

CONSTABLE GARDENS

EAST BERGHOLT

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

CONSTABLE GARDENS

A LOCATION LIKE NO OTHER



The picturesque Constable Gardens in nestled in the charming village of East Bergholt, in the Babergh District of Suffolk. Just north of the Essex border, this idyllic setting gives you the very best of both worlds, combining the steady pace of rural life whilst keeping you connected by excellent travel links.

With the Dedham Vale Area of Outstanding Natural Beauty right on the doorstep, you can benefit from the peace and tranquillity of the area's beautiful lowland landscapes and water meadows of the River Stour. A source of inspiration for the famous painter, John Constable, you too will enjoy exploring the area's quaint villages, rolling farmland, rivers, meadows, ancient woodlands and a wide variety of local wildlife.

For keen ramblers, there is a variety of National Trust walks close to home, in addition to the Flatford and Constable country walk which combines picturesque scenery and an insight into the area's rich heritage.

Constable Gardens is conveniently located 11 miles from the historic city of Colchester, which grants access to a wide selection of cultural attractions, leisure and entertainment options. As Britain's first Roman city, Colchester boasts a rich heritage while also offering a range of places to eat, drink and shop. In 2022, Colchester was gifted modern city status as part of the Queen's Platinum Jubilee.

Closer to home at Constable Gardens, the village of East Bergholt offers convenient amenities for everyday life, including groceries, coffee shops and cafes, farm shops and traditional pubs. For families, the village is home to two primary schools and East Bergholt High School, rated 'Good' by Ofsted.

Manningtree Train Station is less than four miles away, where a regular train service will get you into London Liverpool Street Station in an hour, making the location ideal for anyone who commutes to the Capital for work. The A12 is also close by, offering excellent access to London and Ipswich.

CREATING A SUSTAINABLE COMMUNITY

WHERE FAMILIES AND NATURE CAN THRIVE



Throughout the planning process before starting build, we consider where we can introduce nature and where we can strengthen it.

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.

5.4 acres
of open space

186
new trees planted

30
swift bricks

10
bat boxes

Hedgehog
highways

Solar
panels

Play
equipment

dwh.co.uk

DAVID WILSON HOMES
WHERE QUALITY LIVES

'We', 'our', 'us' refers to the Barratt Developments PLC Group brands including Barratt Homes, David Wilson Homes and Barratt London. Some of the features shown may not be available with every David Wilson home or on every David Wilson development. Please speak to a Sales Adviser for details of the features available on the home and development you are interested in. To find out more about the energy-efficiency and sustainability of our homes visit our website. All images used are for illustrative purposes only. Information correct at time of publishing.

BDW004836/JUNE24

A SENSE OF PEACE, QUALITY AND SPACE

Our homes at Constable Gardens provide a sense of quality from the moment you step inside. We have thought carefully about the demands of family life. Intelligent designs ensure the interior layouts are bright and airy, with free-flowing, flexible rooms easy to adapt to the way you and your family want to live.



Entertaining will be effortless with spare rooms for your guests and open-plan kitchen or living dining areas allowing space for you to enjoy quality time. You won't have to wait for that morning shower with most of our homes boasting two or more bathrooms, including your own private sanctuary – a master bedroom en suite.



Hallways are large enough for a warm welcome and kitchens or living rooms open onto your garden for those summer days. Most importantly, everything is finished to the highest standards and there is plenty of storage for all of your things to ensure you have an ideal place for a comfortable lifestyle.



The specification of the houses is correct at the date of print but may be subject to change as necessary and without notice. Images are indicative of the quality and style of the specification and may not represent wholly the actual fittings and furnishings at this development. Specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.

CONSTABLE GARDENS
EAST BERGHOLT

SITE PLAN

Gaston End, East Bergholt, Suffolk, CO7 6RF

2, 3, 4 and 5 bedroom homes

- **The Ashdown** 2 bedroom home
- **The Hadley V1** 3 bedroom home
- **The Hadley** 3 bedroom home
- **The Archford** 3 bedroom home
- **The Buckfastleigh** 3 bedroom home
- **The Avondale** 4 bedroom home
- **The Chelworth** 4 bedroom home
- **The Winstone** 4 bedroom home
- **The Drummond** 4 bedroom home
- **The Manning** 5 bedroom home
- **The Glidewell** 5 bedroom home
- **The Evesham** 5 bedroom home

- **Affordable Housing**

- **SH** Show Homes
- **SC** Sales Centre
- V Visitors' Car Park
- BCP Bin Collection Point
- S / S Substation

- **Parkland Space**
- **Paths**
- **Mature Tree Lines**
- **New Tree Lines**
- **Play Area**

Giving nature a home on this development:

- **Hibernacula**
- **Bird Box** Selected plots*
- **Bat Box** **Bat House** Selected plots*
- **Swift Nesting Brick** Selected plots*
- **Hedgehog Highway** Selected plots*

Positioning of our sustainability features are subject to change. Speak to a Sales Adviser for more information.



See the Difference at **dwh.co.uk**

DAVID WILSON HOMES
WHERE QUALITY LIVES

Images and development layouts are for illustrative purposes, should be used for general guidance only and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Development layouts including house types and tenures, the location of affordable housing, parking arrangements, play areas, landscaping and public open spaces are subject to change including any changes required due to a change in planning permission. Constable Gardens is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

H8771-3A-SP-MP01 Rev: J

THE ASHDOWN

TWO BEDROOM HOME







Highly-efficient insulation

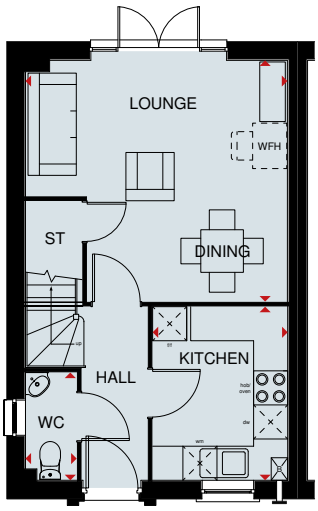
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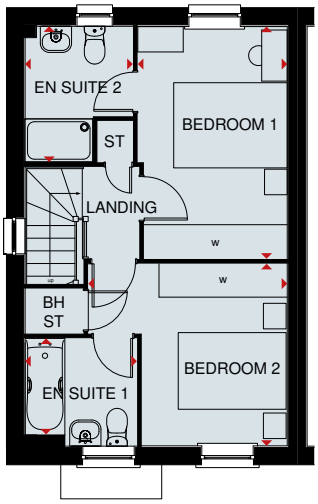
Decentralised mechanical extract ventilation (d-MEV)

Photovoltaic panels

Waste Water Heat Recovery Systems

Argon-filled double-glazing





Ground Floor

Kitchen	3057 x 2378 mm	10'0" x 7'10"
Lounge/Dining	4612 x 4248 mm	15'2" x 13'11"
WC	1897 x 902 mm	6'3" x 3'11"

First Floor

Bedroom 2	4089 x 2632 mm	13'5" x 8'7"
En suite 2	2391 x 1883 mm	7'10" x 6'0"
Bedroom 1	3504 x 3211 mm	11'6" x 10'6"
En suite 1	1969 x 1897 mm	6'6" x 6'3"

Key

B	Boiler	BH ST	Bulkhead Store	dw	Dishwasher space	WFH	Working from home space	↔	Dimension location
ST	Store	wm	Washing machine space	f/f	Fridge/freezer space	W	Wardrobe space		

NEW HOMES QUALITY CODE

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BDW004836/ JUNE24

THE ARCHFORD

THREE BEDROOM HOME







Highly-efficient insulation

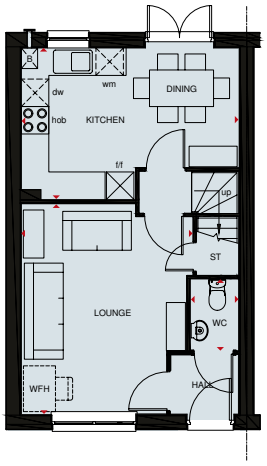
Electric car charging point

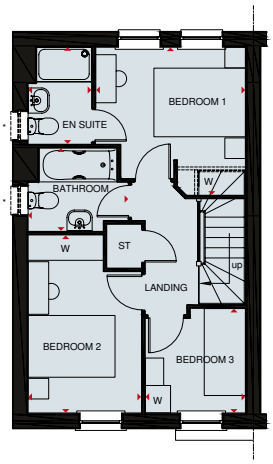
Decentralised mechanical extract ventilation (d-MEV)

Solar or photovoltaic panels

Waste Water Heat Recovery Systems

Argon-filled double-glazing





*optional window refer to sales advisor for individual plots

Ground Floor

Lounge	4599 x 3746 mm	15'1" x 12'3"
Kitchen/Dining	4745 x 3310 mm	15'7" x 10'10"
WC	1561 x 1054 mm	5'1" x 3'5"

First Floor

Bedroom 1	3277 x 3229 mm	10'9" x 10'7"
En suite	2119 x 1385 mm	6'11" x 4'7"
Bedroom 2	3887 x 2475 mm	12'9" x 8'1"
Bedroom 3	2281 x 2186 mm	7'6" x 7'2"
Bathroom	2181 x 1815 mm	7'2" x 5'11"

Key

B	Boiler	wm	Washing machine space	dw	Dishwasher space	W	Wardrobe space
ST	Store	f/f	Fridge/freezer space	WFH	Working from home space	◂▸	Dimension location

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BDW004836/JUNE24

THE HADLEY V1

THREE BEDROOM HOME







Argon-filled double-glazing

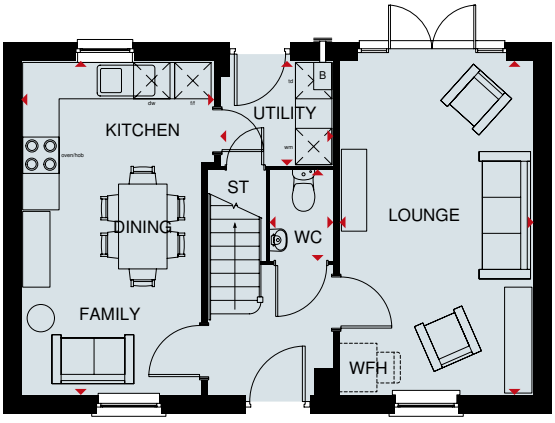
Electric car charging point

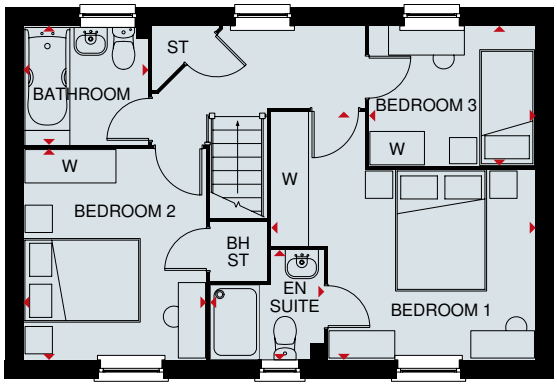
Highly-efficient insulation

Photovoltaic panels

Decentralised mechanical extract ventilation (d-MEV)

Waste Water Heat Recovery Systems





Ground Floor

Lounge	5450 x 3148 mm	17'11" x 10'4"
Kitchen/Family/Dining	5450 x 3131 mm	17'11" x 10'3"
Utility	1811 x 1687 mm	5'11" x 5'6"
WC	1485 x 1013 mm	4'10" x 3'4"

(Approximate dimensions)

First Floor

Bedroom 1	4324 x 4053 mm	14'2" x 13'4"
En suite	1856 x 1771 mm	6'1" x 5'9"
Bedroom 2	3436 x 2978 mm	11'3" x 9'9"
Bedroom 3	2713 x 2260 mm	8'11" x 7'5"
Bathroom	2025 x 1925 mm	6'8" x 6'4"

(Approximate dimensions)

Key

B	Boiler	BH ST	Bulkhead Store	wm	Washing machine space	f/f	Fridge/freezer space	W	Wardrobe space
ST	Store	td	Tumble Dryer space	dw	Dishwasher space	WFH	Working from home space	↔	Dimension location

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BDW004845/JUL24

HADLEY

THREE BEDROOM HOME







Highly-efficient insulation

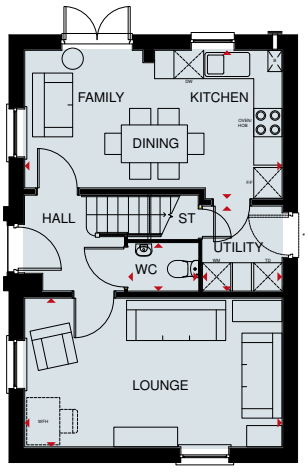
Electric car charging point

Decentralised mechanical extract ventilation (d-MEV)

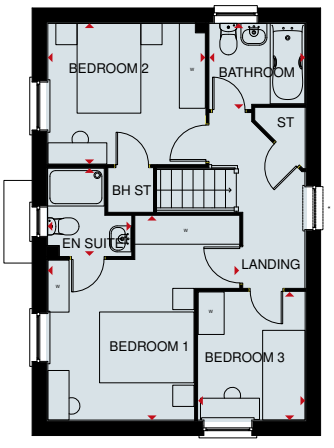
Solar or photovoltaic panels

Waste Water Heat Recovery Systems

Argon-filled double-glazing



*Optional door please refer to sales advisor



*Optional window please refer to sales advisor

Ground Floor

Lounge	5450 x 3148 mm	17'11" x 10'4"
Kitchen/Family/ Dining	5450 x 3143 mm	17'11" x 10'4"
Utility	1799 x 1688 mm	5'11" x 5'6"
WC	1480 x 1014 mm	4'10" x 3'4"

First Floor

Bedroom 1	4324 x 4053 mm	14'2" x 13'3"
En suite	1856 x 1771 mm	6'1" x 5'9"
Bedroom 2	3336 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"

Key

B	Boiler	wm	Washing machine space	dw	Dishwasher space	WFH	Working from home space	↔	Dimension location
ST	Store	f/f	Fridge/freezer space	TD	Tumble dryer space	W	Wardrobe space		

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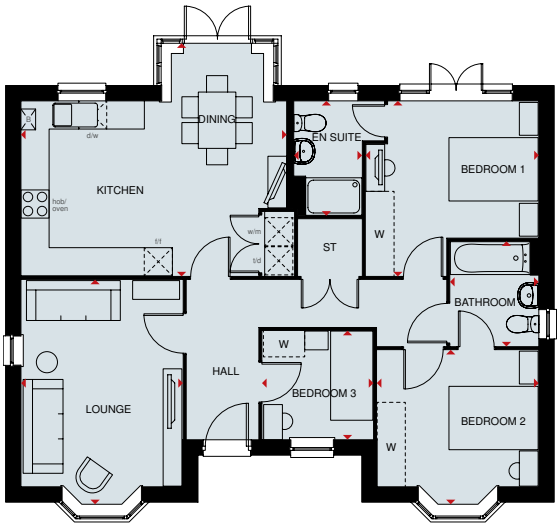
THE BUCKFASTLEIGH

THREE BEDROOM HOME









Ground Floor

Kitchen/Dining	5663 x 4955 mm	18'7" x 16'3"
Lounge	3445 x 4804 mm	11'4" x 15'9"
Bedroom 1	3685 x 3728 mm	12'1" x 12'3"
En suite	1447 x 2435 mm	4'9" x 8'0"
Bedroom 2	3445 x 3307 mm	11'4" x 10'10"
Bedroom 3	2356 x 2317 mm	7'9" x 7'7"
Bathroom	1885 x 2225 mm	6'2" x 7'4"

Key

B	Boiler	wm	Washing machine space	f/f	Fridge/freezer space	W	Wardrobe space
ST	Store	dw	Dishwasher space	td	Tumble dryer space	↔	Dimension location

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BDW004211/JAN24

THE AVONDALE

FOUR BEDROOM HOME







Highly-efficient insulation

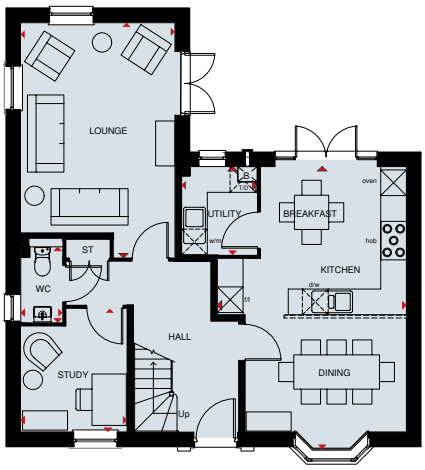
Electric car charging point

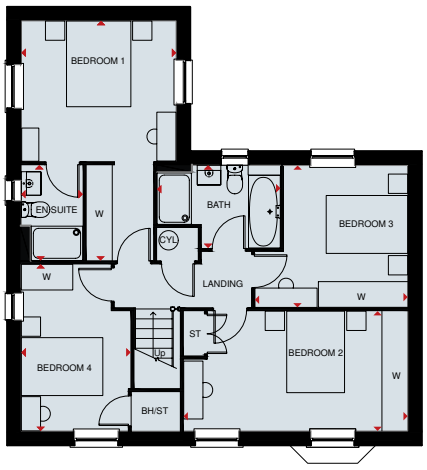
Decentralised mechanical extract ventilation (d-MEV)

Solar or photovoltaic panels

Waste Water Heat Recovery Systems

Argon-filled double-glazing





Ground Floor

Lounge	5488 x 3605 mm	18'0" x 11'10"
Kitchen/Breakfast/Dining	6590 x 4415 mm	21'7" x 14'6"
Utility	2060 x 1761 mm	6'9" x 5'9"
Study	2878 x 2488 mm	9'5" x 8'2"
WC	1768 x 975 mm	5'10" x 3'2"

First Floor

Bedroom 1	5585 x 3605 mm	18'3" x 11'10"
En suite	2222 x 1433 mm	7'3" x 4'8"
Bedroom 2	5225 x 2792 mm	17'1" x 9'2
Bedroom 3	3563 x 3308 mm	11'8" x 10'10"
Bedroom 4	3853 x 2547 mm	12'7" x 8'4"
Bathroom	2871 x 1927 mm	9'5" x 6'4"

Key

B	Boiler	BH ST	Bulkhead Store	f/f	Fridge/freezer space	wm	Washing machine space	W	Wardrobe space
ST	Store	CYL	Cylinder	dw	Dishwasher space	td	Tumble dryer space	↔	Dimension location

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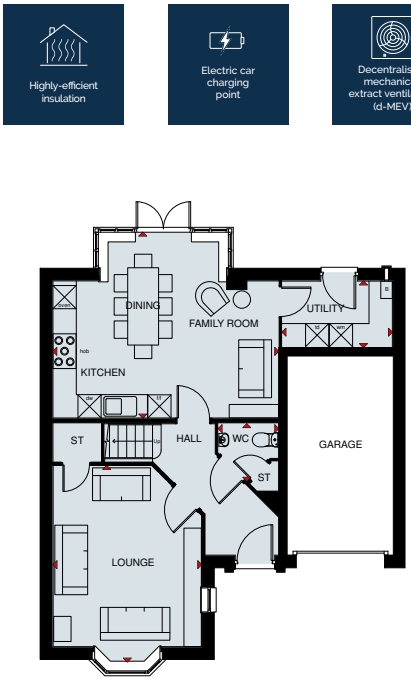
DRUMMOND

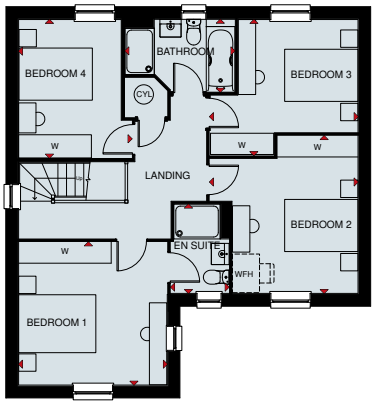
FOUR BEDROOM HOME











Ground Floor

Lounge	5088 x 3845 mm	16'8" x 12'7"
Kitchen/Family/ Dining	5845 x 4811 mm	19'2" x 15'9"
Utility	2856 x 1720 mm	9'4" x 5'8"
WC	1565 x 1485 mm	5'2" x 4'10"

First Floor

Bedroom 1	3850 x 3707 mm	12'7" x 12'2"
En suite	2311 x 1511 mm	7'7" x 4'11"
Bedroom 2	4084 x 3844 mm	13'5" x 12'7"
Bedroom 3	3844 x 3521 mm	12'7" x 11'7"
Bedroom 4/Study	3584 x 2966 mm	11'9" x 9'9"
Bathroom	2846 x 1887 mm	9'4" x 6'2"

Key

B	Boiler	ST	Store	dw	Dishwasher space	td	Tumble dryer space	W	Wardrobe space
CYL	Cylinder	wm	Washing machine space	f/f	Fridge/freezer space	WFH	Working from home space	↔	Dimension location

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BDW004836/JUNE24

CHELWORTH

FOUR BEDROOM HOME







Highly-efficient insulation

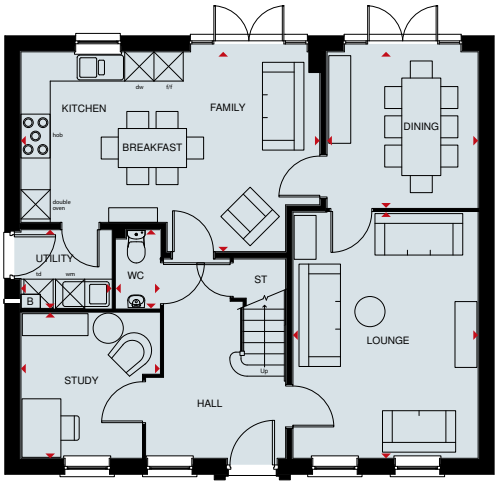
Electric car charging point

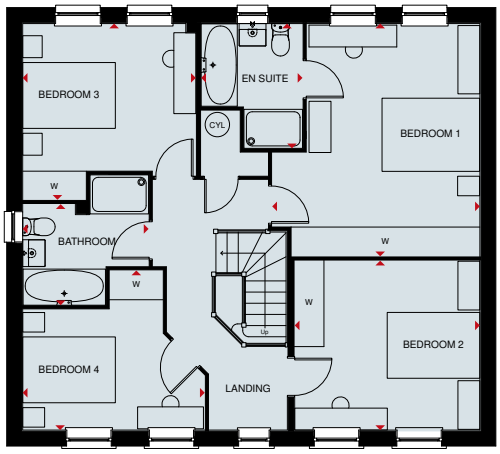
Decentralised mechanical extract ventilation (d-MEV)

Photovoltaic panels

Waste Water Heat Recovery Systems

Argon-filled double-glazing





Ground Floor

Lounge	5050 x 3800 mm	16'7" x 12'6"
Kitchen/Family/ Breakfast	6130 x 4100 mm	20'1" x 13'5"
Dining	3201 x 3100 mm	10'6" x 10'2"
Study	2987 x 2850 mm	9'10" x 9'4"
Utility	1861 x 1614 mm	6'1" x 5'4"
WC	1614 x 900 mm	5'4" x 2'11"

First Floor

Bedroom 1	4775 x 4261 mm	15'8" x 14'0"
En suite	2077 x 2561 mm	6'10" x 8'5"
Bedroom 2	3476 x 3800 mm	11'5" x 12'6"
Bedroom 3	3552 x 3616mm	11'8" x 11'10"
Bedroom 4	3736 x 3275 mm	12'3" x 10'9"
Bathroom	2584 x 2071 mm	8'6" x 6'10"

Key

B	Boiler	wm	Washing machine space	f/f	Fridge/freezer space	CYL	Cylinder
ST	Store	dw	Dishwasher space	td	Tumble dryer space	W	Wardrobe space

‹› Dimension location

NEW HOMES QUALITY CODE

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WINSTONE

FOUR BEDROOM DETACHED HOME







Highly-efficient insulation

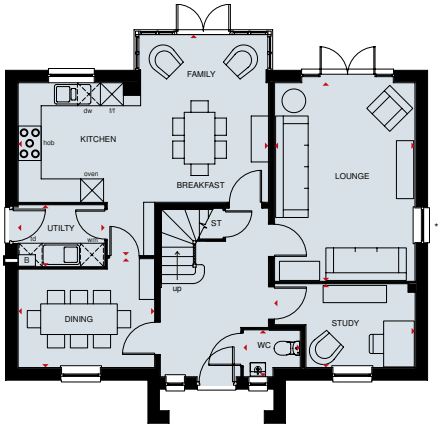
Electric car charging point

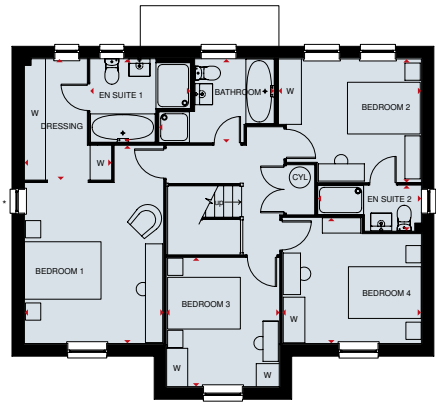
Decentralised mechanical extract ventilation (d-MEV)

Solar or photovoltaic panels

Waste Water Heat Recovery Systems

Argon-filled double-glazing





Ground Floor

Lounge	5171 x 3665 mm	16'11" x 12'0"
Kitchen/Family/ Breakfast	6535 x 5758 mm	21'5" x 18'11"
Dining	3563 x 2846 mm	11'8" x 9'4"
Study	3670 x 2175 mm	12'0" x 7'2"
Utility	2250 x 1591 mm	7'4" x 5'3"
WC	1470 x 1210 mm	4'10" x 4'0"

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

First Floor

Bedroom 1	5164 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"
Bedroom 2	3722 x 3218 mm	12'2" x 10'7"
En suite 2	2710 x 1178 mm	8'11" x 3'10"
Bedroom 3	3363 x 2940 mm	11'1" x 9'8"
Bedroom 4	3623 x 3283 mm	11'10" x 10'9"
Bathroom	3014 x 2182 mm	9'10" x 7'2"

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

Key

B	Boiler	wm	Washing machine space	f/f	Fridge/freezer space	CYL	CYL Cylinder	◂▸	Dimension location
ST	Store	dw	Dishwasher space	td	Tumble dryer space	W	Wardrobe space		

NEW HOMES QUALITY CODE

DAVID WILSON HOMES

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BDW004836/JUNE24

EVESHAM

FIVE BEDROOM HOME







Highly-efficient insulation

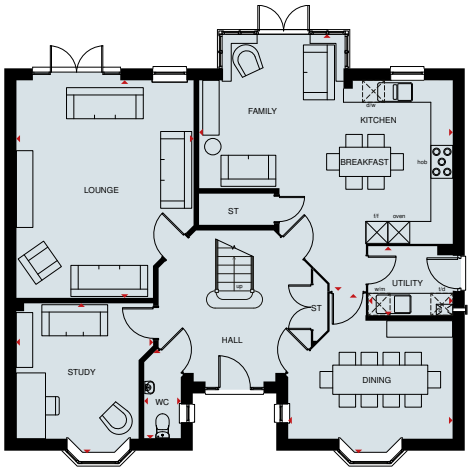
Electric car charging point

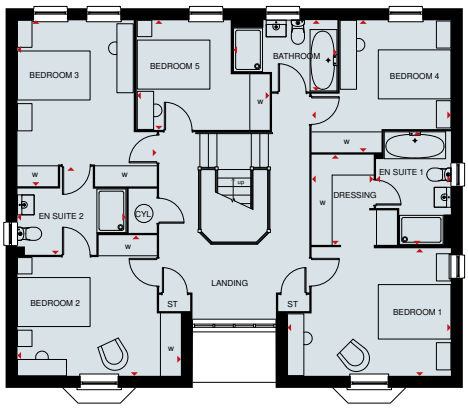
Decentralised mechanical extract ventilation (d-MEV)

Photovoltaic panels

Waste Water Heat Recovery Systems

Argon-filled double-glazing





Ground Floor

Lounge	5945 x 4845 mm	19'6" x 15'11"
Kitchen/Family/Breakfast room	7017 x 6982 mm	23'0" x 22'11"
Utility	2300 x 1878 mm	7'7" x 6'2"
Dining	4496 x 4355 mm	14'9" x 14'3"
Study	4100 x 3741 mm	13'5" x 12'3"
WC	2441 x 1000 mm	8'0" x 3'3"

First Floor

Bedroom 1	4501 x 3500 mm	14'9" x 11'6"
Dressing	2460 x 1686 mm	8'1" x 5'6"
En suite 1	3100 x 2050 mm	10'2" x 6'9"
Bedroom 2	4501 x 3858 mm	14'9" x 12'8"
En suite 2	2987 x 2401 mm	9'10" x 7'10"
Bedroom 3	4558 x 3826 mm	15' x 12'6"
Bedroom 4	3825 x 3624 mm	12'7" x 11'11"
Bedroom 5	3636 x 3008 mm	11'11" x 9'10"
Bathroom	2850 x 1950 mm	9'4" x 6'5"

Key

B	Boiler	wm	Washing machine space	f/f	Fridge/freezer space	CYL	Cylinder
ST	Store	dw	Dishwasher space	td	Tumble dryer space	W	Wardrobe space

↔ Dimension location

NEW HOMES QUALITY CODE

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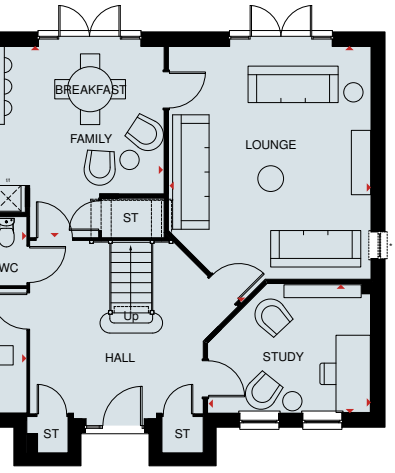
GLIDEWELL

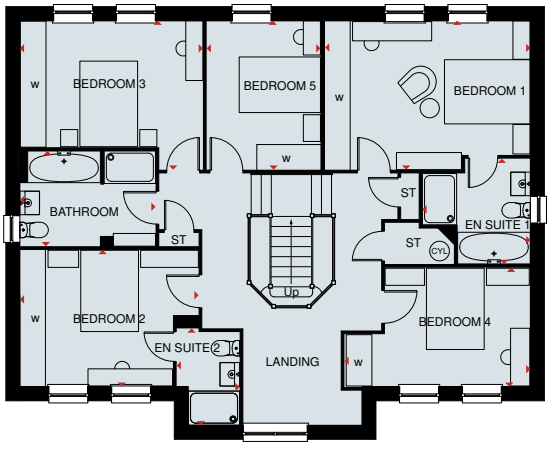
FIVE BEDROOM HOME











Highly-efficient insulation

Electric car charging point

Decentralised mechanical extract ventilation (d-MEV)

Photovoltaic panels

Waste Water Heat Recovery Systems

Argon-filled double-glazing

Ground Floor

Lounge	5964 x 4698 mm	19'7" x 15'5"
Kitchen/Breakfast/Family	7088 x 4458 mm	23'3" x 14'8"
Utility	2603 x 1720 mm	8'6" x 5'8"
Dining	3902 x 2894 mm	12'10" x 9'6"
Study	3785 x 2998 mm	12'5" x 9'10"
WC	1576 x 1211 mm	5'2" x 4'0"

*Optional window, refer to sales advisor

First Floor

Bedroom 1	4800 x 3484 mm	15'9" x 11'5"
En suite 1	2524 x 2461 mm	8'3" x 8'1"
Bedroom 2	4178 x 3199 mm	13'8" x 10'6"
En suite 2	1472 x 2264 mm	4'10" x 7'5"
Bedroom 3	4279 x 3484 mm	14'0" x 11'5"
Bedroom 4	4347 x 2784 mm	14'3" x 9'2"
Bedroom 5	2660 x 3484 mm	8'9" x 11'5"
Bathroom	3172 x 2226 mm	10'5" x 7'4"

Key

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

NEW HOMES QUALITY CODE

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BDW004836/JUNE24

THE MANNING

FIVE BEDROOM HOME







Highly-efficient insulation

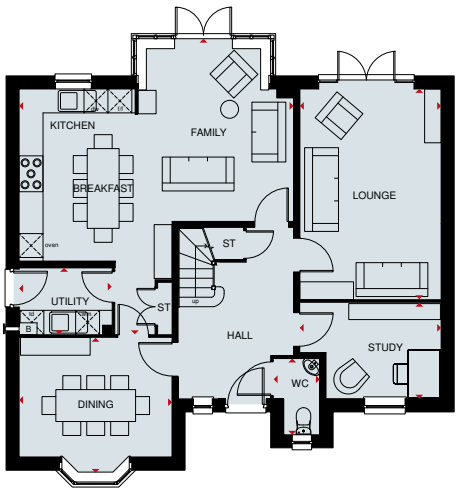
Electric car charging point

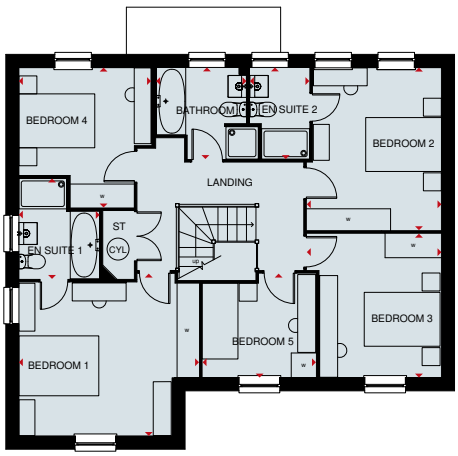
Decentralised mechanical extract ventilation (d-MEV)

Photovoltaic panels

Waste Water Heat Recovery Systems

Argon-filled double-glazing





Ground Floor

Lounge	3545 x 5276 mm	11'8" x 17'4"
Kitchen/Breakfast/Family	7413 x 6883 mm	24'4" x 22'7"
Dining	3840 x 3388 mm	12'7" x 11'1"
Study	2408 x 3550 mm	7'11" x 11'8"
Utility	2325 x 1665 mm	7'8" x 5'6"
WC	1909 x 1165 mm	6'3" x 3'10"

First Floor

Bedroom 1	4066 x 4515 mm	13'4" x 14'10"
En suite 1	2027 x 2514 mm	6'8" x 8'3"
Bedroom 2	3375 x 4072 mm	11'1" x 13'5"
En suite 2	1489 x 2297 mm	4'11" x 7'6"
Bedroom 3	3603 x 3375 mm	11'10" x 11'1"
Bedroom 4	3312 x 3503 mm	10'10" x 11'6"
Bedroom 5	2839 x 2604 mm	9'4" x 8'7"
Bathroom	2261 x 2296 mm	7'5" x 7'6"

Key

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

NEW HOMES QUALITY CODE

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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
- Registered Social Landlord Homes
- Fences
- Carpets and floor coverings
- Wear and tear
- Failure to maintain
- Your own alterations
- Wilful damage

NHBC

90% CUSTOMER RECOMMENDED ★★★★★

**"We" and "us" refer to the Barratt Developments PLC Group brands. **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.

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.

NEW HOMES QUALITY CODE | 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

WHERE QUALITY LIVES

dwh.co.uk or call **033 3355 8489**

BDW005438/NOV24