

COLLEGE HILL PARK

Buxton · Derbyshire



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 warranty
- ✓ 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 is 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 five star rating by the Home Builders Federation in their 2022 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 comprehensive inspections of all key build stages 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**.



College Hill Park

Buxton · Derbyshire



College Hill Park at a glance:

- 👉 Wide range of 2, 3 & 4-bedroom homes
- 👉 Sought-after rural location
- 👉 Close to beautiful Peak District
- 👉 Choice of well-regarded schools nearby
- 👉 Great transport links and local amenities

STUNNING NEW HOMES IN A LOVELY RURAL LOCATION

College Hill Park is located in the charming village of Harpur Hill nestled just to the south of the spa town Buxton. Its range of stylish new homes is suitable for first-time buyers through to growing families and those looking to downsize.

Buxton is a gem of a town, loved by many for its stunning ornamental gardens and world-famous Georgian and Victorian architecture. These provide an impressive backdrop for its rich and vibrant range of music and theatre - Buxton Opera House is a must-visit. You'll also be able to enjoy its wealth of independent shops, and friendly tea rooms, bars and restaurants. For your weekly shop, larger supermarkets are just a 10-minute drive away.

There's plenty to do in the local area with natural wonders such as Poole's Cavern, plus relaxing spas, Go Ape, Buxton Raceway and two golf courses. You'll also have access to a range of leisure options: Buxton Fitness & Swimming Centre is just a short drive away and Pavilion Gardens is within just 2 miles and perfect for a peaceful walk or a picnic with the family.

When it comes to stunning countryside, you couldn't be better placed. The Peak District National Park is right on your doorstep offering breath-taking views and fantastic opportunities for activities such as cycling, walking and wildlife watching.

Choice of schools near by

Great news for families with children. There's a selection of schools for all ages serving the development. Harpur Hill Primary School is just under a mile away and can be reached either by foot or a short drive. Buxton Community School (Ofsted "Good") is also near to College Hill Park and serves as the main secondary school for families in Buxton.

You'll be well connected...

The development lies 2.2 miles from the centre of Buxton and has regular bus links to Buxton train station which has a direct line to Manchester Piccadilly train station.

College Hill Park is proud to offer a wide variety of homes to suit all budgets and circumstances. And with its fantastic selection of local amenities and points of interest, it's the perfect place for you to call home.

JUMP IN THE CAR AND START EXPLORING:

- Buxton | 2.2 miles
- Peak District | 6.6 miles
- Macclesfield | 13.7 miles
- Sheffield | 27.6 miles
- Manchester | 30.2 miles



SITE PLAN

COLLEGE HILL PARK





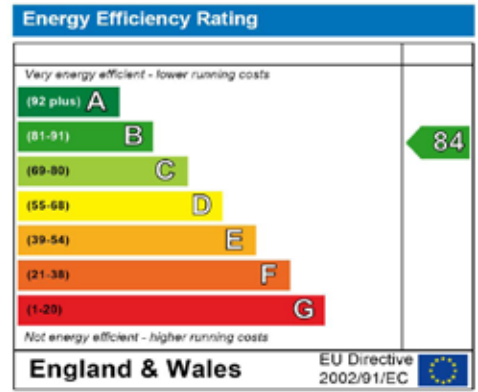
- KEY
- The Moseley
 - The Danbury
 - The Thirlmere
 - The Hatherton
 - The Earlswood
 - The Pennington Corner
 - The Saunton
 - The Blagdon
 - The Dorney
 - The Kendal
 - The Witton
 - The Heartwood
 - The Stafford
 - The Longthorpe
 - The Warwick
 - Affordable Housing



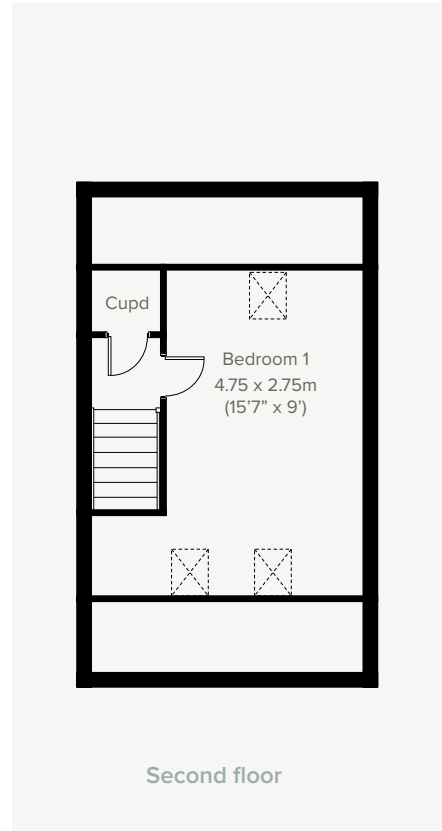
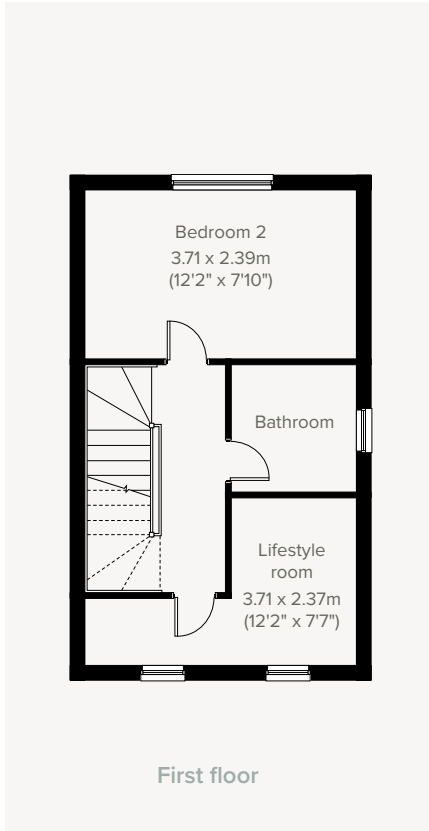
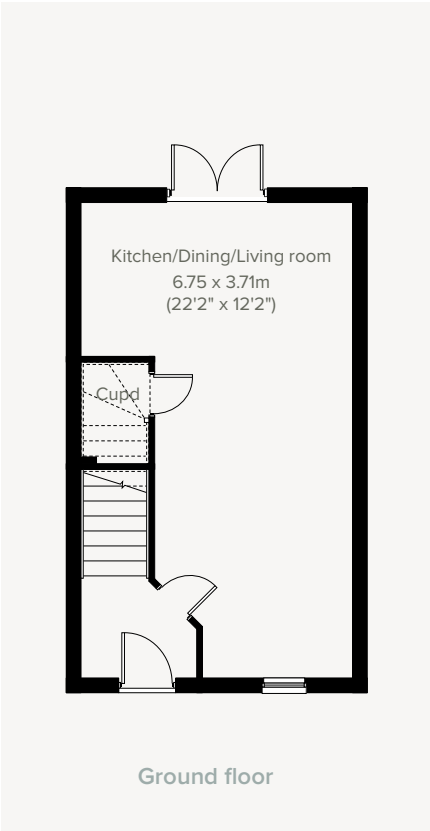
This site layout is intended for illustrative purposes only, and may be subject to change, for example, in response to market demand, ground conditions or technical and planning reasons. Trees, planting and public open space shown are indicative, actual numbers and positions may vary. This site plan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



MOSELEY
Two bedroom home



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

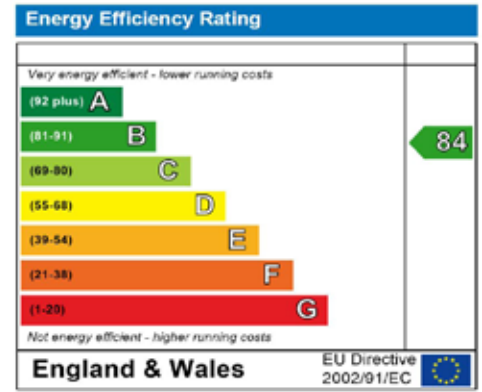


Under the planning permission, The Pennington Corner complies with the National Space Standards (NSS) for a 2 bedroom house only. The Lifestyle room can be used for a number of different purposes including as a[n] [non-NSS compliant] extra bedroom. This information is for guidance only and does not form 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. AD M4(2) specification may be applicable to this property so please refer to working drawings in all cases. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes.

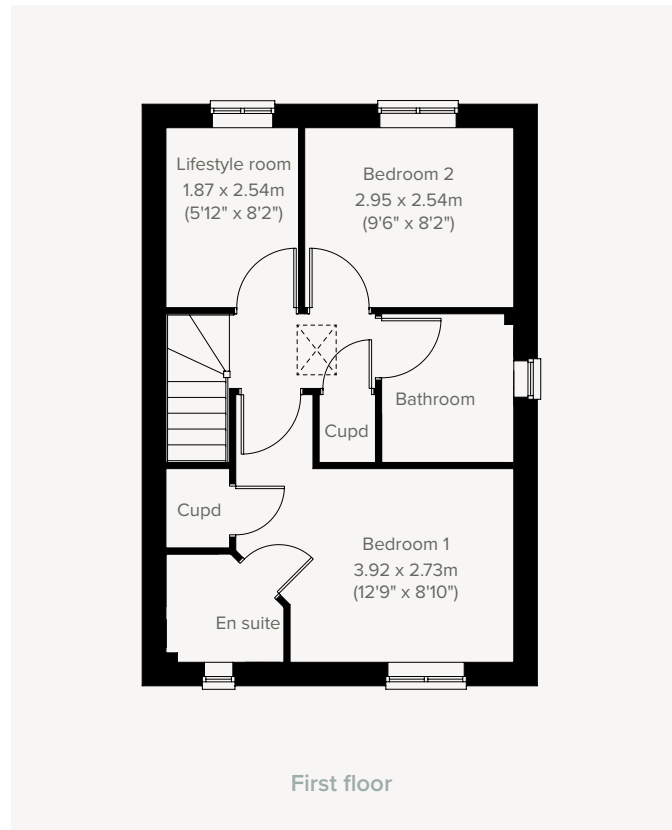
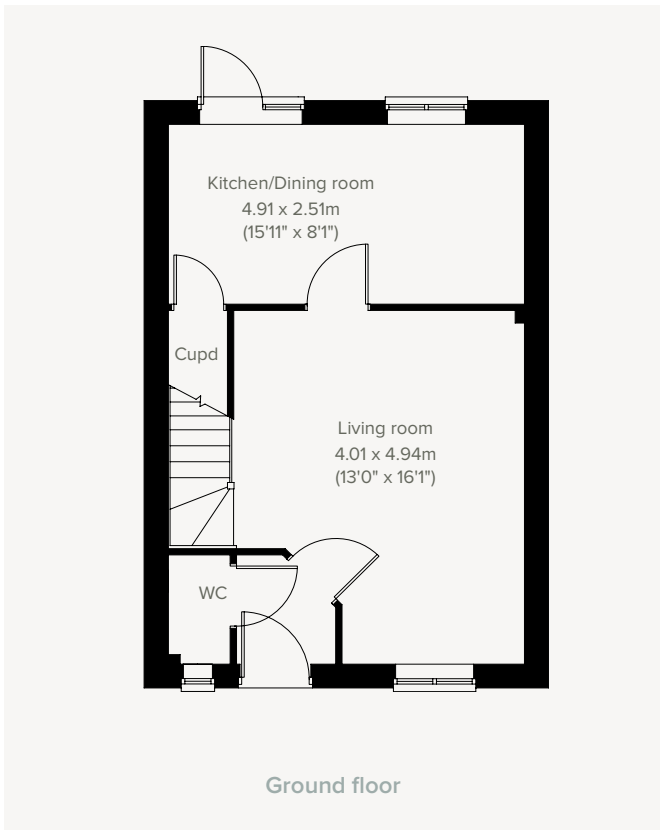


DANBURY

Two bedroom home



Perfect for the way we live today, the two-bedroom Danbury 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 are two bedrooms - bedroom one has an en suite - a lifestyle room and a family-sized bathroom. Appealing to families, first-time buyers and young professionals.

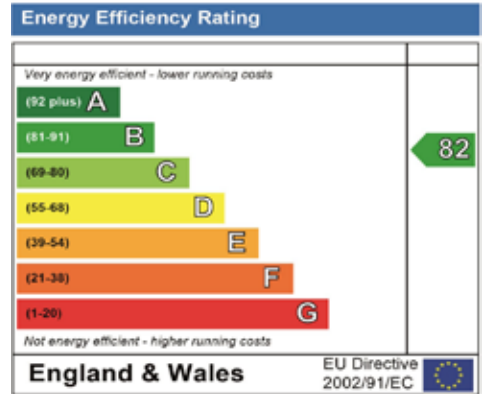


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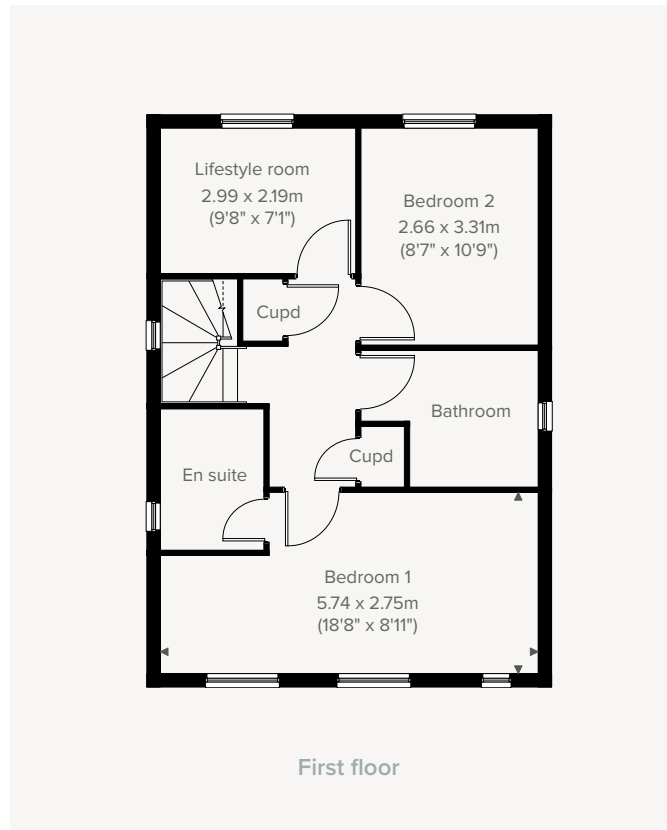
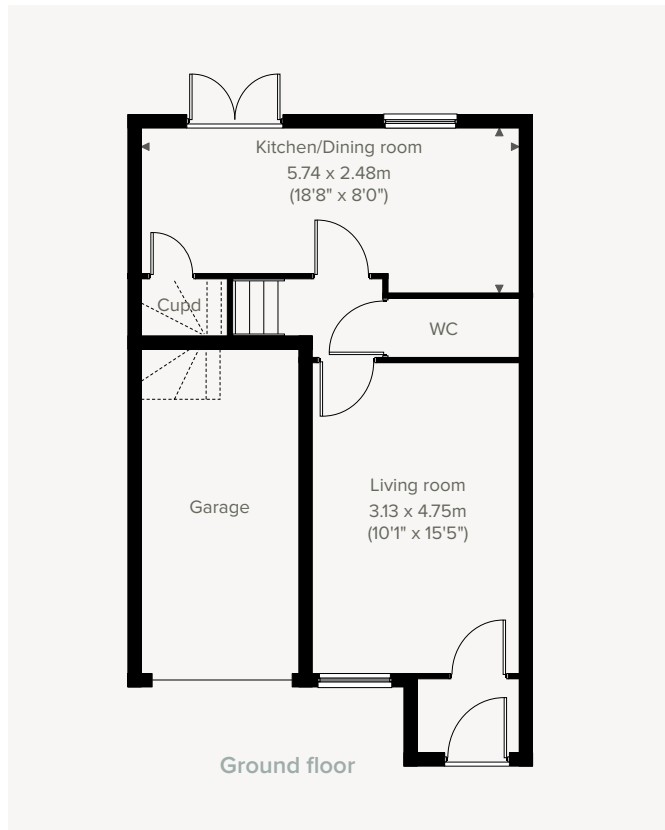


THIRLMERE

Two bedroom home



A thoughtfully-designed two-bedroom home with much to offer, the Thirlmere 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.

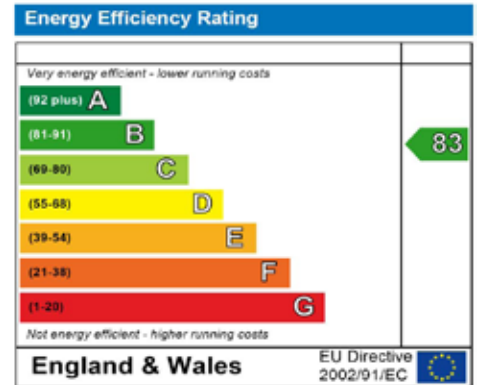


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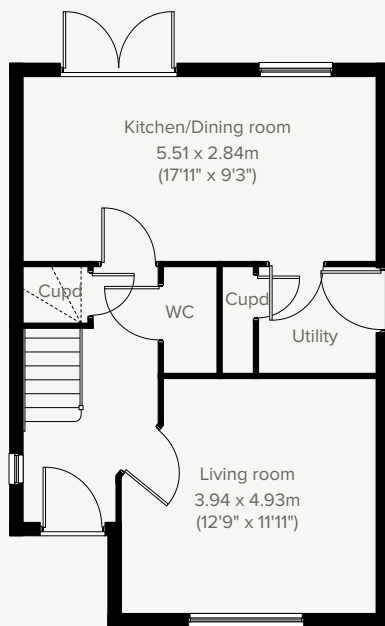


HATHERTON

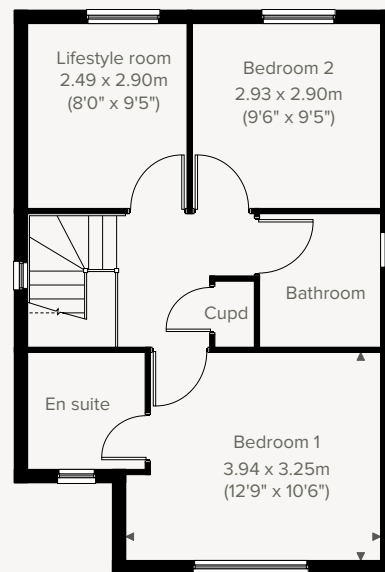
Two bedroom home



Enjoy the best of modern living in this popular two-bedroom home which benefits from a stylish open plan kitchen/dining room with French doors leading into the garden. The Hatherton'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.



Ground floor

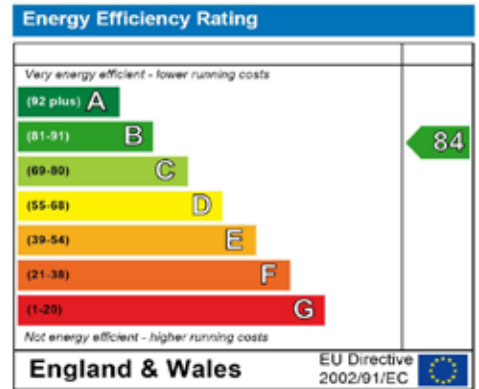


First floor

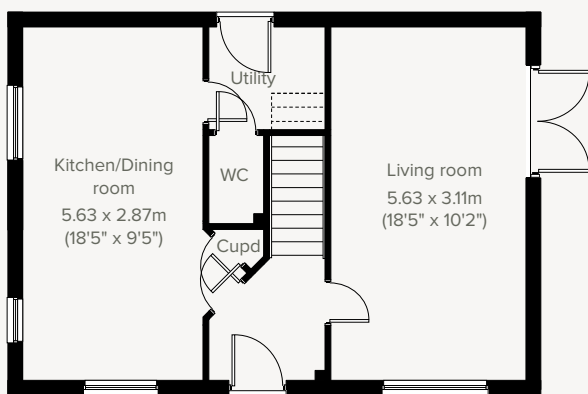
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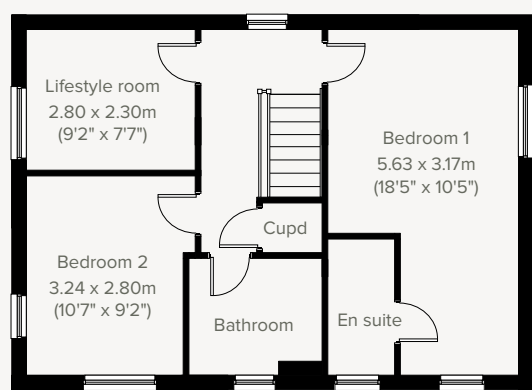
PENNINGTON CORNER
Two bedroom home



A fantastic family home, the Pennington 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 two bedrooms, including a large bedroom one with an en suite, a lifestyle room, a family-sized bathroom and handy storage cupboard.



Ground floor



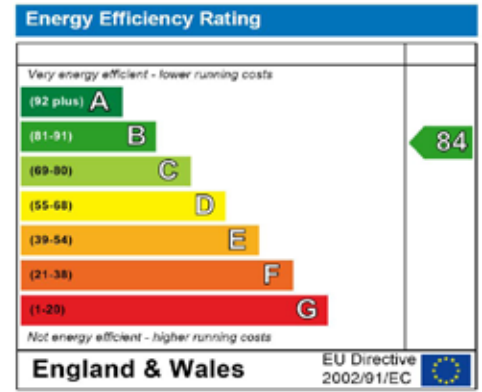
First floor

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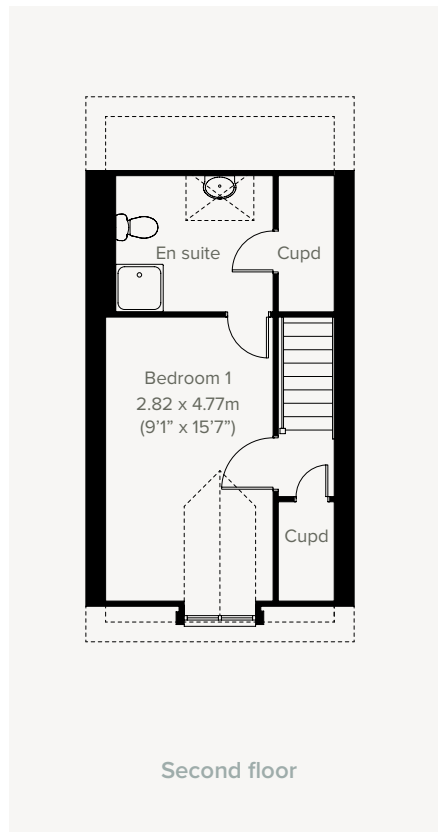
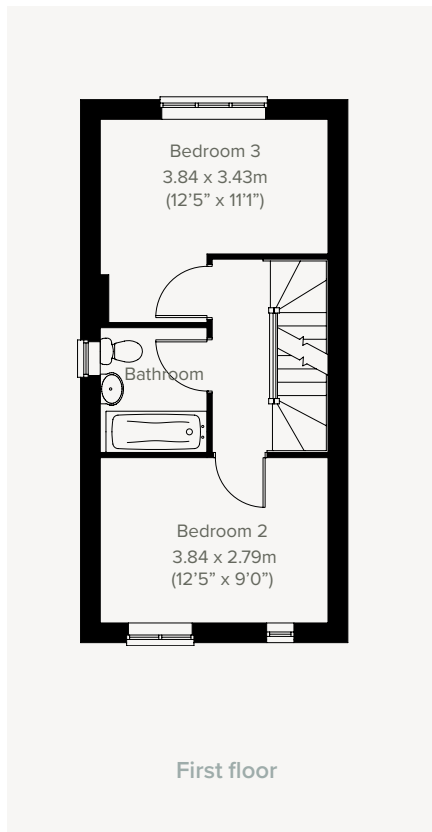
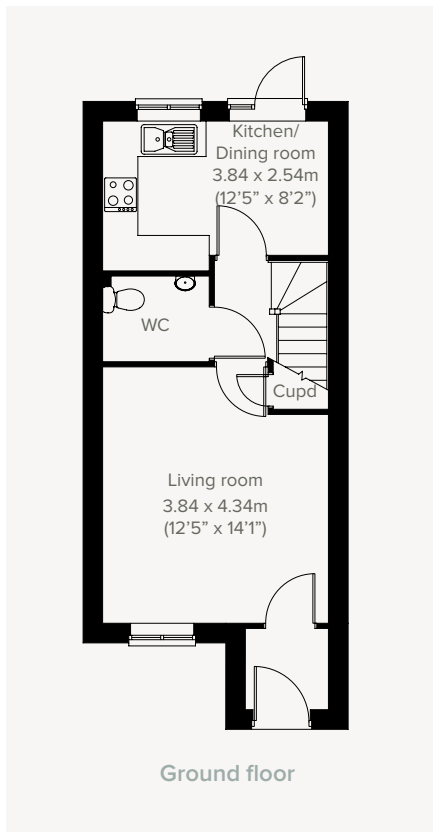


SAUNTON

Three bedroom home



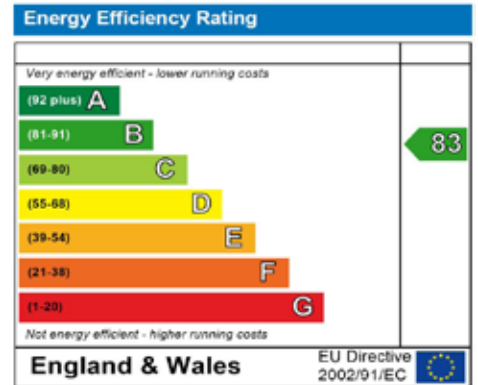
An attractive three-storey, three-bedroom home, the Saunton has a modern open plan kitchen/ dining room, a nicely-proportioned living room and three good-sized bedrooms. The enclosed porch, downstairs WC, three storage cupboards and off-road parking means it's practical as well as stylish. The top floor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



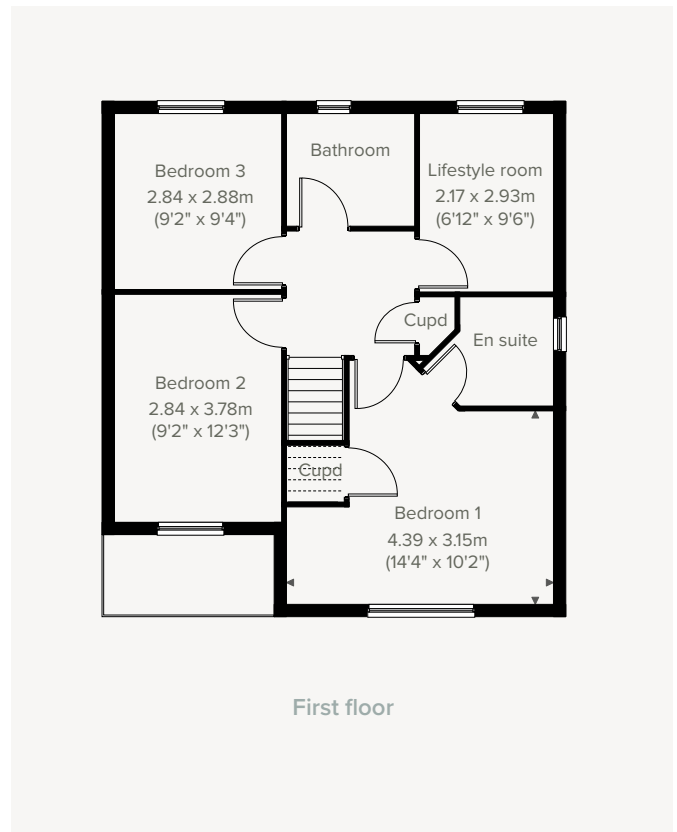
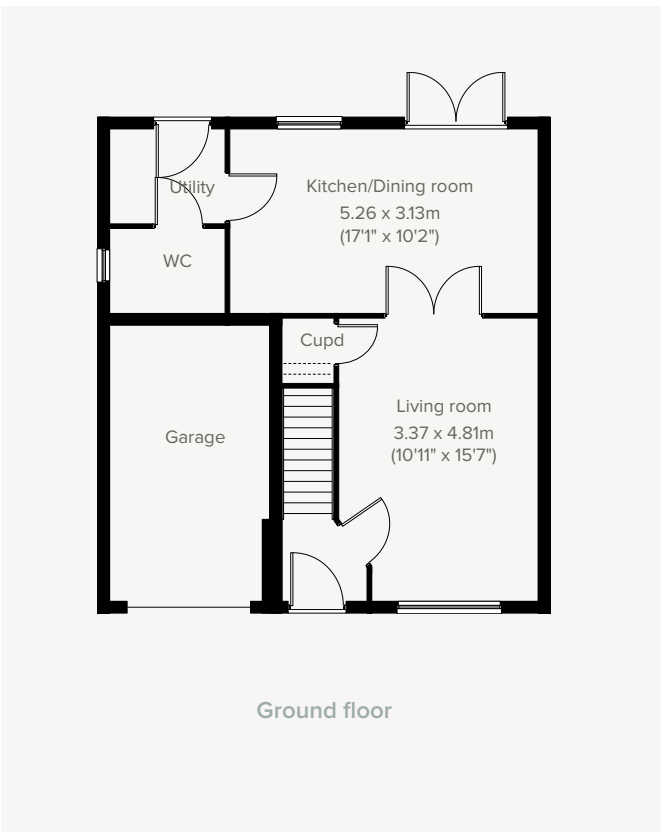
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BLAGDON
Three bedroom home



The Blagdon is a superb detached home with an integral garage, a good-sized living room with French 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 to two further bedrooms, a lifestyle room and the main family bathroom.

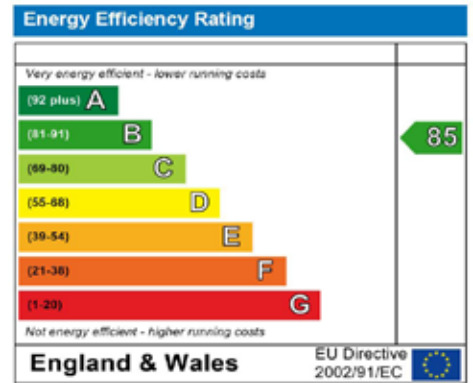


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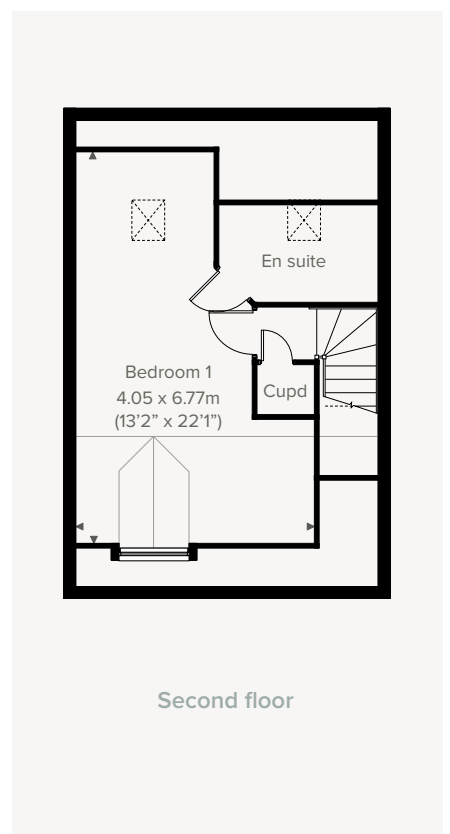
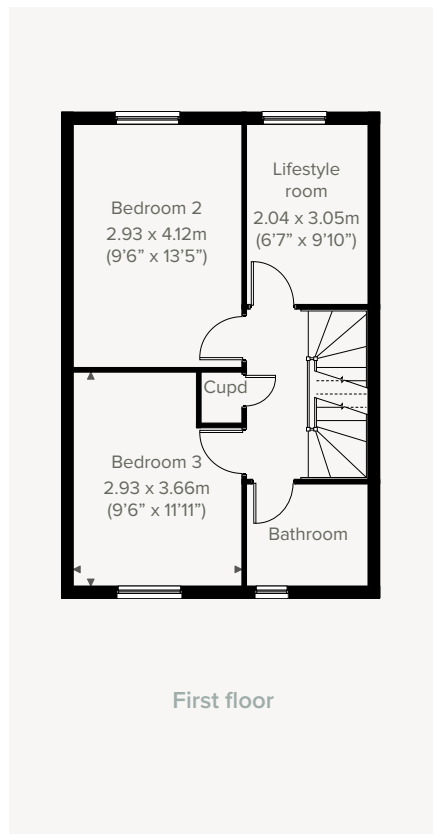
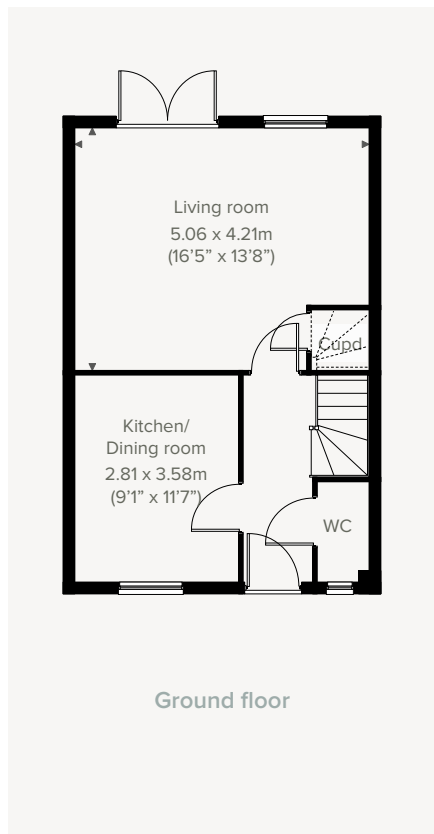


DORNEY

Three bedroom home



Modern three-storey living at its best, the Dorney is a three-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, plus on the top floor, there's an impressive bedroom one with an en suite.

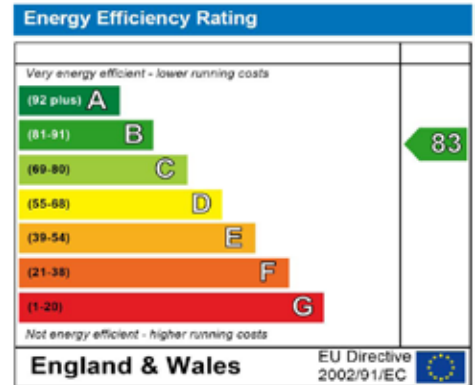


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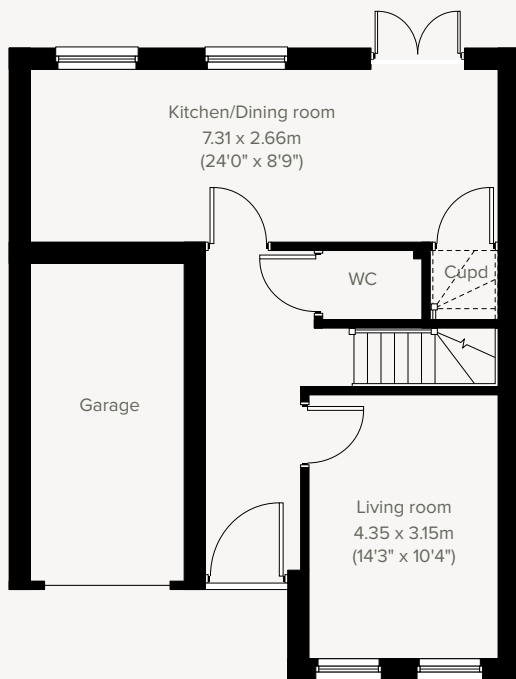


KENDAL

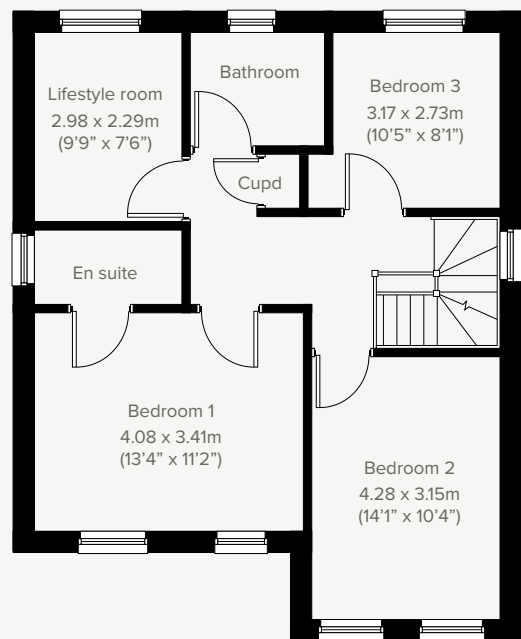
Three bedroom home



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



Ground floor



First floor

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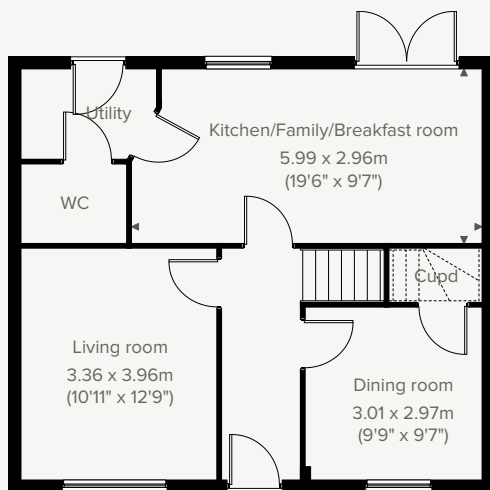


WITTON

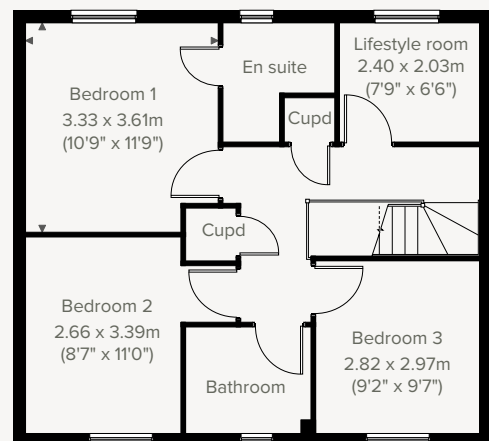
Three bedroom home

Energy Efficiency Rating	
Very energy efficient - lower running costs	84
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	Not energy efficient - higher running costs
England & Wales EU Directive 2002/91/EC	

A popular family home, the Witton ticks all the boxes. The modern and stylish open plan kitchen/family/breakfast 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 three bedrooms - bedroom one has an en suite - a large family-sized bathroom, a lifestyle room and two storage cupboards.



Ground floor



First floor

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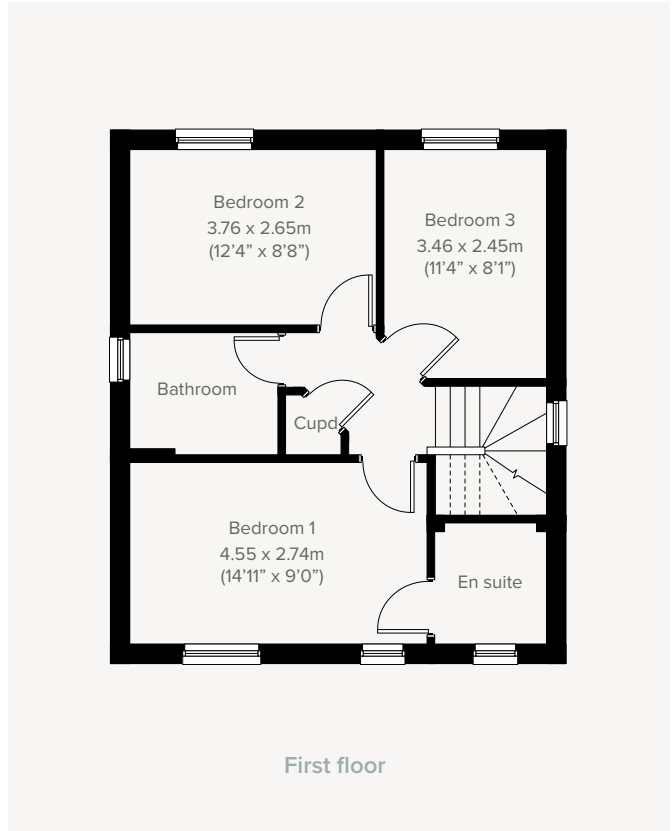
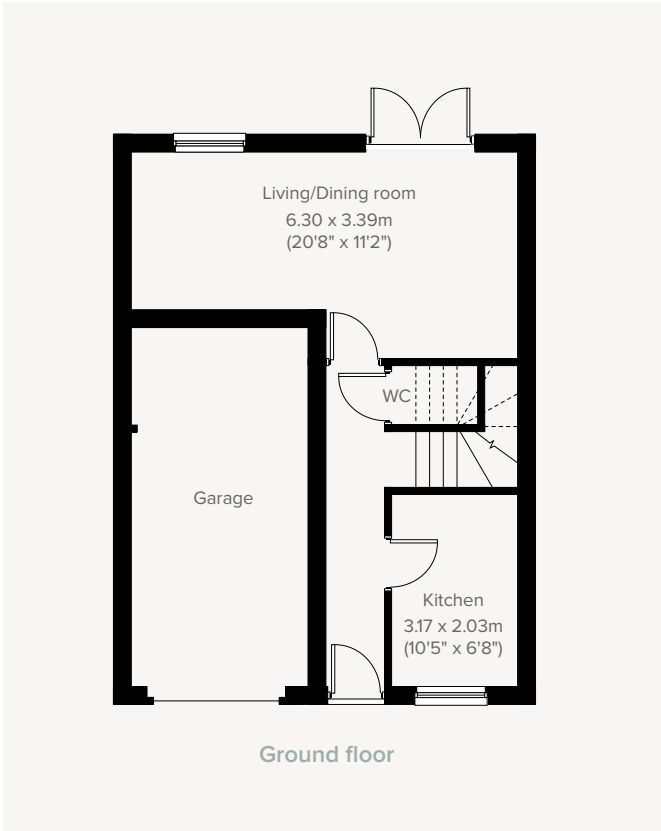


STAFFORD

Three bedroom home

Energy Efficiency Rating	
Very energy efficient - lower running costs	82
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	Not energy efficient - higher running costs
England & Wales	
EU Directive 2002/91/EC	

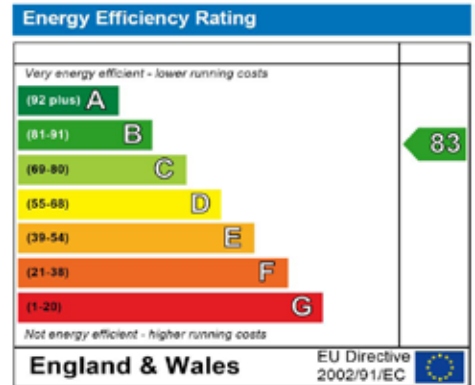
Benefiting from a large integral garage, an open plan living/dining room with French doors leading into the garden, plus three double bedrooms, the Stafford is a popular family home. The downstairs WC, handy first floor storage cupboard, family bathroom and en suite to bedroom one means its practical as well as stylish.



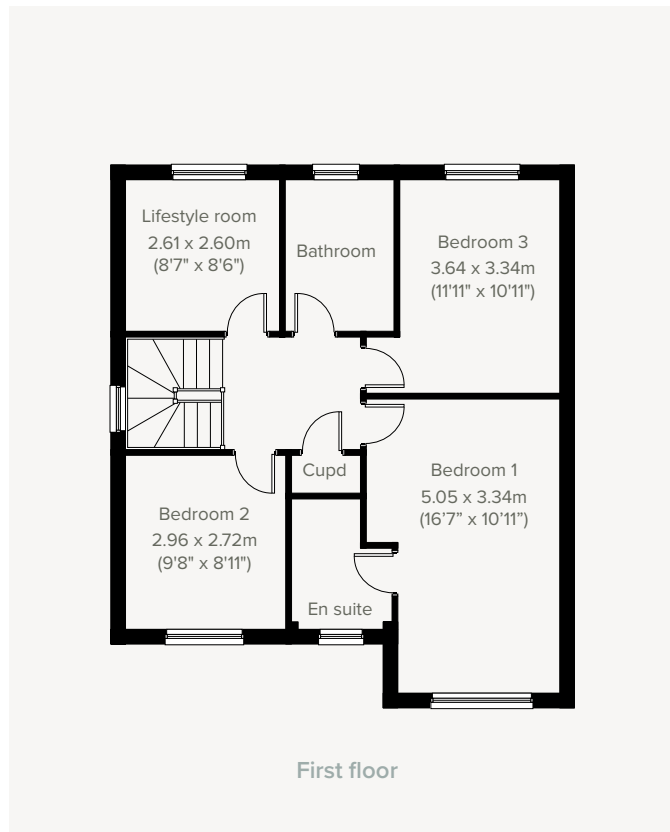
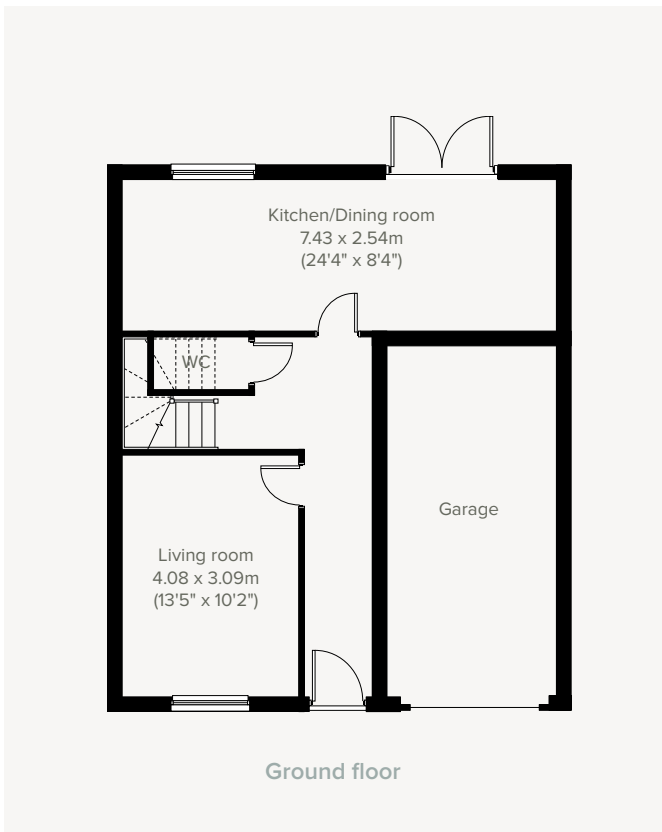
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LONGTHORPE
Three bedroom home



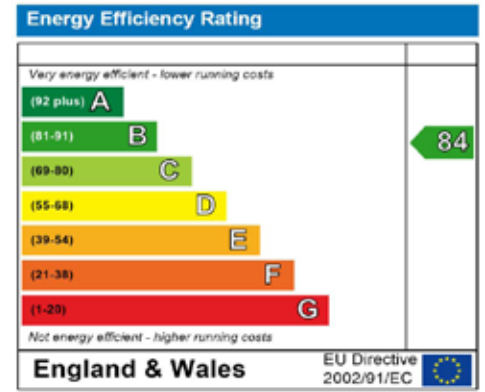
An attractive family home, the Longthorpe is designed for modern living. It's a four bedroom detached home with an integral garage, a front aspect living room and a spacious open plan kitchen/dining room - idea for family life and entertaining friends. Bedroom one has an en suite with the roomy landing leading on to three further bedrooms, a storage cupboard and the main family bathroom.



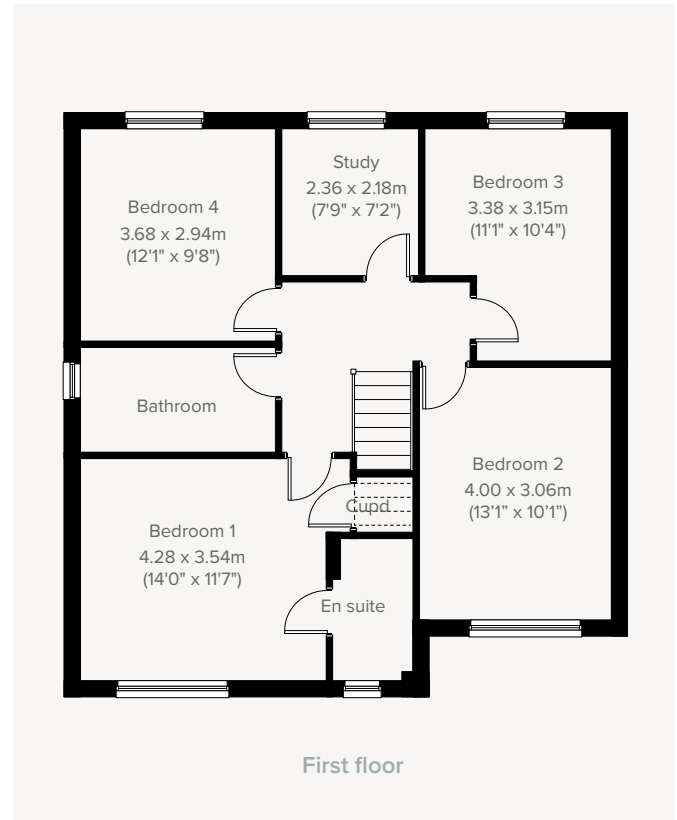
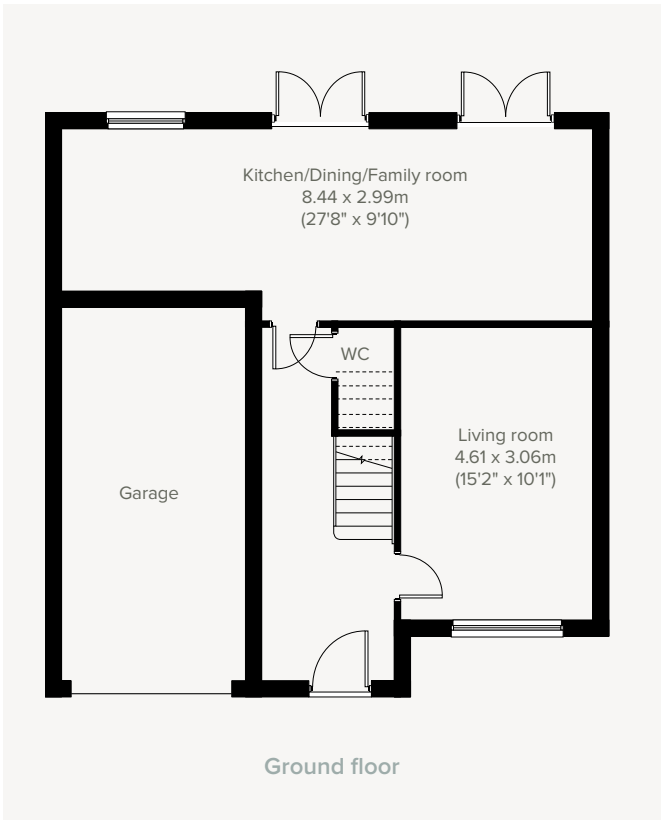
This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on 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 house types, orientation and developments.



WARWICK
Four bedroom home

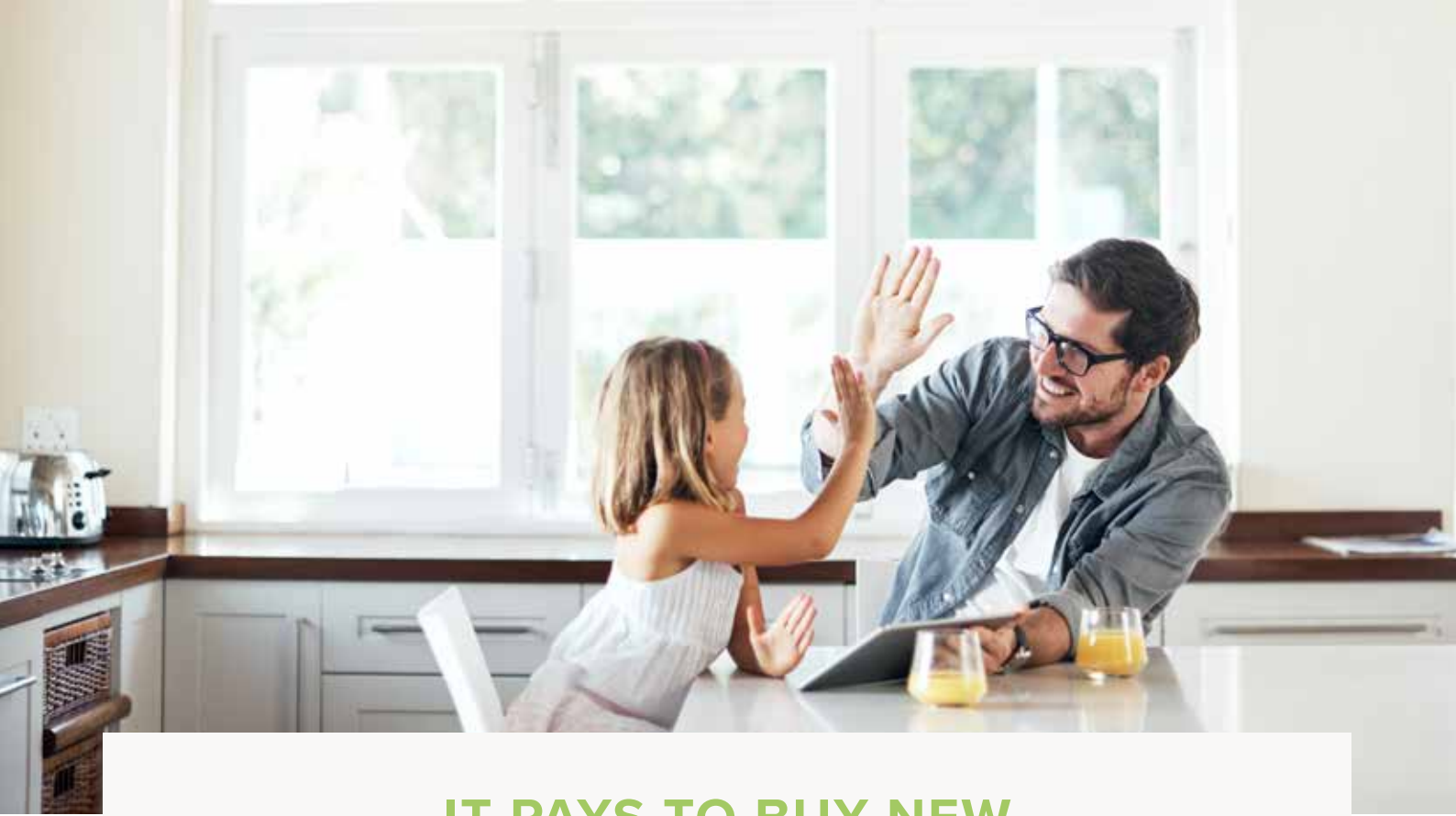


Ideal for family life, the Warwick is a stunning four bedroom detached home. The open plan kitchen/dining/family room is spacious and bright with French doors leading onto the garden - perfect for gatherings with friends and family. There's also a spacious front-aspect living room, an integral single garage, downstairs WC and en suite to the bedroom one.



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IT PAYS TO BUY NEW

✔ NO CHAINS

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.

✔ NO SPACE GOES TO WASTE

Research shows that 17% of living space often goes unused in older properties. Modern homes are proven to use every inch of room as effectively as possible.

✔ LIVING IT UP IN STYLE

When you buy a new Persimmon home you can expect a brand spanking new fitted kitchen, bathroom suite, and in some cases an en suite and dressing room.

✔ LESS WORK, MORE FREEDOM

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.

✔ FLEXIBLE WAYS TO BUY

We offer a range of schemes to help get you on the property ladder, including Home Change and Part Exchange. You may also be eligible to use the Government's Help to Buy scheme.

✔ BETTER SAFE THAN SORRY

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.

✔ LOWER ENERGY BILLS

New homes have to meet stringent energy-efficient standards, which means you'll spend less on your energy bills from day one. All our homes come with a cost-effective combi boiler, first-rate loft insulation and draught-free double glazed windows.

✔ FIRST-RATE, NOT SECOND-BEST

From your boiler and windows to your carpets and curtains, everything in your new home is new. This means you get to enjoy all the latest designs and tech, while also benefiting from the manufacturers' warranties that come with them. Win-win.

✔ LONG-TERM PEACE OF MIND

All our new homes come with a ten-year, insurance-backed warranty, as well as our very own two-year Persimmon warranty. In the unlikely event you ever need to make a claim, our Customer Care Team will be happy to provide all the help you need.

✔ THE CHOICE IS ALL YOURS

A new home offers you a blank canvas and a chance to showcase your own style and personality at every turn. So while our homes come with fitted kitchens and bathrooms, which you can fully customise them with our Finishing Touches (depending on the build stage).



#LOVEMYERSIMMONHOME

A new home is the perfect opportunity to showcase your unique style, creativity and personality at every turn which is why we love seeing how you transform your interior and exterior spaces. If you're thinking about redecorating but aren't sure where to start, head over to our Instagram page at [@persimmon_homes](#) for home décor ideas and colour inspiration.



SNAP. SHARE. WIN.

Upload your own photos with the hashtag [#lovemyersimmonhome](#) and you could be one of the three lucky winners we pick every month to receive a **£100 Next voucher**. We've included a few past winners on this page so you can check out the competition.

Good luck!



Visit our Instagram page for terms and conditions.

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

General	White bathroom suites with chrome-finished fittings
General	Extractor fan to bathroom and en suite (where applicable)
General	Mira showers with chrome fittings hand showers over bath (only where there is no en suite)
General	Half height tiling to sanitaryware walls
General	En suite splashback to basin and full height to shower enclosure three-course splashback to bath area or separate cubicle
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 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



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.

Your home, better connected for a brighter future.

Great news! College Hill Park will benefit from access to ultrafast, full fibre-optic broadband.



Your home, better connected with FibreNest

- ▶ 100% full fibre-optic internet access installed directly into your new home
- ▶ You and your family can do more online at the same time, with less lag and hold-ups
- ▶ Enjoy lightning-fast speeds that won't be affected by the length of the line serving your property
- ▶ Full-fibre future-proofs your home, ensuring you'll always be able to access the latest in online services
- ▶ Stream 4k content, play online games and more on multiple devices all at the same time with less interruptions
- ▶ Work from home like you do in the office, thanks to our high-capacity, super reliable network
- ▶ Enjoy an exceptional level of customer support from our UK call centres

How our packages compare¹

Download type	500Mb	250Mb	125Mb	75Mb	20Mb	10Mb
 HD movie (12GB)	3m 15s	6m 30s	13m	23m	1h 20m	2h 40m
 Video game (40GB)	11m	21m 45s	43m 45s	1h 17m	4h 30m	9h

To have your new home connected, register now at fibrenewest.com/connect
 Questions? Just give our friendly team a call on **0333 234 2220**



Please see fibrenewest.com for up-to-date details on our packages and pricing.

No hidden costs. No price rises during the minimum term of your contract or automatic increases at the end.² Great service. Guaranteed.

¹Estimated download times are calculated at the maximum attainable speed and assumes that speed being available for the duration of the download. Speeds are delivered to your FibreNest Hub and may not be achieved when using a device that is incapable of communicating at that speed. Circular graphical illustrations represent proportional segments of time based on the longest and shortest download times displayed. ²FibreNest will not increase the price of your package during the minimum term of your contract unless required to by a change in law or regulatory obligations, for example, due to an increase in the rate of VAT. FibreNest does not plan automatic price increases to apply at the end of your minimum term; however, the basic price of our packages may vary over time and may take effect before you enter a subsequent minimum term with us.

500Mb

Ultrafast Broadband

Great for families with many devices, avid gamers and home workers.

Up to 500Mb download
Up to 50Mb upload

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Megafast Broadband

Stream 4k Ultra-HD content, play online games and more.

Up to 250Mb download
Up to 25Mb upload

125Mb

Superfast Broadband

Watch full HD TV whilst performing larger downloads.

Up to 125Mb download
Up to 10Mb upload

75Mb

Faster Broadband

Browse the web intensively, play online games and watch catch-up TV.

Up to 75Mb download
Up to 10Mb upload

20Mb

Standard Broadband

Browse, stream music and download larger files.

Up to 20Mb download
Up to 2Mb upload

10Mb

Budget Broadband

Suitable for basic general web browsing.

Up to 10Mb download
Up to 1Mb upload

College Hill Park

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Buxton, Derbyshire
SK17 9HX

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E: collegehillpark.nwst@persimmonhomes.com

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www.persimmonhomes.com