

WIGSTON
MEADOWS



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 Wigston Meadows.



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 WIGSTON MEADOWS —



Wigston Meadows is an exciting new development that will feature 219 quality-built 2, 3, 4 and 5 bedroom homes which borders open fields and farmland.



This development is well served with the vibrant city of Leicester within a 15 minute commute, perfect if you're working in the city. Wigston town centre boasts a range of everyday amenities and a host of outstanding schooling options within walking distance or a short drive away, making this location the ideal place for both families and professionals alike.

A SENSE OF PEACE,
QUALITY
— AND SPACE —



Our homes at Wigston Meadows 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 within a few minutes' drive of the development including: Daisy Chain Childrens Nursery, The Hunny Pot Day Nursery and Wigston Menphys Nursery School. A number of top primary schooling options are within a few minutes' drive including Little Hill Primary School and Glenmere Community Primary School which cater for children aged 4-11.

For families with teenagers, Wigston College, Beauchamp College and Gartree High School accommodate students aged 11-18, all of which are a 10-minutes' drive. Derby, Nottingham, Loughborough and Coventry are all an hour's drive and offer a range of university options.

EXCELLENT

— CONNECTIONS —



Wigston Meadows benefits from superb road links with the A6, A14, M69 and M1. Motorway just a short commute away, connecting residents to Derby, Coventry, Loughborough and Nottingham in under an hour*.



Leicester Train Station is under a 30 minutes' drive*, which provides fast links to Loughborough in 10 minutes, Nottingham in 30 minutes, Birmingham in 50 minutes, and London St Pancras in 75 minutes^.



For international travel, East Midlands Airport is located 30 minutes' away, Birmingham Airport an hour away, whilst Heathrow and London Luton's Airport can be reached in just over 2 hours*.

*Based on average drive times from the development. ^Journey times are the fastest times taken from Leicester Train Station

PLENTY

— TO SEE AND DO —



Located minutes away from Wigston town centre, you won't be far from a host of everyday amenities including local bakeries, butchers and a host of high-street retailers and supermarkets; including a Sainsbury's and a Waitrose which are just a 10 minutes' drive.

Spend an afternoon with friends in one of nearby Oadby town's popular restaurants, cafes and pubs including The Grange Farm Pub and Tipu Sultan Majestic Dining.



Alternatively, there are plenty of things to keep everyone entertained at the Meridian Leisure Park. With a whole host of entertainment and restaurant options making this the perfect place to spend the evening with family or friends. Watch the latest films at Vue, go bowling at Hollywood Bowl and keep fit at the David Lloyd gym.

Whilst Fosse Park Shopping houses a range of retail stores - so you'll never be short of places to shop.



For families, there are a number of local attractions to keep your little ones entertained including nearby Wistow Maze, a giant 8 acre maze with high-level bridges and viewing towers giving you panoramic views of the surrounding countryside. Whilst Brocks Hill Country Park and Centre is the perfect place to bring learning to life, connecting wildlife and people by offering leisure, conservation and outdoor learning experiences.

TEN MINUTES

FROM YOUR NEW HOME



The Navigation Pub
4 minutes by car



Sainsbury's – photo attached
6 minutes by car



Daisy Chain Children's Nursery
6 minutes by car



Wistow Rural Centre and Maze
6 minutes by car



Glenmere Community Primary School
7 minutes by car



Wigston Pool and Fitness Centre
7 minutes by car



Glen Course Golf Club
9 minutes by car



Leicester Grammar School
9 minutes by car



The Grange Farm Pub
9 minutes by car

TWENTY MINUTES

FROM YOUR NEW HOME



Tipu Sultan Majestic Dining
10 minutes by car



University of Leicester Botanical Gardens
11 minutes by car



The Oadby Parade
11 minutes by car



Beauchamp College
12 minutes by car



Spire Private Healthcare
13 minutes by car



South Wigston Train Station
13 minutes by car



Leicester City Centre
18 minutes by car



Fosse Park Shopping Centre
18 minutes by car



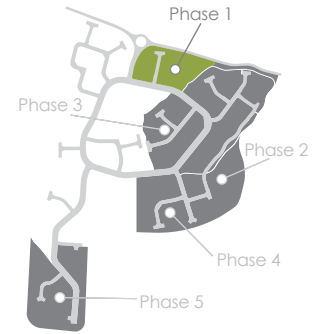
Meridian Leisure Park
20 minutes by car

WIGSTON MEADOWS

PHASE 1

Newton Lane, Wigston, Leicester LE18 3SH
3, 4 and 5 bedroom homes

- K** The Kennett (T310)
3 bedroom home
- A** The Ashree (H455)
4 bedroom home
- C** The Cornell (H433)
4 bedroom home
- Ho** The Holden (H469)
4 bedroom home
- L** The Layton (H436)
4 bedroom home
- Li** The Lichfield (H533)
5 bedroom home
- M** The Moorecroft (H536)
5 bedroom home
- SH** Show Home
- MS** Marketing Suite
- BCP** Bin Collection Point



See the Difference at dwh.co.uk



DAVID WILSON HOMES

WHERE QUALITY LIVES

THE KENNETT

THREE BEDROOM SEMI-DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The Kennett is a good sized family home, ideal for flexible modern living. The bright, open-plan dining kitchen features French doors leading to the rear garden. There's a spacious bay-fronted lounge

perfect for the family to relax in. Upstairs you will find two double bedrooms, the family bathroom and access to the second floor, which is entirely occupied by a spacious master bedroom with en suite.



DAVID WILSON HOMES

WHERE QUALITY LIVES

THE KENNETT

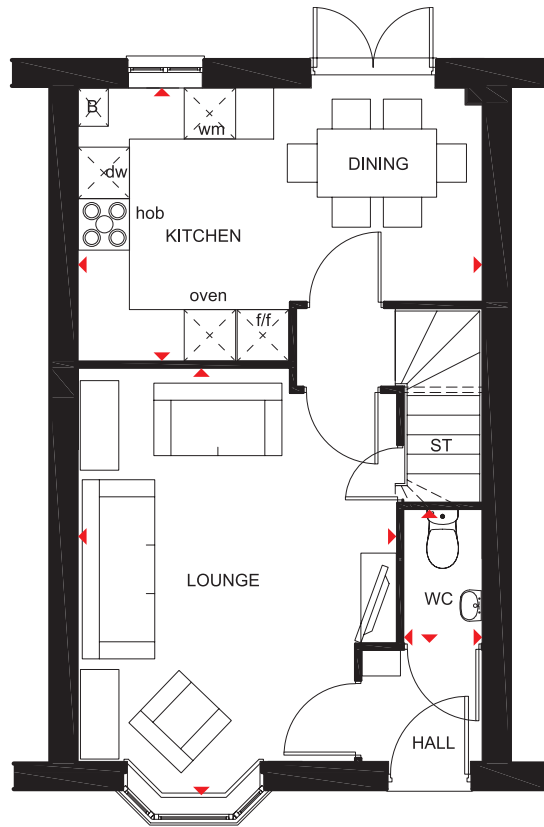
THREE BEDROOM SEMI-DETACHED HOME

Key

B Boiler
ST Store

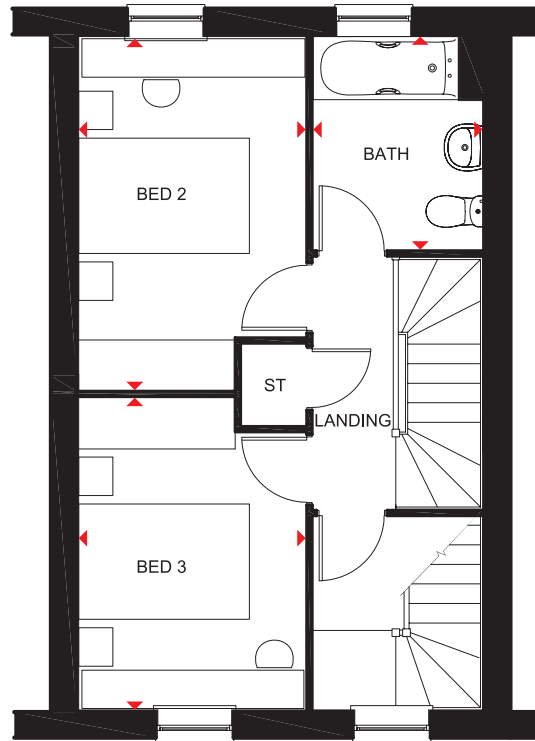
f/f Fridge/freezer space
wm Washing machine space

dw Dishwasher space
◀▶ Dimension location



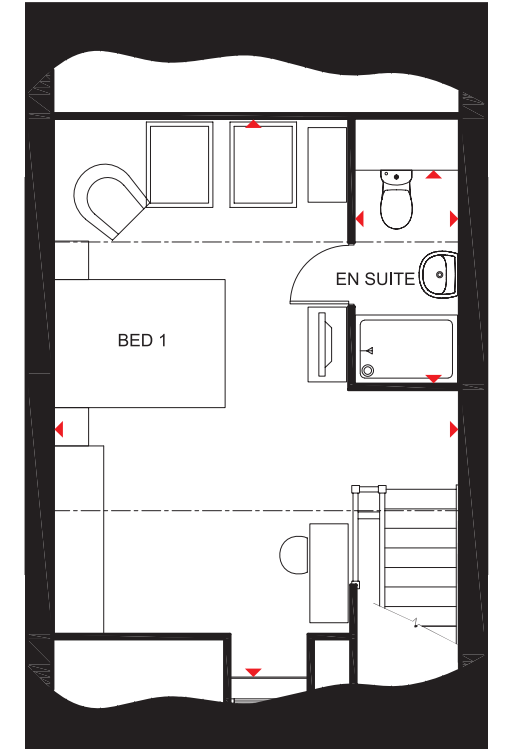
Ground Floor

Lounge	5001 x 3729 mm	16'4" 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	6531 x 4733* mm	21'5" x 15'6"*
En Suite	1210 x 2497* mm	3'11" x 8'2"*

*Overall floor dimension includes lowered ceiling areas

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THE ASHTREE

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The Ashtree demonstrates a clever use of design on a corner plot to create an attractive detached family home. Both the large open-plan kitchen/breakfast room and the long, bay-fronted lounge open onto the rear garden via French doors, naturally

creating extended living space in good weather. A separate dining room, meanwhile, is the perfect place for entertaining indoors. Upstairs are three double bedrooms – the master with en suite – a single bedroom and the family bathroom.



DAVID WILSON HOMES

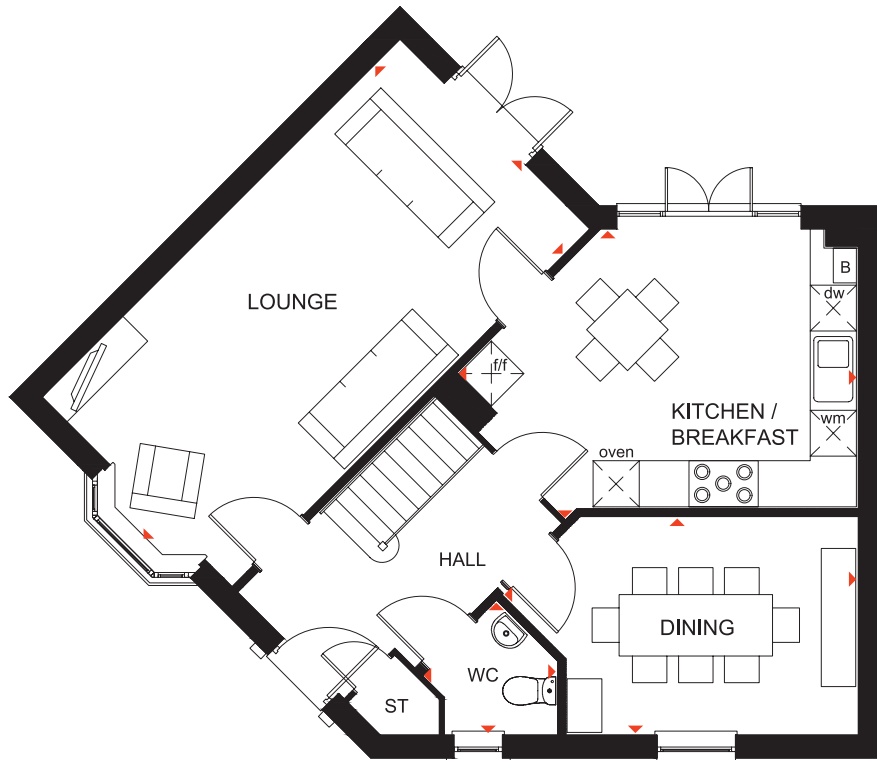
WHERE QUALITY LIVES

THE ASHTREE

FOUR BEDROOM DETACHED HOME

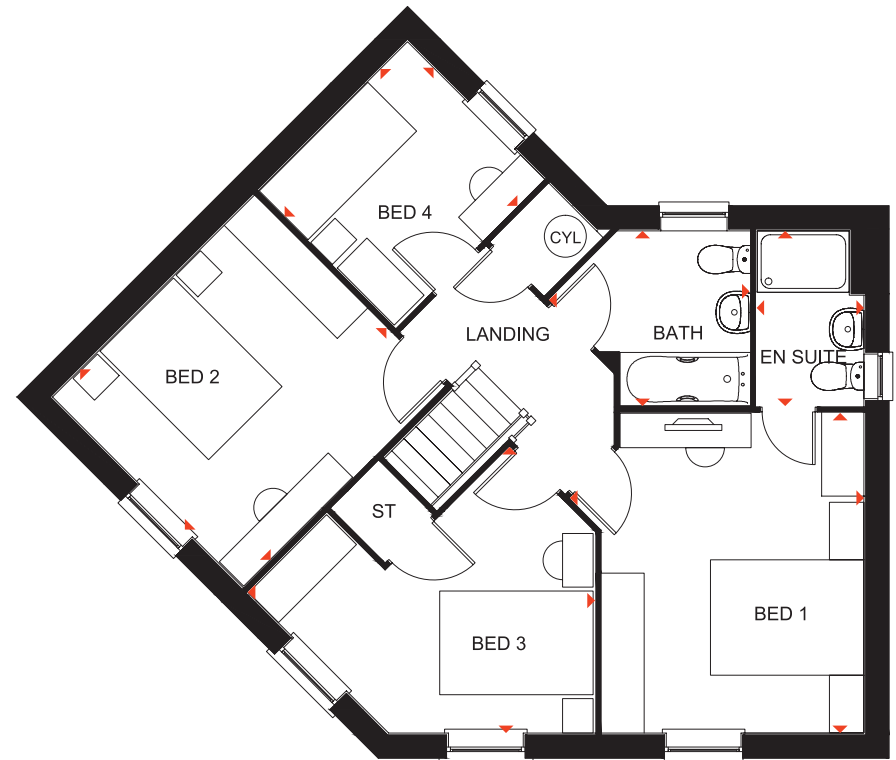
Key

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



Ground Floor

Lounge	6962 x 3445 mm	22'10" x 11'3"
Kitchen/Breakfast	5189 x 3737 mm	17'0" x 12'3"
Dining	4583 x 2795 mm	15'0" x 9'2"
WC	1721 x 1699 mm	5'8" x 5'7"



First Floor

Bed 1	4170 x 3829 mm	13'8" x 12'6"
En suite	2281 x 1400 mm	7'5" x 4'7"
Bed 2	3711 x 3506 mm	12'2" x 11'6"
Bed 3	4522 x 3725 mm	14'10" x 12'2"
Bed 4	2740 x 2521 mm	8'11" x 8'3"
Bath	2613 x 2281 mm	8'6" x 7'5"

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THE CORNELL

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



This family home has a delightfully traditional look, while inside, the large open-plan kitchen with its spacious dining and family areas is designed very much for modern living. An elegant full glazed walk-in bay with French doors gives access to the garden

and there's also a separate utility room. The bright and airy lounge, with an attractive bay window, is the perfect place to relax. Upstairs are three double bedrooms, the large master with en suite, a single bedroom and a family bathroom.



DAVID WILSON HOMES

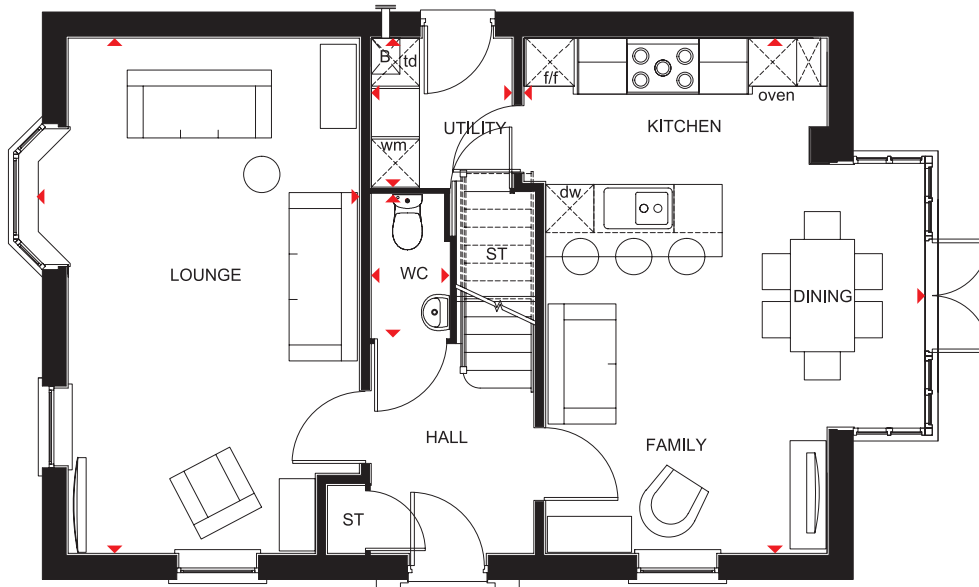
WHERE QUALITY LIVES

THE CORNELL

FOUR BEDROOM HOME

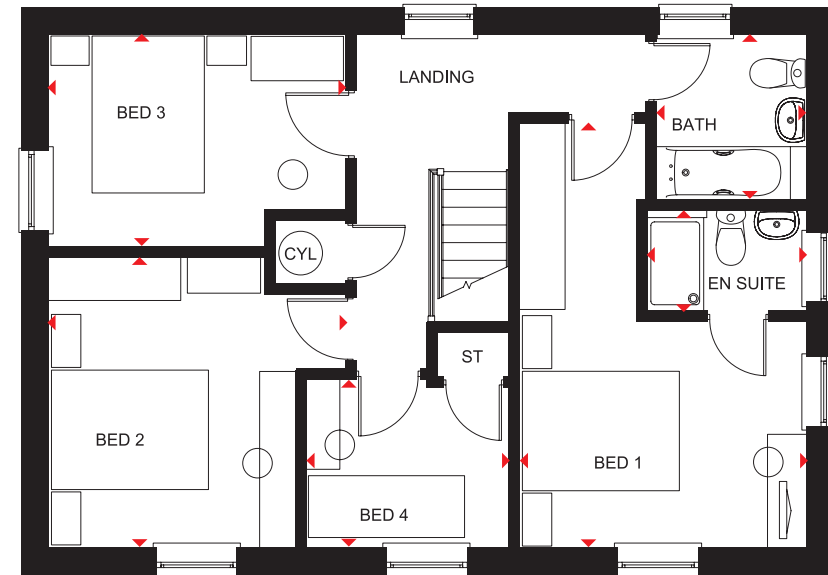
Key

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



Ground Floor

Lounge	6427 x 4028 mm	21'1" x 13'2"
Kitchen/Family/Dining	6427 x 5005 mm	21'1" x 16'5"
Utility	1860 x 1754 mm	6'1" x 5'9"
WC	1786 x 971 mm	5'10" x 3'2"



First Floor

Bed 1	5388 x 3571 mm	17'8" x 11'8"
En suite	2010 x 1324 mm	6'7" x 4'4"
Bed 2	3677 x 3767 mm	12'1" x 12'4"
Bed 3	3767 x 2661 mm	12'4" x 8'9"
Bed 4	2577 x 2160 mm	8'5" x 7'1"
Bath	2062 x 1875 mm	6'9" x 6'2"

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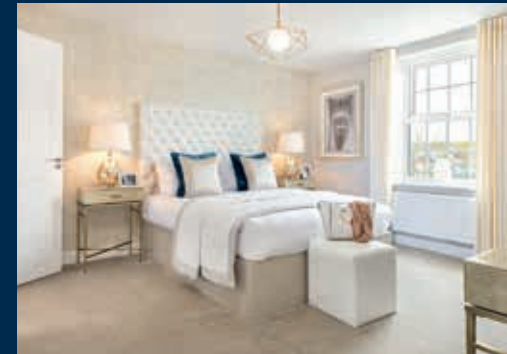


THE HOLDEN

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



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 three double bedrooms, the master with en suite, a single bedroom and a family bathroom.



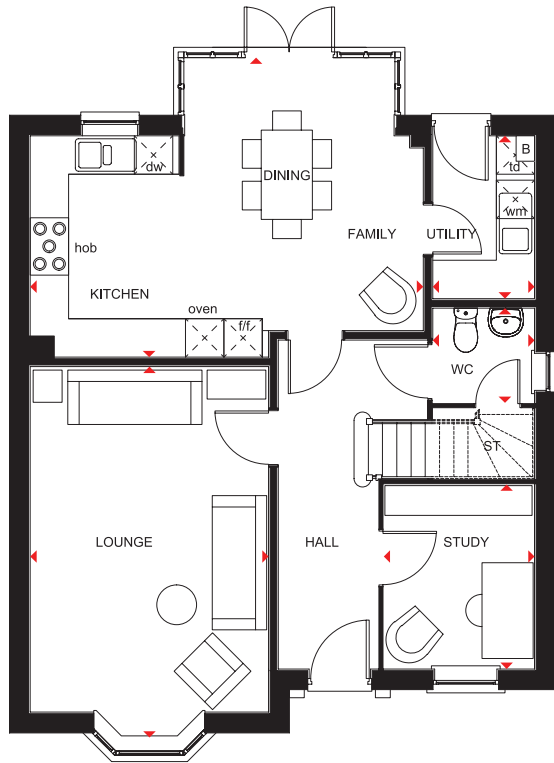
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE HOLDEN

FOUR BEDROOM DETACHED HOME

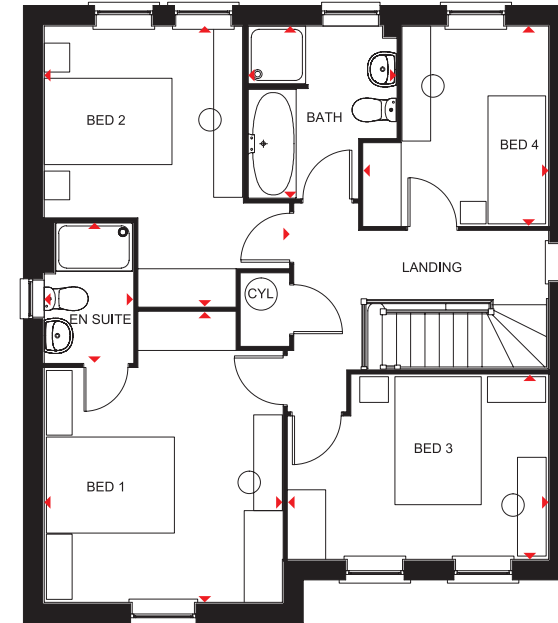
Key

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



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	1506 x 1593 mm	4'11" x 5'3"



First Floor

Bed 1	4543 x 3728 mm	14'11" x 12'3"
En suite	2190 x 1390 mm	7'2" x 4'7"
Bed 2	4384 x 3841 mm	14'4" x 12'7"
Bed 3	4073 x 2886 mm	13'4" x 9'5"
Bed 4	3120 x 2893 mm	10'3" x 9'6"
Bath	2689 x 2316 mm	8'10" x 7'7"

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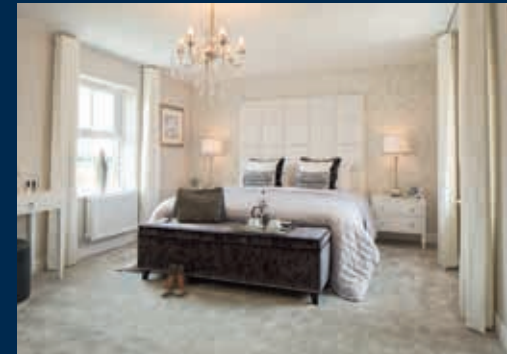


THE LAYTON

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The Layton's intelligent use of space and light make for a beautiful family home. Large French doors in the triple-aspect lounge lead to the rear garden, as do those from the bright, walk-in glazed bay in the kitchen/breakfast area. A separate

dining area and a utility room adjoin the stylishly fitted kitchen, and a study completes the ground floor. On the first floor are four double bedrooms, the expansive master with en suite. The fitted family bathroom includes a separate shower.



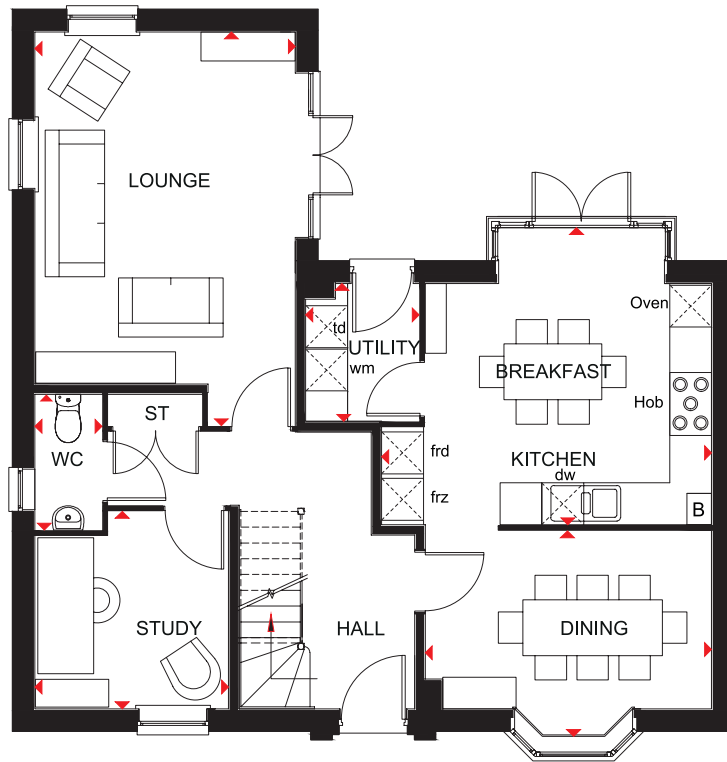
DAVID WILSON HOMES
WHERE QUALITY LIVES

THE LAYTON

FOUR BEDROOM DETACHED HOME

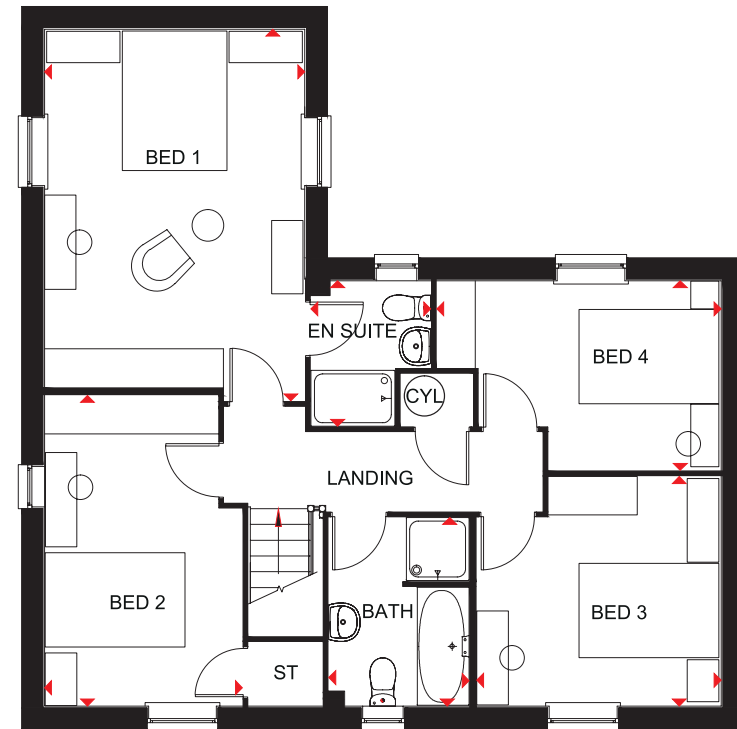
Key

B Boiler	frd Fridge space	dw Dishwasher space
ST Store	frz Freezer space	td Tumble dryer space
CYL Cylinder	wm Washing machine space	◀▶ Dimension location



Ground Floor

Lounge	5637 x 3727 mm	18'5" x 12'2"
Kitchen/Breakfast	4255 x 4725 mm	14'11" x 15'6"
Dining	4100 x 2943 mm	13'5" x 9'7"
Study	2772 x 2826 mm	9'1" x 9'3"
Utility	1975 x 1624 mm	6'5" 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	3500 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 LICHFIELD

FIVE BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser

An impressive three-storey home with spacious rooms for maximum comfort. The large kitchen, with adjoining utility, has breakfast and family space. French doors lead to the garden from here as well as from the separate dining room, which also has elegant double doors opening into the lounge. Across the hall is a study.

Upstairs is an expansive master bedroom with full en suite and dressing area. Both the first and second floors each have two further double bedrooms and a bathroom with shower, providing indulgent space for all the family.



DAVID WILSON HOMES

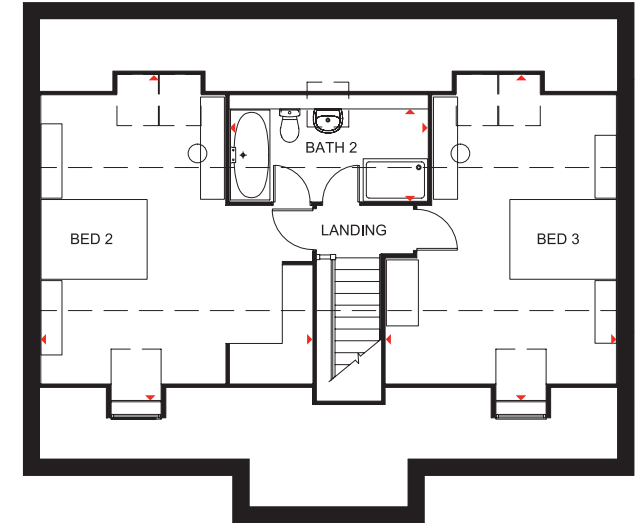
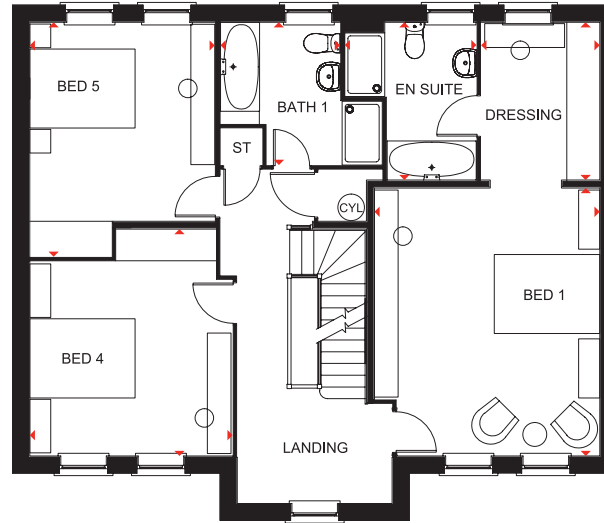
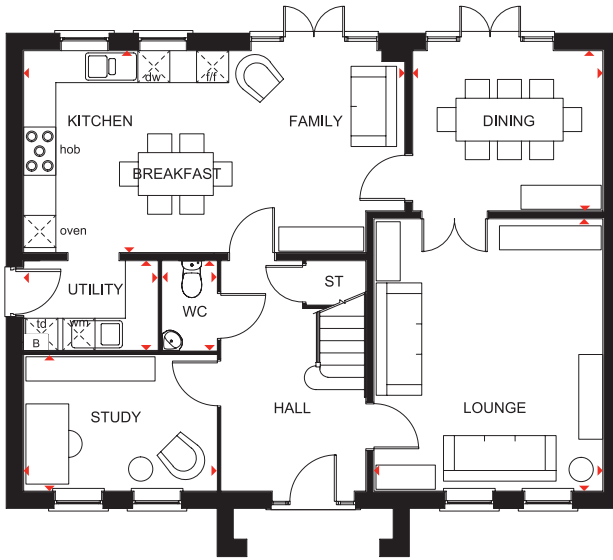
WHERE QUALITY LIVES

THE LICHFIELD

FIVE BEDROOM DETACHED HOME

Key

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



Ground Floor

Lounge	5084 x 4275 mm	16'8" x 14'0"
Kitchen/Family/Breakfast	7115 x 3775 mm	23'4" x 12'4"
Dining	3550 x 2994 mm	11'7" x 9'9"
Study	3605 x 2539 mm	11'9" x 8'4"
Utility	2500 x 1675 mm	8'2" x 5'6"
WC	1675 x 1016 mm	5'6" x 3'4"

First Floor

Bed 1	5084 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"
Bed 4	4303 x 3848 mm	14'1" x 12'8"
Bed 5	4450 x 3511 mm	14'7" x 11'6"
Bath 1	2707 x 2268 mm	8'11" x 7'5"

Second Floor

Bed 2	6111* x 5102 mm	20'0" * x 16'8"
Bed 3	6111* x 4336 mm	20'0" * x 14'3"
Bath 2	3715 x 1733* mm	12'2" * x 5'8"

* Overall floor dimension includes lowered ceiling areas

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THE MOORECROFT

FIVE BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



This five bedroom Moorecroft makes use of all available space to create a home with a range of family-friendly features. The ground floor is designed for family life with a contemporary kitchen with breakfast and family area, a

separate dining room and a lounge leading to the garden. The sumptuous master bedroom with en suite, three other bedrooms and bathroom are on the first floor, with a bedroom and en suite and a versatile den on the second floor.



DAVID WILSON HOMES

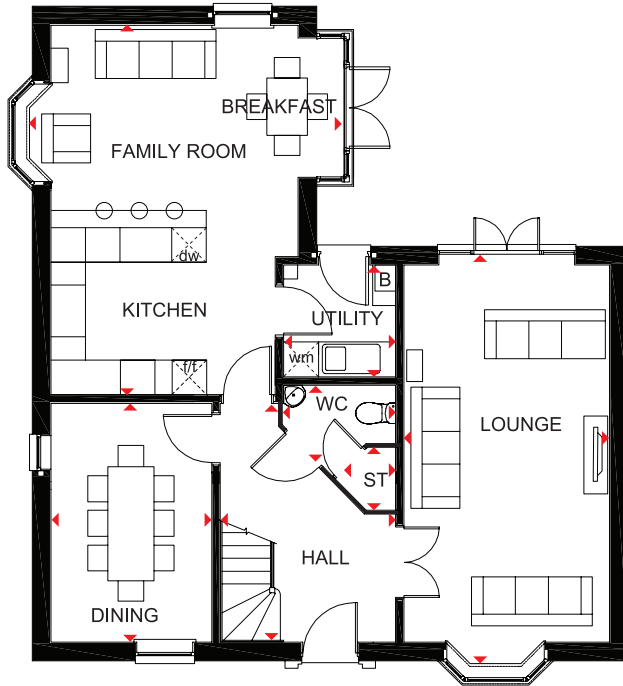
WHERE QUALITY LIVES

THE MOORECROFT

FIVE BEDROOM HOME

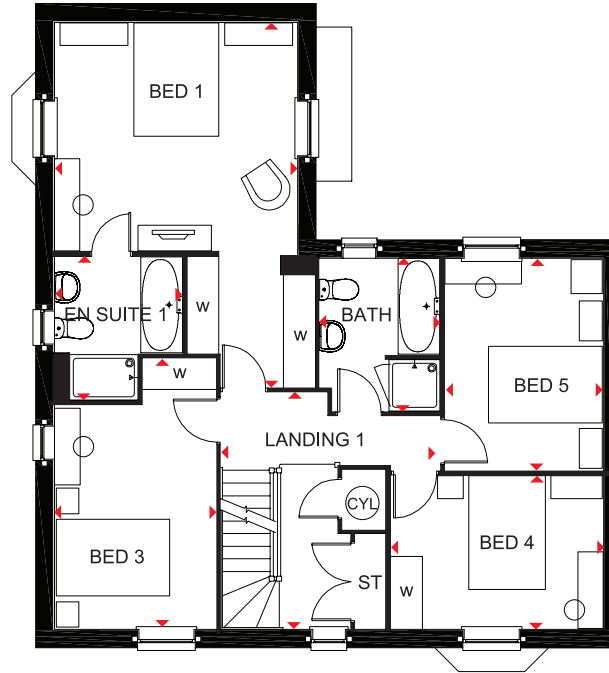
Key

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



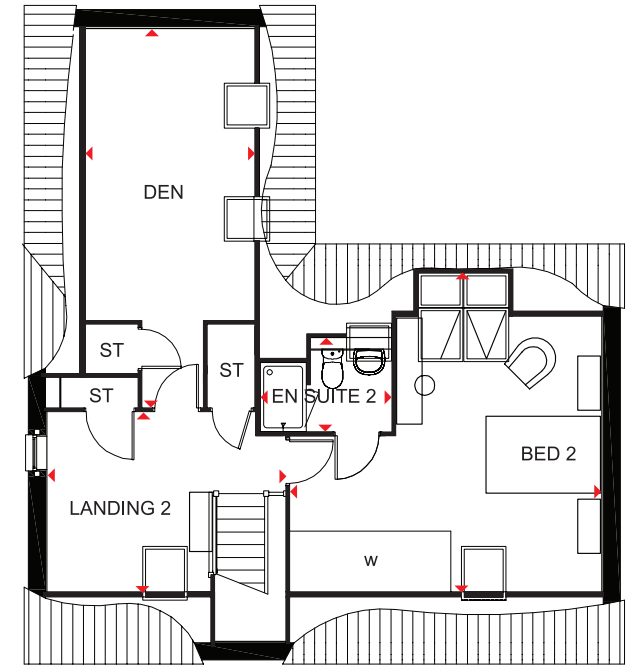
Ground Floor

Family/Kitchen/Breakfast	5462 x 6411 mm	17'9" x 21'0"
Lounge	3562 x 7103 mm	11'7" x 23'3"
Utility	1938 x 1935 mm	6'4" x 6'3"
Dining	2790 x 4143 mm	9'2" x 13'6"
Hall	3038 x 2222 mm	10'0" x 7'3"
WC	1968 x 1014 mm	6'5" x 3'3"
Store	1010 x 1093 mm	3'3" x 3'9"



First Floor

Bed 1	4290 x 4042 mm	14'1" x 13'3"
En suite 1	2238 x 1702 mm	7'3" x 5'6"
Bed 3	2864 x 3942 mm	9'4" x 12'9"
Bed 4	2724 x 3789 mm	8'9" x 12'4"
Bed 5	3753 x 2798 mm	12'3" x 9'2"
Bath	2150 x 2711 mm	7'1" x 8'9"
Landing 1	4189 x 3889 mm	13'7" x 12'8"



Second Floor

Bed 2	5450 x 4803 mm	17'9" x 15'8"
En suite 2	2303 x 1649 mm	7'6" x 5'4"
Landing 2	2834 x 3150 mm	9'3" x 10'3"
Den	2966 x 5130 mm	9'7" x 16'8"

All images used are for illustrative purposes only. Floor plans are intended to give a general indication of the proposed floor layout only. The dimensions are accurate to within + or - 50mm but should not be used for carpet or flooring sizes, appliance spaces or items of furniture. Please ask our Sales Adviser for details of the treatments specified for individual plots. Individual features such as windows, brick and other materials' colours may vary, as may drainage, heating and electrical layouts. All images, photographs and dimensions are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Regional H3606EM May17/336984



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.

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
- 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

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