



Persimmon

Together, we make your home



Cote Farm

Thackley • West Yorkshire



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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.

"We have 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.



Cote Farm

Find out more

About Persimmon Homes	4
Your journey with us and schemes to help	6
Living at Cote Farm	8
Development layout	10
Our homes	12
Specifications	28
Sustainability	30
Personalise with Finishing Touches	32
Reasons to buy from us	34



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 30](#)



Persimmon in numbers

We know it's not all about numbers, 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.



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 32**





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.



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.



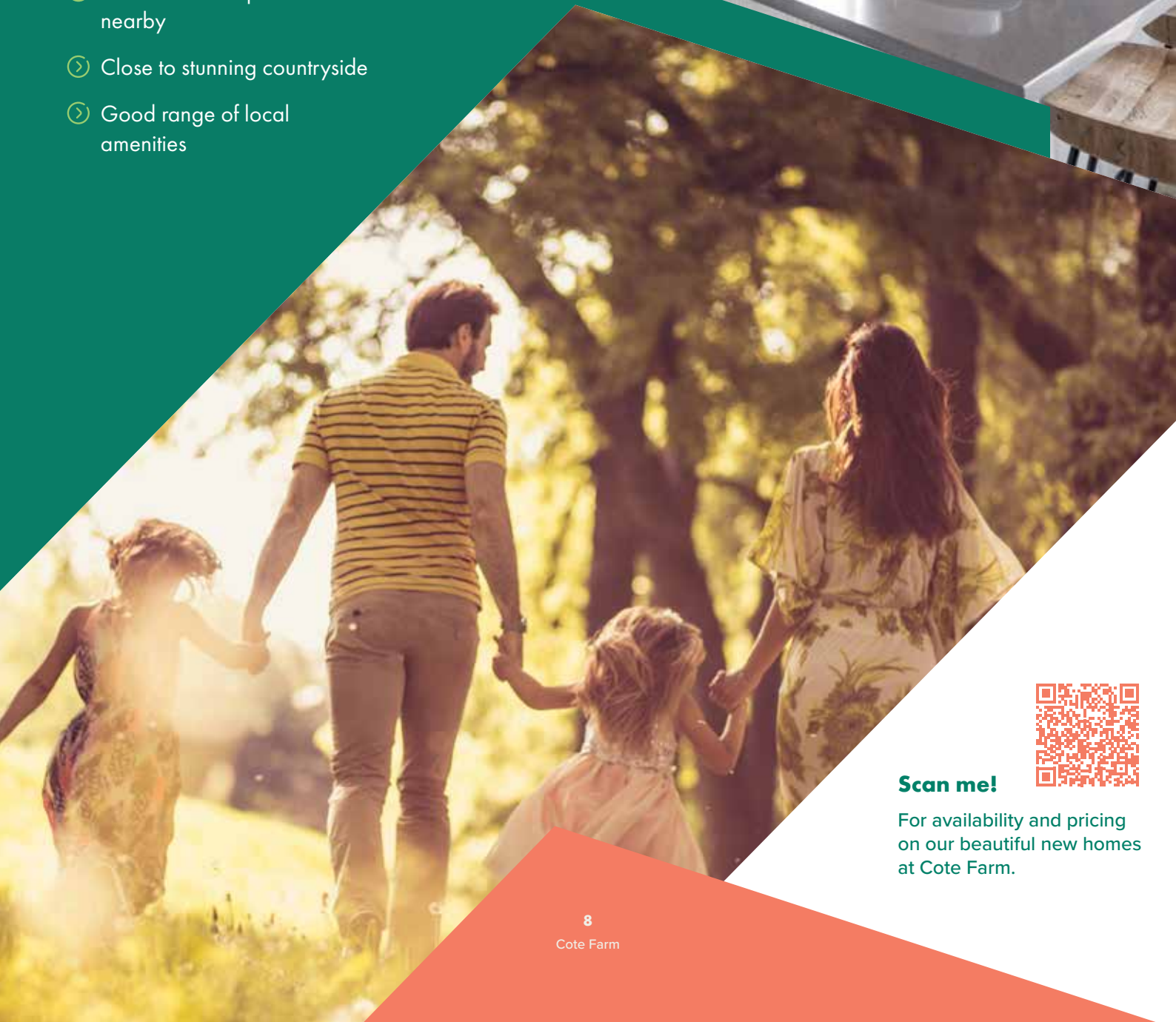
HOME
CHANGE

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.



- Choice of 2, 3 and 4-bedroom homes
- Several well-respected schools nearby
- Close to stunning countryside
- Good range of local amenities



Scan me!

For availability and pricing
on our beautiful new homes
at Cote Farm.



Thackley • West Yorkshire

Cote Farm

Cote Farm offers a fantastic range of two, three and four-bedroom homes suitable for those looking to start their climb up the property ladder, to those in need of more space for a growing family.

Thackley is a small suburb lying just four miles north of the award-winning city of Bradford, and is set between Shipley and Idle. The great location gives you a village feel while still being within easy reach of shops, schools, eateries and essential services, including Shipley train station just 1.4 miles away. Cote Farm is also ideally placed to reach Bradford's vibrant centre. A fantastic cultural destination, Bradford was named the first UNESCO City of Film with a range of attractions and venues.

Lovely local attractions

Vibrant Bradford has so much to offer. Enjoy some retail therapy at Broadway and Kirkgate Shopping Centres, which are host

to a wide range of shops and stores. If you enjoy getting out and about in the fresh air, the Nidderdale Area of Outstanding Natural Beauty and Yorkshire Dales National Park are just a few miles north of Cote Farm. Perfect for exploring all the best that Yorkshire has to offer.

Always in reach

Access into Bradford city centre is easy with two roads linking to the city's ring road, plus two train stations to choose from: Shipley and Apperley Bridge, both of which operate regular services to Bradford, Leeds and beyond. There's also a bus service providing links to local villages and towns. For destinations further afield, Leeds Bradford Airport is just under 6 miles away, with its wide range of national and international destinations.

EXPLORE

Start exploring...

Shipley Station
1.4 miles

Bradford
4.2 miles

Leeds
12.6 miles

Yorkshire Dales
21.6 miles

Our homes



Cote Farm

2 bedroom

 The Alnwick

 The Rufford

 The Rufford (split level)

3 bedroom

 The Hanbury

 The Souter

 The Clayton

 The Hanbury (split level)

 The Clayton Corner

 The Hatfield



Cote Farm Cottages

Public Open Space

Public Open Space

 **The Wycliffe (split level)**

 **The Cragside (split level)**

4 bedroom

 **The Roseberry**

 **The Roseberry (split level)**

 **The Chedworth**

 **The Winster**

 **The Kendal**

 **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. 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.

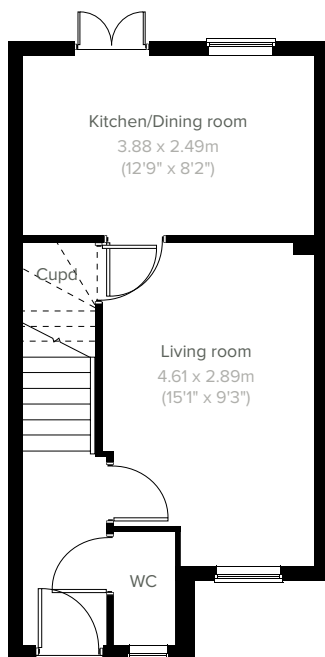


2 bedroom home

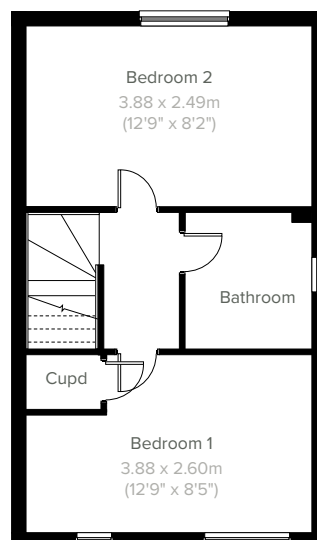
The Alnwick



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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12

Predicted Energy Assessment: B

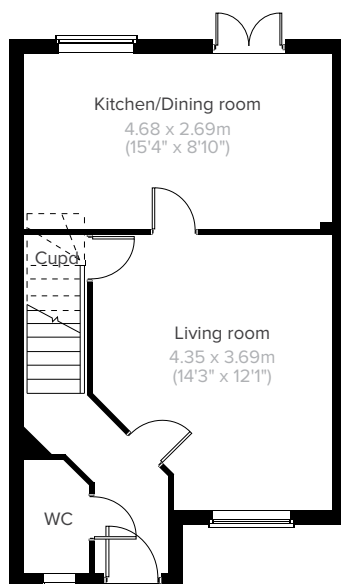


The Hanbury

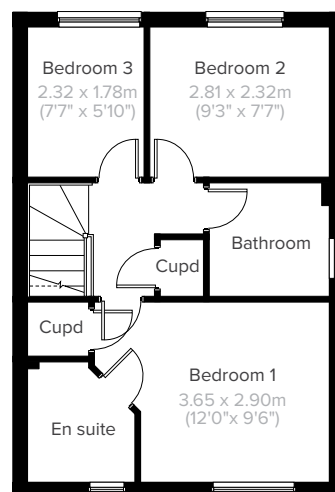
3 bedroom home



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, and a spacious front-aspect living room. The downstairs WC, three storage cupboards and en suite to bedroom one mean it ticks all the boxes for practical family living.



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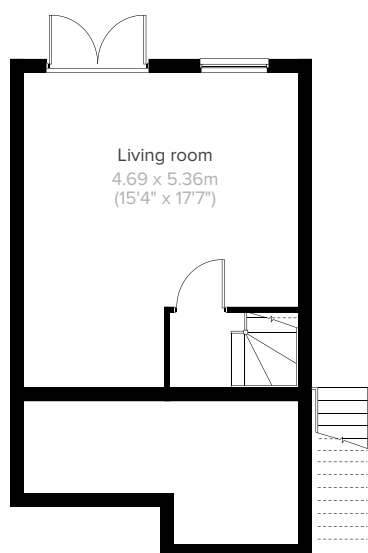


3 bedroom home

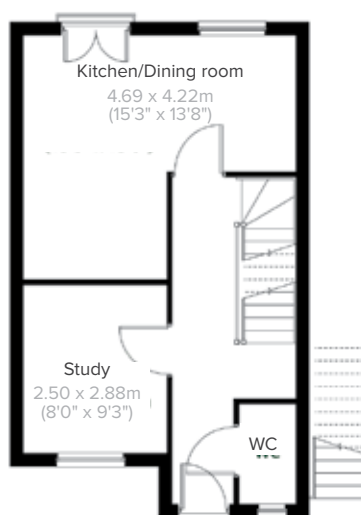
The Hanbury (split level)



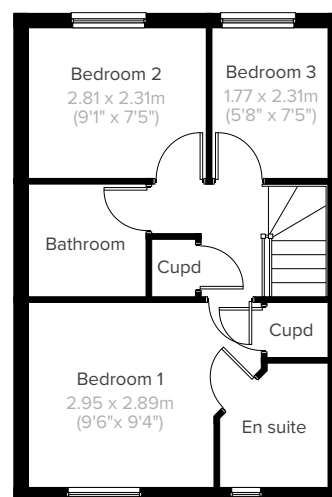
Popular with families, the Hanbury Split Level is a three-bedroom home with a bright and spacious living room with French doors leading into the garden. The first floor comprises the kitchen/dining room, study and WC. The handy storage cupboards and en suite to bedroom one mean it ticks all the boxes for practical, modern living.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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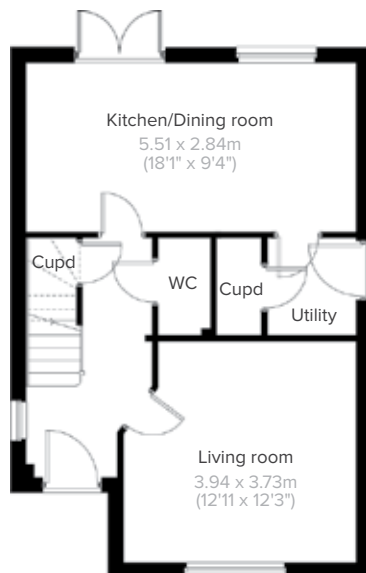


The Hatfield

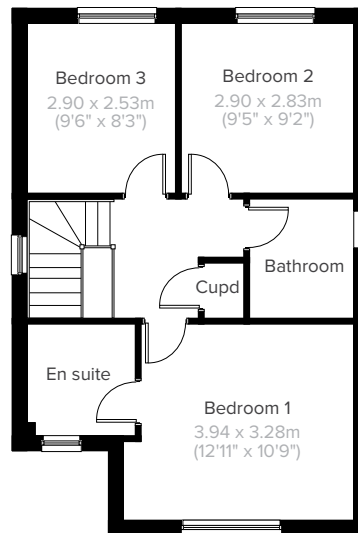
3 bedroom home



Enjoy the best of modern living in this popular three-bedroom home which benefits from a stylish open plan kitchen/dining room with French doors leading into the garden. The Hatfield's bright front-aspect living room, separate utility room, handy storage cupboards 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. This house also has a detached garage.



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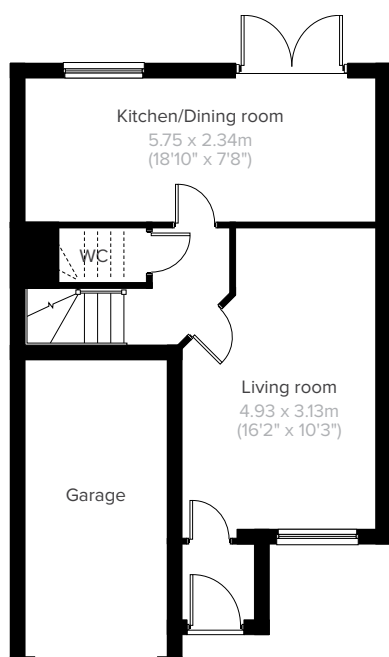


3 bedroom home

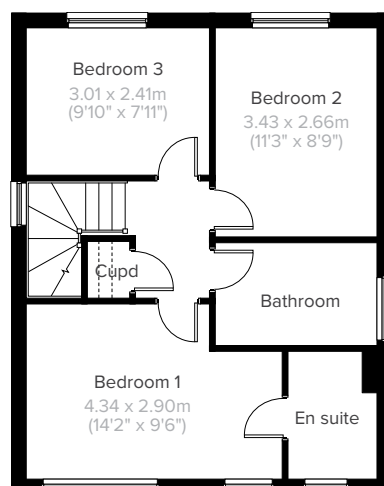
The Rufford



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



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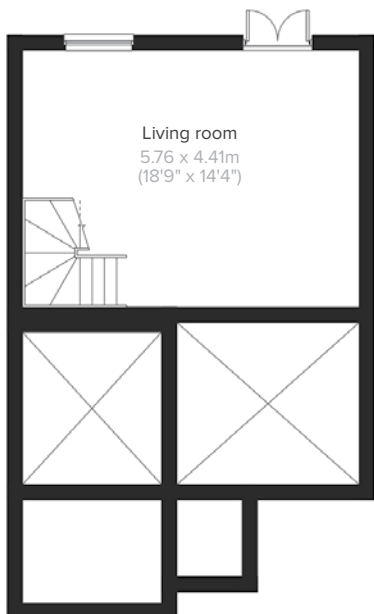


The Rufford (split level)

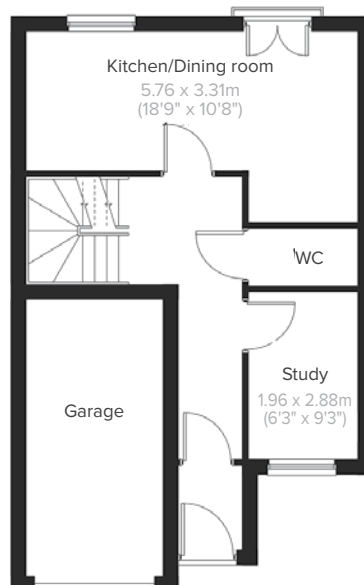
3 bedroom home



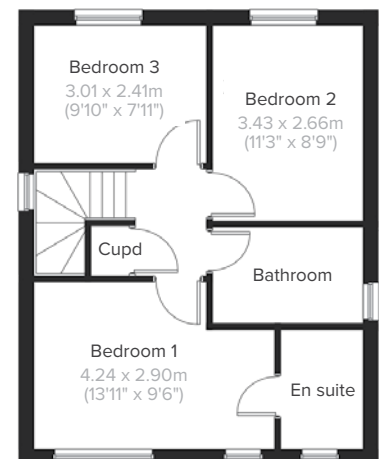
Designed with modern living in mind, the three-bedroom Rufford Split Level is popular with families. The spacious living room has French doors leading into the garden, while the bright and modern open plan kitchen/dining room is ideal for entertaining and family gatherings. There's an en suite to bedroom one, family bathroom, separate study and integral garage. The front porch, inner hallway, downstairs WC and storage cupboard mean it's practical as well as stylish.



LOWER GROUND FLOOR



GROUND FLOOR



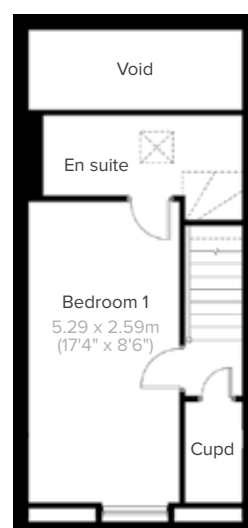
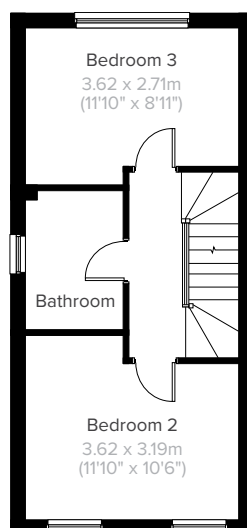
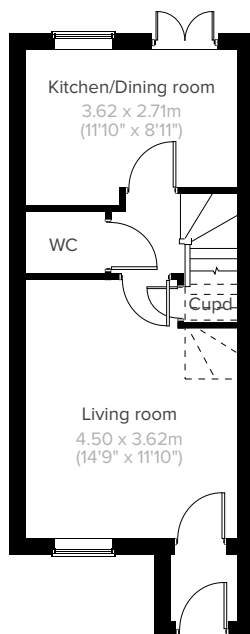
1ST FLOOR

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



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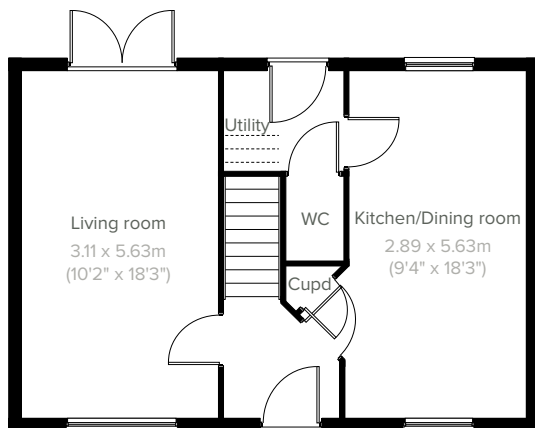


The Clayton

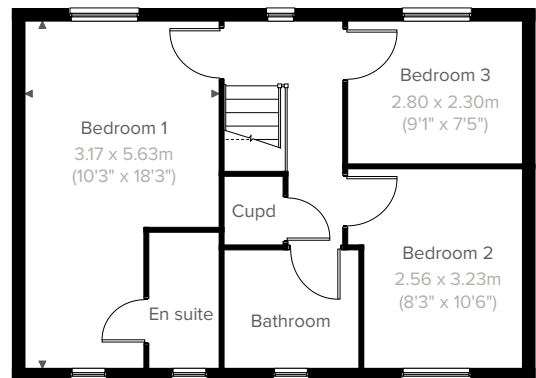
3 bedroom home



Designed with modern family living in mind, the Clayton features a stunning open plan kitchen/dining room and equally impressive living room with French doors opening into the garden. A utility room, a downstairs 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. This house also has a detached garage.



GROUND FLOOR



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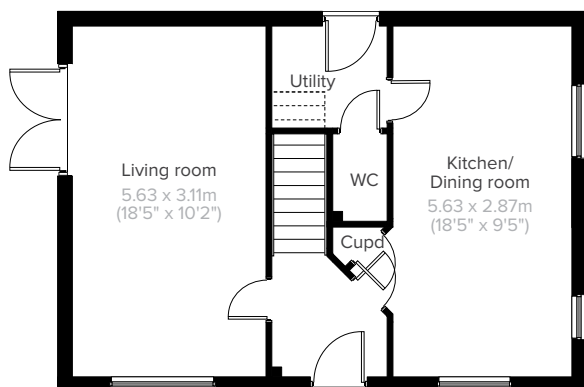


3 bedroom home

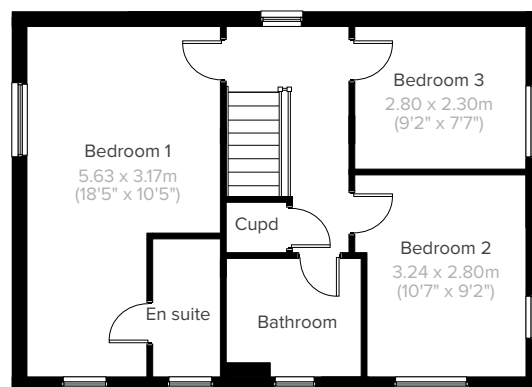
The Clayton Corner



A superb family home, the Clayton 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 three bedrooms, including a large bedroom one with an en suite, a family-sized bathroom and another handy storage cupboard. This house also has a detached garage.



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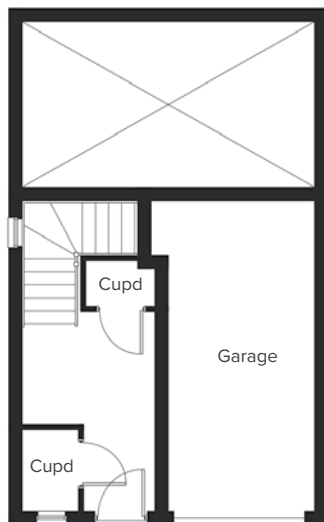


3 bedroom home

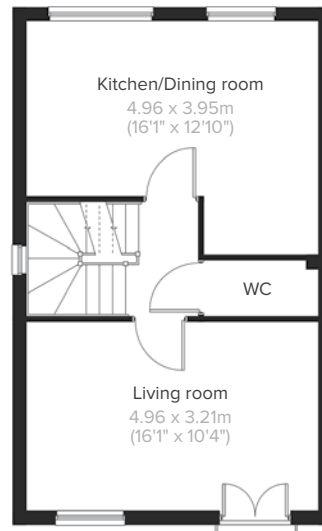
The Wycliffe (split level)



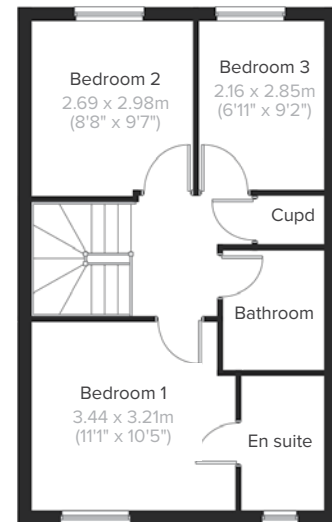
The Wycliffe Split Level is an impressive three-storey townhouse with flexible living space to suit modern families. This three-bedroom family home has a useful ground floor containing the garage and two cupboards, a practical first floor including a spacious open plan kitchen/dining room, WC and living room. The second floor consists of all three bedrooms - bedroom one includes an en suite - a family bathroom and storage cupboard.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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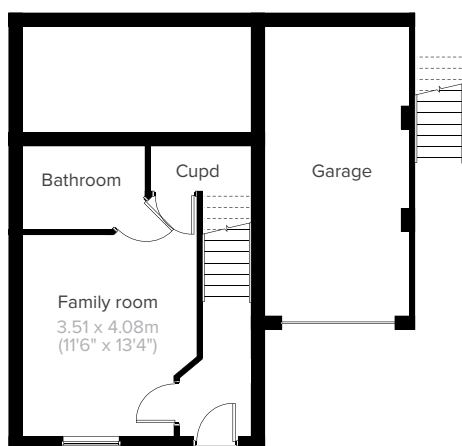


3 bedroom home

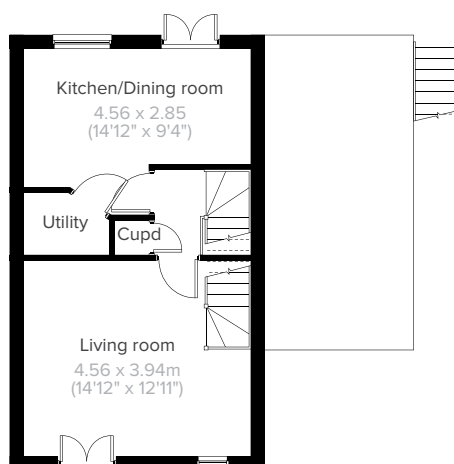
The Cragside (split level)



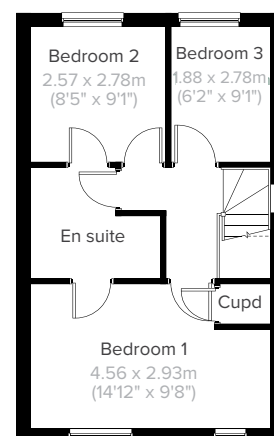
The Cragside Split Level is a fantastic three-storey family home. The ground floor features a front-aspect family room, a bathroom and a storage cupboard. On the first floor you'll find an open plan kitchen/dining room, utility, further storage space and an impressive living room with a Juliet balcony. The second floor is home to all three bedrooms, including a large bedroom one with an en suite and cupboard.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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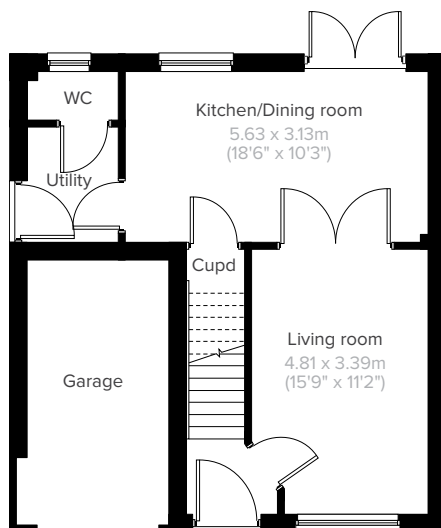


The Roseberry

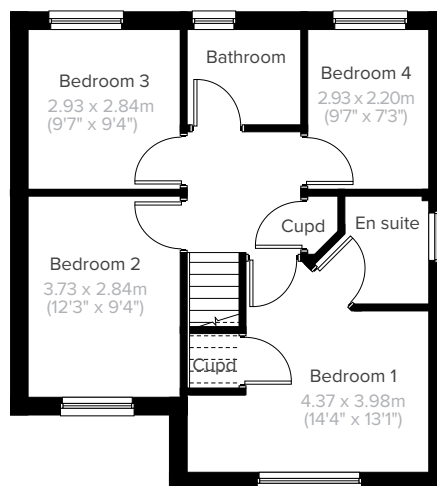
4 bedroom home



Ideal for modern living today, the Roseberry is a superb detached home with 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



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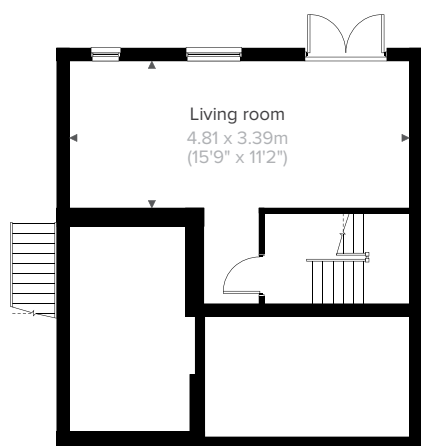
4 bedroom home

The Roseberry (split level)

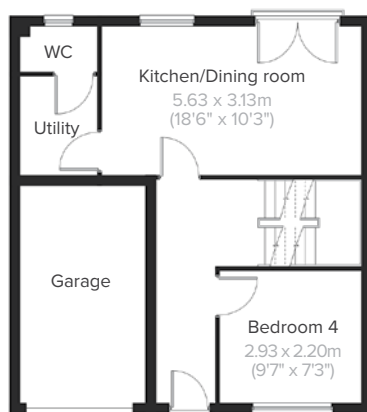
Sold out



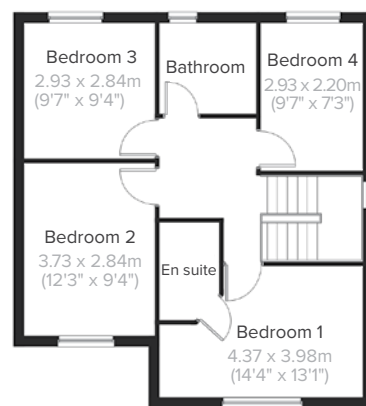
The Roseberry Split Level is a superb detached home with an integral garage and a good-sized living room with double doors leading into the garden. It's practical too, with a utility and WC. The kitchen/dining room has a Juliet balcony. The large bedroom one has an en suite with the spacious landing leading on to two further bedrooms, a separate study and the main family bathroom.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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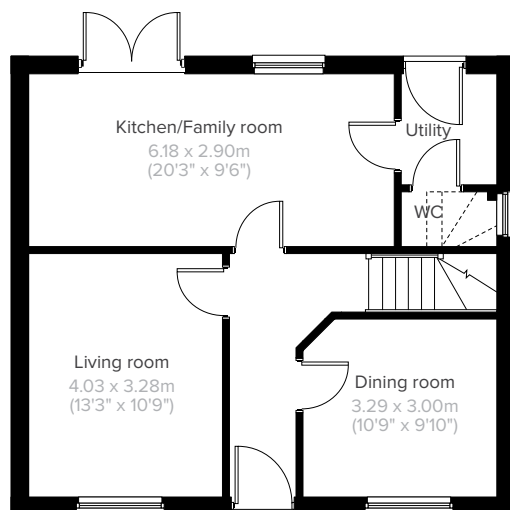


The Chedworth

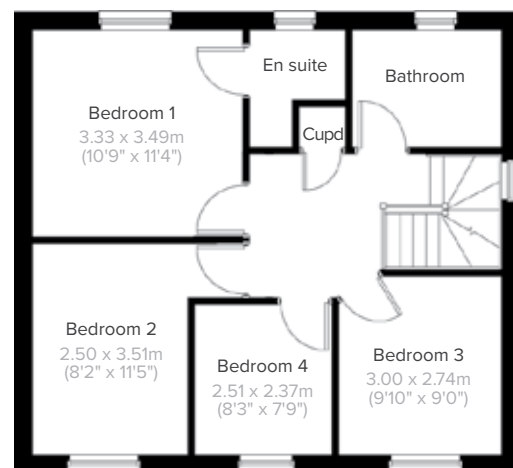
4 bedroom home



A popular family home, the Chedworth ticks all the boxes. The modern and stylish open plan kitchen/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 bathroom and a storage cupboard. This house also has a detached garage.



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.

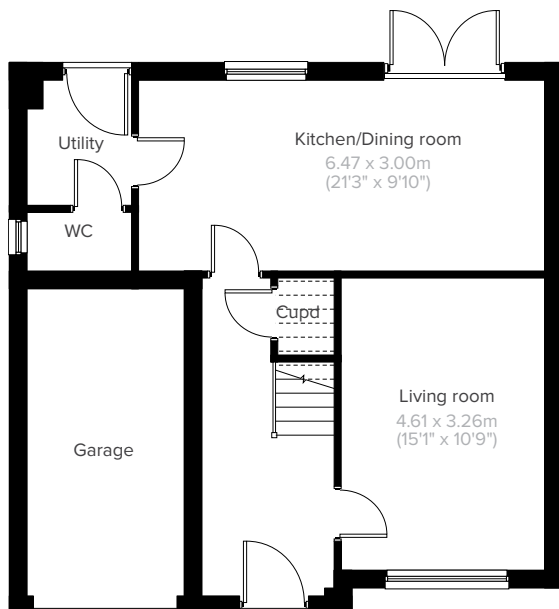


4 bedroom home

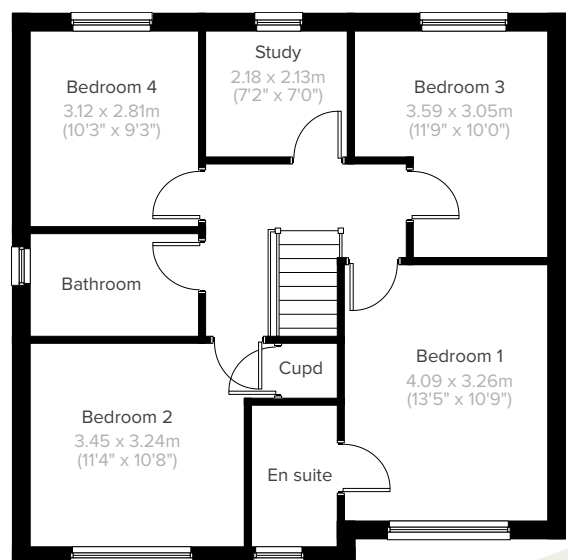
The Winster



Ideal for family life, the Winster is a beautiful four-bedroom detached home. The open plan kitchen/ dining room is spacious and bright with French doors leading onto the garden - perfect for gatherings with friends and family. It comes complete with an integral single garage, downstairs WC, utility, separate study and en suite to bedroom one.



GROUND FLOOR



1ST FLOOR

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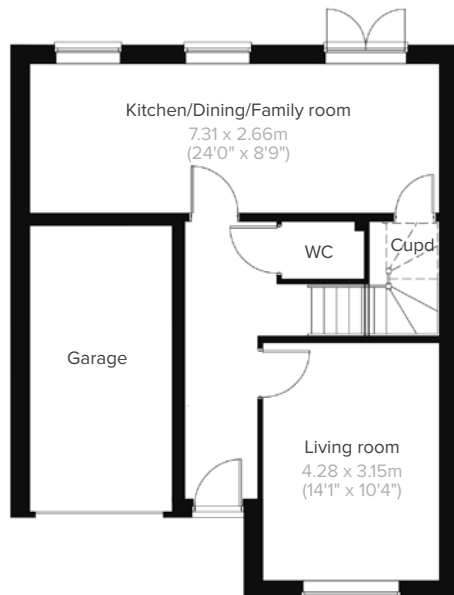


The Kendal

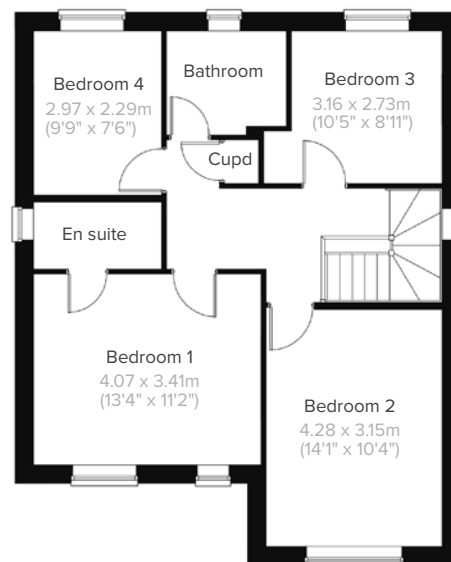
4 bedroom home



The Kendal is a contemporary four-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 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 and a further 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.

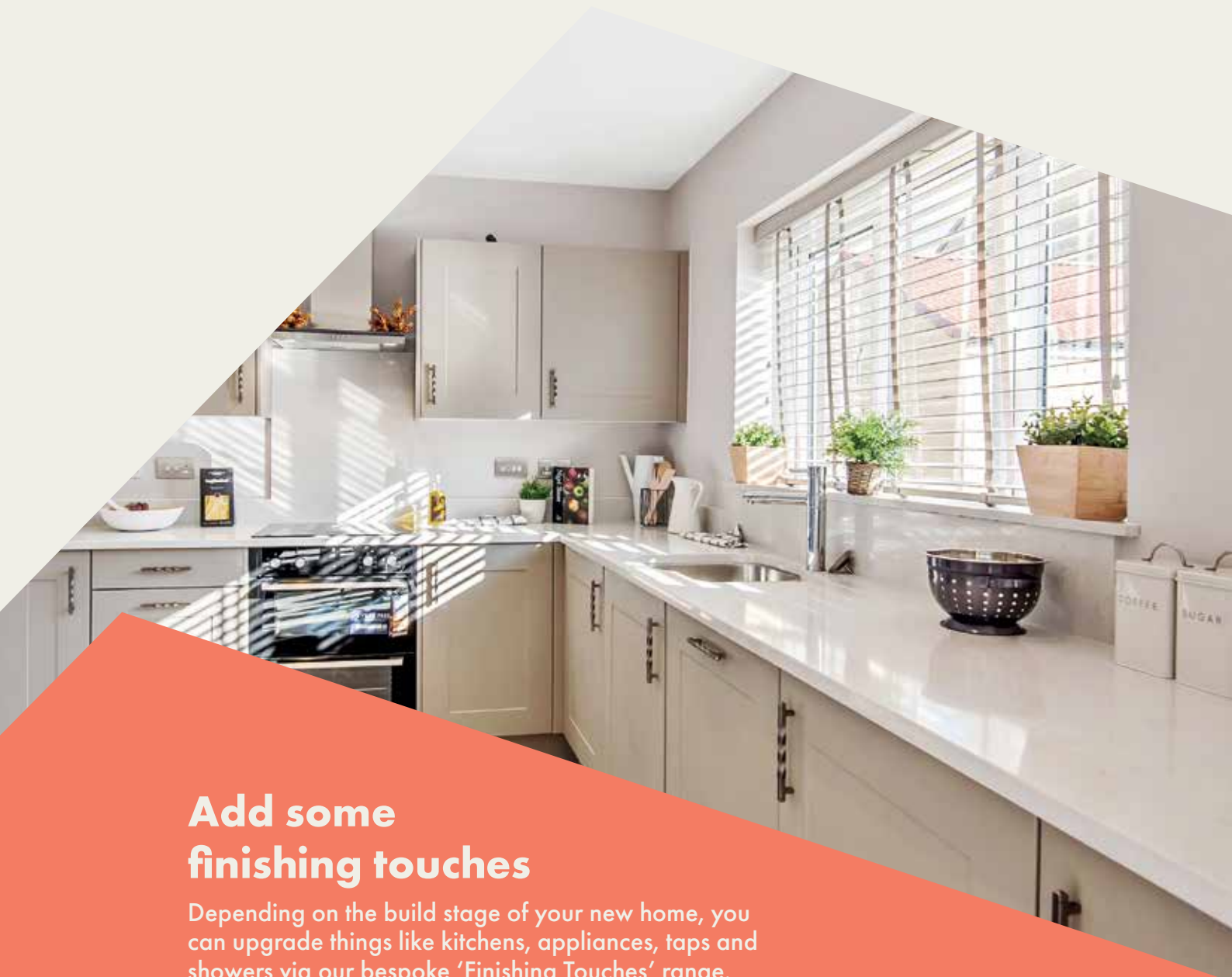
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Cote Farm

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).



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 integrated cooker hood.



Bathroom

Suites

White bathroom suites with chrome-finished fittings.

Extractor fan

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

Shower

Where there is no en suite, a mixer tap with shower head will be fitted to bath.

Tiling

Splashback to sanitaryware, around bath. Full height tiling to shower in en suites.

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.





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:

- ✓ **Predicted Energy Assessment – 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.
- ✓ **Ultra-fast broadband**
FibreNest fibre-to-the-home connectivity helps you live and work at home more flexibly.
- ✓ **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. 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)



Your home, better connected
for a brighter future



Ultrafast 500Mb broadband is available
on this development.

FibreNest provides you with high-speed, totally unlimited
full-fibre broadband to your home, at great prices.



Choose the best package for you

We know every household is different, that's why we've put together six amazing packages to suit everyone's needs. From surfing the net on the sofa to binge-watching the latest box set, streaming music with friends to ruling the galaxy in the latest must-have game - we've got the service for you.



Scan me!
For packages & pricing.



0333 234 2220



support@fibrenew.com

Get connected today!

To sign up you will need your Unique Customer Reference.
Please ask your sales advisor for this:

C:

D:

P:



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