



THE SKYLARKS
EAST LEAKE

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 providing 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 Skylarks.



John Reddington
Managing Director
David Wilson Homes, East Midlands



DAVID WILSON HOMES

WHERE QUALITY LIVES

*"We" refers to the Barratt Developments PLC Group brands. [^]Based on HBF star rating scheme from 2010 to 2019 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. Barratt Development brands include Barratt London, Barratt Homes and David Wilson.

WELCOME

— TO THE SKYLARKS —



If you are looking for a new home surrounded by open fields with the ease of being less than 30 minutes from Nottingham, The Skylarks is the ideal place for you. Tucked away on the edge of the village, you will have plenty of

everyday amenities on your doorstep with the opportunity to broaden your horizons with easy access to the A46 and M1. And with a choice of 'Good' Ofsted-rated schools on your doorstep, this development is ideal for young and growing families.

A SENSE OF PEACE,
QUALITY
— AND SPACE —



Our homes at The Skylarks 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 having two or more bathrooms, including your own private sanctuary – an en suite main bedroom.

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



For your little ones, there's nearby 'Outstanding'-rated East Leake Day Nursery which can be reached by car in 3 minutes.

There are plenty of schooling options in the area, including Brookside Primary School, which is just a 10-minute walk from the development, Lantern Lane Primary School and East Leake Academy, which can both be reached in 5 minutes by car.

There are a number of great university options within half an hour's drive including Loughborough University, The University of Nottingham and The University of Leicester to name a few.*

*Based on the average drive time from the development.

EXCELLENT

CONNECTIONS



With easy access to the A46, A6 and M1 by car, you can easily commute to Loughborough, Nottingham and Leicester.



Loughborough Train Station is a short drive away, from where London St Pancras, Leicester and Nottingham can all be reached in just under one hour[^].



For holidays away, East Midlands Airport is less than 15 minutes away and Birmingham Airport just under an hour, while London Stansted and Heathrow Airport are a 2-hour drive*.

PLENTY

— TO SEE AND DO —



Located just minutes away from East Leake village centre, you'll be ideally placed in reach of everyday amenities including a Post Office local bakeries, butchers and a variety of high-street boutiques and local supermarkets including a Cooperative. Loughborough city centre is a short drive away, offering even more high-street and independent shops.



Manor Farm Park & Woodlands offers a full day of fun for children and grown-ups alike. From donkey rides to duck feeding and from owl holding to animal bedtime, there's so much to do. Introduce your children to their favourite animals, then let their imaginations run wild in the woodlands, maize maze and play areas.

Also for families, there are a number of local attractions to keep your little ones entertained including nearby Wymeswold Fruit Farm – a traditional pick-your-own farm that offers a variety of produce all year round while giving you panoramic views of the surrounding countryside.



Living in East Leake, you'll never be short of places to go on a leisurely walk. Just a 5-minute drive away is Kingston Brook, perfect for taking the dogs to or for a walk after Sunday lunch to burn off those calories.

But if you're looking for something a little bit more adventurous then head to Rushcliffe Country Park. Explore over 200 acres of cycling and walking trails in this popular country park that offers a variety of wildlife to discover and areas to explore. You'll also have the added benefit of the famous Great Central Railway which can be reached in just a short walk from the park.

5 MINUTES

— AWAY FROM YOUR NEW HOME* —



East Leake village centre
2 minutes by car



East Leake Day Nursery
2 minutes by car



The Cooperative
3 minutes by car



Bryers Coffee House
3 minutes by car



Brookside Primary School
3 minutes by car



Birds Bakery
3 minutes by car



Sheepwash and Kingston Brook
5 minutes by car



Star Pub and Restaurant
5 minutes by car



East Leake Academy
5 minutes by car

*Based on the average drive time from the development.

14 MINUTES

— AWAY FROM YOUR NEW HOME* —



The Rushcliffe Golf Club
6 minutes by car



Lantern Lane Primary School
8 minutes by car



Loughborough Train Station
8 minutes by car



Whetton House and Gardens
8 minutes by car



Wymeswold PYO Fruit Farm
10 minutes by car



Prestwold Hall
10 minutes by car



Gotham Hill Wood
12 minutes by car



Manor Farm Park & Woodlands
12 minute walk away



Rushcliffe Country Park
14 minutes by car

*Based on the average drive time from the development.

— CREATING A SUSTAINABLE —

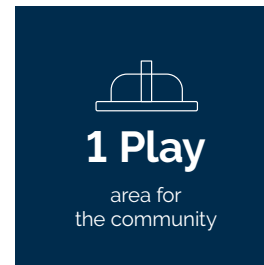
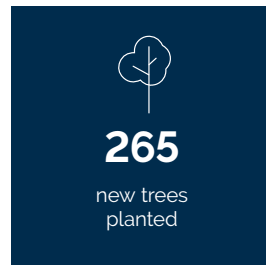
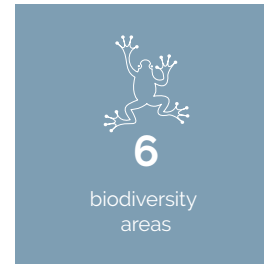
COMMUNITY

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 SKYLARKS

EAST LEAKE



The Skylarks, Rempstone Road, East Leake, Loughborough, LE12 6PW
2, 3, 4 and 5 bedroom homes

- W **The Wilford**
2 bedroom home
- Ar **The Archford**
2 bedroom home
- H **The Hadley**
3 bedroom home
- Ca **The Cannington**
3 bedroom home
- In **The Ingleby**
3 bedroom home
- Ab **The Abbeydale**
3 bedroom home
- K **The Kennett**
3 bedroom home
- W **The Winstone**
4 bedroom home
- L **The Layton**
4 bedroom home
- Ho **The Holden**
4 bedroom home
- Li **The Lichfield**
5 bedroom home
- He **The Henley**
5 bedroom home
- R **Affordable Housing Rented**
- SR **Affordable Housing Social Rented**
- SO **Affordable Housing Shared Ownership**
- MS **Marketing Suite** SH **Show Home**
- S/S **Substation** BS **Bins Store**
- V **Visitor Parking Space**
- BCP **Bin Collection Point**



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 Skylarks is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

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THE CANNINGTON

THREE BEDROOM END-TERRACED HOME



Individual plots may vary, please speak to the Sales Adviser



The Cannington is designed over three floors creating a home for flexible modern living. A large glazed bay leading to the garden allows light to stream into the spacious family/dining room and adjacent kitchen on the ground floor, where

there is also a study and a utility cupboard. The lounge is on the first floor along with the family bathroom and one of the three double bedrooms, while two further double bedrooms – the main with en suite – are on the top floor.

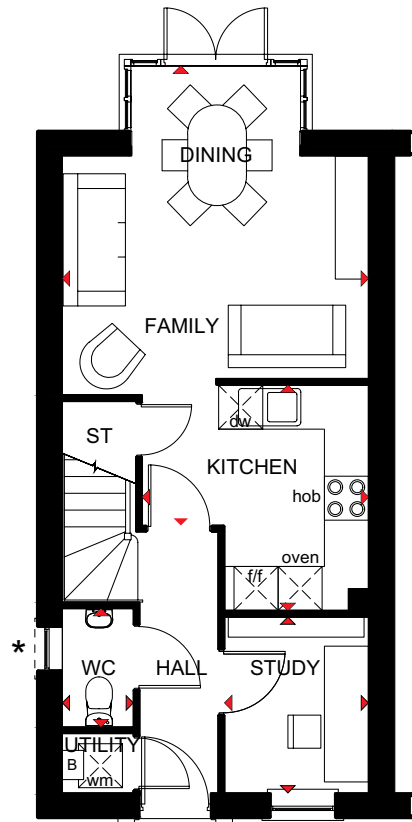
DAVID WILSON HOMES

THE CANNINGTON

THREE BEDROOM END-TERRACED HOME

Key

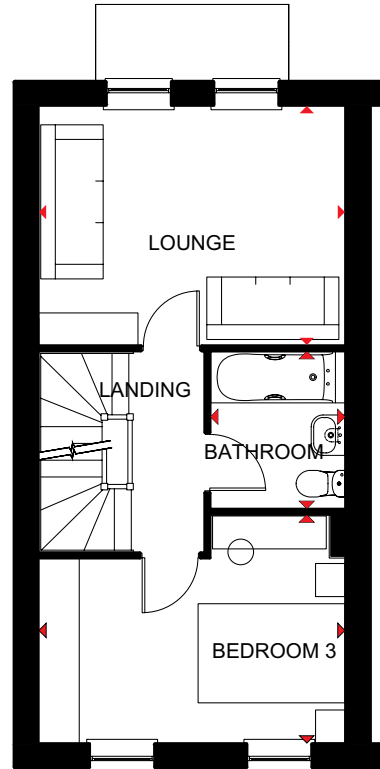
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ST	Store	wm	Washing machine space		
CYL	Cylinder	dw	Dishwasher space		



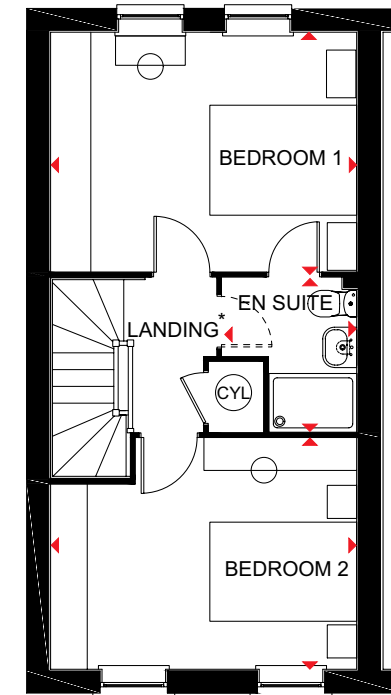
Ground Floor

Family/Dining	6260 x 4170 mm	20'6" x 13'8"
Kitchen	3081 x 3070 mm	10'1" x 10'1"
Study	2396 x 1959 mm	7'10" x 6'5"
WC	1613 x 968 mm	5'4" x 3'2"

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



Lounge	4170 x 3256 mm	13'8" x 10'8"
Bedroom 3	4170 x 3106 mm	13'8" x 10'2"
Bathroom	2138 x 1827 mm	7'0" x 6'0"



Second Floor

Bedroom 1	4170 x 3256 mm	13'8" x 10'8"
En suite	2100 x 1827 mm	6'11" x 6'0"
Bedroom 2	4170 x 3144 mm	13'8" x 10'4"

*En suite door may be omitted on plots. Speak to a Sales Adviser for details on individual plots.

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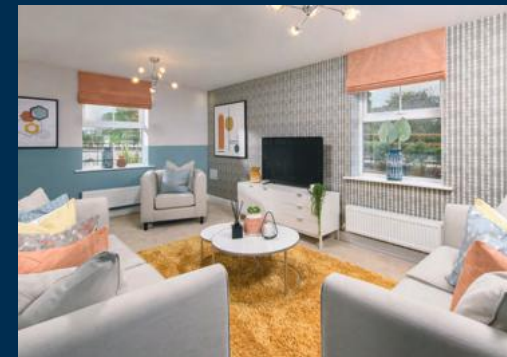
BDW001966 Group DWH 2017 T321 -EH7 DS06 /OCT22

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.



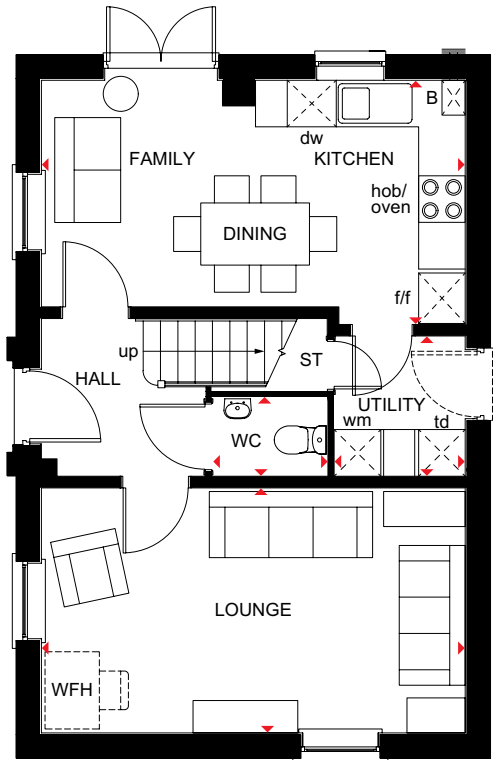
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE HADLEY

THREE BEDROOM HOME

Key

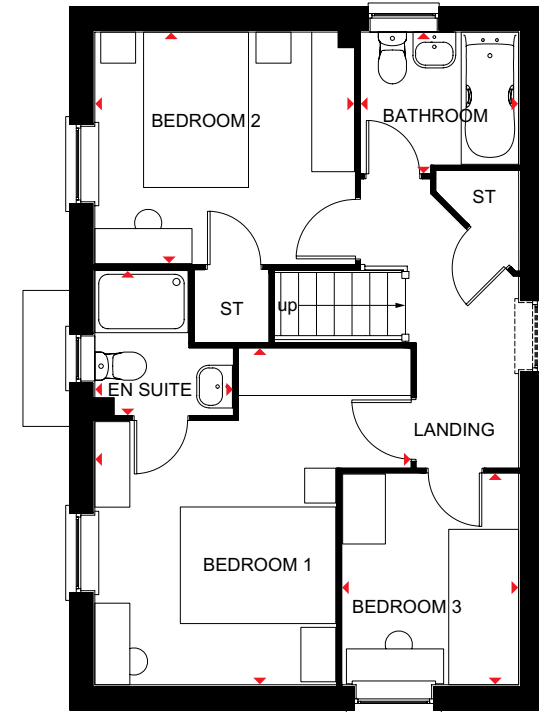
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ST	Store	dw	Dishwasher space	◀▶	Dimension location
f/f	Fridge/freezer space	td	Tumble dryer space		



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

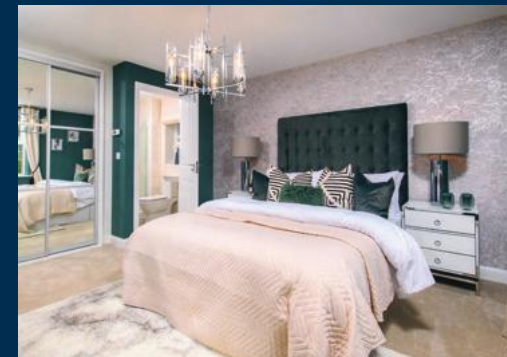
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THE HOLDEN

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



Sash-style windows give The Holden a charming, traditional look, yet inside it is designed very much for modern family living. A beautiful glazed bay leading to the garden makes the open-plan kitchen, family and dining areas exceptionally bright and

airy. A separate utility room also has access to the garden, while a large bay-fronted lounge and a separate study provide room to relax and work. Upstairs are four double bedrooms, the main with en suite, and a family bathroom with separate shower.



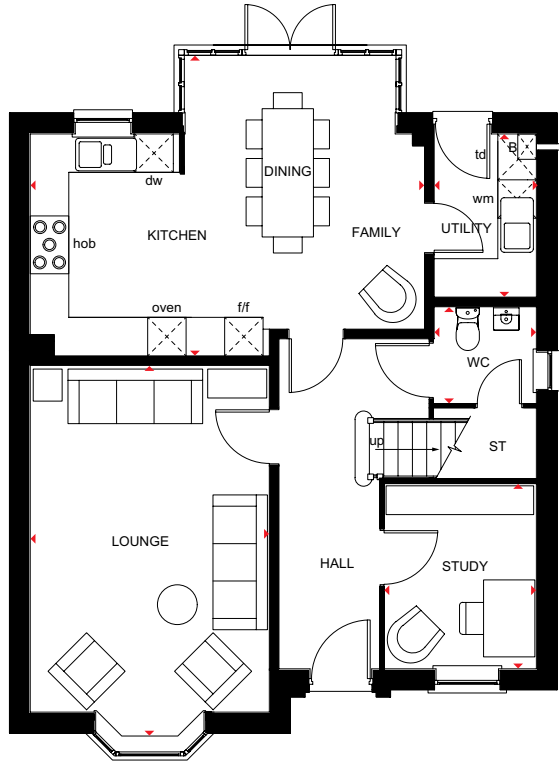
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WHERE QUALITY LIVES

THE HOLDEN

FOUR BEDROOM HOME

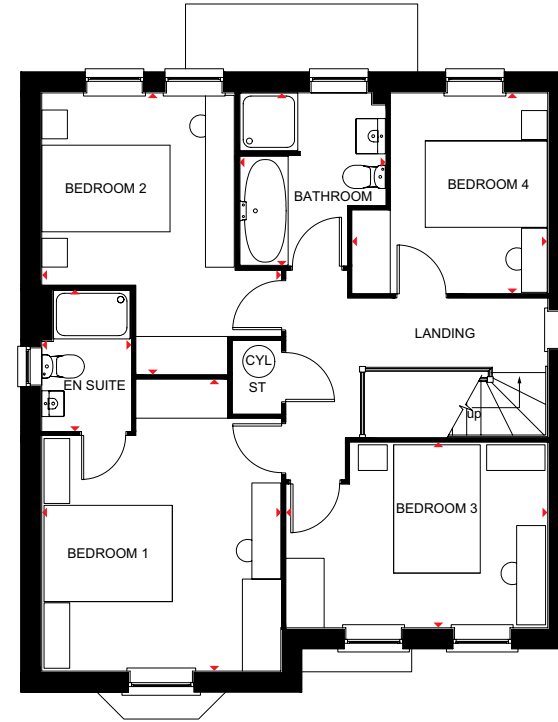
Key

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	5802 x 3728 mm	19'0" 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	1498 x 1593 mm	4'11" x 5'3"



First Floor

Bedroom 1	4543 x 3728 mm	14'11" x 12'3"
En Suite	2190 x 1390 mm	7'2" x 4'7"
Bedroom 2	4384 x 3728 mm	14'4" x 12'3"
Bedroom 3	4073 x 2886 mm	13'4" x 9'5"
Bedroom 4	3120 x 3043 mm	10'3" x 10'0"
Bathroom	2689 x 2266 mm	8'10" x 7'5"

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THE FAIRWAY

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Fairway demonstrates a clever use of design on a corner plot to create an attractive semi-detached family home. Both the large open-plan kitchen, with dining and family areas, and the long lounge are bright and airy places thanks to French doors

leading from both rooms to the rear garden. Upstairs, a galleried landing leads to two double bedrooms – the main bedroom with en suite – a single bedroom and the family bathroom.

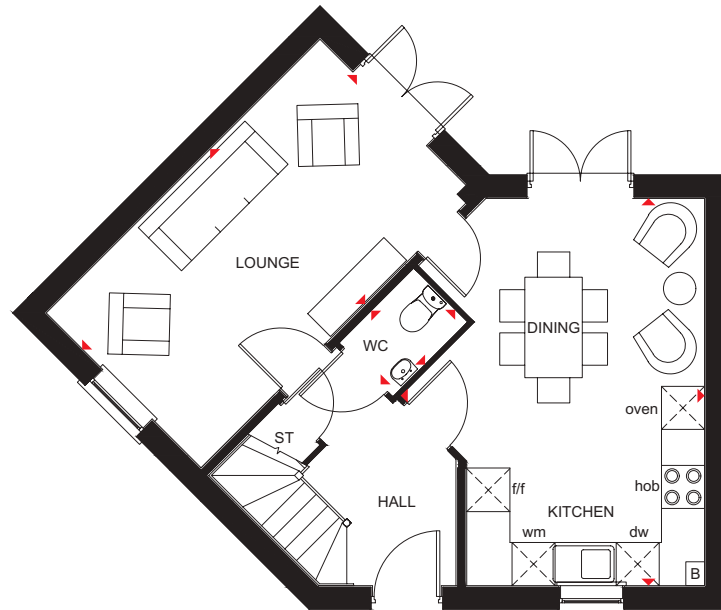
DAVID WILSON HOMES

THE FAIRWAY

THREE BEDROOM HOME

Key

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



Ground Floor

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



First Floor

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

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BDW001966 Group DWH 2017 P331 -DH7 DS01 /OCT22

THE KENNETT

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



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

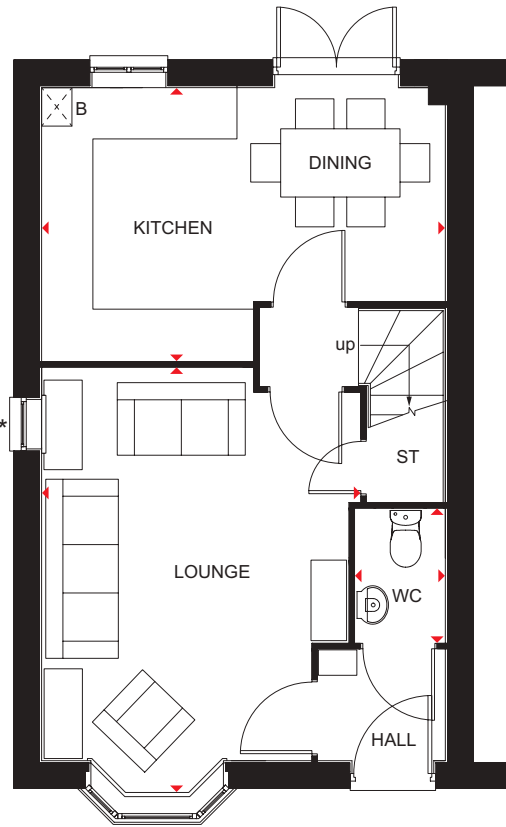
WHERE QUALITY LIVES

THE KENNETT

THREE BEDROOM HOME

Key

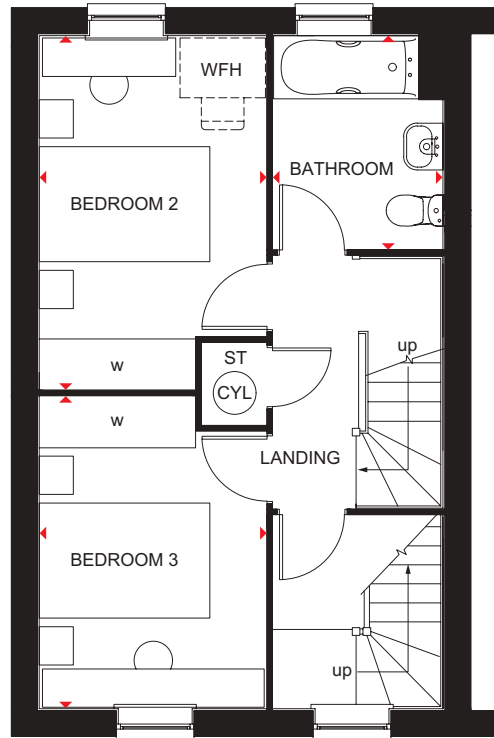
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ST	Store	WFH	Working from home space
CYL	Cylinder	◀▶	Dimension location



Ground Floor

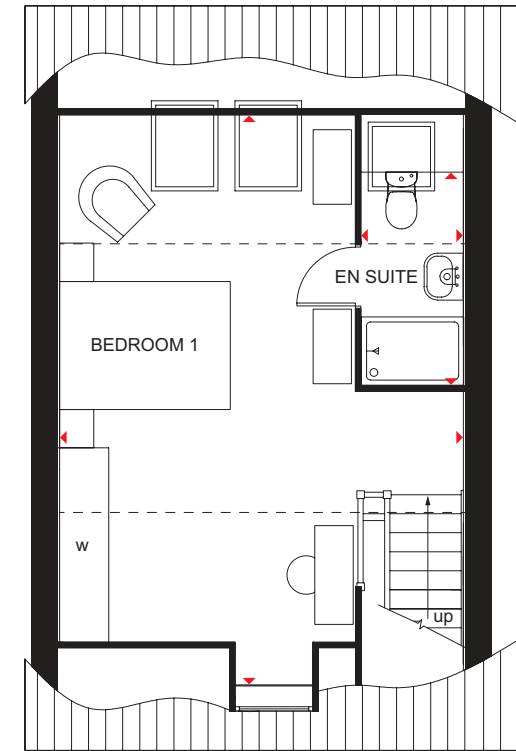
Lounge	5001 x 3729 mm	16'4" x 12'2"
Kitchen/Dining	4733 x 3197 mm	15'6" x 10'5"
WC	1561 x 1054 mm	5'1" x 3'5"

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



First Floor

Bedroom 2	4116 x 2659 mm	13'6" x 8'8"
Bedroom 3	3658 x 2659 mm	12'0" x 8'8"
Bathroom	2498 x 1985 mm	8'2" x 6'6"



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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THE WILFORD

TWO BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser

The Wilford is the ideal solution for those seeking a first or smaller home. Step through the front door and the hall leads to a separate, stylishly fitted kitchen and a downstairs WC. It then opens up into a spacious lounge and dining area

with French doors leading to the rear garden – the perfect place to entertain in good weather. Upstairs are two double bedrooms, a bathroom fitted with contemporary sanitary ware and plenty of essential storage space.



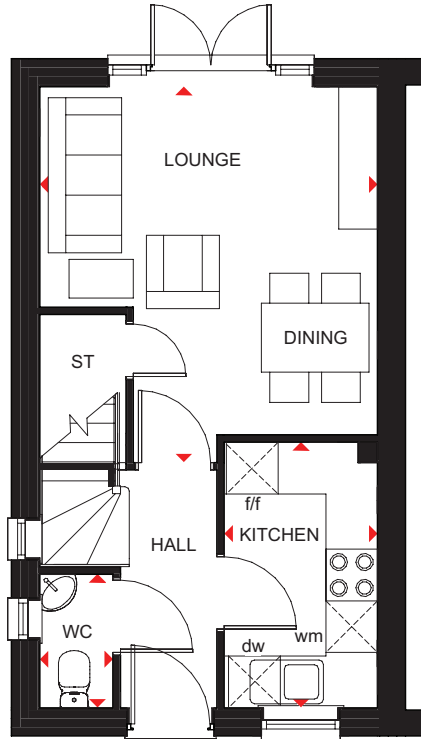
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE WILFORD

TWO BEDROOM HOME

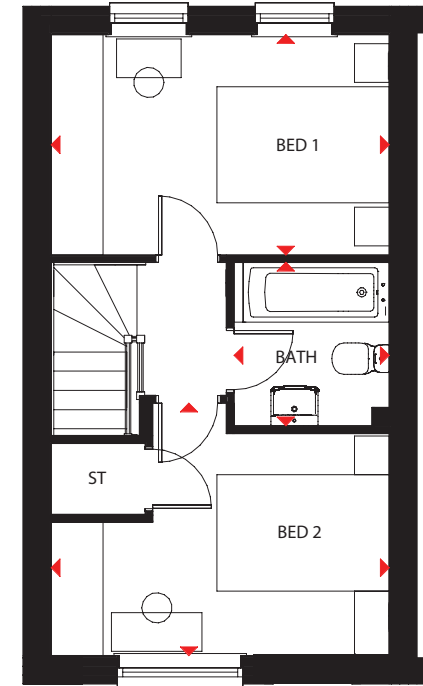
Key

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



Ground Floor

Lounge/Dining	3923 x 4179 mm	12'8" x 13'7"
Kitchen	1780 x 3083 mm	5'8" x 10'1"
WC	1550 x 850 mm	5'0" x 2'7"



First Floor

Bedroom 1	3923 x 2556 mm	12'8" x 8'3"
Bedroom 2	3923 x 2581 mm	12'8" x 8'4"
Bathroom	1800 x 1897 mm	5'9" x 6'2"

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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.



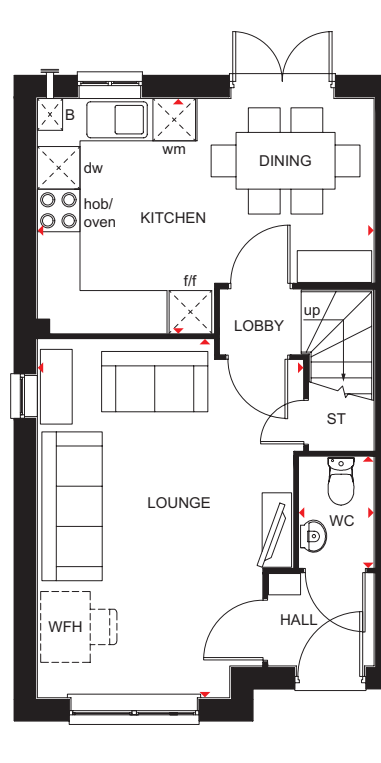
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THE ARCHFORD

THREE BEDROOM HOME

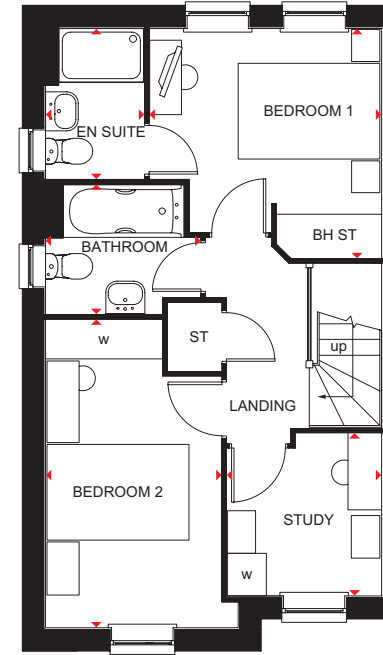
Key

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"

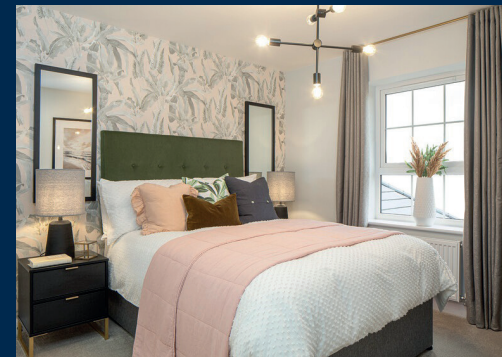
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THE INGLEBY

FOUR BEDROOM 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.



DAVID WILSON HOMES

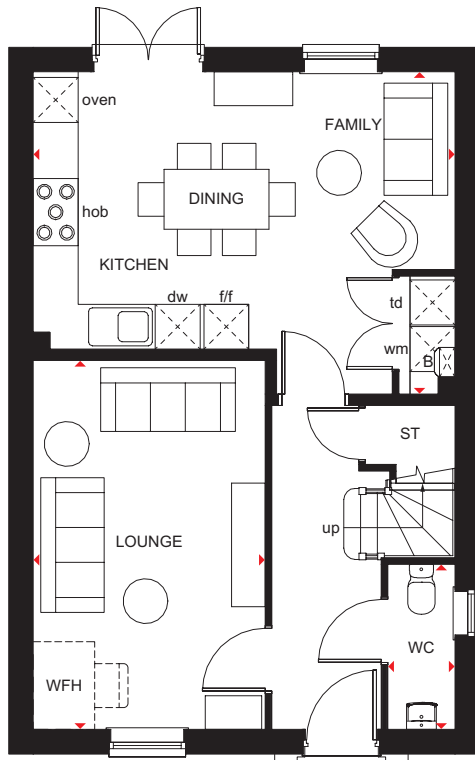
WHERE QUALITY LIVES

THE INGLEBY

FOUR BEDROOM HOME

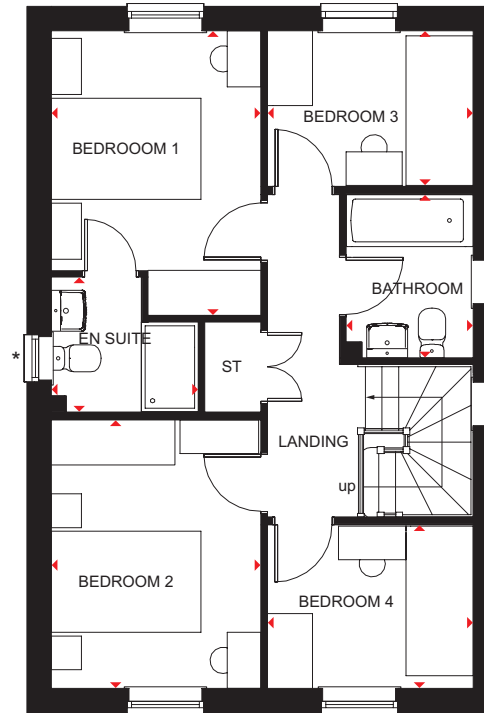
Key

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	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.

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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.



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



**First 2 years covered by Builder Warranty & NHBC Guarantee or similar. Years 3-10 covered by NHBC insurance or similar. Full exclusions and limitations can be found on the NHBC website. Available on virtually all of our developments. Images may include optional upgrades at additional cost. All information in this document is correct to the best of our knowledge at the time of going to print. Calls to our 0844 numbers cost 7 pence per minute plus your phone company's access charge.

DAVID WILSON HOMES

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