

# OTTERHAM PARK

Rainham · Kent



**Persimmon**  
Together, we make a home.

## TOGETHER, WE MAKE A HOME.

When it comes to designing a new development, we apply the same philosophy every time – make it unique, make it personal. That’s because we understand your new home is more than simply bricks and mortar. It’s a private place of sanctuary where we hope you’ll laugh, entertain and escape for many years to come.

### We promise to provide:

- ✓ An expertly-designed home that’s sympathetic to the area
- ✓ A dedicated customer care helpline
- ✓ Two-year Persimmon defect cover
- ✓ Ten-year insurance-backed new homes warranty
- ✓ Energy-efficient features that promote sustainable living
- ✓ The creative freedom to personalise your home
- ✓ Landscaping schemes to enhance your surroundings



### OUR STAR RATING

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

### HERE TO HELP

One of the best things about buying a new-build home are the amazing offers and schemes you could benefit from.



#### PART EXCHANGE

Need to sell your home? We could be your buyer. Save money and time and stay in your home until your new one completes.



#### HOME CHANGE

Sell your current home with our support. We’ll take care of estate agent fees and offer expert advice to help get you moving.



#### HELP TO BUY

This Government-backed equity loan scheme enables first-time buyers to move with just a 5% deposit.

If you’re buying in London, Scotland and Wales the schemes are different. See [persimmonhomes.com/help-to-buy](https://persimmonhomes.com/help-to-buy) for more information.

### RETENTION SCHEME

Persimmon is the first major housebuilder to introduce the Homebuyer Retention scheme. Participation in the scheme, which is subject to your lender and conveyancer’s approval, ensures 1.5% of the selling price is held by your solicitor when you complete your purchase. This amount is only released to us when all issues you have identified on your seven day inspection form are resolved.



## OUR PLEDGE TO YOU

We believe keeping you fully informed throughout the home-buying process is key to making the whole experience enjoyably simple. That's why we created The Persimmon Pledge. It's our way of making sure you receive exceptional customer service and relevant communications before, during and after you've moved in.

As part of the pledge, we carry out a comprehensive 24-point check on every new home we build to ensure everything meets our exacting standards. Once you've picked up the keys, we'll give you a few days to settle in before getting in touch to check everything's okay and to answer any questions you may have. We're happy to hear from you at any point however, so always contact us if you have any issues.



### Becoming part of the scenery

While we may have over 400 locations around the UK, we go to great lengths to adopt a local approach when it comes to building your home. So when we provide you with the local specification, you can be confident it'll be a perfect fit for the area in terms of the style of architecture and choice of materials. We also incorporate local scenery such as trees and lakes, and work with ecologists to protect the landscape and biodiversity.



### Always by your side

Your safety will always be our priority, which is why we'll give you an exclusive emergency cover number when you move in which you can call in the unlikely event of a complete power failure, gas leak, water escape or severe drain blockage. And don't forget, when you buy a new home with us you'll benefit from our **two-year Persimmon warranty**, which runs alongside a **ten-year insurance-backed new homes warranty**.



# Otterham Park

Rainham · Kent



## Otterham Park at a glance:

- 🕒 Choice of 2, 3 and 4-bedroom homes
- 🕒 Excellent transport links, including rail services to London and Ashford
- 🕒 Range of local shops and amenities nearby
- 🕒 Contribution to local schools and areas of open space
- 🕒 Close to Rainham, Hempstead and Maidstone

## NEW HOMES IN RAINHAM, KENT - ENJOY AN EDGE OF TOWN LOCATION WITH EXCELLENT TRANSPORT LINKS

Otterham Park is an exciting new development with a range of two, three and four-bedroom homes. There's a choice of designs to suit whether you're a young professional, first time buyer, investor, have a growing family or are looking to downsize.

Located on the dip slope of the North Downs where it descends to the River Medway, Rainham is a popular place to live. It has a local community centre located at The Oast which runs weekly clubs and fitness classes, as well as evening entertainment such as live bands and seasonal events. The Oast Kent Beer & Music Festival is also held in the town.

Living at Otterham Park means you'll have easy access to everything you need for daily life: there's a selection of shops on the high street, including a local store just a few minutes' walk from Otterham Park and for larger grocery shops you'll find a Sainsbury's and Morrisons in Sittingbourne. There is a good variety of shops in the neighbouring towns of Sittingbourne and Maidstone, including the Fremlin Walk Shopping Centre and the Mall at Maidstone. For the ultimate shopping experience visit Bluewater Shopping Centre, approximately a 40-minute drive from Otterham Park. Ideal for commuting, Rainham has its own train station which is within walking distance from Otterham Park (0.6 miles). The station offers direct services to London Victoria and London St Pancras in approximately one hour.

### Fun days out all year round

Rochester Castle, the Chatham Historic Dockyard and Fort Amherst provide interesting and fun days out for all the family. Closer to home, the Splashes leisure pool in Rainham is just 1.7 miles from Otterham Park and offers an indoor fun pool with wave machine and flume as well as swimming lessons, and a gym. Nearby sporting attractions include Soar trampoline park, Planet ice skating, Upchurch River Valley golf course, Jordans snooker and pool club, Rainham skate park, PlayFootball Gillingham, Rainham Cricket club, Rainham recreation grounds and Priestfield football stadium.

With its peaceful yet well-connected location, great amenities close to hand and good local schooling, Otterham Park could be your ideal setting to call home.

### JUMP IN THE CAR AND START EXPLORING

- Rainham Train Station | 0.8 miles
- A2 | 1.4 miles
- Port Dover | 42.5 miles
- Gatwick Airport | 51.1 miles
- Stansted Airport | 59.9 miles



# SITE PLAN

## OTTERHAM PARK

### KEY

- The Singleton (2)
- The Singleton E (2)
- The Linton (3)
- The Hatfield (3)
- The Leicester (4)
- The Chedworth (4)
- Affordable Housing
- \* Car Barn

(3) indicates number of bedrooms

Marketing Suite  
& Show Home





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.

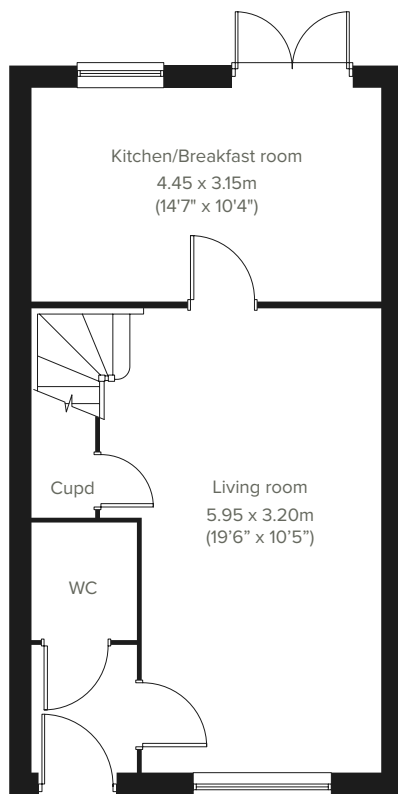


# SINGLETON

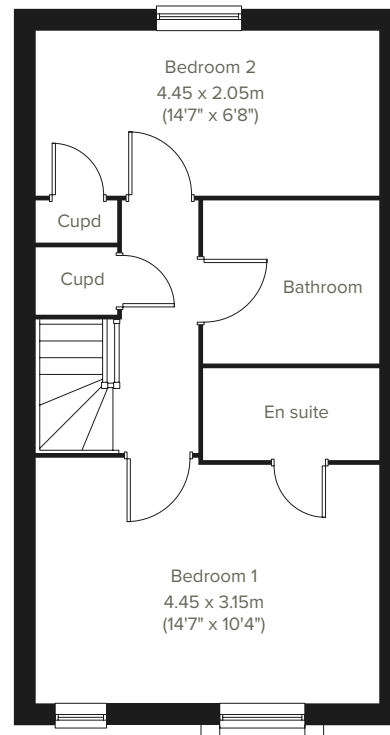
## Two bedroom home

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

A modern two-bedroom home, the Singleton ticks all the boxes. The modern and stylish open plan kitchen/ breakfast room with French doors leading into the garden is perfect for spending time as a family and entertaining. There's also a well-proportioned living room and downstairs WC. Upstairs there are two bedrooms - bedroom one has an en suite - a family-sized bathroom and two storage cupboards.



Ground floor



First floor

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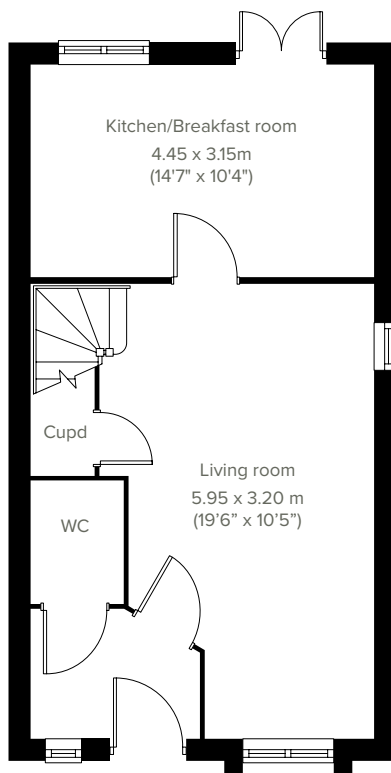


# SINGLETON E

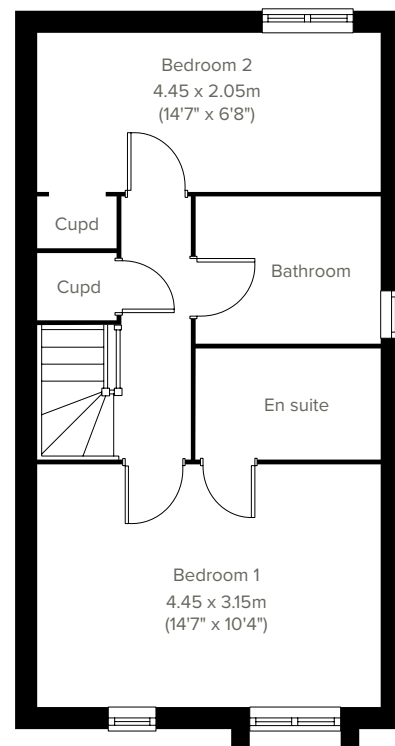
## Two bedroom home

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

Enjoy the best of modern in this two-bedroom home, the Singleton E ticks all the boxes. The modern and stylish open plan kitchen/breakfast room with French doors leading into the garden is perfect for spending time as a family and entertaining. There's also a well-proportioned living room, handy storage cupboard and downstairs WC. Upstairs there are two bedrooms - bedroom one has an en suite - a family-sized bathroom and two storage cupboards.



Ground floor



First floor

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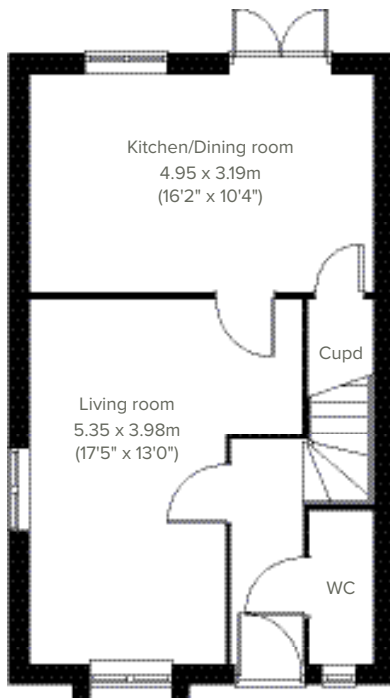


# LINTON

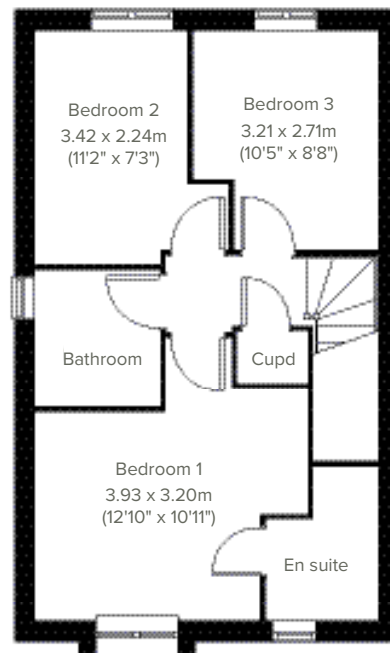
## Three bedroom home

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

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



Ground floor



First floor

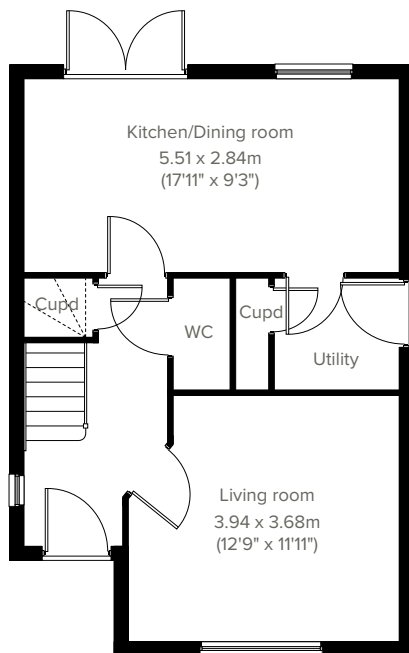
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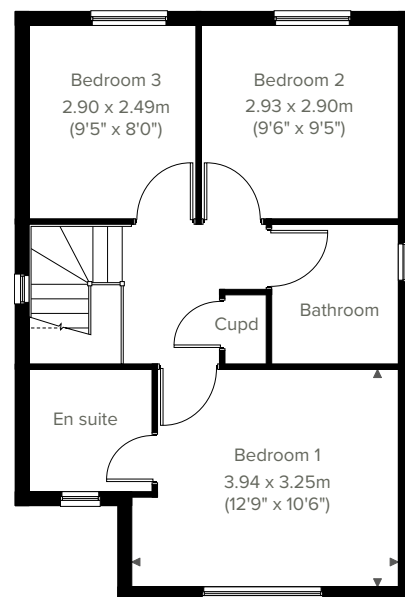
**HATFIELD**  
Three bedroom home

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

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 with outside access, 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.



Ground floor



First floor

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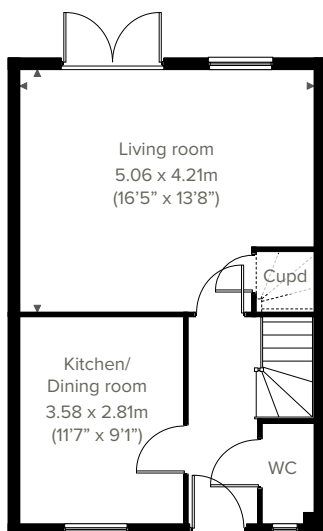


# LEICESTER

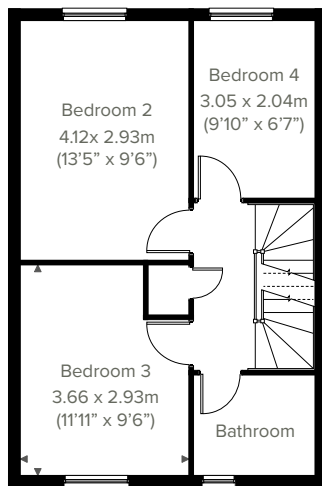
## Four bedroom home

Energy Efficiency Rating	
Very energy efficient - lower running costs	<b>82</b>
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
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(21-38) <b>F</b>	
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<b>England &amp; Wales</b>	EU Directive 2002/91/EC

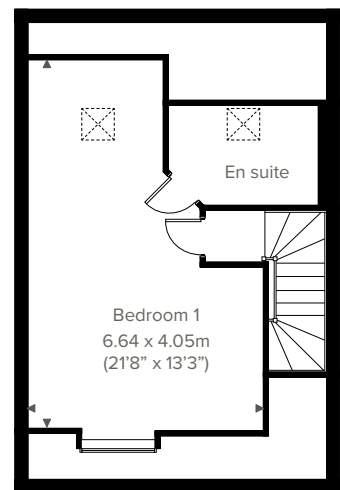
Modern three-storey living at its best; the Leicester is a four-bedroom home ideal for families. It features an open plan kitchen/dining room, a light-filled living room with French doors leading into the garden, plus a handy under-stairs storage cupboard and WC. The first floor has three good-sized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



Ground floor



First floor



Second floor

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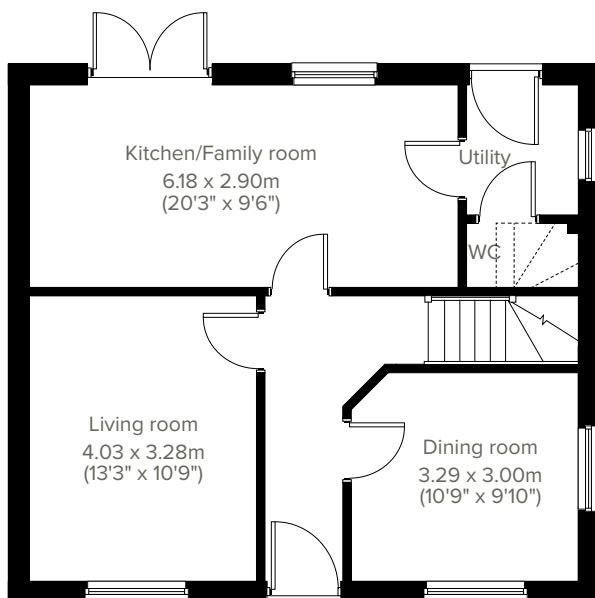


# CHEDWORTH

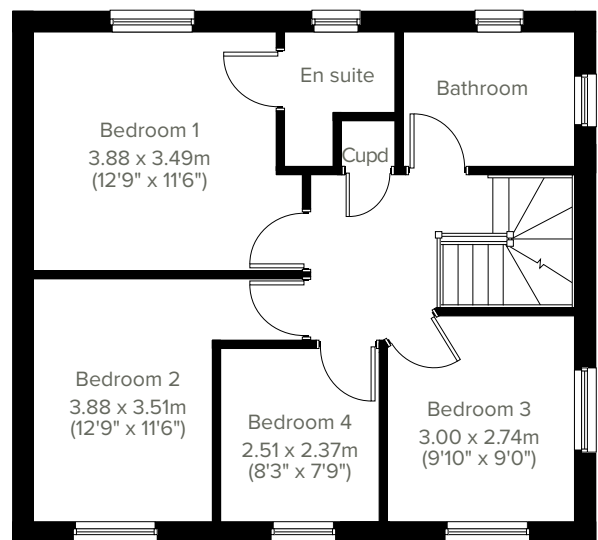
## Four bedroom home

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

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



Ground floor



First floor

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## SPECIFICATIONS

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### External

Walls	Traditional cavity walls (Inner: timber frame or block   Outer: Style suited to planned architecture)
Roof	Tile or slate-effect with PVCu rainwater goods
Windows	Double glazed low E-glass windows in PVCu frames
Doors	GRP-skinned external doors with PVCu frames. Patio or French doors to garden or balcony (where applicable)



### Internal

Ceilings	Painted white
Lighting	Pendant or batten fittings with low-energy bulbs
Stairs	Staircase painted white
Walls	Painted in white emulsion
Doors	White pre-finished doors with chrome 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 bowl sink with mixer taps to kitchen only
Appliances	Plumbing for washing machine
Appliances	Single electric oven and gas hob in white and integrated cooker hood

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## Bathroom

Suites	White bathroom suites with chrome-finished fittings
General	Extractor fan to bathroom and en suite (where applicable)
Showers	Mira showers with chrome fitting - if there is no en suite hand showers will be fitted over bath
Bathroom tiling	Half height tiling to sanitaryware walls
En suite tiling	Splashback to basin and full height to shower enclosure
General	En suite to bedroom one (plot dependant)



## 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 & CO2 detector
Light	External coach/security light to front



## Garage & Gardens

Car barn / parking	Single car barn (plot dependant) and/or allocated parking space/s'
Gardens	Front lawn turfed or landscaped (where applicable)
Gardens	Garden shed
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
- ✓ 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! Otterham 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 compare<sup>1</sup>

<h3>500Mb</h3> <p><b>Ultrafast Broadband</b></p> <p>Great for families with many devices, avid gamers and home workers.</p> <p>Up to 500Mb download Up to 50Mb upload</p>	<h3>250Mb</h3> <p><b>Megafast Broadband</b></p> <p>Stream 4k Ultra-HD content, play online games and more.</p> <p>Up to 250Mb download Up to 25Mb upload</p>
<h3>125Mb</h3> <p><b>Superfast Broadband</b></p> <p>Watch full HD TV whilst performing larger downloads.</p> <p>Up to 125Mb download Up to 10Mb upload</p>	<h3>75Mb</h3> <p><b>Faster Broadband</b></p> <p>Browse the web intensively, play online games and watch catch-up TV.</p> <p>Up to 75Mb download Up to 10Mb upload</p>
<h3>20Mb</h3> <p><b>Standard Broadband</b></p> <p>Browse, stream music and download larger files.</p> <p>Up to 20Mb download Up to 2Mb upload</p>	<h3>10Mb</h3> <p><b>Budget Broadband</b></p> <p>Suitable for basic general web browsing.</p> <p>Up to 10Mb download Up to 1Mb upload</p>

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

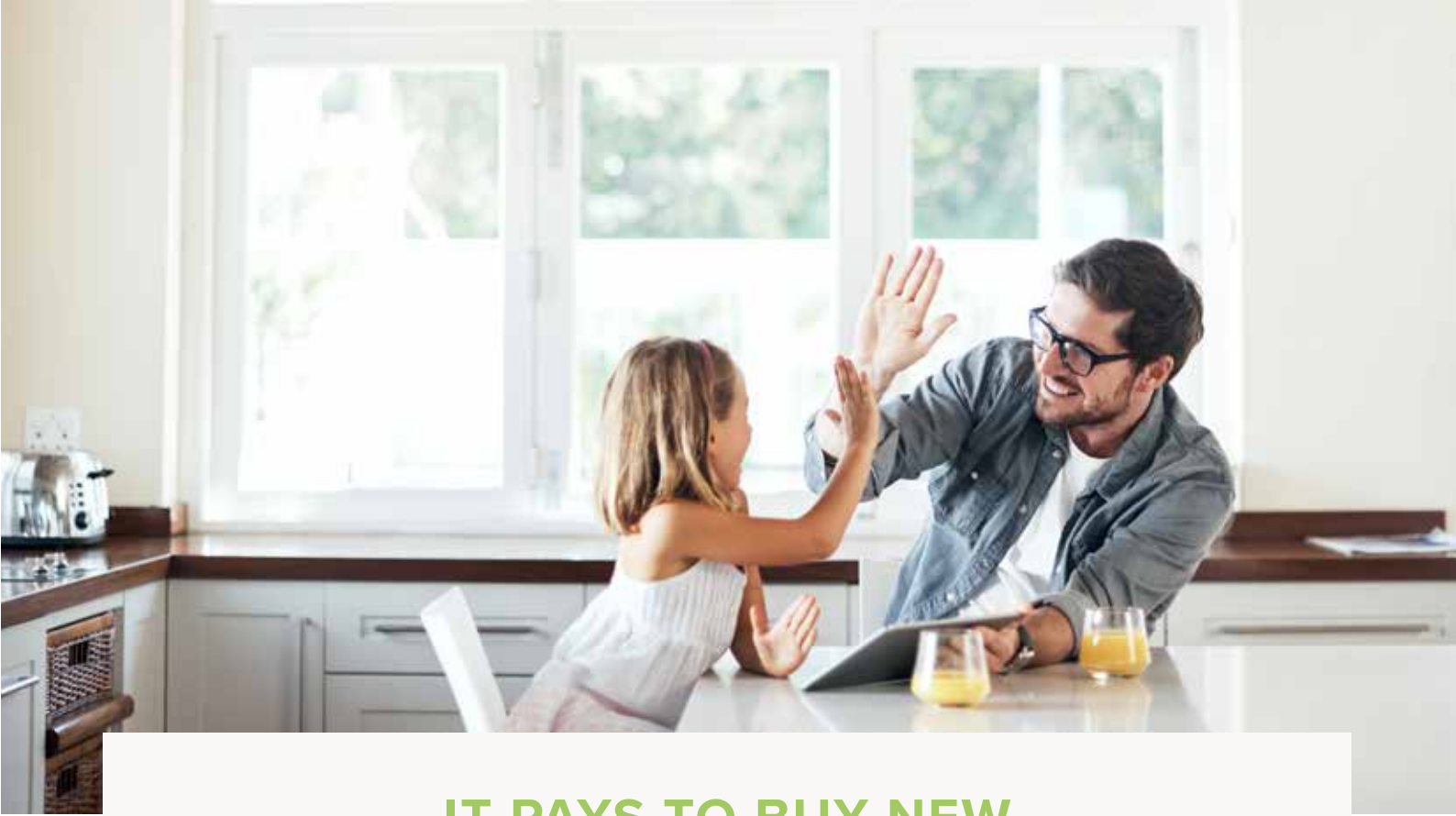
To have your new home connected, register now at [fibrenew.com/connect](http://fibrenew.com/connect)  
 Questions? Just give our friendly team a call on 0333 234 2220



**Please see [fibrenew.com](http://fibrenew.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.<sup>2</sup> Great service. Guaranteed.

<sup>1</sup>Estimated 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. <sup>2</sup>FibreNest 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.



## 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.

### ✔ 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).

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## Otterham Park

For prices, opening times and availability contact:

Otterham Park  
Otterham Quay Lane  
Rainham, Kent  
ME8 8NF

T: 01634 565 191

E: [otterhampark.sest@persimmonhomes.com](mailto:otterhampark.sest@persimmonhomes.com)

[persimmonhomes.com/otterham-park](https://persimmonhomes.com/otterham-park)

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## Head Office

Persimmon Homes South East

Scholars House  
60 College Road  
Maidstone, Kent  
ME15 6SJ

T: 01622 626 816

E: [sestsales@persimmonhomes.com](mailto:sestsales@persimmonhomes.com)

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

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