



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

STUNNING HOMES IN A GREAT LOCATION

— A LOCATION LIKE NO OTHER —



Welcome to Languard View, a picturesque new development of 2, 3 & 4 bedroom homes.

Settle down at Languard View, one of Essex's hidden gems on the outskirts of a thriving coastal town. Home to a variety of everyday amenities in a sought-after location, Dovercourt provides a tranquil retreat with access to all essentials in the town centre. Whilst set in a prime location for exploring the county's gorgeous coastline and riverside scenery, it is also popular for commuters.

Set in a semi-rural property hotspot, the popular town ensures residents have convenient access to a high street known for its independent retailers, with traditional hardware stores, salons and cosy coffee shops. Supermarkets are located close to home

including Asda and Tesco's, whilst a wide range of pubs, restaurants and takeaways are also on your doorstep.

Families making a fresh start can also rest assured that there are high-quality education facilities close to home, such as Chase Lane Primary School and Harwich and Dovercourt High School both rated 'Good' by Ofsted. Our exciting community will feature public open space with equipped play areas.

Living at Languard View, you can enjoy the finest aspects of the town and countryside living. Peaceful evenings and weekends await, whilst the thrill of the hustle and bustle of a flourishing town is still only moments away.

A SENSE OF PEACE,
QUALITY
— AND SPACE —



Quality is at the forefront of our minds with each property we build and Languard View is certainly no exception. Ensuring you can grow with your home as lifestyles adapt is one of our greatest priorities and our airy, free-flowing layouts present you with the freedom to tailor the property to your own individual tastes.

New-found priorities are catered for as our properties feature spare rooms or dedicated studies to give you the option

to create a home office or a play room, or simply to welcome house guests. An en suite bathroom to a main bedroom also offers privacy away from the hustle and bustle of a family home.

Inviting hallways leading to generous living spaces provide you with a home of which to be proud; while the hub of quality family time, the living rooms, are ideal for evening and weekend relaxation. Open-plan kitchens are well suited to busy meal times

and welcome natural light through French doors leading to the rear garden.

Our properties are superbly designed to prioritise quality and energy efficiency as we continue to deliver contemporary homes.

- Hadley
3 bedroom home
Plots 3, 19, 24, 27, 28, 30, 36, 53, 57, 74,
76, 77, 90, 94 & 97
- Greenwood
3 bedroom home
Plots 22, 23, 37, 38, 86 & 87
- Buckfastleigh
3 bedroom bungalow
Plots 54, 55, 58 & 59
- Hollinwood
4 bedroom home
Plots 1, 39, 56, 64, 68, 69, 79, 83, 93 & 100
- Ingleby
4 bedroom home
Plots 20, 21, 31, 32, 62, 66, 70, 71, 80,
81, 82, 85, 88, 95, 96 & 99
- Holden
4 bedroom home
Plots 2, 29, 33, 60, 61, 63, 65, 67, 84, 89,
91, 92 & 98
- Drummond
4 bedroom home
Plots 25, 26, 34, 35, 72, 73, 75 & 78
- SO Shared Ownership
- V Visitor parking place
- Street Light



THE HADLEY

THREE BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The sash-style windows give this detached home a delightfully traditional look. Yet inside, the open-plan kitchen – with its dining and family areas and separate utility room – is designed very much for busy, modern living. The spacious dual-aspect lounge

meanwhile provides the perfect place to relax. French doors to the garden give the whole room a bright and airy feeling. Upstairs are two double bedrooms, the large main with en suite, a single bedroom and a family bathroom.

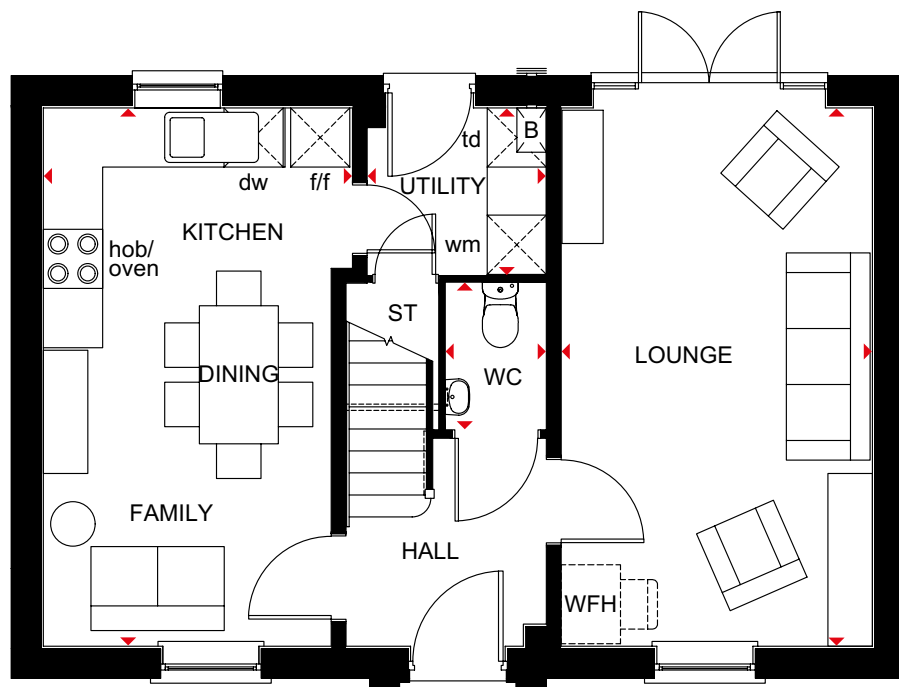


DAVID WILSON HOMES
WHERE QUALITY LIVES

THE HADLEY

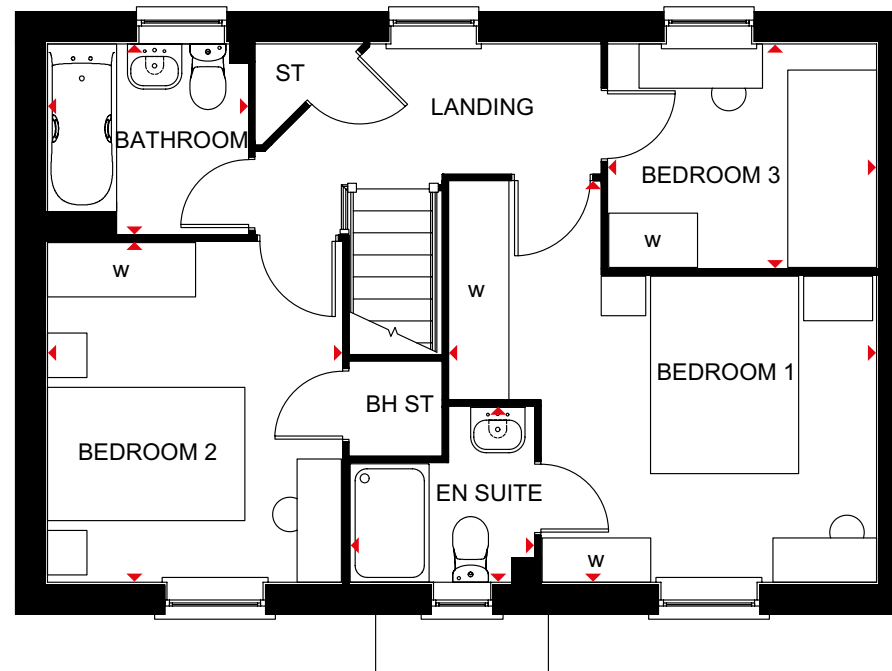
THREE BEDROOM DETACHED HOME

1,001 ft²



Ground Floor

Lounge	5455 x 3153 mm	17'11" x 10'4"
Kitchen/	5455 x 2917 mm	17'11" x 9'7"
Family/Dining		
Utility	1816 x 1687 mm	5'11" x 5'6"
WC	1485 x 1013 mm	4'10" x 3'4"



First Floor

Bedroom 1	4324 x 4058 mm	14'2" x 13'4"
En Suite	1856 x 1771 mm	6'1" x 5'9"
Bedroom 2	3441 x 2978 mm	11'3" x 9'9"
Bedroom 3	2713 x 2265 mm	8'11" x 7'5"
Bathroom	2025 x 1925 mm	6'8" x 6'4"

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THE GREENWOOD

THREE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Greenwood is a flexible home designed over three floors. The ground floor has a kitchen that flows into dining and family areas, with a large walk-in glazed bay leading to the garden – and perfect extended living space in good weather. A study and

a utility cupboard are also on the ground floor, while a spacious lounge and main bedroom with en suite are on the first floor. Upstairs again, and a further two double bedrooms and the family bathroom are on the top floor, making this a great family home.

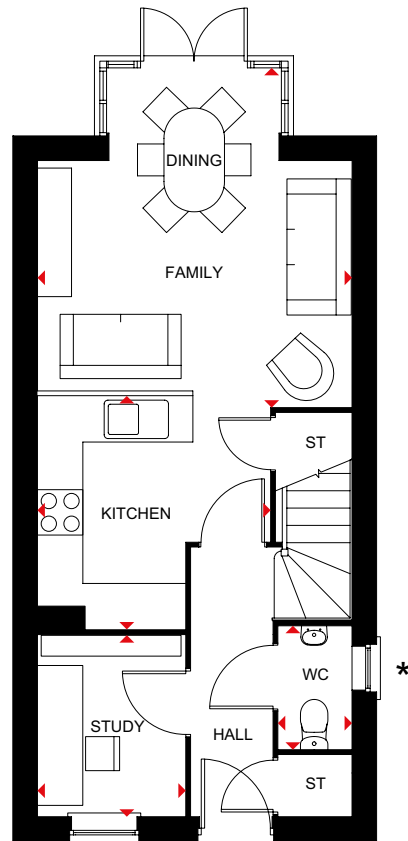


DAVID WILSON HOMES
WHERE QUALITY LIVES

THE GREENWOOD

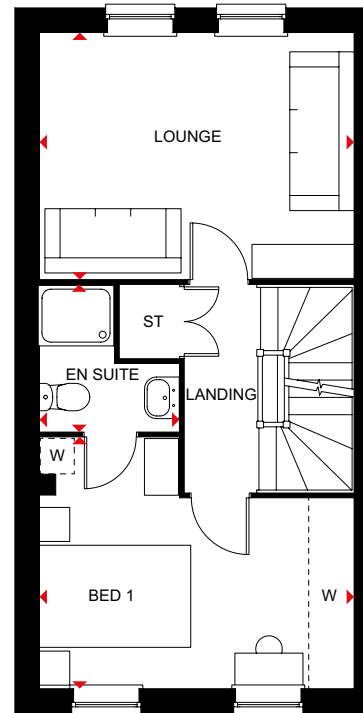
THREE BEDROOM HOME

1,179 ft²



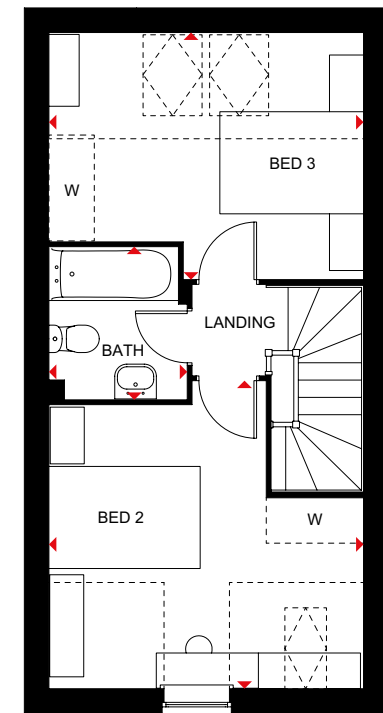
GROUND FLOOR DIMS

Kitchen	3090 x 3080 mm	10'2" x 10'1"
Family / Dining	4170 x 4464 mm	13'8" x 14'8"
Study	1960 x 2400 mm	6'5" x 7'10"
WC	1614 x 971 mm	5'4" x 3'2"



FIRST FLOOR DIMS

Lounge	3260 x 4170 mm	10'8" x 13'8"
Bed 1	3320 x 4170 mm	10'11" x 13'8"
En Suite	1930 x 1830 mm	6'4" x 6'0"



SECOND FLOOR DIMS

Bed 2	4170 x 4040 mm	13'8" x 13'3"
Bed 3	3260 x 4170 mm	10'8" x 13'8"
Bath	2000 x 1840 mm	6'7" x 6'0"

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THE BUCKFASTLEIGH

TWO BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The double-fronted Buckfastleigh provides the convenience of modern living on one level. A feeling of space and light flows through this home thanks to a glazed walk-in bay in the spacious kitchen and dining area which leads to the garden, French doors in the en suite master bedroom and attractive,

large bay windows in the lounge and second double bedroom. This home is also a practical one with a discreet utility area in a corner of the kitchen, ample storage space and a dual-access bathroom. A study completes this delightful bungalow.

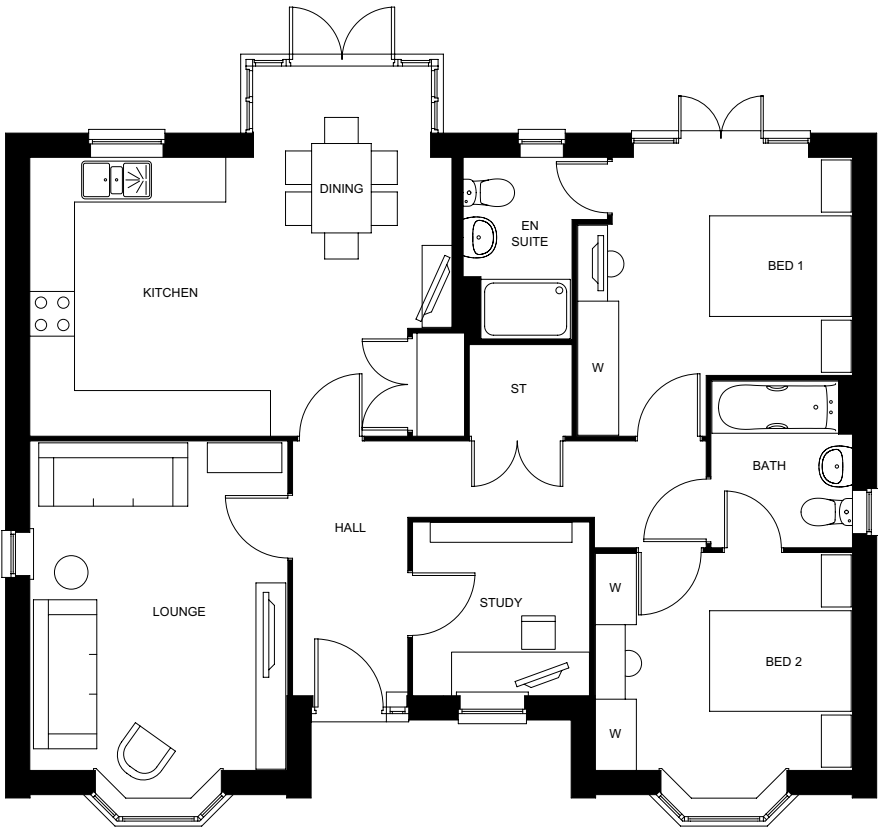


DAVID WILSON HOMES
WHERE QUALITY LIVES

THE BUCKFASTLEIGH

TWO BEDROOM HOME

988 ft²



Dimensions

Kitchen/Dining	5665 x 4955 mm	18'7" x 16'3"
Lounge	3450 x 4806 mm	11'4" x 15'9"
Bedroom 1	3687 x 3730 mm	12'1" x 12'3"
En suite	1449 x 2437 mm	4'9" x 8'0"
Bedroom 2	3450 x 3309 mm	11'4" x 10'10"
Study	2352 x 2319 mm	7'9" x 7'7"
Bathroom	1887 x 2224 mm	6'2" x 7'4"

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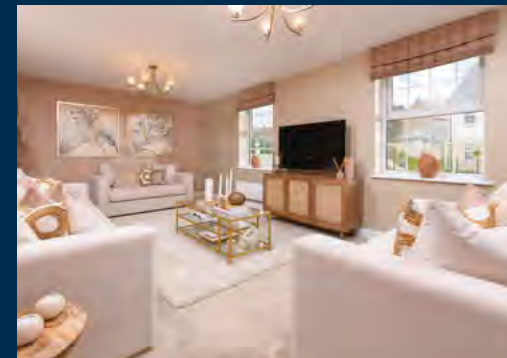


THE HOLLINWOOD

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



Sash-style windows give The Hollinwood a delightful, traditional look, while inside it is designed very much for busy family life. An attractive glazed bay leading to the garden creates a light atmosphere in the open-plan kitchen with flexible dining and

family space. The kitchen also has an adjacent utility room. The dual-aspect lounge provides the perfect place for the whole family to relax. Upstairs are four double bedrooms, the principal bedroom with en suite, and a family bathroom.

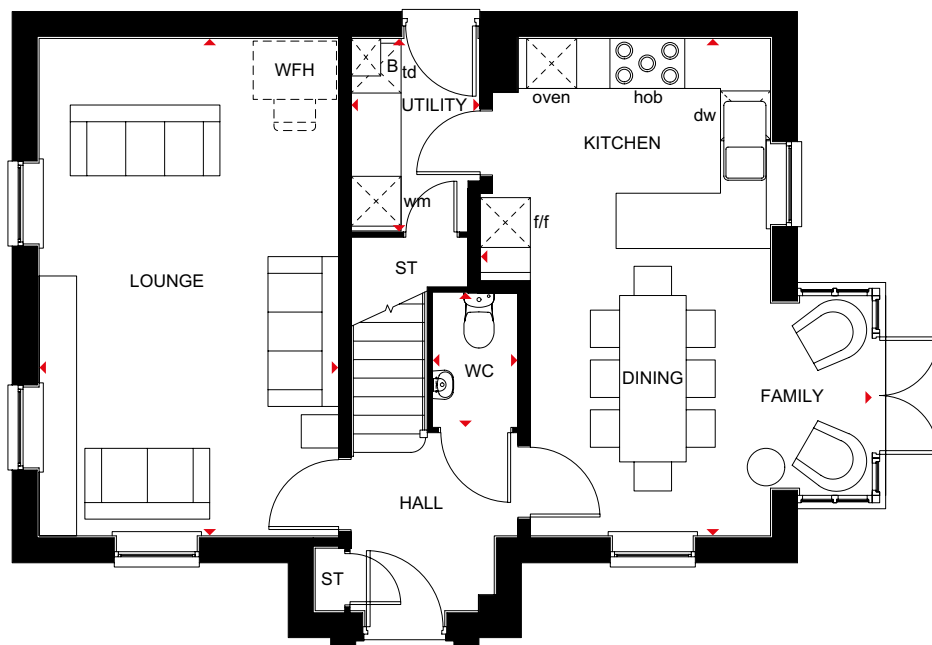


DAVID WILSON HOMES
WHERE QUALITY LIVES

THE HOLLINWOOD

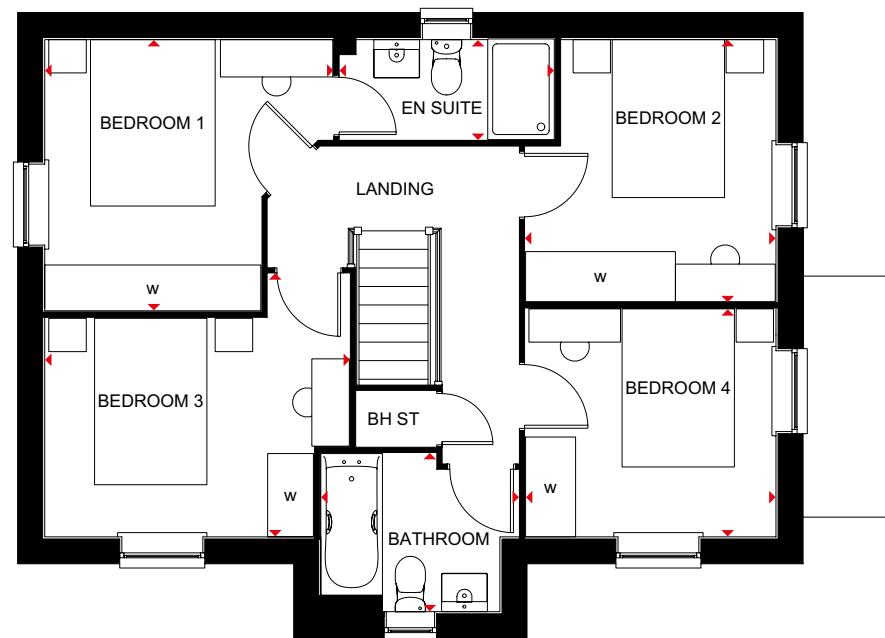
FOUR BEDROOM DETACHED HOME

1,220 ft²



Ground Floor

Lounge	3600 x 5978 mm	11'10" x 19'7"
Kitchen/ family/Dining	5978 x 4711 mm	19'7" x 15'5"
Utility	1550 x 2312 mm	5'1" x 7'7"
WC	1014 x 1600 mm	3'4" x 5'3"



First Floor

Bedroom 1	3462 x 3260 mm	11'4" x 10'8"
En Suite	2574 x 1200 mm	8'5" x 4'0"
Bedroom 2	3010 x 3150 mm	9'10" x 10'4"
Bedroom 3	3661 x 3159 mm	12'0" x 10'4"
Bedroom 4	3010 x 2739 mm	9'10" x 9'0"
Bathroom	2373 x 1900 mm	7'9" x 6'3"

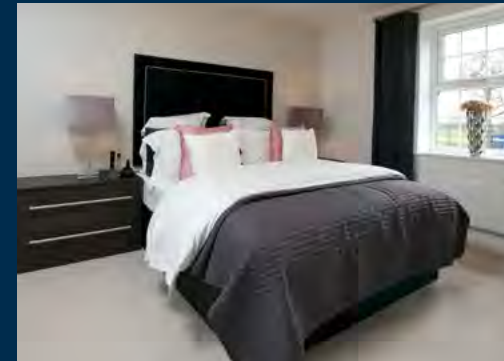
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THE INGLEBY

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The sash-style windows of this family home give it a delightfully traditional feel, while inside the large open-plan kitchen with its dining and family areas is designed very much for modern living. Essential utility space is discreetly tucked away in a corner of the

kitchen and French doors give access to the rear garden. The separate lounge provides a comfortable haven where everyone can relax. Upstairs are two double bedrooms, the main with en suite, two single bedrooms and a family bathroom.

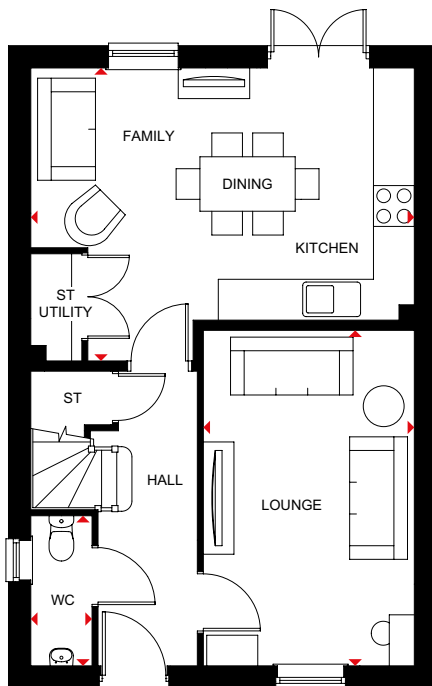


DAVID WILSON HOMES
WHERE QUALITY LIVES

THE INGLEBY

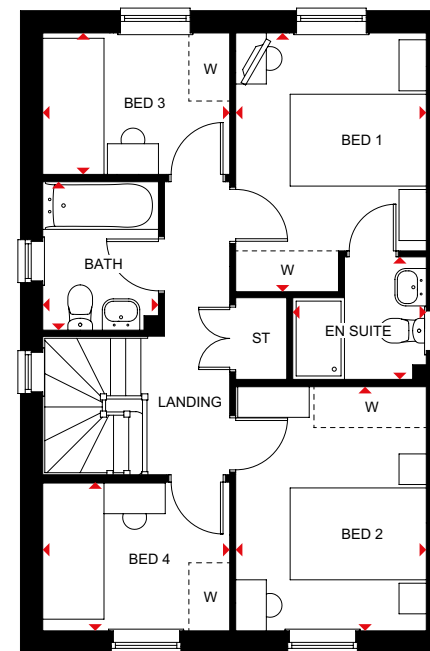
FOUR BEDROOM DETACHED HOME

1,081 ft²



Ground Floor

Lounge	4935 x 3100 mm	16'2" x 10'2"
Kitchen/ Family/Dining	4320 x 5640 mm	14'2" x 18'6"
WC	2210 x 900 mm	7'3" x 2'11"



First Floor

Bed 1	3805 x 2800 mm	12'6" x 9'2"
Bed 2	3590 x 2800 mm	11'9" x 9'2"
Bed 3	2080 x 2750 mm	6'10" x 9'0"
Bed 4	2190 x 2750 mm	7'2" x 9'0"
Bath	2180 x 1700 mm	7'2" x 5'7"
En Suite	1800 x 1965 mm	5'11" x 6'5"

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THE HOLDEN

FOUR BEDROOM DETACHED HOME



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

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



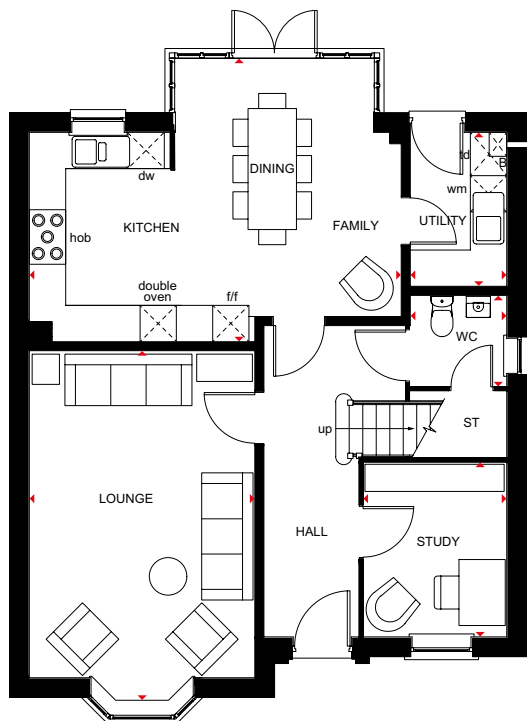
DAVID WILSON HOMES

WHERE QUALITY LIVES

THE HOLDEN

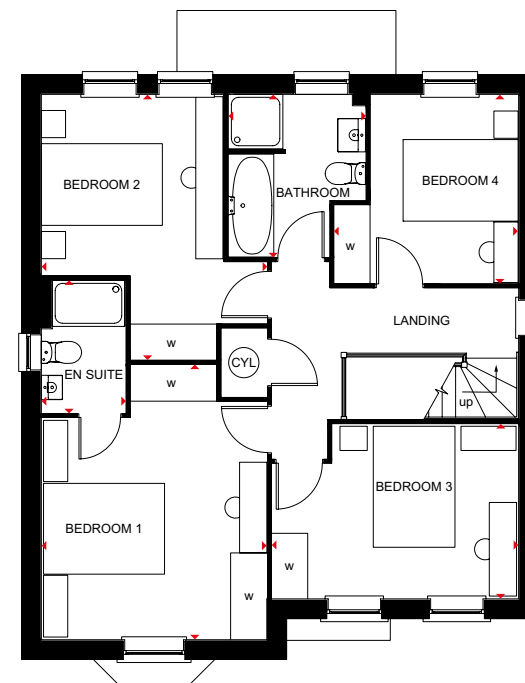
FOUR BEDROOM DETACHED HOME

1,539 ft²



Ground Floor

Lounge	5802 x 3728 mm	19'0" x 12'3"
Kitchen/Family/Dining	6147 x 4685 mm	20'2" x 15'4"
Study	2886 x 2361 mm	9'6" x 7'9"
Utility	2545 x 1593 mm	8'4" x 5'3"
WC	1498 x 1593 mm	4'11" x 5'3"



First Floor

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

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THE DRUMMOND

FOUR BEDROOM DETACHED HOME



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A generously sized family home with an intelligent use of space, The Drummond is bright and airy. The 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.

The spacious bay-fronted lounge, where all the family can relax, the separate utility room and the integral garage complete the ground floor. Upstairs are four double bedrooms, the spacious main with en suite, and a family bathroom with shower.

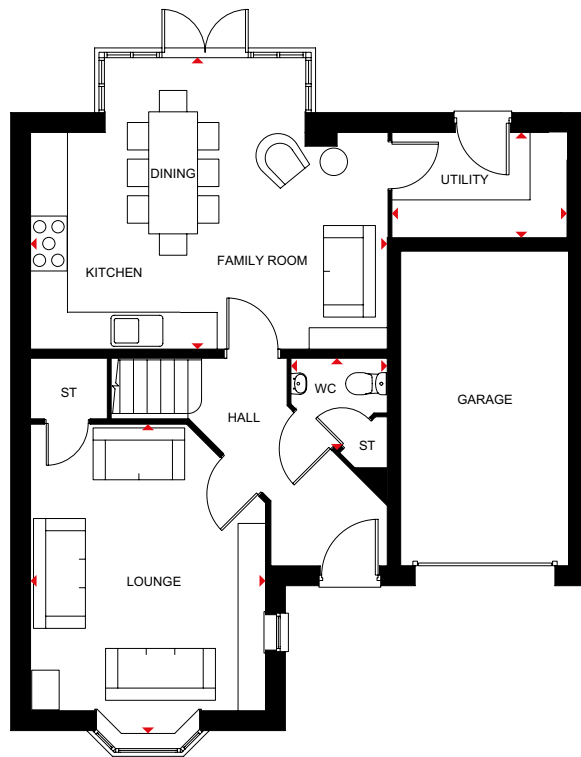


DAVID WILSON HOMES
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THE DRUMMOND

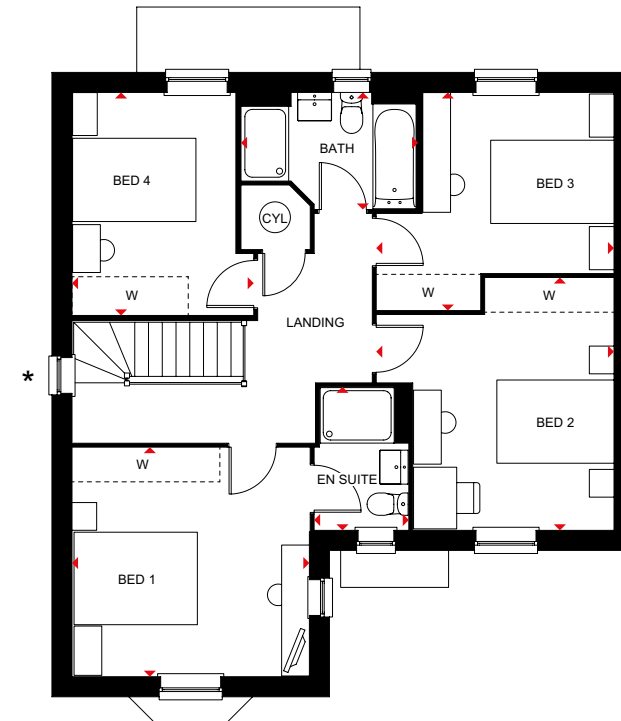
FOUR BEDROOM DETACHED HOME

1,444 ft²



GROUND FLOOR DIMS

Lounge	5020 x 3855 mm	16'6" x 12'8"
Kitchen / Family / Dining	4790 x 5835 mm	15'9" x 19'2"
Utility	1735 x 2860 mm	5'8" x 9'5"
WC	1490 x 1550 mm	4'11" x 5'1"



FIRST FLOOR DIMS

Bed 1	3710 x 3855 mm	12'2" x 12'8"
Bed 2	4090 x 3850 mm	13'5" x 12'8"
Bed 3	3530 x 3850 mm	11'7" x 12'8"
Bed 4	3590 x 2940 mm	11'9" x 9'8"
Bath	1952 x 2840 mm	6'5" x 9'4"
En Suite	2320 x 1500 mm	7'7" x 4'11"

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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 03 numbers are charged at the same rate as dialling an 01 or 02 number. If your fixed line or mobile service has inclusive minutes to 01/02 numbers, then calls to 03 are counted as part of this inclusive call volume. Non-BT customers and mobile phone users should contact their service providers for information about the cost of calls.

BDW002846/MAR23

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.

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dwh.co.uk or call **0333 355 8489**