



# Persimmon

Together, we make your home



## Weldon Park Phase 4

Weldon • Northamptonshire

# 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.



Weldon Park Phase 4

## 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.

## 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.





- Choice of 2, 3, 4 and 5-bedroom homes
- Close to local amenities
- Selection of good schools nearby
- Beautiful rural location
- Excellent transport links



**Scan me!**

For availability and pricing on our beautiful new homes at Weldon Park.





Weldon • Northamptonshire

# Weldon Park Phase 4

Weldon Park Phase 4 is our newest collection of homes in the popular village of Weldon in Northamptonshire. This development of stunning new homes is perfect, whether you're looking for your first home or need more space for a growing family.

## Designed with community in mind

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.

## Lots 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.

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 places of interest, including Rockingham Castle, Rockingham Forest, Kirby Hall, Boughton House and Deene Park.

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

## EXPLORE

Jump in the car and start exploring

Phoenix Parkway Retail Park <b>2.7 miles</b>	Corby train station <b>3 miles</b>	Willow Place Shopping Centre <b>3.8 miles</b>	Market Harborough <b>15.1 miles</b>	Peterborough <b>22.9 miles</b>
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Weldon Park (Phase 4)

# Development layout

## Our homes

### 2 bedroom

- The Apartments
- The Alnwick

### 3 bedroom

- The Middlesborough
- The Grasmere
- The Windermere
- The Carleton
- The Derwent
- The Clayton
- The Beech

### 4 bedroom

- The Hornsea
- The Foxcote
- The Earlswood
- The Coniston

### 5 bedroom

- The Warwick
- The Holywell





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.



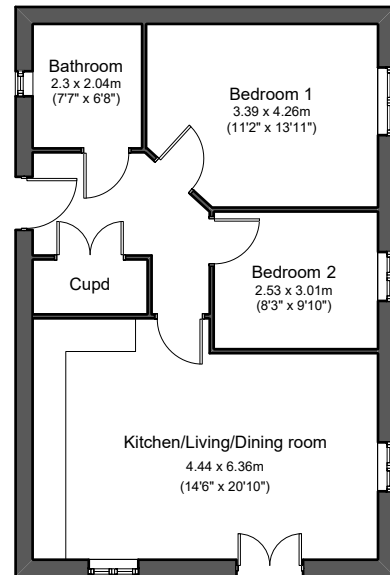
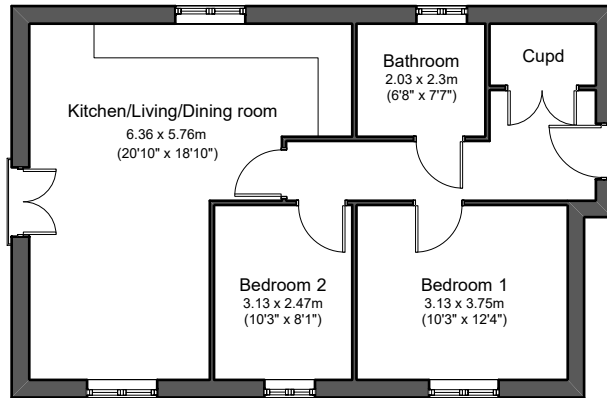


2 bedroom home

# The Apartments



The Apartments have been designed with modern living in mind. These two-bedroom homes feature an open plan kitchen/living/dining room, two good-sized bedrooms, a modern bathroom and a handy storage cupboard.



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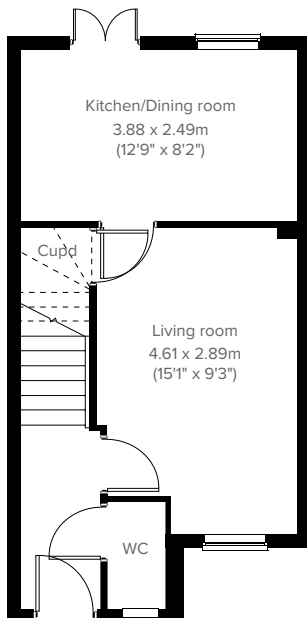


# The Alnwick

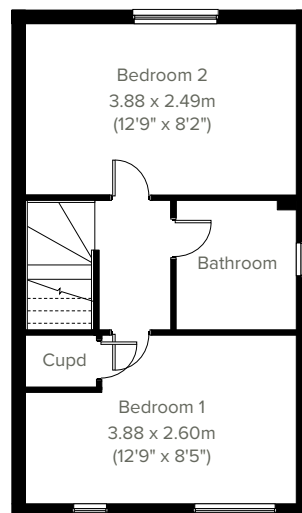
2 bedroom home



Perfect for the way we live today, the two-bedroom Alnwick has a modern open plan kitchen/dining room with garden access and a spacious front-aspect living room that's ideal for entertaining. Upstairs there's a family bathroom and two bedrooms. Appealing to families, first-time buyers and young professionals.



**GROUND FLOOR**



**1ST FLOOR**

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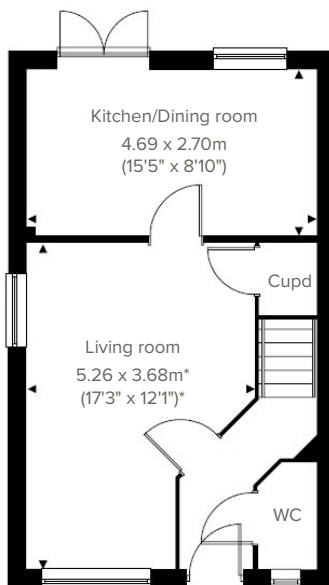


3 bedroom home

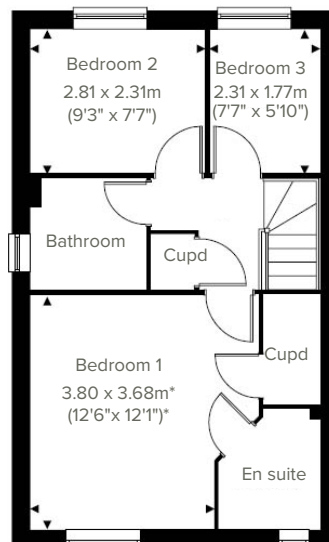
# The Middlesbrough



The Middlesbrough is a popular 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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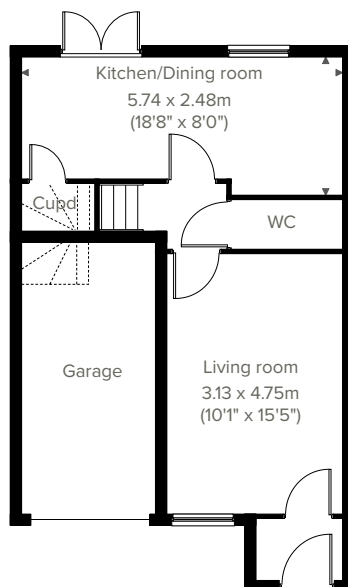


# The Grasmere

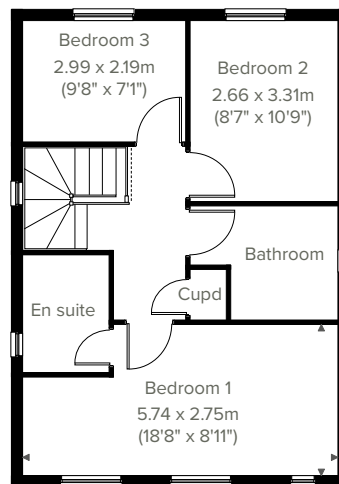
3 bedroom home



An attractive three-bedroom family home, the Grasmere is ideal for modern living. The bright open plan kitchen/dining room with French doors leading into the garden is perfect for entertaining and family meals. The front porch, downstairs WC and two storage cupboards take care of everyday storage. Plus there's an en suite to bedroom one, family bathroom and integral garage.



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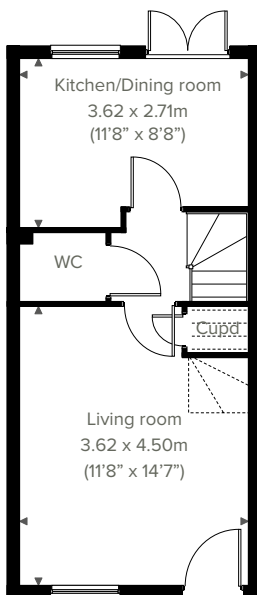


3 bedroom home

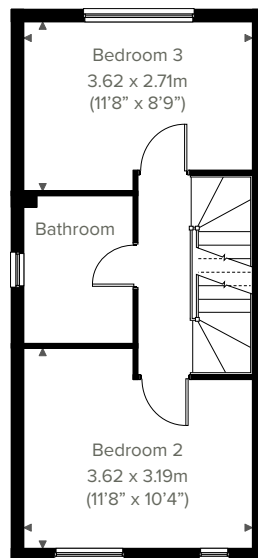
# The Windermere



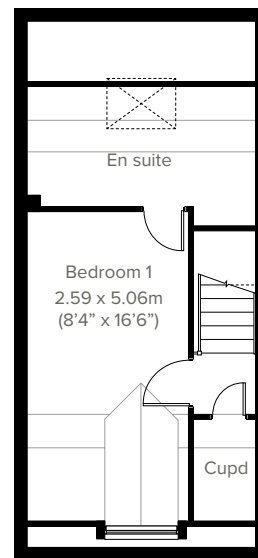
A modern three-storey, three-bedroom home, the Windermere has an open plan kitchen/dining room, well-proportioned living room and three good-sized bedrooms; the top floor bedroom one also has a spacious en suite. The enclosed porch, downstairs WC, two storage cupboards and off-road parking means it's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



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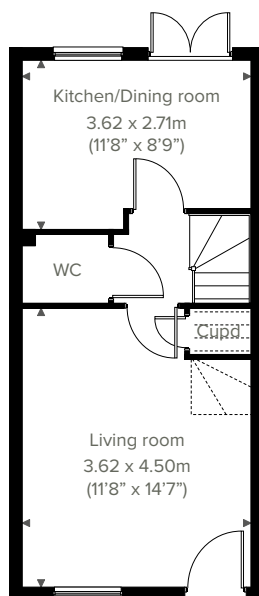




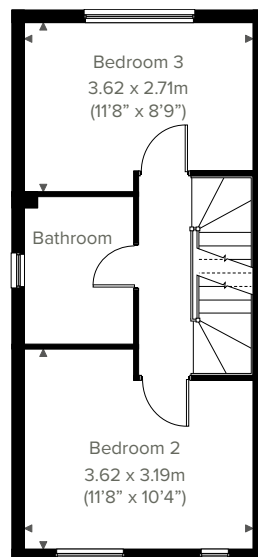
3 bedroom home

# The Carleton

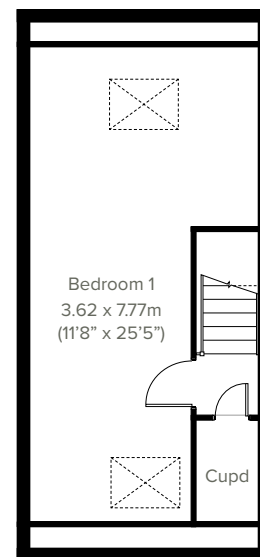
An attractive three-storey, three-bedroom home, the Carleton has a modern open plan kitchen/dining room, well-proportioned living room and three good-sized bedrooms, with the top floor bedroom one including a spacious en suite. The enclosed porch, downstairs WC, two storage cupboards and off-road parking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



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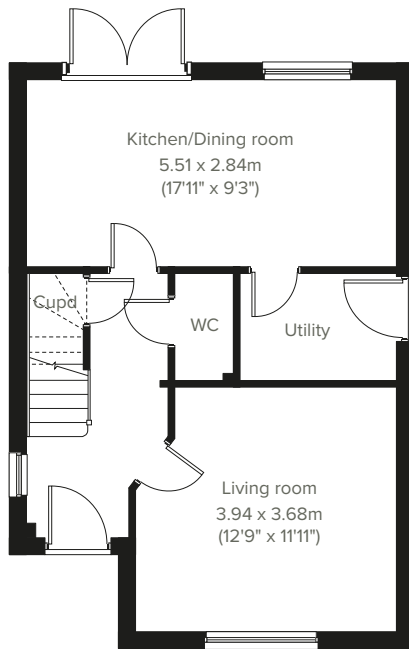


3 bedroom home

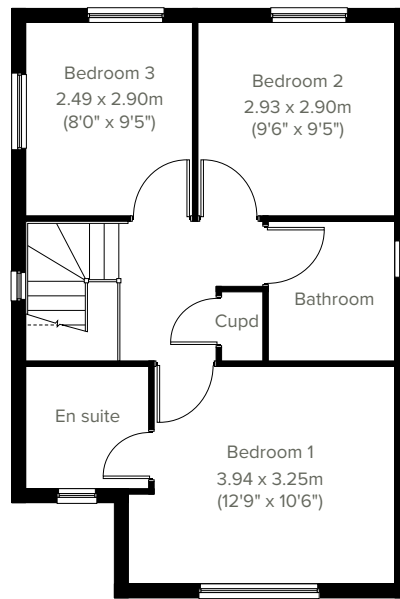
# The Derwent



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 Derwent'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.



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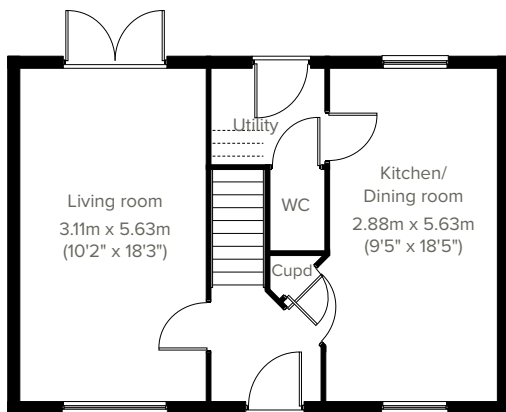


# The Clayton

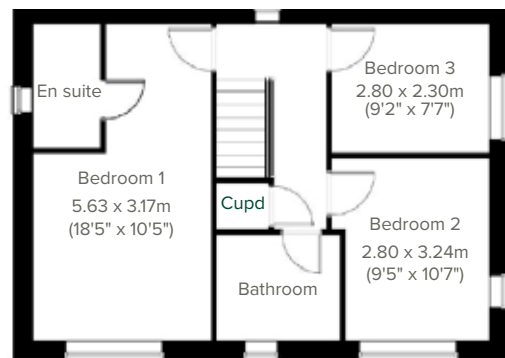
3 bedroom home



Designed with families in mind, the Clayton has a spacious 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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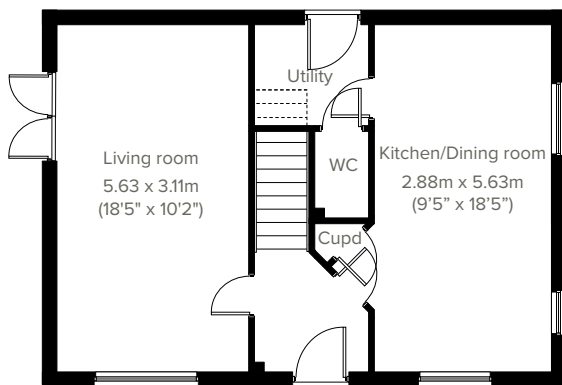


3 bedroom home

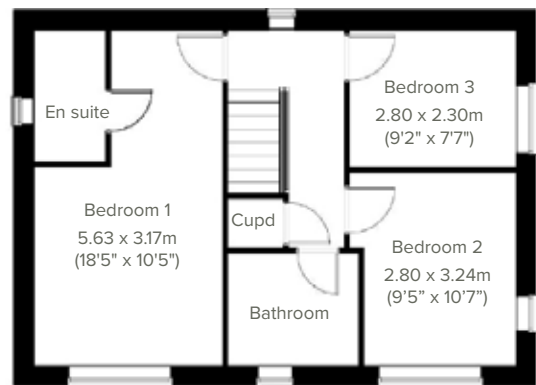
# The Beech



The Beech is a stunning family home featuring an open plan kitchen/dining room and equally impressive living room with French doors opening into the garden. A utility room with outside access, 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, family bathroom and handy storage cupboard.



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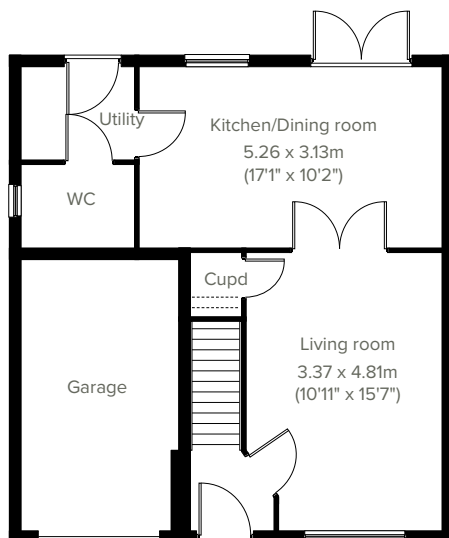


# The Hornsea

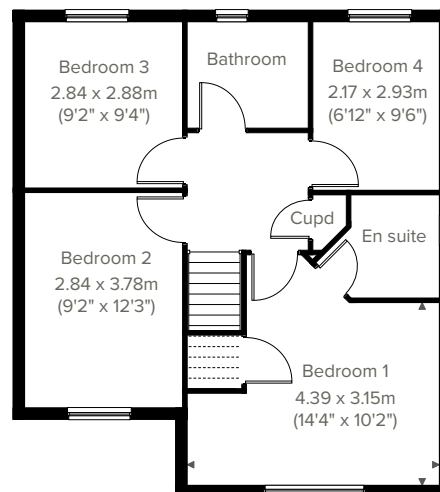
4 bedroom home



The Hornsea 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.



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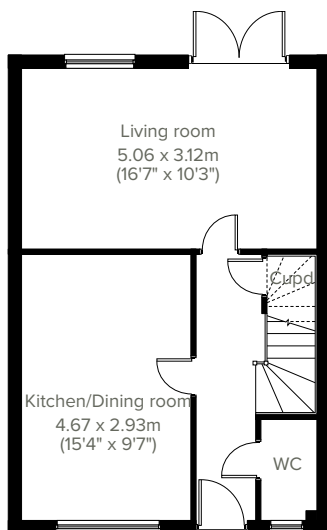


4 bedroom home

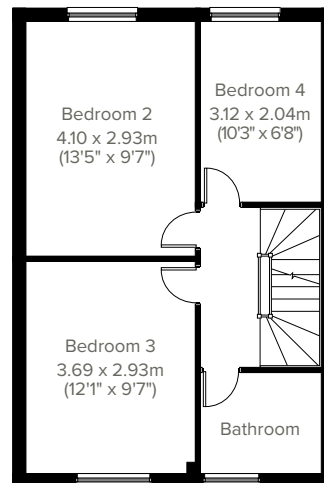
# The Foxcote



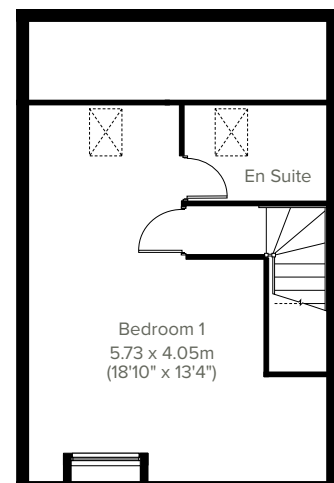
Modern three-storey living at its best; the Foxcote is a four-bedroom home ideal for families. It features an open plan kitchen/dining room, a light-filled living room with French doors leading into the garden, plus a handy under-stairs storage cupboard and WC. The first floor has three good-sized bedrooms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



**GROUND FLOOR**



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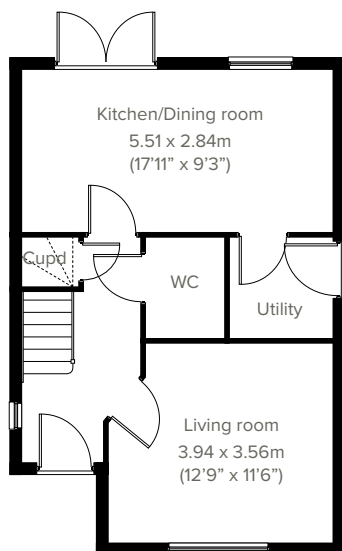


4 bedroom home

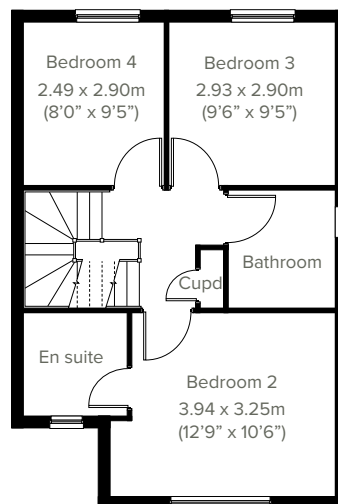
# The Earlswood



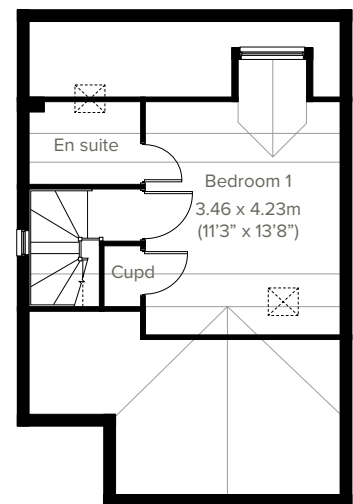
A modern three-storey home ideal for family life, the Earlswood is a four-bedroom home featuring an open plan kitchen/dining room with French doors leading into the garden, a handy utility room, and a front-aspect living room, plus under-stairs storage and a WC. The first floor has three good-sized bedrooms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



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**1ST FLOOR**



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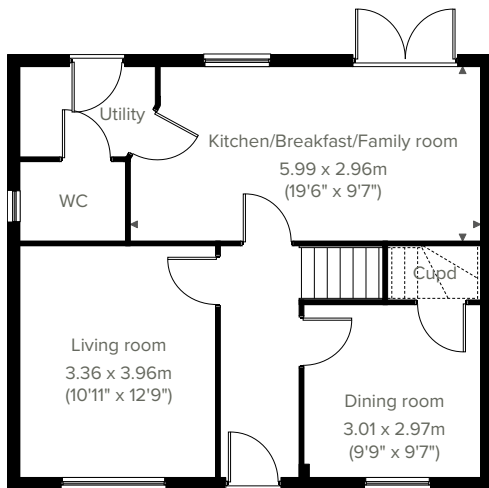


4 bedroom home

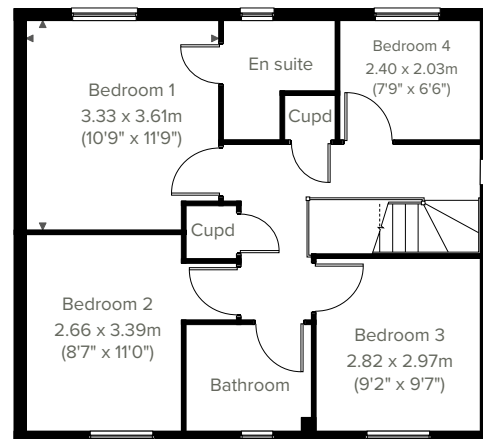
# The Coniston



A popular family home, the Coniston ticks all the boxes. The modern and stylish open plan kitchen/breakfast/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 large family-sized bathroom and two handy storage cupboards.



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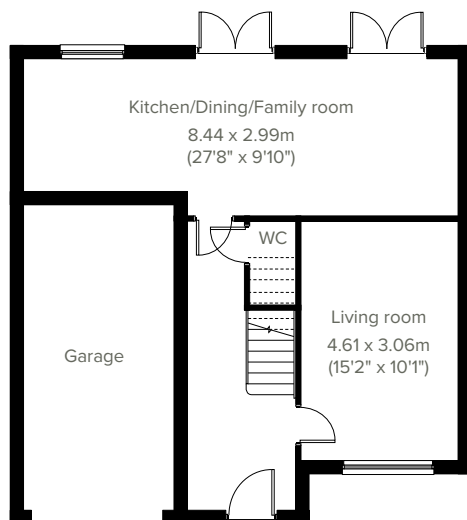


# The Warwick

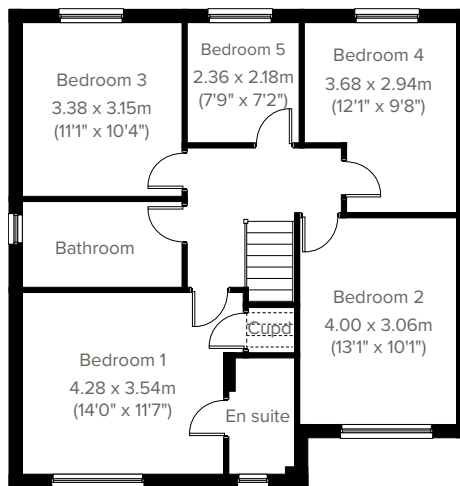
5 bedroom home



The Warwick is a contemporary five-bedroom detached home offering open plan living. The light and airy kitchen/dining/family room enjoys an open aspect through French doors to the rear garden. There's a bright front-aspect living room, a downstairs WC, storage cupboard and an adjoining integral garage. Upstairs there are five bedrooms with a spacious bedroom one benefiting from an en-suite, a modern-fitted family bathroom and an additional storage cupboard.



**GROUND FLOOR**



**1ST FLOOR**

Please note that elevation treatments and window/door positions may vary from plot to plot. Plot specific information will be confirmed on your reservation check list.

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between home types, orientation and developments.



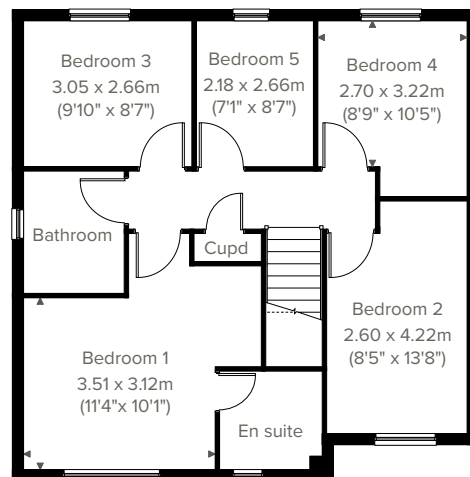
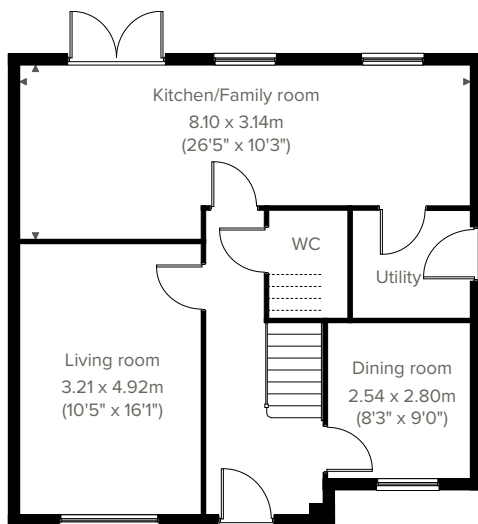


5 bedroom home

# The Holywell



An impressive family home, the Holywell is a five-bedroom detached home perfect for modern living. The stylish open plan kitchen/family room is ideal for spending time as a family and entertaining guests. There's also a well-proportioned living room, separate dining room, downstairs WC and utility with outside access. Upstairs there are five bedrooms - bedroom one with an en suite - a family-sized bathroom and handy storage cupboard.



## GROUND FLOOR

## 1ST FLOOR

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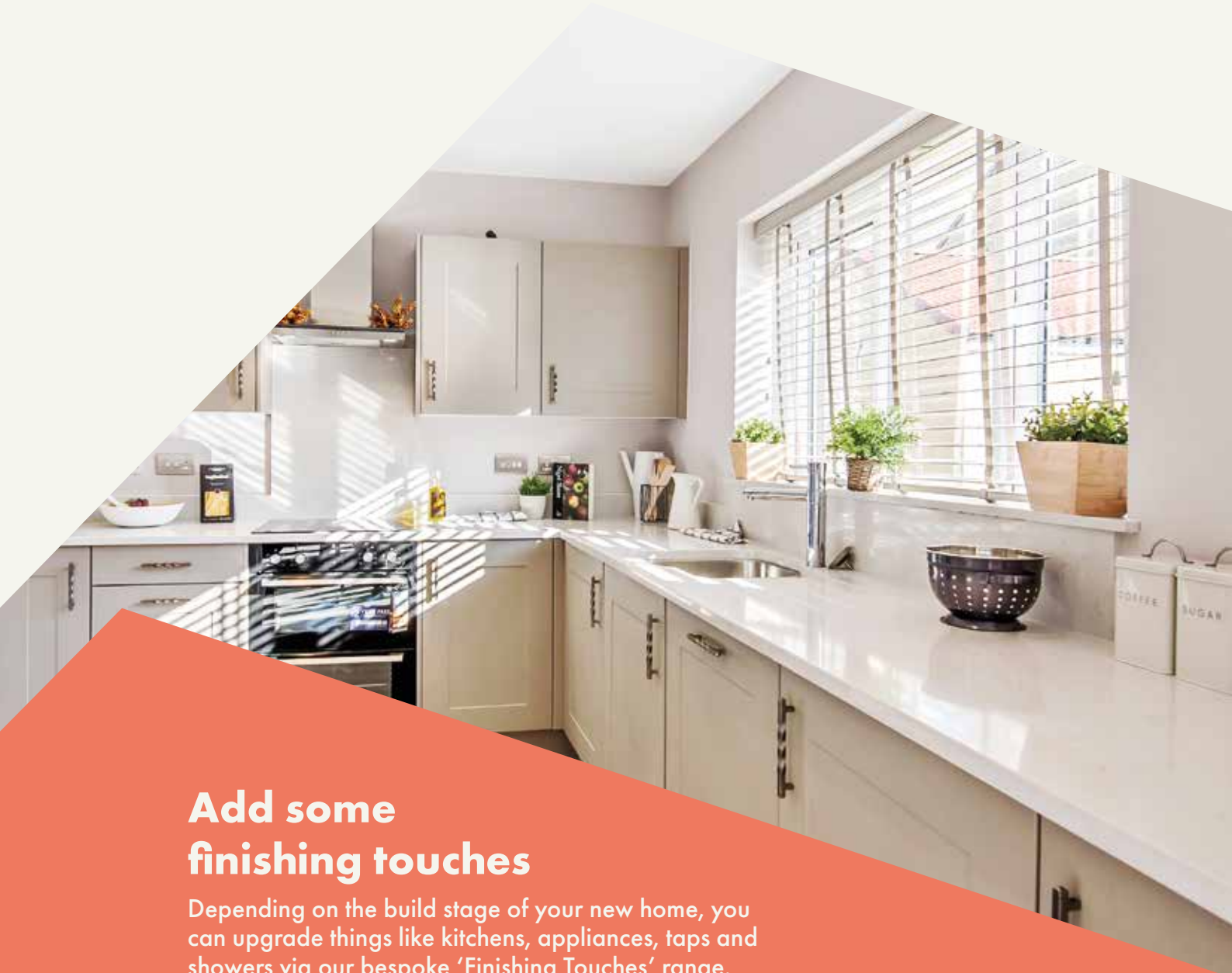




Weldon Park Phase 4

# 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) with soft closure to all doors and drawers.

### Plumbing

Plumbing for washing machine.

### Appliances

Single electric stainless steel oven, gas hob in stainless steel and chimney cooker hood and splashback.



## 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 cloakroom basin / 3-course splashback to bath / fully tiled shower.

### General

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 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."



## Share & win!

Share your love for your new Persimmon home and you could win a £100 IKEA voucher. For inspiration, check out past winners' homes on our Instagram page @persimmon\_homes #lovemypersimmonhome

## The earlier you reserve, the greater the choice

We'll always try and accommodate the Finishing Touches you want, but they are build-stage dependent, so the earlier you reserve the better.

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

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.



6 reasons why it pays to buy new

## Did you know?

Most of the benefits of buying new are obvious, but some are not. Here's a quick summary of the key reasons why it's such a smart move:

1.

### No chain

Few things are more annoying in the home buying process than a time-consuming chain you can't control. Buying new limits the chance of getting involved in one.

2.

### Energy efficient

Our homes include cost-effective combi boilers, first-rate loft insulation and draught-free double glazed windows to meet stringent energy-efficient standards, keeping your energy bills as low as possible.

3.

### Brand new

Absolutely everything in your new home is brand new. You get all the latest designs and tech, complete with manufacturers' warranties. Win-win.

4.

### More ways to buy

We offer a range of schemes to help get you on the property ladder, including Home Change and Part Exchange.

5.

### 10 year warranty

All our new homes come with a ten-year, insurance-backed warranty, as well as our own two-year Persimmon warranty. In the unlikely event you ever need to claim, our Customer Care Team are there to help you.

6.

### Safe & secure

All our homes are built from fire-retardant materials and come with fitted smoke alarms and fire escape windows. They're also far more secure than older buildings thanks to the security locks and lighting we use.

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





**And did we mention you'll have more time for dancing?**

Buying new means you'll spend far less time on repairs and maintenance, after all, life's too short to spend every weekend doing DIY.





Persimmon

# Notes

Lined area for taking notes, consisting of multiple horizontal dashed lines.







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