

# SHAVINGTON PARK PHASE 2

Shavington · Cheshire



**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

### 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.



### OUR STAR RATING

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



## 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.

As part of the pledge, we carry out a comprehensive 24-point check on every new home we build to ensure everything meets our exacting standards. 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**.



# Shavington Park Phase 2

Shavington • Cheshire



## Shavington Park Phase 2 at a glance:

- 👉 Beautiful range of 1, 2, 3 & 4-bedroom homes
- 👉 Sought-after semi-rural location
- 👉 Amenities and leisure on your doorstep
- 👉 Convenient access to the M6 and Manchester
- 👉 Well-regarded Ofsted 'good' schools nearby

## ENJOY VILLAGE LIFE WITH GREAT CONNECTIONS

Shavington Park Phase 2 is our new collection of modern family homes in the popular village of Shavington in Cheshire. This attractive development is situated in an area known locally as Shavington Triangle and consists of a range of two, three and four-bedroom homes.

The large village of Shavington lies 2.5 miles to the south of Crewe, near Wybunbury, and offers a range of facilities that cater for all your day-to-day needs including a Co-op supermarket and Post Office. Transport links are also convenient, with Crewe mainline railway station just a 10-minute drive away, and the A500 providing easy access to J16 of the M6 motorway.

Shavington Leisure Centre and children's Playworld provide activities for all the family. There's also a local primary and secondary school in Shavington, both of which are highly-regarded with Ofsted 'good' ratings.

Shavington Park enjoys a semi-rural location so you'll never be far from beautiful countryside. Wybunbury Moss National Nature Reserve is a mile south of the development, with its circular footpath walk around the rare peat landscape.

Living here means you'll be close to the charming and historic market town of Nantwich with its range of boutique shops, cafés, bars and restaurants.

The railway town of Crewe is also just over 3 miles away, offering direct links to London Euston and all the major towns and cities throughout the UK. You'll be able to make use of its twice-weekly indoor and outdoor markets, two large shopping centres and variety of independent shops, bars and restaurants. The town also boasts a multiplex cinema, the Lyceum Theatre, and a range of sporting venues as well as the Grand Junction Retail Park.

### Well placed for local towns

Just a short distance from the local amenities, yet with stunning countryside on your doorstep, this development enjoys the best of both worlds. This, combined with Crewe and Nantwich train stations close to hand and easy access to the M6, means Shavington Park is a fantastic place to call home.

### JUMP IN THE CAR AND START EXPLORING:

- Nantwich Train Station | 3.2 miles
- Crewe | 4 miles
- Crewe Train Station | 4.1 miles
- Stoke on Trent | 14.7 miles
- Chester | 26.4 miles
- Manchester city centre | 41.4 miles



# SITE PLAN

## SHAVINGTON PARK PHASE 2

### KEY

- The Madisson Bungalow
- The Alnmouth
- The Barton
- The Grasmere
- The Derwent
- The Farthing
- The Lockwood
- The Hornsea
- The Gilby Bungalow
- The Kendal
- The Coniston
- ★ Social Rent
- Shared Ownership





Previous Phase

Sub Station

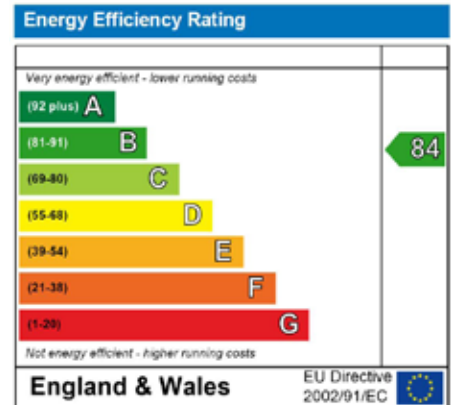
Pond

Stock Lane

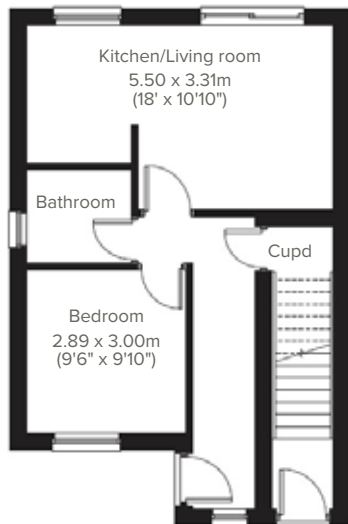
This site layout is intended for illustrative purposes only, and may be subject to change, for example, in response to market demand, ground conditions or technical and planning reasons. Trees, planting and public open space shown are indicative, actual numbers and positions may vary. This site plan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



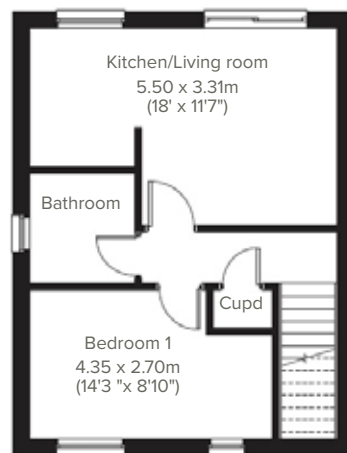
**BEADNELL**  
One bedroom home



The Beadnell is made up of two apartments, ideal for first time buyers and those looking to downsize. Both floors feature a bright and versatile kitchen/living room, bedroom, bathroom and handy storage cupboard.



Ground floor apartment



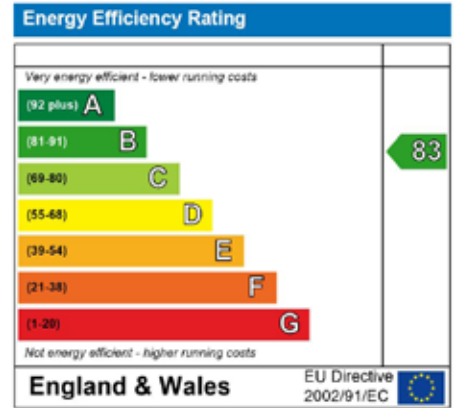
First floor apartment

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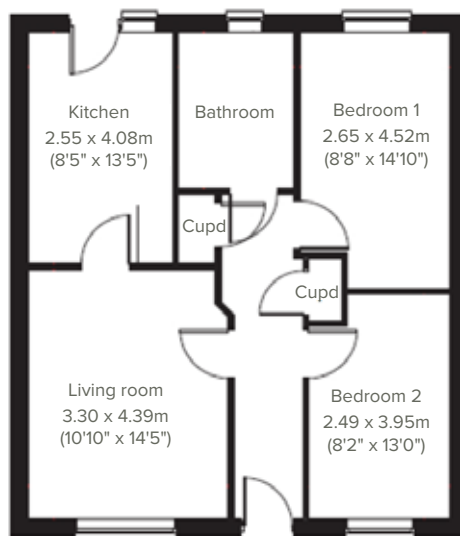




**MADISSON**  
Two bedroom home



The Madison is a versatile bungalow, perfect for a huge range of requirements. The ground floor features a front aspect living room leading into the kitchen with access to rear garden, perfect for entertaining. There are two double bedrooms, a spacious bathroom and two storage cupboards.

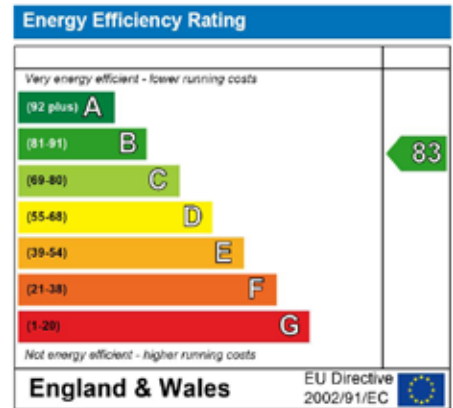


Ground floor

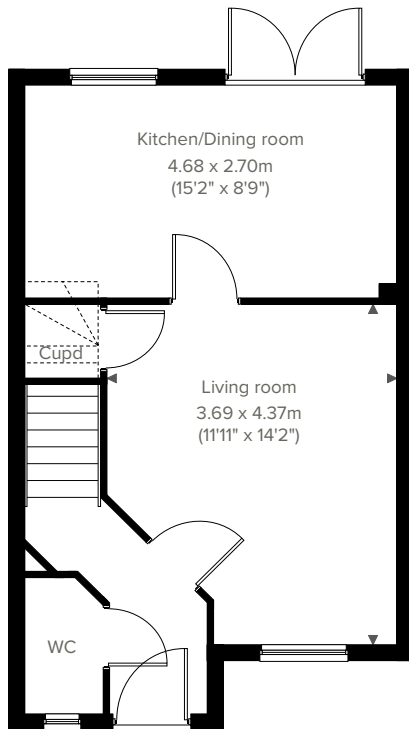
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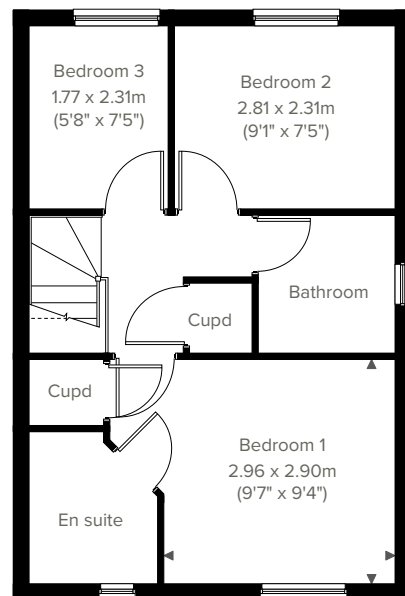
**BARTON**  
Three bedroom home



The popular Barton 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.



Ground floor

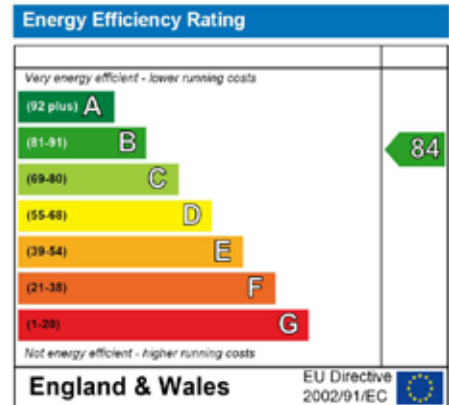


First floor

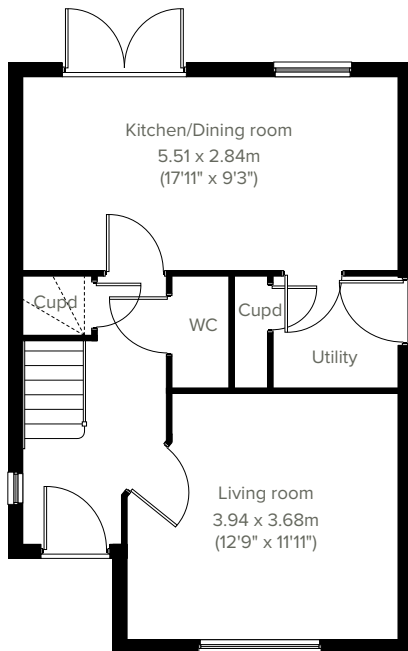
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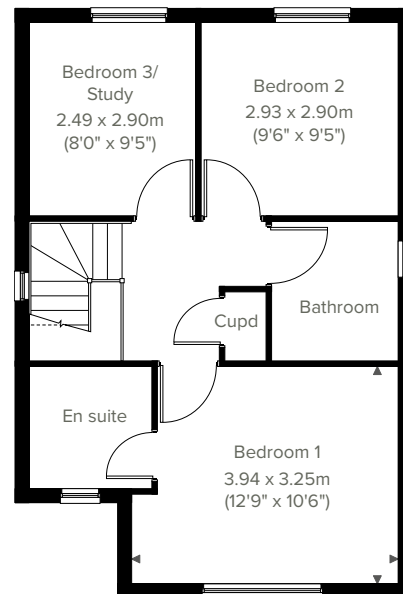
**DERWENT**  
Three bedroom home



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 Derwent's bright front aspect living room, separate utility room, handy storage cupboards and downstairs WC complete the ground floor. Upstairs, bedroom one benefits from an en suite and there's a good-sized family bathroom and further storage.



Ground floor

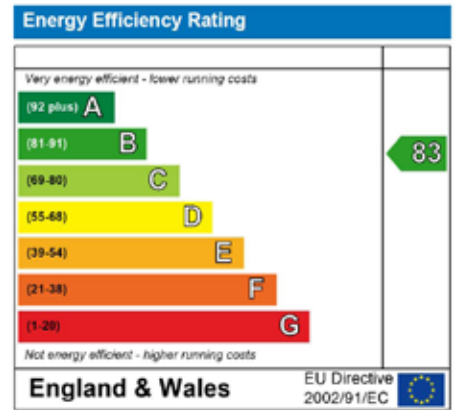


First floor

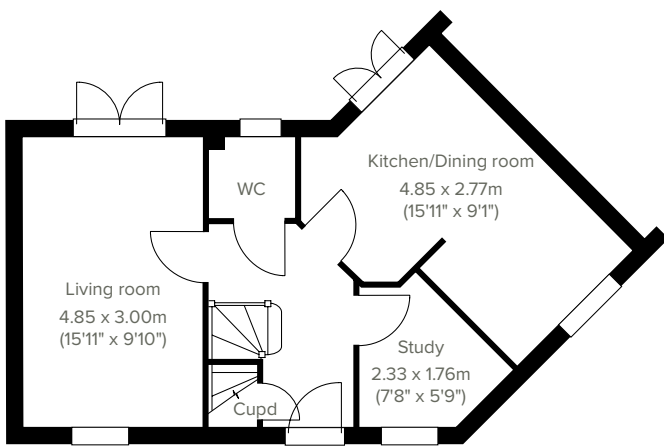
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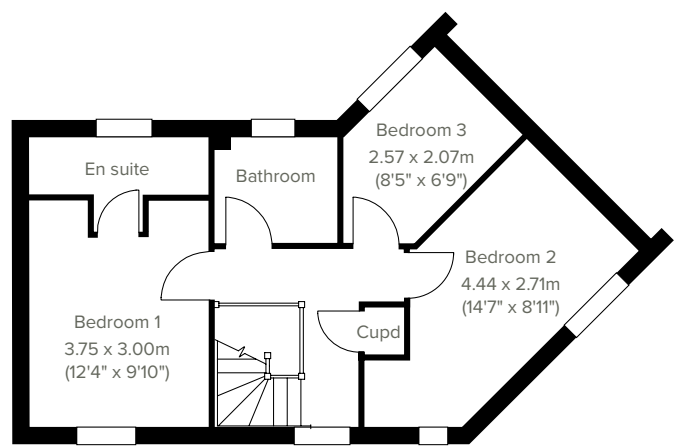
**FARTHING**  
Three bedroom home



The Farthing is a three-bedroom home which features a front aspect living room with French doors leading into the garden. Also downstairs is an open plan kitchen/dining room with further garden access as well as a handy WC and a study. Upstairs are all three bedrooms, the first enjoying an en suite, a further bathroom and a storage cupboard.



Ground floor



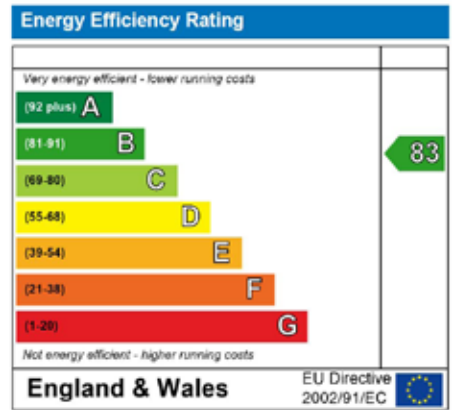
First floor

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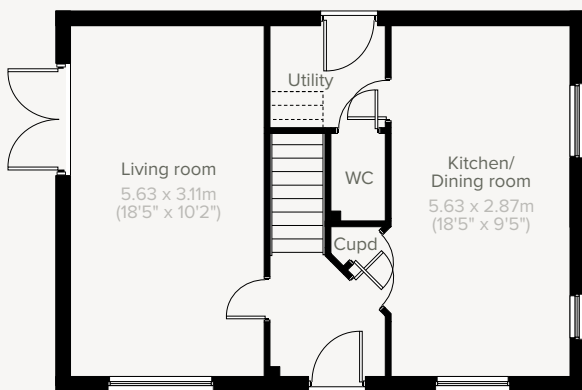


**LOCKWOOD CORNER**

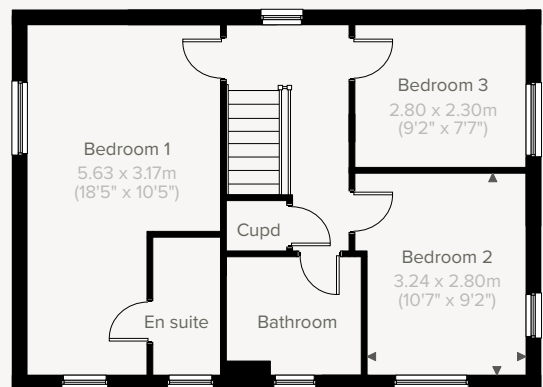
Three bedroom home



A fantastic family home, The Lockwood Corner features a stunning open plan kitchen diner 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

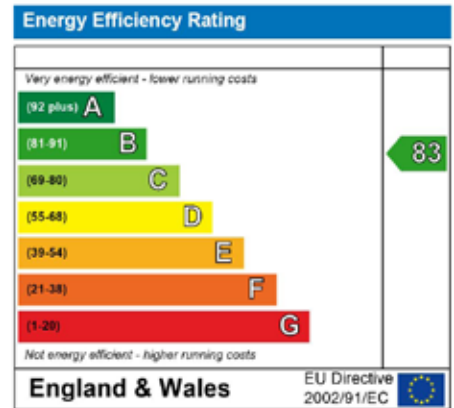


First floor

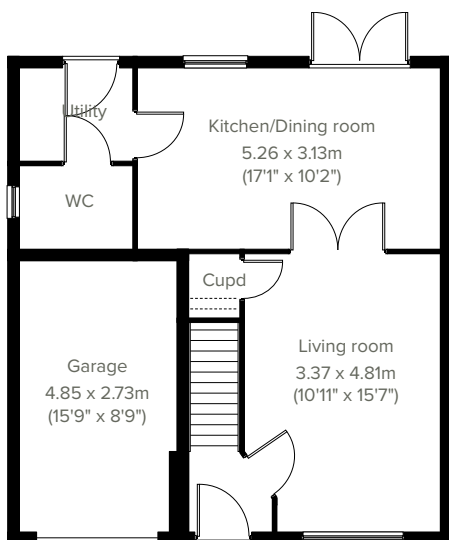
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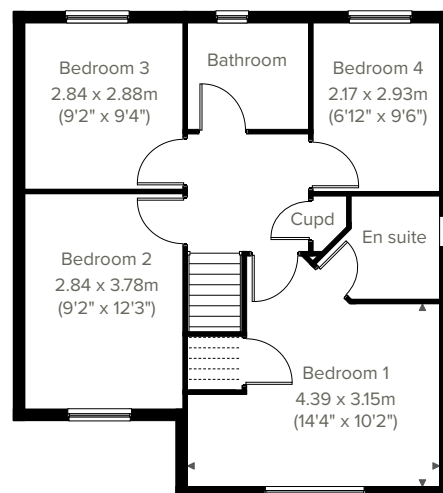
**HORNSEA**  
Four bedroom home



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 three further bedrooms and the main family bathroom.



Ground floor

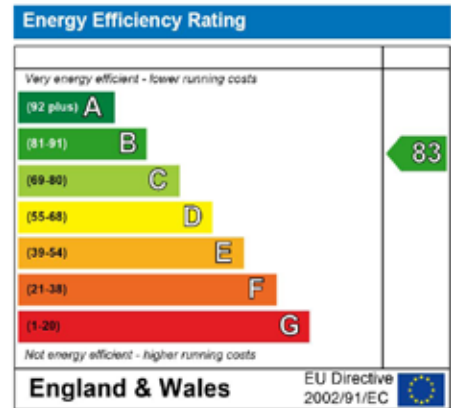


First floor

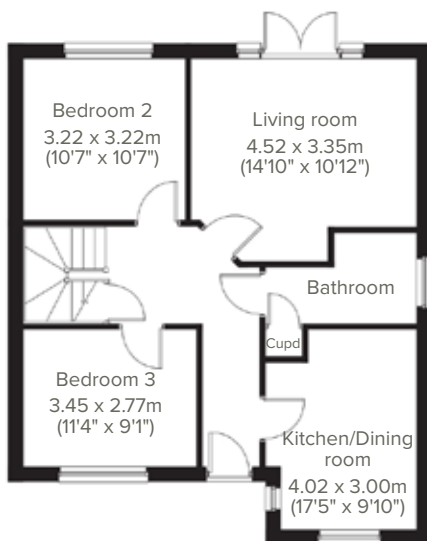
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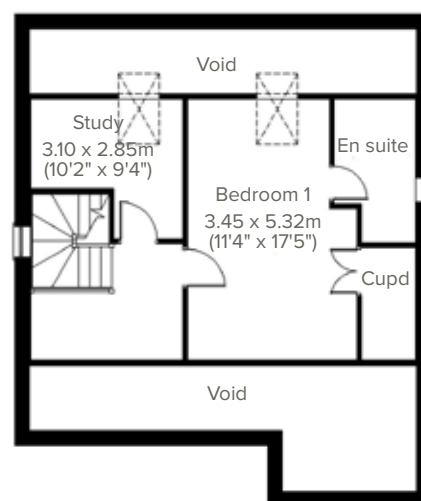
**GILBY**  
Three bedroom home



The Gilby is a one and a half storey versatile bungalow, perfect for a huge range of requirements. The ground floor features a front aspect kitchen/dining room and a generous living room with French doors to rear garden, perfect for entertaining. Upstairs is a study, together with bedroom one which enjoys both an en suite and a separate dressing area.



Ground floor

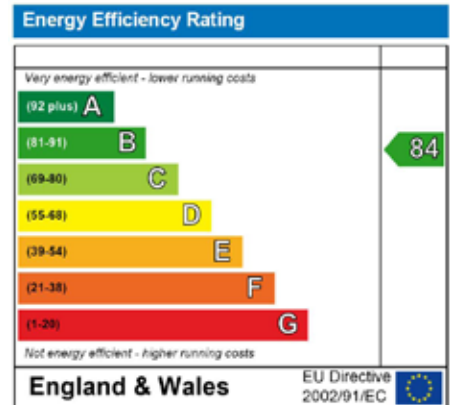


First floor

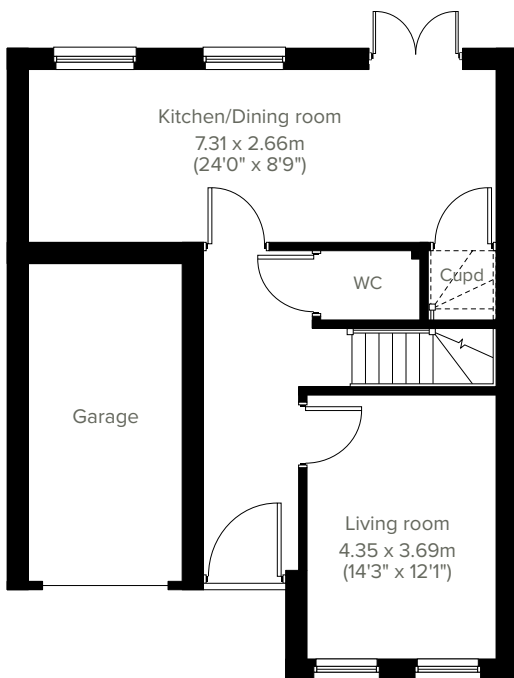
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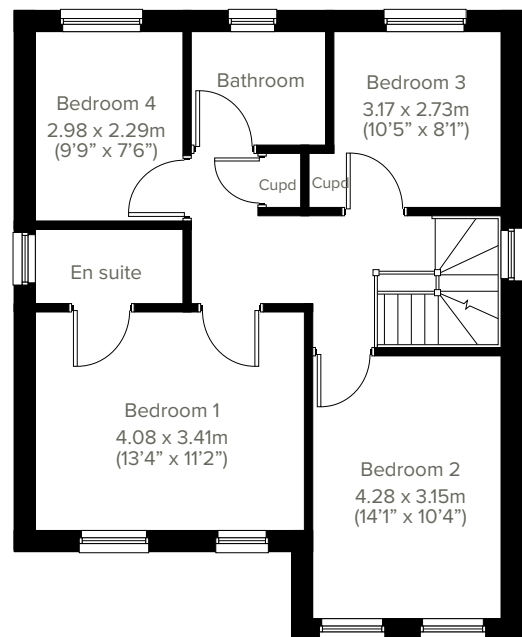
**KENDAL**  
Four bedroom home



The Kendal is a contemporary four-bedroom detached home offering open plan living. The light and airy kitchen/dining 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 four good-sized bedrooms with a spacious bedroom one benefiting from an en-suite, plus a modern fitted family bathroom.



Ground floor



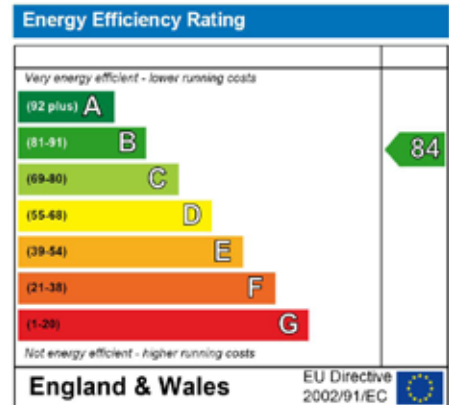
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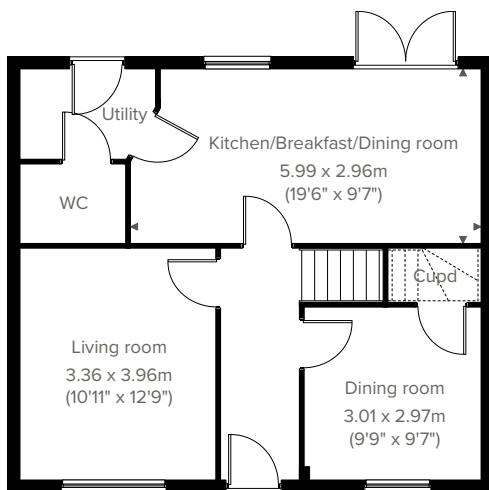




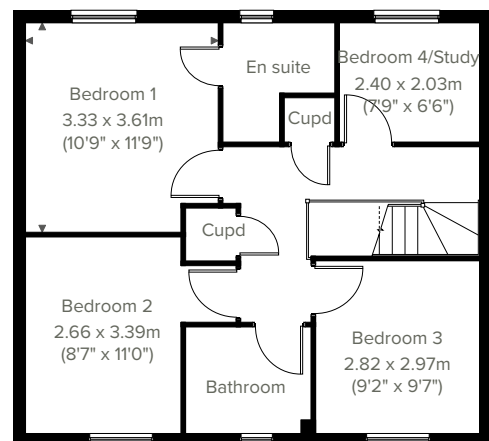
**CONISTON**  
Four bedroom home



A popular family home, The Coniston 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 are four bedrooms - bedroom one has an en suite - a large family-sized bathroom and a storage cupboard.



Ground floor



First floor

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## SPECIFICATIONS

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### 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, gas hob and integrated cooker hood



## Bathroom

Suites	White bathroom suites with chrome-finished fittings
Extractor fans	Extractor fan to bathroom and en suite (where applicable)
General	Mira showers with chrome fittings. Hand showers over bath (only where there's no en suite)
Tiling	Half height tiling to sanitaryware walls
Splash-backs	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 back-up



## 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

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## Shavington Park Phase 2

For prices, opening times and availability contact:

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E: [shavingtonpark.nwst@persimmonhomes.com](mailto:shavingtonpark.nwst@persimmonhomes.com)

[persimmonhomes.com/new-homes/north-west/shavington-park](https://www.persimmonhomes.com/new-homes/north-west/shavington-park)

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Persimmon plc, Registered office: Persimmon House, Fulford, York YO19 4FE  
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