

# William Davis Homes

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HONEYSUCKLE RISE | BURTON ON THE WOLDS







# William Davis

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Est. 1935

We've been building beautiful homes for more than 85 years.

And throughout that time the work of our family-owned company has always been underpinned by strong values, understanding, and a commitment to being a developer with a difference.

You'll see this in everything from our unique sales packages and upgrades to the fine details we add to make each house a home.

But most of all, you'll see it in our service. Having spent all these years really getting to know our customers, we know it's important that we do everything we can to make finding your new home easier. Whether you'd like to know more about the local area of our latest development, or are being held back by the buyer of your

current home, with our expert consultants and tailored buying options we'll support you every step of the way.

All of this makes up our William Davis Difference. From start to finish, when you buy from William Davis you can always expect to find the highest standards, stay well informed, and be treated with consideration. That's why, in the annual Home Builders Federation survey, we've been rated a five-star developer seven years in a row.

In this brochure you'll find out more about the way we work and what we do, and discover that a William Davis home offers comfort, craftsmanship, and security – from our family, to yours.







*“I love everything about William Davis Homes – the quality, the service, and the staff are all exceptional.”*

# Craftsmen

To build the very best homes we work with the most talented tradespeople. Every aspect of your home is designed, built and finished with care and consideration by our craftsmen, who are closely managed by our production team. So, when you move into your new home you can expect truly unrivalled quality in everything from the carefully laid tiles to the expertly fitted kitchens.







## Detail

It's the little things that make a home truly special. That's why we pay such close attention to detail.

Precision's the order of the day at William Davis. Every single feature we choose for your home offers the quality you and your family deserve; Roca ceramics and Porcelanosa wall tiles bring style to your bathroom, while the latest Smeg appliances will entice you into spending a little more time cooking dinner. We'd want the very best for our family, so that's exactly what we offer yours.



# Honeysuckle Rise

## Burton on the Wolds

Before we give you a glimpse into your new life in a beautiful north Leicestershire village, here's a quick overview of Honeysuckle Rise and the surrounding areas, including just a few of the things you can reach by hopping in the car for 30 minutes or less.



Travelling by car

## Feel at home at Honeysuckle Rise

Situated in north Leicestershire, just three miles from Loughborough, Honeysuckle Rise is our latest development nestled in a stunning countryside setting. With beautiful village views and the hustle and bustle of vibrant cities nearby, Honeysuckle Rise offers the best of both town and country living.

Burton on the Wolds has something for everyone, with plenty to see and do right on your doorstep. From schools, nurseries and churches to cafes, restaurants, salons and barbers, most of life's essentials are all within a 10-minute drive of your new home. So, whether you're a couple, growing family or looking to downsize to a more peaceful location, there is something for everyone at Honeysuckle Rise.



Towles Fields Play Park



Manor Farm Park & Woodlands



Packe Arms Country Pub



Towles Fields Playground

Our stunning new development consists of 70 plots that offer an excellent choice of 2-5-bedroom homes, all beautifully designed inside and out.

# Property Details

Inside and out, each William Davis property is perfectly designed to make you feel at home.

At William Davis we take pride in the little details that make our homes special, whether that's the appliances we install in your kitchen or the tiling we use in your bathroom.

At Honeysuckle Rise our homes range in size and design, and the details will slightly differ depending on the type of home you choose.

## Property-specific features

Some details will be a little different from home to home. If you'd like your new home to have an en-suite or utility room, or you've always dreamt of a fully fitted kitchen with an integrated fridge/freezer and dishwasher, we have something for you at Honeysuckle Rise.

## Upgrades and options

Make the most of our options and upgrades to really personalise your new home. Depending on the build stage, you might be able to upgrade your kitchen with different units and worktops in a choice of traditional and contemporary styles, or even introduce added luxury with a fully tiled bathroom.

If you'd like to know more about our optional upgrades, or see the specifications for particular properties, just get in touch with our sales consultants.



## Key features

Every William Davis home shares a series of quality features. Each property is fitted with mains smoke detectors, UPVC windows, telephone points and aerial points in most of the rooms. The majority of our homes have at least one built-in wardrobe, while all kitchens feature floor coverings, a Smeg gas hob, either a single or double oven, an integrated fridge, and a stainless steel cooker hood. And no matter which home you choose you'll have some green space to make your own, as each William Davis home has a private turfed garden.

For more on the features that make a William Davis home, contact one of our sales consultants.





# Amenities

With many of life's essentials all within easy reach, village life in Burton on the Wolds has everything you need to stay happy and healthy.

A large variety of supermarkets and independent cafés and pubs, as well as a GP centre, dentist surgery and a vet can all be reached within a 15-minute drive from Honeysuckle Rise. Or for some fresh air with a bit more scenery, there's Loughborough Canal Walk, Stonehurst Family Farm and Castle Hill Country Park all under a 20-minute drive from your new home. With Nottingham and Leicester City Centres both under a 30-minute journey by car, your weekend retail therapy has never been easier.

Burton on the Wolds is a fantastic location for your family with road links to the A46, a great selection of public schools nearby and plenty of picturesque space to explore and enjoy.

Find out more about Honeysuckle Rise and the local area over the following pages.





# Nurseries, Schools and Universities



## Burton on the Wolds Playgroup (0.1 miles)

Sitting at the heart of the village, this playgroup welcomes all children aged 2 through to school age.

## Lime Tree Day Nursery (3.6 miles)

This pre-school also doubles as a before and after school club, as well as a holiday club for children up to 11 years old.

## Burton-on-the-Wolds Primary School

(0.2 miles) Rated 'Outstanding' by Ofsted, Burton-on-the-Wolds Primary School welcomes children aged 4-11.

## Wymeswold Church of England

### Primary School (1.6 miles)

Located in the neighbouring village of Wymeswold, this primary school welcomes children aged 4-11 and is rated 'Good' by Ofsted.

## Humphrey Perkins School (2.3 miles)

Another 'Good' rating from Ofsted, this secondary school is in Barrow-Upon-Soar, for children aged 11 to 16.

## Loughborough College (4.6 miles)

This college has received a recent investment of over £6.7M to improve learning and campus facilities and has been rated "Good" by Ofsted.

## Loughborough University (5 miles)

Loughborough University is consistently ranked in the top 10 in the Complete University Guide and has been named best in the world for sport-related courses.

## University of Nottingham (14 miles)

No. 2 in the UK for top employers according to Highfliers Graduate Report 2022, this University has over 2,800 postgraduate research students.

## University of Leicester (15 miles)

Ranked 4th in the UK by Times Higher Education (THE) Impact Ranking, this university is just a 45-minute drive away.

# Medical



## Medical

Your family's health is of incredible importance to us, which is why Honeysuckle Rise has multiple GPs, dentists and pharmacies within a 10-minute drive. For anything more urgent, Loughborough Hospital is just over a 15-minute drive away, with Spire Nottingham Hospital and Nuffield Health Leicester Hospital also within a 30-minute drive. And we know that pets are part of the family too, so your nearest veterinary practice is also under a 10-minute drive away.

Take a look at local GPs and more on the NHS website:

[www.nhs.uk/service-search](http://www.nhs.uk/service-search)



# Other



## Fitness & Wellbeing

Keeping fit and looking after your wellbeing is easy in Burton on the Wolds. Whether you enjoy vigorous sports or a more relaxed approach, there is a variety of health and leisure centres, fitness and gymnasium centres and swimming pools all within easy reach.

Loughborough Leisure Centre is just over a 10-minute drive away and has a variety of facilities, including two swimming pools, gym, spinning studio, sports hall, fitness suite, squash courts and a soft play zone for the little ones to enjoy. You can also get the kids swimming or enjoy an aerobics class at the nearby East Leake Leisure centre.

With a cricket and football club just two minutes away and a golf and rugby club a little further afield, you can get your fix of fitness and social in one go. Or for a bit of pampering closer to home, you'll find beauty salons, hair salons and barbers nearby.

## Outdoors

Living in Honeysuckle Rise means you won't be short of outside activities. Hop in the car for less than 15 minutes and you'll find great family days out such as Stonehurst Family Farm, Castle Hill Country Park, Charnwood Museum and a beautiful canal walk in Loughborough.

## Shopping

Burton in the Wolds and the surrounding cities have all your shopping needs catered for with Loughborough's premier destination for fashion and lifestyle, The Rushes Shopping Centre, just 20-minutes away.

For the big weekly shop, you can hop in the car for no more than 15 minutes to Sainsbury's, Waitrose, The Co-op or Aldi. Or for some serious retail therapy, Nottingham and Leicester City Centres are just 30-minutes away, with a huge array of high street brands, department stores, independents, restaurants and activities for the whole family to enjoy.

## Transport

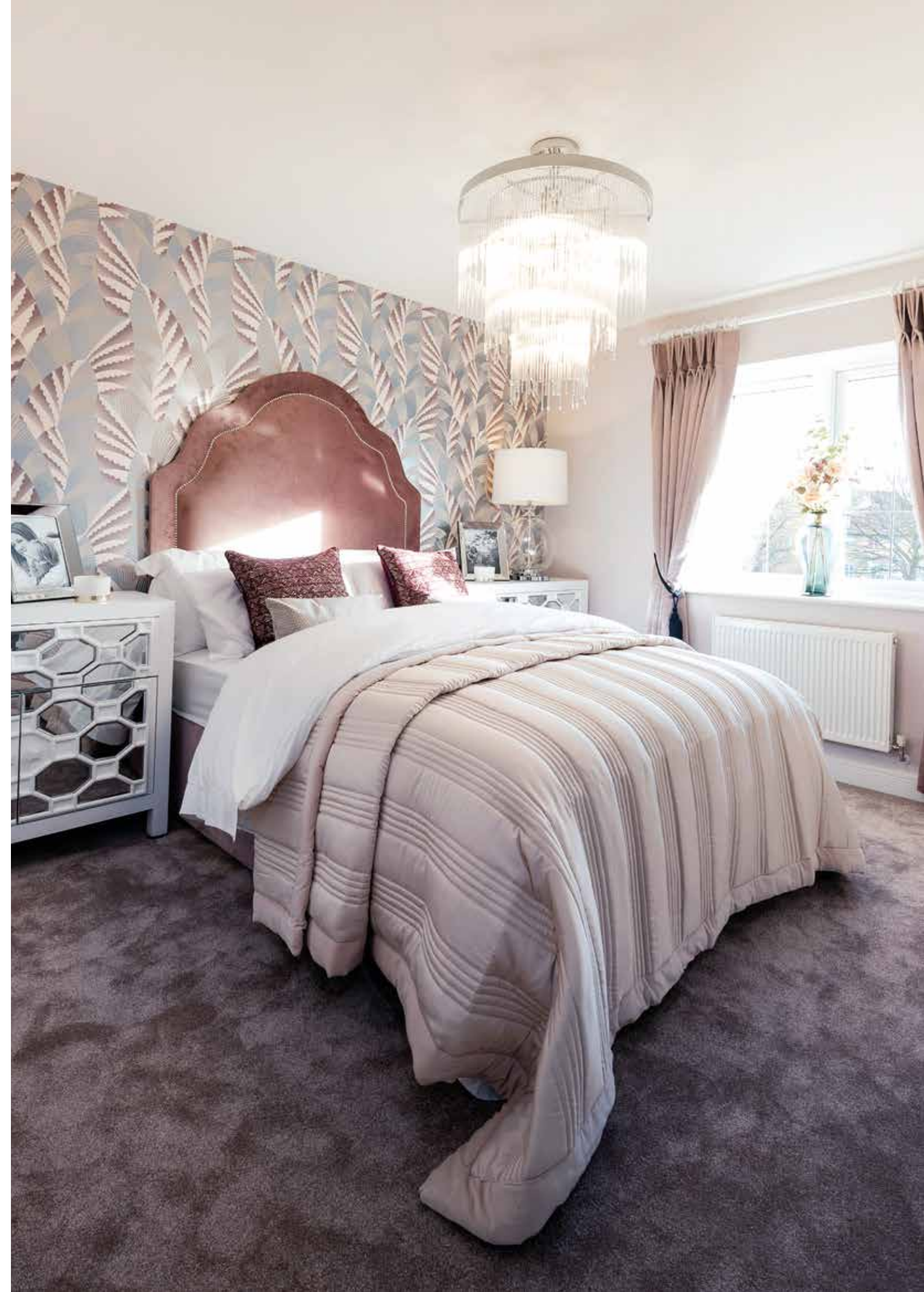
Whether you're commuting for work in the week or exploring further afield at the weekend, Honeysuckle Rise is well connected to the local area with links to the A46, M1 and A6.

Both Barrow-upon-Soar and Loughborough train stations are under a 10-minute drive from Burton in the Wolds and the village has regular bus services to Loughborough and Melton Mowbray.


## Food and drink

When it comes to dining out or enjoying a few drinks, between Burton on the Wolds and the surrounding villages, every taste and budget is covered. Nearby, you'll find a great selection of local pubs and restaurants including The Greyhound Inn, The Blacksmiths Arms, The Navigation Inn and The White Lion, as well as good quality food and drink from the Goodliffes bar, The Windmill Inn and The Three Crowns.

Head a little further out and you'll find highly rated restaurants such as Pilling's Boat House or Miller and Carter Rothley. Or for those special occasions, you can hop in the car or taxi to Michelin star restaurants dotted around Nottingham and Leicester such as Sat Bains, La Rock or Saporì.







*“Having visited plenty of other developments, we were determined to be the first to choose our plot and were first in the queue when the sales office opened.”*

# Virtual Reality

Take a stroll around Honeysuckle Rise through an immersive experience allowing you to view every plot on the site. Head to our website and search for Honeysuckle Rise to view a virtual tour of the development.

## Your Home

Buying a new house – whether it’s your first or your third – is a big commitment, and you need to feel that you’re making the right decision.

With our brilliant customer care, NHBC accreditation and work with the Home Builders Federation, you can rest assured that a William Davis home is a home for life.

### NHBC

NHBC is an independent, non-profit organisation designed to improve the quality of British homes by setting and monitoring house building standards, and William Davis is an approved NHBC Registered Builder. Being one of NHBC’s Registered Builders doesn’t just mean that we follow their house building standards; an NHBC expert inspects every one of our homes during key stages of the build, ensuring your home is finished to the very highest quality.

Then, when you move into a William Davis home it is immediately protected by NHBC Buildmark, a 10-year warranty and insurance policy that begins as soon as you exchange contracts. For the first two years your home is covered by our initial warranty, which means that if you have any problems with your home we’ll sort things out. After the builder warranty has ended, your home will continue to be protected by our insurance cover until 10 years after completion.

### New Homes Quality Board

We have signed up to be part of the NHQB, an independent not-for-profit body that oversees reforms in the build quality of new homes and customer service. The body will soon be introducing a framework of additional requirements for developers including transparency of sales and after care processes to ensure that every aspect of a new home purchase is covered. Until this is fully introduced we are covered by our Consumer Code membership.

### A five-star house builder



Every year, the NHBC runs a new home satisfaction survey on behalf of the Home Builders Federation, the UK’s main representative body for the house building industry.

The national survey polls owners of new homes on everything from the buying and handover process to the design and layout of their property. They’re also asked whether they’d recommend their builder to friends.

For seven years running, more than 90% of our surveyed homeowners have said they would recommend us to a friend, leading to William Davis receiving the maximum five-star rating.

### Customer Services

Having spent all these years working closely with our customers, we know it’s important that we do everything we can to make finding your new home easier.

Brilliant customer service is central to everything we do. Whether you need advice on your buying options or want to know more about the local area, we’re only a phone call away. And the experience doesn’t end when you step through your new front door. Our after sales care is second to none, and even includes a 24-hour callout and repair service for new homeowners; so, if you need urgent help, we’ll always be there.





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**Living in Burton on the Wolds**