



THE
Willows
WILLINGTON

> dandara

ABOUT DANDARA

At Dandara we create award-winning homes which combine innovative design with the highest standards of quality. We build in the best locations and always with the customer in mind.

We work with local communities in order to ensure the developments we build enhance and complement the local surroundings and are designed with longevity so our customers will love living in them for years to come.

Our high standards are reflected in our dedication to our customers and the service they receive, cementing our position as one of the UK's most respected private housebuilders.



The Willows

WELCOMES YOU

Nestled in the village of Willington, surrounded by the open Bedfordshire countryside, The Willows is a superb new collection of contemporary homes designed to deliver the style, comfort and quality that you deserve – now and in the future.



WILLINGTON

BEDFORDSHIRE

Willington is a peaceful village located a short distance from Bedford. This welcoming community, and its local amenities, including a pub, restaurant, café, shops and Frosts Garden Centre, make it the perfect location for country living with convenient access to towns and cities.

The area has plenty of outdoor activities to enjoy and explore. Visit the Danish Camp, a monument dating back to the Vikings which offers cycling trails, walking paths, boat rides and a restaurant. For the golf enthusiast, Bedfordshire County is home to over 20 golf courses.

Rich in history, the village is home to the 16th-century stone-built Willington Dovecote, now also a nesting site for Barn Owls and Kestrels, and a great spot for bird watching. The village itself has a lot of character, with many old buildings, including the village hall which was originally an 18th-century farmhouse.

Willington's pretty rural setting and convenient transport links make it a popular choice for those seeking to enjoy country living in a convenient location.

It's the perfect place to call home.

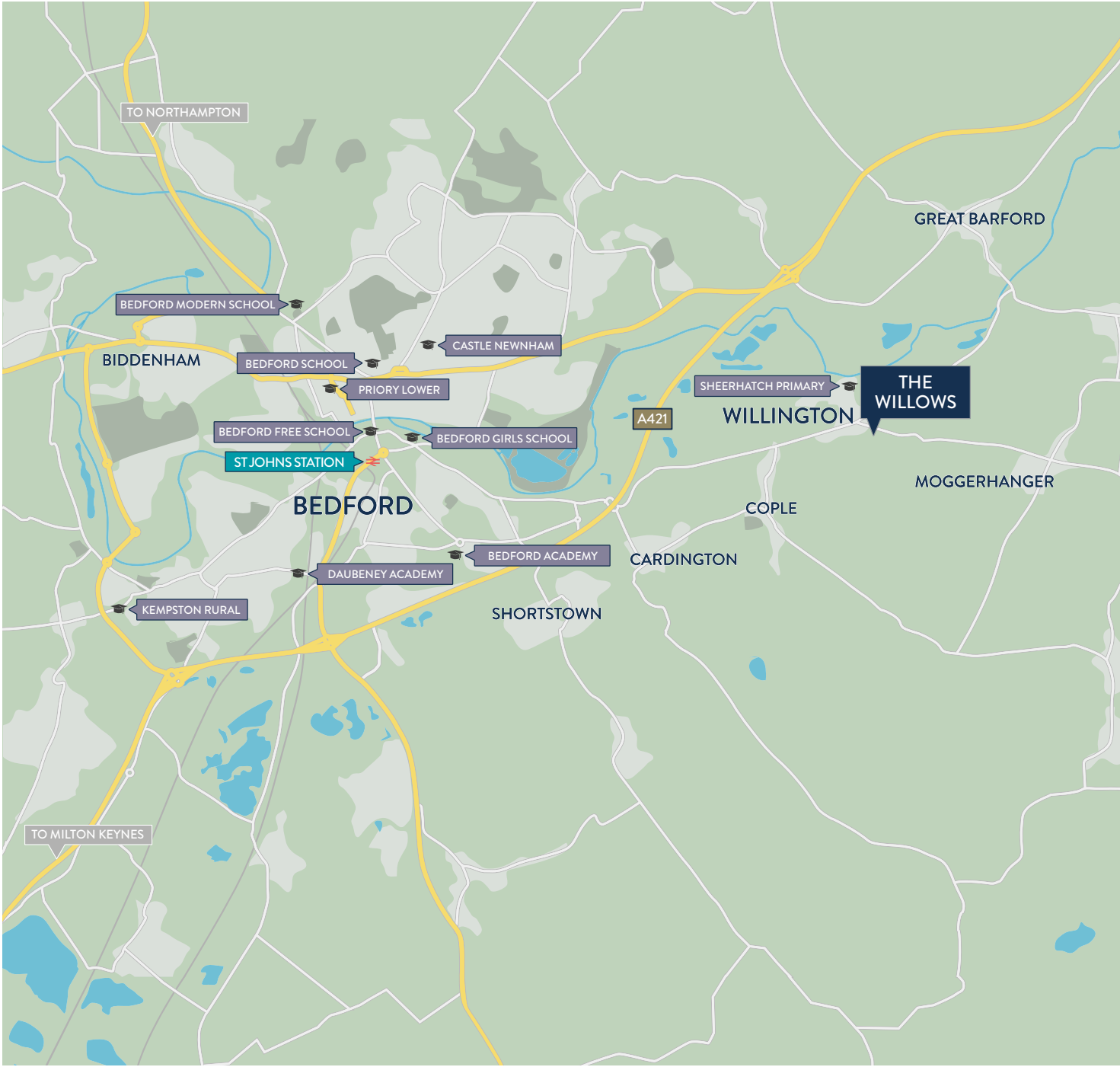




This Computer Generated Image of The Willows is indicative only.









THE PERFECT LOCATION

EDUCATION

Sheerhatch Primary	0.5 miles
Bedford Academy	4.3 miles
Bedford Girls School	4.3 miles
Bedford Free School	4.7 miles
Bedford School	5.2 miles
Castle Newnham	5.9 miles
Bedford Modern School	6 miles
Daubeney Academy	6.2 miles

LOCAL AMENITIES

Frosts Garden Centre	0.1 miles
Post Office & Convenience store	0.3 miles
Fruit & Vegetable shop	0.5 miles
Hudsons Plant Centre Bedford	0.6 miles
Co-op Food	3.6 miles
Bedford Hospital	5.1 miles
Sainsbury's	6.3 miles
Waitrose	6.5 miles
Tesco Superstore	7 miles
Medical Centre	7 miles
The Bedford Golf Club	12 miles

TRAIN STATIONS

St Johns Station Bedford	4.6 miles
Sandy Station	4.6 miles
Biggleswade Station	6.9 miles

AIRPORTS

Luton Airport	31 miles
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HIGH QUALITY SPECIFICATION

At Dandara, we believe the difference between simply building a house and creating a home is attention to detail. From the initial design stage, right through to the final finishing touches, quality is built-in as standard.

SPECIFICATION DETAILS

KITCHENS

Choice of high quality fully-fitted contemporary kitchens, with LED under cabinet lighting, soft closing drawers and cupboards, finished with stylish laminate worktops.* Equipped with appliances including: stainless steel extractor hood, integrated single or double oven,** ceramic hob with stainless steel splashback, integrated fridge freezer, dishwasher** and a stainless steel 1 1/2 bowl sink with chrome tap.

BATHROOMS

Quality white suite comprising bath,** basin, chrome taps, WC, heated chrome towel rail. Porcelanosa floor and wall tiles.

ENSUITES**

The stylish ensuites feature high quality contemporary white basin with polished chrome taps, enclosed thermostatically controlled shower with polished chrome fittings, WC and a heated chrome towel rail. Porcelanosa floor and wall tiles.

CLOAKROOM

All feature high quality white sanitaryware comprising WC, basin with tiled splash back and polished chrome taps.

INTERNAL JOINERY

High quality white panelled internal doors with glazed door to kitchen, with contemporary chrome door handles.

INTERNAL FINISH & DECORATION

Walls and ceilings painted with white emulsion. All woodwork is finished in white gloss/satin finish.

WARDROBES

Four and five bedroom homes include stylish fitted wardrobes with sliding doors in bedroom one.

RENEWABLE TECHNOLOGIES

Waste water heat recovery & photovoltaic panels installed to selected homes.**

HEATING & HOT WATER

Provided by either a gas fired combi-boiler or system boiler and domestic hot water storage cylinder.** Steel panel radiators with thermostatic radiator valves.

ELECTRICAL

White sockets and switches throughout. Telephone and data sockets in lounge and study (where applicable). TV/Satellite outlets to lounge and bedroom one. External socket and switch.

LIGHTING

Recessed LED down lighting to kitchen/dining, bathrooms, ensuites and WC. Pendants to lounge, dining area, bedrooms, hallway, landing and study (where applicable).

WINDOWS AND DOORS

Pre-finished front and back door, complete with multi-point locking mechanism and chrome door lever. Double-glazed uPVC casement windows.

EXTERNAL

Block pavior to driveway, paved slabs to paths and patios. External tap. Front gardens are turfed/ landscaped. Rear gardens are fenced and rotavated. Pre-finished garage door (where applicable).

* Subject to build stage. ** Subject to house type and plot.

SITE PLAN



- | | | | |
|---|---|---|---|
|  The Blenheim
5 Bed |  The Kingston
5 Bed |  The Chartwell
4 Bed |  The Windsor
4 Bed |
|  The Goodwood
4 Bed |  The Chawton
4 Bed |  The Penshurst V1
4 Bed |  The Penshurst V2
4 Bed |
|  The Gosford
3 Bed |  The Charleston
3 Bed |  Shared
Ownership |  Affordable
Rent |

HOUSE TYPES

THE BLENHEIM



A generous five bedroom detached home with a double garage

THE KINGSTON



A five bedroom detached home with a double garage

THE CHARTWELL



A four bedroom detached home with a garage

THE WINDSOR



A four bedroom detached home with a garage

THE GOODWOOD



A four bedroom detached home with a garage

THE CHAWTON



A four bedroom detached home with an integral garage

THE PENSHURST



A four bedroom detached home with a garage

THE GOSFORD



A three bedroom detached home with a garage

THE CHARLESTON



A semi-detached three bedroom home with parking

THE BLENHEIM

FIVE BEDROOM DETACHED HOME WITH A DOUBLE GARAGE

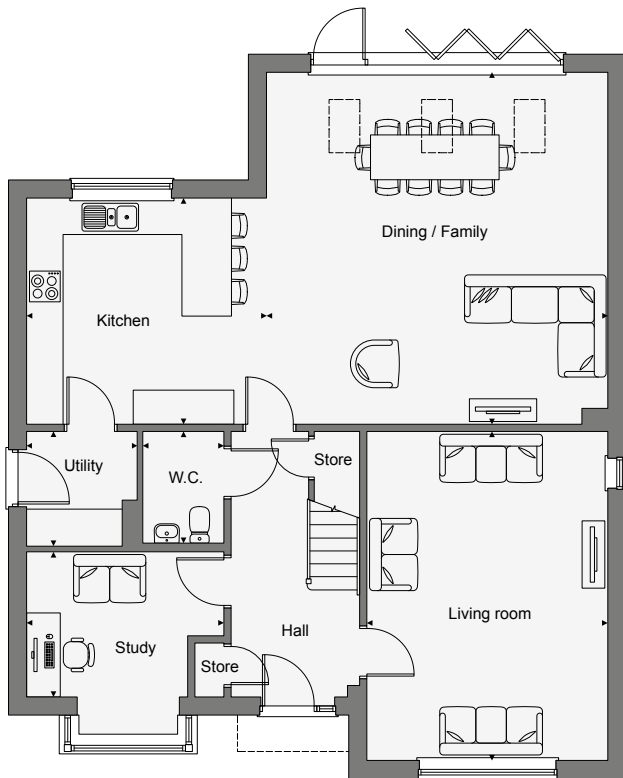


This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

This generous five bedroom detached home features a spacious living room at the front of the property, with a superb open-plan kitchen-dining-family room at the rear, with bi-fold doors to access the garden.

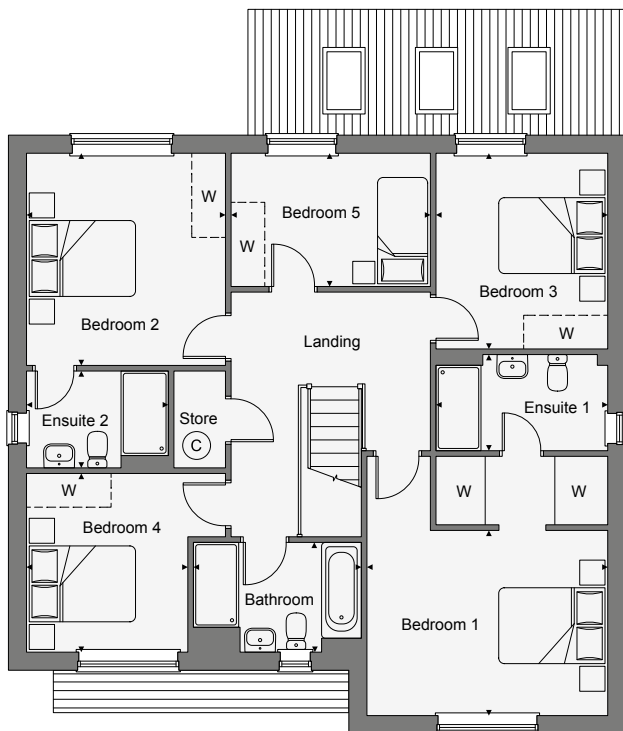
There is also a separate study, a utility room with store and a W.C. on the ground floor.

Upstairs, there are four double bedrooms, a single bedroom and a stylish family bathroom. Bedrooms one and two both benefit from an ensuite shower room with fitted wardrobes included in bedroom one.



GROUND FLOOR

Kitchen	4.27m x 4.02m	14'0" x 13'2"
Dining/Family	6.27m x 6.08m	20'7" x 20'0"
Living room	5.85m x 4.29m	19'3" x 14'1"
Study	3.53m x 2.61m	11'7" x 8'6"
Utility	2.02m x 1.99m	6'7" x 6'6"
W.C.	1.98m x 1.45m	6'6" x 4'9"



FIRST FLOOR

Bedroom 1	4.29m x 3.29m	14'1" x 10'10"
Ensuite 1	2.51m x 1.68m	8'3" x 5'6"
Bedroom 2	3.78m x 3.53m	12'4" x 11'6"
Ensuite 2	3.04m x 1.66m	10'0" x 5'5"
Bedroom 3	3.48m x 3.04m	11'5" x 10'0"
Bedroom 4	3.16m x 2.86m	10'5" x 9'5"
Bedroom 5	3.54m x 2.38m	11'8" x 7'10"
Bathroom	2.95m x 1.95m	9'8" x 6'5"

 - suggested space for wardrobe

THE KINGSTON

FIVE BEDROOM DETACHED HOME WITH A DOUBLE GARAGE

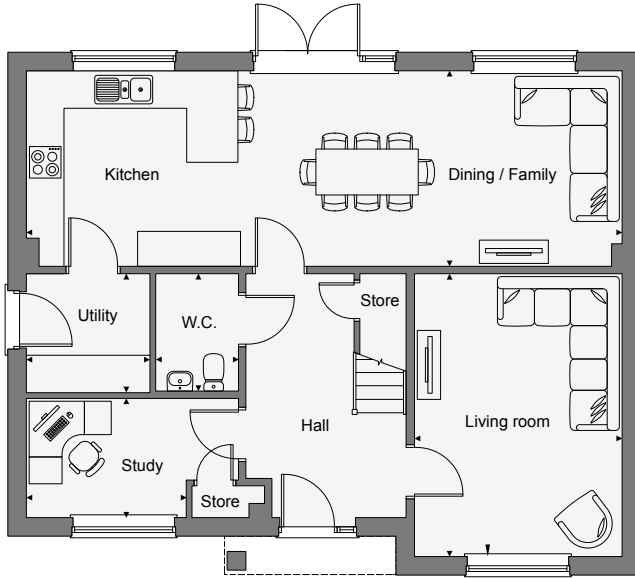


This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

This generous five bedroom detached home features a spacious living room at the front and a superb open plan kitchen-dining-family room at the rear, with French doors providing access to the garden.

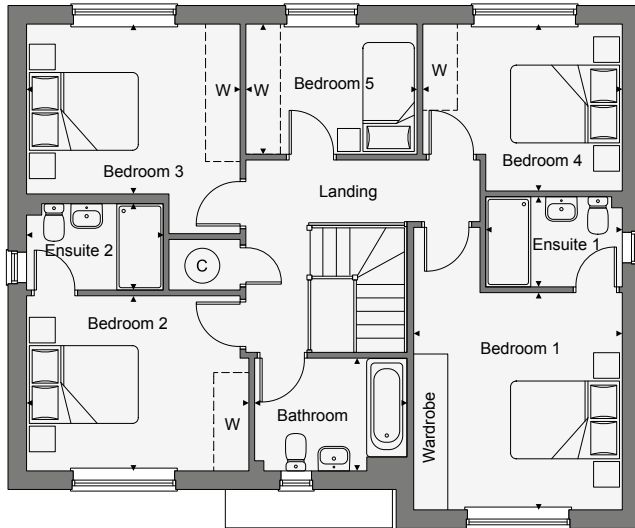
There is also a separate study, utility room, store and W.C. on the ground floor.

Upstairs, there are four double bedrooms, a single bedroom and a stylish family bathroom. Bedrooms one and two both benefit from an ensuite shower room with fitted wardrobes included in bedroom one.



GROUND FLOOR

Kitchen/Dining/ Family	10.37m x 3.38m	34'0" x 11'1"
Living room	4.92m x 3.61m	16'1" x 11'1"
Study	3.68m x 2.10m	12'1" x 6'10"
Utility	2.14m x 2.06m	6'9" x 7'0"
W.C.	2.02m x 1.45m	7'0" x 6'9"



FIRST FLOOR

Bedroom 1	3.79m x 3.67m	12'5" x 12'0"
Ensuite 1	2.37m x 1.52m	7'9" x 5'0"
Bedroom 2	3.86m x 3.07m	12'8" x 10'0"
Ensuite 2	2.36m x 1.50m	7'9" x 4'11"
Bedroom 3	3.70m x 2.99m	12'1" x 9'10"
Bedroom 4	3.47m x 2.92m	11'4" x 9'7"
Bedroom 5	2.96m x 2.30m	9'9" x 7'6"
Bathroom	2.65m x 1.92m	8'8" x 6'3"

 - suggested space for wardrobe

Floorplans shown for plots 28 & 38. Plot 33 is handed. Plot 28 has an attached garage. Please ask your sales consultant for full details.

THE CHARTWELL

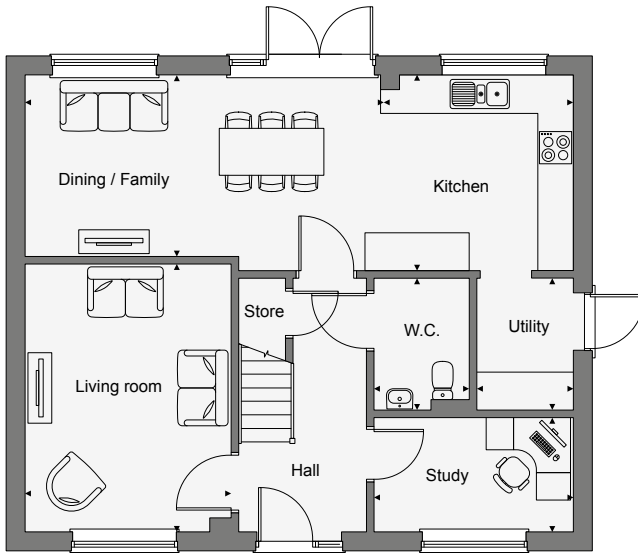
FOUR BEDROOM DETACHED HOME WITH A GARAGE



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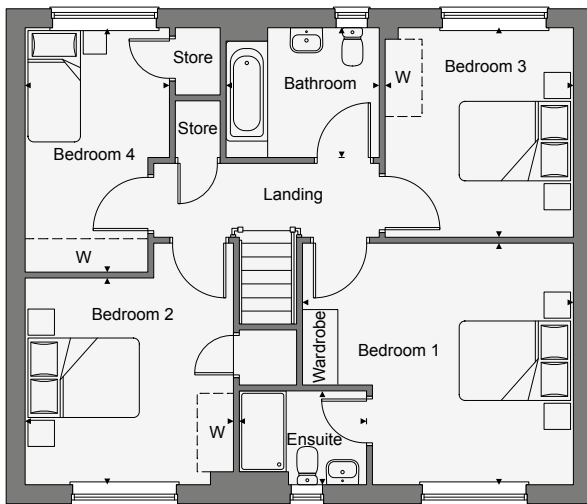
This spacious four bedroom detached home features a generous living room and a study at the front of the property, with a superb open-plan kitchen-dining-family room at the rear with French doors to access the garden. There is also a utility room, W.C. and an under stairs storage cupboard.

Upstairs, bedroom one includes fitted wardrobes and an ensuite shower room. There are two further double bedrooms, a single bedroom, a stylish family bathroom and a storage provision on the landing.



GROUND FLOOR

Kitchen	3.65m x 3.30m	12'0" x 10'10"
Dining/Family	6.03m x 3.08m	19'9" x 10'1"
Living room	4.55m x 3.51m	14'11" x 11'6"
Study	3.44m x 1.95m	11'3" x 6'5"
Utility	2.25m x 1.70m	7'4" x 5'7"
W.C.	2.21m x 1.65m	7'3" x 5'5"



FIRST FLOOR

Bedroom 1	4.64m x 4.09m	15'2" x 13'5"
Ensuite	2.15m x 1.52m	7'0" x 5'0"
Bedroom 2	3.57m x 3.50m	11'8" x 11'6"
Bedroom 3	3.59m x 3.23m	11'9" x 10'7"
Bedroom 4	4.18m x 2.47m	13'8" x 8'1"
Bathroom	2.60m x 2.20m	8'6" x 7'2"

W - suggested space for wardrobe

THE WINDSOR

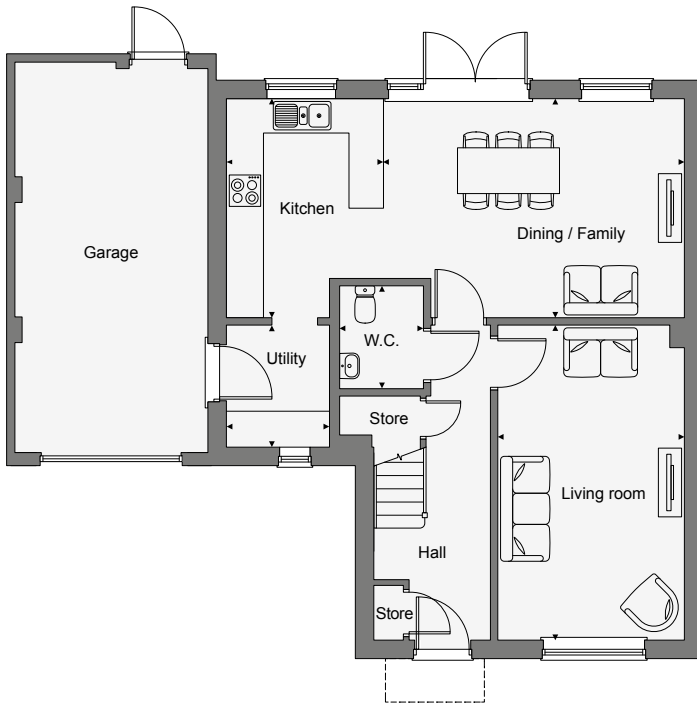
FOUR BEDROOM DETACHED HOME WITH A GARAGE



This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

This attractive four bedroom detached home features a generous living room to the front of the property, with a superb open-plan kitchen-dining-family room to the rear with French doors to the garden. There is also a separate utility room, W.C. and storage provisions along the hallway.

Upstairs, bedroom one includes fitted wardrobes and benefits from its own ensuite shower room. There are two further double bedrooms, a single bedroom and a stylish family bathroom.



GROUND FLOOR

Kitchen	3.82m x 2.75m	12'7" x 9'0"
Dining/Family	5.25m x 3.82m	17'3" x 12'7"
Living room	5.49m x 3.25m	18'0" x 10'8"
W.C.	1.80m x 1.47m	5'11" x 4'10"
Utility	2.18m x 1.78m	6'11" x 5'10"



FIRST FLOOR

Bedroom 1	4.43m x 3.59m	14'1" x 11'9"
Ensuite	2.46m x 1.67m	8'1" x 5'5"
Bedroom 2	4.32m x 2.57m	14'2" x 8'5"
Bedroom 3	4.56m x 2.67m	14'11" x 8'9"
Bedroom 4	3.28m x 2.65m	10'9" x 8'8"
Bathroom	2.98m x 2.15m	9'9" x 7'0"

 - suggested space for wardrobe

THE GOODWOOD

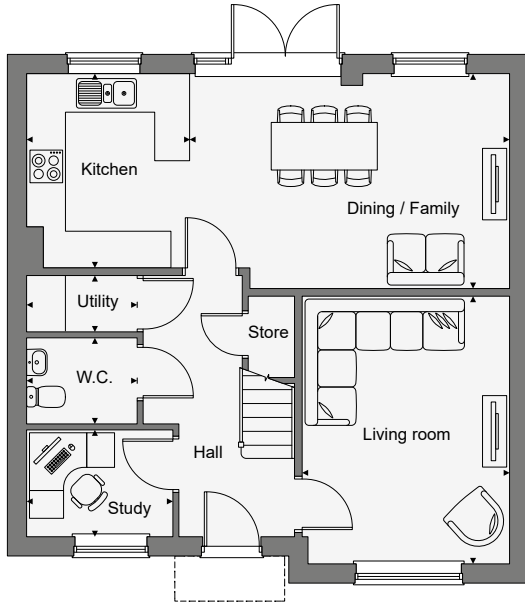
FOUR BEDROOM DETACHED HOME WITH A GARAGE



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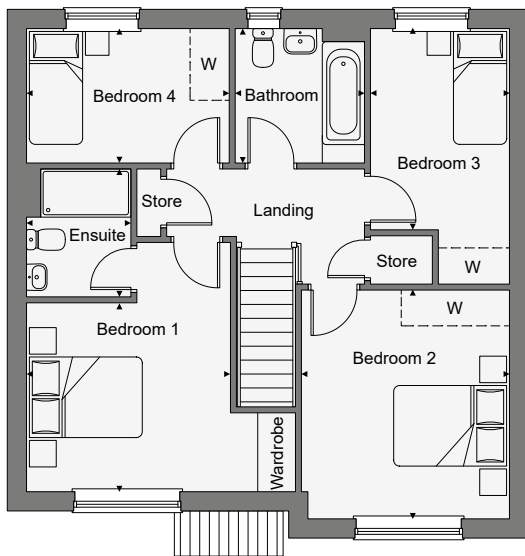
This comfortable four bedroom detached home features a generous living room with a study at the front of the property, with a superb open-plan kitchen-dining-family room to the rear, from which French doors provide access to the garden. There is also a separate utility room, under stairs storage and a W.C.

Upstairs, bedroom one includes fitted wardrobes and benefits from its own ensuite shower room. There is a further double bedroom, two single bedrooms, a family bathroom and additional storage.



GROUND FLOOR

Kitchen	3.26m x 2.74m	10'8" x 9'0"
Dining/Family	5.36m x 3.61m	17'7" x 11'10"
Living room	4.47m x 3.48m	14'8" x 11'5"
Study	2.44m x 1.77m	8'0" x 5'10"
Utility	1.82m x 0.94m	5'10" x 3'1"
W.C.	1.82m x 1.45m	5'10" x 4'7"



FIRST FLOOR

Bedroom 1	4.52m x 3.19m	14'10" x 10'5"
Ensuite	2.16m x 1.72m	7'1" x 5'7"
Bedroom 2	3.86m x 3.51m	12'8" x 11'6"
Bedroom 3	4.28m x 2.34m	14'0" x 7'8"
Bedroom 4	3.45m x 2.24m	11'3" x 7'5"
Bathroom	2.22m x 2.15m	7'3" x 7'0"

 - suggested space for wardrobe

Floorplans shown for plots 2 & 7. Plots 8, 12, 20 & 22 are handed. *Plot 22 has an attached garage. *Plots 2, 7, 8, 12 & 20 have a window to the ensuite. Please ask your sales consultant for full details.

THE CHAWTON

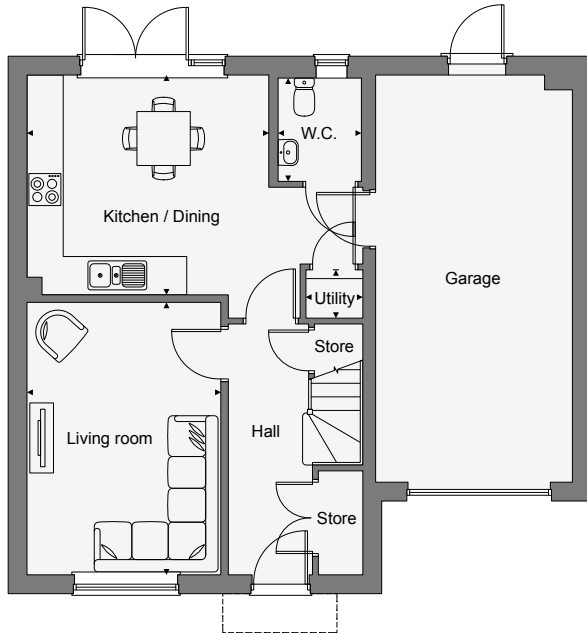
FOUR BEDROOM DETACHED HOME WITH AN INTEGRAL GARAGE



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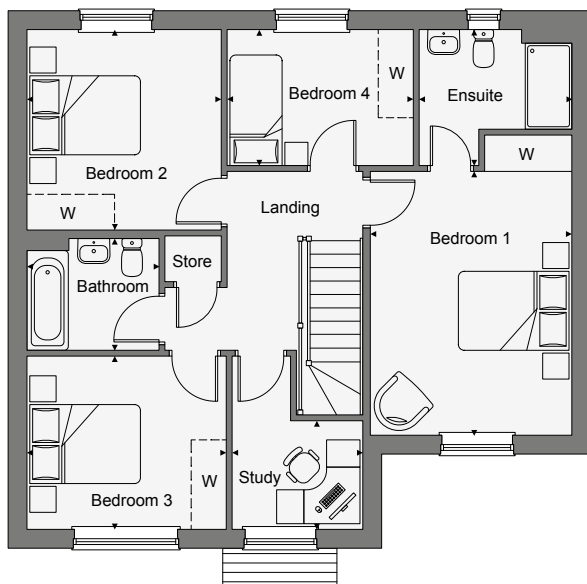
This contemporary four bedroom detached home features a generous living room to the front of the property, with a superb open-plan kitchen-dining-family room to the rear with French doors to the garden. There is also a separate utility room, W.C. and storage provisions along the hallway.

Upstairs, bedroom one includes fitted wardrobes and benefits from its own ensuite shower room. There are two further double bedrooms, a single bedroom, a stylish family bathroom and a study.



GROUND FLOOR

Kitchen/Dining	4.17m x 3.75m	13'8" x 12'4"
Living room	4.66m x 3.31m	15'4" x 10'10"
Utility	0.95m x 0.81m	3'1" x 2'7"
W.C.	1.80m x 1.45m	5'10" x 4'9"



FIRST FLOOR

Bedroom 1	4.52m x 3.51m	14'10" x 11'6"
Ensuite	2.60m x 1.69m	8'6" x 5'6"
Bedroom 2	3.47m x 3.34m	11'4" x 10'11"
Bedroom 3	3.43m x 2.97m	11'3" x 9'9"
Bedroom 4	3.22m x 2.37m	10'6" x 7'9"
Study	2.23m x 1.82m	7'3" x 5'11"
Bathroom	2.27m x 1.90m	7'5" x 6'2"

THE PENSHURST

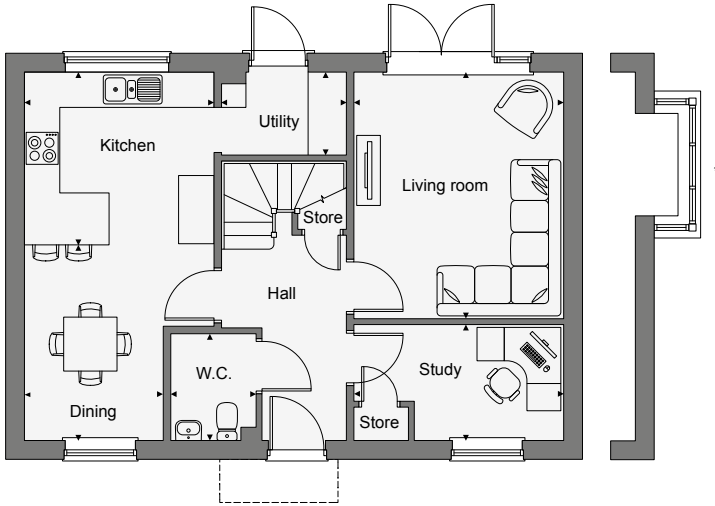
FOUR BEDROOM DETACHED HOME WITH A GARAGE



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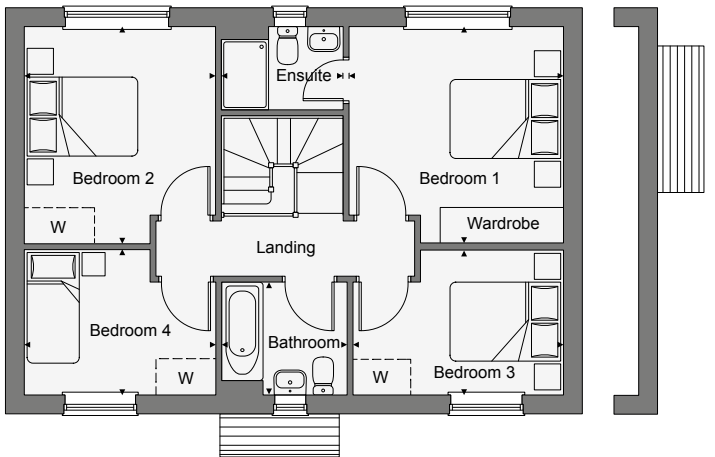
This spacious four bedroom detached home features a living room at the rear of the property from which French doors provide access to the garden. The modern dual aspect kitchen-dining room runs along the width of the home, with a separate utility. There is also a study, W.C. and under stairs cupboard off the hall.

Upstairs, bedroom one includes fitted wardrobes and benefits from its own ensuite shower room. There are a further two double bedrooms, a single bedroom and a stylish family bathroom.



GROUND FLOOR

Kitchen	3.24m x 2.90m	10'8" x 9'6"
Dining	3.41m x 2.35m	11'2" x 7'8"
Living room	4.22m x 3.58m	13'11" x 11'9"
Study	3.58m x 2.00m	11'9" x 6'6"
W.C.	1.80m x 1.45m	5'10" x 4'9"
Utility	2.12m x 1.44m	6'11" x 4'8"



FIRST FLOOR

Bedroom 1	3.75m x 3.64m	12'3" x 11'11"
Ensuite	2.12m x 1.41m	6'11" x 4'7"
Bedroom 2	3.75m x 3.30m	12'3" x 10'10"
Bedroom 3	3.57m x 2.47m	11'8" x 8'1"
Bedroom 4	3.33m x 2.47m	10'11" x 8'1"
Bathroom	2.15m x 1.90m	7'0" x 6'2"

 - suggested space for wardrobe

THE GOSFORD

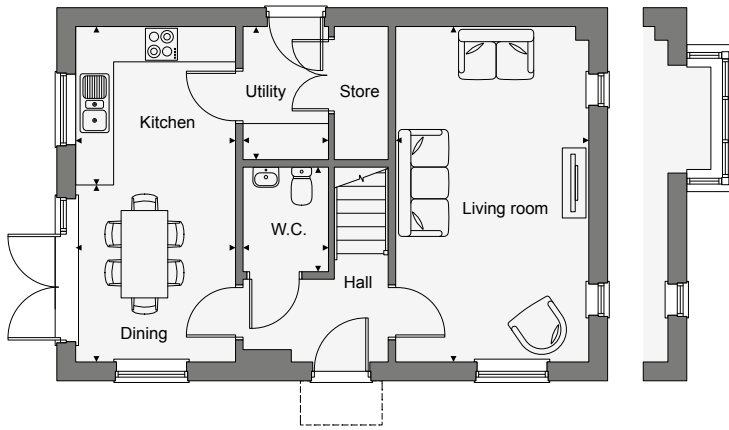
THREE BEDROOM DETACHED HOME WITH A GARAGE



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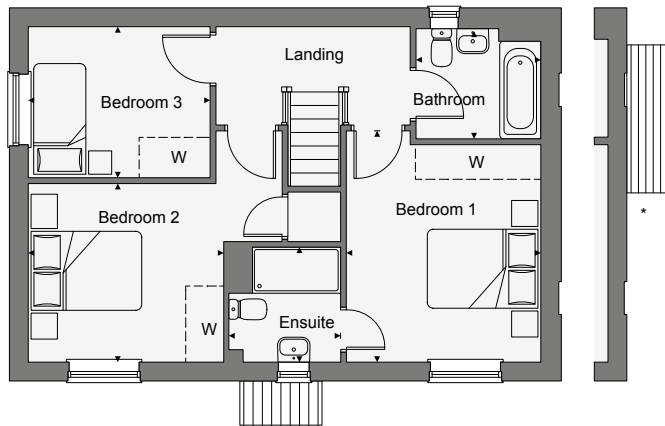
This charming three bedroom double-fronted detached home features a spacious dual-aspect living room and a separate open-plan kitchen-dining room from which French doors provide access to the garden. There is also a utility space, large store cupboard and a W.C.

Upstairs, bedroom one benefits from an ensuite shower room. There is a further double bedroom, a single bedroom and a stylish family bathroom, along with additional storage in bedroom two.



GROUND FLOOR

Kitchen	2.73m x 2.71m	8'11" x 8'11"
Dining	3.04m x 2.73m	9'11" x 8'11"
Living room	5.75m x 3.29m	18'10" x 10'9"
Utility	2.28m x 1.47m	7'6" x 4'10"
W.C.	1.80m x 1.47m	5'10" x 4'10"



FIRST FLOOR

Bedroom 1	3.74m x 3.35m	12'3" x 10'11"
Ensuite	1.95m x 1.92m	6'5" x 6'3"
Bedroom 2	3.34m x 3.06m	10'11" x 10'10"
Bedroom 3	3.12m x 2.60m	10'2" x 8'6"
Bathroom	2.15m x 1.90m	7'0" x 6'2"

 - suggested space for wardrobe

Floorplans shown for plot 10. Plots 11 & 24 are handed. *Bay window to plots 10 & 11 only. Please ask your sales consultant for full details.

THE CHARLESTON

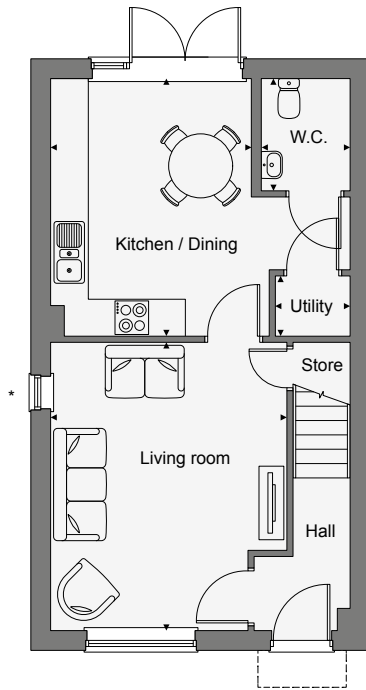
THREE BEDROOM SEMI-DETACHED HOME WITH DRIVEWAY PARKING



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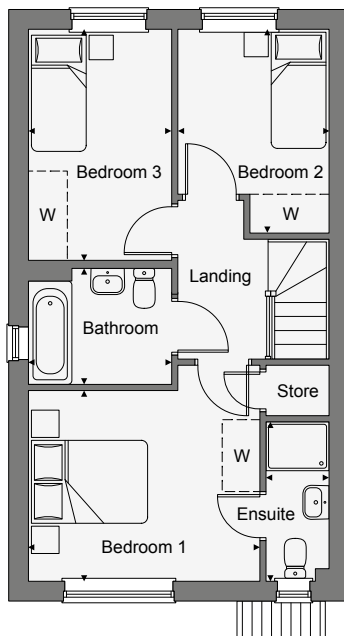
This charming three bedroom semi-detached home with driveway parking features a living room at the front with a kitchen-dining room at the rear, from which French doors provide access to the garden. There is also a utility space, W.C. and an under stairs storage cupboard.

Upstairs, bedroom one has its own ensuite shower room.
There is a further two single bedrooms and a stylish family bathroom.



GROUND FLOOR

Kitchen/Dining	4.20m x 3.32m	13'9" x 10'9"
Living room	4.73m x 3.89m	15'6" x 12'9"
Utility	1.20m x 0.97m	3'11" x 3'2"
W.C.	1.80m x 1.45m	5'11" x 4'9"



FIRST FLOOR

Bedroom 1	3.75m x 3.10m	12'4" x 10'2"
Ensuite	2.60m x 1.00m	8'6" x 3'3"
Bedroom 2	3.31m x 2.46m	10'11" x 8'0"
Bedroom 3	3.74m x 2.32m	12'3" x 7'7"
Bathroom	2.32m x 1.90m	7'7" x 6'2"

 - suggested space for wardrobe

Floorplans shown for plots 5 & 40. Plots 4 & 41 are handed. *Window to plot 40 & 41 only. Please ask your sales consultant for full details.

WHY BUY NEW?

'Old vs new' is a long-running debate. But with a Dandara home, you'll find all the benefits of new beats an older home every time. Because then you can look forward to less maintenance and lower running costs, improved safety and security and not having the hassle of being in a chain. And don't forget, you'll have an entire blank canvas to put your own stamp on.

EVERY NEW DANDARA HOME INCLUDES

A 10 year guarantee for your peace of mind, provided by a third party.



INCLUDED AS STANDARD IN EVERY DANDARA HOME

All Dandara homes come complete with quality fitted kitchens and stylish contemporary bathrooms.



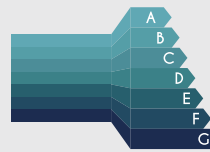
THEY CAN HELP YOU SAVE MONEY

Your energy bills could be up to 50% cheaper than an older equivalent which means you could save you hundreds per year on your household bills.*



THEY CAN HELP THE ENVIRONMENT

86% of new build homes are rated A-B for energy efficiency, while under 5% of existing properties reached the same standard.* The average new home generates 65% less carbon emissions than older properties of their type.*



IT'S LOWER MAINTENANCE

From higher building standards to improved energy efficiency, we invest in quality so you can enjoy lower maintenance living.



IT'S BRAND NEW AND READY FOR YOU

From the day you move in, everything in your new Dandara home is bright and brand new - ready for you just to add your own personality and style.



*According to HBF figures published January 2025.

HERE TO HELP

It's an exciting time when you're buying a new home. It can, however, be a little stressful. But with Dandara, our dedicated sales consultants and customer care teams are with you every step of the way, from your initial enquiry to moving day to beyond. So when we say we're here to help, we really do mean it.



MOVING MADE EASY

We could take care of selling your current home for you. Leaving you to think about loving life in your brand new, thoughtfully-considered Dandara home. We could even pay your estate agent fees up to £5,000.*



DEPOSIT CONTRIBUTION

Ready to buy your new Dandara home but need a helping hand? We may be able to help towards your deposit.*



REFER A FRIEND

It's a real compliment when you recommend us to people you know, and we'd like to say 'thank you'. When your colleagues, friends or family buy a new Dandara home, you'll both receive £500.*

SUSTAINABILITY & SOCIAL RESPONSIBILITY

Our approach to Environmental, Social and Governance (ESG) means we consider the wider impact of how and where we build, from reducing our own carbon footprint to supporting local communities.

We believe that better homes help create a better future — for you, your neighbourhood, and the environment. That’s why we’re working to improve the energy-efficiency of our new homes and reduce their environmental impact compared to many older properties.

Many of our new homes have features designed to help improve comfort, reduce energy bills, lower carbon emissions and support a more sustainable way of living. They also help support our alignment with the UK’s Future Homes Standard, and may include:



High-Performance
Wall Insulation



LED
Lighting



Solar panels
(photovoltaics)



Energy-Efficient
Kitchen Appliances



Water-saving kitchen
& bathroom fittings



Mechanical Ventilation
Systems



Wastewater Heat
Recovery Systems*



Electric Vehicle (EV)
Charging Points*



Double-Glazed
Windows



Access to Cycle Lanes
& Local Amenities*



Air Source
Heat Pump*

* Subject to the housing development. To find out which features are included in homes at this development, please speak with your Dandara sales consultant.

SUPPORTING LOCAL COMMUNITIES

As well as creating great places to live, our developments help support the wider community – from investing in schools and local facilities to working with nearby businesses.

Here are some of the ways we add Social and Local Value:



SUPPORTING LOCAL JOBS

Where possible, we employ locally and work with tradespeople who live in the local area.



WORKING WITH LOCAL BUSINESSES

We partner with suppliers and services based in the local area, where we can, to help boost the regional economy.



CREATING CAREER OPPORTUNITIES

We offer apprenticeships and training to help young people build careers in construction.



GIVING BACK

We support local charities, voluntary groups and social enterprises through donations and hands-on help.



FUNDING LOCAL INITIATIVES

From sports teams to community events, we provide sponsorships and support to projects that bring people together.

We're proud to support the communities around our developments, and we're always looking for ways to create lasting benefits for residents and neighbours alike.

To learn more about our approach to sustainability and community investment, visit dandara.com/about-us/sustainability

CUSTOMER SERVICE

At Dandara we're committed to putting our customers first. From the first interaction with our sales team, to the day you move in, we're dedicated to providing the best possible service. But it doesn't end there, even after you've moved in, we will still be on hand to answer any questions you may have. In fact, over 90% of our customers would recommend us to friends and family which has earned us 5 stars for customer service from the Home Builders Federation's annual New Homes Survey.

We will keep you updated with the progress of your property and invite you to visit and attend a home demonstration so our on-site team can explain how various aspects of your new home will work.

We will also ensure move in day runs as smoothly as possible and will provide you with a comprehensive information pack that details all the working aspects of your new home. Our Customer Service team will be in touch to see how you have settled in and answer any questions you may have. You can find out more in our Customer Charter which describes our commitment to our customers and outlines the warranties and guarantees we provide with every home we build.

Please visit our website for further information.





DANDARA.COM



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