



DAVID WILSON HOMES

WHERE QUALITY LIVES



NEW LUBBESTHORPE











dwh.co.uk



NEW LUBBESTHORPE

- **The Popley**
1 bedroom home
- **The Burleigh**
2 bedroom home
- **The Ashdown**
2 bedroom home
- **The Fairway**
2 bedroom home
- **The Cannington**
3 bedroom home
- **The Bardon**
3 bedroom home
- **The Kennett**
3 bedroom home
- **The Kirkdale**
4 bedroom home
- **The Holden**
4 bedroom home
- **The Avondale**
4 bedroom home
- **The Hertford**
4 bedroom home
- **Affordable Housing**

-  **New Tree Line**
-  **Stream**
-  **Pond**
-  **Electric Vehicle Charging**
Electric vehicle charging points are included on every home. Please speak to your Sales Adviser for specific plot locations.
-  **Photovoltaic Panels**
Photovoltaic panels are included on every home.
- Giving nature a home on this development:**
-  **Hedgehog Highways**
-  **Bat Box**
Selected plots*
-  **Bird Box**
Selected plots*

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



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

David Wilson Homes is excited to announce the launch of its gorgeous new phase at New Lubbesthorpe. This development features a collection of 1, 2, 3 & 4 bedroom homes, surrounded by tranquil open green space and a nearby pond.

Residents with children will enjoy a local primary school nearby, as well as an additional primary and secondary school that have been proposed.

Daily conveniences are on your doorstep, as Leicester City Centre is just a 15 minute drive away, offering an abundance of high street shops, independent bars and local restaurants. Additionally, the nearby Fosse Park shopping centre includes an extensive range of shops and dining options for you to enjoy.

Connecting to neighbouring cities is made more convenient with excellent road links to the M1 and M69. For those wishing to travel further afield by train, Leicester Train Station is just 20 minutes away and provides access across the country.

Buy with confidence at New Lubbesthorpe with an award-winning house builder. What's more, our homes come with an NHBC Buildmark Warranty[^] which give you a 10 year structural warranty and a 2 years fixtures and fittings warranty as standard.

[^] 2-year builder warranty from legal completion directly from Barratt Homes, backed by NHBC's resolution service. Then 8 years of structural defects insurance cover with NHBC.



GIVING NATURE A HOME

BUILDING SUSTAINABLE COMMUNITIES



Throughout the planning process before starting build, we consider where we can introduce nature and where we can strengthen it. At David Wilson Homes we have a vision that goes beyond bricks and mortar. We aim to create inspiring communities of tomorrow that fulfil our customers' every need whilst respecting today's environment.

Our homes are thoughtfully designed and built to the highest quality, whilst the design and layout of our developments create a true sense of place. But our homes are not only great places to live; they are good for the environment and good for future generations too.



Swift bricks

on selected
plots



Hedgehog highways

throughout
the development



Bat boxes

in the
surrounding area



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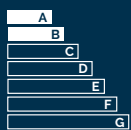
ENERGY-EFFICIENT HOMES

THE FEATURES AND BENEFITS



Save thousands per year on your energy bills with a brand-new energy-efficient home. Every new home we build has been designed with the future in mind. We use innovative design and smart technologies to make your new home more economical, comfortable and enjoyable to live in.

Our homes at New Lubbethorpe will benefit from these energy saving features.



A/B EPC rating



Argon-filled double-glazing



Electric car charging point



Highly-efficient insulation



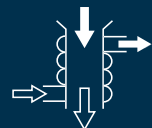
Smart Thermostat



Photovoltaic panels



Decentralised mechanical extract ventilation (d-MEV)



Waste Water Heat Recovery Systems



DAVID WILSON HOMES
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THE POPLEY

ONE BEDROOM HOME



Ground Floor

Lounge/Dining	3720 x 4428 mm	12'2" x 14'3"
Kitchen	3014 x 2844 mm	9'11" x 9'4"
WC/Utility	1219 x 2119 mm	4'0" x 6'11"

(Approximate dimensions)



First Floor

Bedroom 1	3720 x 2619 mm	12'2" x 8'7"
Study	1704 x 2829 mm	5'7" x 9'3"
Bathroom	1863 x 1737 mm	6'1" x 5'8"

(Approximate dimensions)

Key

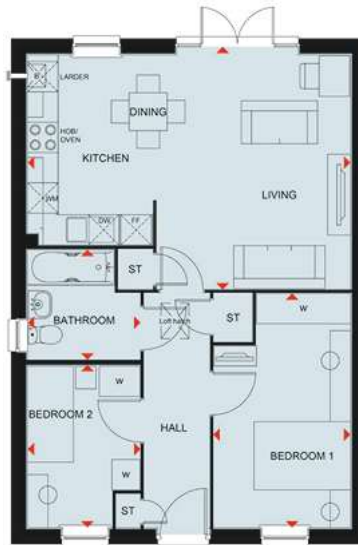
B	Boiler	wm	Washing machine space	f/f	Fridge/freezer space	BH/ST	Bulkhead Store	↔	Dimension location
ST	Store	dw	Dishwasher space	WFH	Working from home space	w	Wardrobe space		



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THE BURLEIGH

TWO BEDROOM HOME



Ground Floor

Kitchen/Dining/ Lounge	6355 x 4625 mm	20'10" x 15'2"
Bedroom 1	2690 x 4635 mm	8'10" x 15'2"
Bedroom 2	2210 x 3202 mm	7'3" x 10'6"
Bathroom	2210 x 2161 mm	7'3" x 7'1"

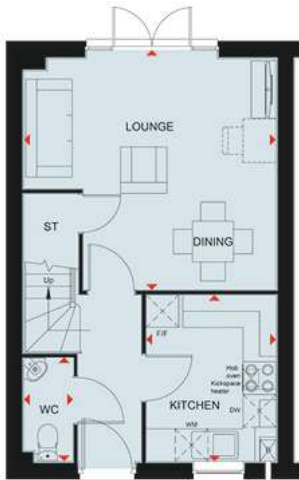
(Approximate dimensions)

Key

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

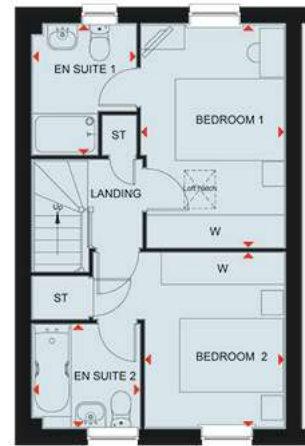
THE ASHDOWN

TWO BEDROOM HOME



Ground Floor

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



First Floor

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

Key

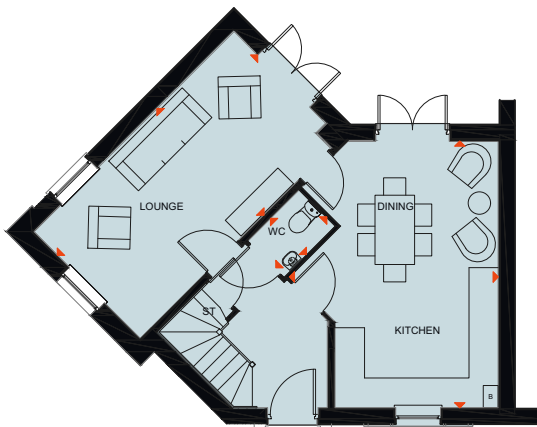
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ST	Store	dw	Dishwasher space	WFH	Working from home space	w	Wardrobe space		



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THE FAIRWAY

TWO BEDROOM SEMI DETACHED HOME



Ground Floor

Lounge	5722 x 3050mm	18'7" x 10'0"
Kitchen/Dining	5390 x 4216mm	17'8" x 13'10"
WC	1448 x 1025mm	4'9" x 3'4"

(Approximate dimensions)



First Floor

Bedroom 1	3930 x 3111mm	12'9" x 10'2"
En Suite	2161 x 1650mm	7'1" x 5'5"
Bedroom 2	3165 x 3406mm	10'5" x 11'2"
Study	3542 x 1690mm	11'7" x 5'5"
Bathroom	2518 x 1700mm	8'3" x 5'7"

(Approximate dimensions)

Key

- B Boiler
- ST Store
- ◀▶ Dimension location



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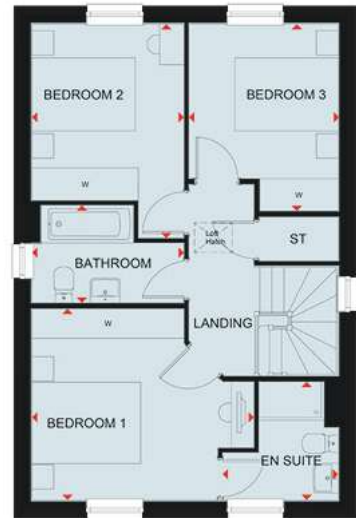
THE BARDON

THREE BEDROOM HOME



Ground Floor

Lounge	4925 x 3095 mm	16'2" x 10'2"
Kitchen/Family/ Dining	5365 x 4295 mm	18'6" x 14'1"
WC	2206 x 900 mm	7'3" x 2'9"



First Floor

Bedroom 1	4087 x 3527 mm	13'4" x 11'5"
En suite	2180 x 2121 mm	7'1" x 6'9"
Bedroom 2	3957 x 2800 mm	12'9" x 9'2"
Bedroom 3	3458 x 2747 mm	11'3" x 9'0"
Bathroom	2800 x 1800 mm	9'1" x 5'9"

(Approximate dimensions)

Key

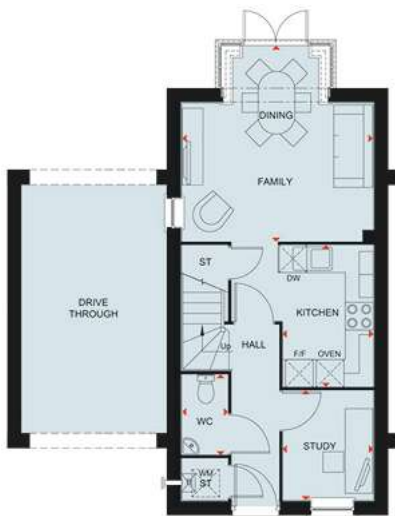
B	Boiler	wm	Washing machine space	f/f	Fridge/freezer space	BH/ST	Bulkhead Store	◀▶	Dimension location
ST	Store	dw	Dishwasher space	WFH	Working from home space	w	Wardrobe space		



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THE CANNINGTON

THREE BEDROOM HOME



Ground Floor

Family/Dining	4170 x 4066 mm	13'8" x 13'4"
Kitchen	3083 x 3071 mm	10'1" x 10'1"
Study	1965 x 2397 mm	6'5" x 7'10"
WC	1000 x 1732 mm	3'3" x 5'8"

(Approximate dimensions)



First Floor

Lounge	4170 x 4305 mm	13'8" x 14'1"
Bedroom 1	4778 x 5436 mm	15'8" x 17'10"
En suite	2121 x 2017 mm	7'0" x 6'7"
Bathroom	1962 x 3022 mm	6'5" x 9'11"

(Approximate dimensions)



Second Floor

Bedroom 2	4170 x 3259 mm	13'8" x 10'8"
Bedroom 3	4170 x 3022 mm	13'8" x 9'11"
En suite	2077 x 2222 mm	6'10" x 7'3"

(Approximate dimensions)

Key

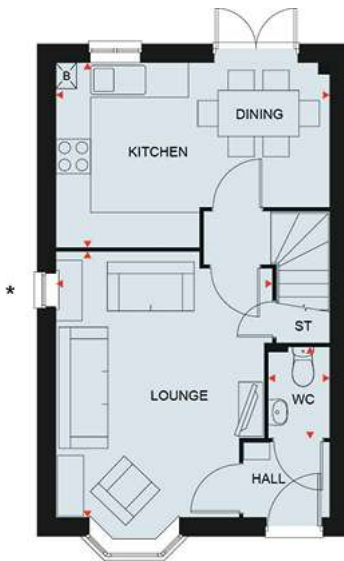
B	Boiler	wm	Washing machine space	f/f	Fridge/freezer space	BH/ST	Bulkhead Store	◀▶	Dimension location
ST	Store	dw	Dishwasher space	WFH	Working from home space	w	Wardrobe space		



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THE KENNETT

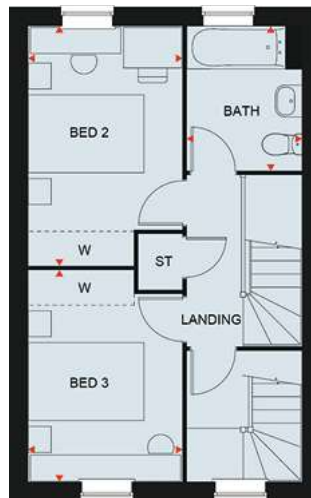
THREE BEDROOM HOME



Ground Floor

Lounge	4994 x 3727 mm	16'5" x 12'3"
Kitchen/Dining	4726 x 3195 mm	15'6" x 10'6"
WC	1562 x 1038 mm	5'1" x 3'5"

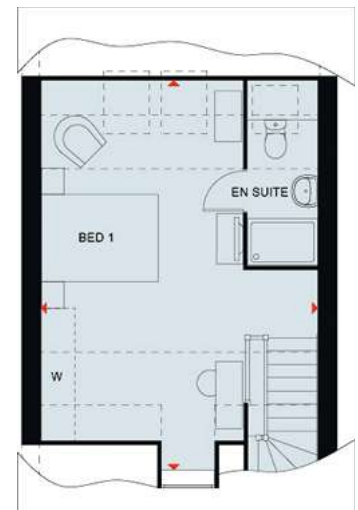
(Approximate dimensions)



First Floor

Bedroom 2	4141 x 2657 mm	13'7" x 8'9"
Bedroom 3	3656 x 2658 mm	12'0" x 8'9"
Bathroom	2496 x 1986 mm	8'2" x 6'6"

(Approximate dimensions)



Second Floor

Bedroom 1	6681 x 4731* mm	21'11" x 15'6"*
En suite	2496* x 1190 mm	8'2" x 3'11"

(Approximate dimensions)

* Overall floor dimension includes lowered ceiling areas

Key

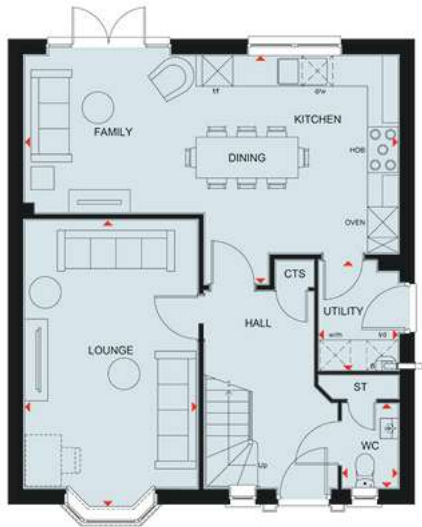
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ST	Store	dw	Dishwasher space	WFH	Working from home space	w	Wardrobe space		



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THE KIRKDALE

FOUR BEDROOM HOME



Ground Floor

Lounge	3380 x 5617 mm	11'1" x 18'5"
Kitchen/Dining/ Family	7318 x 4460 mm	24'0" x 14'8"
Utility	1561 x 2150 mm	5'1" x 7'1"
WC	1095 x 1650 mm	3'7" x 5'5"

(Approximate dimensions)



First Floor

Bedroom 1	3885 x 4119 mm	12'9" x 13'6"
En suite	1425 x 2300 mm	4'8" x 7'7"
Bedroom 2	3350 x 4119 mm	11'0" x 13'6"
Bedroom 3	3447 x 3043 mm	11'4" x 10'0"
Bedroom 4	2725 x 3643 mm	8'11" x 12'0"
Bathroom	1987 x 2010 mm	6'6" x 6'7"

(Approximate dimensions)

Key

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



DAVID WILSON HOMES
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THE HOLDEN

FOUR BEDROOM HOME



Ground Floor

Kitchen/Dining	6142mm x 4685mm	20'1" x 15'4"
Lounge	5797mm x 3723mm	19'0" x 12'2"
Study	2881mm x 2361mm	9'5" x 7'8"
Utility	2545mm x 1588mm	8'4" x 5'2"
WC	1498mm x 1588mm	4'10" x 5'2"

(Approximate dimensions)



First Floor

Bedroom 1	4538mm x 3728mm	14'10" x 12'2"
En Suite	2190mm x 1471mm	7'2" x 4'9"
Bedroom 2	4379mm x 3728mm	14'4" x 12'2"
Bedroom 3	4073mm x 2881mm	13'4" x 9'5"
Bedroom 4	3115mm x 3043mm	10'2" x 9'11"
Bathroom	2689mm x 2266mm	8'9" x 7'5"

(Approximate dimensions)

Key

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



DAVID WILSON HOMES
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THE AVONDALE

FOUR BEDROOM HOME



Ground Floor

Lounge	5488 x 4015 mm	18'0" x 13'2"
Kitchen/Breakfast/ Dining	6590 x 4415 mm	21'7" x 14'6"
Utility	2060 x 1761 mm	6'9" x 5'9"
Study	2878 x 2488 mm	9'5" x 8'2"
WC	1768 x 975 mm	5'10" x 3'2"

(Approximate dimensions)



First Floor

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

(Approximate dimensions)

Key

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



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THE HERTFORD

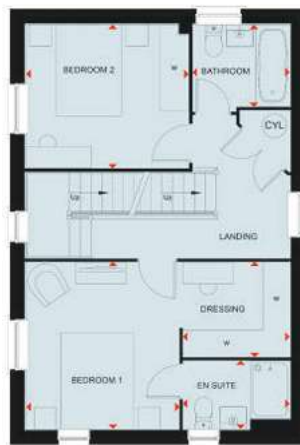
FOUR BEDROOM DETACHED HOME



Ground Floor

Kitchen/Dining	5847mm x 4327mm	19'2" x 14'2"
Lounge	5847mm x 3570mm	19'2" x 11'9"
Utility	1850mm x 1687mm	6'0" x 5'6"
WC	1500mm x 1014mm	4'11" x 3'3"

(Approximate dimensions)



First Floor

Bedroom 1	3463mm x 3162mm	11'4" x 10'4"
Bedroom 2	3362mm x 2979mm	11'0" x 9'9"
Dressing	2201mm x 1964mm	7'2" x 6'5"
En Suite 1	2201mm x 1411mm	7'2" x 4'7"
Bathroom	2000mm x 1801mm	6'6" x 5'10"

(Approximate dimensions)



Second Floor

Bedroom 3	4534mm x 2979mm	14'10" x 9'9"
Bedroom 4	3463mm x 2529mm	11'11" x 8'4"*
Shower room	2433mm x 1464mm	7'11" x 4'9"

(Approximate dimensions)

* Overall floor dimension includes lowered ceiling areas

Key

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



DAVID WILSON HOMES
WHERE QUALITY LIVES

MOVEMAKER

Take the hassle out of selling your existing home.
We could get you moving to a brand new David Wilson home in just 5 simple steps.

1

FIND YOUR HOME

Discover your ideal new home at your chosen development and complete a Movemaker application.

2

VALUE YOUR EXISTING PROPERTY

We will instruct two estate agents who will arrange independent valuations of your current property.

3

AGREE THE SELLING PRICE

Once a price is agreed the Movemaker agreement can then be completed and the estate agent will begin to market your property.

4

FIND A BUYER

The estate agent will help to complete the sale smoothly and efficiently. Remember, we will cover their fees then manage the sale for you.

5

MOVING DAY

Now you can move into your dream David Wilson home, saving money and hassle.

Offer available on selected plots only, terms and conditions apply. Speak to one of our sales advisers now or visit our website. Following withdrawal or termination of any offer, we reserve the right to extend, reintroduce or amend any such offer as we see fit at any time. Purchasers must sign a Movemaker Agreement with us. Offer is subject to use of a David Wilson Homes nominated estate agent to market and sell your existing home. David Wilson Homes will pay the nominated estate agent's fees provided you go on to buy a new David Wilson home.

PART EXCHANGE

If you're keen to move quickly our Part Exchange scheme might be just what you need. We could buy your current home from you, giving you peace of mind that you have a guaranteed buyer.



1

Get in touch

Book an appointment at a development near you.



2

Choose your home

We'll then arrange two independent valuations of your current property.



3

We'll make you an offer

We'll agree a selling price at fair value for your home - based on a presumed sale within eight to ten weeks.



4

We'll buy your home

Once you accept our formal offer, we'll buy your current home and take it in Part Exchange.



5

Time to get moving

You'll be free to move into your brand new home.

KEY WORKER DEPOSIT CONTRIBUTION SCHEME

To show our appreciation for key workers, we are offering a contribution towards your deposit.

When you purchase a David Wilson home using the scheme, we could contribute **£1,000 towards your deposit** for every £20,000 spent on the purchase price - up to a maximum of £25,000.



If you're an eligible **key worker**, we could contribute to your deposit



£1,000 for every £20,000 you spend



It's our way of saying **thank you** for the vital work you do



Get in touch today



NHS	EDUCATION	POLICE FORCE	FIRE SERVICE
MINISTRY OF DEFENCE	RNLI	FOSTER CARERS	ENVIRONMENTAL SERVICE
NATIONAL HIGHWAYS	PROBATION SERVICE	LOCAL AUTHORITY	PRISON SERVICE



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 housebuilder 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.



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