



SHEPHERD'S REST

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 accolade recognises our commitment to bringing you beautiful new homes.

We would encourage you to come and experience the David Wilson Difference and we look forward to seeing you at Shepherd's Rest.



John Reddington
Managing Director
David Wilson Homes, East Midlands



DAVID WILSON HOMES

WHERE QUALITY LIVES

*"We" refers to the Barratt Developments PLC Group brands.

WELCOME

— TO SHEPHERD'S REST —



The development is surrounded by some of Staffordshire's finest countryside views and is located in a quiet residential pocket of Burton-upon-Trent.

Shepherd's Rest will provide 121 beautifully-crafted homes set within a suburban-haven that features a community orchard, a



children's play area, plenty of public greens, open space and mature trees.

Our wide range of homes have been designed with modern-day living in mind, with naturally bright rooms, open spaces and practicality being at the forefront of our designs.

A SENSE OF PEACE,
QUALITY
— AND SPACE —



Our homes at Sheperd's Rest 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 master 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.

IDEALLY LOCATED

FOR YOUR FAMILY



There are a range of nurseries for your little ones nearby including Little Strawberry, East Staffordshire Children's Centre and Sunshine Day Nursery - all located within a 10-minute drive.* A number of top primary schooling options are close by too, including Shobnall Primary School and Mosley Primary School which cater for children aged 3-11.

For those with teenagers, Paget High School and Paulet High School accommodate students aged 11-18, and can be reached within a 10-minute drive. There are a number of great university options too with Derby, Nottingham, Leicester, Wolverhampton and Birmingham located within an hour's drive.*

*Based on the average drive time from the development.

EXCELLENT

— CONNECTIONS —



Shepherd's Rest benefits from superb road links with the A511, A38, A50 and A51 just a short commute away. The larger motorways of the M1 and M6 connect you to Derby, Stoke-on-Trent, Tamworth, Leicester, Loughborough and Nottingham in 50 minutes.*



Burton-upon-Trent Train Station is a few minutes' drive away, where Derby can be reached in 13 minutes, Birmingham in 31 minutes, Nottingham in 42 minutes and London St Pancras in just over 2 hours.*



For holidays away, East Midlands Airport and Birmingham Airports are located within a 45-minute drive, whilst Heathrow and London Luton's Airports can be reached in just over 2 hours.*

*Based on the average drive time from the development.

PLENTY

— TO SEE AND DO —



The development is located a few miles from Burton's town centre, meaning you won't be far from a host of everyday amenities including numerous supermarkets, local shops, restaurants, cafés, pharmacy, library, butchers, Queen's Hospital and Octagon Shopping Centre - which has 48 retailers on offer.



The nearby village of Branston features a great golf course for you to practice your swing.

Shobnall Leisure Complex offers an array of sporting activities for the whole family; from tennis, crazy golf and a running track there's plenty to do, there's even a skate park for the little ones.



For a great family day out there are many local attractions nearby including Branston Water Park, Barton Marina, The Amerton Railway, Conkers and Drayton Manor Park- you'll never be short of places to visit. An evening could be spent in one of Burton-upon-Trent's many restaurants including Baan Thai, Pascal at The Old Vicarage and The Dial.

THIRTY MINUTES

FROM YOUR NEW HOME*



Sainsbury's supermarket



Conkers



Burton-upon-Trent's town centre



Stapenhill Gardens



Branston Water Park



Octagon Shopping Centre



National Forest Adventure Farm



Barton Marina



Bannatyne Health Club & Spa

*Based on the average drive time from the development.



SHEPHERD'S REST

Forest Road, Burton-upon-Trent, Staffordshire DE13 9TP

3, 4 and 5 bedroom homes



- K** The Kennett (T310)
3 bedroom home
- A** The Ashtree (H455)
4 bedroom home
- Ho** The Holden (H469)
4 bedroom home
- L** The Layton (H436)
4 bedroom home
- W** The Winstone (H421)
4 bedroom home
- Hi** The Henley (H588)
5 bedroom home
- SH** Show Homes
- SC** Sales Centre
- BCP** Bin Collection Point

Forest Road
B5017/B5234
(Newborough) ←



B5017/B5234
(Newborough) ←

Forest Road

→ A38/A511
(Burton-upon-Trent)



See the Difference at dwh.co.uk



DAVID WILSON HOMES
WHERE QUALITY LIVES

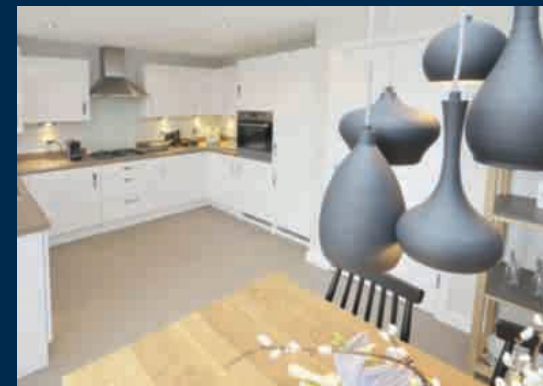
Images and site layout are intended for illustrative purposes only and should be treated as general guidance only. Site layout including parking arrangements, social/ affordable housing, community buildings, play areas and public open spaces may change to reflect changes in the planning permission for the development. Please speak to your solicitor to whom full details of any planning consents including layout plans will be available. Site layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Shepherd's is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

THE KENNETT

THREE BEDROOM TERRACED HOME



Individual plots may vary, please speak to the Sales Adviser



The Kennett is the perfect choice for couples and young families with three spacious bedrooms set over three floors. On the ground floor you will find a generous kitchen/diner with French doors to the rear,

spacious lounge with a bay window and a WC. Up one flight of stairs there are two double bedrooms and the family bathroom, with the light, bright master suite with en suite shower room at the top of the house.



DAVID WILSON HOMES

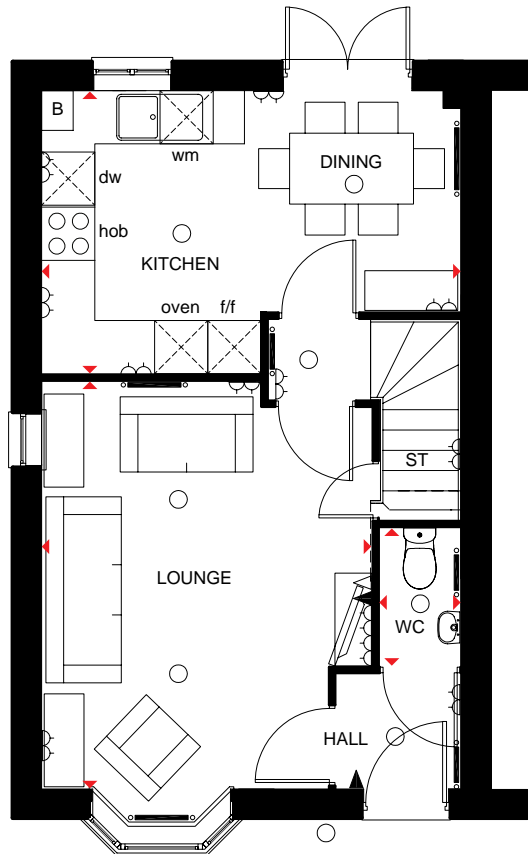
WHERE QUALITY LIVES

THE KENNETT

THREE BEDROOM HOME

Key

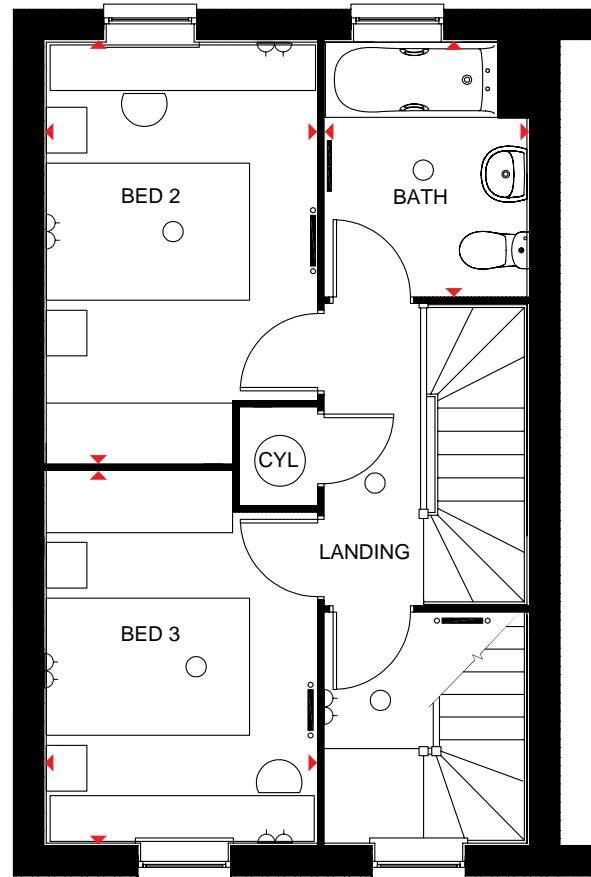
○ Light fitting	◁ T.V. aerial socket	B Boiler	f/f Fridge/freezer space	◀▶ Dimension location
◁ Electric socket	○ Radiator	ST Store	wm Washing machine space	
◀ Telephone outlet point	▬ Towel radiator	CYL Cylinder	dw Dishwasher space	



*Please see working drawings for plot specific window details.

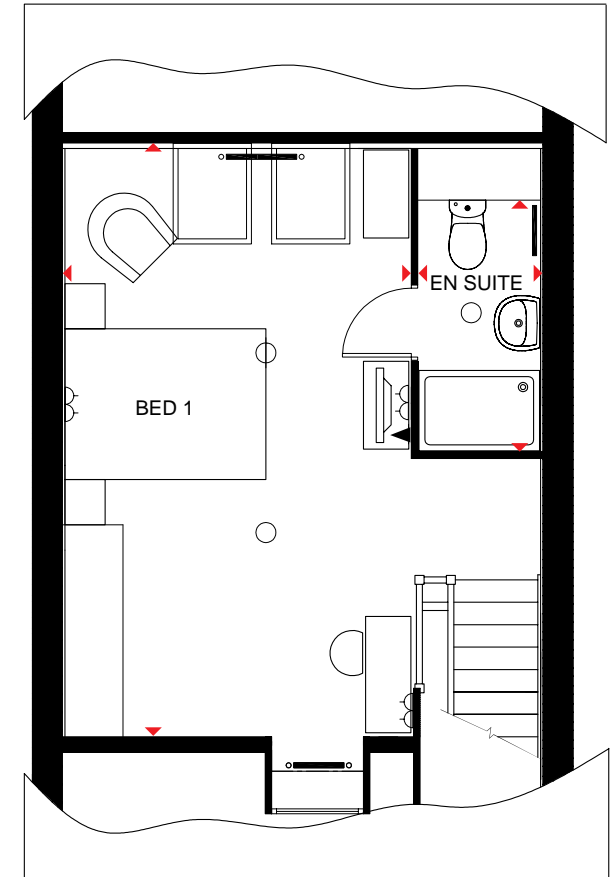
Ground Floor

Lounge	4604 x 3729 mm	15'1" x 12'2"
Kitchen/Dining	4733 x 3197 mm	15'6" x 10'5"
WC	1561 x 915 mm	5'1" x 3'0"



First Floor

Bed 2	4116 x 2659 mm	13'6" x 8'8"
Bed 3	3658 x 2659 mm	12'0" x 8'8"
Bath	2498 x 1985 mm	8'2" x 6'6"



Second Floor

Bed 1	5830 x 3434* mm	19'1" x 11'3"*
En suite	1210 x 2497* mm	3'11" x 8'2"*

*Overall floor dimension includes lowered ceiling area

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335091



DAVID WILSON HOMES

WHERE QUALITY LIVES

THE ASHTREE

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The Ashtree is an exciting four bedroom family home that caters for all members of the family. The ground floor boasts a beautiful bay fronted, dual aspect lounge that opens onto the garden via French doors. The kitchen also features its own set of French doors

and breakfast area while the generous dining room comes with a bay window. Upstairs three comfortable double bedrooms make relaxing hideaways, the master benefiting from an en suite shower room. There is also a single bedroom and a family bathroom.



DAVID WILSON HOMES

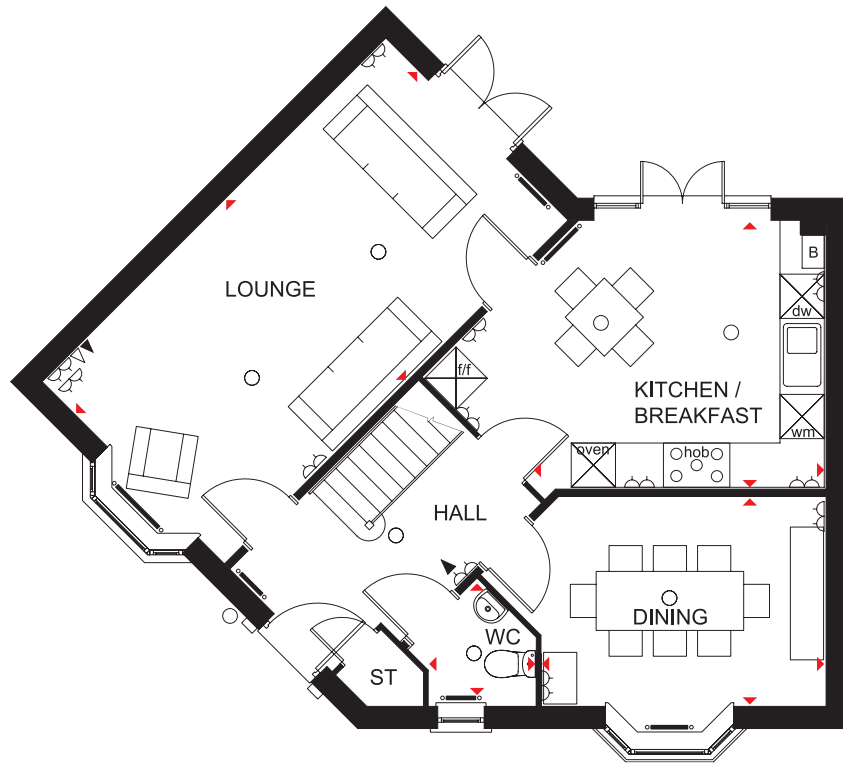
WHERE QUALITY LIVES

THE ASHTREE

FOUR BEDROOM DETACHED HOME

Key

- Light fitting
- ◀ Telephone outlet point
- Radiator
- B Boiler
- CYL Cylinder
- wm Washing machine space
- ◄ Dimension location
- ◁ Electric socket
- ◁ T.V. aerial socket
- Towel radiator
- ST Store
- f/f Fridge/freezer space
- dw Dishwasher space



Ground Floor

Lounge	3445 x 6540 mm	11'4" x 21'5"
Kitchen/Breakfast	3595 x 3654 mm	11'10" x 12'0"
Dining	3827 x 2795 mm	12'7" x 9'2"
W.C.	1440 x 1689 mm	4'9" x 5'6"



First Floor

Bed 1	3415 x 4170 mm	11'2" x 13'8"
En suite	1400 x 2281 mm	4'7" x 7'6"
Bed 2	3506 x 3711 mm	11'6" x 12'2"
Bed 3	3587 x 3182 mm	11'9" x 10'5"
Bed 4	2740 x 2521 mm	9'0" x 8'3"
Bath	2281 x 2613 mm	7'6" x 8'7"

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THE HOLDEN

FOUR BEDROOM DETACHED HOME



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This stylish four bedroom detached home has no shortage of space and light. The bright, modern kitchen has been designed with integrated dining and family areas, full-height glazed bay with French doors leading to the garden and an adjoining utility, making it the true heart of the home. A generously proportioned

sitting room with elegant bay window provides a perfect place to relax while a study offers a handy work space. Upstairs a large master bedroom with en suite shower room is located at the front of the house and there are two further double bedrooms, a single bedroom and a family bathroom with bath and separate shower.



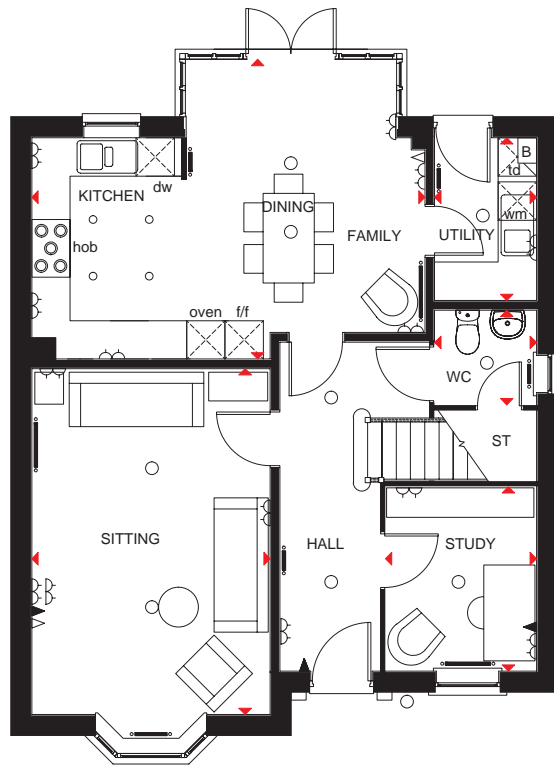
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE HOLDEN

FOUR BEDROOM DETACHED HOME

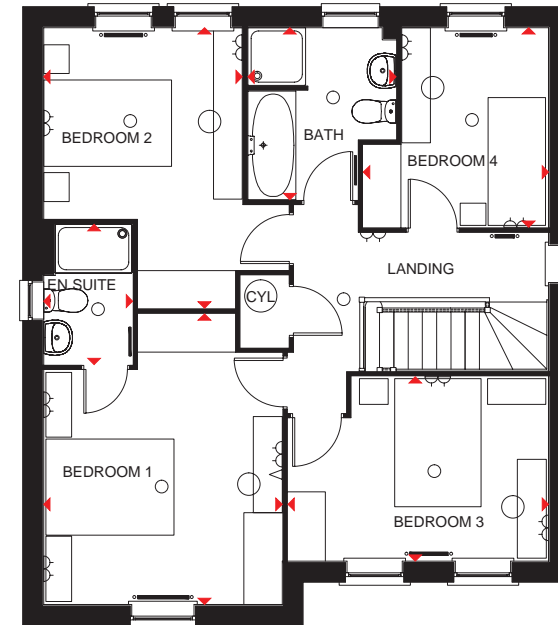
Key

- 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

Sitting	5405 x 3728 mm	17'9" 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	1593 x 1481 mm	5'3" x 4'10"



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 3103 mm	14'5" x 10'2"
Bedroom 3	4073 x 2886 mm	13'4" x 9'6"
Bedroom 4	3120 x 2893 mm	10'3" x 9'6"
Bathroom	2689 x 2316 mm	8'10" x 7'7"

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THE LAYTON

FOUR BEDROOM DETACHED HOME



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An impressive family home designed for modern, flexible living where light and space rule. The generosity of the open-plan kitchen with a walk-in bay and French doors leading to the garden, includes a breakfast area as well as a dedicated dining space with bay window. A separate study and a spacious lounge,

also with an attractive bay window and French doors leading to the garden, provide room for work and play. The first floor accommodates four double bedrooms, the master with en suite, and a family bathroom.



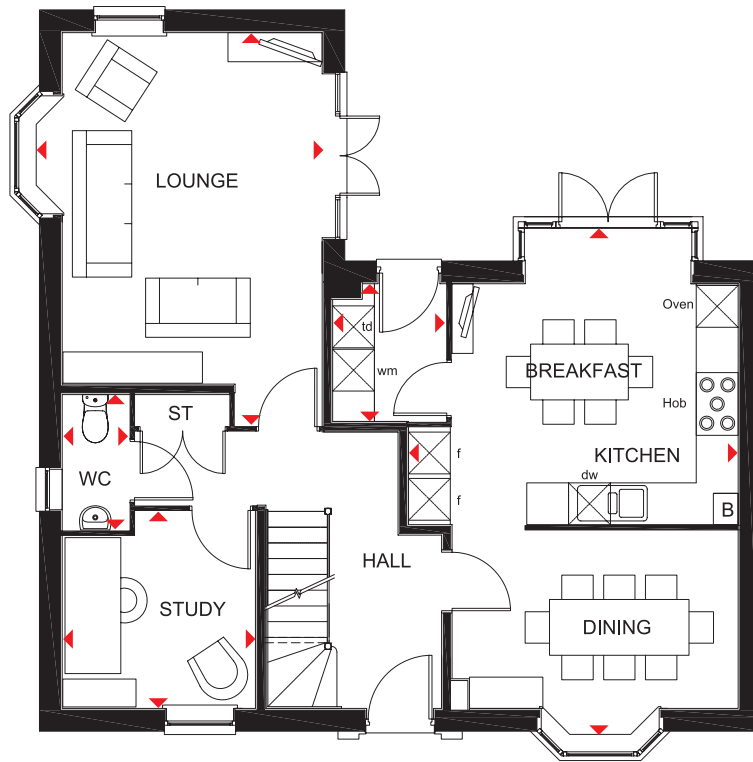
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE LAYTON

FOUR BEDROOM DETACHED HOME

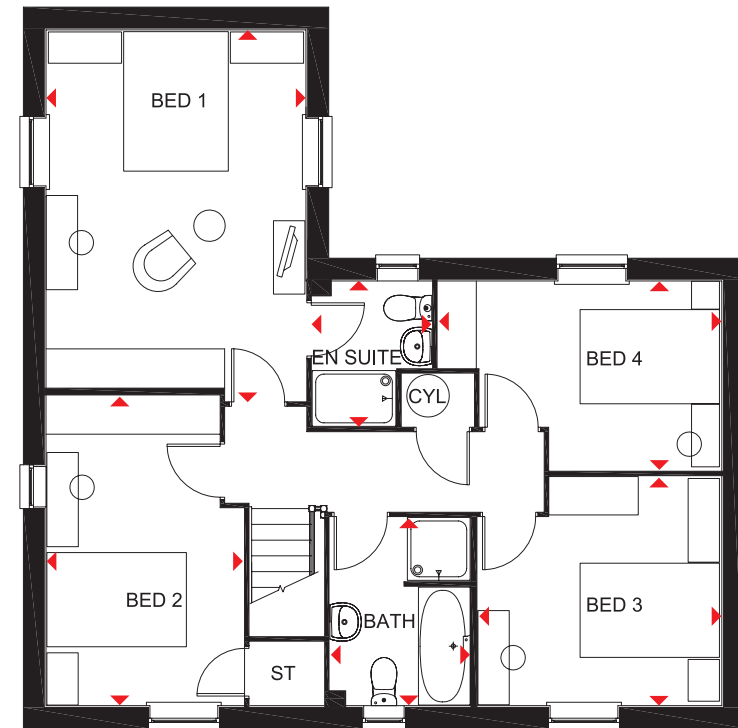
Key

B	Boiler	f	Fridge space	dw	Dishwasher space
ST	Store	f	Freezer space	td	Tumble dryer space
CYL	Cylinder	wm	Washing machine space	◄►	Dimension location



Ground Floor

Lounge	5636 x 4124 mm	18'6" x 13'6"
Kitchen/Breakfast/		
Dining	4725 x 7287 mm	15'6" x 23'11"
Study	2772 x 2826 mm	9'1" x 9'3"
Utility	1975 x 1624 mm	6'6" x 5'4"
WC	1942 x 961 mm	6'4" x 3'2"



First Floor

Bed 1	5321 x 3727 mm	17'5" x 12'3"
En suite	1715 x 2085 mm	5'8" x 6'10"
Bed 2	4443 x 2833 mm	14'7" x 9'4"
Bed 3	3498 x 3285 mm	11'6" x 10'9"
Bed 4	4070 x 2716 mm	13'4" x 8'11"
Bath	2698 x 2010 mm	8'10" x 6'7"

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THE WINSTONE

FOUR BEDROOM DETACHED HOME



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Making superb use of its generous space, this beautiful detached house makes the ideal family home. On the ground floor, the generous entrance hall leads to the kitchen and breakfast room with family area. This room also features a glazed bay window that creates a smooth flow of space into the garden. A bay-fronted

dining room, a study and a lounge with French doors leading to the garden are also located downstairs. Upstairs, the master bedroom includes a dressing area and full en suite, accompanied by three further double bedrooms; the second bedroom with an en suite shower room, and a family bathroom.



DAVID WILSON HOMES

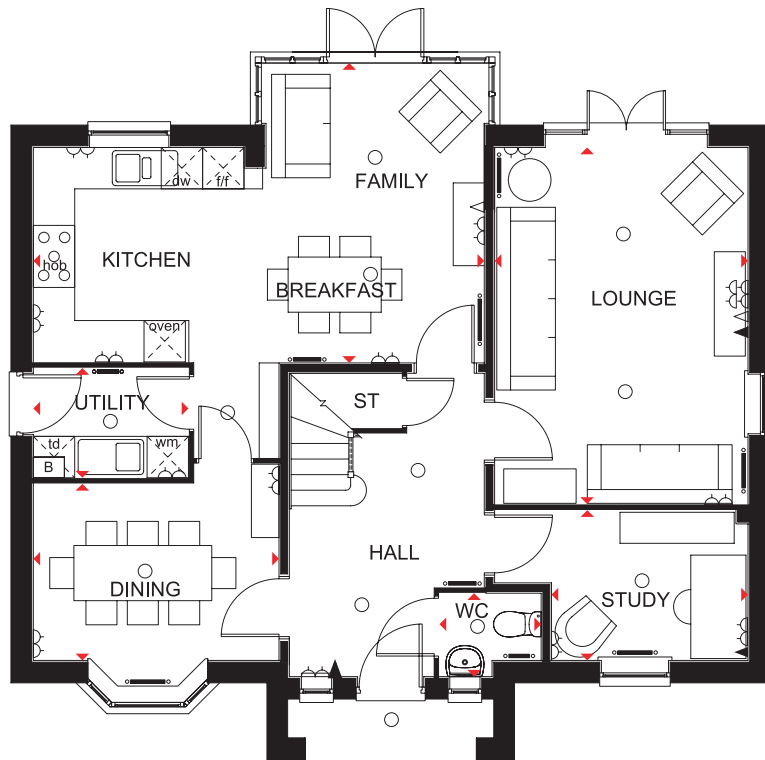
WHERE QUALITY LIVES

THE WINSTONE

FOUR BEDROOM DETACHED HOME

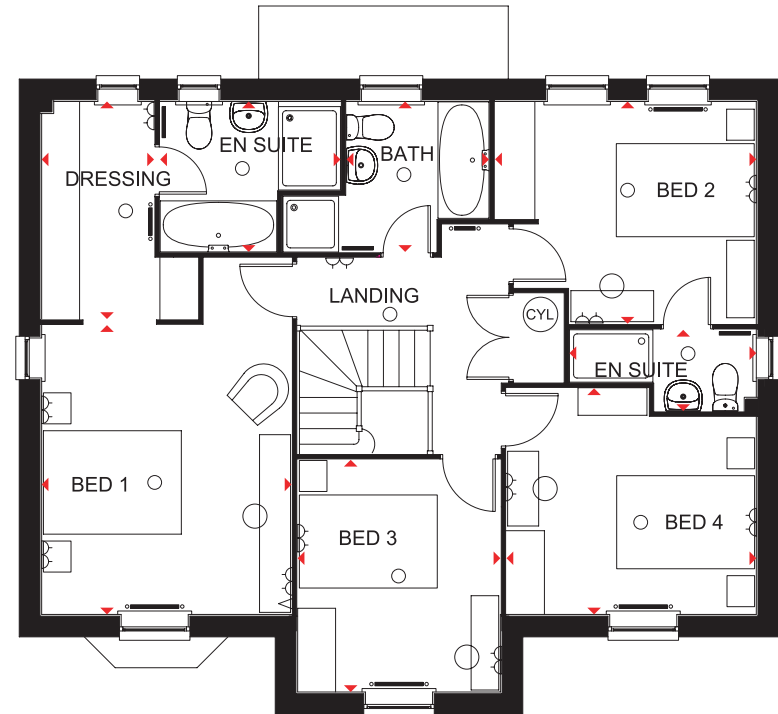
Key

- 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	5171 x 3675 mm	17'0" x 12'1"
Kitchen/Family/Breakfast	6540 x 4350 mm	21'5" x 14'3"
Dining	3563 x 2561 mm	11'8" x 8'5"
Study	2850 x 2180 mm	9'4" x 7'2"
Utility	2250 x 1591 mm	7'5" x 5'3"
WC	1475 x 1210 mm	4'10" x 4'0"



First Floor

Bed 1	4196 x 3624 mm	13'9" x 11'11"
Dressing	3155 x 1630 mm	10'4" x 5'4"
En suite	2615 x 2182 mm	8'7" x 7'2"
Bed 2	3722 x 3223 mm	12'3" x 10'7"
En suite	2710 x 1178 mm	8'11" x 3'10"
Bed 3	3368 x 2940 mm	11'1" x 9'8"
Bed 4	3623 x 3280 mm	11'11" x 10'9"
Bath	2182 x 2065 mm	7'2" x 6'9"

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SP265548/H421---5DS22



THE HENLEY

FIVE BEDROOM DETACHED HOME



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As you enter The Henley you'll be greeted by the grand entrance hall with the dining room on one side and the lounge on the other, both with large bay windows. There's plenty of storage space and a cloakroom before entering into an impressive kitchen/family/breakfast room with adjoining utility room. Here you will have lots of room to relax whilst enjoying the sun

through the glazed bay with floor to ceiling windows and French doors. Upstairs you can relax in the spacious master bedroom with en suite and dressing area. The second double bedroom has its own en suite whilst the other two double bedrooms share the family bathroom. There is also a study/fifth bedroom, ideal for working from home.



DAVID WILSON HOMES

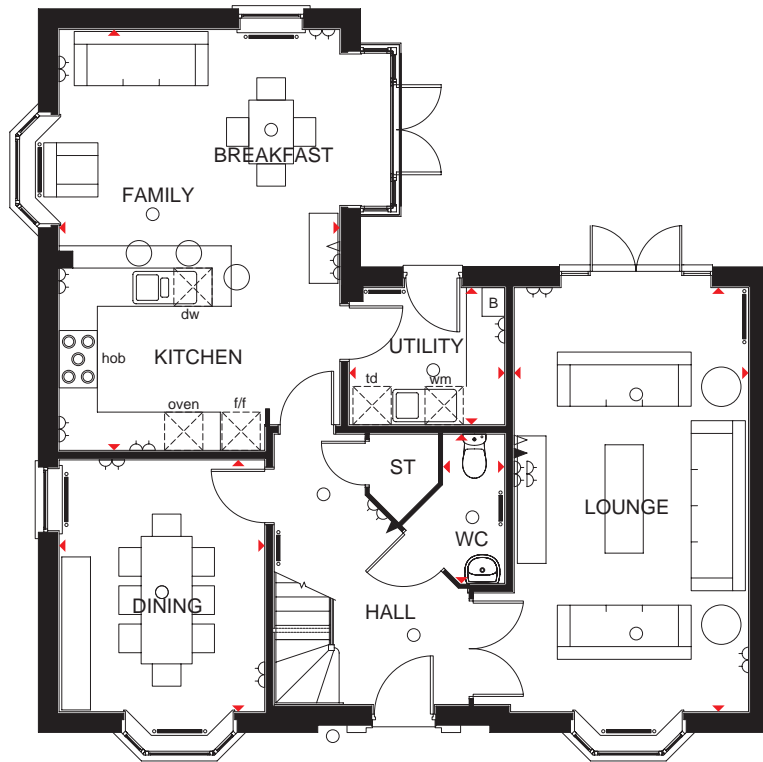
WHERE QUALITY LIVES

THE HENLEY

FIVE BEDROOM DETACHED HOME

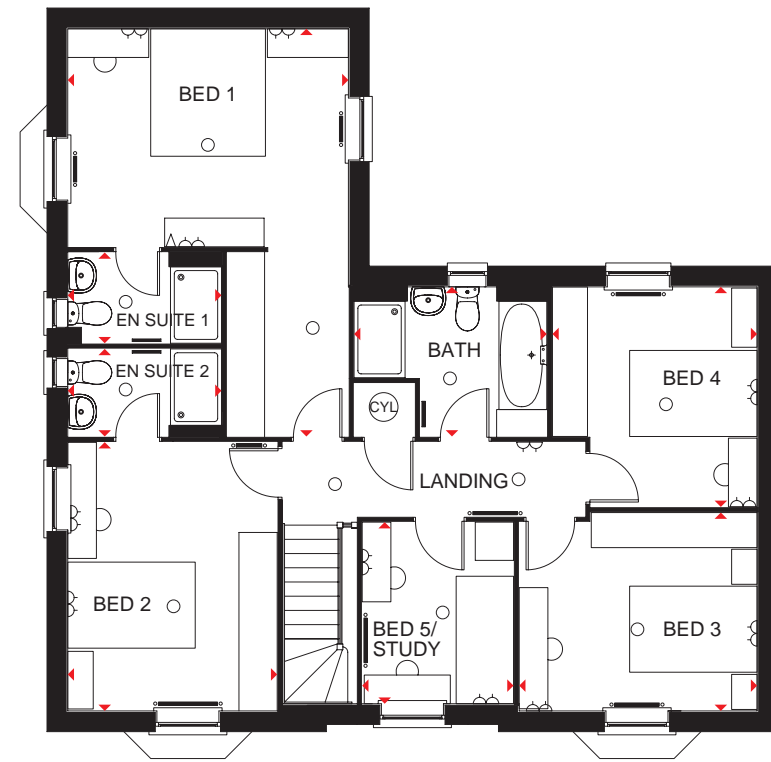
Key

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- ST Store
- f/f Fridge/freezer space
- dw Dishwasher space
- ◀▶ Dimension Location



Ground Floor

Lounge	6653 x 3675 mm	21'10" x 12'1"
Kitchen/Family/Breakfast	6602 x 4403 mm	21'8" x 14'5"
Utility	2437 x 2150 mm	8'0" x 7'1"
Dining	3950 x 3225 mm	13'0" x 10'7"
WC	2340 x 962 mm	7'8" x 3'2"



First Floor

Bed 1	6397 x 4403 mm	21'0" x 14'5"
En suite 1	2412 x 1424 mm	7'11" x 4'8"
Bed 2	4217 x 3286 mm	13'10" x 10'9"
En suite 2	2412 x 1374 mm	7'11" x 4'6"
Bed 3	3733 x 3112 mm	12'3" x 10'2"
Bed 4	3452 x 3211 mm	11'4" x 10'6"
Bed 5/Study	2849 x 2374 mm	9'4" x 7'9"
Bath	3023 x 2347 mm	9'11" x 7'8"

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H588--5DS01



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, and
- 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

Visit dwh.co.uk or call 0844 811 55 44