

DAVID WILSON HOMES

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WHERE QUALITY LIVES

**treledan.**

# 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

A SENSE OF PEACE,  
**QUALITY**  
— AND SPACE —



Our homes at Treledan 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 main 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.





DAVID WILSON HOMES

WHERE QUALITY LIVES

treledan.

SALTASH, CORNWALL, PL12 6PR

- WINCHAM  
2 Bedroom Coach House
- INGLEBY  
4 Bedroom Home
- HOLDEN  
4 Bedroom Home
- ARCHFORD  
3 Bedroom Home
- BAYSWATER  
4 Bedroom Home
- AFFORDABLE HOMES
- HADLEY  
3 Bedroom Home
- KIRKDALE  
4 Bedroom Home
- HADLEY SPECIAL  
3 Bedroom Home
- HOLLINWOOD  
4 Bedroom Home



— CREATING A SUSTAINABLE —

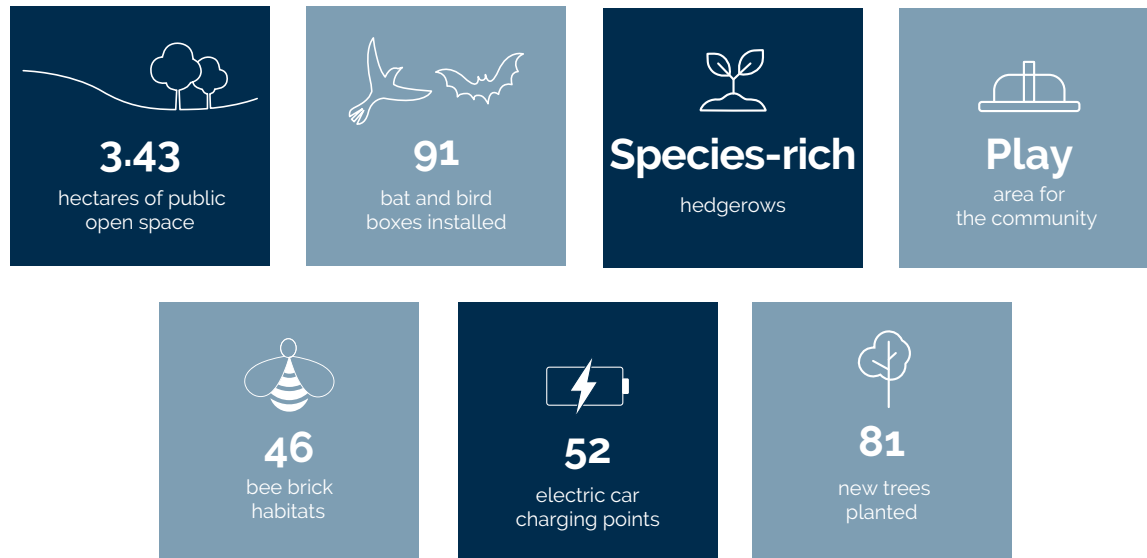
# COMMUNITY

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 WINCHAM

TWO BEDROOM HOME



Individual plots may vary, please speak to the Sales Advisor

An attractive first-floor home, the Wincham provides flexible space for modern living. The spacious, open-plan lounge has a dining area, while the separate kitchen has room for a breakfast table.

As well as a good-sized main bedroom, there is a second double bedroom and a bathroom. This would make an ideal first home or one for those wishing to downsize.



DAVID WILSON HOMES

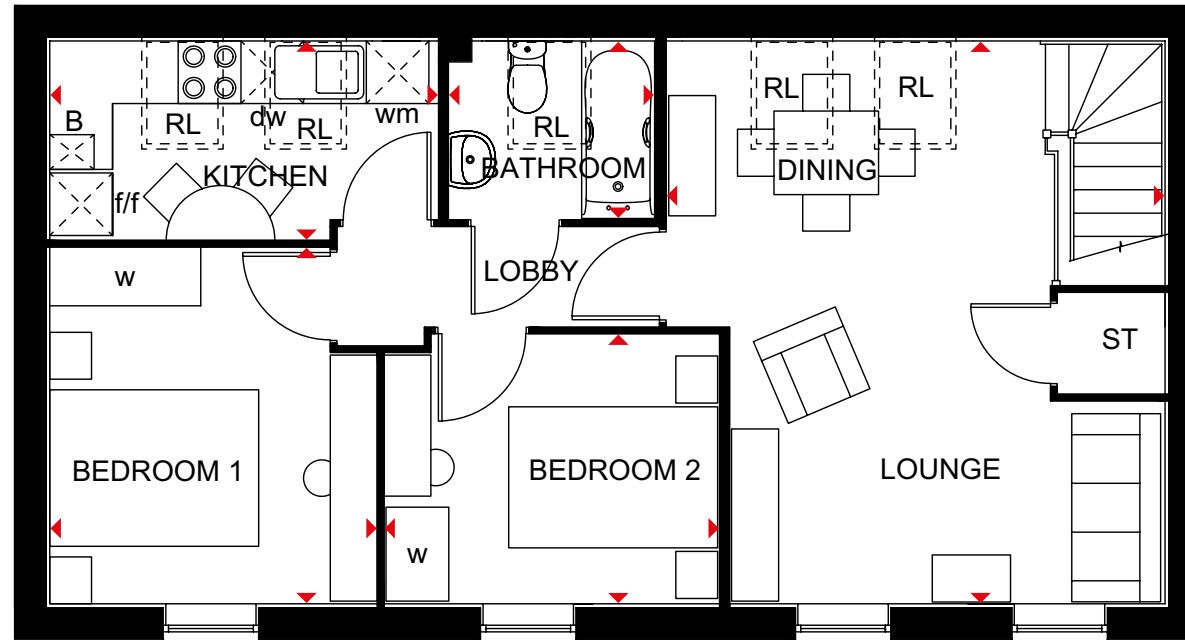
WHERE QUALITY LIVES

# THE WINCHAM

TWO BEDROOM HOME

## Key

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



### First Floor

Lounge/Dining	5389 x 4764 mm	17'8" x 15'7"
Kitchen	3710 x 1897 mm	12'2" x 6'2"
Bedroom 1	3403 x 3124 mm	11'1" x 10'2"
Bedroom 2	2573 x 3188 mm	8'5" x 10'5"
Bathroom	1961 x 1697 mm	6'5" x 5'6"

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# THE ARCHFORD

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Advisor

This three bedroom home includes an open plan kitchen with dining area and French doors to the garden. A spacious lounge and cloakroom

complete the ground floor. Upstairs you will find an ensuite main bedroom, a further double bedroom, a single bedroom and a family bathroom.



DAVID WILSON HOMES

WHERE QUALITY LIVES

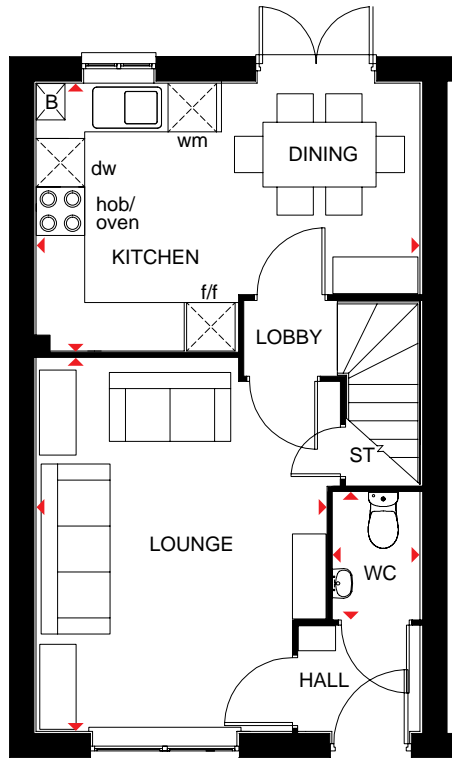


# THE ARCHFORD

THREE BEDROOM HOME

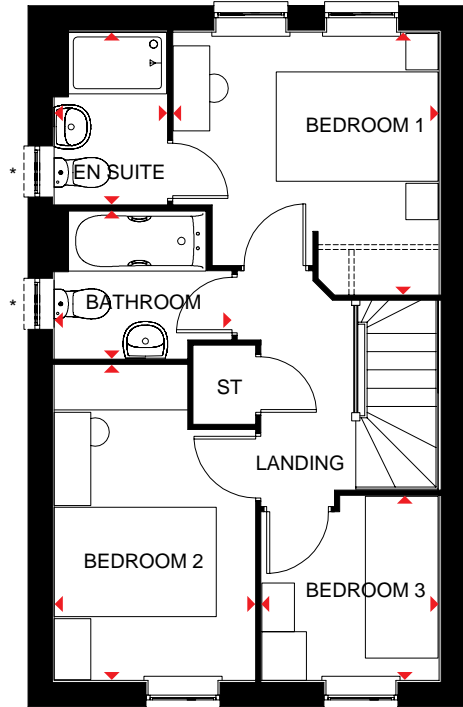
## Key

Key					
B	Boiler	f/f	Fridge/freezer space	dw	Dishwasher space
ST	Store	wm	Washing machine 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	1558 x 1052 mm	5'1" x 3'5"



### First Floor

Bedroom 1	3234 x 3267 mm	10'7" x 10'9"
En Suite	1383 x 2117 mm	4'6" x 6'11"
Bedroom 2	2475 x 3891 mm	8'1" x 12'9"
Bedroom 3	2286 x 2186 mm	7'6" x 7'2"
Bathroom	1811 x 2179 mm	5'11" x 7'2"

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

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# THE HADLEY

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Advisor

The Hadley is a beautiful three bedroom home. The spacious kitchen includes a separate utility, dining and family area and French doors to the garden. The spacious lounge is perfect for relaxing in. Upstairs you

will find the en suite main bedroom, further double bedroom and a single bedroom or home office. The family bathroom completes this home.



DAVID WILSON HOMES

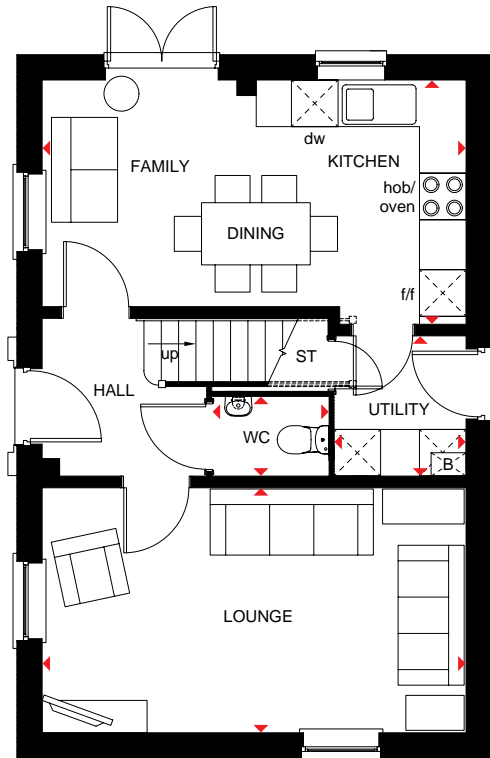
WHERE QUALITY LIVES

# THE HADLEY

THREE BEDROOM HOME

## Key

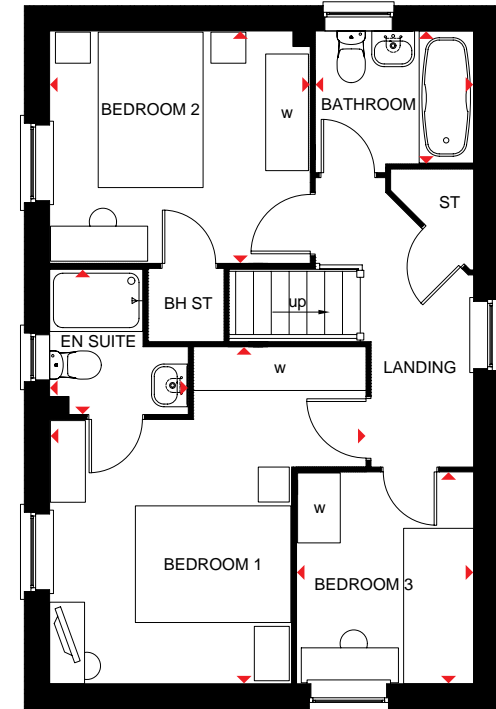
B	Boiler	f/f	Fridge/freezer space	◀▶	Dimension Location
ST	Store	dw	Dishwasher space		
BH ST	Bulkhead store	w	Wardrobe space		



### Ground Floor

Lounge	5455 x 3153 mm	17'11" x 10'4"
Kitchen/ Family/Dining	5455 x 2917 mm	17'11" x 9'7"
Utility	1804 x 1687 mm	5'11" x 5'6"
WC	1481 x 1011 mm	4'10" x 3'4"

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



### First Floor

Bedroom 1	4058 x 4325 mm	13'4" x 14'2"
En Suite	1769 x 1852 mm	5'10" x 6'1"
Bedroom 2	3342 x 2978 mm	10'12" x 9'9"
Bedroom 3	2266 x 2713 mm	7'5" x 8'11"
Bathroom	2024 x 1809 mm	6'8" x 5'11"

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

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# THE HADLEY SPECIAL

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser

The Hadley Special is a spacious three bedroom family home with plenty of storage. Downstairs you will find a spacious lounge with French doors to the garden and a large open plan kitchen with

separate utility. Upstairs there are two double bedrooms, one with an en suite, a single bedroom and a family bathroom.



DAVID WILSON HOMES

WHERE QUALITY LIVES

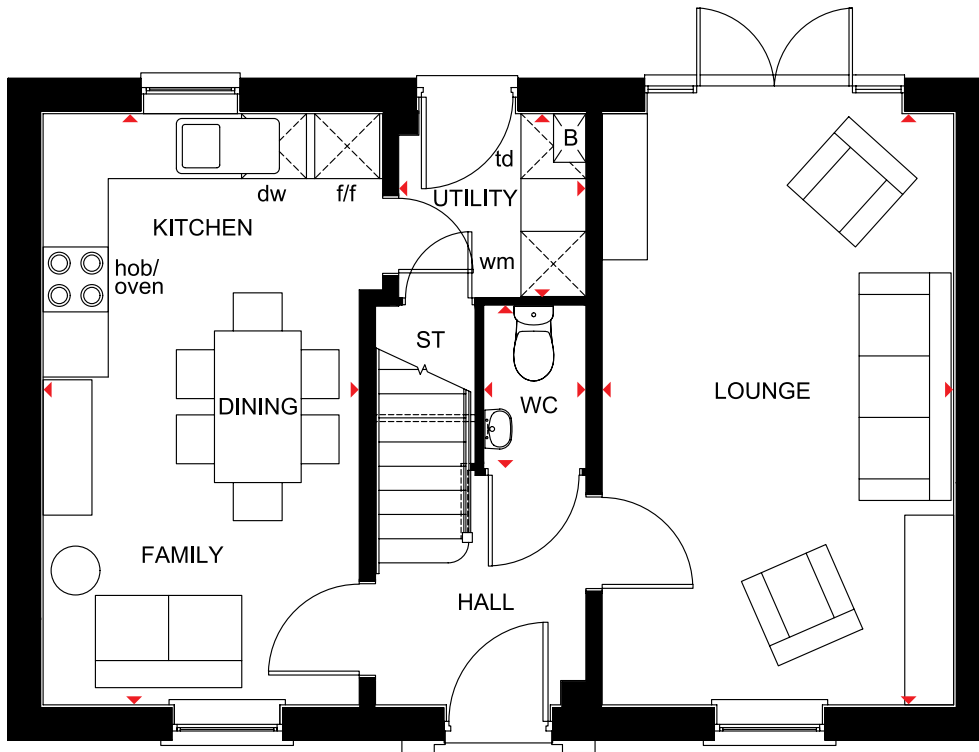


# THE HADLEY SPECIAL

THREE BEDROOM HOME

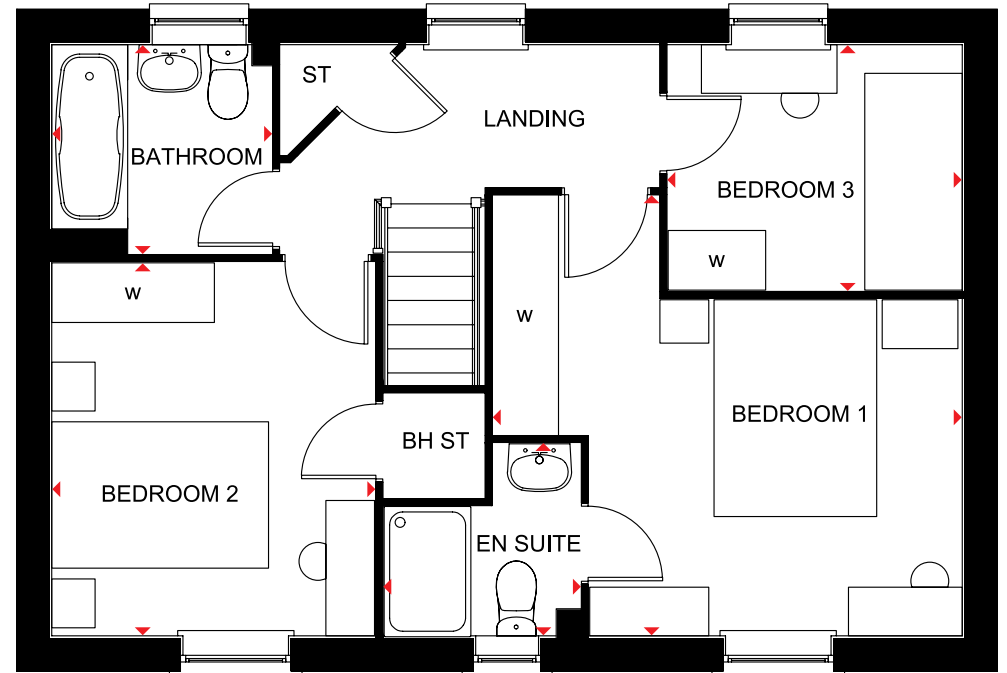
## Key

B	Boiler	f/f	Fridge/freezer space	td	Tumble dryer space
ST	Store	wm	Washing machine space	w	Wardrobe space
BH ST	Bulkhead Store	dw	Dishwasher space	◀▶	Dimension location



### Ground Floor

Lounge	5455 x 3153 mm	17'10" x 10'4"
Kitchen/Family/Dining	5455 x 2917 mm	17'10" x 9'6"
Utility	1804 x 1687 mm	5'11" x 5'6"
WC	1481 x 1011 mm	4'10" x 3'3"



### First Floor

Bedroom 1	4058 x 4325 mm	13'3" x 14'2"
En Suite	1769 x 1852 mm	5'9" x 6'0"
Bedroom 2	3342 x 2978 mm	10'11" x 9'9"
Bedroom 3	2266 x 2713 mm	7'5" x 8'10"
Bathroom	2024 x 1809 mm	6'7" x 5'11"

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# THE INGLEBY

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Advisor

This four bedroom home has an open-plan kitchen/dining room, ideal for socialising. The kitchen is filled with natural light through French doors and comes with a family area and a utility cupboard.

On the ground floor there is also a spacious lounge. Upstairs, you have an en suite main bedroom, a further double bedroom, two single bedrooms and a family bathroom.



DAVID WILSON HOMES

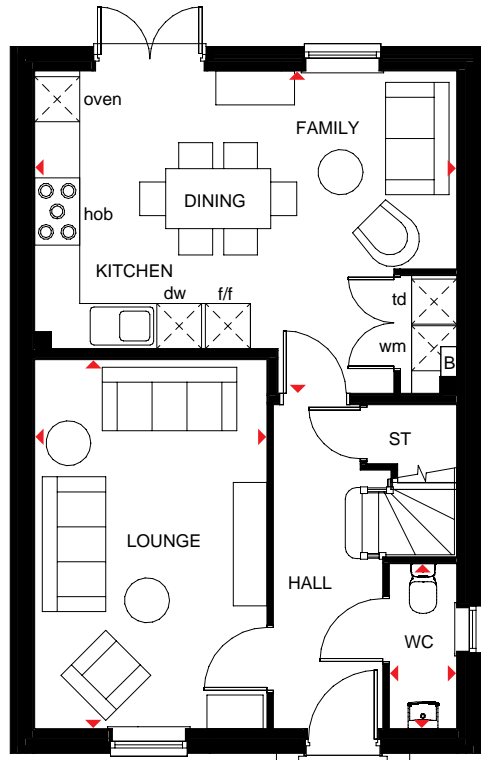
WHERE QUALITY LIVES

# THE INGLEBY

FOUR BEDROOM HOME

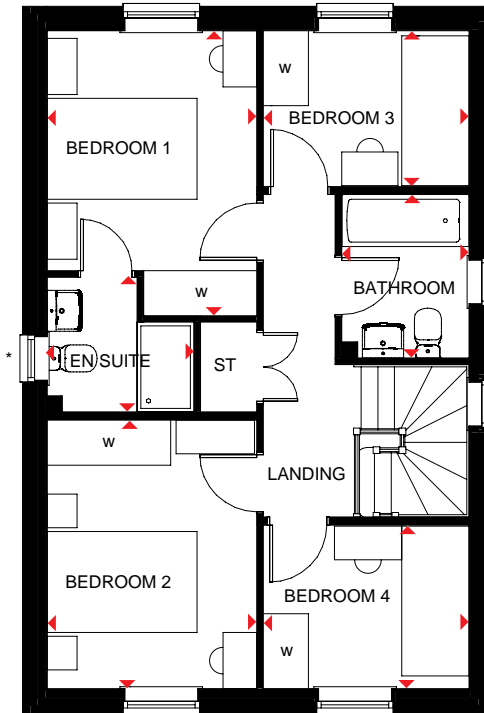
## Key

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



### Ground Floor

Lounge	3100 x 4930 mm	10'2" x 16'2"
Kitchen/Family/Dining	5635 x 4305 mm	18'5" x 14'1"
WC	900 x 2206 mm	2'11" x 7'2"



### First Floor

Bedroom 1	3802 x 2800 mm	12'5" x 9'2"
En Suite	1962 x 1800 mm	6'5" x 5'10"
Bedroom 2	3587 x 2800 mm	11'9" x 9'2"
Bedroom 3	2747 x 2078 mm	9'0" x 6'9"
Bedroom 4	2747 x 2186 mm	9'0" x 7'2"
Bathroom	2181 x 1700 mm	7'1" x 5'6"

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

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# THE BAYSWATER

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Advisor

The Bayswater is beautifully designed over three floors. The open-plan kitchen with dining and family area has French doors leading to the rear garden. The lounge is perfect for all the family to relax in.

On the first floor are three double bedrooms and the family bathroom. The spacious main bedroom comes with an en suite and dressing area and takes up the entire second floor.



DAVID WILSON HOMES

WHERE QUALITY LIVES

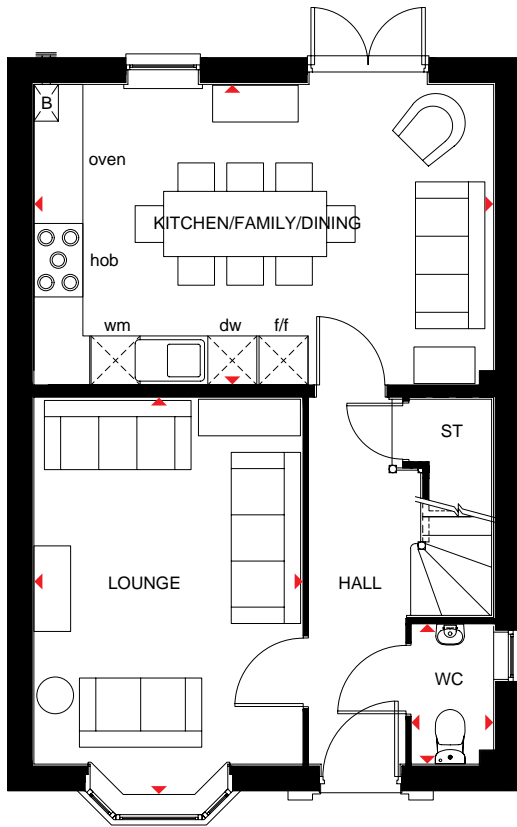


# THE BAYSWATER

FOUR BEDROOM HOME

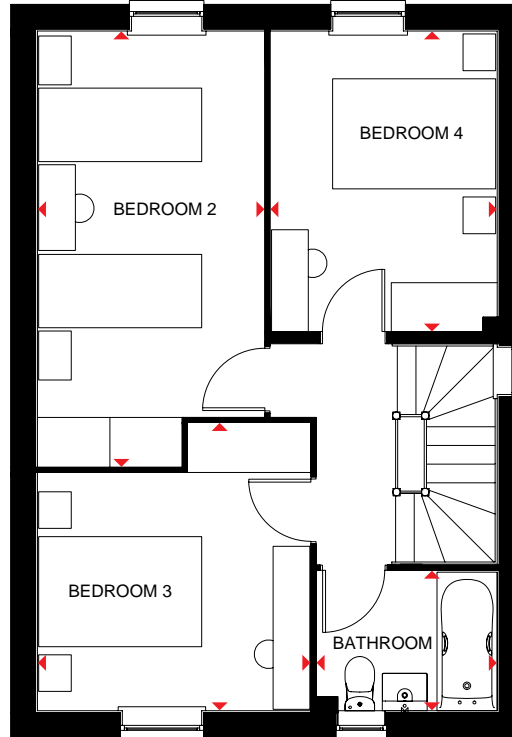
## Key

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



### Ground Floor

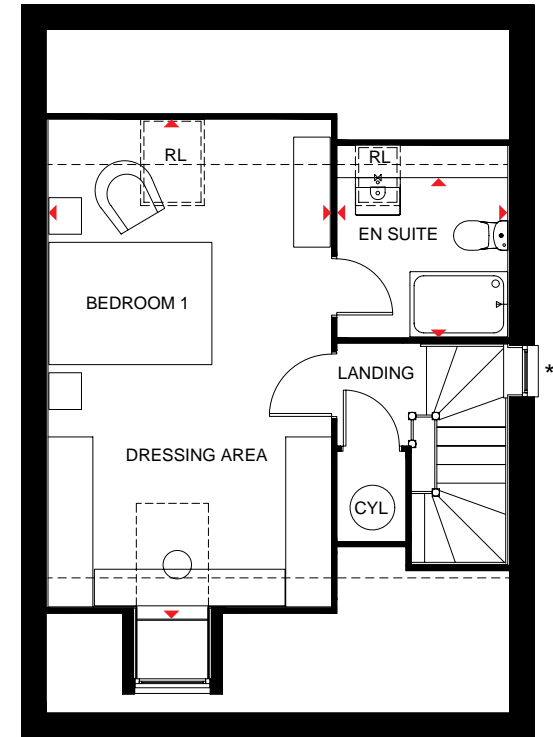
Lounge	4900 x 3290 mm	16'0" x 10'9"
Kitchen/Family/Dining	5640 x 3687 mm	18'6" x 12'1"
WC	1710 x 998 mm	5'7" x 3'3"



### First Floor

Bedroom 2	2776 x 5341 mm	9'1" x 17'6"
Bedroom 3	3342 x 3525 mm	11'0" x 11'6"
Bedroom 4	2776 x 3688 mm	9'1" x 12'1"
Bathroom	2208 x 1710 mm	7'2" x 5'7"

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



### Second Floor

Bedroom 1/Dressing area	6135* x 3467 mm	20'11"* x 11'4"
En Suite	2335* x 2083 mm	7'7"* x 6'10"

\*Overall floor dimension includes lowered ceiling areas

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# THE KIRKDALE

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Advisor

The hub of the house is the open-plan kitchen, which has dining and family areas with French doors to the garden and a separate utility. The lounge has an attractive bay window, making it a pleasant place to relax. Upstairs there are four double bedrooms, the main with en suite and a family bathroom.



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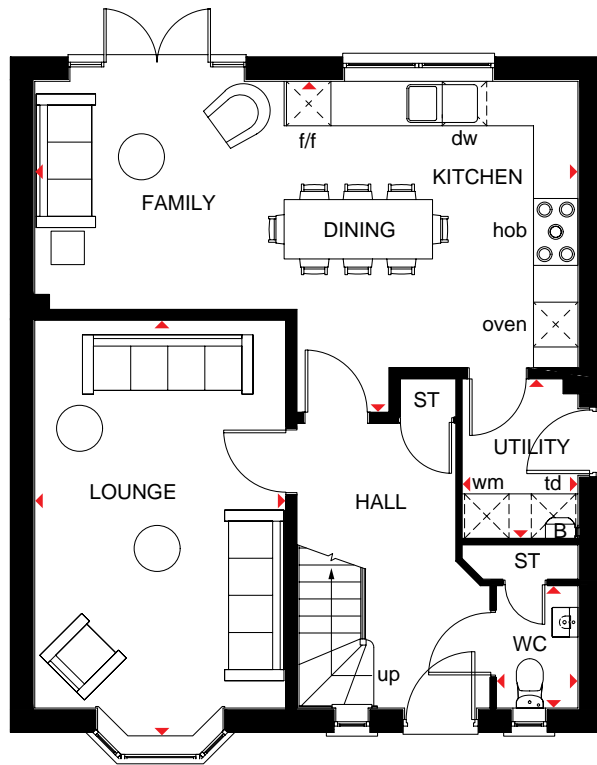
WHERE QUALITY LIVES

# THE KIRKDALE

FOUR BEDROOM HOME

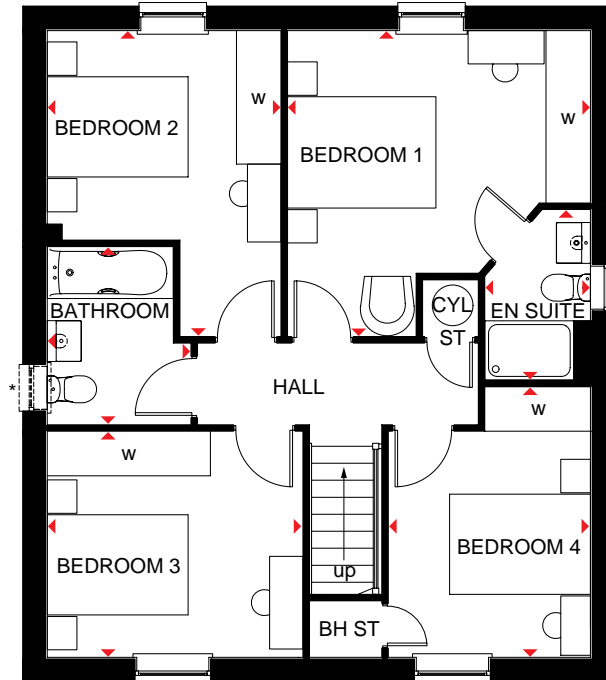
## Key

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



### Ground Floor

Lounge	3385 x 5622 mm	11'1" x 18'5"
Kitchen/Family/ Dining	7322 x 4460 mm	24'0" x 14'7"
Utility	1561 x 2150 mm	5'1" x 7'0"
WC	1100 x 1650 mm	3'7" x 5'4"



### First Floor

Bedroom 1	4085 x 4124 mm	13'4" x 13'6"
En Suite	1425 x 2300 mm	4'8" x 7'6"
Bedroom 2	3150 x 4124 mm	10'4" x 13'6"
Bedroom 3	3447 x 3048 mm	11'3" x 10'0"
Bedroom 4	2725 x 3648 mm	8'11" x 11'11"
Bathroom	1938 x 2400 mm	6'4" x 7'10"

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# THE HOLLINWOOD

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Advisor

This detached home has plenty of room for entertaining. The open-plan kitchen includes a separate utility, a dining area and glazed bay with French doors leading to the garden. The spacious

lounge is perfect for relaxing in. Upstairs you will find the en suite main bedroom, three further double bedrooms and a family bathroom.



DAVID WILSON HOMES

WHERE QUALITY LIVES

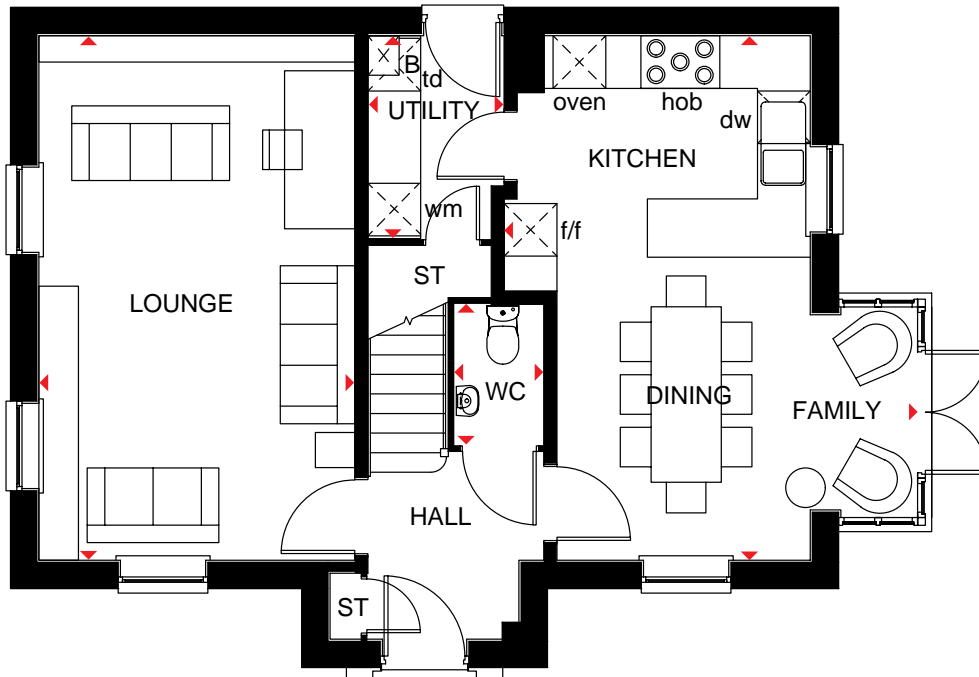


# THE HOLLINWOOD

FOUR BEDROOM HOME

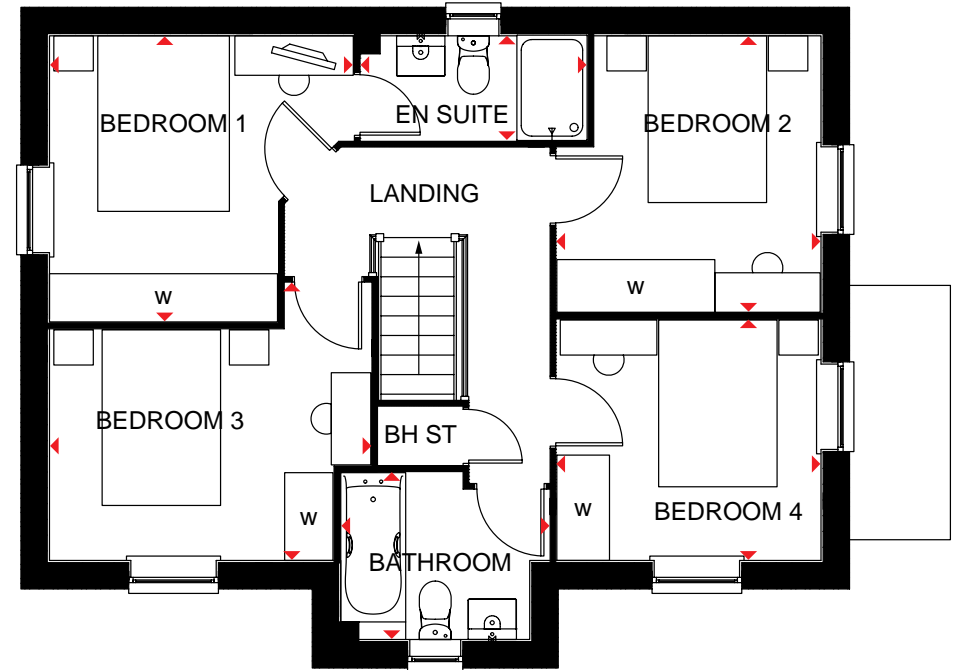
## Key

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



### Ground Floor

Lounge	3600 x 5978 mm	11'10" x 19'7"
Kitchen/Family/Dining	4711 x 5978 mm	15'5" x 19'7"
Utility	1550 x 2310 mm	5'1" x 7'7"
WC	1022 x 1598 mm	3'4" x 5'3"



### First Floor

Bedroom 1	3462 x 3260 mm	11'4" x 10'8"
En Suite	2570 x 1193 mm	8'5" x 3'11"
Bedroom 2	3010 x 3538 mm	9'11" x 11'7"
Bedroom 3	3662 x 3159 mm	12'0" x 10'4"
Bedroom 4	2352 x 3010 mm	7'9" x 9'11"
Bathroom	2369 x 1898 mm	7'9" x 6'3"

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# THE HOLDEN

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Advisor

The Holden is a beautiful four bedroom home. A glazed bay leads to the garden from the open-plan kitchen, family and dining areas. A separate utility room also has access to the garden. A large

bay-fronted lounge and a separate study provide room to relax and work. Upstairs there are four double bedrooms, the main with en-suite, and a family bathroom.



DAVID WILSON HOMES

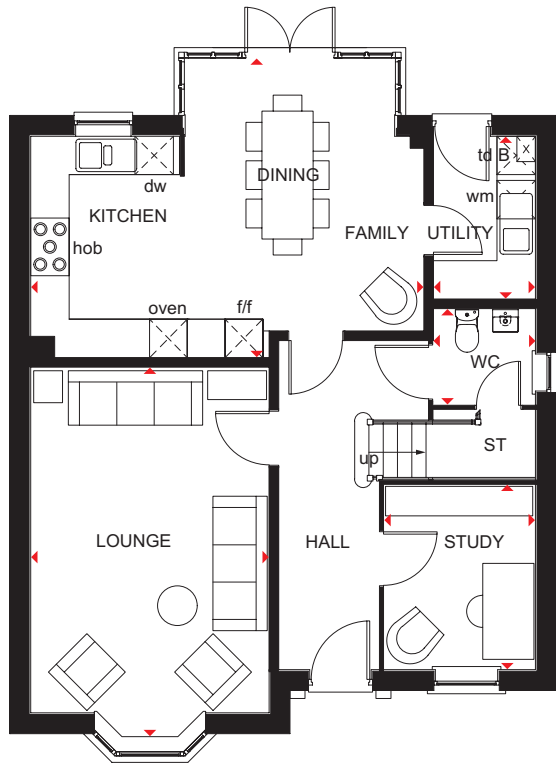
WHERE QUALITY LIVES

# THE HOLDEN

FOUR BEDROOM HOME

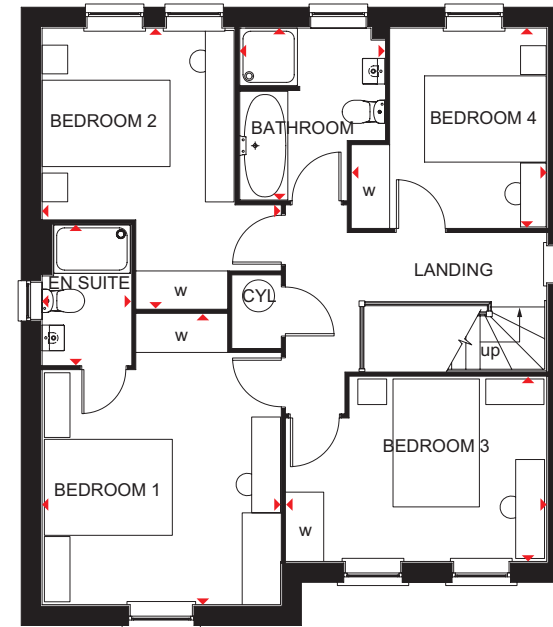
## Key

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



### Ground Floor

Lounge	5802 x 3728 mm	19'0" x 12'2"
Kitchen/Family/Dining	6147 x 4685 mm	20'2" x 15'4"
Study	2362 x 2887 mm	7'8" x 9'5"
Utility	1593 x 2545 mm	5'2" x 8'4"
WC	1593 x 1496 mm	5'2" x 4'10"



### First Floor

Bedroom 1	3728 x 4543 mm	12'2" x 14'10"
En Suite	1406 x 2186 mm	4'7" x 7'2"
Bedroom 2	3729 x 4384 mm	12'2" x 14'4"
Bedroom 3	4074 x 2887 mm	13'4" x 9'5"
Bedroom 4	3018 x 3120 mm	9'10" x 10'2"
Bathroom	2262 x 2687 mm	7'5" x 8'9"

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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.



# NEW HOMES

## Quality Code



Housebuilders and developers who build new homes will be expected to register with the [New Homes Quality Board](#) (NHQB). As long as a house-builder or developer has followed the correct registration process, including completing the necessary training, introducing a complaints procedure, and following other processes and procedures that are needed to meet the requirements of this New Homes Quality Code (the code), they will become a registered developer.

Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions of the New Homes Ombudsman, they may have action taken against them, including being removed from the register of registered developers.

The code sets out the requirements that registered developers must meet. The code may be updated from time to time to reflect changes to industry best practice as well as the decisions of the New Homes Ombudsman Service.

All homes built by registered developers must meet building-safety and other regulations. All registered developers should aim to make sure there are no snags or defects in their properties before the keys are handed over to a customer. If there are any snags or defects, these should be put right within the agreed timescales.

### What the code covers

For the purposes of this code, 'customer' means a person who is buying or intends to buy a new home which they will live in or give to another person. (If a new home is being bought in joint names, 'the customer' includes all the joint customers.) However, the New Homes Quality

Board have also started work to consider other groups of customers and what they should be able to expect from a new home. This includes shared owners and people who are buying a new home to let to other people. Any changes the New Homes Quality Board make to the code to reflect the needs of other groups of customers will be developed through consultation, and they will continually assess and review the effectiveness of the code, and any new laws or regulations that apply. Other areas which are not covered by the code are claims for loss of property value or blight (where a property falls in value or becomes difficult to sell because of major public work in the area), personal injury or claims that are not covered by the scheme rules of the New Homes Ombudsman Service.



Nothing in this code affects any other rights the customer has by law and does not replace any legislation that applies to the new home. Customers do not have to make a complaint to the New Homes Ombudsman Service if they are not satisfied with a matter that is covered by the code. They may decide to take other action, such as through the civil courts or other ombudsman or regulator. We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. These and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.

DAVID WILSON HOMES

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