



**High Elms  
Park**

**HULLBRIDGE**

# 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

# HIGH ELMS PARK

— A LOCATION LIKE NO OTHER —



High Elms Park is a development comprising a mix of 3, 4 and 5 bedroom homes in Hullbridge. Located just 12 miles from Chelmsford, you can benefit from fantastic amenities on your doorstep including schools, shops, open spaces and play areas.

The beautiful properties on Lower Road utilise a variety of materials, from red and buff brick to differently coloured renders and weatherboarding. These materials have been

chosen for their high calibre to ensure the new homes mirror the local vernacular.

The best thing about living in a new home at High Elms Park is that you also get to customise it. For those reserving early during the construction process, you can personalise your new home using David Wilson Homes' Expressions range, instantly making your house a home.

THE THOUGHTFUL  
**DESIGN**  
— OF HIGH ELMS PARK —



As part of our planning agreement with the local authorities, there is a selection of key features which have contributed to an expertly designed development at High Elms Park.

With the existing residents in mind, the taller properties will take a central position, away from the higher land to make certain those living adjacently aren't overlooked.

We're ensuring you maintain your desired privacy, with both residential and visitor parking provided to discourage parking on the street.

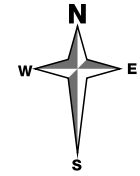
A comprehensive drainage system is also being implemented with surface water run-off being directed to nearby attenuation tanks for controlled dispersion.

Considerate features such as these are set to ensure High Elms Park offers you the perfect place to call home.



High Elms  
Park

- **Stambridge**  
 4 bedroom home  
 Plots 411, 412, 427, 432, 447,  
 448, 468, 479, 493, 494, 498 & 499
- **Walford**  
 4 bedroom home  
 Plots 450, 453, 456, 472, 482,  
 492 & 497
- **Harbet**  
 4 bedroom home  
 Plots 434, 462 & 489
- **Belchamps**  
 4 bedroom home  
 Plots 420, 426, 438, 445, 463,  
 469, 471, 477, 481, 487, 491 & 500
- **Wadham**  
 4 bedroom home  
 Plots 416, 417, 422, 423, 424,  
 425, 430, 431, 435 & 436
- **Barrow**  
 4 bedroom home  
 Plots 421, 429, 433, 437, 446,  
 449, 451, 470, 473, 474, 478,  
 480, 485, 488, 490 & 495
- **Bullwood**  
 5 bedroom home  
 Plots 414, 439, 442, 444, 454,  
 455, 458, 476, 483, 484, 486 & 496
- **Newton**  
 5 bedroom Home  
 Plot 413, 415, 428, 440, 441,  
 443, 452, 457, 459 & 475
- AH **Affordable Housing**
- SO **Shared Ownership**
- V** Visitor parking place
- Street Light
- S/S** Substation
- M.U.G.A.** Mixed Use Games Area -  
 Potential MUGA subject to local planning authority



dwh.co.uk



**DAVID WILSON HOMI**  
WHERE QUALITY LIVES

# THE BARROW

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



This stylish four bedroom detached home has no shortage of space. The bright, modern kitchen has been designed with integrated dining and family areas, full-height glazed bay with French doors leading to the garden and an adjoining utility room, making it the true heart of the home. A generously proportioned

lounge with elegant bay window provides a perfect place to relax while a study offers a handy work space. Upstairs a large principal bedroom with en suite shower room is located at the front of the house and there are two further double bedrooms, a single bedroom and a family bathroom with bath and separate shower.



DAVID WILSON HOMES

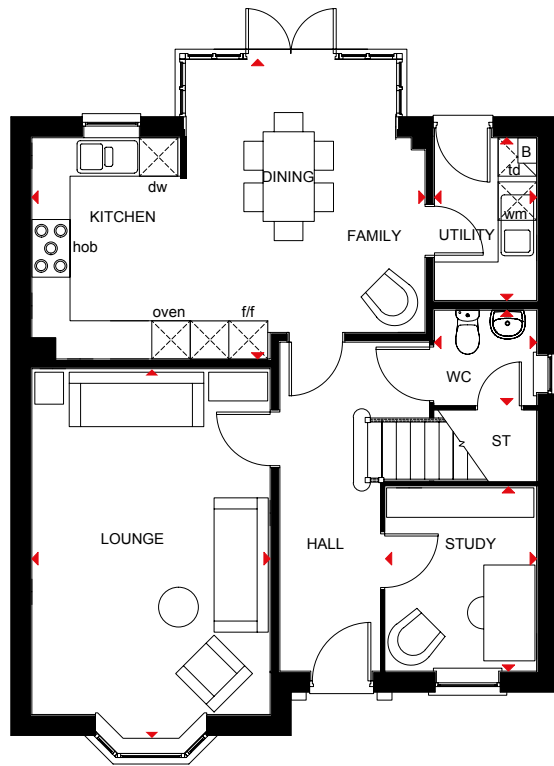
WHERE QUALITY LIVES

# THE BARROW

FOUR BEDROOM DETACHED HOME

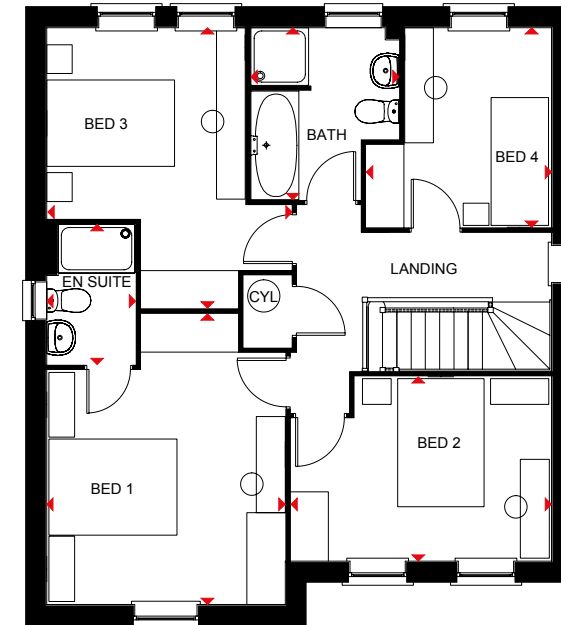
## Key

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



### Ground Floor

Lounge	5827 x 3728 mm	19'1" x 12'3"
Kitchen/Family/Dining	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	1593 x 1481 mm	5'3" x 4'10"



### 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	4073 x 2886 mm	13'4" x 9'6"
Bedroom 3	4384 x 3828 mm	14'5" x 12'7"
Bedroom 4	3120 x 2893 mm	10'3" x 9'6"
Bathroom	2689 x 2316 mm	8'10" x 7'7"

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 only. Floor plans are intended to give a general indication of the proposed floor layout only. The dimensions are accurate to within + or - 50mm but should not be used for carpet or flooring sizes, appliance spaces or items of furniture. Please ask our Sales Adviser for details of the treatments specified for individual plots. Individual features such as windows, brick and other materials' colours may vary, as may drainage, heating and electrical layouts. All images, photographs and dimensions are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. BDW002048/OCT22

# THE WALFORD

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



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

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



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WHERE QUALITY LIVES

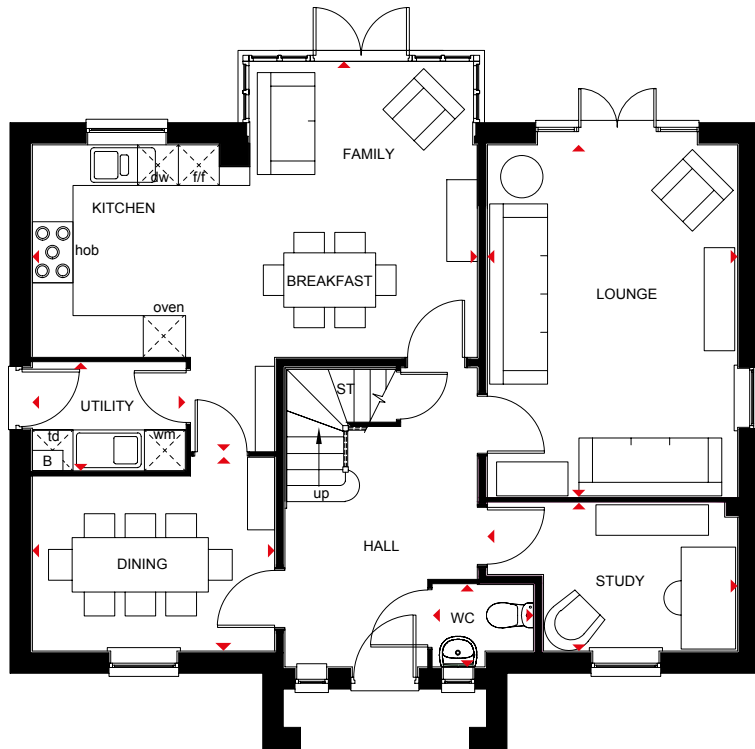


# THE WALFORD

FOUR BEDROOM DETACHED HOME

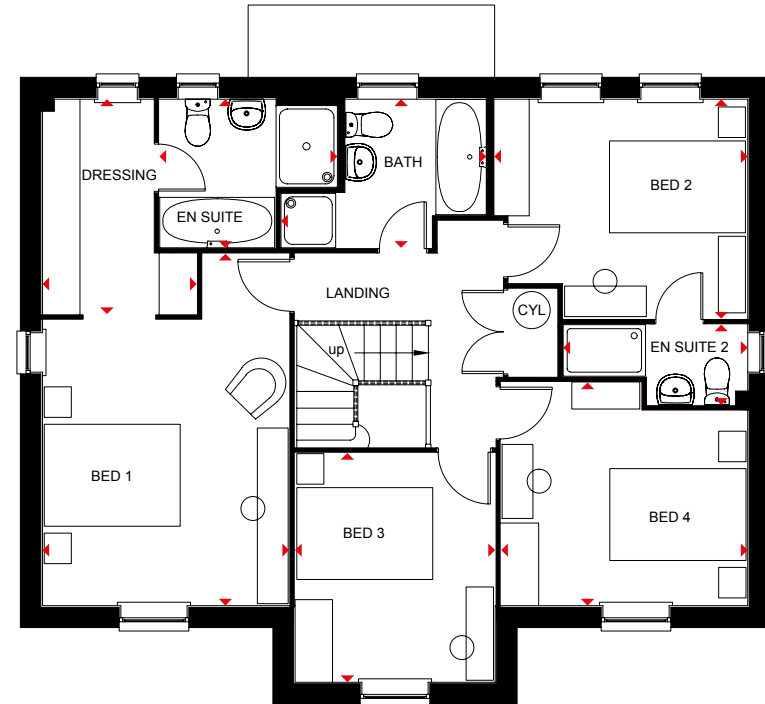
## Key

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



### Ground Floor

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



### First Floor

Bed 1	5169 x 3624 mm	16'11" x 11'10"
Dressing	3155 x 2265 mm	10'4" x 7'5"
En Suite 1	2615 x 2182 mm	8'7" x 7'2"
Bed 2	3722 x 3223 mm	12'2" x 10'7"
En Suite 2	2710 x 1178 mm	8'11" x 3'10"
Bed 3	3368 x 2940 mm	11'1" x 9'8"
Bed 4	3623 x 3280 mm	11'10" x 10'9"
Bath	3014 x 2182 mm	9'10" x 7'2"

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# THE HARBET

4 BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



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

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



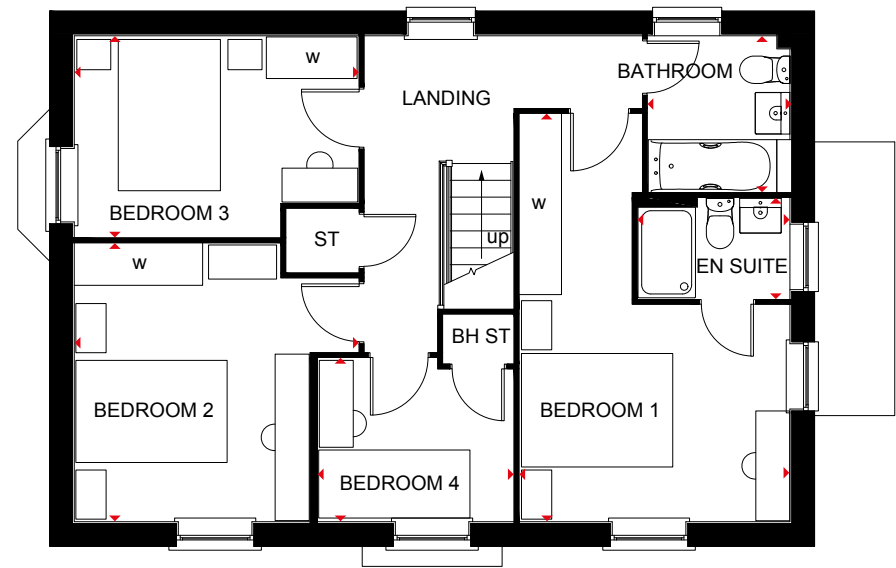
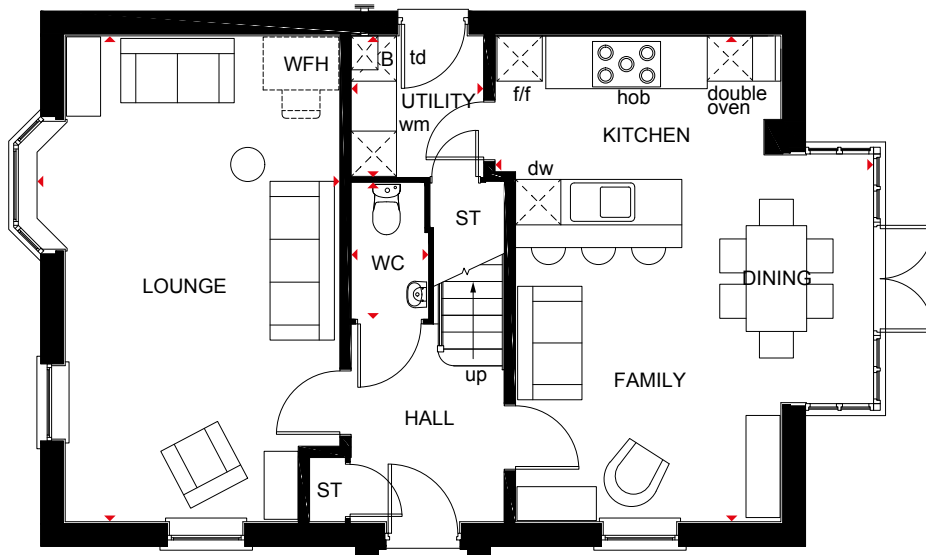
DAVID WILSON HOMES  
WHERE QUALITY LIVES

# THE HARBET

4 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	↔	Dimension location



### 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 1014 mm	5'10" x 3'4"

### 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 3756 mm	12'1" x 12'4"
Bedroom 3	3756 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"

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# THE WADHAM

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Wadham is an elegant-looking home that is generous and flexible enough for modern family living. Inside, a spacious, bay-fronted lounge provides room for all the family to relax in, while the large open-plan kitchen with discreet

utility space has dining and family areas that lead to the rear garden. Upstairs there are four double bedrooms – the principal bedroom with en suite – and the family bathroom.



DAVID WILSON HOMES

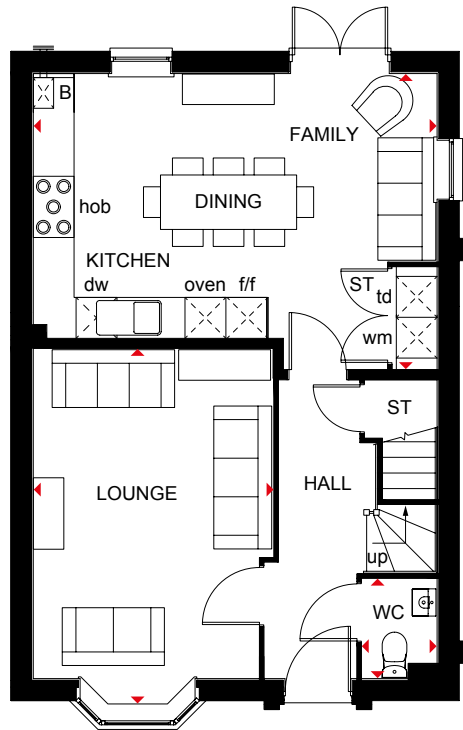
WHERE QUALITY LIVES

# THE WADHAM

FOUR BEDROOM HOME

## Key

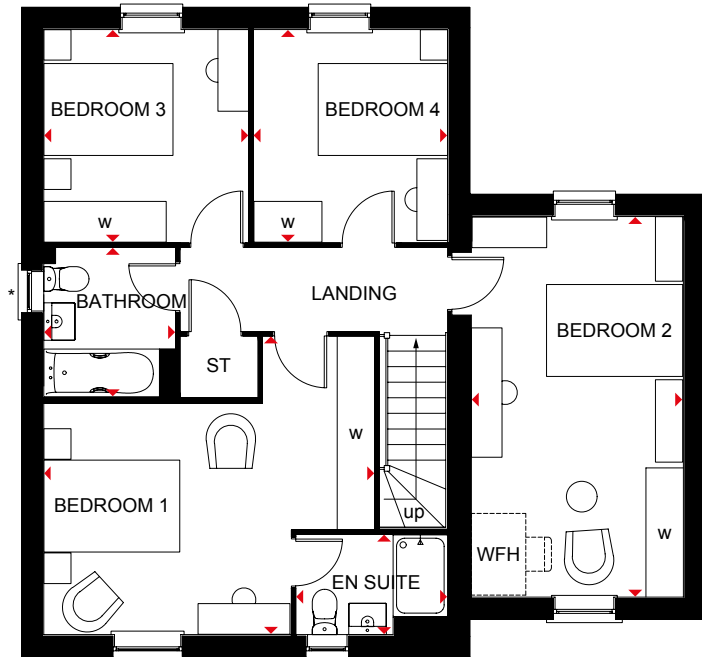
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ST	Store	dw	Dishwasher space	WFH	Working from home space
f/f	Fridge/freezer space	td	Tumble dryer space	↔	Dimension location



DRIVE THROUGH

### Ground Floor

Lounge	3525 x 5247 mm	11'7" x 17'2"
Kitchen/Family/Dining	5934 x 4350 mm	19'6" x 14'3"
WC	1461 x 1113 mm	4'9" x 3'8"



### First Floor

Bedroom 1	4849 x 4375 mm	15'11" x 14'4"
En Suite	1461 x 2218 mm	4'9" x 7'3"
Bedroom 2	5592 x 3115 mm	18'4" x 10'2"
Bedroom 3	3125 x 3000 mm	10'3" x 9'10"
Bedroom 4	3125 x 2845 mm	10'3" x 9'4"
Bathroom	2181 x 1924 mm	7'2" x 6'4"

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

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BDW002048/OCT22

# THE BULLWOOD

FIVE BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The large elegant hall of The Bullwood will wow from the moment you enter this truly beautiful family home. Leading to a spacious lounge with access to the rear garden via French doors, as well as a separate study and a bay-fronted dining room, there's ample room for everyone including guests. The hub of the home

though will be the expansive open-plan kitchen with breakfast and family areas, and a bright walk-in bay also leading to the garden. Upstairs are four double bedrooms, both the principal and second bedroom with en suite, a single bedroom and family bathroom with shower.



DAVID WILSON HOMES

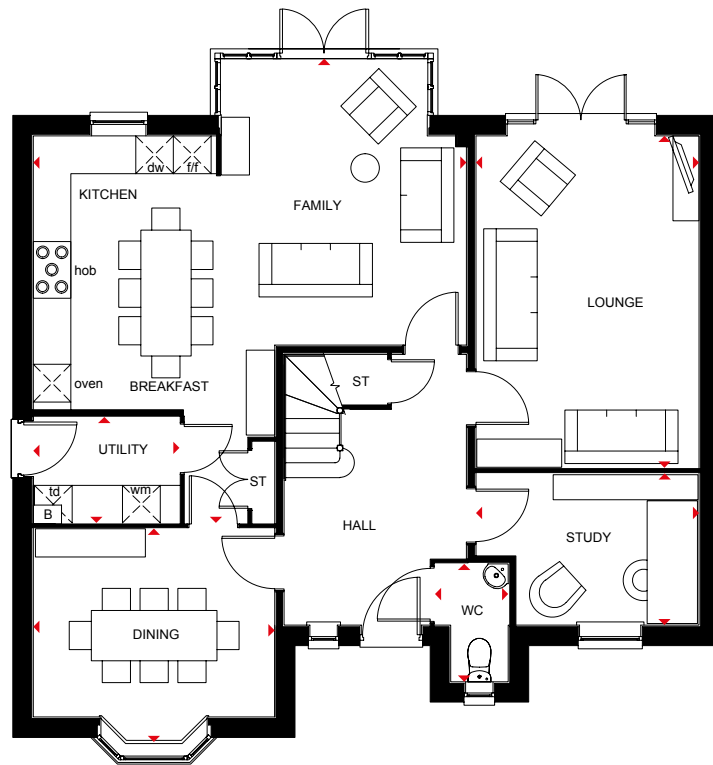
WHERE QUALITY LIVES

# THE BULLWOOD

FIVE BEDROOM DETACHED HOME

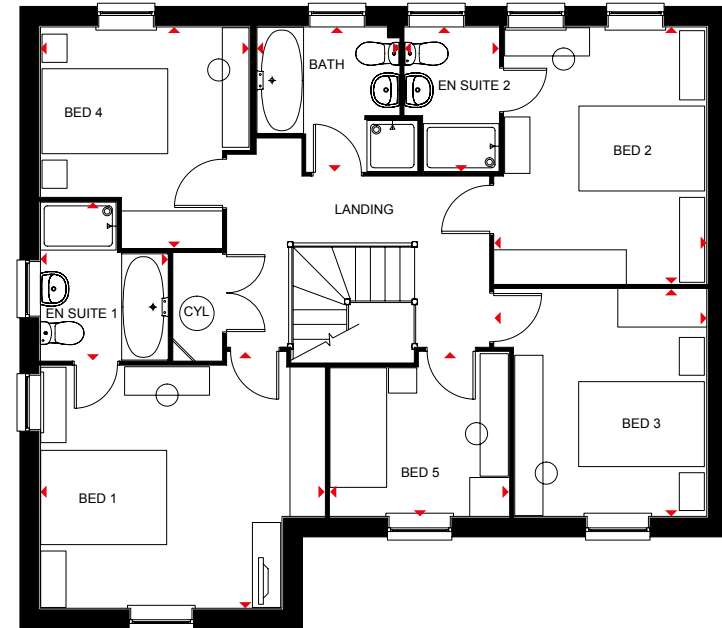
## Key

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ST	Store	wm	Washing machine space	◀▶	Dimension location
CYL	Cylinder	dw	Dishwasher space		



### Ground Floor

Lounge	3550 x 5276 mm	11'8" x 17'4"
Kitchen/Family/Breakfast	7380 x 6890 mm	24'3" x 22'7"
Dining	3840 x 3390 mm	12'7" x 11'1"
Study	2413 x 3550 mm	7'11" x 11'8"
Utility	2325 x 1687 mm	7'8" x 5'6"
WC	1875 x 1165 mm	6'2" x 3'10"



### First Floor

Bed 1	4073 x 4515 mm	13'4" x 14'10"
En Suite 1	2027 x 2514 mm	6'8" x 8'3"
Bed 2	3375 x 4079 mm	11'1" x 13'5"
En Suite 2	1496 x 2297 mm	4'11" x 7'6"
Bed 3	3610 x 3375 mm	11'10" x 11'1"
Bed 4	3312 x 3510 mm	10'10" x 11'6"
Bed 5	2839 x 2611 mm	9'4" x 8'7"
Bath	2261 x 2296 mm	7'5" x 7'6"

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# THE NEWTON

FIVE BEDROOM DETACHED HOME



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The Newton is an incredibly bright and spacious family home with attractive walk-in bay windows in three of the ground floor rooms. Its stylishness is apparent from the moment you step through the front door. The hall leads to a large lounge through elegant double doors, as well as to a separate dining room and an expansive open-plan kitchen with breakfast area and family

space. Both kitchen and lounge lead to the garden via French doors and there is also a separate utility room. The first floor is just as spacious with four double bedrooms, both the large principal and Bedroom 2 with en suite. A single bedroom can be used as a study and there is also a family bathroom with shower.



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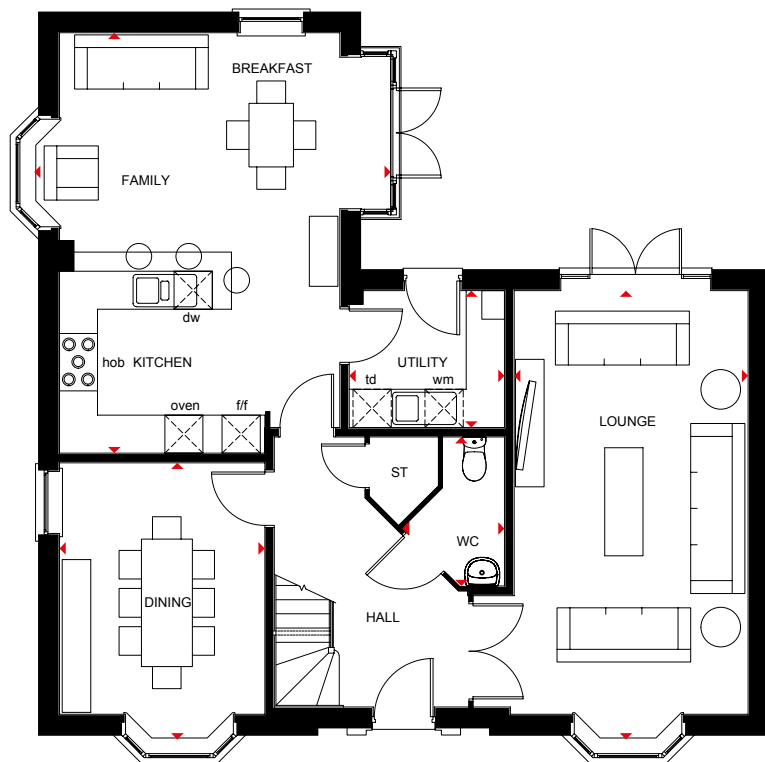


# THE NEWTON

FIVE BEDROOM DETACHED HOME

## Key

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



### Ground Floor

Lounge	7050 x 3675 mm	23'2" x 12'1"
Kitchen/Family/Breakfast	6602 x 5600 mm	21'8" x 18'4"
Utility	2437 x 2150 mm	8'0" x 7'1"
Dining	4347 x 3225 mm	14'3" x 10'7"
WC	2340 x 1599 mm	7'8" x 5'3"



### First Floor

Bed 1	6397 x 4403 mm	21'0" x 14'5"
En Suite	2610 x 1390 mm	8'7" x 4'7"
Bed 2	3925 x 3286 mm	12'11" x 10'9"
En Suite	2610 x 1374 mm	8'7" x 4'6"
Bed 3	3733 x 3112 mm	12'3" x 10'2"
Bed 4	3452 x 3211 mm	11'4" x 10'6"
Bed 5/Study	2849 x 2352 mm	9'4" x 7'9"
Bathroom	3023 x 2347 mm	9'11" x 7'8"

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# THE STAMBRIDGE

FOUR BEDROOM HOME



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The Stambridge is beautifully designed over three floors with an intelligent use of space applied. The expansive open-plan kitchen with dining and family areas has French doors leading to the rear garden. The lounge, with an

attractive bay window, is perfect for all the family to relax in. On the first floor are three bedrooms and the family bathroom. The spacious first bedroom, with en suite and dressing area, takes up the entire second floor.

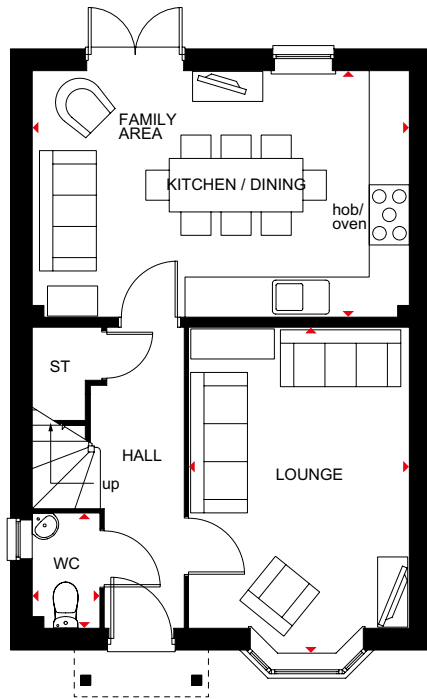


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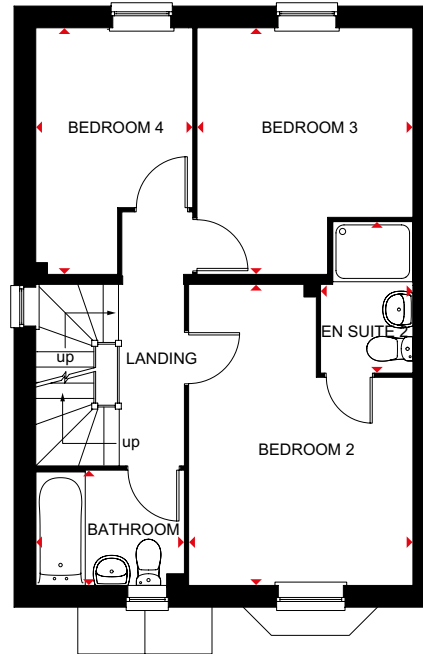
# THE STAMBRIDGE

FOUR BEDROOM HOME



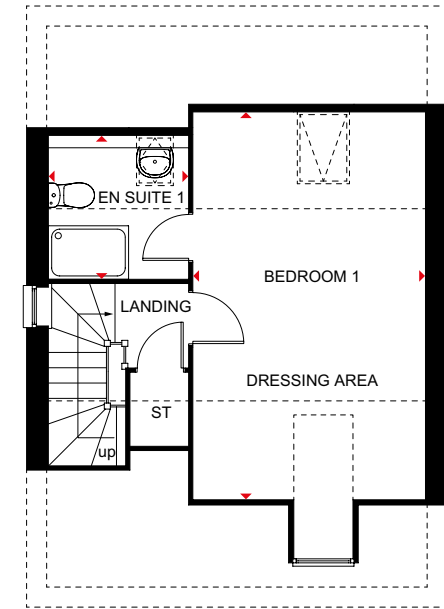
## Ground Floor

Kitchen/Dining	5640 x 3687 mm	18'6" x 12'1"
Lounge	4900 x 3290 mm	16'1" x 10'10"
WC	1712 x 1000 mm	5'7" x 3'3"



## First Floor

Bedroom 2	3336 x 4503 mm	10'11" x 14'9"
En Suite 2	2229 x 1363 mm	7'4" x 4'6"
Bedroom 3	3214 x 3688 mm	10'6" x 12'1"
Bedroom 4	2210 x 3688 mm	7'3" x 12'1"
Bathroom	2210 x 1712 mm	7'3" x 5'7"



## Second Floor

Bedroom 1	5951 x 3463 mm	19'6" x 11'4"
En Suite 1	2085 x 1954 mm	6'10" x 6'5"

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BDW002048/OCT22

# THE BELCHAMPS

FOUR BEDROOM DETACHED HOME



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The Belchamps' 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

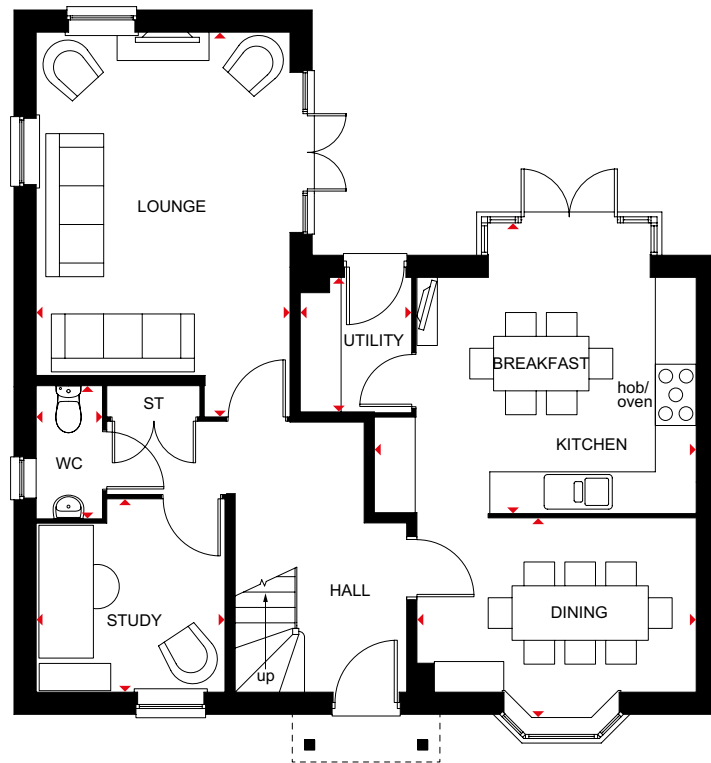
dining area and a utility room adjoin the stylishly fitted kitchen, and a study completes the ground floor. On the first floor are four bedrooms, the expansive first bedroom with en suite. The fitted family bathroom includes a separate shower.



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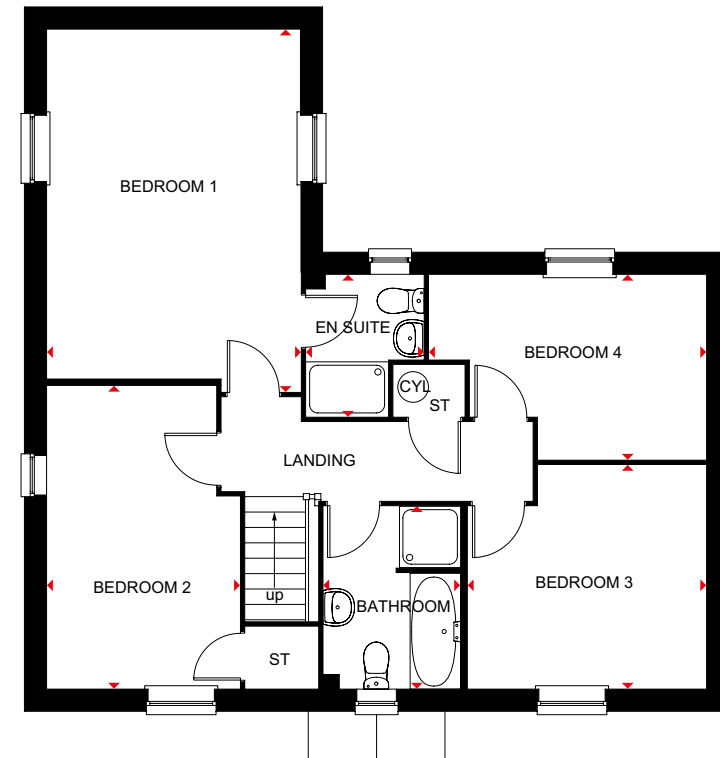
# THE BELCHAMPS

FOUR BEDROOM DETACHED HOME



## Ground Floor

Kitchen	4255 x 2825 mm	14'0" x 9'3"
Lounge	5637 x 3727 mm	18'6" x 12'3"
Dining	4100 x 2943 mm	13'5" x 9'8"
Study	2772 x 2826 mm	9'1" x 9'3"
Utility	1975 x 1624 mm	6'6" x 5'4"
WC	1942 x 961 mm	6'4" x 3'2"



## First Floor

Bedroom 1	5321 x 3727 mm	17'5" x 12'3"
En Suite 1	1715 x 2085 mm	5'8" x 6'10"
Bedroom 2	4443 x 2833 mm	14'7" x 9'4"
Bedroom 3	3500 x 3285 mm	11'6" x 10'9"
Bedroom 4	4070 x 2710 mm	13'4" x 8'10"
Bathroom	2698 x 2010 mm	8'10" x 6'7"

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BDW002048/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<sup>†</sup> would recommend us to a friend, which is why we've been awarded 5 Stars<sup>^</sup> 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. <sup>†</sup>Based on HBF star rating scheme from 2010 to 2019 derived from the NHBC national new homes survey at eight weeks (<https://www.hbf.co.uk/policy/policy-and-wider-workprogram/customer-satisfaction-survey/#tab-downloads>) over 90% of Barratt Developments PLC group customers 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.



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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WHERE QUALITY LIVES

[dwh.co.uk](http://dwh.co.uk) or call **0333 355 8489**