



Persimmon

Together, we make your home



Eaton Place Phase 2

Nuneaton • Warwickshire



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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.

"With over 50 years of building excellence, 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.



Eaton Place Phase 2

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...

Over 50 years of expertise

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

Sustainability mission

We're committed to reducing our impact on the planet and building for a better tomorrow, with a dedicated in-house team focused on this. [Read more on page 32](#)

Persimmon in numbers

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

14,868

homes
sold in
2022

200+

locations
across
the UK

5000+

employees
make it all
happen

700+

apprentices
taken on
each year

£505.6m

invested in
local communities
in 2022



**“Building sustainable homes
and community hubs”**

Save money on your energy bills

The increased thermal retention from our insulation and double glazing, along with reduced water use thanks to efficient appliances, mean you'll automatically save money on your energy and water bills – and with the rising cost of living, this can make a real difference.



Take a look at the recently published HBF Watt a Save report to find out how much you could save.

The Persimmon Pledge

The Persimmon Pledge is our commitment to making sure you receive exceptional customer service and relevant communications before, during and after you've moved in.



**Find out more about the
Persimmon Pledge.**

Accessible homes

It's crucial that your new home works perfectly for you and your needs. We build in line with Approved Document M accessibility requirements.



Scan the QR code to find out what each rating means.



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 34



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.

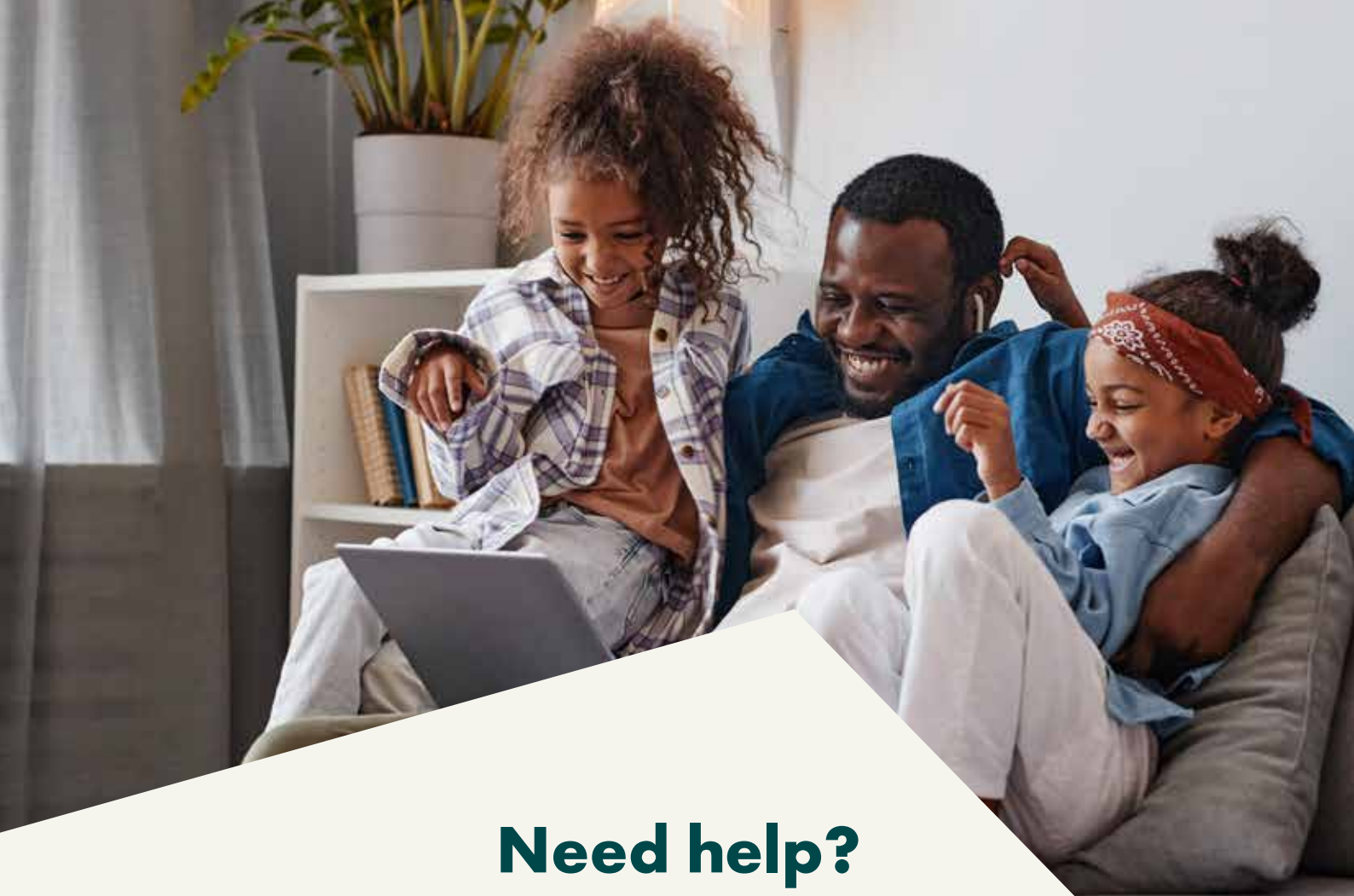
Handover

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...

After-care

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.



Deposit Unlock



Deposit Boost



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



Scan me!

For availability and pricing on
our beautiful new homes at Eaton
Place Phase 2.



Nuneaton • Warwickshire

Eaton Place Phase 2

Eaton Place Phase 2 is the latest addition to our new homes on the outskirts of Nuneaton. This development of two, three, four and five-bedroom homes will be perfect, whether you're looking for your first home or need more space for a growing family.

Designed with community in mind

On the outskirts of historic Nuneaton, Eaton Place is our new collection of beautiful two, three, four and five-bedroom homes. With a peaceful rural location, lots of amenities nearby and great transport links to the rest of the Midlands, Eaton Place could be your ideal place to call home.

Surrounded by fields between the market towns of Nuneaton and Hinckley, the development is in the enviable position of having both beautiful countryside and great town facilities just minutes away. Nuneaton, which dates back to the late 12th century and is perhaps best known as the birthplace of George Eliot (real name Mary Ann Evans) has undergone extensive renovation

to offer a fantastic range of shops, eateries, activities and transport facilities. In the other direction, Hinckley is home to a range of great independent shops as well as big brands and a popular leisure centre. All of this, with the added benefits of several good schools nearby and brilliant transport links connecting you to Birmingham, Coventry, Leicester and London, make Eaton Place a fantastic option for a wide range of buyers.

Easily within reach

Eaton Place is just over 20 miles east of Birmingham and close to the M6, M42 and the A5. There are excellent rail links, enabling you to reach London Euston in an hour. For travel close to home, there is a good local bus network, and for further afield the airports of Birmingham and East Midlands are approximately 35 minutes away by car.

EXPLORE

Jump in the car and start exploring...

Nuneaton train station
1.7 miles

Coventry
12.6 miles

Leicester
18.5 miles

Birmingham
26.5 miles



Eaton Place (Phase 2)

Development layout

Our homes

2 bedroom

-  The Alnwick
-  The Bunting
-  The Shire

3 bedroom

-  The Hanbury
-  The Rufford
-  The Yarm
-  The Corby
-  The Hatfield
-  The Clayton A
-  The Beech
-  The Tagwell

4 bedroom

-  The Roseberry
-  The Leicester
-  The Lumley
-  The Chedworth
-  The Warwick

5 bedroom

-  The Corfe

-  Affordable Housing





Existing 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. The location of the affordable housing on this plan is indicative only and both the location and number of affordable housing plots may be subject to change.

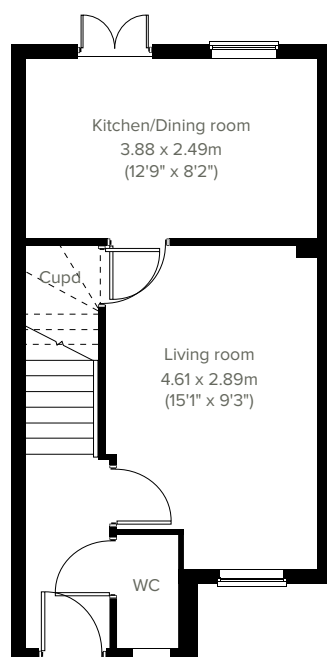


The Alnwick

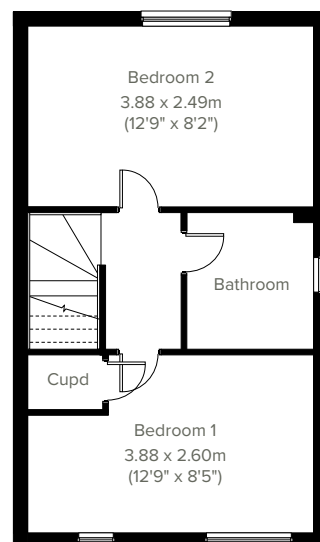
2 bedroom home



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



GROUND FLOOR



1ST FLOOR

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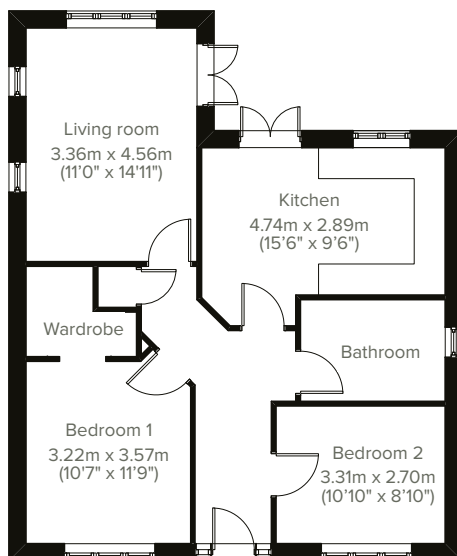


The Bunting

2 bedroom home



The Bunting is a two-bedroom detached home perfect for modern living. It consists of a separate stylish kitchen and light-filled living room, both with French doors to the garden; a spacious bathroom, two good-sized bedrooms and a wardrobe to bedroom one.



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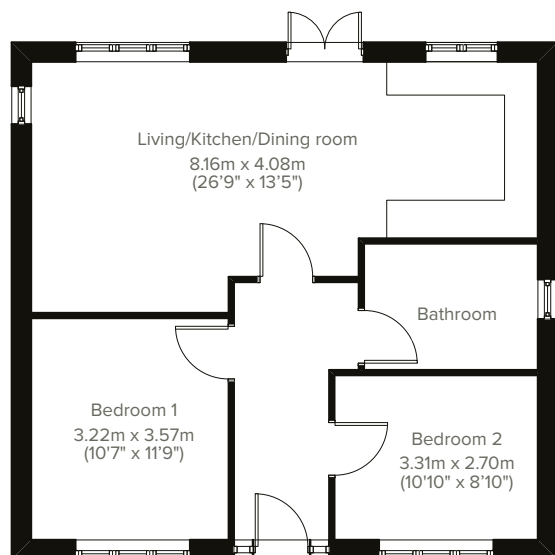


2 bedroom home

The Shire



The Shire is a superb detached home boasting a bright open plan living/kitchen/dining room with French doors to the garden - perfect for family life and entertaining. The large bedroom one is equipped with a triple window to the front and the adjoining hall leads on to bedroom two and the modern bathroom.



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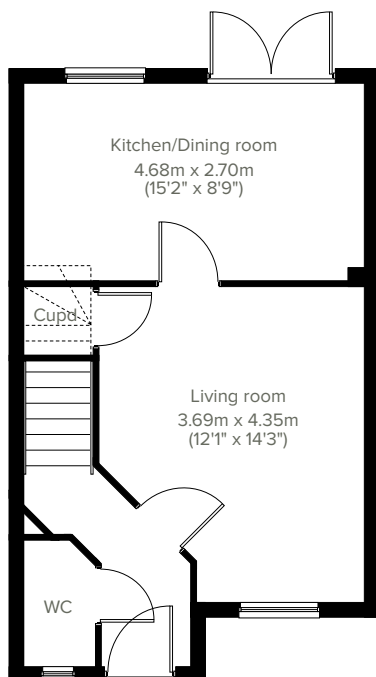


The Hanbury

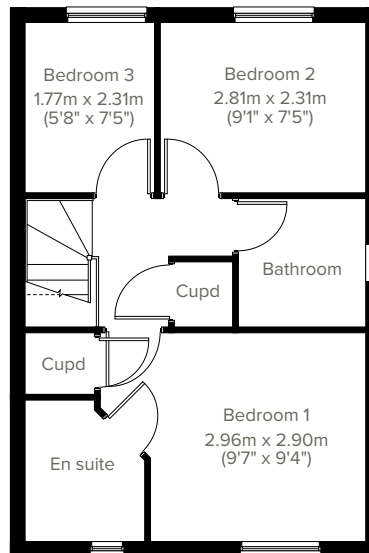
3 bedroom home



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



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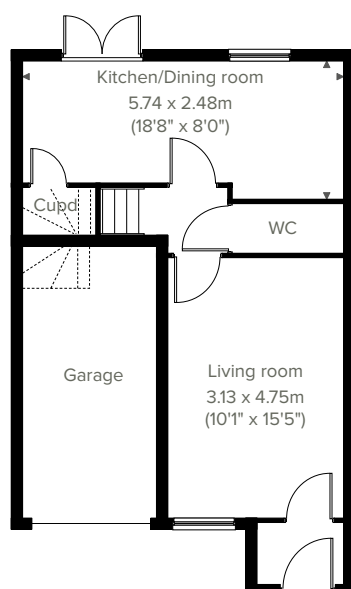


3 bedroom home

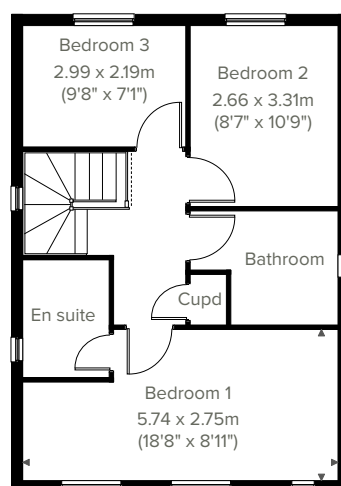
The Rufford



The Rufford is a thoughtfully-designed three-bedroom home with much to offer, making it popular with families. The bright and modern open-plan kitchen/dining room with French doors leading into the garden is ideal for entertaining and for sociable family meals. The front porch, inner hallway, downstairs WC and cupboard take care of everyday storage. There's an en suite to bedroom one, a family bathroom and an integral garage.



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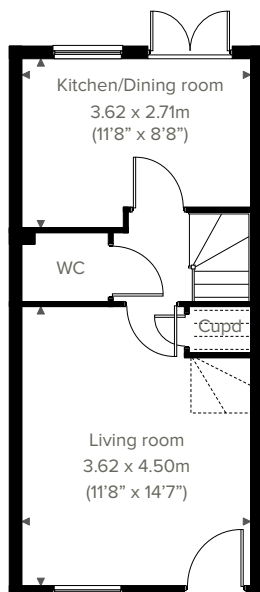


The Yarm

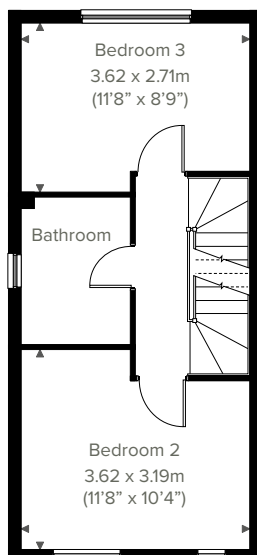
3 bedroom home



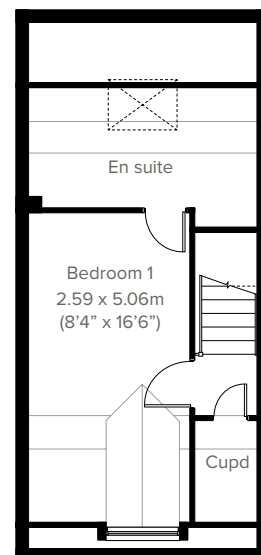
The Yarm is ideal for family life. A spacious front-facing living room leads into a lovely open-plan kitchen/dining room. From there you've got direct access through French doors out into the garden. Downstairs you'll find a useful WC and there's a built-in storage cupboard too. The two first floor bedrooms and family bathroom are all a very good size. Up on the second floor, the en suite bedroom one is a spacious retreat.



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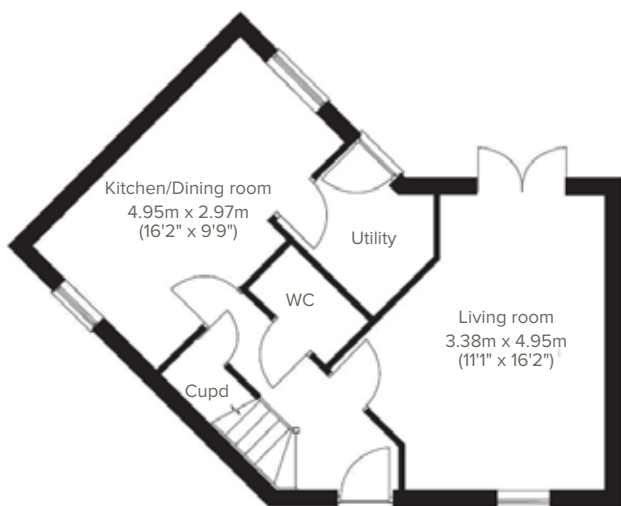


3 bedroom home

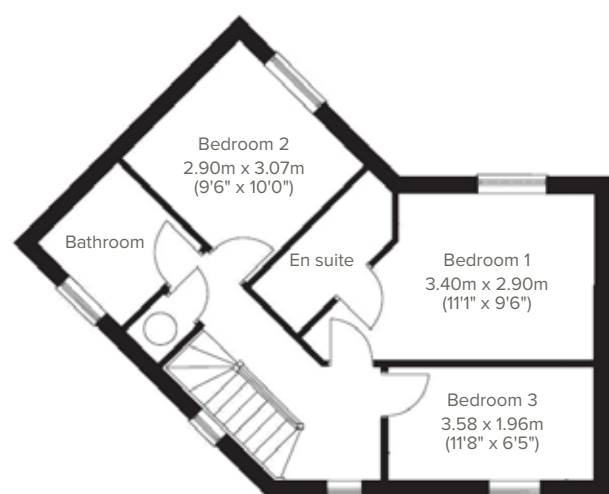
The Corby



The Corby has a bright open plan kitchen/dining room, dual-aspect living room with French doors leading to the garden, utility room with outside access and convenient downstairs WC. There are three good-sized bedrooms - bedroom one benefits from an en suite - and a modern family bathroom.



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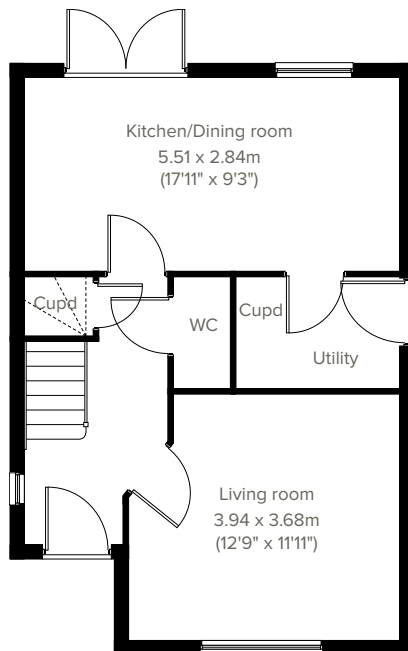


The Hatfield

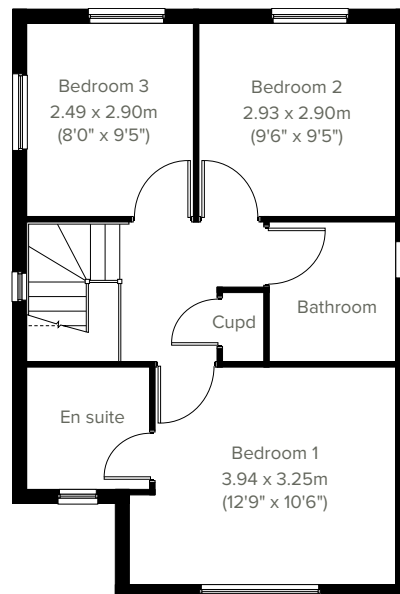
3 bedroom home



Enjoy the best of modern living in this popular three-bedroom home which benefits from a stylish living room, downstairs WC, utility with outside access and a spacious kitchen/dining room with French doors leading into the garden. Upstairs there are three good-sized bedrooms, a family bathroom and a further storage cupboard.



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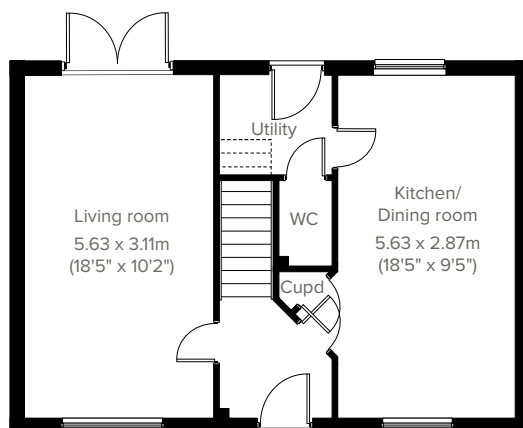


3 bedroom home

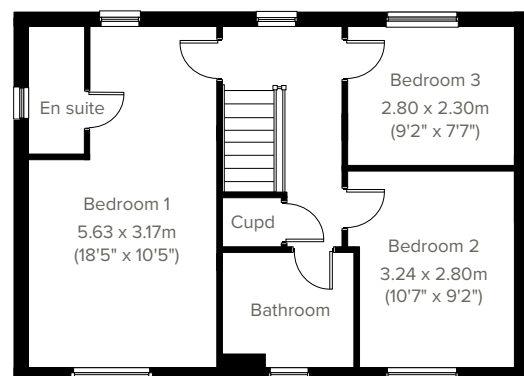
The Clayton A



A superb family home, the Clayton A 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 an en suite, a family-sized bathroom and handy storage cupboard.



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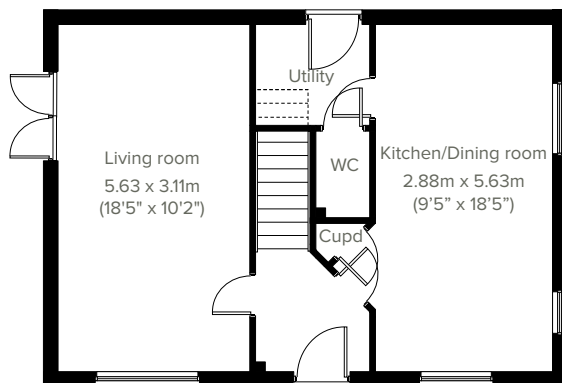


The Beech

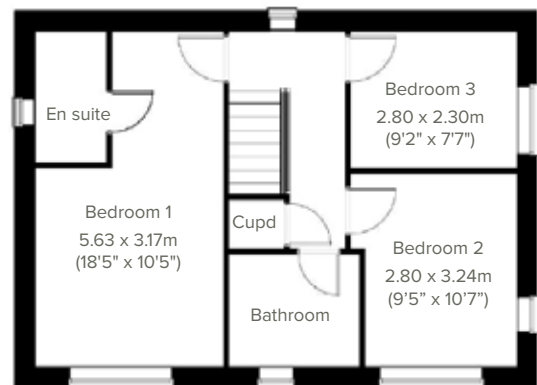
3 bedroom home



A superb 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 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 an en suite, a family-sized bathroom and another handy storage cupboard.



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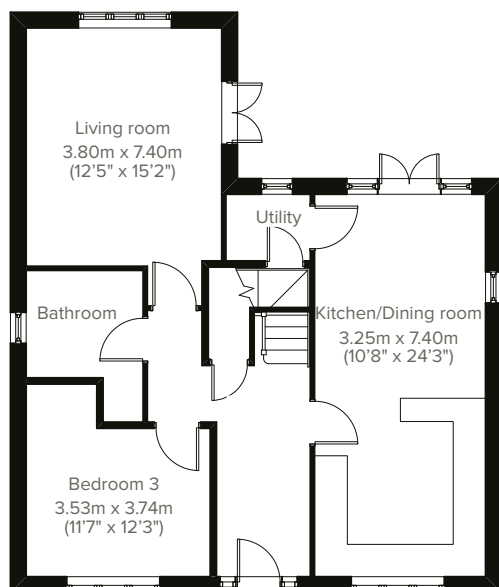


3 bedroom home

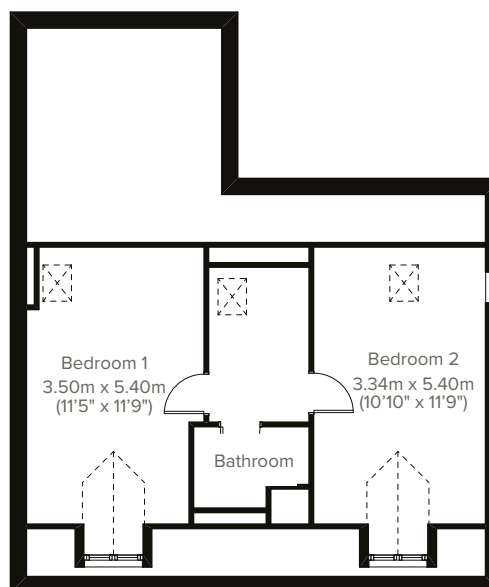
The Tagwell



The Tagwell is a superb detached home with a good-sized living room and bright open plan kitchen/dining room, both equipped with French doors to the garden - perfect for family life and entertaining. Bedroom three is situated on ground floor along with a utility and bathroom. The spacious bedroom one shares a bathroom and landing with an equally impressive bedroom two on the first floor.



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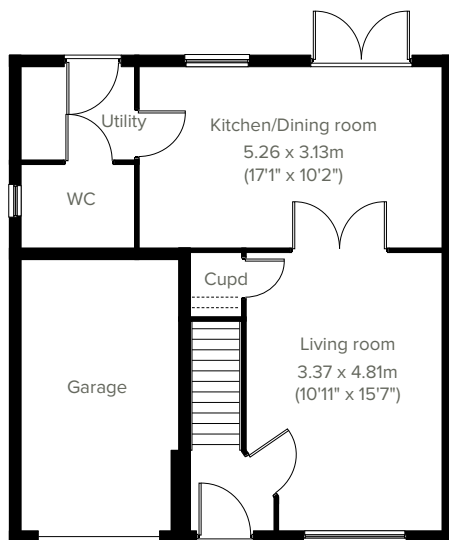


The Roseberry

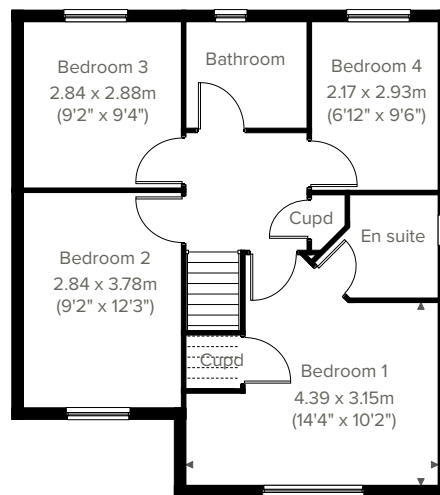
4 bedroom home



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 with outside access, 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.



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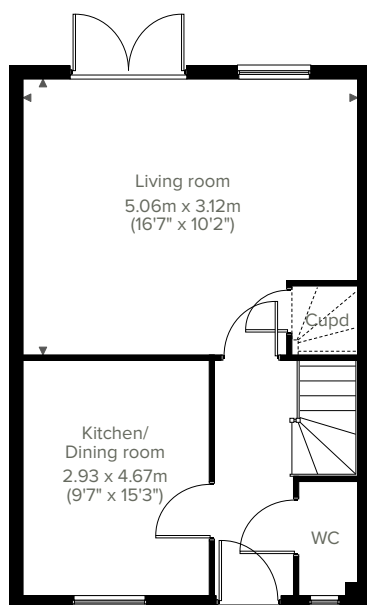


The Leicester

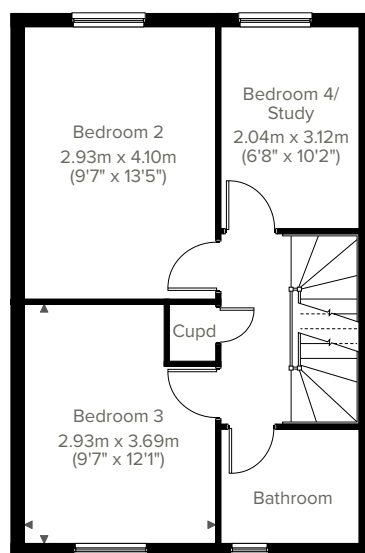
4 bedroom home



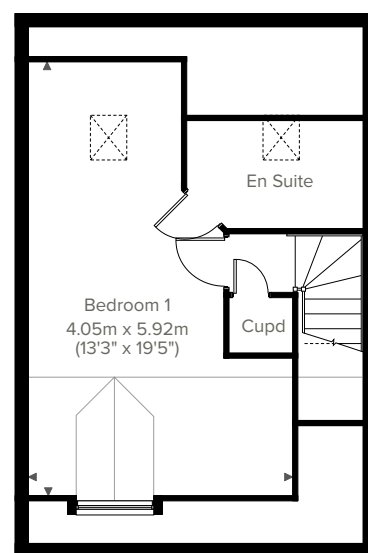
Modern three-storey living at its best, the Leicester is a four-bedroom home ideal for families. It features an open plan kitchen/dining room, a light-filled living room with French doors leading into the garden, plus a handy under-stairs storage cupboard and WC. The first floor has three good-sized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



GROUND FLOOR



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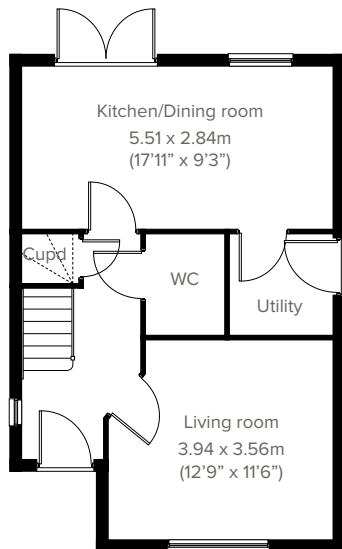


The Lumley

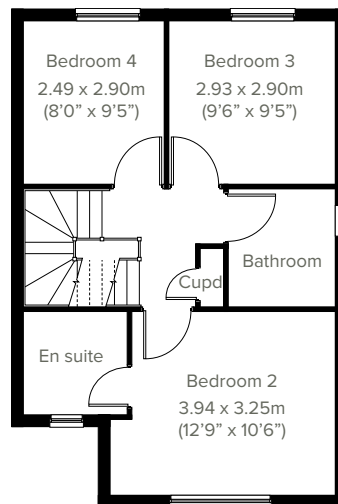
4 bedroom home



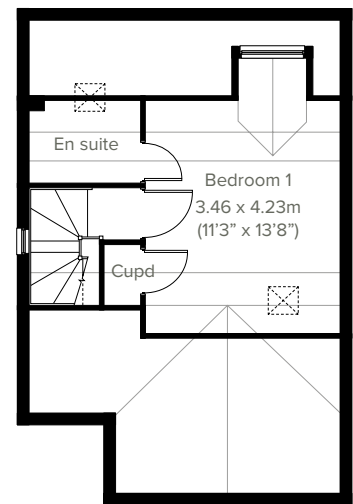
The Lumley is a modern three-storey home ideal for family life. This four-bedroom home features an open plan kitchen/dining room with French doors leading into the garden, a handy utility room with outside access, a front-aspect living room, plus under-stairs storage and a WC. The first floor has three 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 an en suite and storage cupboard.



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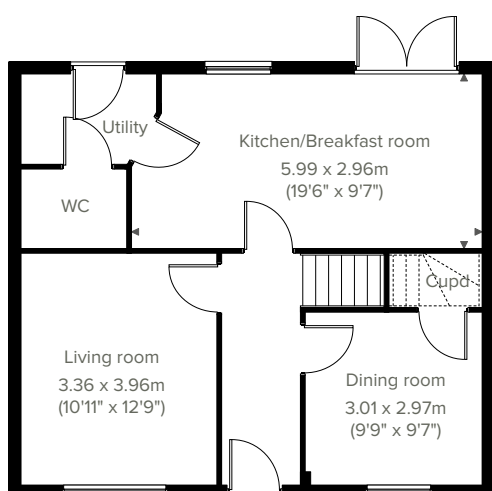


4 bedroom home

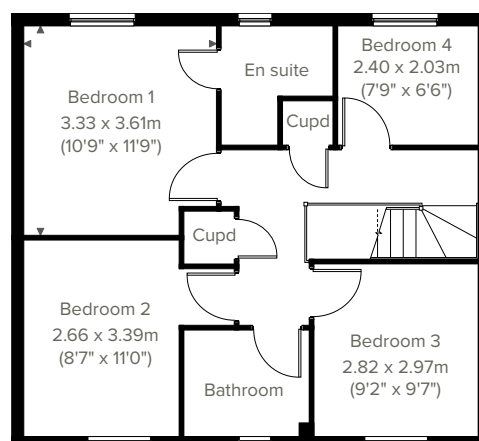
The Chedworth



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



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.

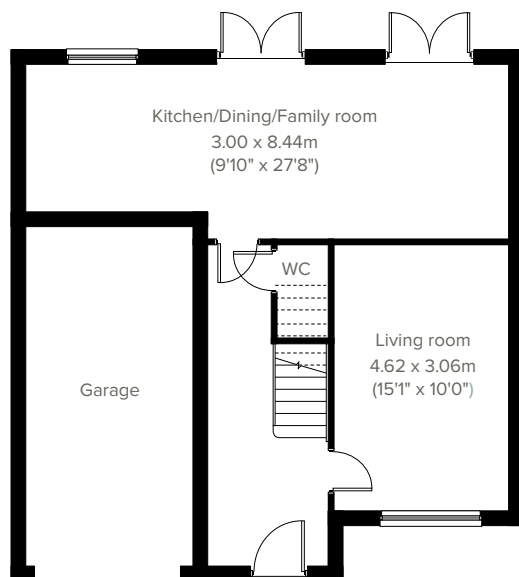


The Warwick

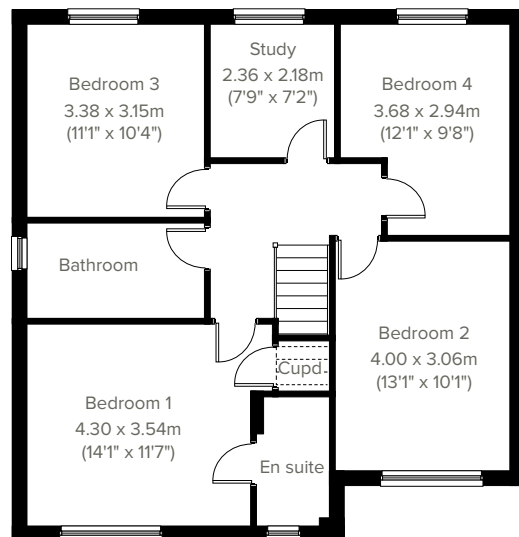
4 bedroom home



The Warwick is a superb detached home with an integral garage, a good-sized living room and a bright open plan kitchen/dining/family room with double french doors - perfect for family life and entertaining. The large bedroom one has an en suite, with the spacious landing leading on to three further bedrooms, a separate study and the main family bathroom.



GROUND FLOOR



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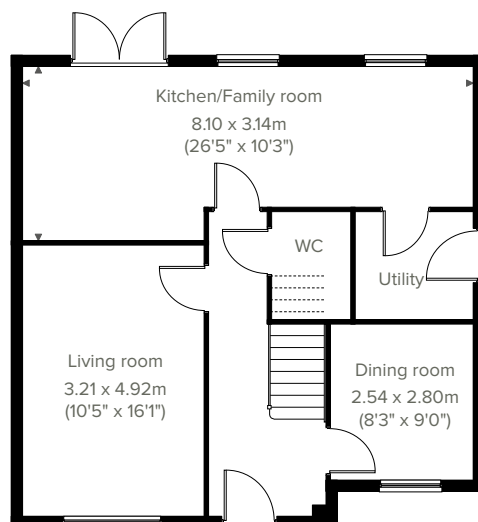


5 bedroom home

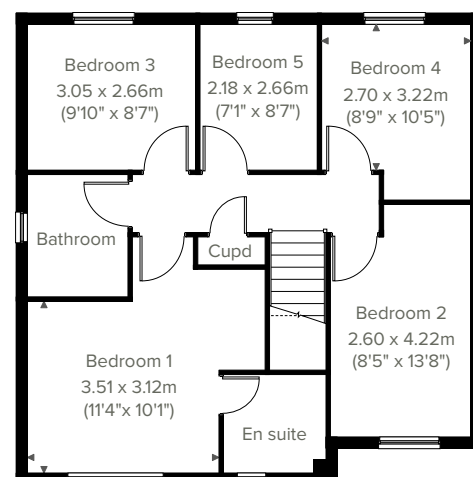
The Corfe



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



GROUND FLOOR



1ST FLOOR

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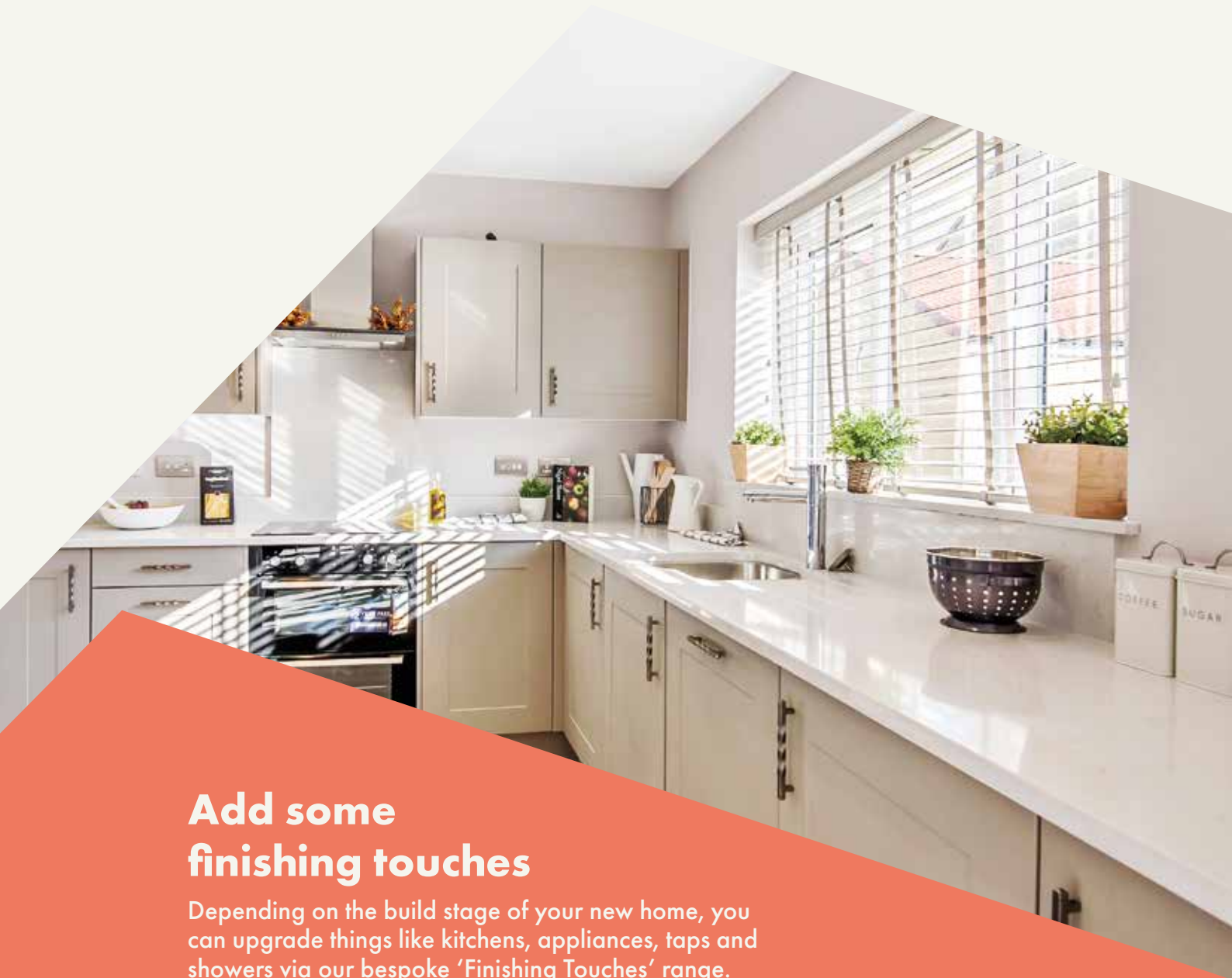




Eaton Place Phase 2

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

Black 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.



Bathroom

Suites

White bathroom suites with chrome-finished fittings.

Extractor fan

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

Shower

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

Tiling

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

Splashbacks

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

General

En suite to bedroom(s) where applicable.



Security

Locks

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

Fire

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



Garage & Gardens

Garage

Garage, car ports or parking space.

Garden

Front lawn turfed or landscaped
(where applicable).

Fencing

1.8 metre fence to rear garden, plus gate.



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 integrated cooker hood and splashback.





Energy efficiency built in

Sustainability

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

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

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

Energy efficiency built in:

- ✓ **PEA rating – B**
Our typical B rating makes our homes much more efficient than traditional D-rated homes.
- ✓ **Up to 400mm roof space insulation**
Warmer in winter, cooler in summer, reducing energy bills.
- ✓ **Argon gas filled double glazing**
Greater insulation and reduced heat loss.
- ✓ **Energy efficient lighting**
We use energy-saving LED lightbulbs in all our homes.
- ✓ **A-rated appliances**
Many of our kitchen appliances have a highly efficient A rating.
- ✓ **A-rated boilers**
Our condenser boilers far outperform non-condensing ones.
- ✓ **Local links**
We're located close to amenities and public transport to help reduce your travel footprint.
- ✓ **Lower-carbon bricks**
Our concrete bricks typically use 28% less carbon in manufacture than clay, giving total lifetime carbon savings of 2.4 tonnes of CO₂ per house built.

Eco goodies

When you move in to your new Persimmon home you'll find some of our favourite eco brands in your Homemove box. These products are plastic free, refillable and ethically sourced.





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. There is one up for grabs every month. 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

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

Handwriting practice lines consisting of 12 horizontal dotted lines.







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