



# Persimmon

Together, we make your home



## Solway View

Workington • Cumbria

# Together, we make your home

When it comes to designing a new development, we apply the same philosophy every time – make it unique, make it personal. That’s because we understand your new home is more than simply bricks and mortar. It’s a private place of sanctuary where we hope you’ll laugh, entertain and escape for many years to come.

*“As we celebrate 50 years,  
find out more about us  
on page 4”*



## **5 stars!**

We're proud of our 5 star builder status awarded by the national Home Builders Federation (HBF). It's a reflection of our commitment to delivering excellence always and putting our customers at the heart of all we do.



Solway View

## Find out more

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Who we are

## A little bit about us

You're about to make one of the most exciting investments of your life! A beautiful place to call home for years to come. Here are some reasons to invest in a Persimmon home...

### 50-year pedigree

We've been building homes and communities since the early seventies, and just as fashions have moved on, so too has construction. Over half a century we've perfected processes, fine-tuned materials and honed skills to make us one of today's most modern and progressive home builders.

### Sustainability mission

We're committed to reducing our impact on the planet and building for a better tomorrow, with a dedicated in-house team focused on this. [Read more on page 28](#)

## Persimmon in numbers

We know it's not all about numbers, but to give you sense of scale here are a few:

**14,551**

homes  
sold in  
2021

**200+**

locations  
across  
the UK

**5000+**

employees  
make it all  
happen

**300+**

apprentices  
taken on  
each year

**£1.8m**

donated to  
c.900 charities  
in 2021



## “Target 50 forms part of our 50th Anniversary celebrations”



### Women in construction

‘Target 50’ is a Persimmon initiative based on our ambition to recruit 50 female apprentices or technical trainees into construction-related roles across the UK through 2022.

### Giving back

We do everything we can to give back to our communities and have proudly contributed towards community hubs, children’s play areas, schools and sports facilities.

Our ‘Community Champions’ and ‘Building Futures’ programmes help to raise funds for projects and charities across Great Britain. If you’d like to get involved visit [persimmonhomes.com/community-champions](https://persimmonhomes.com/community-champions) to see if you could apply to support your local community.



### Real Living Wage

We’re proud to be accredited to the Real Living Wage. We value our employees and want to pay them fairly for the good work they do.

**Like to know more? Just scan the QR code below.**



### Happy hour?

We run Customer Construction Clinics from our on-site sales offices each Monday from 5-6pm. Pop in to see the team both during and after you’ve moved in to your new home.



### 10-year warranty

When you buy a Persimmon home it comes complete with a ‘peace of mind’ 10-year insurance-backed warranty and our own two-year Persimmon warranty.



### Help when you need it

You’ll have a dedicated customer care helpline, plus cover for emergencies like complete loss of electricity, gas, water or drainage.

**Finishing Touches**

We know you’ll want to make your home your own, so we created ‘Finishing Touches’, our home personalisation service.

**Read more on page 30**





With you all the way

# Your journey with us

From finding your perfect new home to moving in, we're here to help every step of the way.

1. .....→ 2. .....→ 3. ....

## Reservation

So you've seen a home you love? Speak to one of our friendly sales advisors who will help you secure your dream home.

## Solicitor

You'll need to instruct a solicitor or conveyancer at the point of reservation. Your sales advisor can recommend a local independent company.

## Mortgage application

Most people will need to apply for a mortgage. We can recommend independent financial advisors to give you the best impartial advice.

4. .....→ 5. .....→ 6. ....

## Personalise!

The bit you've been waiting for! Making the final choices for your new home. Depending on build stage you can also choose from a range of Finishing Touches.

## Exchange contracts

One step closer to moving in – this is where we exchange contracts and your solicitor will transfer your deposit.

## Quality assurance

Your home will be thoroughly inspected by site teams and will also have an Independent Quality Inspection to make sure it's ready for you to move into.

7. .....→ 8. .....→ 9. ....

## Home demo

Another exciting milestone! Here's where you get to see your new home before completion. You'll be shown how everything works and any questions can be answered.

## Handover

The moment you've been waiting for! The paperwork has been completed, the money transferred and now it's time to move in and start unpacking...

## Aftercare

Our site and customer care teams will support you every step of the way. You'll receive a dedicated customer care line number to deal with any issues.

[persimmonhomes.com](https://www.persimmonhomes.com)



## Need help?

One of the best things about buying a new-build home is the amazing offers and schemes you could benefit from. T&Cs apply.



**PART  
EXCHANGE**

### Part Exchange

Need to sell your home? We could be your buyer. Save money and time and stay in your home until your new one completes.



**HOME  
CHANGE**

### Home Change

Sell your current home with our support. We'll take care of estate agent fees and offer expert advice to help get you moving.



**EARLY  
BIRD**

### Early Bird

If you've found a plot that's perfect for you, the Early Bird Scheme could be just what you need to secure your dream home.



- A wide range of house types to suit first-time buyers through to growing families
- Located near the Solway Firth
- Close to the Lake District, St Bees, and Seascale
- Good range of shops, supermarkets, bars and many local facilities
- The city of Carlisle easily accessible via road and rail



**Scan me!**  
For availability and pricing  
on our beautiful new homes  
at Solway View.





Workington • Cumbria

# Solway View

Solway View is our development in Workington, Cumbria. Following the success of our nearby Forgehill Park development, Solway View offers a range of 2, 3, and 4-bedroom homes, as well as 2-bedroom apartments.

There's plenty to see and do in the Workington area. At the mouth of the River Derwent, Workington itself is an ancient market town and is well-known for its attractive shopping precinct. The town centre boasts an abundance of high street and local independent shops, as well as a great town market held every Wednesday and Saturday.

Residents can enjoy close proximity to St Bees, a popular seaside area; the harbour town of Maryport, with its maritime museum, aquarium and Wave Arts and Sports Centre; and the beautiful Lake District, which is approximately 20-minutes by car from

Workington. Carlisle is also just 34 miles away with its larger shopping centres and city attractions.

## A great education for all

Families with children will be pleased to know there's a good range of local schooling, including St Michaels Nursery and Infant School, Victoria Infant and Junior Schools, St Patricks RC Primary School, and Workington Academy.

As well as an attractive range of modern homes, the development will also offer residents highway improvements, butterfly habitat protection and pedestrian access to other areas of the town.

## EXPLORE

Jump in the car and start exploring

Cockermouth  
**9.3 miles**

St Bees  
**13.4 miles**

Keswick  
**22.5 miles**

Carlisle  
**29 miles**



# Solway View

Which home and position is right for you?  
Choose from a range of 13 different house types.

## Our homes

### 2 bedroom

- The Alwick
- The Monkton

### 3 bedroom

- The Moseley
- The Hanbury
- The Rufford
- The Souter
- The Hatfield
- The Clayton
- The Clayton Corner

### 4 bedroom

- The Roseberry
- The Lumley
- The Chedworth

- The Apartments





Area of potential future development by Persimmon

Area of potential future development by Persimmon



This site layout is intended for illustrative purposes only, and may be subject to change, for example, in response to market demand, ground conditions or technical and planning reasons. Trees, planting and public open space shown are indicative, actual numbers and positions may vary. This site plan does not form any part of a warranty or contract. Further information is available from a site sales advisor.

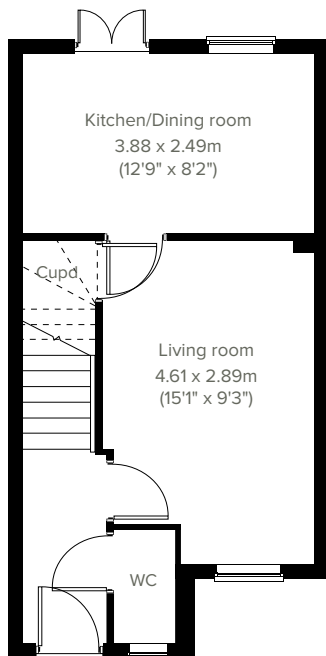


2 bedroom home

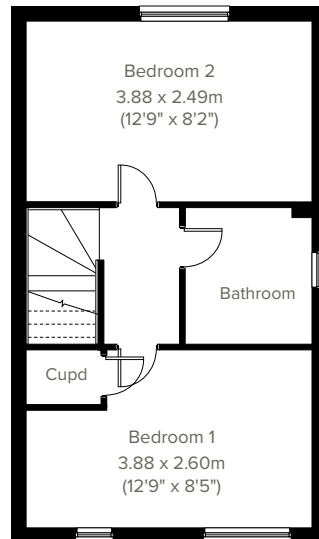
# The Alnwick



Perfectly-proportioned, the Alnwick has a stylish open plan kitchen/dining room with French doors leading into the garden, two double bedrooms, a good-sized living room and off-road parking. Ideal if you're a first-time buyer looking for a fresh modern home you can make your own.



**GROUND FLOOR**



**1ST FLOOR**

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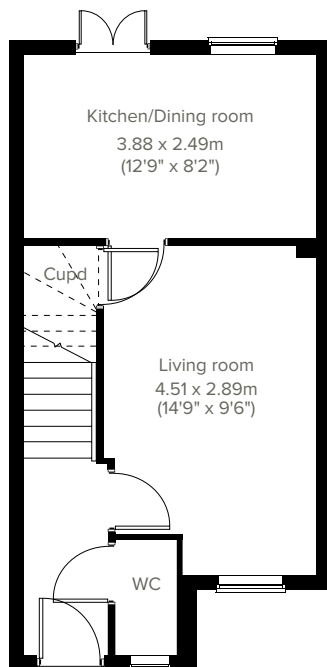


# The Monkton

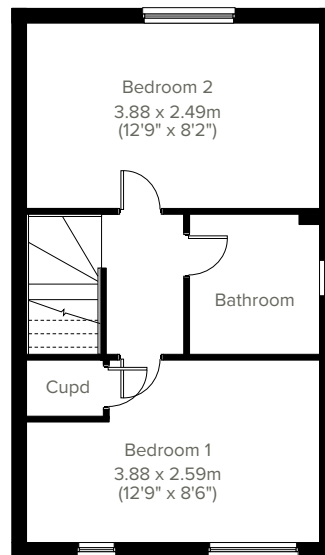
2 bedroom home



The Monkton has a stylish open plan kitchen/dining room with French doors leading into the garden, two double bedrooms and a good-sized living room. Perfect if you're a first time buyer looking for a fresh modern home you can make your own.



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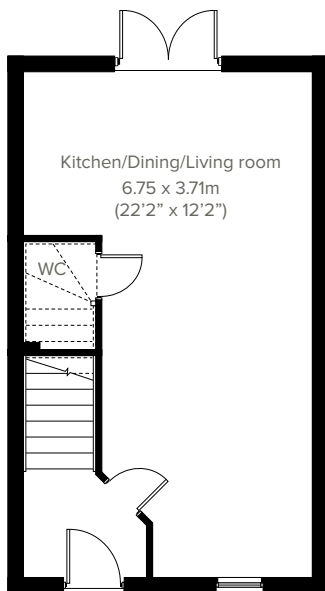


3 bedroom home

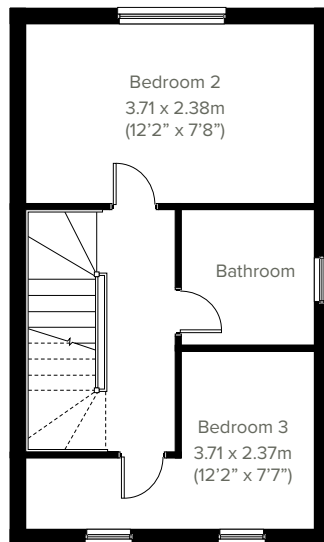
# The Moseley



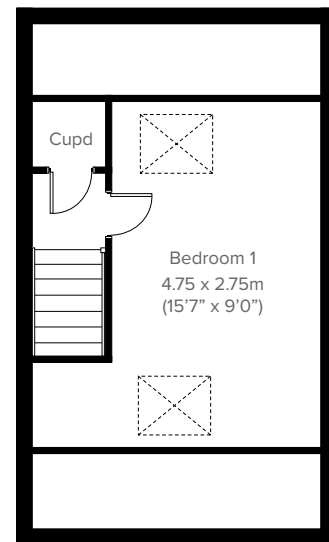
Perfect for the way we live today, the three-bedroom, 2.5-storey Moseley has a modern open plan kitchen/dining/living room with French doors leading the garden making it a home that's ideal for entertaining. Upstairs there are three nicely-proportioned bedrooms and a family-sized bathroom. Appealing to families, first-time buyers and young professionals.



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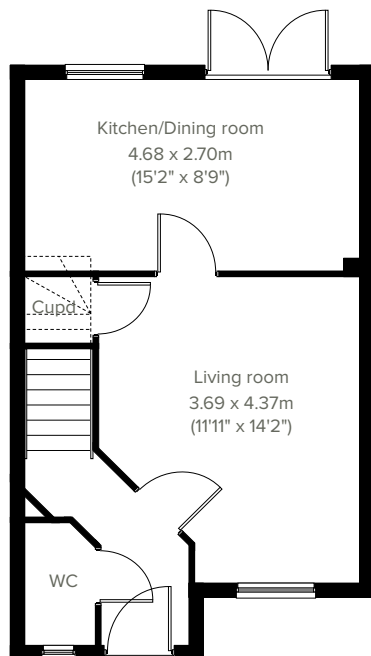


# The Hanbury

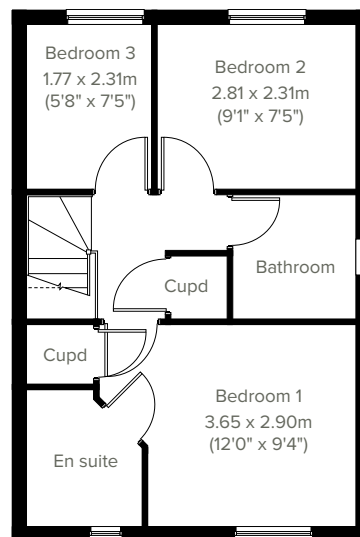
3 bedroom home



The extremely popular Hanbury is a three-bedroom family home with bright and modern open plan kitchen/dining room with French doors leading into the garden. The downstairs WC, three handy storage cupboards and en suite to bedroom one mean it ticks all the boxes for practical family living



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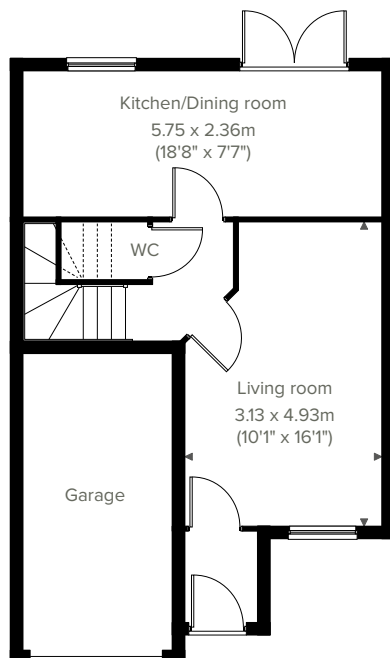


3 bedroom home

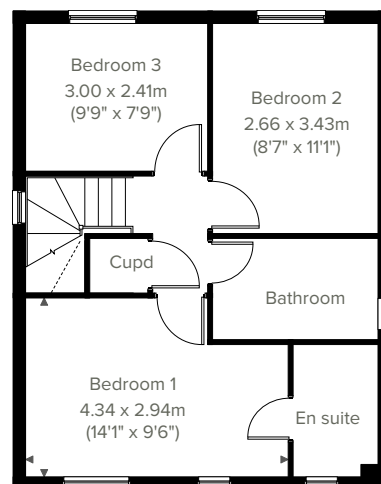
# The Rufford



A thoughtfully-designed three-bedroom home with much to offer, the Rufford is popular with families. The bright and modern open plan kitchen/dining room with French doors leading into the garden is ideal for entertaining and family meals. Plus there's an en suite to the spacious bedroom one, a family bathroom and an integral garage.



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The Rufford EPC: B



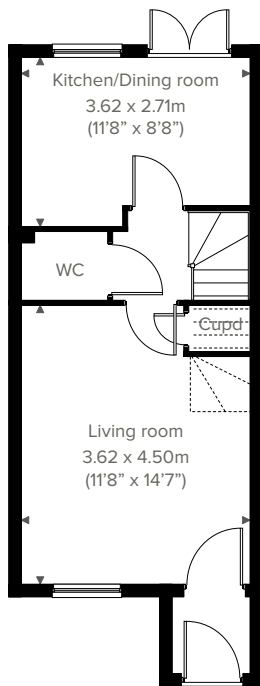


# The Souter

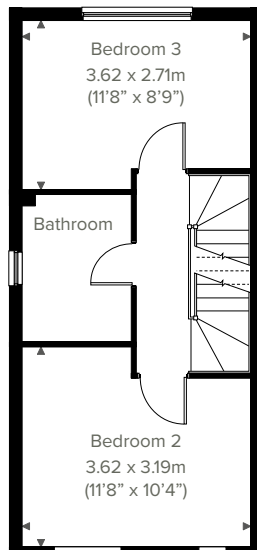
3 bedroom home



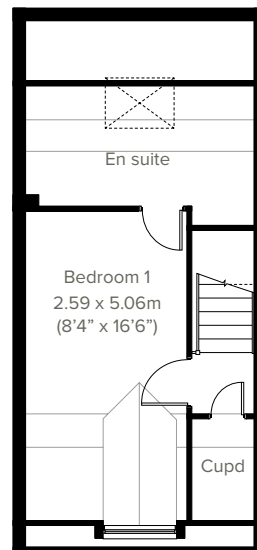
An attractive three-storey, three-bedroom home, the Souter has a modern open plan kitchen/dining room, well-proportioned living room and three good-sized bedrooms. The top floor bedroom one also has a spacious en suite. The enclosed porch, downstairs WC, two storage cupboards and off-road parking means it's practical as well as stylish.



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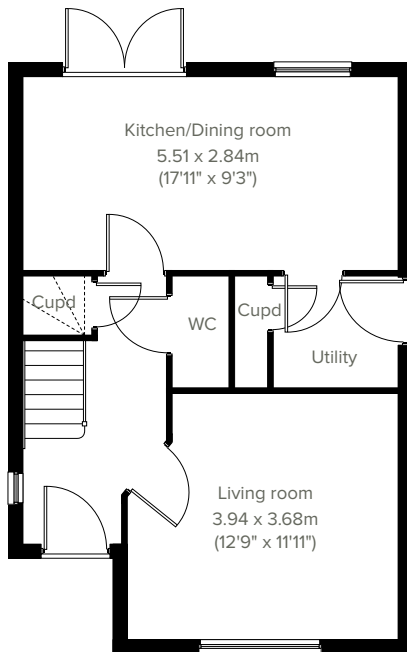


3 bedroom home

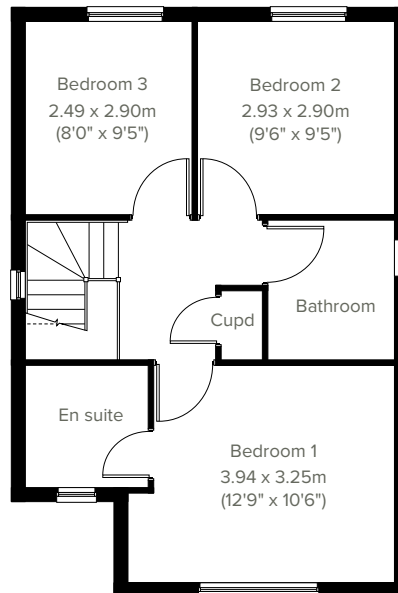
# The Hatfield



Enjoy the best of modern living in this popular three-bedroom home which benefits from a stylish open plan kitchen/dining room with French doors leading into the garden. The Hatfield's bright front aspect living room, separate utility room, handy storage cupboard and downstairs WC complete the ground floor. Upstairs, bedroom one has en suite and there's a good-sized family bathroom plus further storage.



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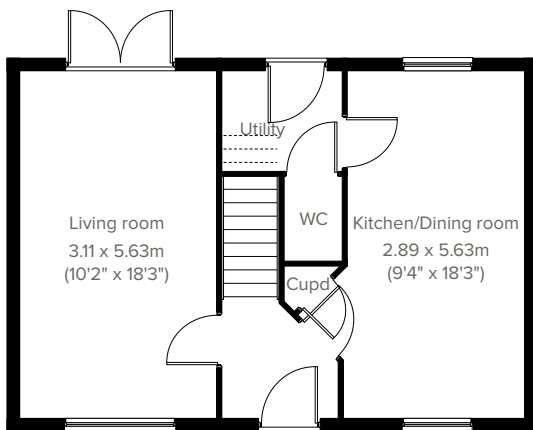


# The Clayton

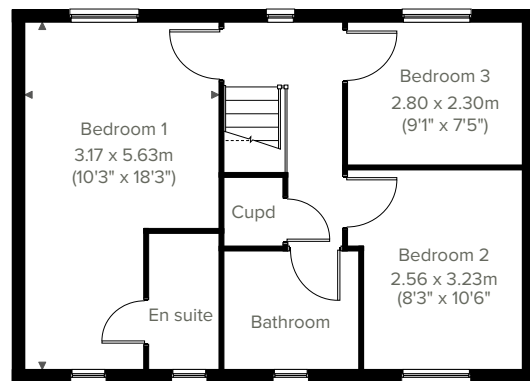
3 bedroom home



A superb family home, the Clayton features a stunning open plan kitchen/dining room and equally impressive living room with French doors opening into the garden. A utility room, WC and storage cupboard ensure it's practical as well as stylish. Upstairs you'll find three bedrooms, including a large bedroom one with en suite, a family-sized bathroom and another handy storage cupboard



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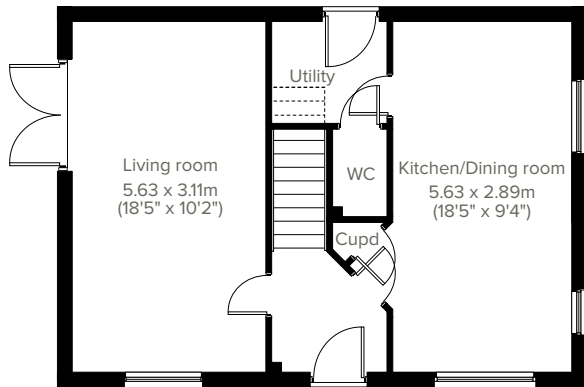


3 bedroom home

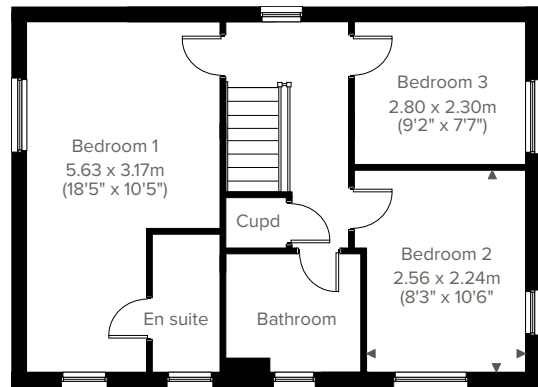
# The Clayton Corner



A fantastic family home, the Clayton Corner features a stunning open plan kitchen/dining room and equally impressive living room with French doors opening into the garden. A utility room, WC and storage cupboard ensure it's practical as well as stylish. Upstairs you'll find three bedrooms, including a large bedroom one with en suite, a family-sized bathroom and handy storage cupboard.



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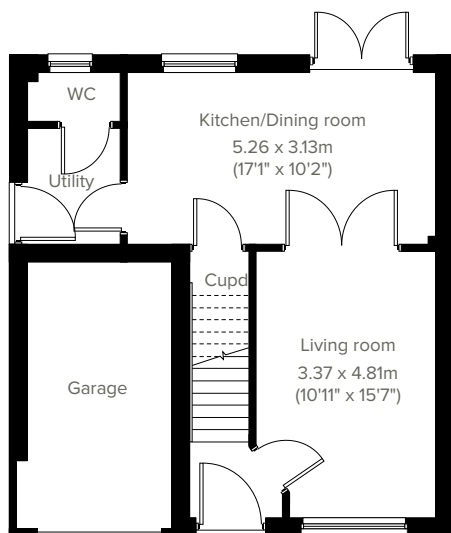


# The Roseberry

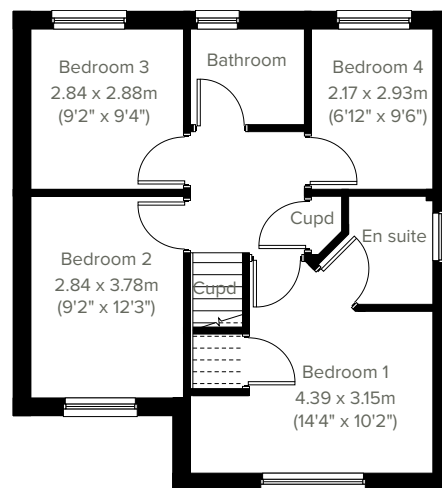
4 bedroom home



The Roseberry is a superb detached home with an integral garage, and a good-sized living room with double doors leading into a bright open plan kitchen/dining room - perfect for family life and entertaining. It's practical too, with a utility, downstairs WC and two storage cupboards. The large bedroom one has an en suite with the spacious landing leading on to three further bedrooms and the main family bathroom.



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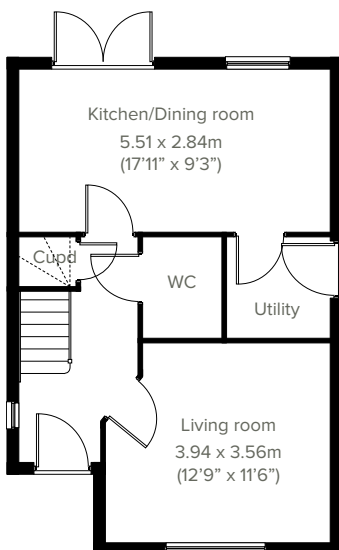


4 bedroom home

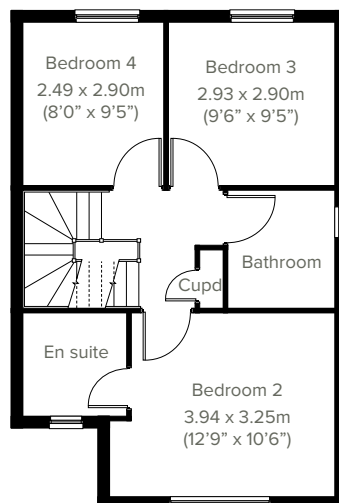
# The Lumley



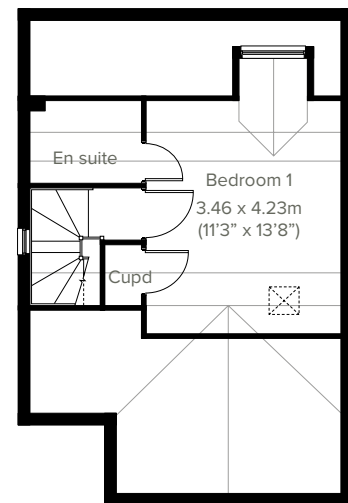
The Lumley is a superb detached home with a good-sized living room and a bright open plan kitchen/dining room with double doors leading into the garden - perfect for family life and entertaining. It's practical too with a utility, downstairs WC and a storage cupboard. The spacious landing leads on to three bedrooms - bedroom two also benefits from an en suite - and the main family bathroom. On the top floor the large bedroom one has an en suite and handy storage cupboard.



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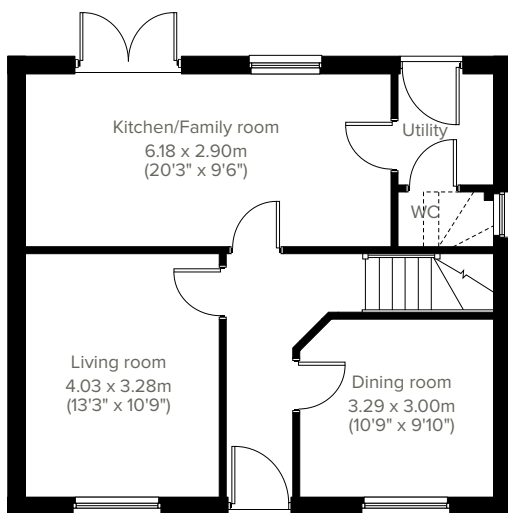


4 bedroom home

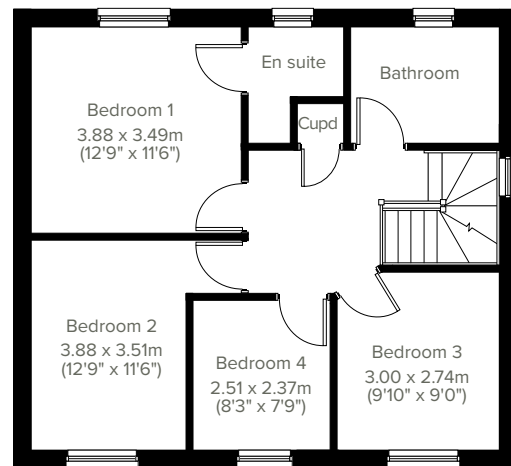
# The Chedworth



A popular family home, the Chedworth ticks all the boxes. The modern and stylish open plan kitchen/family room is perfect for spending time as a family and entertaining. There's also a well-proportioned living room, separate dining room, downstairs WC and handy utility with outside access. Upstairs there are four bedrooms - bedroom one has an en suite - a family-sized bathroom and a storage cupboard.



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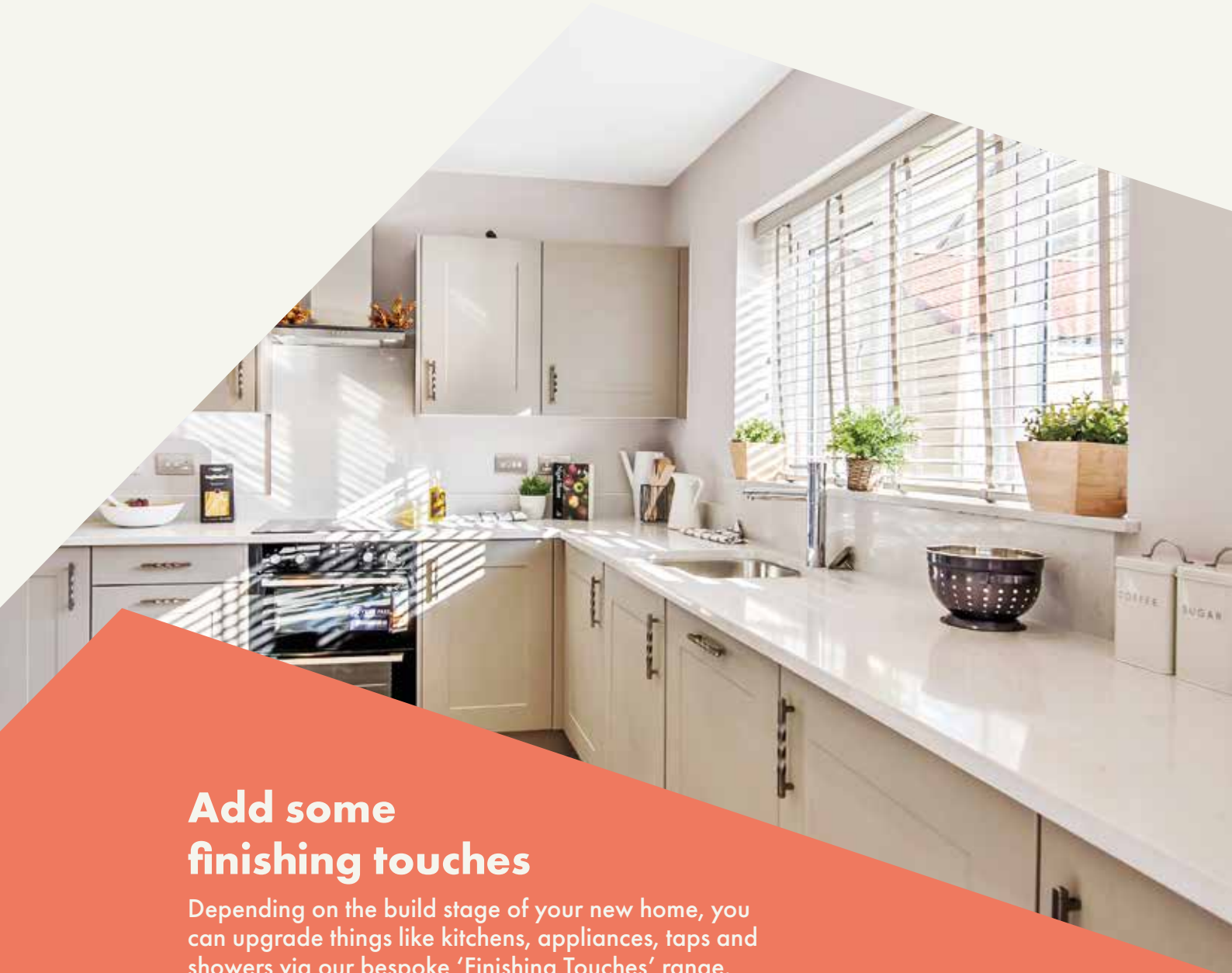
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Solway View

# Specifications

Our homes include these items as standard to ensure you have everything you need to be comfortable from the day you move in. Built for today's modern lifestyles with sustainability in mind.



## Add some finishing touches

Depending on the build stage of your new home, you can upgrade things like kitchens, appliances, taps and showers via our bespoke 'Finishing Touches' range.





## External

### Walls

Traditional cavity walls.  
 Inner: timber frame or block.  
 Outer: Style suited to planned architecture.

### Roof

Tile or slate-effect with PVCu rainwater goods.

### Windows

Double glazed E-glass windows in PVCu frames.

### Doors

GRP-skinned external doors with PVCu frames.  
 French doors to garden or balcony  
 (where applicable).

### Electrics

Doorbell and external light to front.



## Internal

### Ceilings

Painted white.

### Lighting

Pendant or batten fittings with low-energy bulbs.

### Stairs

Staircase painted white.

### Walls

Painted in white emulsion.

### Doors

White pre-finished doors with white hinges.

### Heating

Gas fired combi boiler with radiators in all main rooms, with thermostatically-controlled valves to bedrooms.

### Insulation

Insulated loft and hatch to meet current building regulations.

### Electrics

Individual circuit breakers to consumer unit and double electric sockets to all main rooms

### General

Media plate incorporating TV and telecommunication outlets to living room.



## Kitchen

### General

Fully-fitted kitchen with a choice of doors and laminate worktop with upstands to match (depending on build stage).

### Plumbing

Plumbing for washing machine.

### Appliances

White oven, white gas hob and integrated cooker hood.



## Bathroom

### Suites

White bathroom suites with chrome-finished fittings.

### Extractor fan

Extractor fan to bathroom and en suite (where applicable).

### Shower

Mira showers with chrome fittings to en suite. Where there is no en suite, Mira thermostatic shower with wall mounted shower head, complete with shower screen.

### Tiling

Half height tiling to sanitaryware walls in bathroom and en suite.

### Splashbacks

1-course splashback to WC basin /  
 3-course splashback to bath / fully tiled shower.

### General

En suite to bedroom(s) where applicable.



## Security

### Locks

Three-point locking to front and rear doors, locks to all windows (except escape windows).

### Fire

Smoke detectors wired to the mains with battery back-up.



## Garage & Gardens

### Garage

Garage, car ports or parking space.

### Garden

Front lawn turfed or landscaped (where applicable).

### Fencing

1.8 metre fence to rear garden, plus gate.





Your home, your way

# Finishing Touches to make it yours

Our goal is to make your house feel like your home before you've even collected the keys.

Key to achieving this is giving you the creative freedom to add your own style and personality to every room through our fabulous Finishing Touches collection.

Featuring the very latest designs from a host of leading brands, Finishing Touches lets you personalise your home inside and out. And rest assured, every upgrade and item available has been carefully chosen to complement the style

and finish of your new home. Of course, the real beauty is that all these extras will be ready for the day you move in.

Thanks to our impressive buying power we can offer almost any upgrade you can imagine at a highly competitive price. It can all be arranged from the comfort and convenience of one of our marketing suites, in a personal design appointment.

## You can choose:



Kitchens



Appliances



Bathrooms



Flooring



Wardrobes



Fixtures & fittings

"One of the most exciting things about buying a brand new home is putting your own stamp on a blank canvas."



## Energy efficiency built in

# Sustainability

**Our homes are typically 30% more efficient than traditional UK housing, helping you to save money and reduce your impact on the environment.**

We're proud that we already build our homes to high levels of energy efficiency, but there's still a way to go. Our in-house sustainability team is dedicated to our mission to have net zero carbon homes in use by 2030, and for our own operations to be net zero carbon by 2040.

To achieve this, we're working to science-based carbon reduction targets in line with the Paris Agreement's 1.5°C warming pledge, investing in low-carbon solutions and technology that will further reduce the carbon footprints of our homes and our impact on the planet.

## Energy efficiency built in:

- ✓ **EPC rating – B**  
Our typical B rating makes our homes much more efficient than traditional D-rated homes.
- ✓ **Up to 400mm roof space insulation**  
Warmer in winter, cooler in summer, reducing energy bills.
- ✓ **Argon gas filled double glazing**  
Greater insulation and reduced heat loss.
- ✓ **Energy efficient lighting**  
We use energy-saving LED lightbulbs in all our homes.
- ✓ **A-rated appliances**  
Many of our kitchen appliances have a highly efficient A rating.
- ✓ **A-rated boilers**  
Our condenser boilers far outperform non-condensing ones.
- ✓ **Local links**  
We're located close to amenities and public transport to help reduce your travel footprint.
- ✓ **Ultra-fast broadband**  
FibreNest fibre-to-the-home connectivity helps you live and work at home more flexibly.
- ✓ **Lower-carbon bricks**  
Our concrete bricks typically use 28% less carbon in manufacture than clay, giving total lifetime carbon savings of 2.4 tonnes of CO<sub>2</sub> per house built.



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