



MEADOW HILL

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

MEADOW HILL

— A LOCATION LIKE NO OTHER —



Meadow Hill is ideally located in the semi-rural village of Throckley. The development is situated just a 20 minute drive away from Newcastle City centre where you can enjoy a great range of amenities, including shopping, food and drinks and walks along the Quayside. You are also just 4 miles from Ponteland village, packed with boutiques, independent restaurants and cosy pubs. Although surrounded by green open space, the commuter access isn't compromised with the A69 and A1 just minutes from home.

Newcastle International Airport is just a short drive away. Whilst enjoying picturesque surroundings including the historic Hadrian's Wall, growing families can take comfort in knowing the village provides an 'Outstanding' primary school' within walking distance of the development. Residents will have access to the nearby leisure facilities, some of which include football fields, multi-purpose sports court, Bowling Green, showers and changing rooms.

A SENSE OF PEACE,
QUALITY
— AND SPACE —



Our homes at Meadow Hill 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.

Development Plan

- Bradgate**
4 bedroom detached home
- Osprey**
4 bedroom detached home
- Woodlark**
4 bedroom detached home
- Linnet**
4 bedroom detached home
- Ingleby**
4 bedroom detached home
- Plover**
3 bedroom detached home
- Archford**
3 bedroom semi-detached/mid-terrace home

** Properties built in stone



THE ARCHFORD

THREE BEDROOM TERRACED HOME



Individual plots may vary, please speak to the Sales Adviser



A stylish terraced home, The Archford has an open-plan kitchen with dining area designed for practical, modern living with French doors opening out onto the rear garden 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 single bedroom make this an attractive family home.



DAVID WILSON HOMES

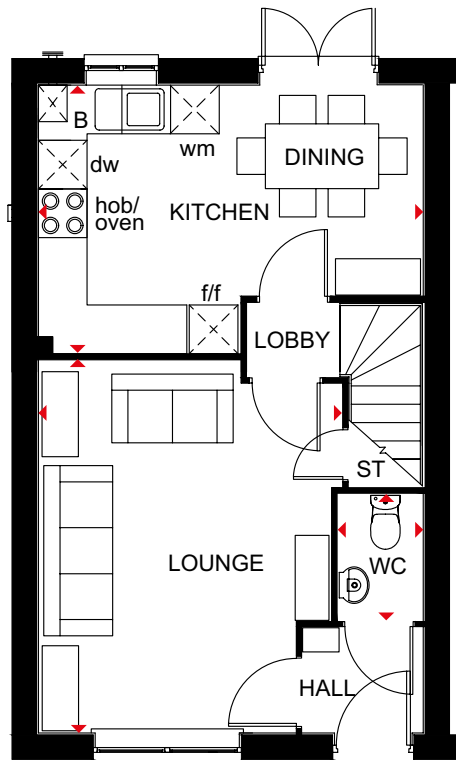
WHERE QUALITY LIVES

THE ARCHFORD

THREE BEDROOM TERRACED HOME

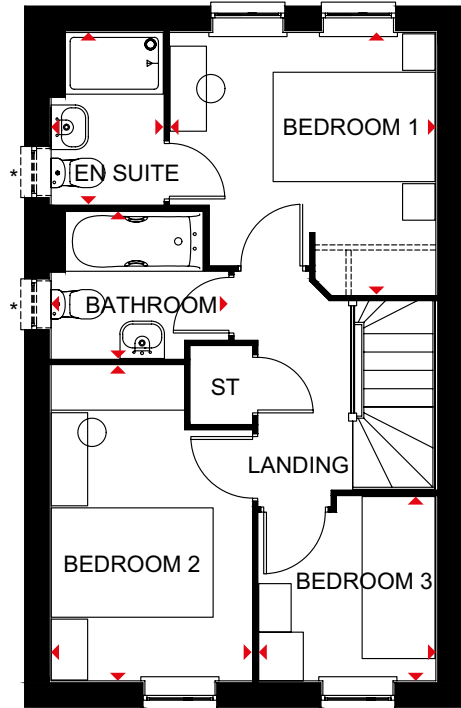
Key

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 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.

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THE HADLEY DETACHED

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

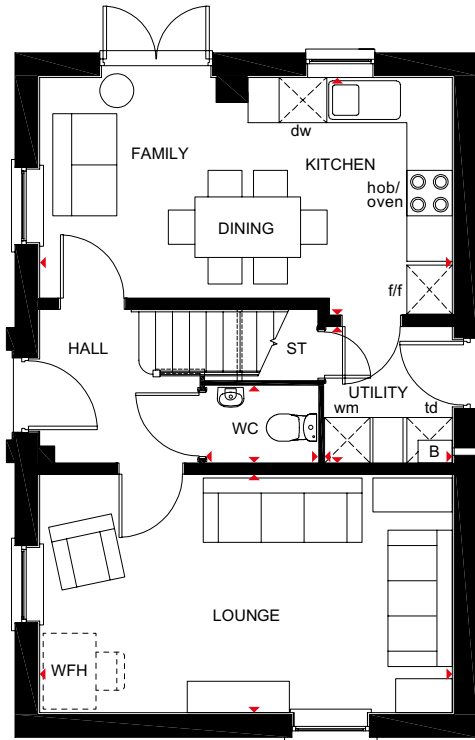
WHERE QUALITY LIVES

THE HADLEY DETACHED

THREE BEDROOM DETACHED HOME

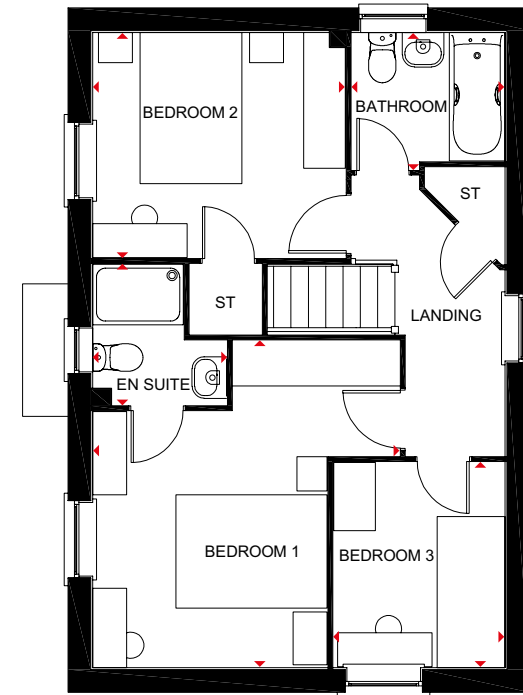
Key

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



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"



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"

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THE PLOVER

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The sash-style windows gives this home a delightfully traditional look, yet inside, the open-plan kitchen with its dining and family areas 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

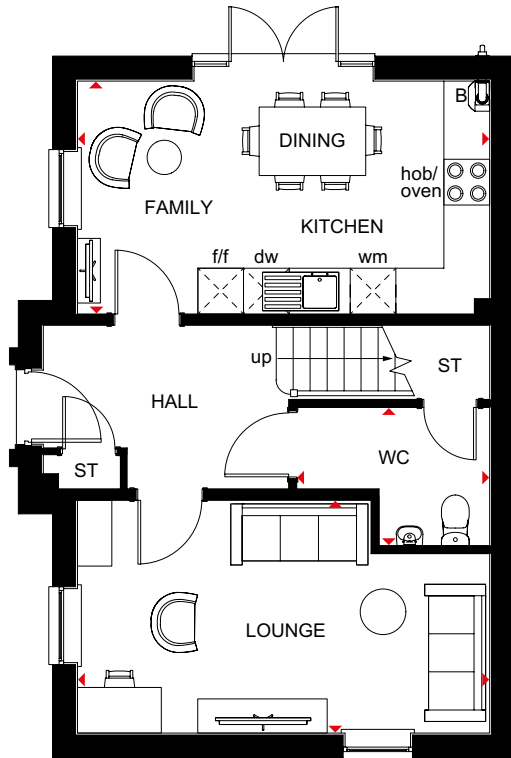
WHERE QUALITY LIVES

THE PLOVER

THREE BEDROOM HOME

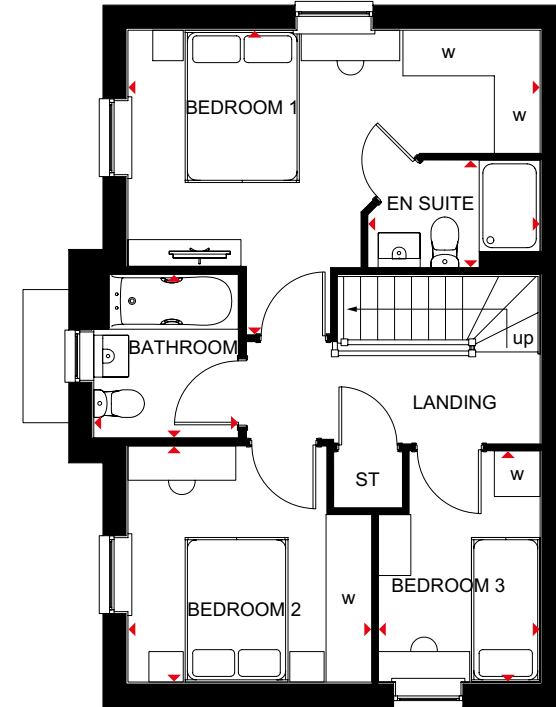
Key

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



Ground Floor

Kitchen/Dining/ Family	5410 x 3057 mm	17'9" x 10'0"
Lounge	5410 x 3057 mm	17'9" x 10'0"
WC	2532 x 1814 mm	8'4" x 5'11"



First Floor

Bedroom 1	5410 x 4000 mm	17'9" x 13'1"
En Suite	2263 x 1413 mm	7'5" x 4'7"
Bedroom 2	3200 x 3100 mm	10'6" x 10'2"
Bedroom 3	2122 x 3038 mm	6'11" x 9'11"
Bathroom	1900 x 2147 mm	6'3" x 7'0"

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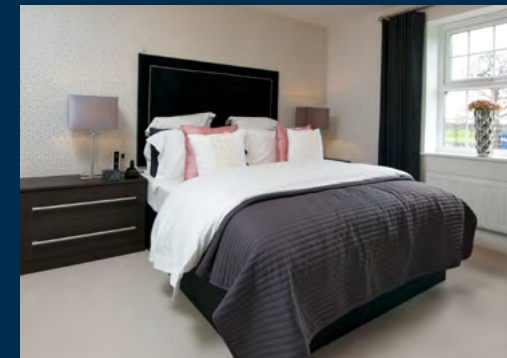


THE INGLEBY

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 with en suite, two single bedrooms and a family bathroom.

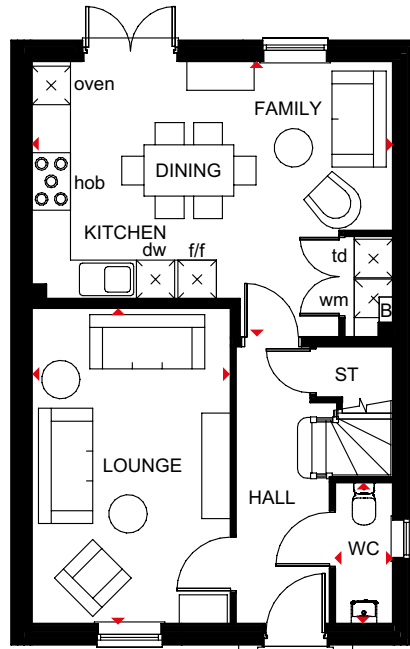


THE INGLEBY

THREE BEDROOM DETACHED HOME

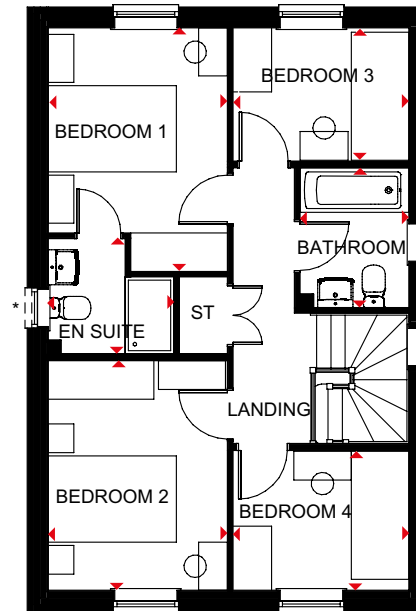
Key

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



Ground Floor

Lounge	4930 x 3100 mm	16'2" x 10'2"
Kitchen/Family/Dining	5635 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"

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THE LINNET

FOUR BEDROOM HOME



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The Linnet is a four bedroom traditional detached home with spacious family living areas. The ground floor features an open-plan kitchen with dining/family area, utility room and French doors that open onto the garden. The bright and well-designed lounge is perfect for you to

relax in with large windows that let the light stream into the room. Upstairs, you will find a principal bedroom with an en suite shower, two further double bedrooms and a single bedroom that could be used as a study. This home also comes with a single detached garage.



DAVID WILSON HOMES

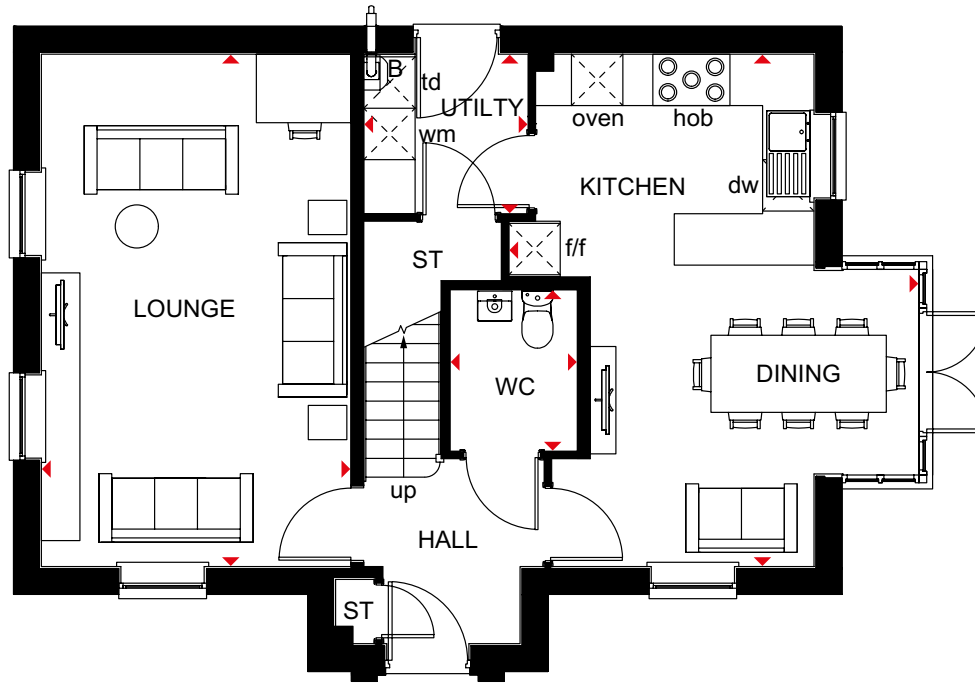
WHERE QUALITY LIVES

THE LINNET

FOUR BEDROOM HOME

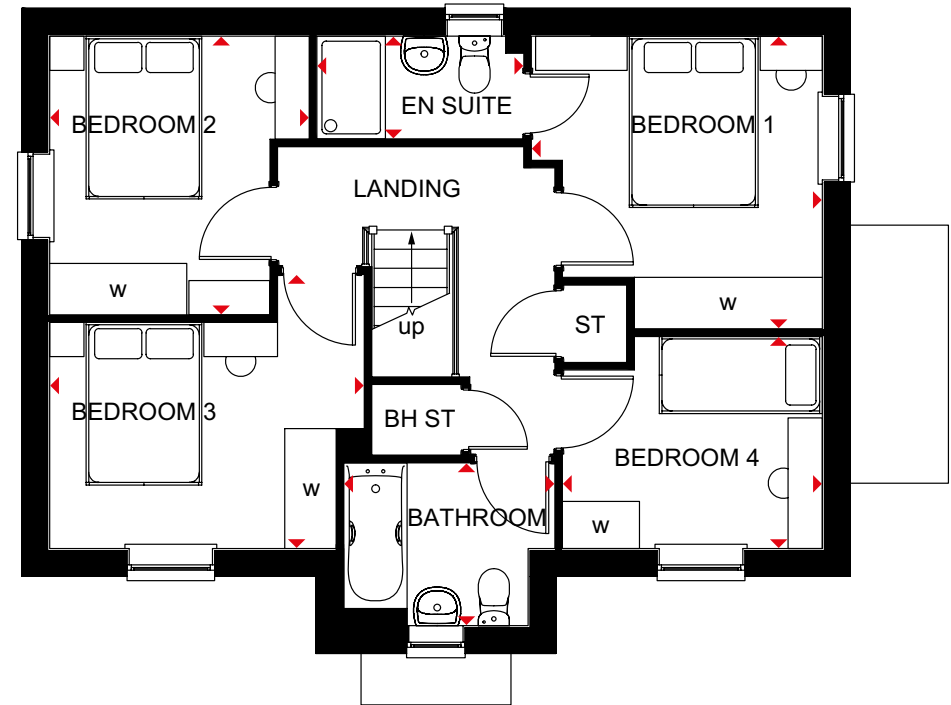
Key

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		



Ground Floor

Lounge	5978 x 3609 mm	19'7" x 11'10"
Kitchen/Dining	5978 x 4786 mm	19'7" x 15'8"
Utility	1860 x 1919 mm	6'1" x 6'4"
WC	1885 x 1484 mm	6'2" x 4'10"



First Floor

Bedroom 1	3415 x 3394 mm	11'2" x 11'2"
En Suite	1200 x 2415 mm	3'11" x 7'11"
Bedroom 2	3250 x 3029 mm	10'8" x 9'11"
Bedroom 3	3200 x 3671 mm	10'6" x 12'0"
Bedroom 4	2475 x 3031 mm	8'1" x 9'11"
Bathroom	1900 x 2465 mm	6'3" x 8'1"

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THE WOODLARK

FOUR BEDROOM HOME



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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 two double bedrooms, the main bedroom with en suite, a further two single bedrooms and family bathroom.



DAVID WILSON HOMES

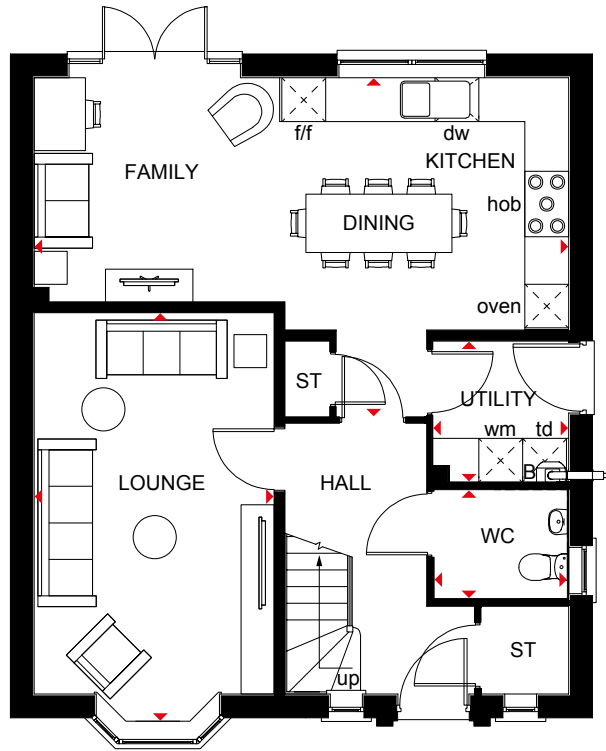
WHERE QUALITY LIVES

THE WOODLARK

FOUR BEDROOM HOME

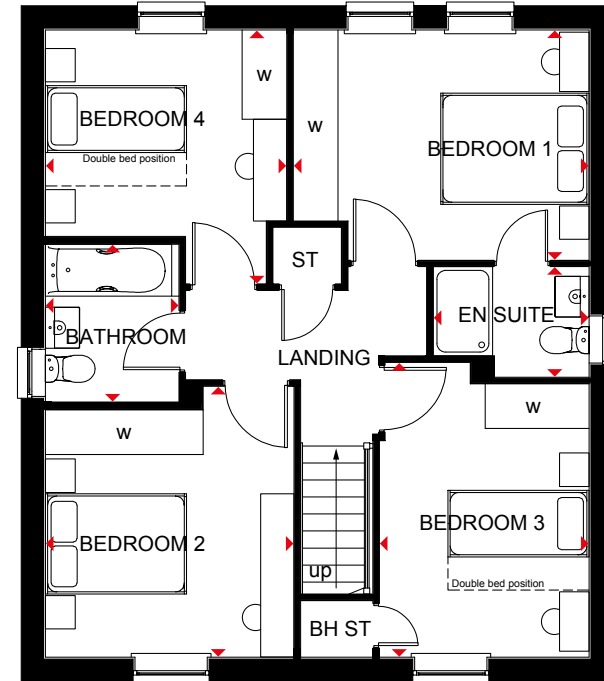
Key

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



Ground Floor

Lounge	5600 x 3285 mm	18'4" x 10'9"
Kitchen/Family/ Dining	4640 x 7320 mm	15'2" x 24'0"
Utility	1930 x 1860 mm	6'3" x 6'1"
WC	1493 x 1841 mm	4'10" x 6'0"



First Floor

Bedroom 1	3100 x 3980 mm	10'2" x 13'0"
En Suite	1480 x 2100 mm	4'2" x 6'10"
Bedroom 2	3650 x 3340 mm	11'11" x 10'11"
Bedroom 3	3970 x 2825 mm	13'0" x 9'3"
Bedroom 4	3420 x 3250 mm	11'2" x 10'7"
Bathroom	2125 x 1780 mm	6'11" x 5'10"

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THE OSPREY

FOUR BEDROOM HOME



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You and your family will fall in love with this detached four bedroom home. With its bay-fronted lounge & integral garage with driveway, it has plenty of kerb appeal you'll enjoy every time you pull up. Downstairs also benefits from an open-plan/kitchen diner &

family area with French doors onto the garden. Completing this floor is a separate utility room, hallway with storage & cloakroom. Upstairs you'll discover 4 double bedrooms, the main with en suite, a family bathroom & more practical storage.



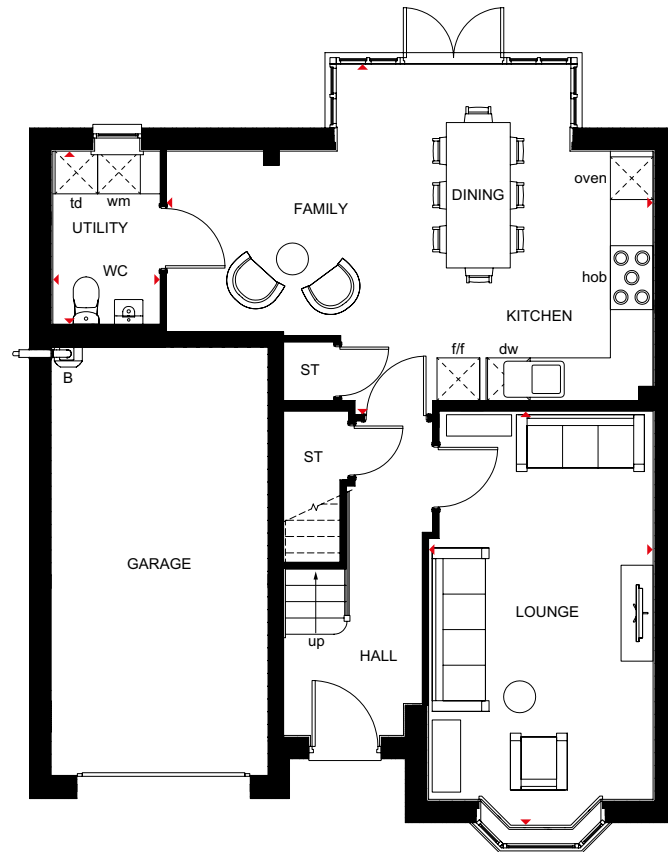
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE OSPREY

FOUR BEDROOM HOME

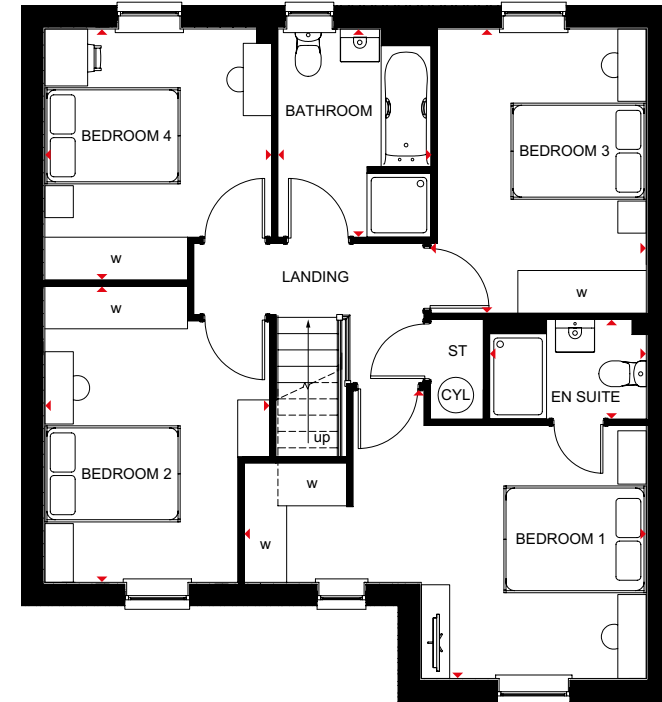
Key

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



Ground Floor

Lounge	5835 x 3160 mm	19'2" x 10'4"
Kitchen/Dining/ Family	4938 x 6850 mm	16'2" x 22'6"
Utility/WC	2435 x 1509 mm	8'0" x 4'11"



First Floor

Bedroom 1	4056 x 5650 mm	13'4" x 18'6"
En Suite	1400 x 2200 mm	4'7" x 7'3"
Bedroom 2	4164 x 3159 mm	13'8" x 10'4"
Bedroom 3	3991 x 3035 mm	13'1" x 9'11"
Bedroom 4	3523 x 3186 mm	11'7" x 10'5"
Bathroom	2923 x 2150 mm	9'7" x 7'1"

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THE BRADGATE

FOUR BEDROOM DETACHED HOME



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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.



DAVID WILSON HOMES

WHERE QUALITY LIVES

THE BRADGATE

FOUR BEDROOM DETACHED HOME

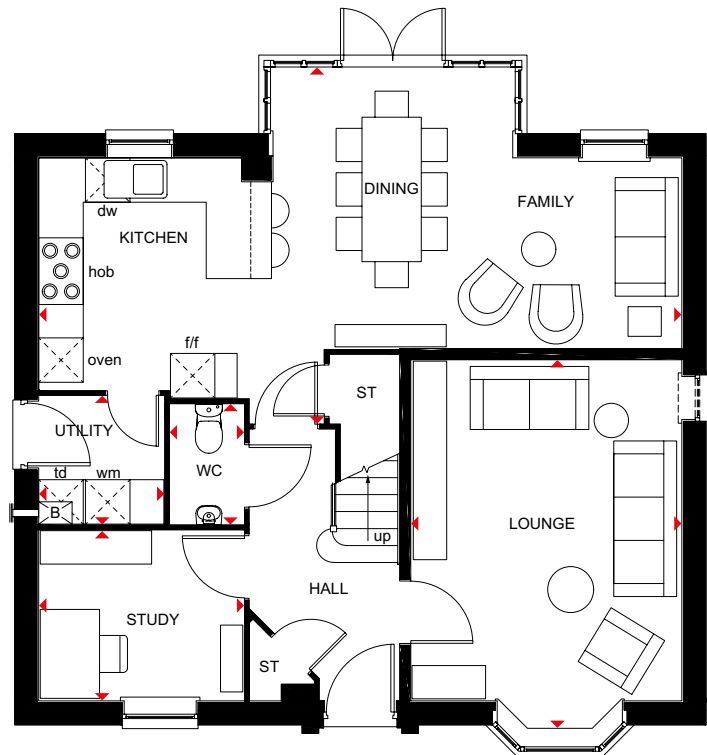
Key

B Boiler
ST Store

f/f Fridge/freezer space
wm Washing machine space

dw Dishwasher space
td Tumble dryer space

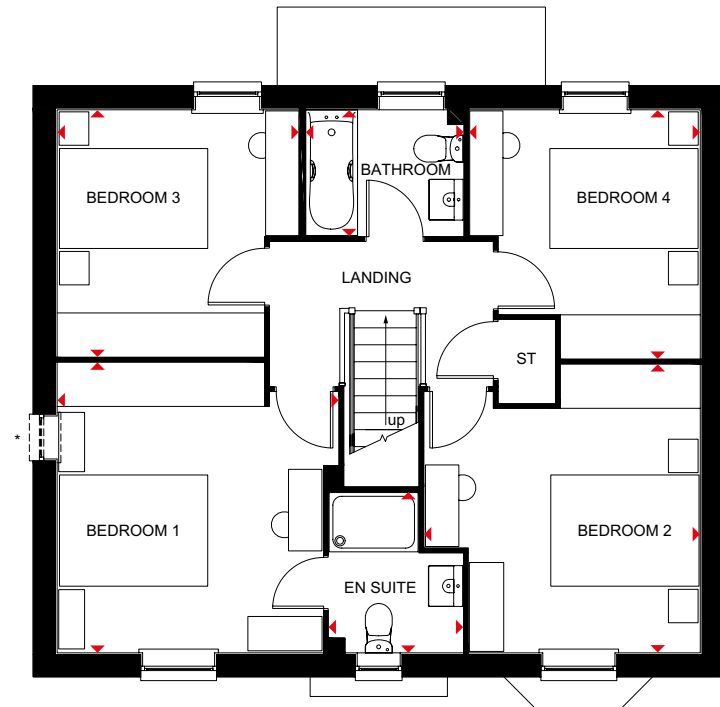
◀▶ Dimension location



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	9'1" 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"

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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. [^]“We” are the only major national housebuilder to be awarded this [key industry] award 13 years running. **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 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

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