



CHERRY TREE PARK

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

CHERRY TREE PARK

— A LOCATION LIKE NO OTHER —



Located less than 4 miles from Sunderland city centre, Ryhope is a coastal village centred on a beautiful triangular green. With the A19 minutes away and a regular bus service for those seeking public transport, Cherry Tree Park's central location is ideal for



commuters. The development is perfectly situated to enjoy all of the exciting amenities that the area has to offer from beach walks to local boutique stores and stylish restaurants.

A SENSE OF PEACE,
QUALITY
— AND SPACE —



Cherry Tree Park will offer an exclusive range of 3, 4 & 5 bedroom homes. These homes have been designed with modern

family life in-mind and will feature open-plan living spaces. With beach walks on your doorstep and Sunderland city centre

less than 4 miles away, this is an ideal setting for you and your family to enjoy the best of both worlds.



CHERRY TREE PARK

Hettan Road, Ryhope, Sunderland SR2 0NB

- Balmoral**
5 bedroom detached home
- Manning**
5 bedroom detached home
- Moorecroft**
5 bedroom detached home
- Bradgate**
4 bedroom detached home
- Cornell**
4 bedroom detached home
- Bayswater**
4 bedroom detached home
- Millford**
4 bedroom detached home



dwh.co.uk



DAVID WILSON HOMES

WHERE QUALITY LIVES

THE BALMORAL

FIVE BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser

This five bedroom home radiates space and style. The airy lounge boasts its own bay window while the quality kitchen features a family/dining area, adjoining utility room and a glazed bay that leads to the rear garden. The first floor offers four

double bedrooms, one with en suite shower room, and a family bathroom with separate shower. The second floor is devoted to a quiet study and the beautiful master bedroom with full en suite. This home also comes with an integral garage.



DAVID WILSON HOMES

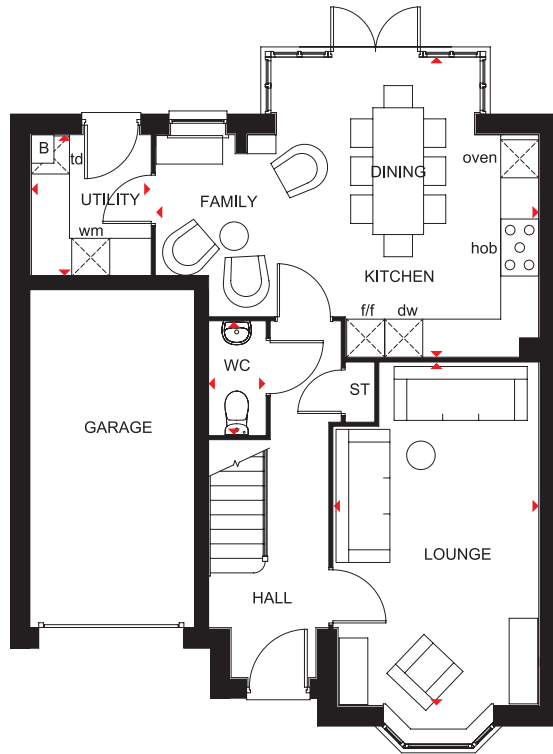
WHERE QUALITY LIVES

THE BALMORAL

FIVE BEDROOM DETACHED HOME

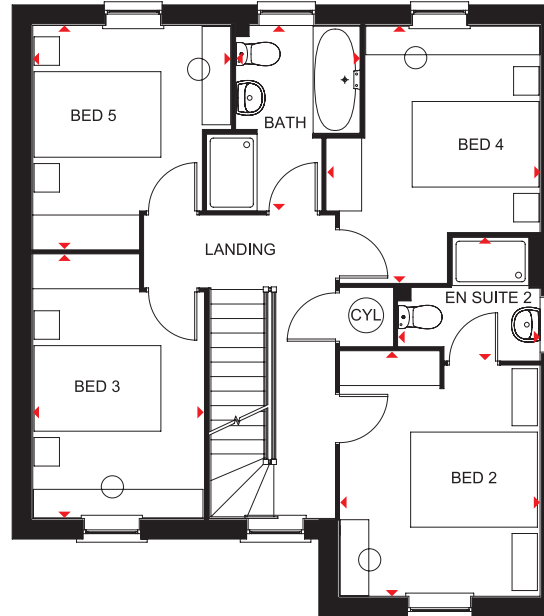
Key

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



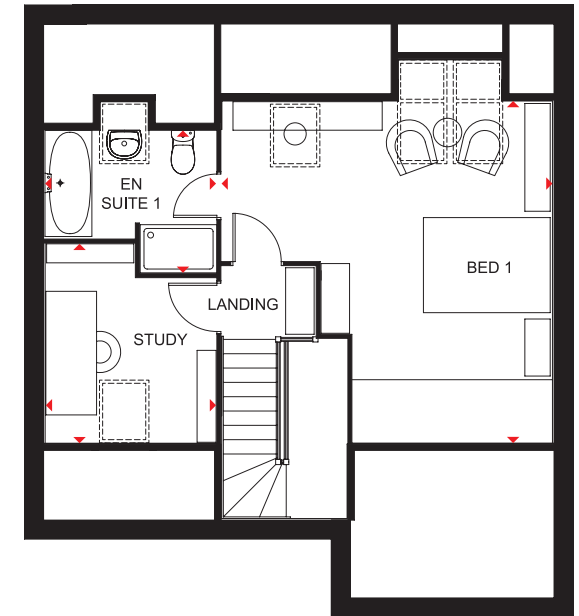
Ground Floor

Lounge	5406 x 3235 mm	17'9" x 10'7"
Kitchen/Family/Dining	6037 x 4735 mm	19'10" x 15'6"
Utility	2235 x 1877 mm	7'4" x 6'2"
WC	1786 x 905 mm	5'10" x 3'0"



First Floor

Bed 2	3151 x 3635 mm	10'4" x 11'11"
En suite 2	2235 x 1938 mm	7'4" x 6'4"
Bed 3	3624 x 2696 mm	11'11" x 8'10"
Bed 4	3365 x 4056 mm	11'0" x 13'4"
Bed 5	3124 x 3527 mm	10'3" x 11'7"
Bath	2913 x 1950 mm	9'7" x 6'5"



Second Floor

Bed 1	5220 x 4397 * mm	17'1" x 14'5" *
En suite 1	2696 x 2249 mm	8'10" x 7'4"
Study	2696 x 3146 * mm	8'10" x 10'4" *

*Overall floor dimension includes lowered ceiling areas

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. SP367212



THE MILLFORD

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The bay-fronted lounge and the kitchen/dining area's attractive walk-in glazed bay that leads to the garden make The Millford a bright place to call home. A family area in the kitchen increases flexibility for living and entertaining,

while a separate utility room adds practicality. The ground floor has an integral garage for added security. Upstairs are four double bedrooms, the spacious master with en suite. The fully fitted family bathroom also includes a shower.



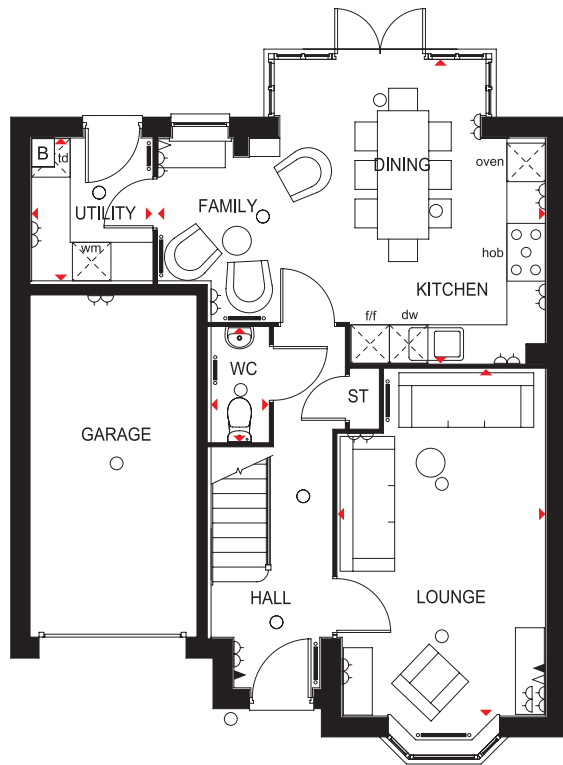
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE MILLFORD

FOUR BEDROOM DETACHED HOME

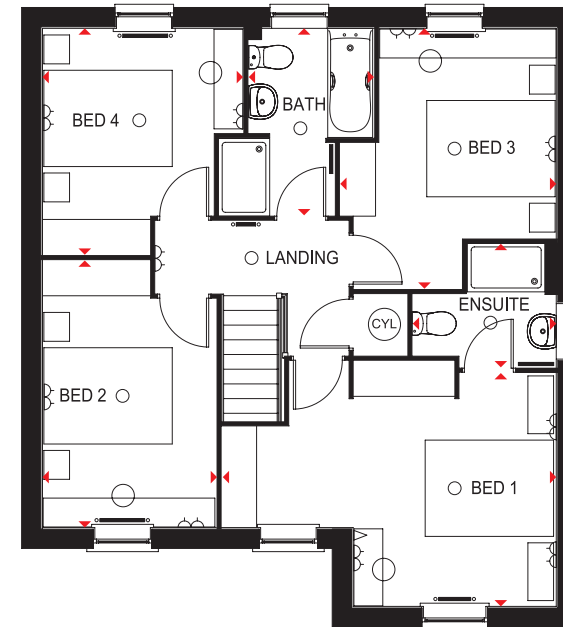
Key

- 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

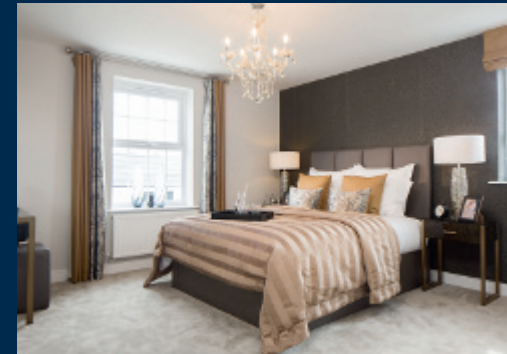
Bed 1	5195 x 3822 mm	17'0" x 12'6"
En suite	2235 x 1924 mm	7'4" x 6'4"
Bed 2	4161 x 2719 mm	13'8" x 8'11"
Bed 3	4056 x 3365 mm	13'4" x 11'0"
Bed 4	3527 x 3124 mm	11'7" x 10'3"
Bath	2913 x 1950 mm	9'7" x 6'5"

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. SP344334/04092017



THE MANNING

FIVE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser

A beautiful five bedroom home with space for all. The impressive entrance hall leads to the bright kitchen featuring breakfast and family areas and a glazed bay that opens onto the rear garden. Upstairs, the

master bedroom comes with full en suite, while the second bedroom has an en suite shower room. Two further double bedrooms, a single bedroom and a family bathroom complete this wonderful home.



DAVID WILSON HOMES

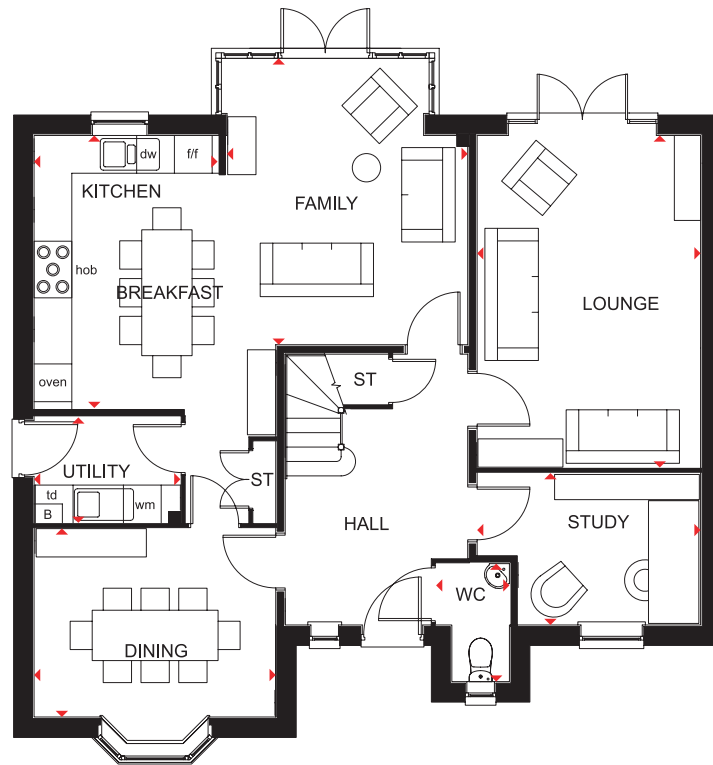
WHERE QUALITY LIVES

THE MANNING

FIVE BEDROOM HOME

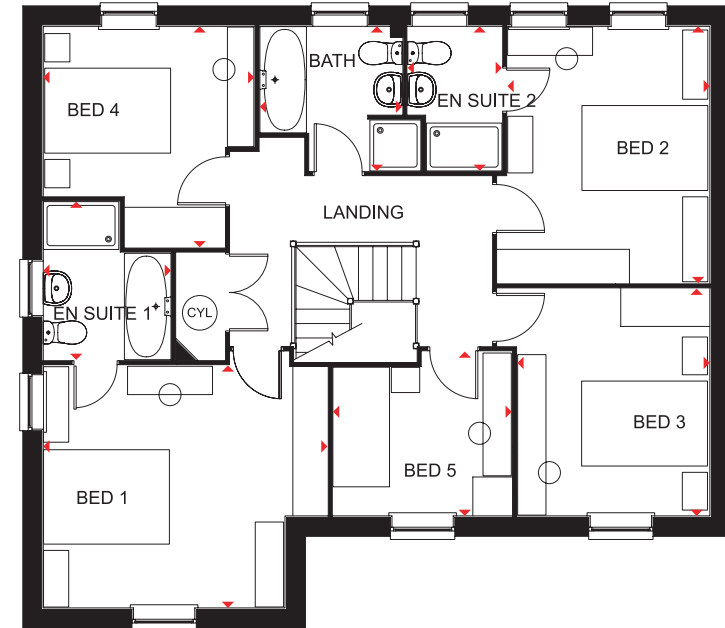
Key

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	3550 x 5276 mm	11'8" x 17'4"
Kitchen/Breakfast	4330 x 2927 mm	14'2" x 9'7"
Family	4550 x 3837 mm	14'11" x 12'7"
Dining	3840 x 2996 mm	12'7" x 9'10"
Study	2413 x 3550 mm	7'11" x 11'8"
Utility	2325 x 1675 mm	7'8" x 5'6"
WC	1875 x 1165 mm	6'2" x 3'10"



First Floor

Bed 1	3852 x 4515 mm	12'7" x 14'10"
En suite	2028 x 2514 mm	6'8" x 8'3"
Bed 2	3215 x 4079 mm	10'7" x 13'5"
En suite	1496 x 2296 mm	4'11" x 7'6"
Bed 3	3610 x 3058 mm	11'10" x 10'0"
Bed 4	3352 x 3510 mm	11'0" x 11'6"
Bed 5	2839 x 2611 mm	9'4" x 8'7"
Bath	2260 x 2296 mm	7'5" x 7'6"

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. SP352362

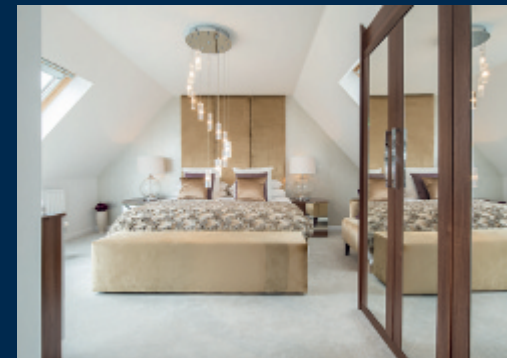


THE MOORECROFT

FIVE BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



This impressive family home, designed for flexible, modern living, has a generous open-plan kitchen, with adjacent utility and a bright breakfast area leading to the garden via a glazed walk-in bay. Attractive bay windows make the separate dining room and spacious lounge – which also has French doors to the garden –

light and airy places to entertain and relax. Meanwhile, a study provides room to work in peace. Four double bedrooms – the master with full en suite – and a family bathroom with shower are on the first floor, while another en suite bedroom and a den are on the top floor.



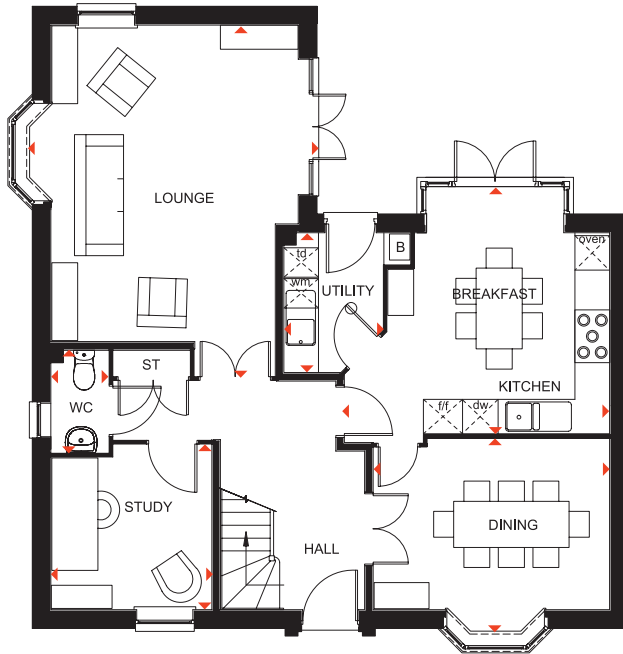
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE MOORECROFT

FIVE BEDROOM DETACHED HOME

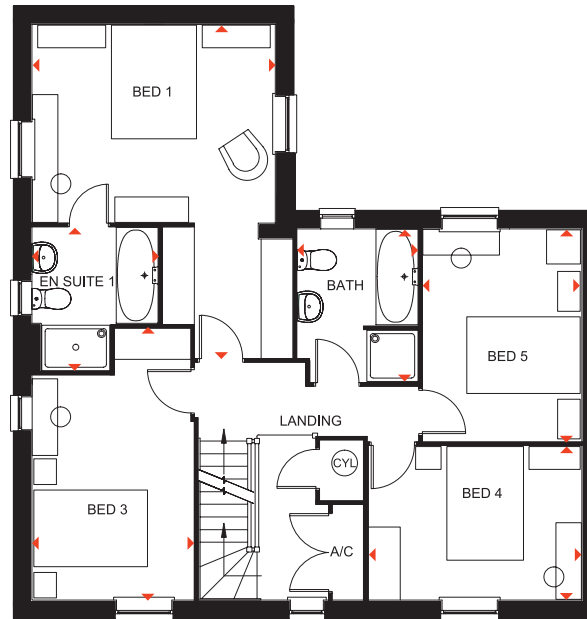
Key

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



Ground Floor

Lounge	6080 x 4878 mm	20'0" x 16'0"
Kitchen/Breakfast	4290 x 4600 mm	14'1" x 15'1"
Dining	3360 x 4100 mm	11'0" x 13'5"
Study	2790 x 2861 mm	9'2" x 9'5"
Utility	2425 x 1712 mm	7'11" x 5'7"
WC	1775 x 998 mm	5'10" x 3'3"



First Floor

Bed 1	4290 x 5875 mm	14'1" x 19'3"
En suite 1	2225 x 2525 mm	7'4" x 8'3"
Bed 3	2851 x 3951 mm	9'4" x 13'0"
Bed 4	4776 x 2851 mm	15'8" x 9'4"
Bed 5	3740 x 2798 mm	12'3" x 9'2"
Bath	2698 x 2124 mm	8'10" x 7'0"



Second Floor

Bed 2	5437 x 5555* mm	17'10" x 18'3"*
Den	6050* x 2940 mm	19'10"* x 9'8"
En suite 2	1437* x 2289 mm	4'9"* x 7'6"

* Overall floor dimension includes lowered ceiling areas

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. H536--Z5DS22 / SP360352



THE CORNELL

FOUR BEDROOM 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 master with en suite, a single bedroom and a family bathroom.



DAVID WILSON HOMES

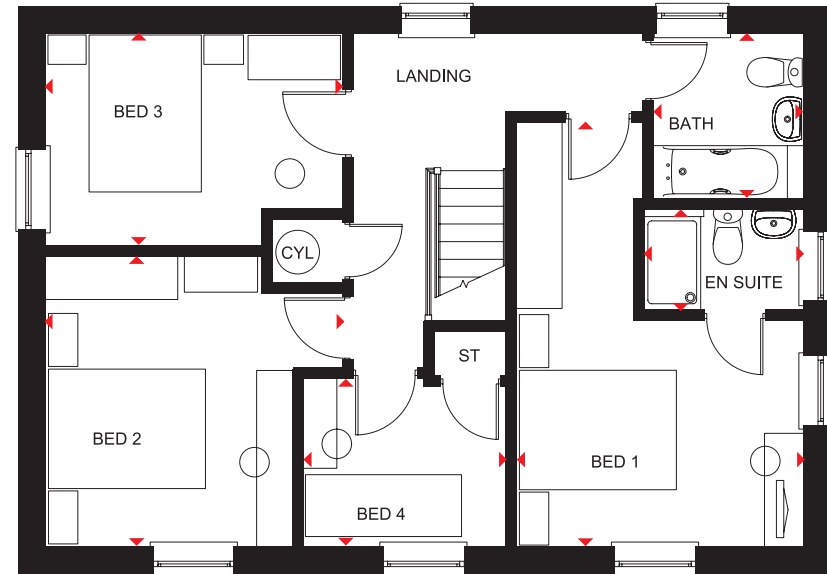
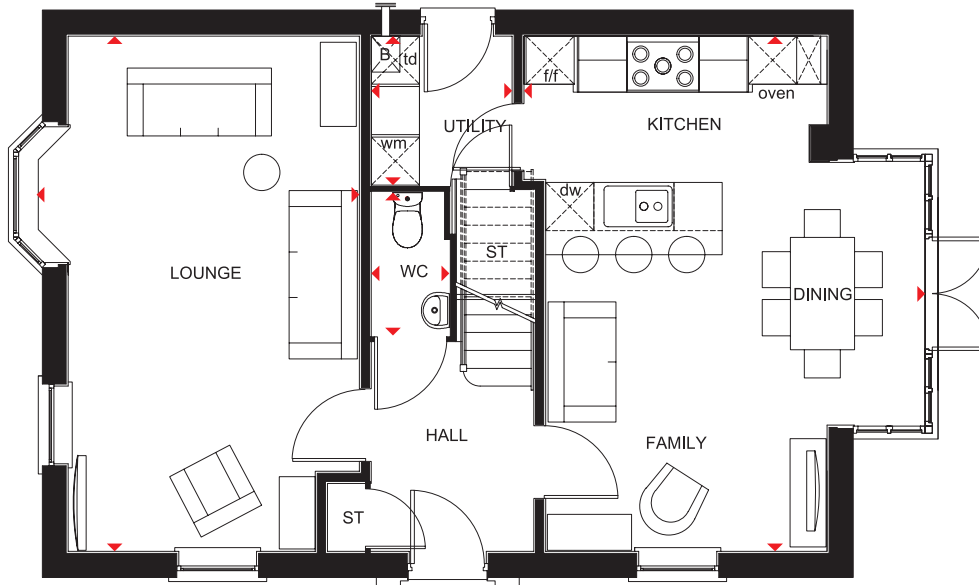
WHERE QUALITY LIVES

THE CORNELL

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	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 971 mm	5'10" x 3'2"

First Floor

Bed 1	5388 x 3571 mm	17'8" x 11'8"
En suite	2010 x 1324 mm	6'7" x 4'4"
Bed 2	3677 x 3767 mm	12'1" x 12'4"
Bed 3	3767 x 2661 mm	12'4" x 8'9"
Bed 4	2577 x 2160 mm	8'5" x 7'1"
Bath	2062 x 1875 mm	6'9" x 6'2"

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. DWH 2017 H433---7DS00 /SP363983



THE BAYSWATER

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The Bayswater 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 two double bedrooms – one with en suite – a single bedroom and the family bathroom. The spacious master bedroom, with en suite and dressing area, takes up the entire second floor.



DAVID WILSON HOMES

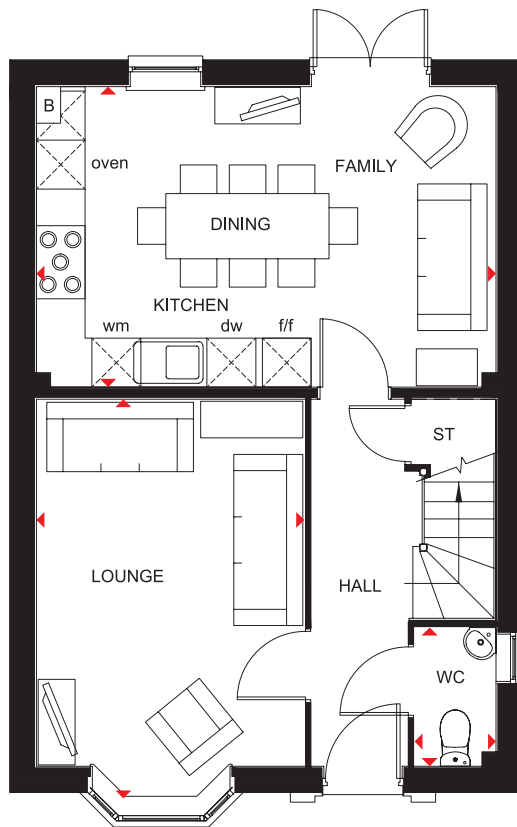
WHERE QUALITY LIVES

THE BAYSWATER

FOUR BEDROOM DETACHED HOME

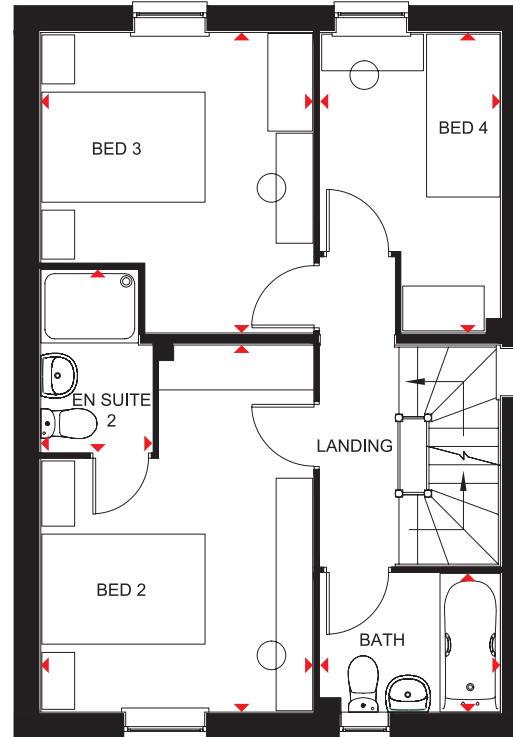
Key

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



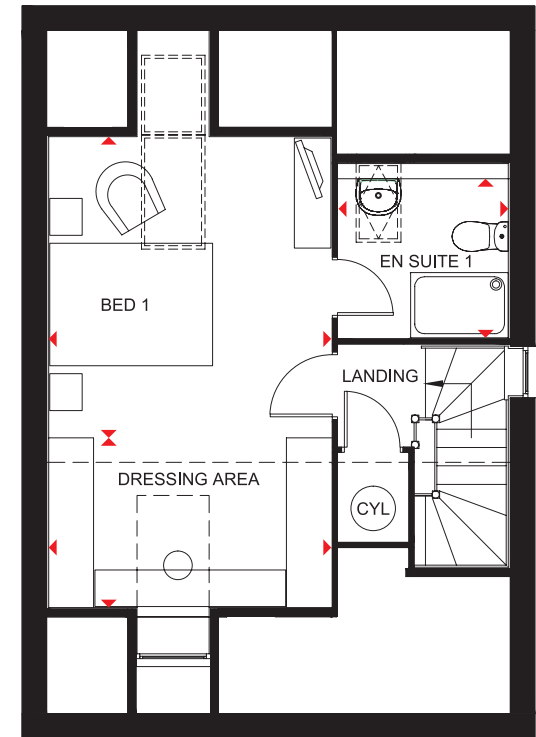
Ground Floor

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

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. 347357



THE BRADGATE

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser

A home to suit all the family, The Bradgate offers a combination of flexible communal areas and dedicated quiet space. An expansive open-plan kitchen with separate utility has dining and family areas leading to the garden – an extended living space in good weather – via a beautiful walk-in glazed bay with French

doors. A separate study and a lounge with attractive bay window provide room to work and relax in. Four double bedrooms upstairs, the spacious master with en suite, ensure everyone has space of their own. A family bathroom completes this truly superb home.



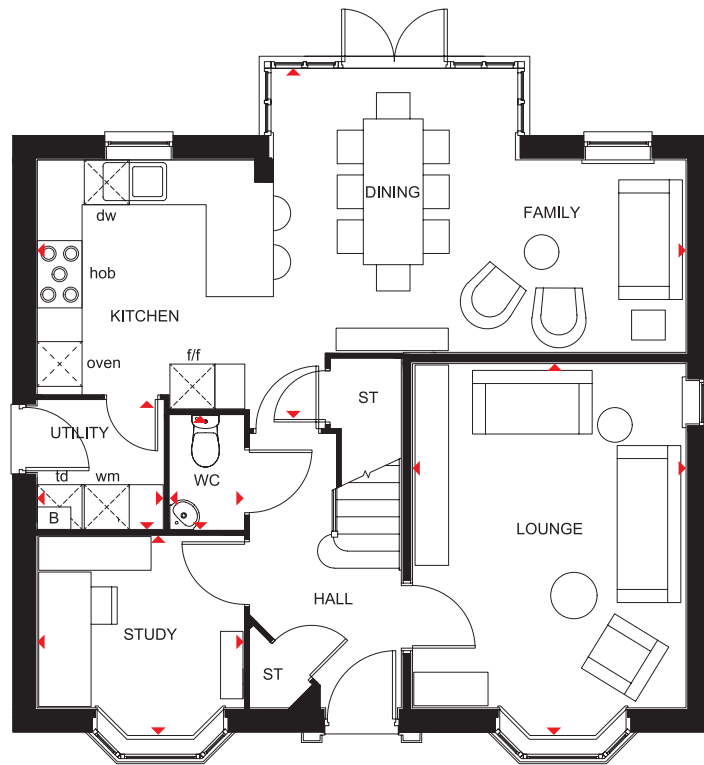
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE BRADGATE

FOUR BEDROOM DETACHED HOME

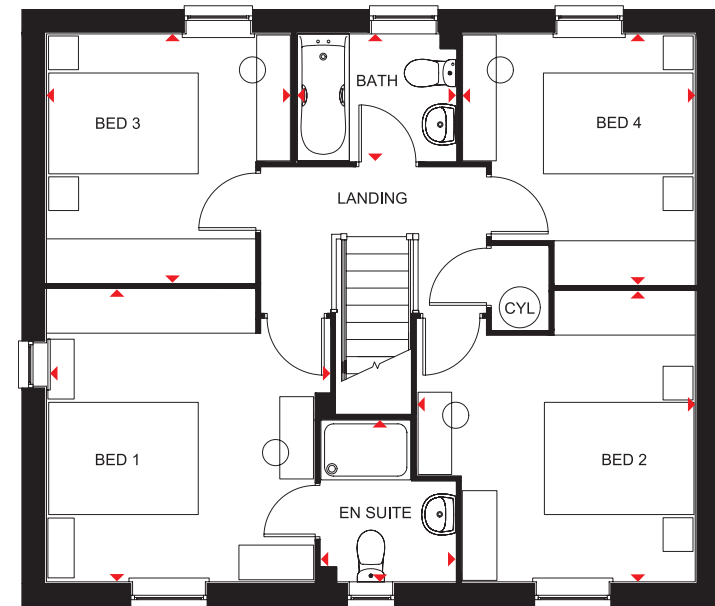
Key

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	4999 x 3658 mm	16'5" x 12'0"
Kitchen/Dining/Family	8677 x 4806 mm	28'6" x 15'9"
Study	2762 x 2705 mm	9'0" x 8'10"
Utility	1687 x 1724 mm	5'6" x 5'7"
WC	1524 x 986 mm	5'0" x 3'2"



First Floor

Bed 1	3885 x 3765 mm	12'9" x 12'4"
En suite	2162 x 1799 mm	7'1" x 5'10"
Bed 2	3885 x 3719 mm	12'9" x 12'2"
Bed 3	3328 x 3263 mm	10'11" x 10'8"
Bed 4	3112 x 3353 mm	10'2" x 11'0"
Bath	2124 x 1700 mm	6'11" x 5'7"

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. H417--B5DS06 / SP363234



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>



DAVID WILSON HOMES

WHERE QUALITY LIVES

cherrytreepark@dwh.co.uk