



QUEENS
MANOR



Discover a range of energy-efficient 2, 3, 4 and 5-bedroom homes coming soon to the highly sought-after village of Queniborough, Leicestershire.

Nestled amongst green countryside, offering the perfect escape yet still just a short drive from Leicester city centre. Queniborough offers excellent schools, amenities, and transport links, making it perfect for families and professionals. This new development provides the charm of village life in a well-connected location.

Buy with confidence at Queens Manor with an award-winning house builder. 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.^

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

- **The Surleigh**
2 bedroom home
- **The Archford**
3 bedroom home
- **The Falway**
3 bedroom home
- **The Slyford**
3 bedroom home
- **The Hadley**
3 bedroom home
- **The Hadley Wide**
3 bedroom home
- **The Sardon**
3 bedroom home
- **The Ashington**
4 bedroom home
- **The Shenlon**
4 bedroom home
- **The Hollinwood**
4 bedroom home
- **The Bradgate**
4 bedroom home
- **The Avondale**
4 bedroom home
- **The Holden**
4 bedroom home
- **The Uchfield**
5 bedroom home
- **The Henley**
5 bedroom home
- **Affordable Housing**

- Photovoltaic Panels**
Photovoltaic panels are a sustainable energy source that can be used to power homes and businesses.
- Attenuation Basin**
- Swale**
- Play Area**
- Gravel Path**

Giving nature a home on this development:

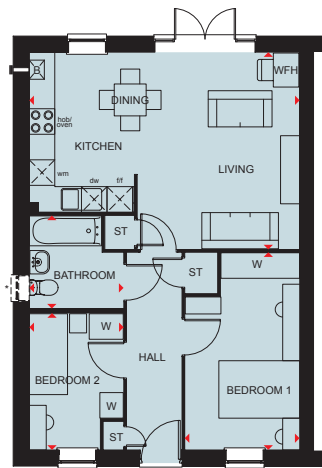
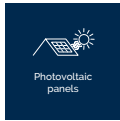
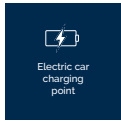
- Hedgehog Highway**
- Swift Nesting Brick**

Following all our sustainability techniques subject to change. Speak to Sales Advisor for more information.



THE BURLEIGH

TWO BEDROOM HOME



Ground Floor

Kitchen/Living/Dining	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"

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

Key

B Boiler	wm Washing machine space	f/f Fridge freezer space	W Wardrobe space	◀▶ Dimension location
ST Store	dw Dishwasher space	td Tumble dryer space	WFH Working from home space	



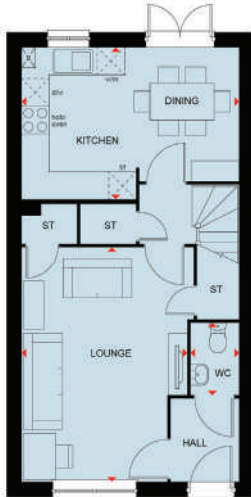
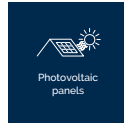
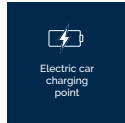
DAVID WILSON HOMES

THE ARCHFORD

THREE BEDROOM HOME



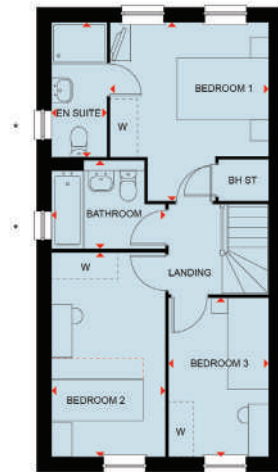
* Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans.



Ground Floor

Lounge	5108 x 3607mm	16'9" x 11'9"
Kitchen / Dining	4750 x 3310mm	15'7" x 10'10"
WC	1562 x 1054mm	5'1" x 3'5"

(Approximate dimensions)



First Floor

Bedroom 1	3876 x 3452mm	12'9" x 11'4"
Bedroom 2	4431 x 2475mm	14'6" x 8'1"
Bedroom 3	3454 x 2176mm	11'4" x 7'2"
Bathroom	2475 x 1911mm	8'1" x 6'3"
En suite	2926 x 1199mm	9'7" x 3'11"

(Approximate dimensions)

Key

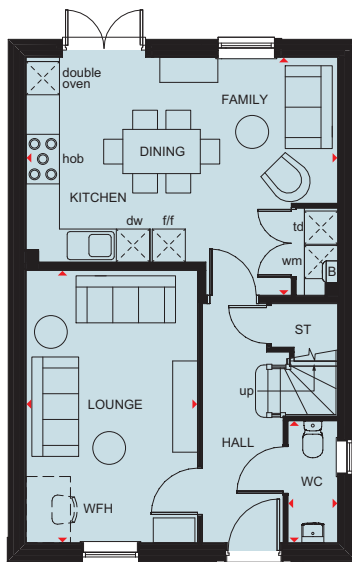
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ST	Store	dw	Dishwasher space	BH/ST	Bulkhead Store	◀▶	Dimension location



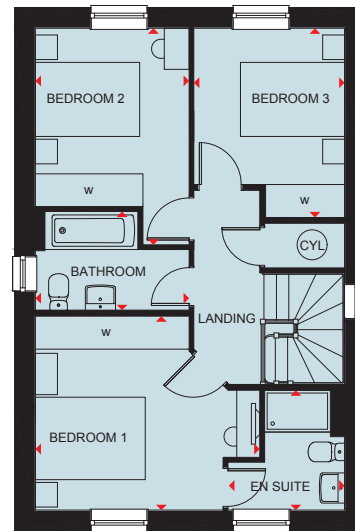
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THE BARDON

THREE BEDROOM HOME



Ground Floor		
Lounge	4930 x 3100 mm	16'2" x 10'2"
Kitchen/ Family/Dining	5365 x 4305 mm	18'6" x 14'1"
WC	2206 x 900 mm	7'3" x 2'11"



First Floor		
Bedroom 1	4087 x 3537 mm	13'4" x 11'6"
En suite	2186 x 2126 mm	7'2" x 6'10"
Bedroom 2	3947 x 2813 mm	12'9" x 9'2"
Bedroom 3	3448 x 2747 mm	11'3" x 9'0"
Bathroom	2800 x 1800 mm	9'2" x 5'9"

Key

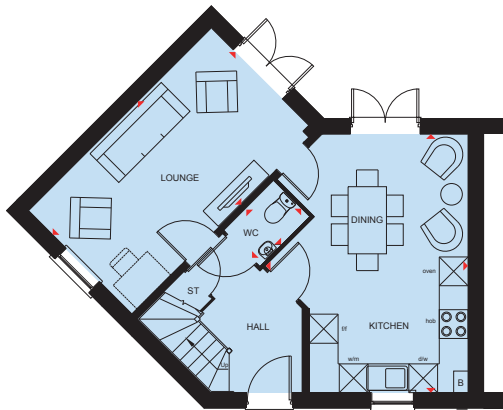
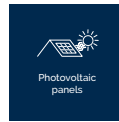
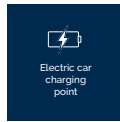
B Boiler	f/f Fridge/freezer space	dw Dishwasher space	CYL Cylinder	w Wardrobe space
ST Store	wm Washing machine space	td Tumble dryer space	WFH Working from home space	◀▶ Dimension location



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THE FAIRWAY

THREE BEDROOM HOME



Ground Floor

Lounge	5390 x 3050 mm	17'8" x 10'0"
Kitchen/Dining	5390 x 4216 mm	17'8" x 13'10"
WC	1448 x 1025 mm	4'9" x 3'4"
Hall	3309 x 2208 mm	10'10" x 7'3"



First Floor

Bedroom 1	3601 x 3111 mm	11'10" x 10'2"
En Suite	2161 x 1650 mm	7'1" x 5'5"
Bedroom 2	3165 x 3406 mm	10'5" x 11'2"
Bedroom 3	3542 x 2136 mm	11'7" x 7'0"
Bathroom	2518 x 1700 mm	8'3" x 5'7"
Landing	3908 x 2186 mm	12'10" x 7'2"

Key

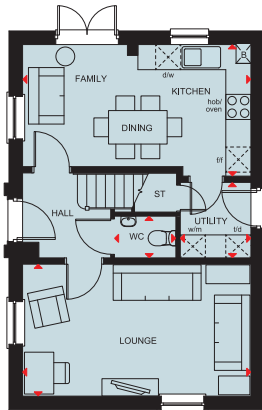
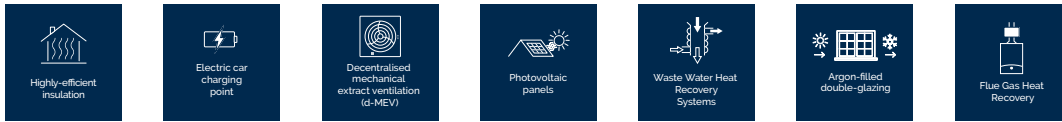
B	Boiler	wm	Washing machine space	dw	Dishwasher space	◀▶	Dimension location
ST	Store	f/f	Fridge/freezer space	W	Wardrobe space		



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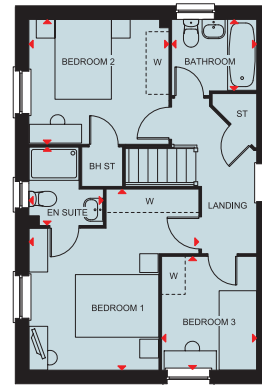
THE HADLEY

THREE BEDROOM HOME



Ground Floor

Lounge	5450 x 3148 mm	17'9" x 10'3"
Kitchen/Dining/Family	5450 x 3143 mm	17'9" x 10'3"
WC	1480 x 1014 mm	4'9" x 3'3"
Utility	1799 x 1688 mm	5'9" x 5'5"



First Floor

Bedroom 1	4324 x 4053 mm	14'2" x 13'3"
En suite	1856 x 1771 mm	6'1" x 5'8"
Bedroom 2	3336 x 2978 mm	10'9" x 9'8"
Bedroom 3	2713 x 2265 mm	8'9" x 7'4"
Bathroom	2025 x 1811 mm	6'6" x 5'9"

Key

B Boiler	BH ST Bulkhead Store	f/f Fridge/freezer space	f/d Tumble dryer space	◀▶ Dimension location
ST Store	w/m Washing machine space	d/w Dishwasher space	W Wardrobe space	

A3 specification.

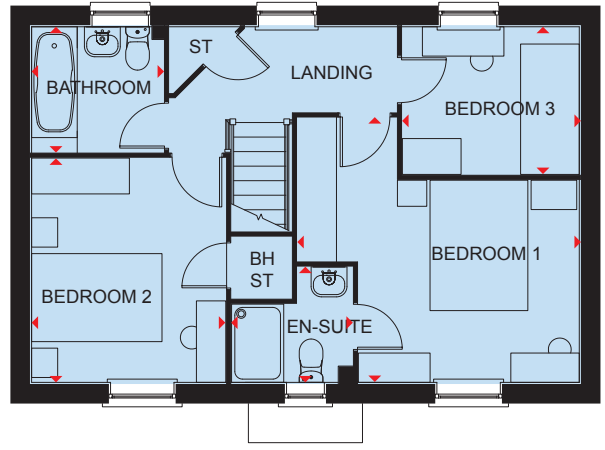
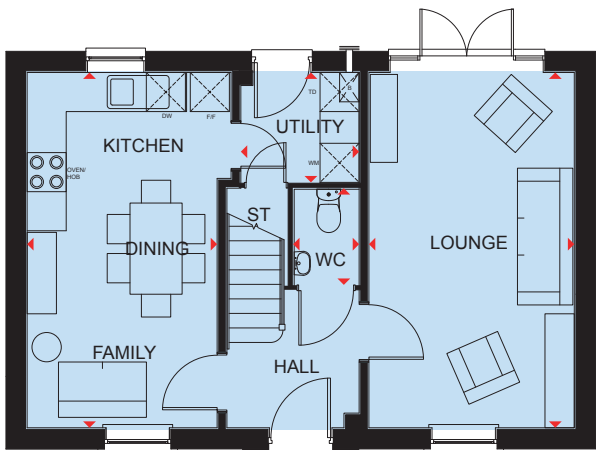
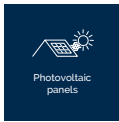
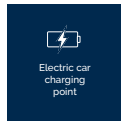


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THE HADLEY

THREE BEDROOM HOME



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	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"

Key

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

Plot 36.

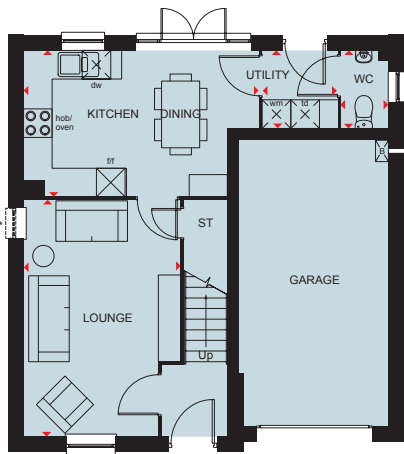
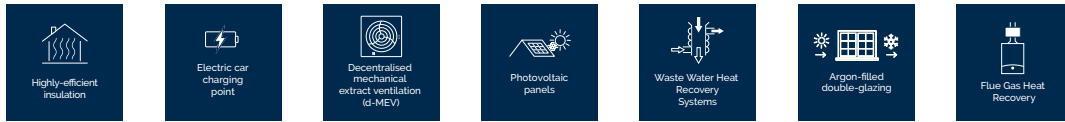


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THE BLYFORD

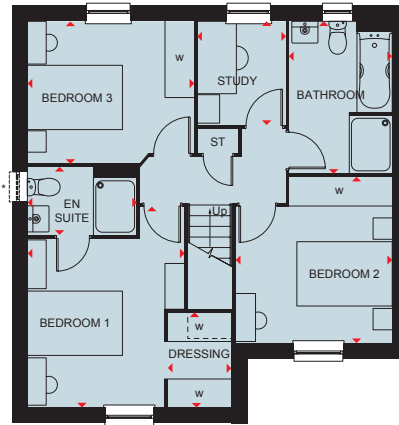
THREE BEDROOM HOME



* Window to plots 238 & 304 only

Ground Floor

Lounge	3282 x 4951 mm	10'10" x 16'3"
Kitchen/Dining	3063 x 4933 mm	10'1" x 16'2"
Utility	1551 x 1641 mm	5'1" x 5'5"
WC	995 x 1641 mm	3'3" x 5'5"



* Window to plots 238 & 304 only

First Floor

Bedroom 1	3292 x 4216 mm	10'10" x 13'10"
En suite	1412 x 2291 mm	4'8" x 7'6"
Dressing	1336 x 1987 mm	4'5" x 6'6"
Bedroom 2	3274 x 3479 mm	10'9" x 11'5"
Bedroom 3	3492 x 2977 mm	11'5" x 9'9"
Bathroom	2164 x 3188 mm	7'1" x 10'6"
Study	2179 x 1838 mm	7'2" x 6'0"

Key

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



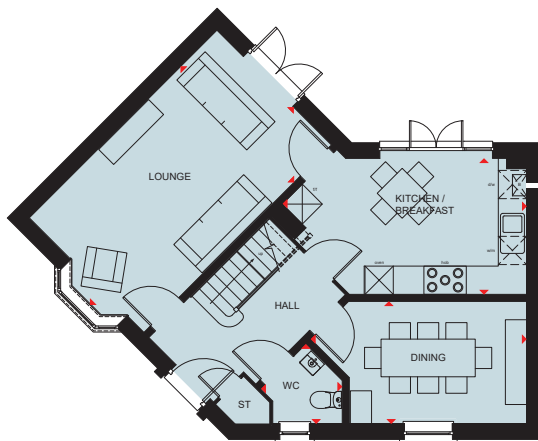
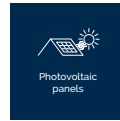
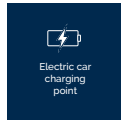
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BDW004374/AUG24

THE ASHINGTON

FOUR BEDROOM HOME



Ground Floor

Lounge	6027 x 3442 mm	19'9" x 11'3"
Kitchen/Breakfast	5177 x 2887 mm	16'11" x 9'5"
Dining	4580 x 2603 mm	15'0" x 8'6"
W.C.	1720 x 1691 mm	5'8" x 5'6"



First Floor

Bedroom 1	3539 x 3821 mm	11'7" x 12'6"
En suite	2279 x 1398 mm	7'6" x 4'7"
Bedroom 2	3509 x 3504 mm	11'6" x 11'6"
Bedroom 3	4248 x 3447 mm	13'11" x 11'3"
Bedroom 4	2343 x 2519 mm	7'8" x 8'3"
Bathroom	2805 x 2012 mm	9'2" x 6'7"

Key

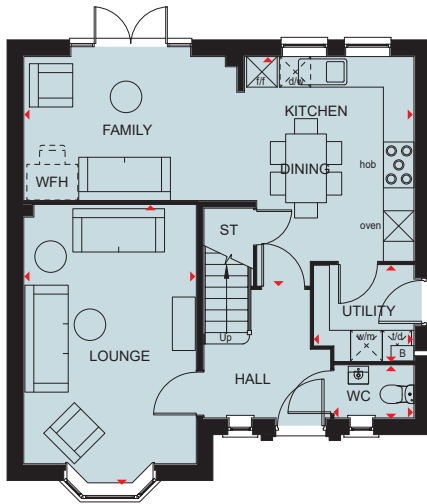
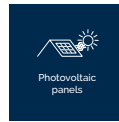
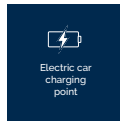
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ST	Store	BH/ST	Bulkhead Store	dw	Dishwasher space	td	Tumble dryer space	W	Wardrobe space		



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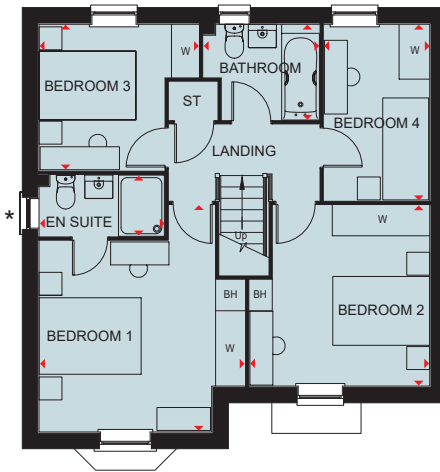
THE SHENTON

FOUR BEDROOM HOME



Ground Floor

Lounge	5473 x 3385 mm	17'11" x 11'1"
Kitchen/Dining/Family	7665 x 4499 mm	25'1" x 16'4"
Utility	1961 x 1878 mm	6'11" x 6'2"
W.C	1561 x 1033 mm	5'1" x 3'5"



First Floor

Bedroom 1	4446 x 4040 mm	14'7" x 13'3"
Bedroom 2	3543 x 3536 mm	11'8" x 11'7"
Bedroom 3	3137 x 2864 mm	10'3" x 9'5"
Bedroom 4	3454 x 2076 mm	11'4" x 6'10"
En suite	2461 x 1200 mm	8'1" x 3'11"
Bathroom	2275 x 1880 mm	7'6" x 6'2"

* Overall floor dimension includes lowered ceiling areas

Key

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

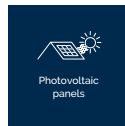
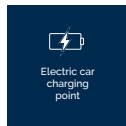


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THE HOLLINWOOD

FOUR BEDROOM DETACHED HOME



Ground Floor

Lounge	6200 x 3520 mm	20'4" x 11'7"
Kitchen / Dining	6200 x 4600 mm	20'4" x 15'1"
Utility	2280 x 1905 mm	7'6" x 6'3"
WC	1575 x 1085 mm	5'2" x 3'7"

(Approximate dimensions)



First Floor

Bedroom 1	4153 x 3010 mm	13'8" x 9'10"
Bedroom 2	3350 x 3582 mm	11'0" x 11'9"
Bedroom 3	2760 x 3300 mm	9'1" x 10'10"
Bedroom 4	1955 x 3000 mm	6'4" x 9'8"
Bathroom	1900 x 2375 mm	6'3" x 7'8"
En Suite	1400 x 2300 mm	4'7" x 7'7"

(Approximate dimensions)

Key

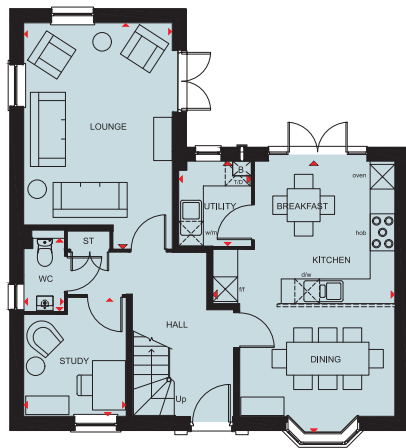
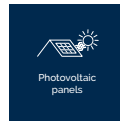
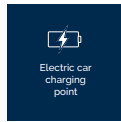
B	Boiler	wm	Washing machine space	f/f	Fridge/freezer space	◀▶	Dimension location
ST	Store	dw	Dishwasher space	w	Wardrobe space		



DAVID WILSON HOMES

THE AVONDALE

FOUR BEDROOM HOME



Ground Floor

Lounge	5488 x 3605 mm	18'0" x 11'10"
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"



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"

Key

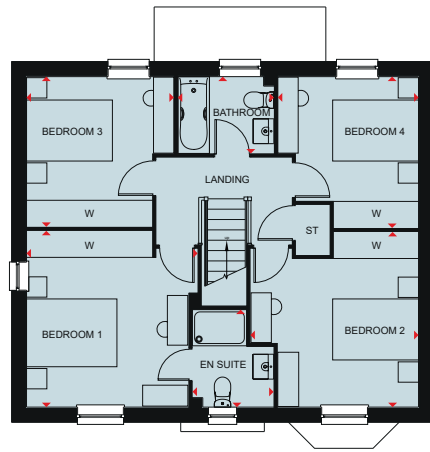
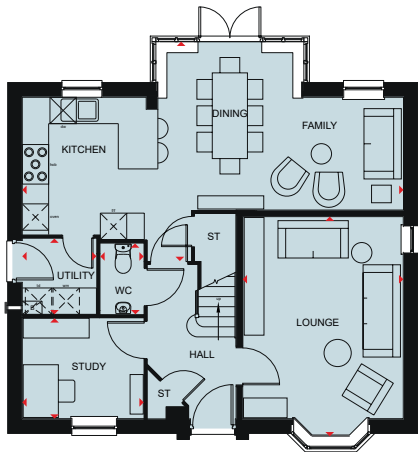
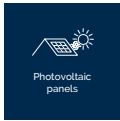
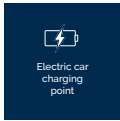
B Boiler	BH ST Bulkhead Store	d/w Dishwasher space	f/d Tumble dryer space	CYL Cylinder
ST Store	f/f Fridge/freezer space	w/m Washing machine space	W Wardrobe space	◀▶ Dimension location



DAVID WILSON HOMES

THE BRADGATE

FOUR BEDROOM DETACHED HOME



Ground Floor

Lounge	4994 x 3653 mm	16'5" x 12'0"
Kitchen/Dining/Family	8673 x 4992 mm	28'5" x 16'5"
Study	2762 x 2285 mm	9'1" x 7'6"
Utility	1688 x 1725 mm	5'6" x 5'8"
WC	1614 x 987 mm	5'4" x 3'3"

First Floor

Bedroom 1	3901 x 3786 mm	12'10" x 12'5"
En Suite	2157 x 1700 mm	7'1" x 5'11"
Bedroom 2	3720 x 3876 mm	12'2" x 12'9"
Bedroom 3	3324 x 3259 mm	10'11" x 10'8"
Bedroom 4	3349 x 3113 mm	11'0" x 10'3"
Bathroom	2125 x 1700 mm	7'0" x 5'7"

* Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans

Key

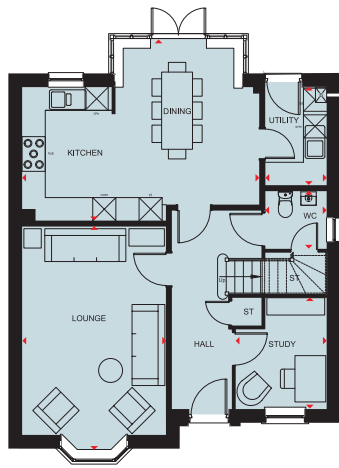
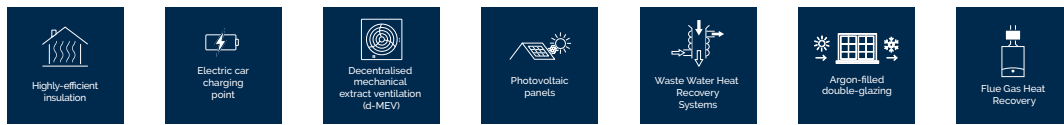
B	Boiler	dw	Dishwasher space	wm	Washing machine space	W	Wardrobe space
ST	Store	f/f	Fridge/freezer space	td	Tumble dryer space	↕	Dimension location



DAVID WILSON HOMES

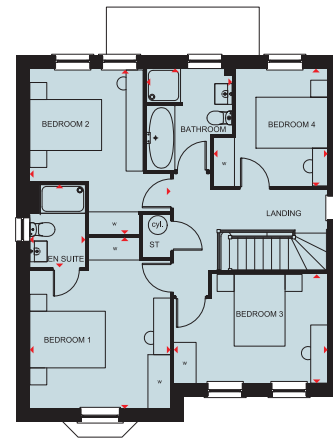
THE HOLDEN

FOUR BEDROOM DETACHED HOME



Ground Floor

Lounge	5797 x 3723 mm	19'0" x 12'3"
Kitchen/Dining	6142 x 4685 mm	20'2" x 15'4"
Study	2881 x 2361 mm	9'6" x 7'9"
Utility	2545 x 1588 mm	8'4" x 5'3"
WC	1498 x 1588 mm	4'11" x 5'3"



First Floor

Bedroom 1	4538 x 3728 mm	14'11" x 12'3"
En suite	2190 x 1471 mm	7'2" x 4'10"
Bedroom 2	4379 x 3728 mm	14'4" x 12'3"
Bedroom 3	4073 x 2881 mm	13'4" x 9'5"
Bedroom 4	3115 x 3043 mm	10'3" x 10'0"
Bathroom	2689 x 2266 mm	8'10" x 7'5"

Key

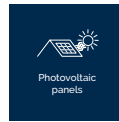
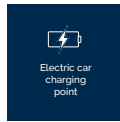
B Boiler	td Tumble dryer space	wm Washing machine space	CYL Cylinder	◀▶ Dimension location
ST Store	f/f Fridge/freezer space	dw Dishwasher space	W Wardrobe space	



DAVID WILSON HOMES

THE HENLEY

FIVE BEDROOM HOME



Ground Floor

Kitchen/Family/Breakfast	6602 x 5600 mm	21' 7" x 18' 4"
Lounge	7050 x 3675 mm	23' 1" x 12' 0"
Dining	4347 x 3225 mm	14' 3" x 10' 6"
Utility	2437 x 2150 mm	7' 11" x 7' 0"
WC	2340 x 1600 mm	7' 8" x 5' 2"



First Floor

Bed 1	6397 x 4403 mm	20' 11" x 14' 5"
En suite 1	2610 x 1390 mm	8' 6" x 4' 6"
Bedroom 2	3925 x 3286 mm	12' 10" x 10' 9"
En suite 2	2610 x 1374 mm	8' 6" x 4' 6"
Bedroom 3	3733 x 3112 mm	12' 2" x 10' 2"
Bedroom 4	3452 x 3211 mm	11' 3" x 10' 6"
Bedroom 5	2849 x 2352 mm	9' 4" x 7' 8"
Bathroom	3023 x 2347 mm	9' 11" x 7' 8"

Plots 77, 79 & 99.

Key

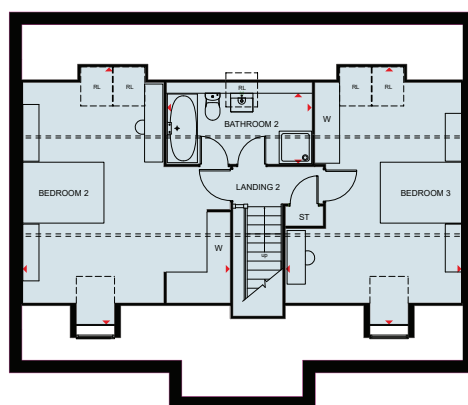
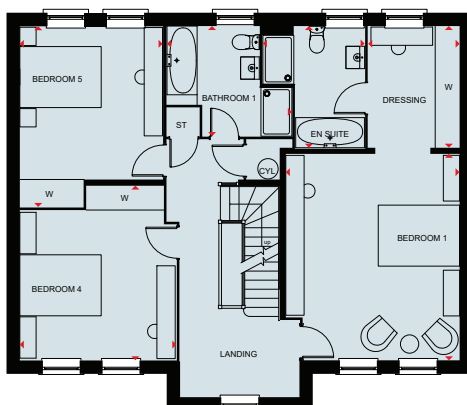
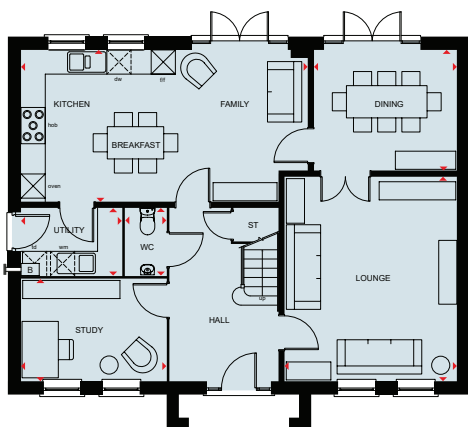
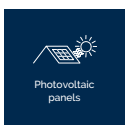
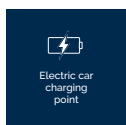
B	Boiler	wm	Washing machine space	f/f	Fridge freezer space	W	Wardrobe space
ST	Store	dw	Dishwasher space	td	Tumble dryer space	◀▶	Dimension location



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THE LICHFIELD

FIVE BEDROOM HOME



Ground Floor

Lounge	5072 x 4275 mm	16'8" x 14'0"
Kitchen/Family/Breakfast	7108 x 3768 mm	23'4" x 12'4"
Utility	2500 x 1670 mm	8'2" x 5'6"
Dining	3543 x 2994 mm	11'7" x 9'9"
Study	3605 x 2534 mm	11'9" x 8'4"
WC	1675 x 1016 mm	5'6" x 3'4"

First Floor

Bedroom 1	5077 x 4275 mm	16'8" x 14'0"
Dressing	2994 x 2249 mm	9'10" x 7'5"
En Suite	2994 x 2500 mm	9'10" x 8'2"
Bedroom 4	4296 x 3848 mm	14'1" x 12'8"
Bedroom 5	4443 x 3511 mm	14'7" x 11'6"
Bathroom 1	2707 x 3069 mm	8'11" x 10'1"

Second Floor

Bedroom 2	6330 * x 5102 mm	20'9" * x 16'8"
Bedroom 3	6330 * x 4329 mm	20'9" * x 14'3"
Bathroom 2	3563 x 1733 * mm	11'8" * x 5'8"

* Overall floor dimension includes lowered ceiling areas

Key

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



DAVID WILSON HOMES

Queens Manor

A place to call home



LIVE

- Aldi Supermarket
- Tesco Superstore supermarket
- Local Post Office
- Leisure and sports facilities
- Syston Library
- Jubilee Medical Practice
- The Banks Doctors Surgery
- Beedles Lake Golf Club
- Cossington Lakes
- Syston Town Centre
- The Britannia Pub and Restaurant
- Horse and Groom Pub and Restaurant
- Queni Bean Cafe
- The Hub Cafe and Soft Play
- 5 minute drive to Syston supermarkets, shops & amenities

CONNECT

- Access to A46 and M1 motorway
- 6 minute drive to Syston train station
- Train to Leicester in 7 minutes or Lincoln in 1 hour 30 minutes
- 10 minute drive to Leicester City Centre
- Three bus services available locally taking you to Loughborough or Leicester
- Potential bus services in addition

LEARN

- Queniborough CoE Primary School
- Wreake Valley Academy
- Broomfield Community Primary School
- Sibley Little Stars Pre School

EXPLORE

- Communal playgrounds for all to enjoy
- Woodland glades with walking routes and picnic spots nearby
- Plenty of green open space around the development



GIVING NATURE A HOME

BUILDING SUSTAINABLE COMMUNITIES



Throughout the planning process before starting build, we consider where we can introduce and strengthen nature. 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. Our homes are not only great places to live; they are good for the environment and for future generations too.



30+

new trees
planted



Play

area for
the community



168

bird boxes and
swift bricks



10+

bat boxes
installed

Features on selected plots only. *We', 'our', 'us' refers to the Barratt Redrow PLC Group brands including Barratt Homes, Barratt London, David Wilson Homes and Redrow. Please speak to a Sales Adviser for details of the features available on the home and development you are interested in. Visit our website for more information. Information correct at time of publishing.



DAVID WILSON HOMES

WHERE QUALITY LIVES

THE FEATURES AND BENEFITS OF OUR ENERGY-EFFICIENT HOMES

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.

Selected homes at Queens Manor will benefit from these energy saving features



ELECTRIC CAR
CHARGING
POINT



PHOTOVOLTAIC
PANELS



DECENTRALISED
MECHANICAL EXTRACT
VENTILATION



WASTE WATER
HEAT RECOVERY
SYSTEM



FLUE GAS
HEAT RECOVERY



ARGON-FILLED
DOUBLE-GLAZING



HIGHLY-EFFICIENT
INSULATION

Save thousands per year on your energy bills with a brand-new energy efficient home.

Features on selected plots only. The changes apply to individual homes, rather than across an entire development, so please liaise with the Sales Adviser on the development you are interested in about the specific inclusions of individual homes. We', 'our', 'us' refers to the Barratt Redrow PLC Group brands including Barratt Homes, Barratt London, David Wilson Homes and Redrow. Please speak to a Sales Adviser for details of the features available on the home and development you are interested in. All images, photographs, dimensions and energy efficiency features depicted are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract. Information correct at time of publishing.



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WHERE QUALITY LIVES



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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WHERE QUALITY LIVES