

ST JOHNS VIEW

CAYTON

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 offer a range of spacious bedroom designs, located in highly desirable locations.

We would encourage you to come and experience the David Wilson Difference and we look forward to seeing you at one of our many developments.



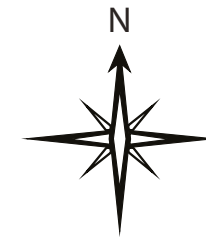
DAVID WILSON HOMES

WHERE QUALITY LIVES

ST JOHNS VIEW

CAYTON

-  Cayton
2 Bedroom Home
-  Archford
3 Bedroom Home
-  Hadley
3 Bedroom Home
-  Abbeydale
3 Bedroom Home
-  Ashurst
3 Bedroom Home
-  Ingleby
4 Bedroom Home
-  Thornton
4 Bedroom Home
-  Kirkdale
4 Bedroom Home
-  Hollinwood
4 Bedroom Home
-  Bradgate
4 Bedroom Home
-  Affordable Housing
- BCP Bin Collection Point
- S/S Substation
- C/S Cycle Store
- L.E.A.P. Locally Equipped Area for Play



— 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.



COMMUNITY

OPEN SPACES



There are over 2.25 acres of community open space at St Johns View.

The development has been thoughtfully planned to promote a more desirable, healthier and enjoyable way of living.

Open space offers great opportunities for you to enjoy the outdoors and live more in harmony with nature.



BAT AND BIRD

HABITATS



Bird and bat boxes provide perfect nesting opportunities for a range of species.

You will notice these are installed as high as possible, away from natural light and in different positions to encourage our winged friends to enjoy their wildlife habitats.



WILDFLOWER

MEADOWS



Wildflower turfs and scented plants are a great attraction for pollinating bees and butterflies, whilst providing insects, birds and mammals a home.

We all appreciate how important it is to create these habitats as pollination is one of the most essential biological processes on the planet.

Ready to enjoy on your doorstep... encouraging wildflower planting will help create an aromatic, relaxing and beautiful environment.



— BIODIVERSITY AND WATER —

HABITATS



We have committed to creating dedicated space for local biodiversity conservation.

Ponds are perfect to encourage a more biodiverse ecosystem. They entice wildlife by providing a home for some and an important source of drinking water for many others.

Not only are they important habitats but they also help create a relaxing area where you can unwind and watch nature thrive.



— BEE-FRIENDLY —

PLANTING



We value how important bees are, as they provide the essential pollination of many garden plants and wildflowers.

By nurturing bee-friendly planting, together we will provide an important natural food source whilst helping to preserve biodiversity and protect the environment.



— HEDGEHOG —

HIGHWAYS



You will see runs and routes throughout the development, these are our hedgehog highways.

A hedgehog highway is about a 13cm x 13cm (so 5" x 5") gap built into the bottom of a garden fence, wall or hedge, which enables hedgehogs to easily move between gardens.

Hedgehogs can travel a long distance on a single night looking for food and a suitable mate, so room to roam is crucial.



ELECTRIC CAR

CHARGING POINTS



A number of homes on the development are designed to have active Electric Vehicle Charging points.

Further homes will have passive Electric Vehicle Charging points so customers may choose to install their own more easily in the future.



Electric

car charging points

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](#)

THE CAYTON

TWO BEDROOM SEMI-DETACHED / TERRACED HOME



Individual plots may vary, please speak to the Sales Adviser

The Cayton stylishly combines a traditional exterior, with the benefits of a contemporary home. The modern, open-plan layout of the lounge and kitchen area, complete with a breakfast bar, provides flexibility. French Doors open from the lounge, extending

the living space into the garden during the warmer months. The second bedroom offers a cosy retreat and is close to the downstairs bathroom, whilst the main bedroom upstairs is expansive and has easy access to the shower room.



DAVID WILSON HOMES

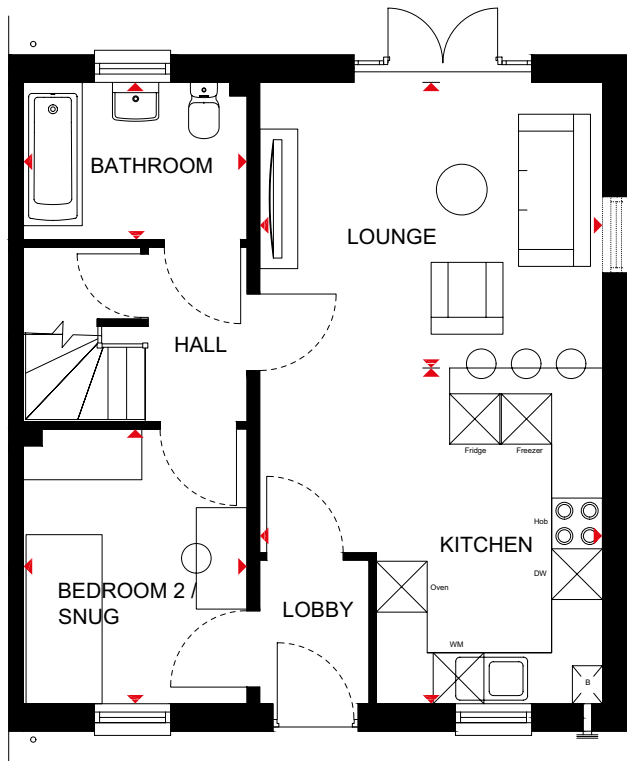
WHERE QUALITY LIVES

THE CAYTON

TWO BEDROOM SEMI-DETACHED / TERRACED HOME

Key

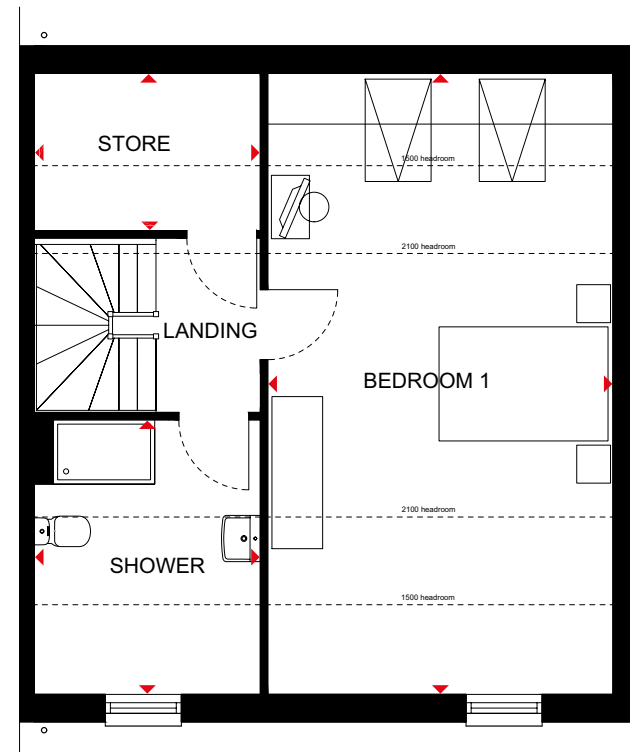
B	Boiler	WM	Washing machine space	◀▶	Dimension location
ST	Store	DW	Dishwasher space		



Ground Floor

Lounge	4056 x 3379 mm	13'4" x 11'1"
Kitchen	4056 x 3971 mm	13'4" x 13'0"
Bathroom	2644 x 1861 mm	8'8" x 6'1"
Bedroom 2 / Snug	2644 x 3249 mm	8'8" x 10'8"

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



First Floor

Bedroom 1	4087 x 7350 mm	13'5" x 24'1"
Store	2675 x 1861 mm	8'9" x 6'1"
Shower	2675 x 3249 mm	8'9" x 10'8"

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.



THE ARCHFORD

THREE BEDROOM SEMI-DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser

The sash-style windows give the Archford home a traditional look. Inside however, the stylish open-plan kitchen and dining area is designed very much for modern living with French doors opening out onto the rear garden, creating a bright, light-filled room. A lobby,

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



DAVID WILSON HOMES

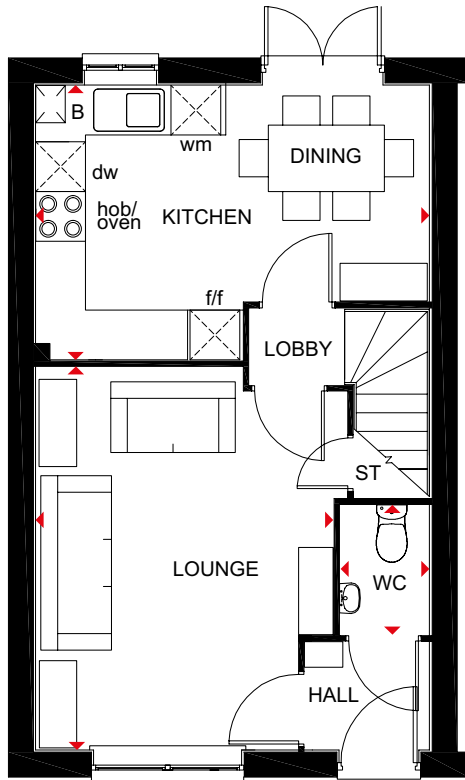
WHERE QUALITY LIVES

THE ARCHFORD

THREE BEDROOM SEMI-DETACHED HOME

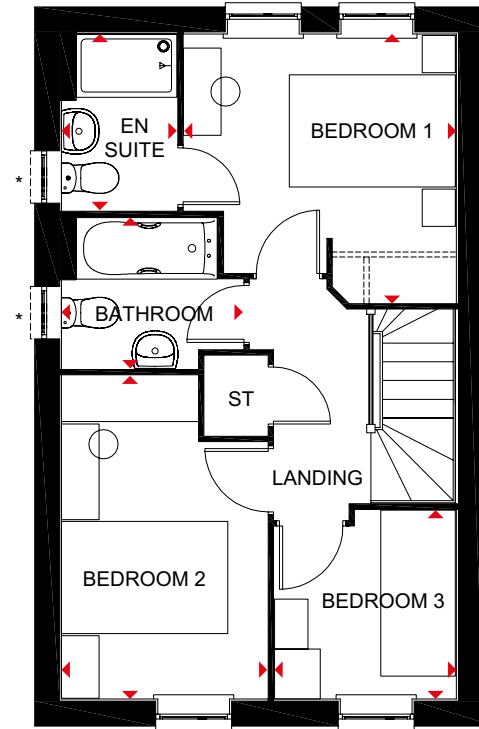
Key

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



Ground Floor

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



First Floor

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

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

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.

THE ARCHFORD

THREE BEDROOM TERRACED HOME



Individual plots may vary, please speak to the Sales Adviser

A bright family home, The Archford has a stylish open-plan kitchen and dining area, with French doors opening out onto the rear garden – creating the option for even more living space in good weather. A lobby separates the kitchen and the spacious lounge, with stairs

leading to the first floor. Here, the main bedroom has its own en suite. This attractive mid-terraced home is completed by a further double bedroom, a single bedroom and a family bathroom.



DAVID WILSON HOMES

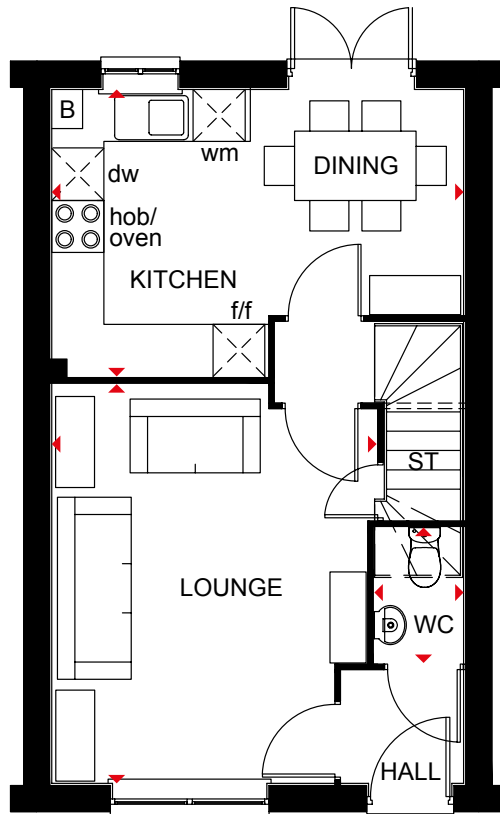
WHERE QUALITY LIVES

THE ARCHFORD

THREE BEDROOM TERRACED HOME

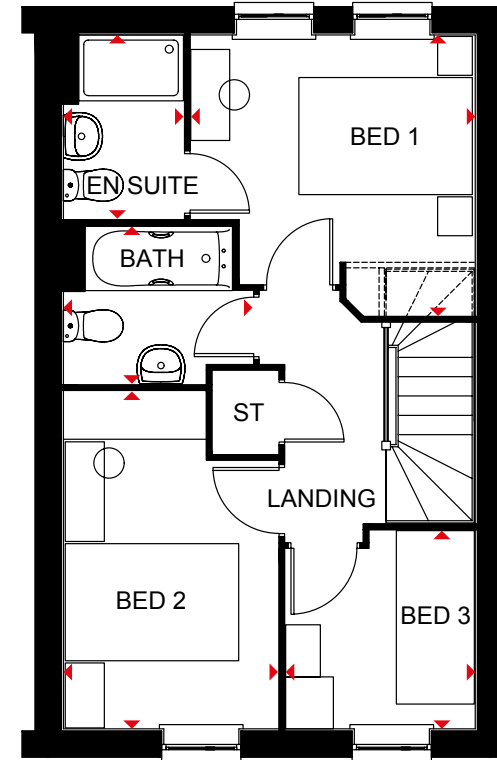
Key

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



Ground Floor

Lounge	4604 x 3746 mm	15'1" x 12'3"
Kitchen/Dining	4750 x 3310 mm	15'7" x 10'10"
WC	1561 x 1030 mm	5'1" x 3'4"



First Floor

Bedroom 1	3235 x 3276 mm	10'7" x 10'9"
En suite	1385 x 2119 mm	4'7" x 6'11"
Bedroom 2	2475 x 3891 mm	8'1" x 12'9"
Bedroom 3	2286 x 2186 mm	7'6" x 7'2"
Bathroom	1815 x 2181 mm	5'11" x 7'2"

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.



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.



DAVID WILSON HOMES

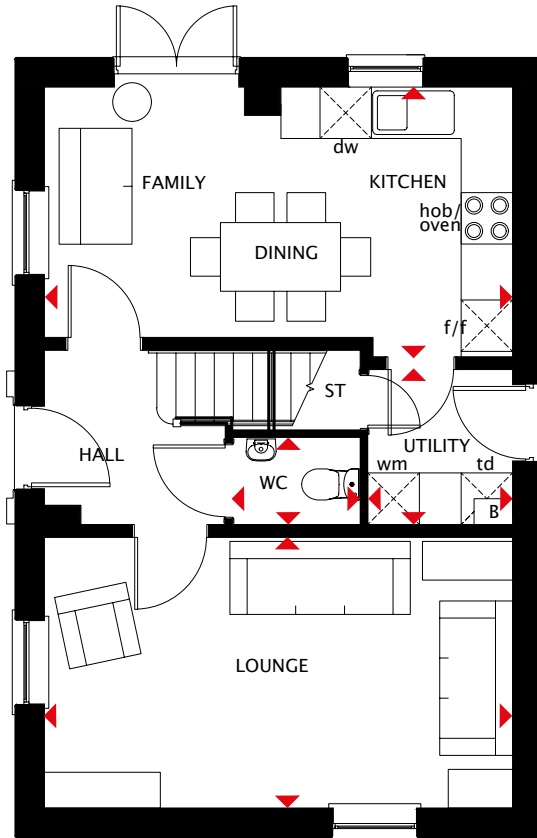
WHERE QUALITY LIVES

THE HADLEY

THREE BEDROOM DETACHED HOME

Key

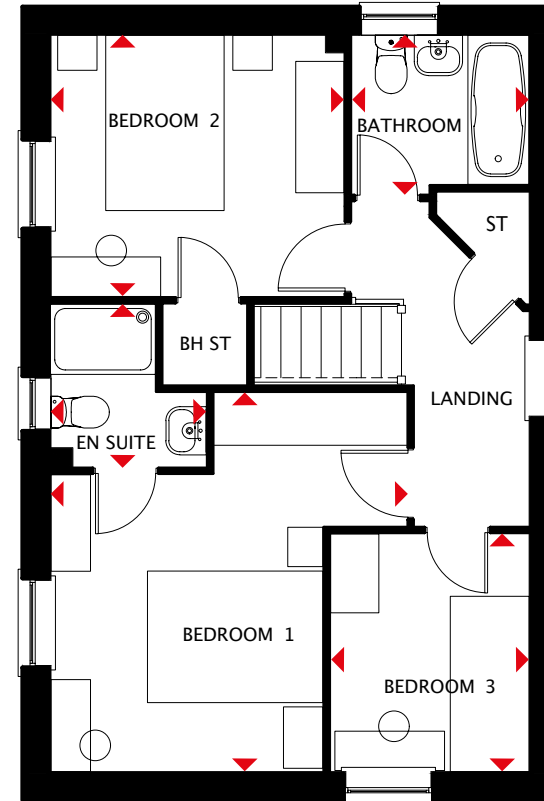
B	Boiler	BH ST	Bulkhead Store	wm	Washing machine space	td	Tumble dryer space
ST	Store	f/f	Fridge/freezer space	dw	Dishwasher space	◀▶	Dimension location



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"

(Approximate dimensions)



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"

(Approximate dimensions)

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.



THE HADLEY

THREE BEDROOM END-TERRACED HOME



Individual plots may vary, please speak to the Sales Adviser

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

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



DAVID WILSON HOMES

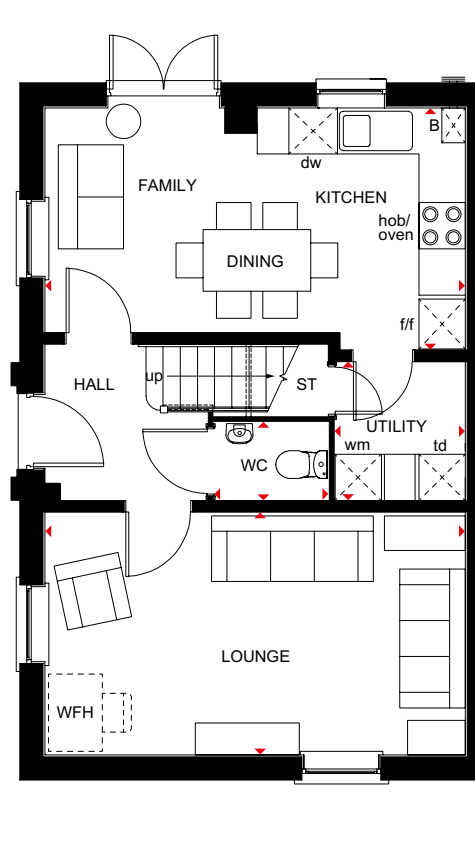
WHERE QUALITY LIVES

THE HADLEY

THREE BEDROOM END-TERRACED HOME

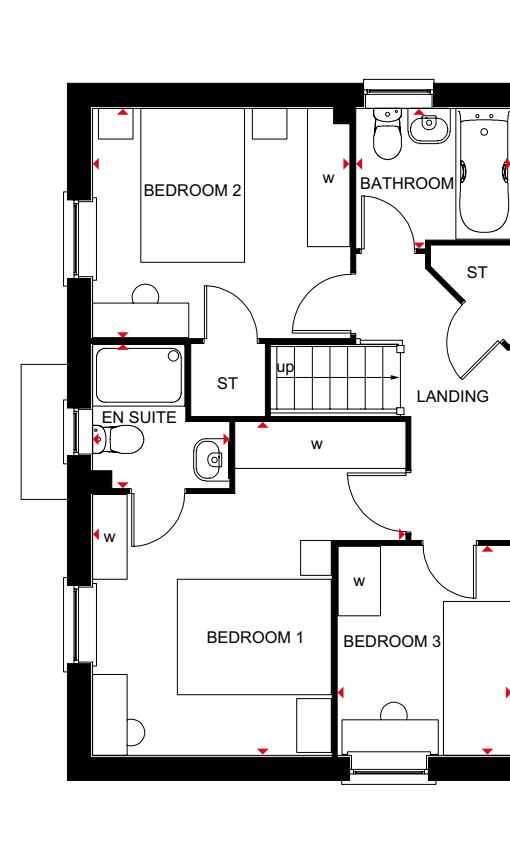
Key

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



Ground Floor

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



First Floor

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

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.



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 bedroom with en suite and dressing area – and a family bathroom with shower.



DAVID WILSON HOMES

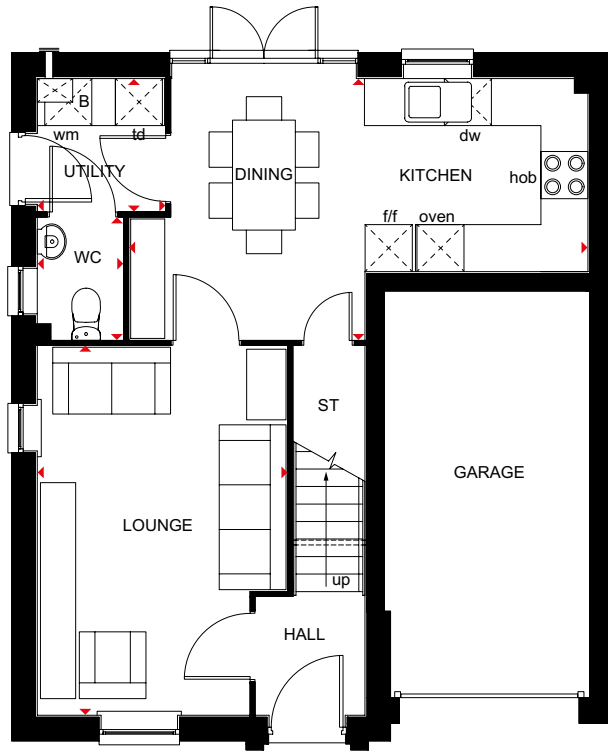
WHERE QUALITY LIVES

THE ABBEYDALE

THREE BEDROOM DETACHED HOME

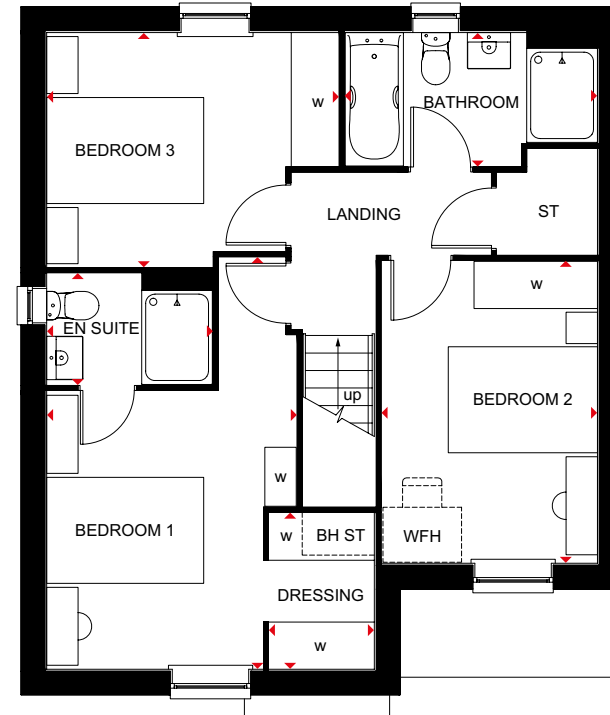
Key

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

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.



THE ASHURST

THREE BEDROOM SEMI-DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser

The Ashurst semi-detached home is all about convenience. Its large, open-plan, dual-aspect kitchen, with stylish units and space for all the essential appliances, incorporates the dining area. French doors in the separate lounge lead into the back garden, providing a natural

flow of extended living space during good weather. Upstairs are two double bedrooms, the expansive main with en suite, as well as a single bedroom and family bathroom.



DAVID WILSON HOMES

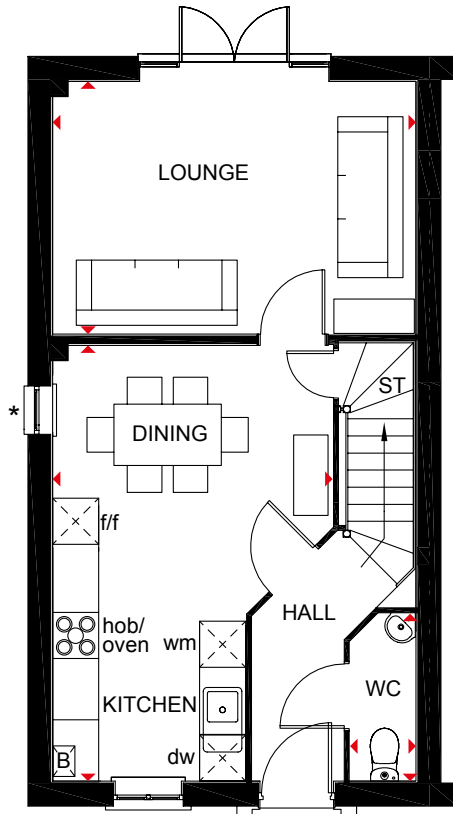
WHERE QUALITY LIVES

THE ASHURST

THREE BEDROOM SEMI-DETACHED HOME

Key

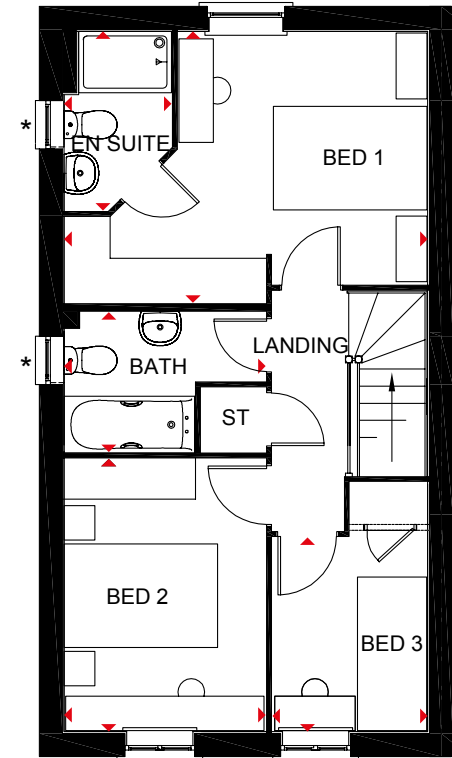
B	Boiler	f/f	Fridge/freezer space	dw	Dishwasher space
ST	Store	wm	Washing machine space	◀▶	Dimension location



Ground Floor

Kitchen/Dining	5684 x 3651 mm	18'7" x 11'11"
Lounge	4740 x 3296 mm	15'6" x 10'9"
WC	2185 x 861 mm	7'2" x 3'9"

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



First Floor

Bedroom 1	4740 x 3540 mm	15'6" x 11'7"
En suite	2339 x 1400 mm	7'8" x 4'7"
Bedroom 2	3556 x 2626 mm	11'8" x 8'7"
Bedroom 3	2531 x 2025 mm	8'3" x 6'7"
Bathroom	2626 x 1825 mm	8'7" x 6'0"

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

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.

THE ASHURST

THREE BEDROOM TERRACED HOME



Individual plots may vary, please speak to the Sales Adviser

The Ashurst terraced home is all about convenience. Its large, open-plan, dual-aspect kitchen, with stylish units and space for all the essential appliances, incorporates the dining area. French doors in the separate lounge lead into the back garden, providing a natural

flow of extended living space during good weather. Upstairs are two double bedrooms, the expansive main with en suite, as well as a single bedroom and family bathroom.



DAVID WILSON HOMES

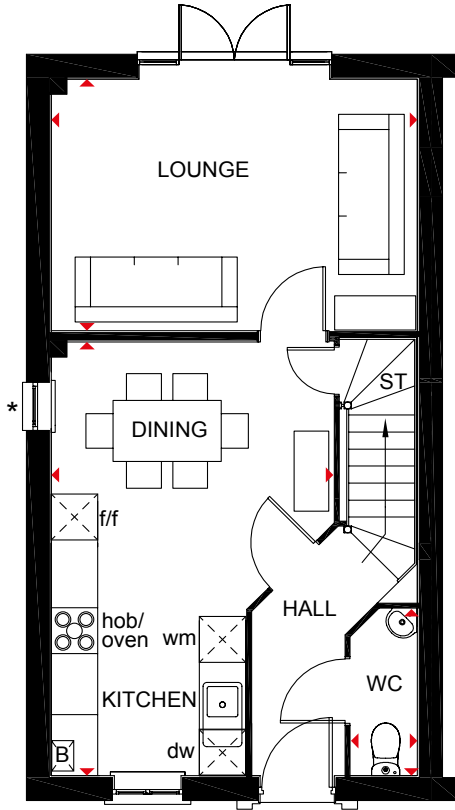
WHERE QUALITY LIVES

THE ASHURST

THREE BEDROOM TERRACED HOME

Key

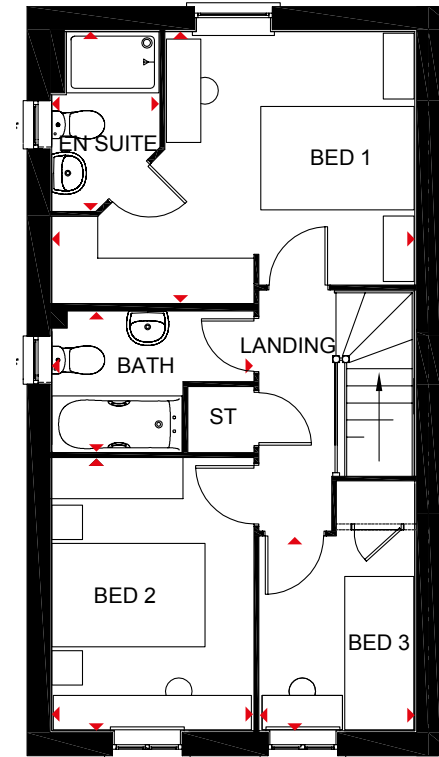
B	Boiler	f/f	Fridge/freezer space	dw	Dishwasher space
ST	Store	wm	Washing machine space	◀▶	Dimension location



Ground Floor

Kitchen/Dining	5684 x 3651 mm	18'7" x 11'11"
Lounge	4740 x 3296 mm	15'6" x 10'9"
WC	2185 x 861 mm	7'2" x 3'9"

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



First Floor

Bedroom 1	4740 x 3540 mm	15'6" x 11'7"
En suite	2339 x 1400 mm	7'8" x 4'7"
Bedroom 2	3556 x 2626 mm	11'8" x 8'7"
Bedroom 3	2531 x 2025 mm	8'3" x 6'7"
Bathroom	2626 x 1825 mm	8'7" x 6'0"

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

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.



THE INGLEBY

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser

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

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



DAVID WILSON HOMES

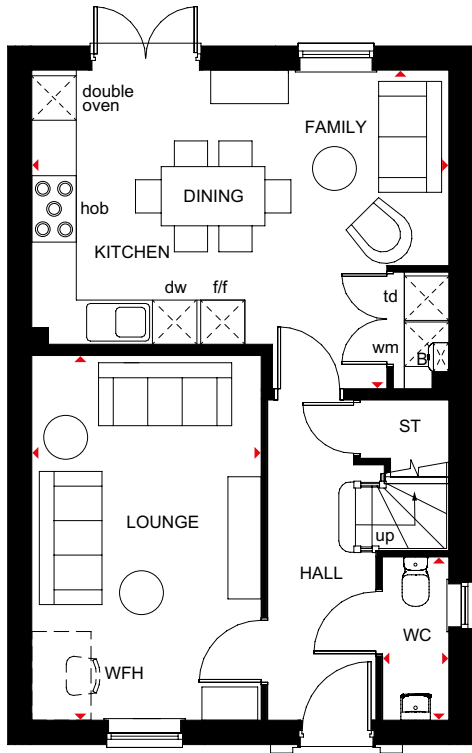
WHERE QUALITY LIVES

THE INGLEBY

FOUR BEDROOM DETACHED HOME

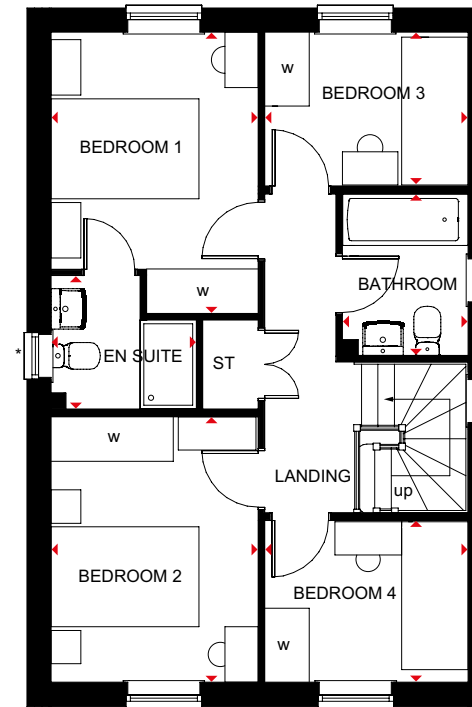
Key

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



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"



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

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.

THE THORNTON

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser

The exterior of this traditionally-styled home hides a modern interior. Downstairs your open-plan kitchen diner is a great place to entertain family and friends. A handy utility room completes the kitchen area. The lounge has French doors to the garden so you can let the outside in during the warmer months. Upstairs you'll find 3 double bedrooms

and an additional single bedroom that, with two windows providing lots of light, would create a wonderful home office. The main bedroom enjoys its own en suite whilst the other bedrooms share a family bathroom.



DAVID WILSON HOMES

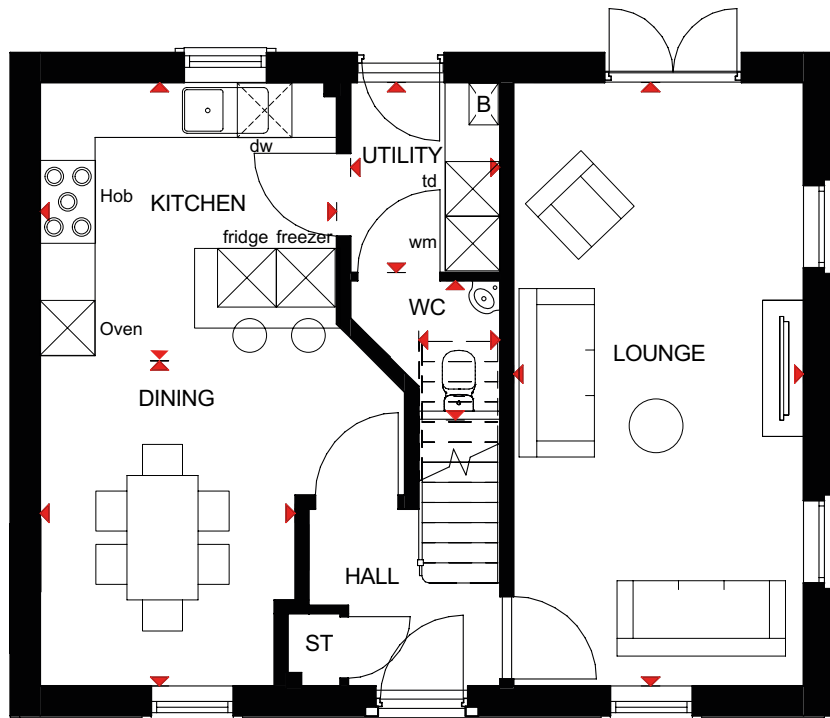
WHERE QUALITY LIVES

THE THORNTON

FOUR BEDROOM DETACHED HOME

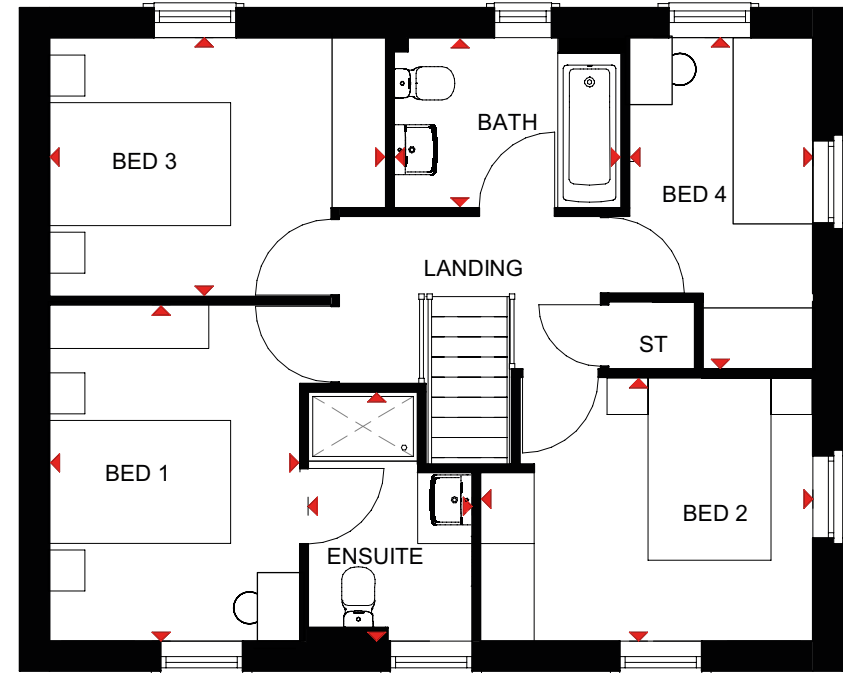
Key

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



Ground Floor

Dining	2789 x 3556 mm	9'2" x 11'8"
Kitchen	3246 x 3044 mm	10'8" x 10'0"
Lounge	3170 x 6600 mm	10'5" x 21'8"
Utility	1635 x 2078 mm	5'4" x 6'10"
WC	890 x 1427 mm	2'11" x 4'8"



First Floor

Bedroom 1	2741 x 3680 mm	9'0" x 12'1"
En Suite	1796 x 2728 mm	5'11" x 8'11"
Bedroom 2	3637 x 2887 mm	11'11" x 9'6"
Bedroom 3	3782 x 2832 mm	12'5" x 9'3"
Bedroom 4	2008 x 3625 mm	6'7" x 11'11"
Bathroom	2385 x 1774 mm	7'10" x 5'10"

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.



THE KIRKDALE

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser

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

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



DAVID WILSON HOMES

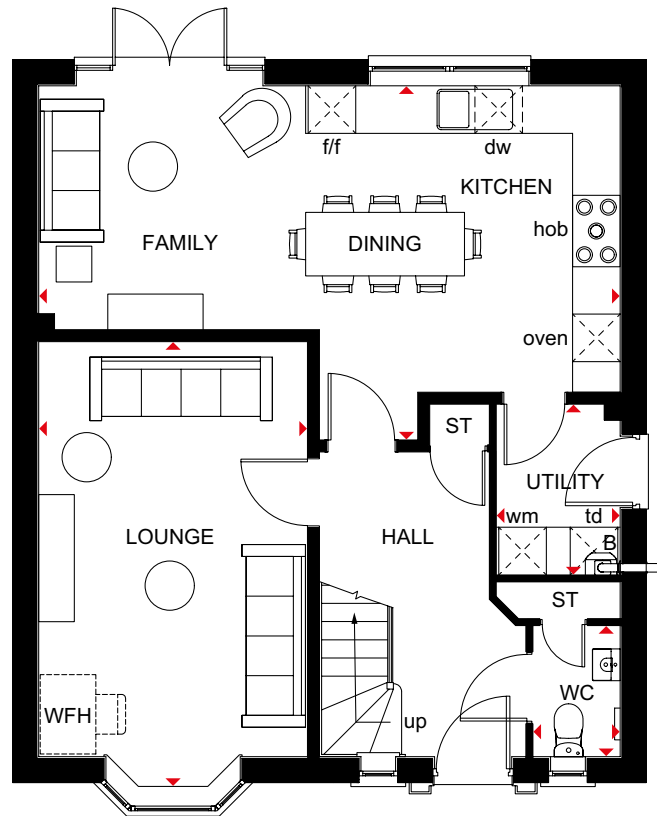
WHERE QUALITY LIVES

THE KIRKDALE

FOUR BEDROOM DETACHED HOME

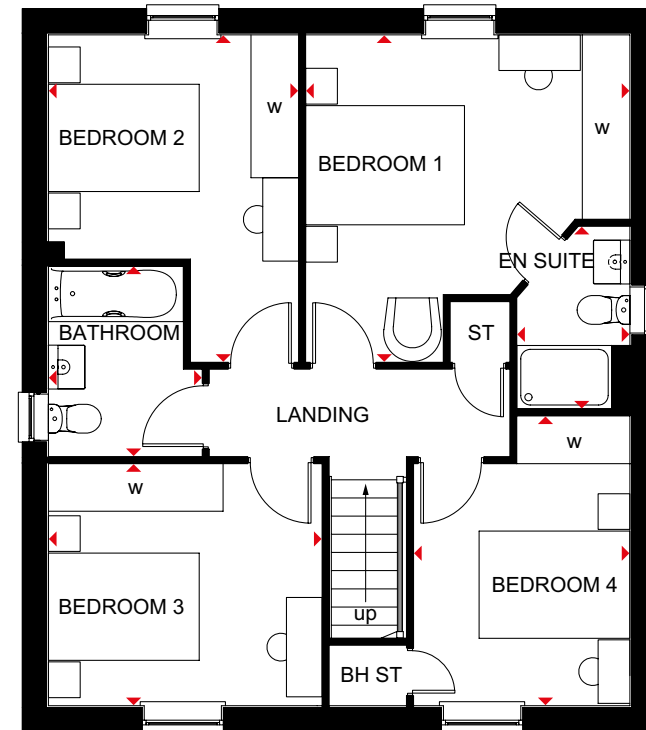
Key

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



Ground Floor

Lounge	3385 x 6522 mm	11'1" x 18'5"
Kitchen/Family/Dining	7323 x 4460 mm	24'0" x 14'8"
Utility	1561 x 2150 mm	5'1" x 7'11"
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"

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.

THE HOLLINWOOD

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser

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

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



DAVID WILSON HOMES

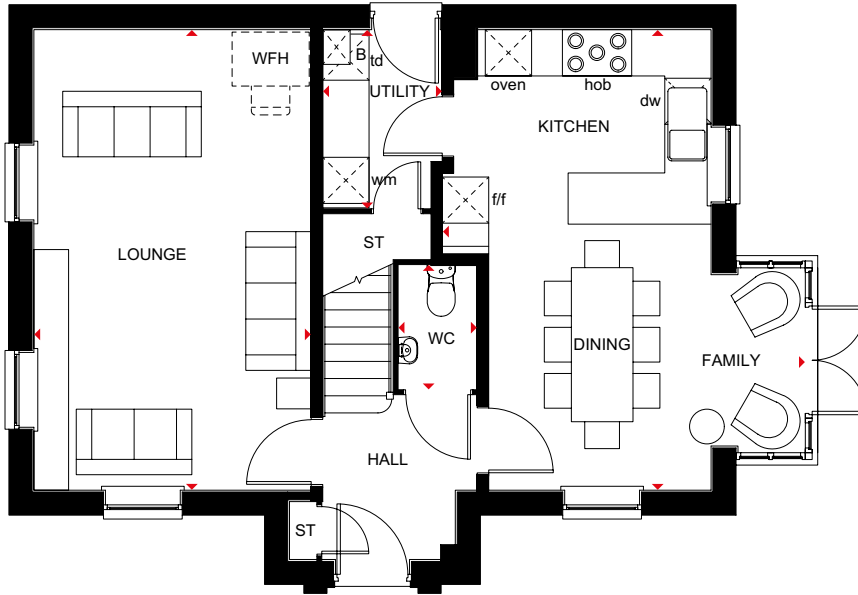
WHERE QUALITY LIVES

THE HOLLINWOOD

FOUR BEDROOM DETACHED HOME

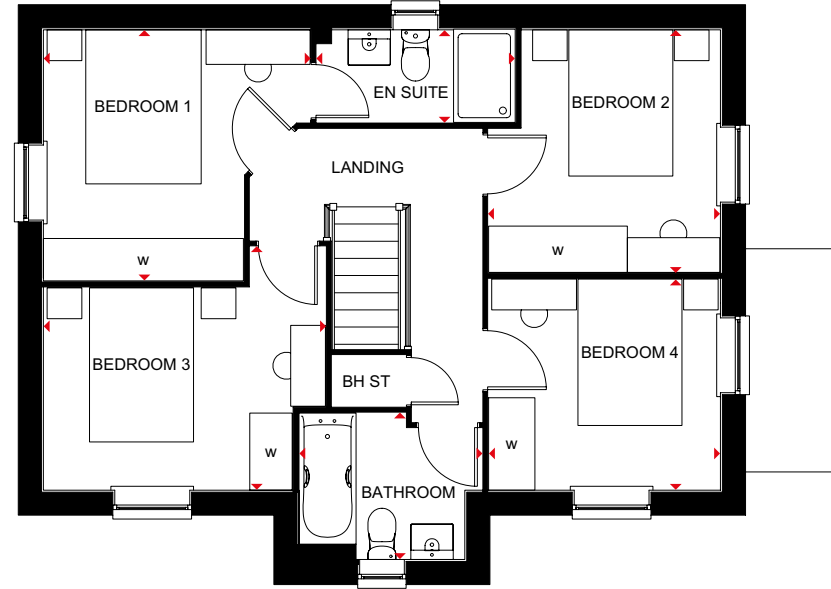
Key

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



Ground Floor

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



First Floor

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

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.

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 – and extended living space in good weather – 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 with en suite, ensure everyone has space of their own. A family bathroom completes this truly superb family home.



DAVID WILSON HOMES

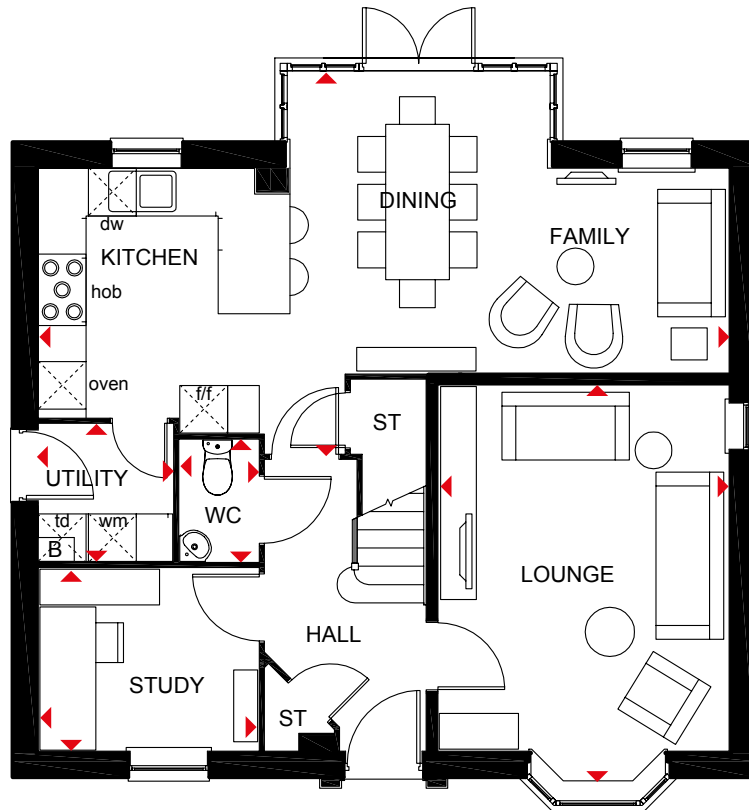
WHERE QUALITY LIVES

THE BRADGATE

FOUR BEDROOM DETACHED HOME

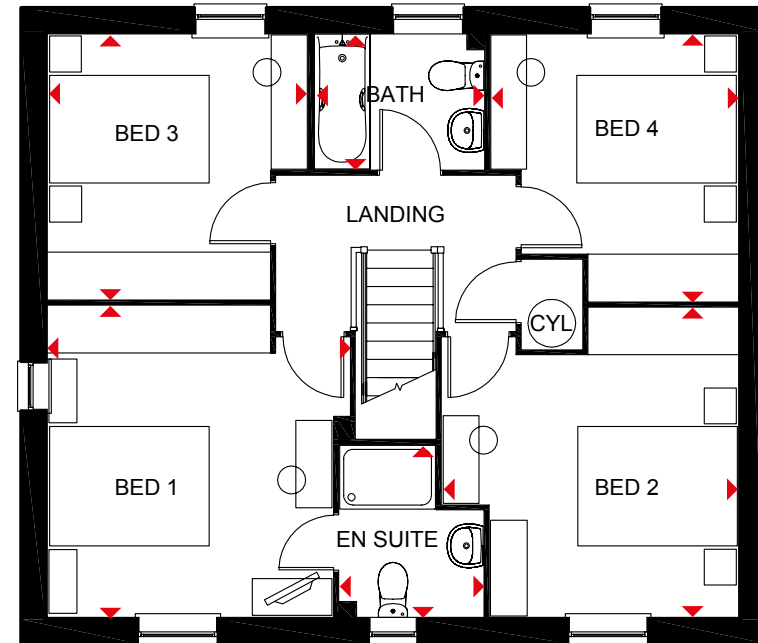
Key

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



Ground Floor

Lounge	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	9'0" x 7'6"
Utility	1687 x 1724 mm	5'6" x 5'7"
WC	1524 x 986 mm	5'0" x 3'2"



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 3	3353 x 3112 mm	11'11" x 10'2"
Bathroom	2124 x 1700 mm	6'11" x 5'7"

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.



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 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. 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 8467**