

FIVE 
ACRES

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

FIVE ACRES

— A LOCATION LIKE NO OTHER —



Five Acres will be an exciting new development of 2, 3, 4 and 5 bedroom homes coming soon to the market town of Barnard Castle, located on the banks of the River Tees. Just

minutes from the town centre, your new home will be within easy reach of local amenities including supermarkets, independent shops and markets

A SENSE OF PEACE,
QUALITY
— AND SPACE —



Our homes at Five Acres 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.

- Maddoc**
5 bedroom detached home
- Layton**
4 bedroom detached home
- Holden**
4 bedroom detached home
- Drummond**
4 bedroom detached home
- Millford**
4 bedroom detached home
- Bayswater**
4 bedroom detached home
- Hadley**
3 bedroom detached / terraced home
- Archford**
3 bedroom semi-detached home
- Hinton**
3 bedroom terraced home
- Winton**
2 bedroom semi-detached home
- Stevenson**
2 bedroom flat over garage
- * **Social Housing**

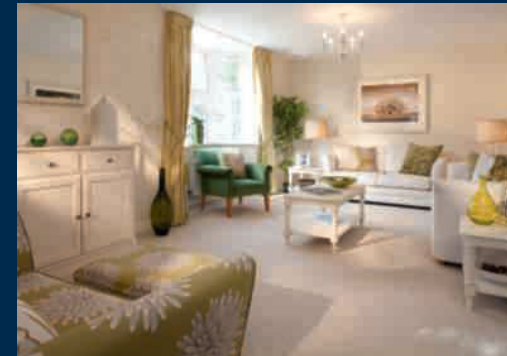


THE MADDOC

FIVE BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



Stylishly designed over 2½ floors, this five bedroom home makes perfect use of the free flowing space. The quality kitchen features useful family and dining areas and a glazed bay that leads to the garden. The ground floor also boasts a lounge with bay window. On the first floor, the master bedroom with en suite shower room

makes a relaxing haven and there are two additional double bedrooms and a family bathroom. A further double bedroom is located on the second floor, accompanied by a shower room and single bedroom that could also work perfectly as a study.



DAVID WILSON HOMES

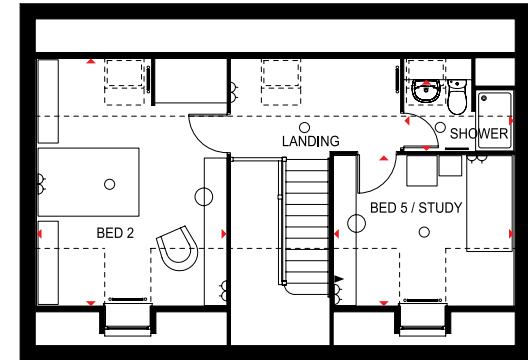
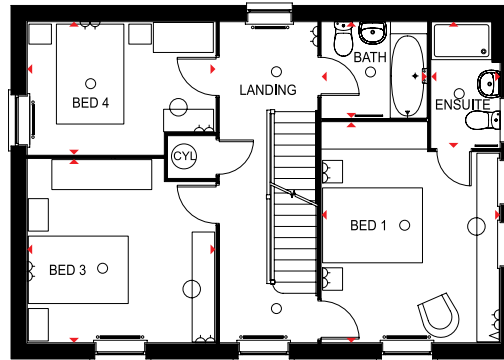
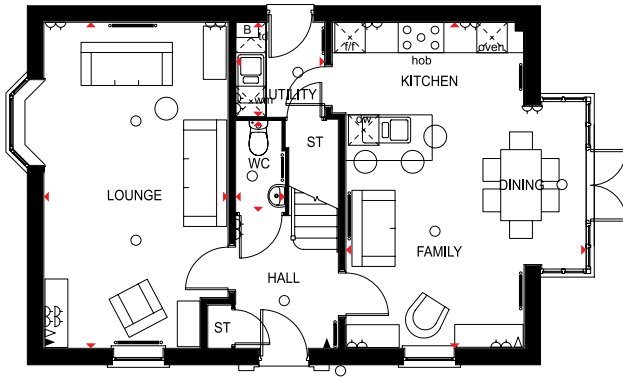
WHERE QUALITY LIVES

THE MADDOC

FIVE BEDROOM DETACHED HOME

Key

- Light fitting
- ◀ Telephone outlet point
- Radiator
- B Boiler
- CYL Cylinder
- wm Washing machine space
- td Tumble dryer space
- ◁ Electric socket
- ◁ T.V. aerial socket
- Towel radiator
- ST Store
- f/f Fridge/freezer space
- dw Dishwasher space
- ◀▶ Dimension Location



Ground Floor

Lounge	6427 x 3631 mm	21'1" x 11'11"
Kitchen/Family/Dining	6427 x 4735 mm	21'1" x 15'6"
Utility	1860 x 1754 mm	6'1" x 5'9"
WC	1786 x 971 mm	5'10" x 3'2"

First Floor

Bed 1	4413 x 3571 mm	14'6" x 11'9"
En suite	1375 x 2525 mm	4'6" x 8'3"
Bed 3	3767 x 3677 mm	12'4" x 12'1"
Bed 4	3767 x 2661 mm	12'4" x 8'9"
Bath	2107 x 1925 mm	6'11" x 6'4"

Second Floor

Bed 2	3767 x 4911 * mm	12'4" x 16'1" *
Bed 5/Study	3571 x 2988 * mm	11'9" x 9'10" *
Shower	2171 x 1412 * mm	7'1" x 4'8" *

*Overall floor dimension includes lowered ceiling areas

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THE LAYTON

FOUR BEDROOM DETACHED HOME



Individual plots may vary. Please speak to the Sales Adviser

The Layton's 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 double bedrooms, the expansive master with en suite. The fitted family bathroom includes a separate shower.



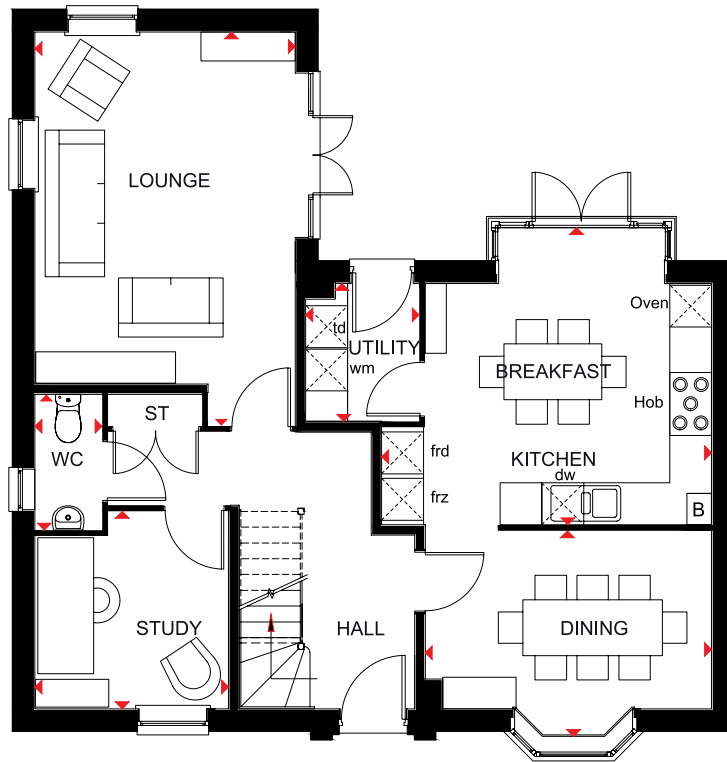
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE LAYTON

FOUR BEDROOM DETACHED HOME

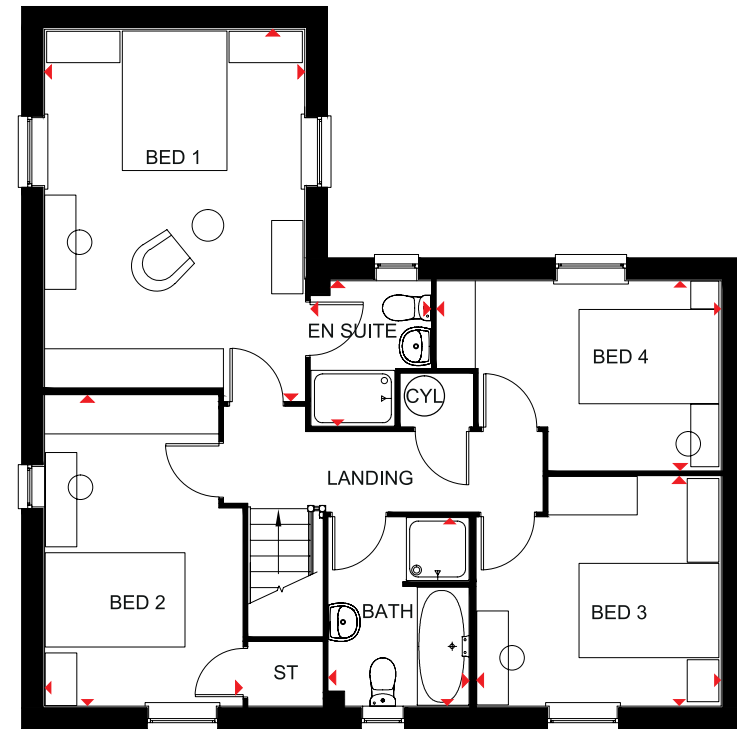
Key

B Boiler	frd Fridge space	dw Dishwasher space
ST Store	frz Freezer space	td Tumble dryer space
CYL Cylinder	wm Washing machine space	◀▶ Dimension location



Ground Floor

Lounge	5637 x 3727 mm	18'5" x 12'2"
Utility	1975 x 1624 mm	6'5" x 5'4"
Kitchen/Breakfast	4255 x 4725 mm	14'0" x 15'6"
Dining	4100 x 2943 mm	13'5" x 9'7"
Study	2772 x 2826 mm	9'1" x 9'3"
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	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 2716 mm	13'4" x 8'11"
Bathroom	2689 x 2010 mm	8'10" x 6'7"

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. H436--X7DS01/H7093



THE HOLDEN

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



This stylish four bedroom detached home has no shortage of space and light. 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 master 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.



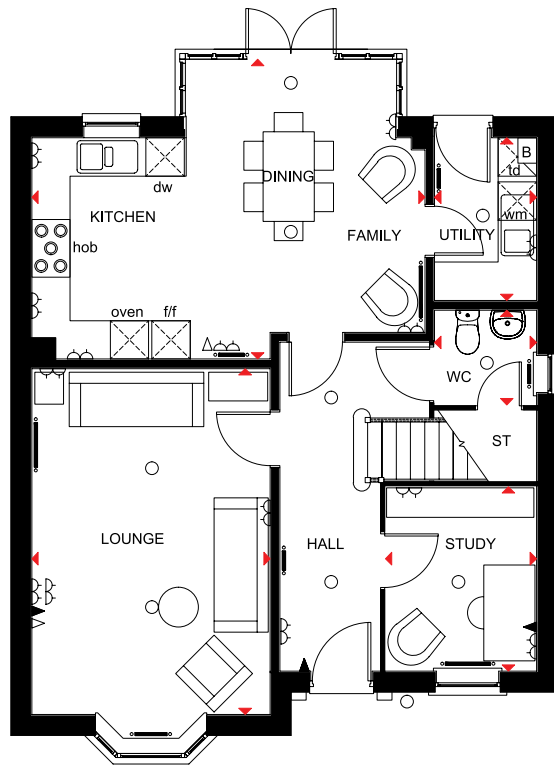
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE HOLDEN

FOUR BEDROOM HOME

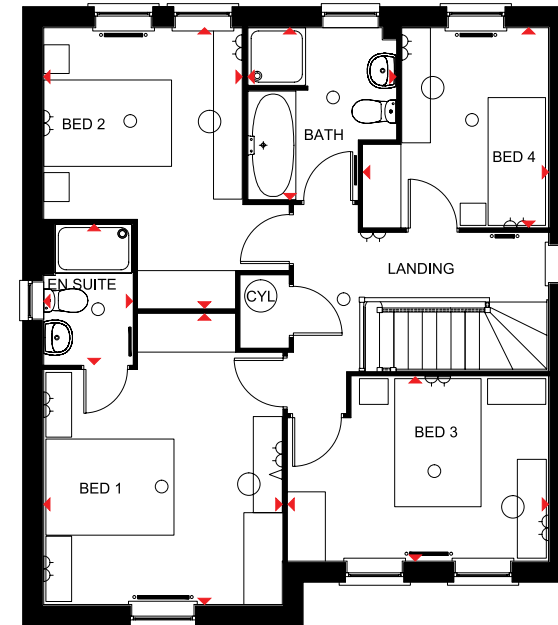
Key

- Light fitting
- ◀ Telephone outlet point
- Radiator
- B Boiler
- CYL Cylinder
- wm Washing machine space
- td Tumble dryer space
- ◁ Electric socket
- ◁ T.V. aerial socket
- Towel radiator
- ST Store
- f/f Fridge/freezer space
- dw Dishwasher space
- ◀▶ Dimension Location



Ground Floor

Lounge	5405 x 3728 mm	17'9" 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	4384 x 3103 mm	14'5" x 10'2"
Bedroom 3	4073 x 2886 mm	13'4" x 9'6"
Bedroom 4	3120 x 2893 mm	10'3" x 9'6"
Bathroom	2689 x 2316 mm	8'10" x 7'7"

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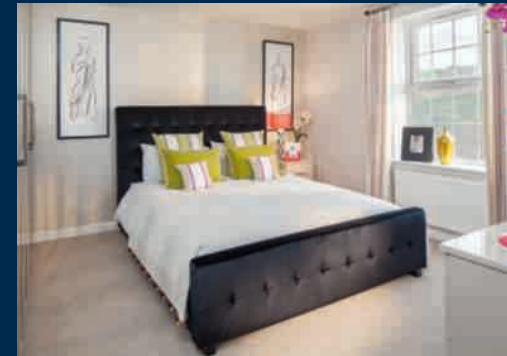


THE DRUMMOND

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



A generously sized family home with an intelligent use of space, The Drummond is bright and airy. A large open-plan kitchen provides dining space and a family area and has an elegant, full-glazed walk-in bay with French doors leading to the garden. A spacious lounge, where all the family can relax, a separate utility

room and an integral garage complete the ground floor. Upstairs are four double bedrooms, the master with en suite, and a fully fitted family bathroom with shower. The fourth bedroom can also be used as a study.



DAVID WILSON HOMES

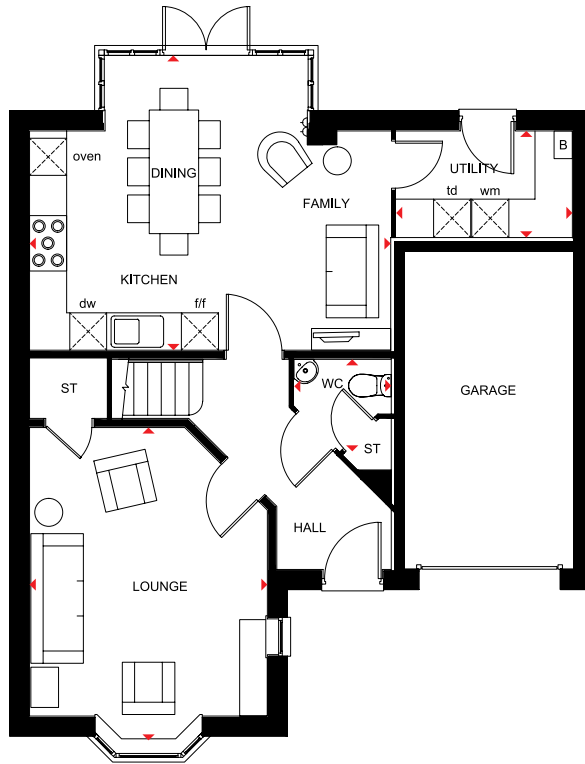
WHERE QUALITY LIVES

THE DRUMMOND

FOUR BEDROOM HOME

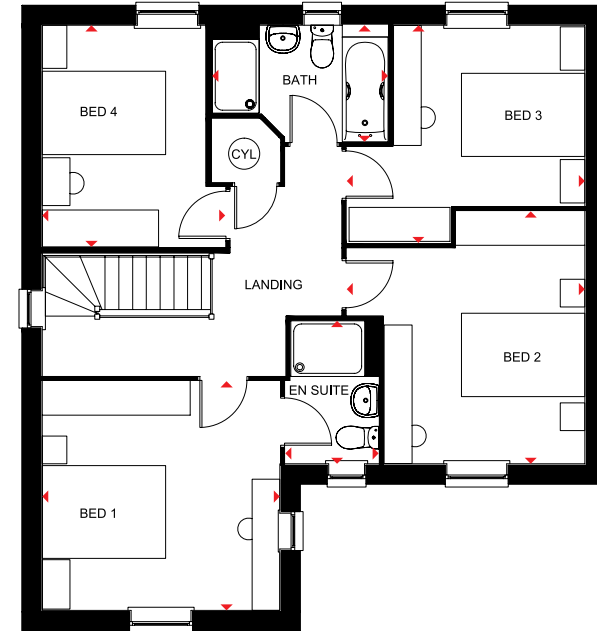
Key

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	5068 x 3850 mm	16'7" x 12'8"
Kitchen/Family/Dining	5845 x 4775 mm	19'2" x 15'8"
Utility	2856 x 1725 mm	9'4" x 5'7"
WC	1570 x 1490 mm	5'2" x 4'11"



First Floor

Bed 1	3850 x 3711 mm	12'8" x 12'2"
En suite	2315 x 1511 mm	7'7" x 4'11"
Bed 2	4088 x 3858mm	13'5" x 12'8"
Bed 3	3858 x 3525 mm	12'8" x 11'7"
Bed 4/Study	3589 x 2966 mm	11'9" x 9'9"
Bath	2846 x 1886 mm	9'4" x 6'2"

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THE MILLFORD

FOUR BEDROOM DETACHED HOME



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This sought-after four bedroom home features a bright and airy interior. The hallway leads directly into a stylish kitchen boasting dining, family and utility room, and a glazed bay opening onto the rear garden. Downstairs also offers a bay

fronted lounge. Upstairs, the master bedroom enjoys an ensuite shower room, accompanying three further double bedrooms and a family bathroom with separate shower. This home also comes with an integral garage.



DAVID WILSON HOMES

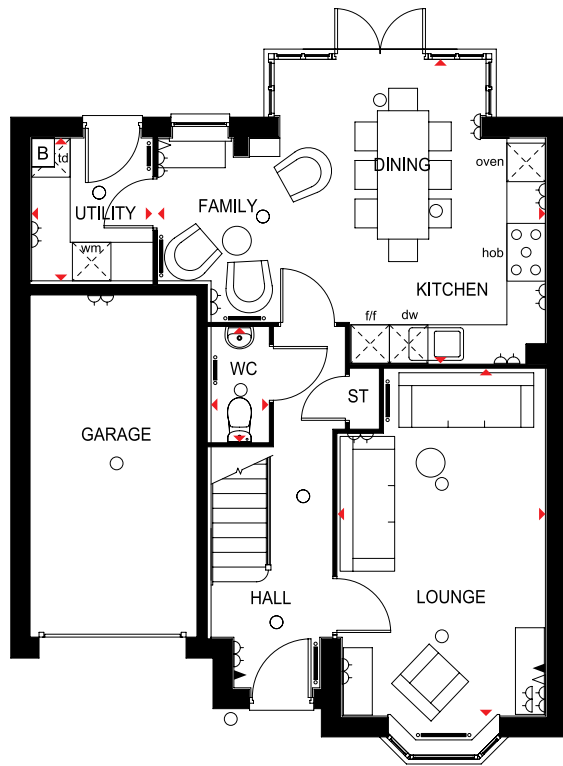
WHERE QUALITY LIVES

THE MILLFORD

FOUR BEDROOM DETACHED HOME

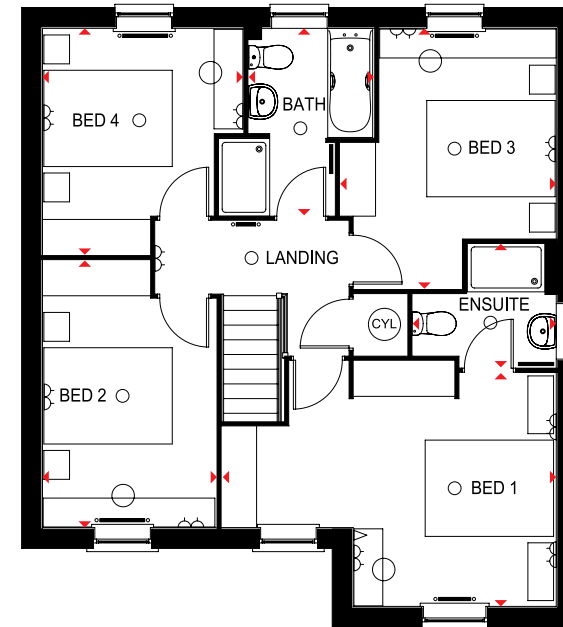
Key

- Light fitting
- ◀ Telephone outlet point
- Radiator
- B Boiler
- CYL Cylinder
- wm Washing machine space
- td Tumble dryer space
- ◁ Electric socket
- ◁ T.V. aerial socket
- Towel radiator
- ST Store
- f/f Fridge/freezer space
- dw Dishwasher space
- ◀▶ Dimension Location



Ground Floor

Lounge	5406 x 3235 mm	17'9" x 10'7"
Kitchen/Family/Dining	6037 x 4735 mm	19'10" x 15'6"
Utility	2225 x 1877 mm	7'3" x 6'2"
WC	1786 x 895 mm	5'10" x 2'11"



First Floor

Bed 1	5195 x 3822 mm	17'0" x 12'6"
En suite	2235 x 1924 mm	7'4" x 6'4"
Bed 2	4161 x 2719 mm	13'8" x 8'11"
Bed 3	4056 x 3365 mm	13'4" x 11'0"
Bed 4	3527 x 3124 mm	11'7" x 10'3"
Bath	2913 x 1950 mm	9'7" x 6'5"

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THE BAYSWATER

FOUR BEDROOM HOME



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The Bayswater is an ideal family home, beautifully designed over three floors and applying an intelligent use of space. The expansive open-plan kitchen with dining area and family space 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 two double bedrooms, one with en suite, a single bedroom and a family bathroom. The master bedroom, with its en suite and dressing area, takes up the whole of the second floor.



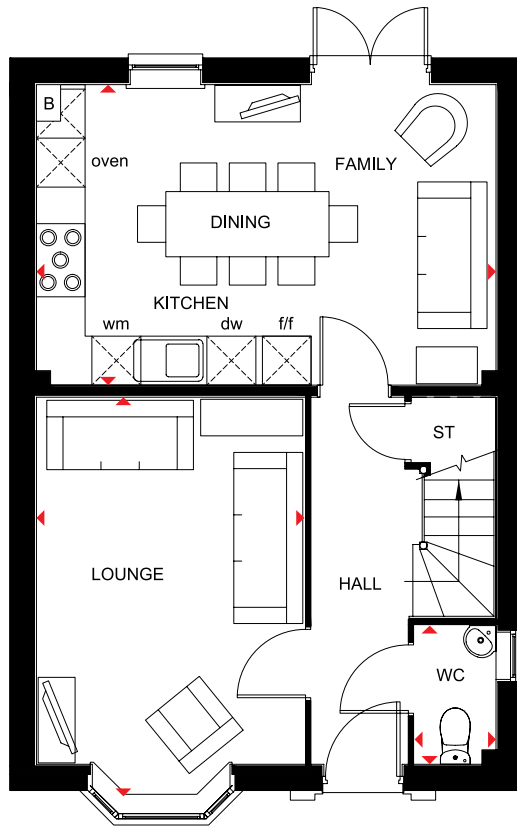
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE BAYSWATER

FOUR BEDROOM HOME

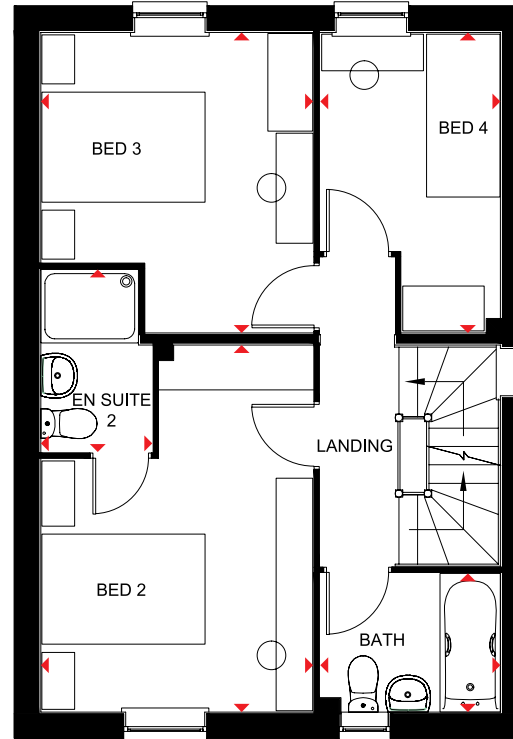
Key

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



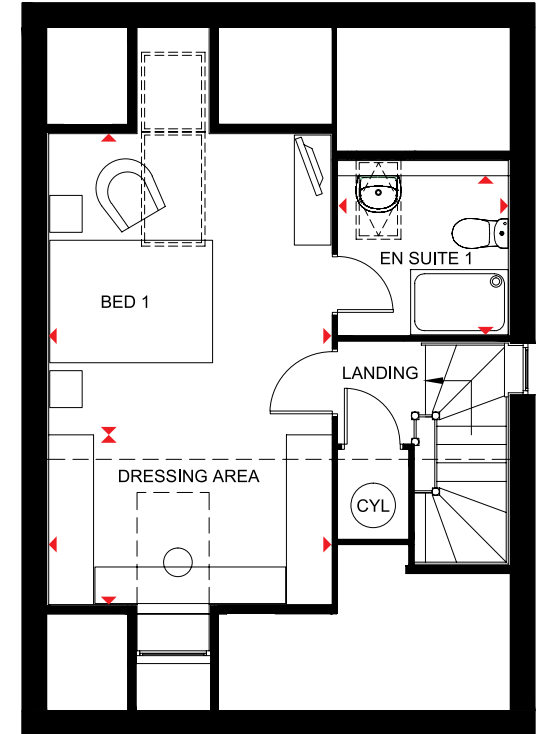
Ground Floor

Lounge	4900 x 3290 mm	16'1" x 10'10"
Kitchen/Family/Dining	5640 x 3687 mm	18'6" x 12'1"
WC	1700 x 1000 mm	5'7" x 3'3"



First Floor

Bed 2	3341 x 4503 mm	11'0" x 14'9"
En suite 2	2240 x 1368 mm	7'4" x 4'6"
Bed 3	3341 x 3687 mm	11'0" x 12'1"
Bed 4	2210 x 3687 mm	7'3" x 12'1"
Bath	2210 x 1700 mm	7'3" x 5'7"



Second Floor

Bed 1	3466 * x 3695 * mm	11'4" * x 12'1" *
Dressing Area	3466 * x 2085 * mm	11'4" * x 6'10" *
En suite 1	2085 * x 1954 * mm	6'10" * x 6'5" *

* Overall floor dimension includes lowered ceiling areas

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THE HADLEY

THREE BEDROOM END-TERRACED HOME



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

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



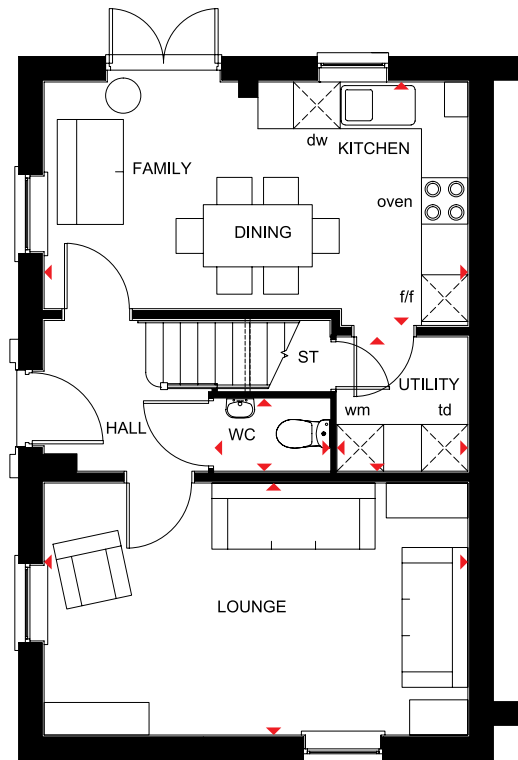
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE HADLEY

THREE BEDROOM END-TERRACED HOME

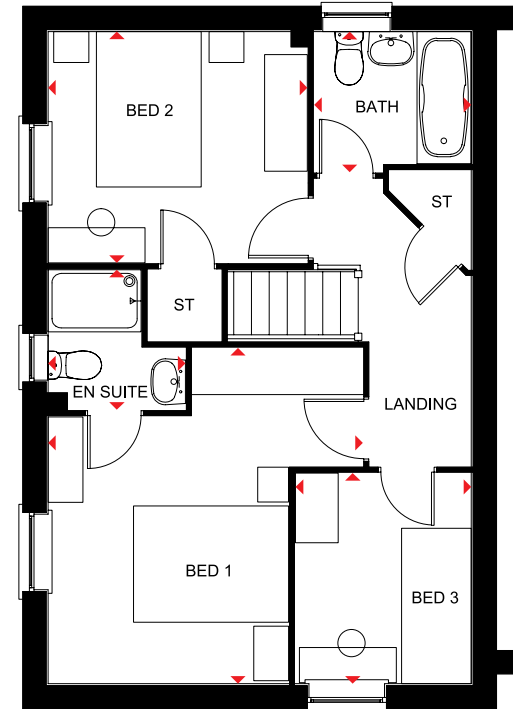
Key

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



Ground Floor

Lounge	5455 x 3242 mm	17'11" x 10'8"
Kitchen/Family/Dining	5455 x 3131 mm	17'11" x 10'3"
Utility	1727 x 1687 mm	5'8" x 5'6"
WC	1485 x 932 mm	4'10" x 3'1"



First Floor

Bed 1	4324 x 4058 mm	14'2" x 13'4"
En suite	1806 x 1771 mm	5'11" x 5'10"
Bed 2	3341 x 2978 mm	11'0" x 9'9"
Bed 3	2713 x 2265 mm	8'11" x 7'5"
Bath	2025 x 1811 mm	6'8" x 5'11"

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THE ARCHFORD

THREE BEDROOM HOME



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

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



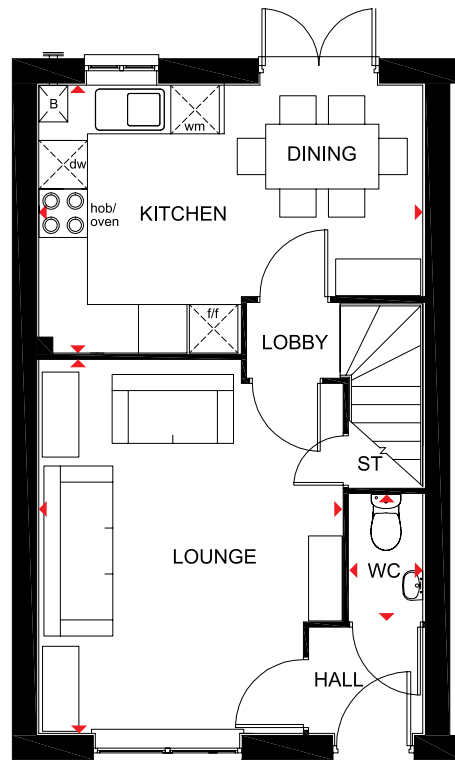
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WHERE QUALITY LIVES

THE ARCHFORD

THREE BEDROOM HOME

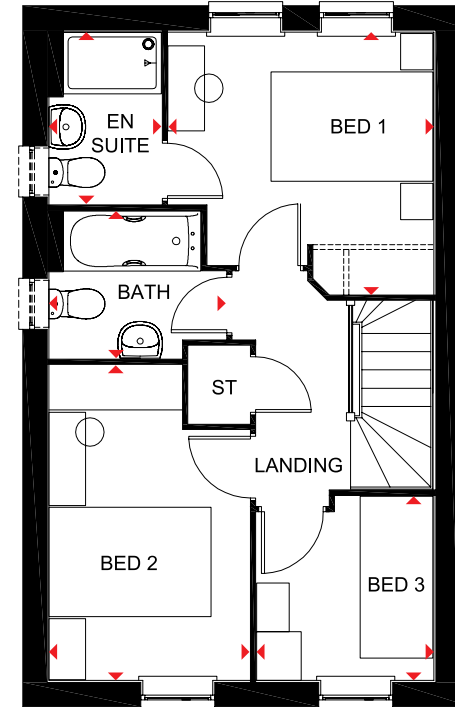
Key

ST	Store	wm	Washing machine space
B	Boiler	dw	Dishwasher space
f/f	Fridge/freezer 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 915 mm	5'1" x 3'0"



First Floor

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

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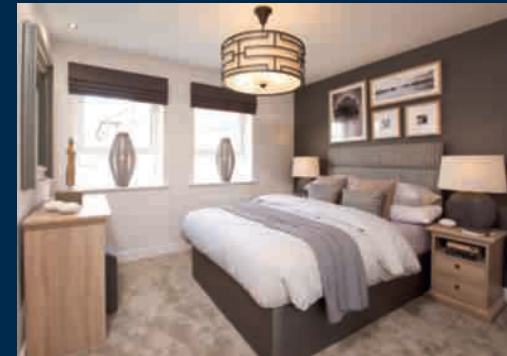


THE HINTON

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Hinton is a stylish three bedroom home, designed over three floors. The ground floor features an attractive kitchen with dining and family areas which open onto the garden through French doors. Relax in the bright and spacious first

floor lounge, a double bedroom and shower room are also located on the first floor. The second floor has two further double bedrooms, one with en suite shower room, and a family bathroom. This house also comes with an integral garage.



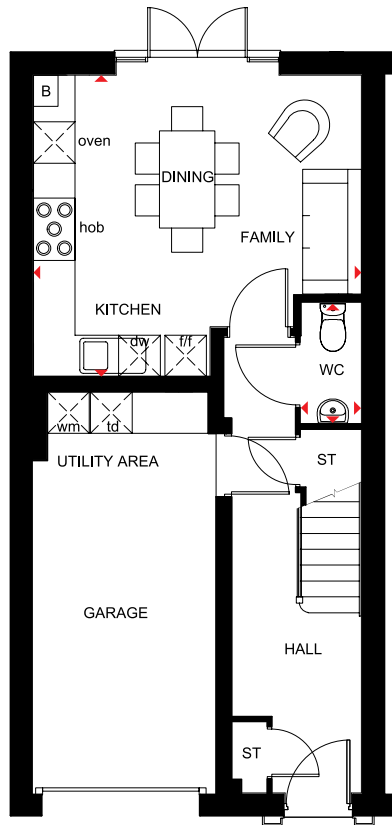
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE HINTON

THREE BEDROOM HOME

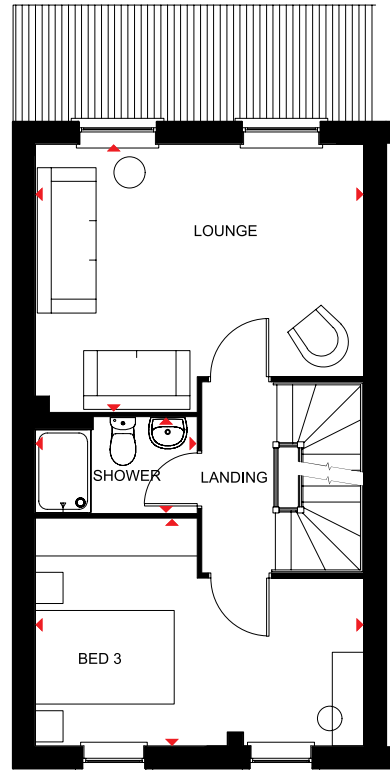
Key

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



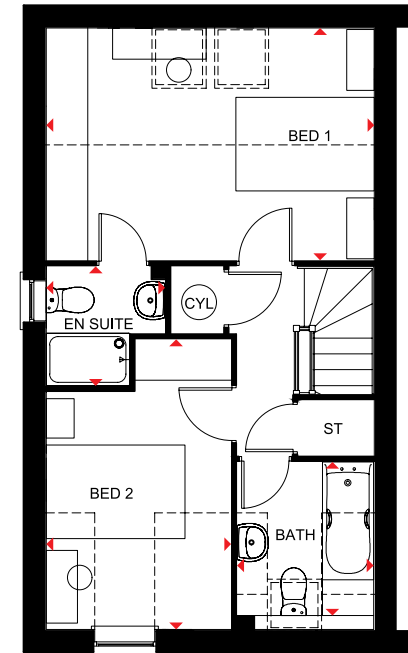
Ground Floor

Kitchen/Family/Dining	4733 x 4355 mm	15'6" x 14'3"
WC	1725 x 875 mm	5'8" x 2'10"



First Floor

Lounge	4733 x 3853 mm	15'6" x 12'8"
Bed 3	4733 x 3273 mm	15'6" x 10'9"
Shower room	2323 x 1374 mm	7'7" x 4'6"



Second Floor

Bedroom 1	4733 x 3349* mm	15'6" x 11'0"*
En suite	1725 x 1713 mm	5'8" x 5'7"
Bedroom 2	4186* x 2665 mm	13'9"* x 8'9"
Bathroom	2218 x 1969 mm	7'3" x 6'6"

*Overall floor dimension includes lowered ceiling areas

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THE WINTON

TWO BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



This modern two bedroom home features a quality kitchen and sitting room with dining area, offering a smooth flow of space into the rear garden through French doors. On the first floor, one generous double

bedroom lies at the rear of the house while the second occupies the front, separated by a family bathroom.



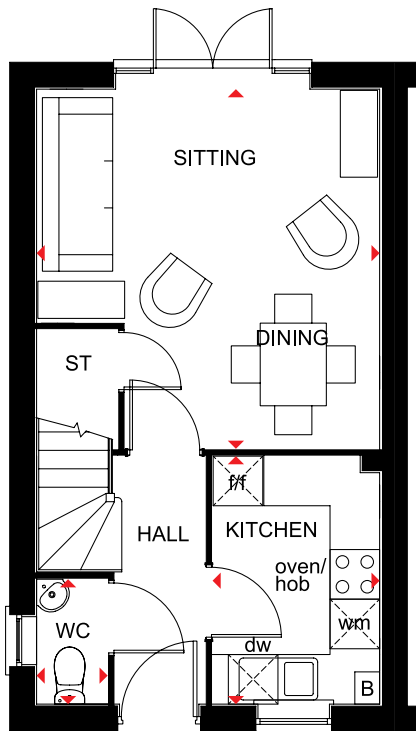
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE WINTON

TWO BEDROOM HOME

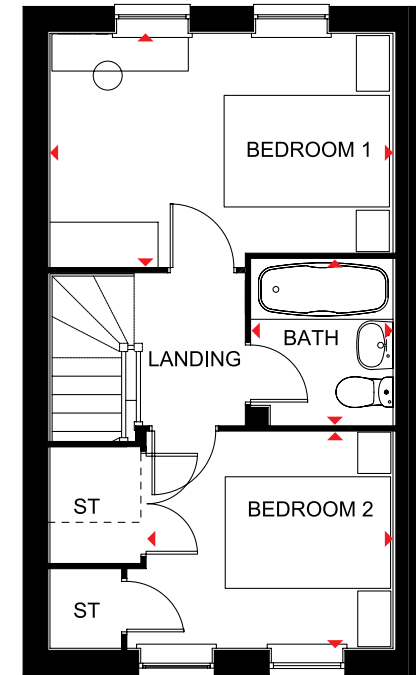
Key

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



Ground Floor

Sitting/Dining	4351 x 4510 mm	13'7" x 14'3"
Kitchen	3000 x 2021 mm	9'10" x 6'8"
WC	1511 x 860 mm	4'11" x 2'10"



First Floor

Bedroom 1	4150 x 2821 mm	13'7" x 9'3"
Bedroom 2	2615 x 2974 mm	8'7" x 9'9"
Bath	2000 x 1710 mm	6'7" x 5'7"

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.



THE STEVENSON

TWO BEDROOM COACH HOUSE



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This first floor two bedroom home sits comfortably above three garages, the largest of which belongs to the property and can be easily accessed from the hallway. The coach house receives plenty of natural light from both the front-

facing windows and several roof windows. A Juliet balcony also adds to the sense of space. This home is intelligently designed, with a lounge and dining room leading through to the kitchen, bathroom and two double bedrooms.



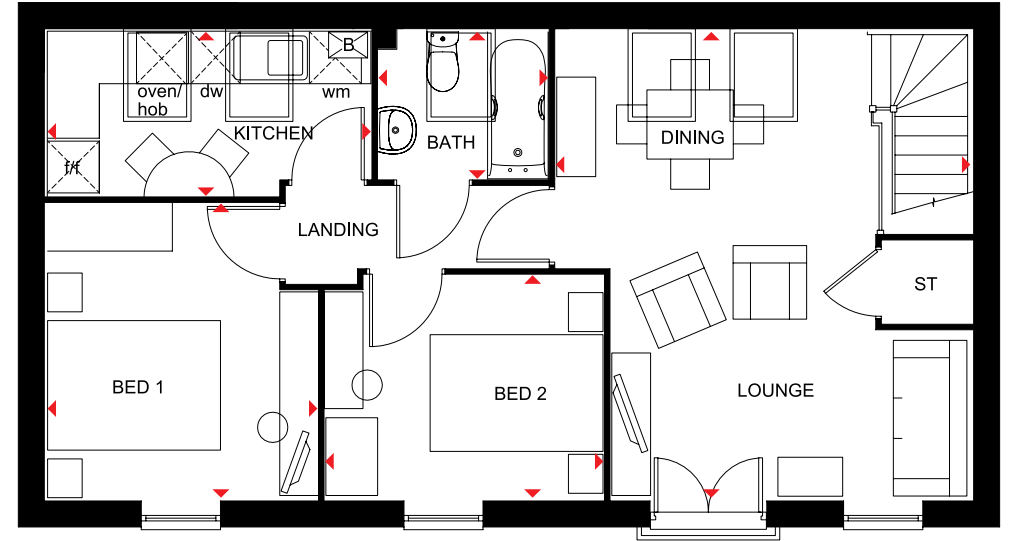
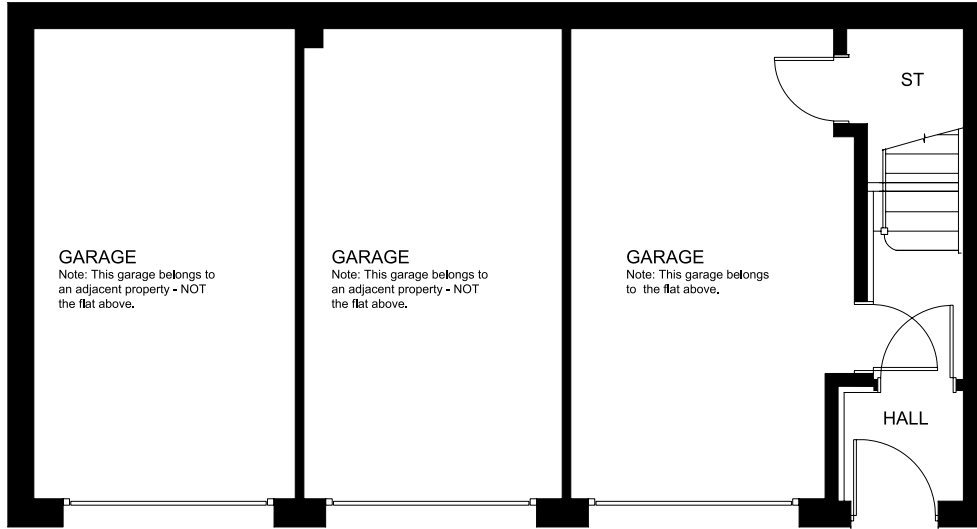
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First Floor

Lounge/Dining	5389 x 4797 mm	17'8" x 15'9"
Kitchen	3740 x 1897 mm	12'3" x 6'3"
Bed 1	3403 x 3123 mm	11'2" x 10'3"
Bed 2	2573 x 3219 mm	8'5" x 10'7"
Bath	1962 x 1699 mm	6'5" 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. **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.

THE CONSUMER CODE

FOR HOME BUILDERS



The Consumer Code for Home Builders ("the Code"), which came into effect in April 2010, applies to all home builders registered with the UK's main new Home Warranty Bodies: NHBC, Premier Guarantee and LABC Warranty.

The Code gives protection and rights to purchasers of new homes. It requires all new home buyers to be treated fairly and ensure they are fully informed about their purchase before and after they sign the contract.

The aim of the Code is for all new home buyers to:

- be treated fairly
- know what levels of service to expect

- be given reliable information about their purchase and their consumer rights before and after they move in
- know how to access speedy, low-cost dispute resolution arrangements to deal with complaints about breaches of the Code.

The Code reinforces best practice among home builders to encourage a consistently high level of information and customer service. It builds on successful efforts already made by the industry to improve consumer satisfaction in recent years.

The Code covers every stage of the home-buying

purchase – pre-contract, exchange of contract and during occupation.

As a 5 star housebuilder, we are committed to the Consumer Code for Home Builders. For more information on the Consumer Code for Home Builders, please visit <http://www.consumercode.co.uk>



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dwh.co.uk or call **0844 811 66 22**