TEN MINUTES

FROM YOUR NEW HOME*



The Waterside Pub and Carvery
2 minutes by car



The Tuning Fork Restaurant
2 minutes by car



Hillmorton Primary School
5 minutes by car



Hillmorton Manor Hotel and Restaurant
5 minutes by car



Ashlawn School
6 minutes by car



GEC Recreation Ground and Pavilion
8 minutes by car



Rugby School
10 minutes by car



Café Vin Cinq
10 minutes by car



Butler's Leap Pub
10 minutes by car

*Based on the average drive time from the development.

TWENTY FIVE MINUTES

FROM YOUR NEW HOME*



Sainsbury's
11 minutes by car



Rugby Central Shopping Centre
12 minutes by car



Rugby Golf Club
12 minutes by car



The William Webb Ellis Pub
14 minutes by car



Caldecott Park
14 minutes by car



Rugby Hall of Fame and Visitor Centre
14 minutes by car



Rugby Station
15 minutes by car



Asda Supermarket
16 minutes by car



Draycote Water
22 minutes by car

*Based on the average drive time from the development.

— CREATING A SUSTAINABLE —

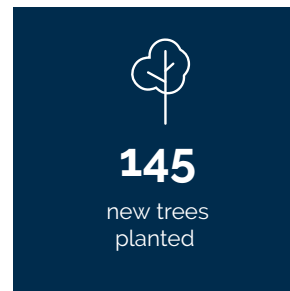
COMMUNITY

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.

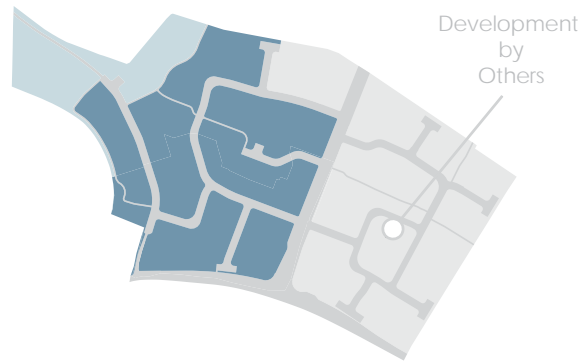
We know we must give our customers confidence that their homes are designed and built to meet the challenges of the future. We do this through creating places where people and nature can thrive.



THE MOORINGS RUGBY

Crick Road, Hillmorton, Rugby, Warwickshire, CV23 1BL
2, 3, 4 and 5 bedroom homes

- **The Harlington**
2 bedroom apartment
- **The Marlborough**
2 bedroom apartment
- **The Stevenson**
2 bedroom home
- **The Wilford**
2 bedroom home
- **The Chichester**
2 bedroom apartment
- **The Cherwell**
2 bedroom apartment
- **The Archford**
3 bedroom home
- **The Kennett**
3 bedroom home
- **The Cannington**
3 bedroom home
- **The Cannington Special**
3 bedroom home
- **The Fairway**
3 bedroom home
- **The Hadley**
3 bedroom home
- **The Abbeydale**
3 bedroom home
- **The Ingleby**
4 bedroom home
- **The Exeter**
4 bedroom home
- **The Winstone**
4 bedroom home
- **The Drayton**
4 bedroom home
- **The Cornell**
4 bedroom home
- **The Layton**
4 bedroom home
- **The Ashtree**
4 bedroom home
- **The Holden**
4 bedroom home
- **The Henley**
5 bedroom home
- **The Moreton**
5 bedroom home
- **Affordable Housing Rented**
- **Affordable Housing Shared Ownership**
- SH **Show Home** MS **Marketing Suite**
- CS **Cycle Store** BS **Bin Store**
- BCP **Bin Collection Point**
- V **Visitor Parking**



See the Difference at dwh.co.uk



DAVID WILSON HOMES
WHERE QUALITY LIVES

Development layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Images and development layouts are for illustrative purposes and should be used for general guidance only. Development layouts including parking arrangements, play areas and public open spaces may change to reflect changes in planning permission and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Please speak to your solicitor to whom full details of any planning consents including layout plans will be available. The Moorings is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

H7789/001/01 Rev: AM

THE ARCHFORD

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The sash-style windows give The Archford a traditional look on the outside. Inside however, the stylish, open-plan kitchen and dining area is designed very much for modern living with French doors opening onto the rear garden and 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 study complete this attractive home.



DAVID WILSON HOMES

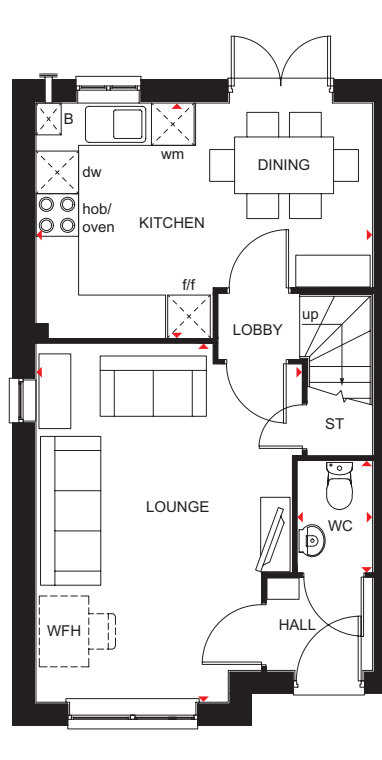
WHERE QUALITY LIVES

THE ARCHFORD

THREE BEDROOM HOME

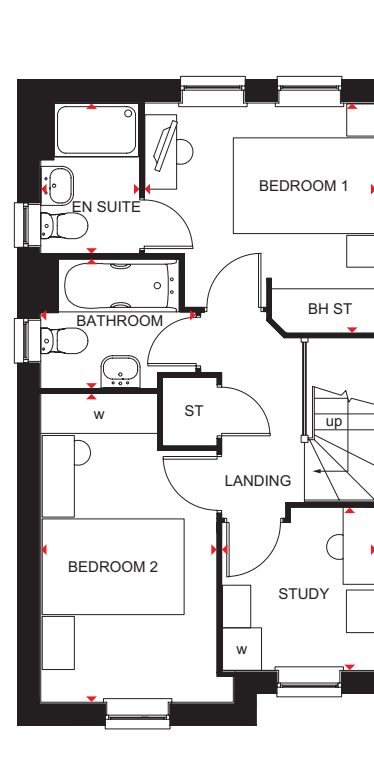
Key

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



Ground Floor

Lounge	5054 x 3746 mm	16'7" 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 4341 mm	8'1" x 14'3"
Study	2286 x 2176 mm	7'6" x 7'2"
Bathroom	1815 x 2181 mm	5'11" x 7'2"

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BDW001830/SEP22

THE KENNETT

THREE BEDROOM HOME



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The Kennett is a good sized family home, ideal for flexible modern living. The bright, kitchen-diner features French doors leading to the rear garden. There's a spacious bay-fronted lounge perfect

for the family to relax in. Upstairs you will find two double bedrooms, the family bathroom and access to the second floor, which is entirely occupied by a spacious main bedroom with en suite.



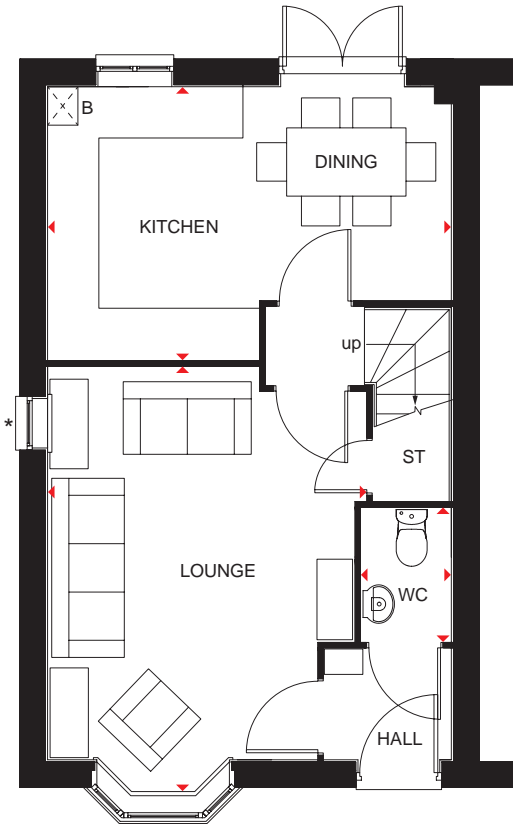
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE KENNETT

THREE BEDROOM HOME

Key

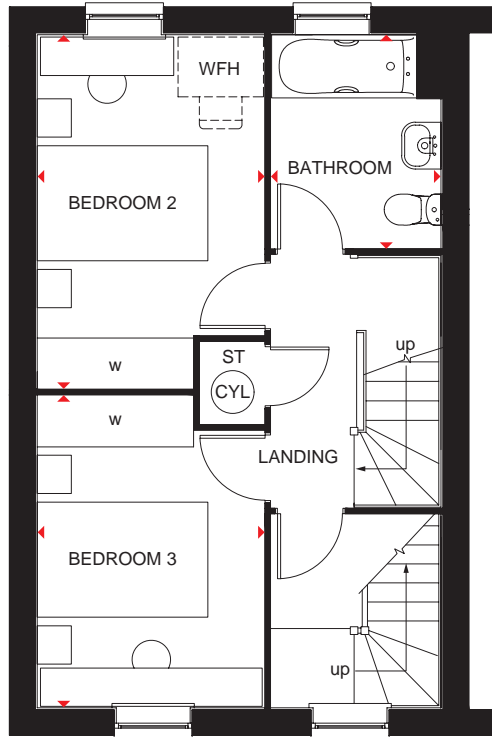
B	Boiler	w	Wardrobe space
ST	Store	WFH	Working from home space
CYL	Cylinder	◄►	Dimension location



Ground Floor

Lounge	5001 x 3729 mm	16'4" x 12'2"
Kitchen/Dining	4733 x 3197 mm	15'6" x 10'5"
WC	1561 x 1054 mm	5'1" x 3'5"

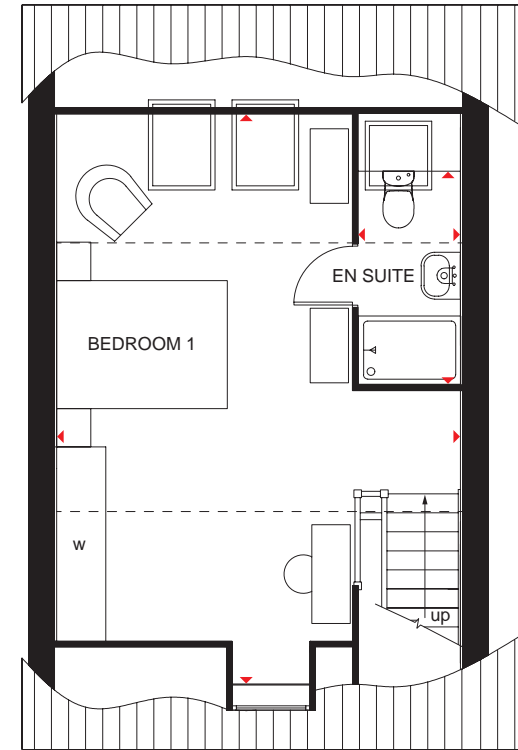
*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots



Second Floor

Bedroom 1	6681 x 4733* mm	21'11" x 15'6"*
En Suite	1189* x 2497 mm	3'11" x 8'2"

*Overall floor dimension includes lowered ceiling areas



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BDW001830/SEP22

THE HADLEY

THREE BEDROOM 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 for 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 bedroom with en suite, a single bedroom and a family bathroom.



DAVID WILSON HOMES

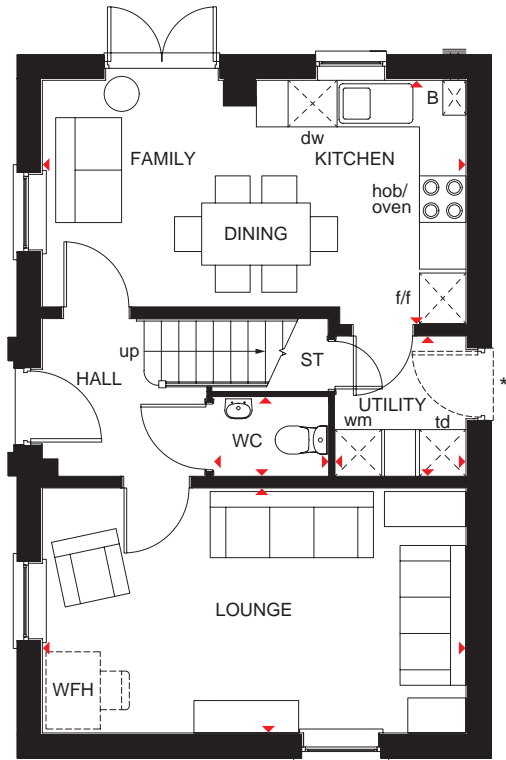
WHERE QUALITY LIVES

THE HADLEY

THREE BEDROOM HOME

Key

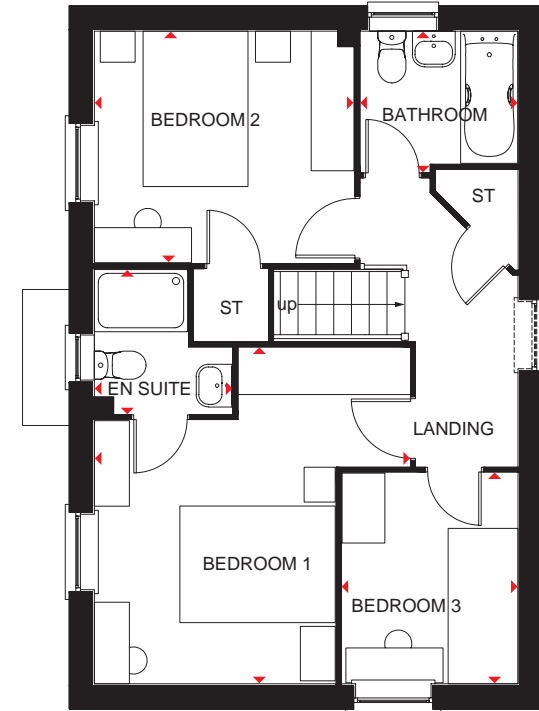
B	Boiler	wm	Washing machine space	WFH	Working from home space
ST	Store	dw	Dishwasher space	◀▶	Dimension location
f/f	Fridge/freezer space	td	Tumble dryer space		



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"

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



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"

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

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BDW001830/SEP22

THE ABBEYDALE

THREE BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The Abbeydale's traditional look conceals the modern, flexible home inside. A good-sized lounge, where all the family can relax, 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 three double bedrooms – the spacious main with en suite and dressing area – and a family bathroom with shower.

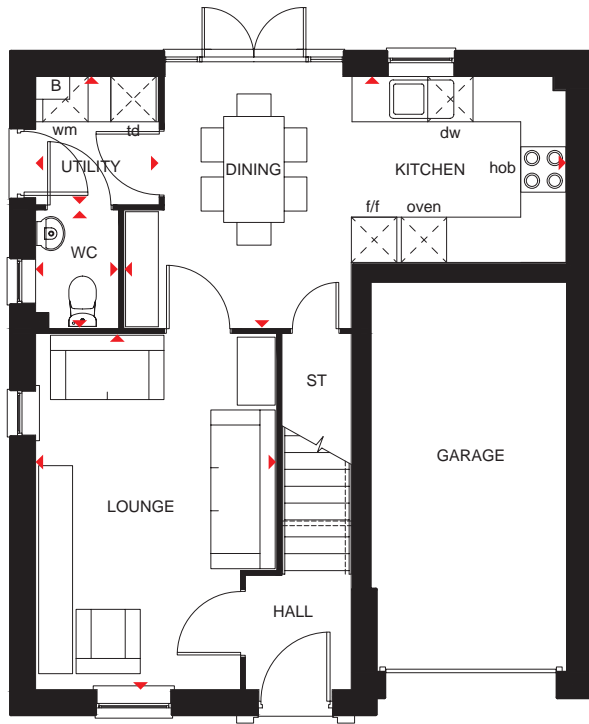
DAVID WILSON HOMES

THE ABBEYDALE

THREE BEDROOM DETACHED HOME

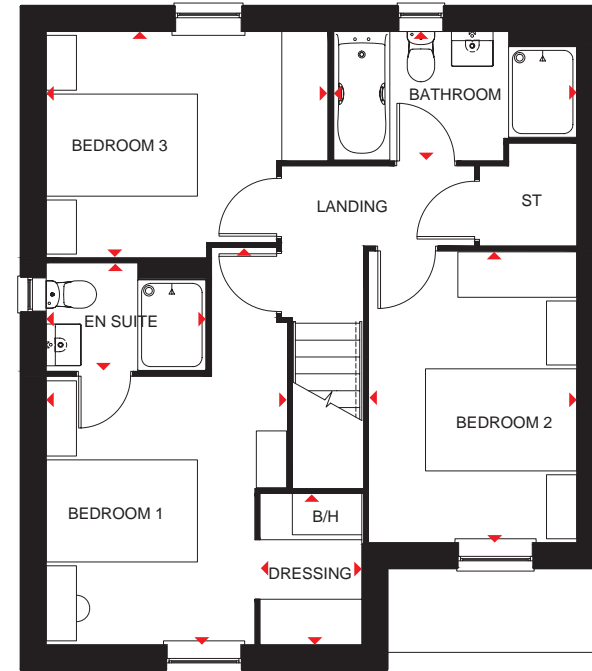
Key

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



Ground Floor

Lounge	4699 x 3179 mm	15'5" x 10'5"
Kitchen/Dining	5839 x 3322 mm	19'2" x 10'11"
WC	1547 x 1087 mm	5'1" x 3'7"
Utility	1687 x 1624 mm	5'6" x 5'4"



First Floor

Bedroom 1	5242 x 3179 mm	17'2" x 10'5"
En Suite	2110 x 1412 mm	6'11" x 4'8"
Dressing	1987 x 1336 mm	6'6" x 4'5"
Bedroom 2	3845 x 2741 mm	12'7" x 9'0"
Bedroom 3	3714 x 2982 mm	12'2" x 9'9"
Bathroom	3212 x 1700 mm	10'6" x 5'7"

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BDW001966 Group DWH 2017 H349 --H7 DS02 /OCT22

THE LAYTON

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The Layton's intelligent use of space and light make for a beautiful family home. Large French doors in the triple-aspect lounge lead to the rear garden, as do those from the bright, walk-in glazed bay in the kitchen/breakfast area. A separate

dining area and a utility room adjoin the stylishly fitted kitchen, and a study completes the ground floor. On the first floor are four double bedrooms, the expansive main with en suite. The fitted family bathroom includes a separate shower.

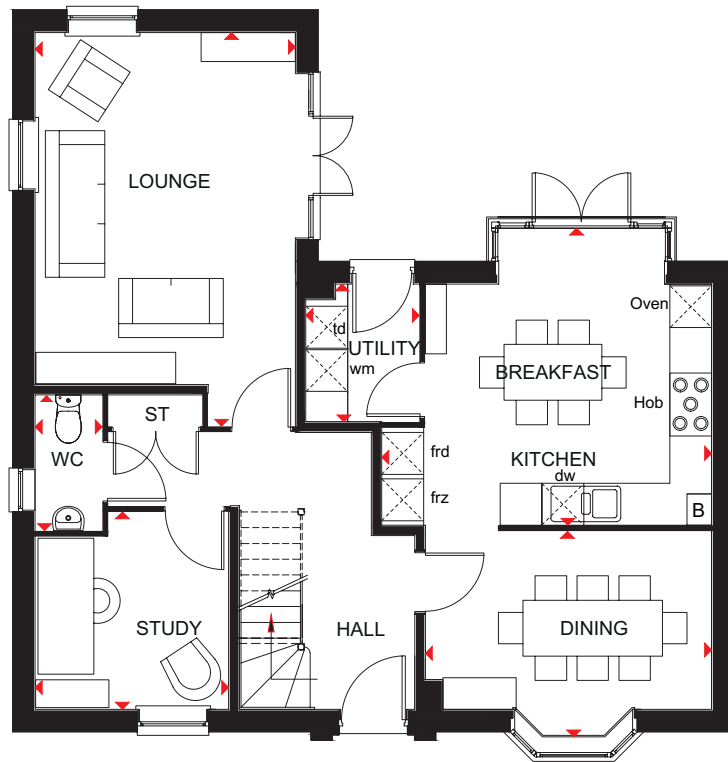
DAVID WILSON HOMES

THE LAYTON

FOUR BEDROOM DETACHED HOME

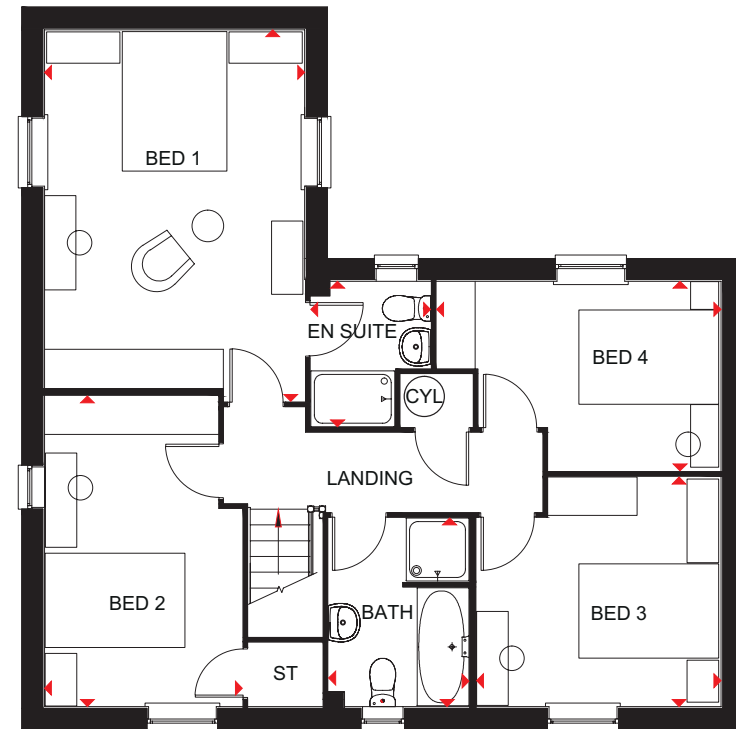
Key

B	Boiler	frd	Fridge space	dw	Dishwasher space
ST	Store	frz	Freezer space	td	Tumble dryer space
CYL	Cylinder	wm	Washing machine space	◄►	Dimension location



Ground Floor

Lounge	5637 x 3727 mm	18'5" x 12'2"
Kitchen/Breakfast	4255 x 4725 mm	14'11" x 15'6"
Dining	4100 x 2943 mm	13'5" x 9'7"
Study	2772 x 2826 mm	9'1" x 9'3"
Utility	1975 x 1624 mm	6'5" x 5'4"
WC	1942 x 961 mm	6'4" x 3'2"



First Floor

Bed 1	5321 x 3727 mm	17'5" x 12'3"
En suite	1715 x 2085 mm	5'8" x 6'10"
Bed 2	4443 x 2833 mm	14'7" x 9'4"
Bed 3	3500 x 3285 mm	11'6" x 10'9"
Bed 4	4070 x 2716 mm	13'4" x 8'11"
Bath	2698 x 2010 mm	8'10" x 6'7"

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BDW001966 Group DWH 2017 H436 - - X7 /OCT22

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 are the only major national housebuilder to be awarded this award 10 years running. "we" refers to the Barratt Developments PLC group brands. Based on HBF star rating scheme from 2010 to 2022 derived from the NHBC national new homes survey (at eight weeks), over 90% of Barratt Developments PLC group customers would recommend our brands to a friend. http://www.hbf.co.uk/fileadmin/documents/members/FactSheets/HBF_fact_sheets_web.pdf **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 03 numbers are charged at the same rate as dialling 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-BT customers and mobile phone users should contact their service providers for information about the cost of calls.

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.



DAVID WILSON HOMES

WHERE QUALITY LIVES

dwh.co.uk or call 0333 355 8483