

WELDON PARK PHASE 2

Weldon • Northamptonshire



Persimmon
Together, we make a home.

TOGETHER, WE MAKE A 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.

We promise to provide:

- ✓ An expertly-designed home that's sympathetic to the area
- ✓ A dedicated customer care helpline
- ✓ Two-year Persimmon defect cover
- ✓ Ten-year insurance-backed new homes warranty
- ✓ Energy-efficient features that promote sustainable living
- ✓ The creative freedom to personalise your home
- ✓ Landscaping schemes to enhance your surroundings



OUR STAR RATING

We've been awarded a four star rating by the Home Builders Federation in their 2021 survey.

HERE TO HELP

One of the best things about buying a new-build home are the amazing offers and schemes you could benefit from.



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

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



HELP TO BUY

This Government-backed equity loan scheme enables first-time buyers to move with just a 5% deposit.

If you're buying in London, Scotland and Wales the schemes are different. See

persimmonhomes.com/help-to-buy for more information.

RETENTION SCHEME

Persimmon is the first major housebuilder to introduce the Homebuyer Retention scheme. Participation in the scheme, which is subject to your lender and conveyancer's approval, ensures 1.5% of the selling price is held by your solicitor when you complete your purchase. This amount is only released to us when all issues you have identified on your seven day inspection form are resolved.



OUR PLEDGE TO YOU

We believe keeping you fully informed throughout the home-buying process is key to making the whole experience enjoyably simple. That's why we created The Persimmon Pledge. It's our way of making sure you receive exceptional customer service and relevant communications before, during and after you've moved in.

Once you've picked up the keys, we'll give you a few days to settle in before getting in touch to check everything's okay and to answer any questions you may have. We're happy to hear from you at any point however, so always contact us if you have any issues.



Becoming part of the scenery

While we may have over 400 locations around the UK, we go to great lengths to adopt a local approach when it comes to building your home. So when we provide you with the local specification, you can be confident it'll be a perfect fit for the area in terms of the style of architecture and choice of materials. We also incorporate local scenery such as trees and lakes, and work with ecologists to protect the landscape and biodiversity.



Always by your side

Your safety will always be our priority, which is why we'll give you an exclusive emergency cover number when you move in which you can call in the unlikely event of a complete power failure, gas leak, water escape or severe drain blockage. And don't forget, when you buy a new home with us you'll benefit from our **two-year Persimmon warranty**, which runs alongside a **ten-year insurance-backed new homes warranty**.



Weldon Park Phase 2

Weldon • Northamptonshire



Weldon Park Phase 2 at a glance:

- Range of 3, 4 and 5-bedroom homes
- Excellent transport links
- Beautiful rural location
- Close to local amenities
- Selection of good schools nearby

ENJOY THE PICTURE-PERFECT LOCATION

Weldon Park Phase 2 is our collection of homes in the popular village of Weldon in Northamptonshire. This development of three, four and five-bedroom homes is perfect, whether you're looking for your first home or need more space for a growing family.

Weldon Park is situated on the outskirts of the attractive village of Weldon, to the East of Corby. You'll be able to enjoy the peaceful rural setting yet, within minutes, be in the hub of a bustling town with all the shopping and amenities this provides.

The village has a local convenience store for all your day-to-day needs, and a range of supermarkets situated nearby on the outskirts of Corby. Phoenix Parkway Retail Park is 5 minutes away by car and has a range of shops including Asda, Next, Matalan, DIY stores and The Range. Corby's Willow Place Shopping Centre is also within easy reach of Weldon Park and offers a variety of high street names.

The popular and historic market towns of Stamford and Market Harborough are both approximately 15 miles away and offer a wide range of boutiques and specialist shops.

There's a lot to do in the local area. Close to home, Weldon Pocket Park is a short walk away with

its restored medieval fishpond and abundance of flora and fauna for all to enjoy. A short drive away you'll find a number of places of interest, including Rockingham Castle, Rockingham Forest, Kirby Hall, Boughton House and Deene Park with its grand house and beautiful gardens. In nearby Corby is the International swimming pool, a number of gymnasiums, The Cube theatre, and Adrenaline Alley which boasts high octane BMX and skateboarding facilities.

Local schooling nearby...

For those of you with young families, Weldon Church of England Primary School is in the village and there's a new primary school at nearby Priors Hall Park. Corby Business Academy is 5 minutes away for 11-18 year olds with its 'Good' Ofsted rating.

With a thriving local community, great atmosphere and fantastic road and rail links close-by, Weldon Park is a great place to call home.

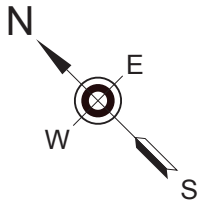
JUMP IN THE CAR AND START EXPLORING:

- Phoenix Parkway Retail Park | 2.7 miles
- Corby train station | 3 miles
- Willow Place Shopping Centre | 3.8 miles
- Stamford | 13.7 miles
- Market Harborough | 15.1 miles
- Peterborough | 22.9 miles
- Birmingham Airport | 55.2 miles
- East Midlands Airport | 60.7 miles



WELDON PARK PHASE 2

SITE PLAN



Key

- The Alnwick
- The Middlesbrough
- The Rufford
- The Sutton
- The Bickleigh
- The Souter
- The Hatfield
- The Clayton
- The Clayton A
- The Beech
- The Roseberry
- The Leicester
- The Lumley
- The Chedworth
- Affordable Housing

Future
Development

Future Phase
(Local Centre)

Future Phase
(Local Centre)

Future Phase
(Employment)

Previous
Development

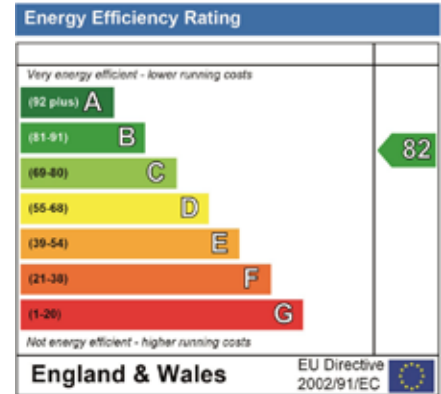
Future Phase
(Employment)



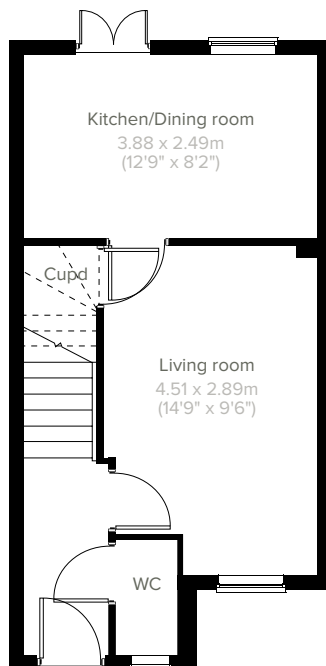


ALNWICK

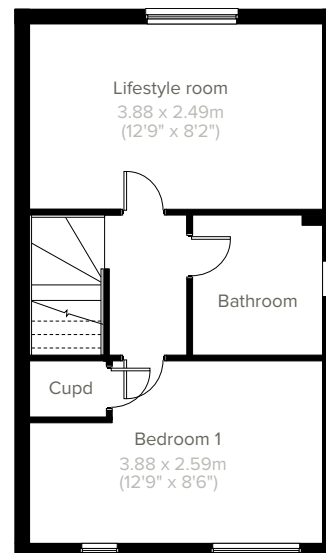
One/Two bedroom home



Perfectly-proportioned, the Alnwick has a stylish open plan kitchen/dining room with French doors leading into the garden, one double bedroom, a lifestyle room, 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



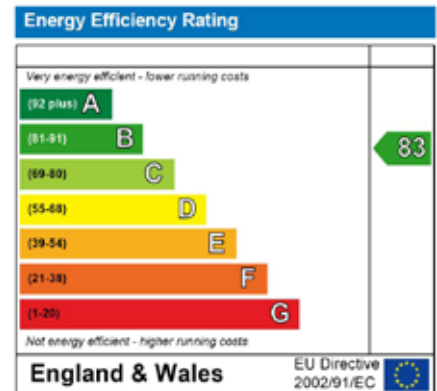
First floor

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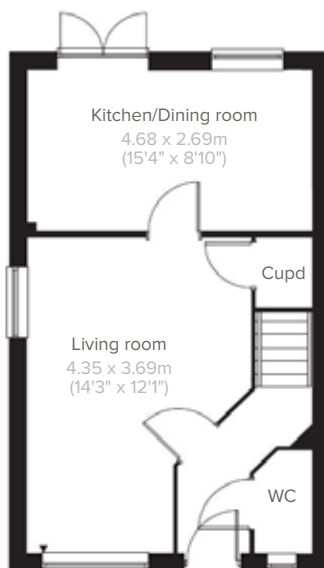


MIDDLESBROUGH

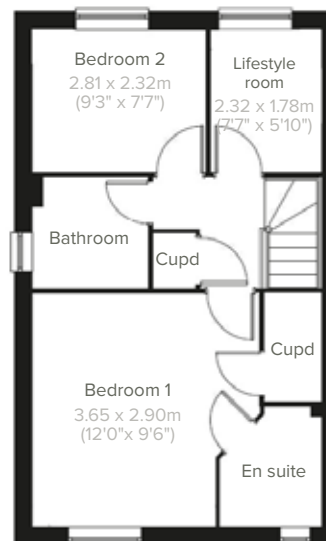
Two/Three bedroom home



Modern living at its best, the Middlesbrough's open plan kitchen/dining room is bright and the spacious living room is ideal for the way we live today. Upstairs there are two nicely-proportioned bedrooms, a lifestyle room and a family-sized bathroom. Perfect for first-time buyers and young professionals.



Ground floor



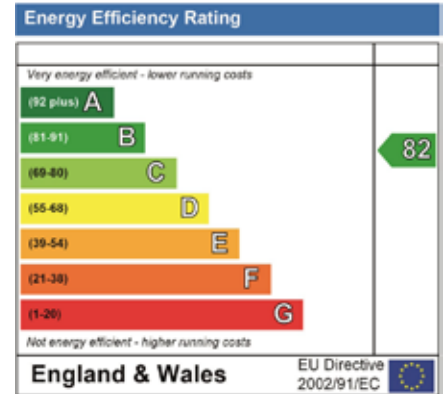
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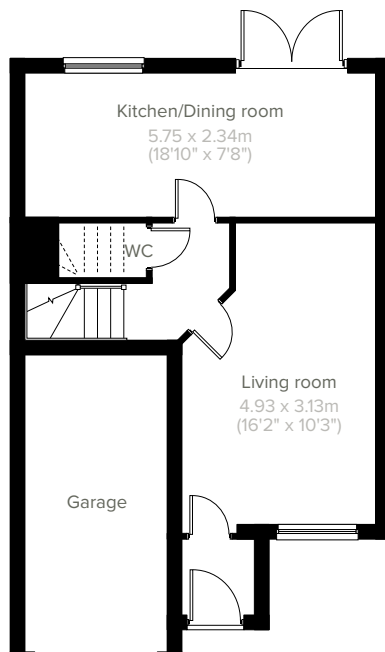


RUFFORD

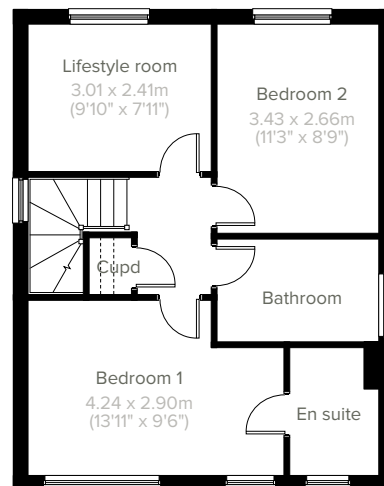
Two/Three bedroom home



A thoughtfully-designed two/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. The front porch, inner hallway, downstairs WC and cupboard takes care of everyday storage. Plus there's an en suite to bedroom one, family bathroom and integral garage.



Ground floor



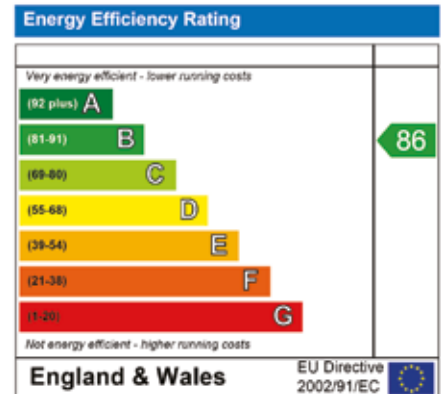
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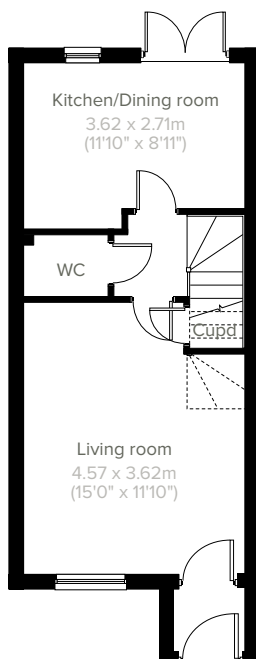


SUTTON

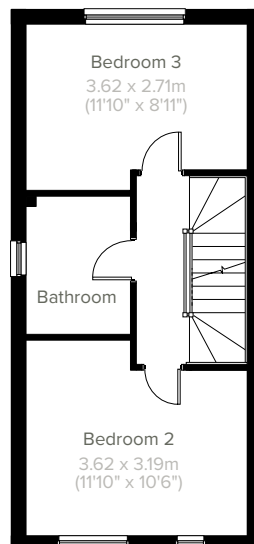
Three bedroom home



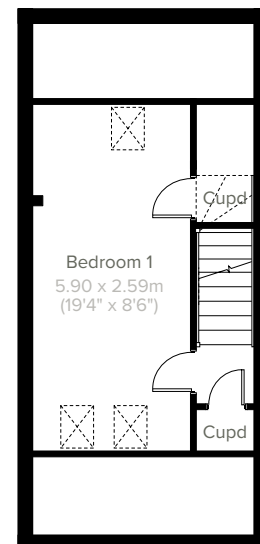
An attractive three-storey, three-bedroom home, the Sutton has a modern open plan kitchen/dining room, well-proportioned living room and three good-sized bedrooms. The top floor bedroom one also has a spacious en suite. The enclosed porch, downstairs WC, two storage cupboards and off-road parking means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



Ground floor



First floor



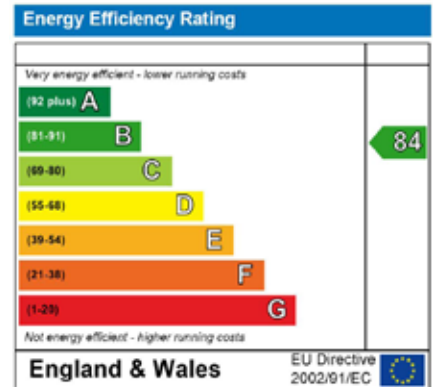
Second floor

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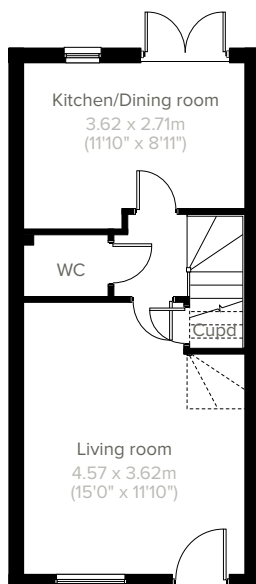


BICKLEIGH

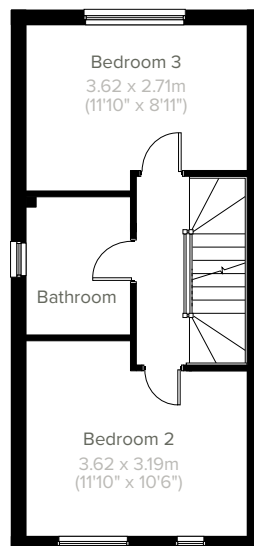
Three bedroom home



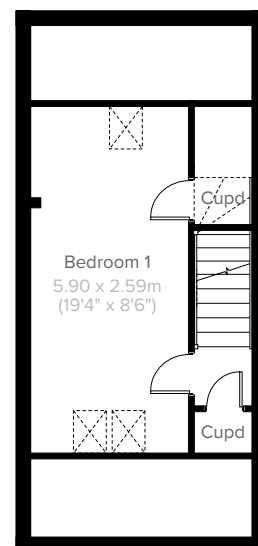
An attractive three-storey, three-bedroom home, the Bickleigh has a modern open plan kitchen/dining room, well-proportioned living room and three good-sized bedrooms. The top floor bedroom one also has a spacious en suite. The enclosed porch, downstairs WC, two storage cupboards and off-road parking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



Ground floor



First floor



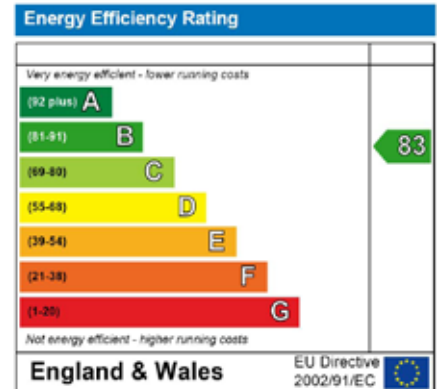
Second floor

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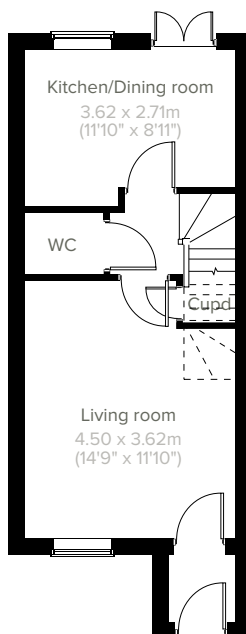


SOUTER

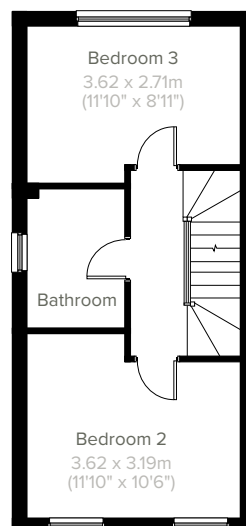
Three bedroom home



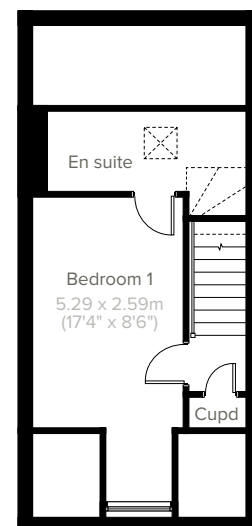
An attractive three-storey, three-bedroom home, the Souter has a modern open plan kitchen/dining room, well-proportioned living room and three good-sized bedrooms; the top floor bedroom one also has a spacious en suite. The enclosed porch, downstairs WC, two storage cupboards and off-road parking means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



Ground floor



First floor



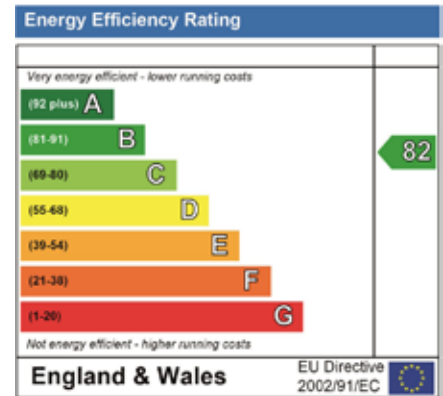
Second floor

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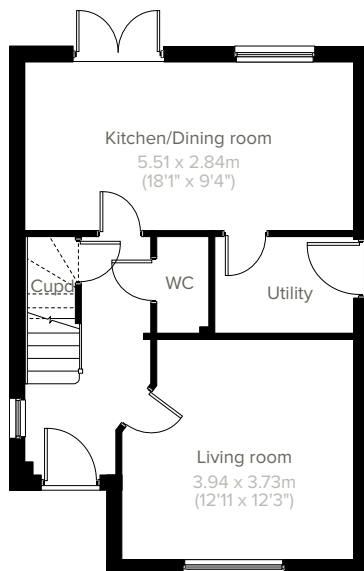


HATFIELD

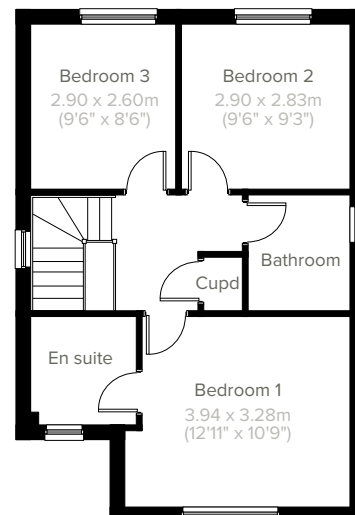
Three bedroom home



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 an en suite and there's a good-sized family bathroom and further storage cupboard.



Ground floor



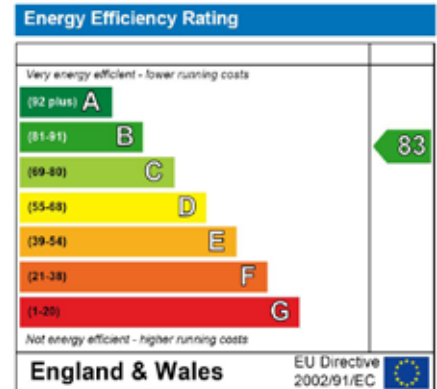
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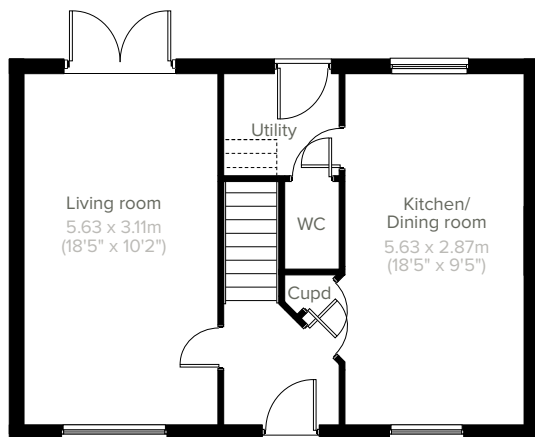


CLAYTON

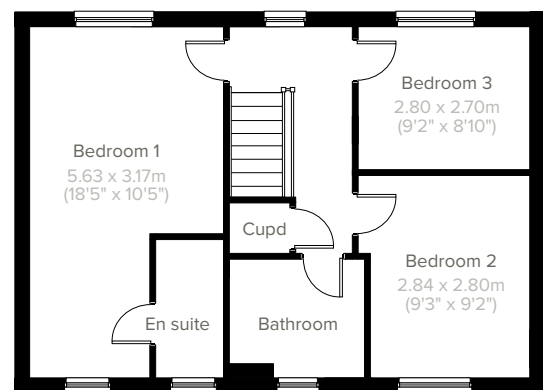
Three bedroom home



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 handy storage cupboard.



Ground floor



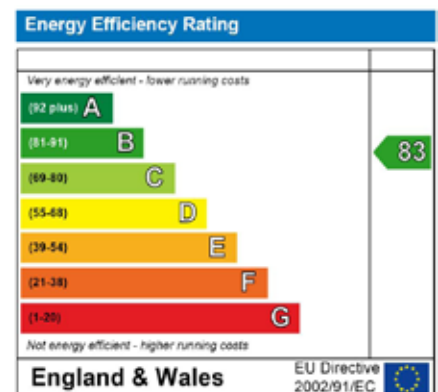
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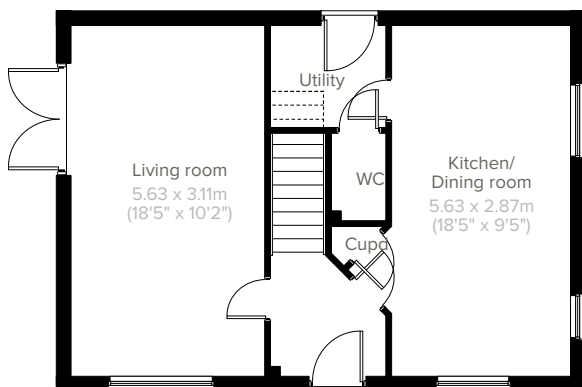


BEECH

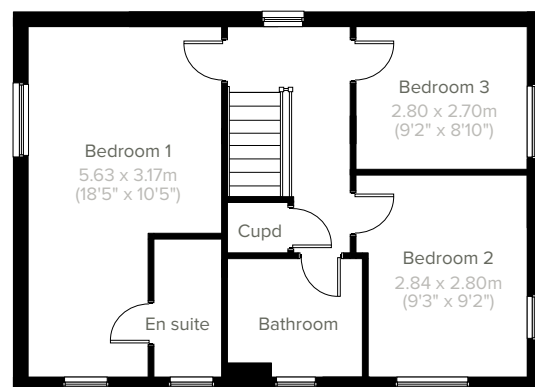
Three bedroom home



A fantastic family home, the Beech 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.



Ground floor



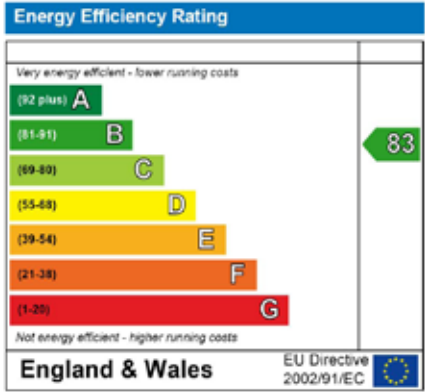
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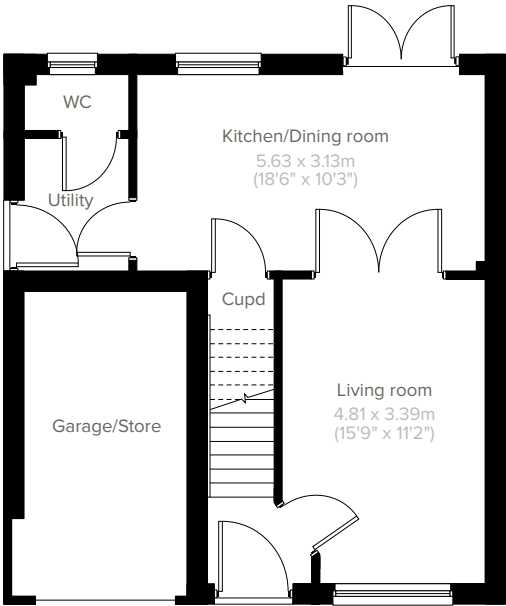


ROSEBERRY

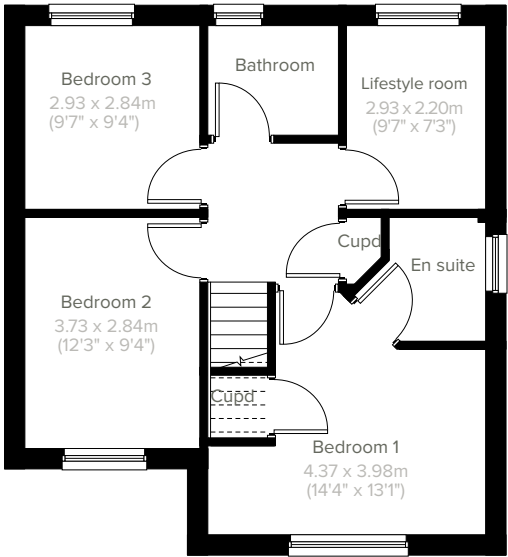
Three/Four bedroom home



The Roseberry is a superb detached home with an integral garage, 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 three storage cupboards. The large bedroom one has an en suite with the spacious landing leading on to two further bedrooms, a lifestyle room and the main family bathroom.



Ground floor



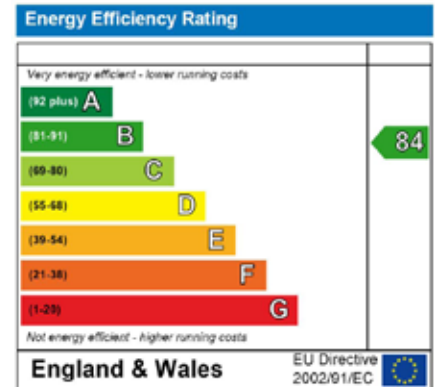
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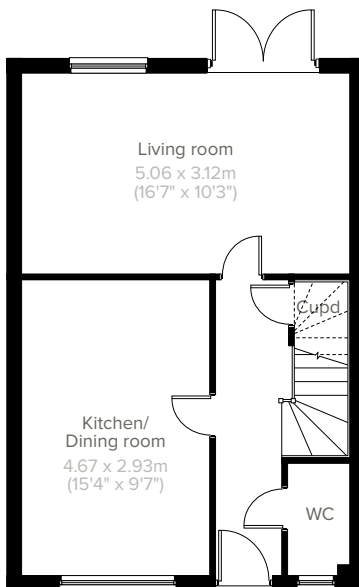


LEICESTER

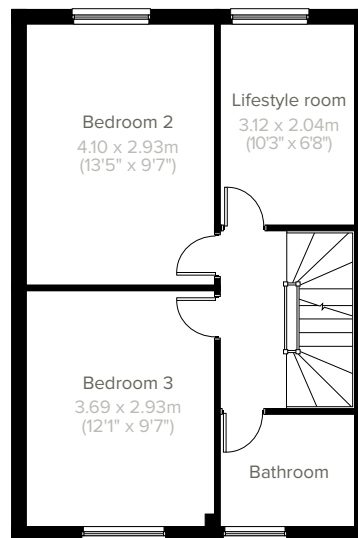
Three/Four bedroom home



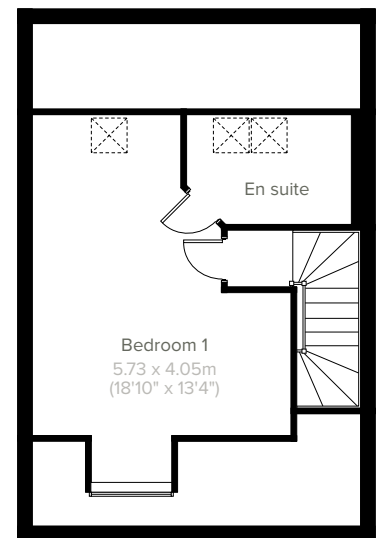
Modern three-storey living at its best; the Leicester is a three/four-bedroom home ideal for families. It features an open plan kitchen/dining room, a light-filled living room with French doors leading into the garden, plus a handy under-stairs storage cupboard and WC. The first floor has two good-sized bedrooms, a lifestyle room and the main family bathroom, and on the top floor, there's a spacious bedroom one with en suite.



Ground floor



First floor



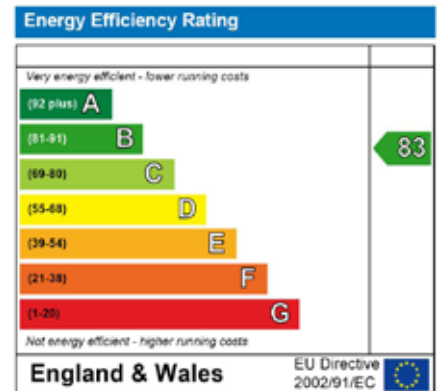
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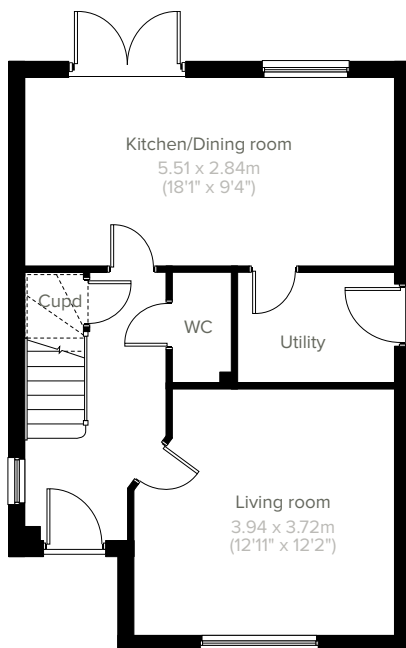


LUMLEY

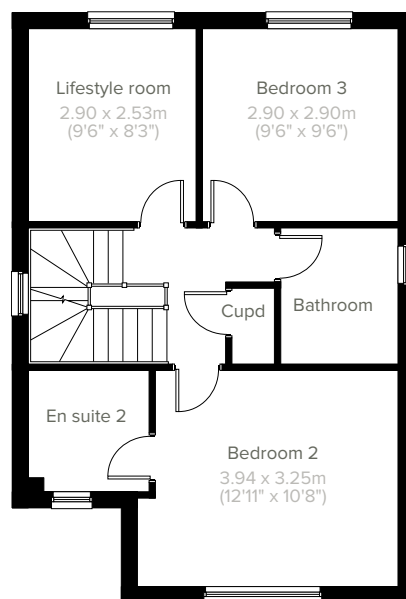
Three/Four bedroom home



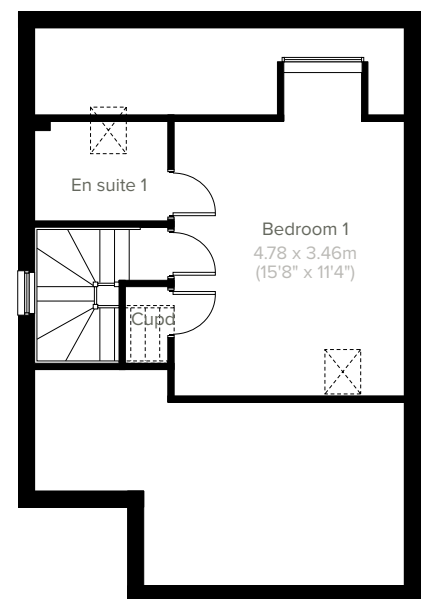
The Lumley is a modern three-storey home ideal for family life. This three/four-bedroom home features an open plan kitchen/dining room with French doors leading into the garden, a handy utility room, a front-aspect living room, plus under-stairs storage and a WC. The first floor has two good-sized bedrooms, one with an en suite, a useful lifestyle room and the main family bathroom. On the top floor there's an impressive bedroom one with en suite and storage cupboard.



Ground floor



First floor



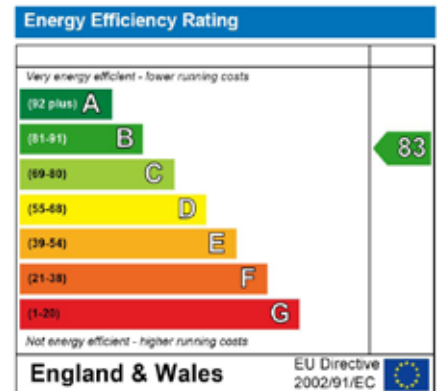
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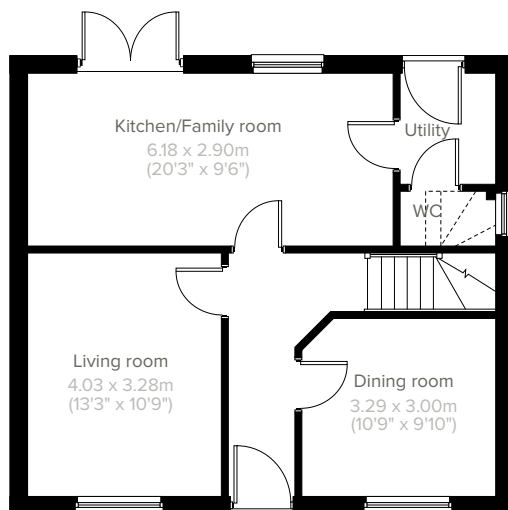


CHEDWORTH

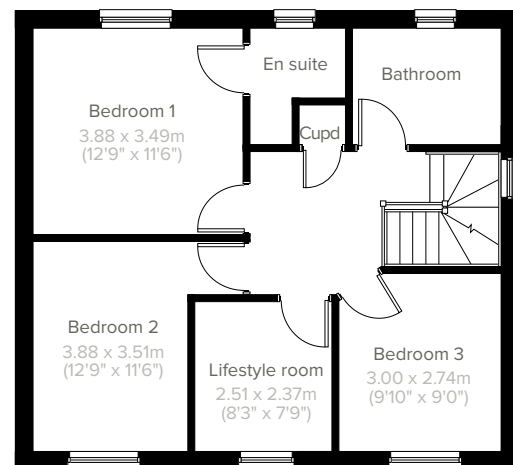
Three/Four bedroom home



A popular family home, the Chedworth ticks all the boxes. The modern and stylish open plan kitchen/breakfast/dining 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's a lifestyle room, three bedrooms - bedroom one has an en suite - a large family-sized bathroom and a handy storage cupboard.



Ground floor



First floor

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BUILT BY US, STYLED BY YOU

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.

FINISHING TOUCHES

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.



Our Finishing Touches collection includes:

- ✓ Carpets
- ✓ Lighting packages
- ✓ Wardrobes
- ✓ Kitchen upgrades
- ✓ Bathroom upgrades
- ✓ Fixtures
- ✓ Appliances

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



The earlier you reserve, the greater the choice.

We'll always try and accommodate the Finishing Touches you want, however it's worth remembering that the earlier you reserve your home in the build stage, the more options you'll have available.

Finishing Touches are subject to availability and stage of construction. Prices for your specific home type will be in our price list. For a full list of Finishing Touches available for your home, please contact the Sales Advisor on site.

SPECIFICATIONS



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 low E-glass windows in PVCu frames
Doors	GRP-skinned external doors with PVCu frames. Patio or French doors to garden or balcony (where applicable)



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 (most with thermostatically-controlled valves)
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	TV point and phone extension point in living room (where living room is at rear of property) phone point in entrance hall



Kitchen

General	Fully-fitted kitchen with a choice of doors and laminate worktop with upstands to match (depending on build stage)
General	Stainless steel single bowl sink with pillar taps to kitchen only
Appliances	Plumbing for washing machine
Appliances	Single electric oven in white, gas hob in white and integrated cooker hood



Bathroom

Suites	White bathroom suites with chrome-finished fittings
Extractor fan	Extractor fan to bathroom and en suite (where applicable)
Showers	Mira showers with chrome fittings. Hand showers over bath (only where there is no en suite)
Tiling	Half height tiling to sanitaryware walls
Splashback	En suite splashback to basin and full height to shower enclosure. Three-course splashback to bath area or separate cubicle
En suite	En suite to bedroom one (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 backup



Garage & Gardens

Garage	Garage with single roller shutter or up-and-over white door; or car ports or parking space
Gardens	Front lawn turfed or landscaped (where applicable)
Fencing	1.8 metre fence to rear garden, plus gate

Weldon Park Phase 2

For prices, opening times and availability contact:

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