



Persimmon

Together, we make your home



Harley Heights

Littleport • East Cambridgeshire



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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.

*“As we celebrate 50 years,
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.



Harley Heights

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...

50-year pedigree

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 28](#)

Persimmon in numbers

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

14,551

homes
sold in
2021

200+

locations
across
the UK

5000+

employees
make it all
happen

300+

apprentices
taken on
each year

£1.8m

donated to
c.900 charities
in 2021



“Target 50 forms part of our 50th Anniversary celebrations”

Women in construction

‘Target 50’ is a Persimmon initiative based on our ambition to recruit 50 female apprentices or technical trainees into construction-related roles across the UK through 2022.

Giving back

We do everything we can to give back to our communities and have proudly contributed towards community hubs, children’s play areas, schools and sports facilities.

Our ‘Community Champions’ and ‘Building Futures’ programmes help to raise funds for projects and charities across Great Britain. If you’d like to get involved visit persimmonhomes.com/community-champions to see if you could apply to support your local community.



Real Living Wage

We’re proud to be accredited to the Real Living Wage. We value our employees and want to pay them fairly for the good work they do.

Like to know more? Just scan the QR code below.



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 30





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.



**EARLY
BIRD**

Early Bird

If you've found a plot that's perfect for you, the Early Bird Scheme could be just what you need to secure your dream home.



- Stunning range of 2, 3, 4 and 5-bedroom homes
- Amenities including schools within walking distance
- Superb links to Ely, Cambridge and London
- Great location in an active village



Scan me!

For availability and pricing on our beautiful new homes in Harley Heights



Littleport • East Cambridgeshire

Harley Heights

Offering a fantastic village setting, excellent transport links and a range of beautiful two, three, four and five-bedroom homes, our new Harley Heights development ticks all the right boxes.

Popular village location

Nestled on the banks of the Great River Ouse, the village of Littleport is a charming and friendly place that will suit a wide range of new home buyers. Harley Heights development sits on the western edge, within easy reach of the bustling Main Street with its fantastic selection of amenities. Locally-owned shops sit alongside mouth-watering eateries and pubs, while everyday needs are met by convenience stores, a pharmacy, dentist, optician and medical centre.

Excellent local amenities

In addition to the amenities in Littleport, many of which are just a short walk from the development, the range of shops, eateries and attractions in nearby centres will leave you spoilt for choice. The ancient cathedral city of Ely, just 13 minutes away by car, hosts high street and independent stores, restaurants, cafes, antique shops and markets twice a week.

Or you could head 20 miles to picture-perfect Cambridge, to take in the shops, leisure opportunities and stunning architecture.

Good schooling

There are several pre-schools within minutes of Harley Heights, while Millfield Primary School (rated 'Good' by Ofsted) is less than a mile away, and Littleport and East Cambs Academy provides education for pupils from years 7 to 11. For further education options there are several colleges in nearby Ely and Cambridge, along with the Cambridge campus of Anglia Ruskin University and of course the famous Cambridge University.

From sweating it out in the gym to rambling round nature reserves, or even a relaxing punt down the River Cam, you'll be perfectly placed to stay active either indoors or outdoors. Littleport has its own leisure centre with a range of fitness equipment, sports halls and children's facilities. There are also several local clubs including football and tennis. Nearby Wicken Fen National Nature Reserve, the oldest nature reserve in the country, is a glorious place to enjoy an abundance of wildlife.

EXPLORE

Start exploring...

Littleport train station
1.6 miles

Ely
5.1 miles

Theford Forest Park
18.6 miles

Cambridge
21.9 miles



Harley Heights



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.

Our homes

2 bedroom

 **The Alnmouth**

3 bedroom

 **The Danbury**

 **The Dalby**

 **The Sherwood**

 **The Sherwood Corner**

 **The Charnwood Corner**

 **The Saunton**

4 bedroom

 **The Greenwood**

 **The Whiteleaf**

 **The Whiteleaf Corner**

 **The Whiteleaf Corner Bay**

5 bedroom

 **The Selwood**

 **The Kielder**

 **Affordable Housing**



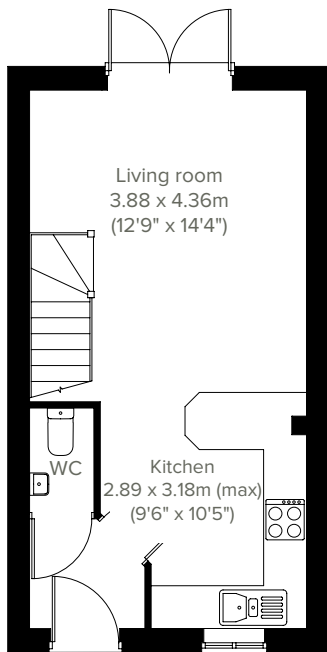


2 bedroom home

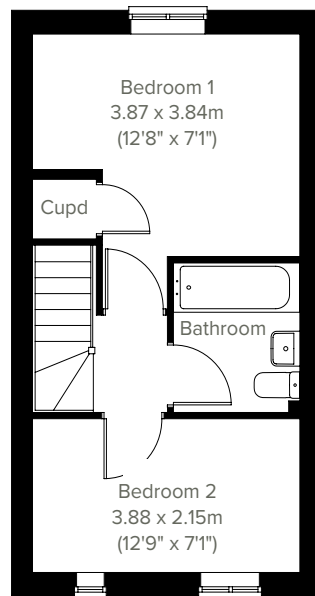
The Alnmouth



Perfectly-proportioned, the Alnmouth has a stylish open plan kitchen/living room with French doors leading into the garden. It also features flexible first floor rooms, a good-sized family bathroom 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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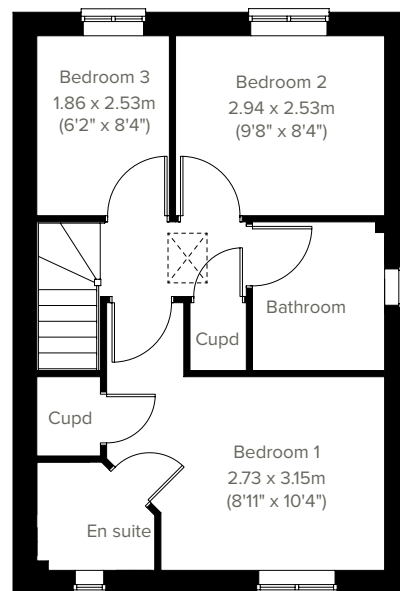
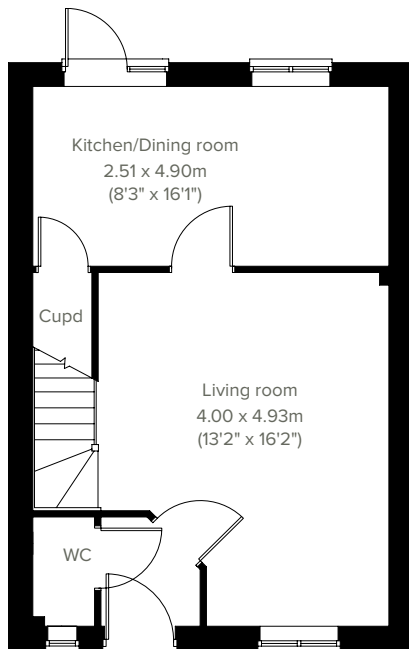
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12

EPC: B



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



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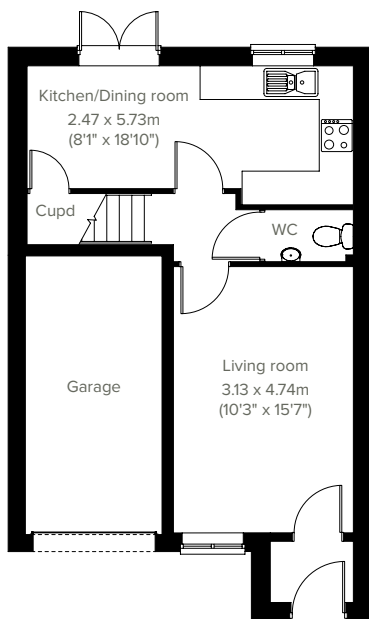


3 bedroom home

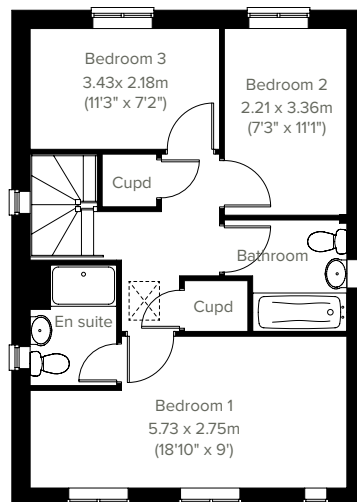
The Dalby



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



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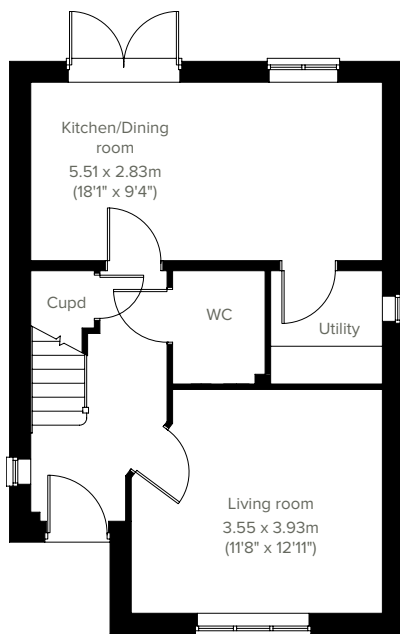


3 bedroom home

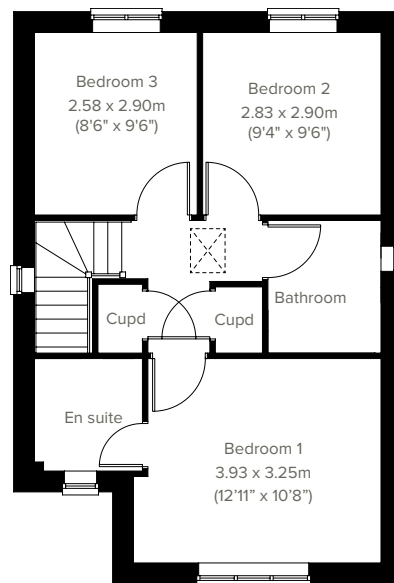
The Sherwood



A nicely-proportioned three-bedroom detached home, the Sherwood has everything you need for modern living. Downstairs there's an open plan kitchen/dining room with French doors leading to the garden, a front-aspect living room, downstairs WC, utility room and handy storage cupboard. The first floor is home to a generous bedroom one with an en suite plus two further bedrooms, two storage cupboards and a family bathroom.



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15

EPC: B

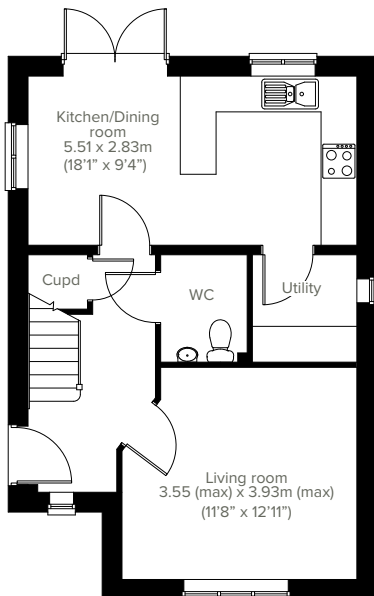


3 bedroom home

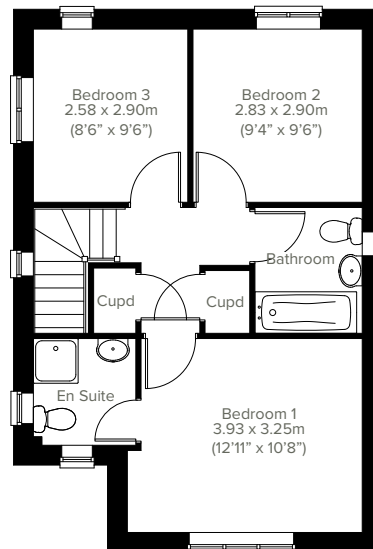
The Sherwood Corner



A three-bedroom detached home with kerb appeal, the Sherwood Corner has everything you need for modern living. Downstairs there's an open plan kitchen/dining room with French doors leading to the garden, a front-aspect living room, downstairs WC, utility room and handy storage cupboard. The first floor is home to a generous bedroom one with an en suite, plus two further bedrooms, two storage cupboards and a family bathroom.



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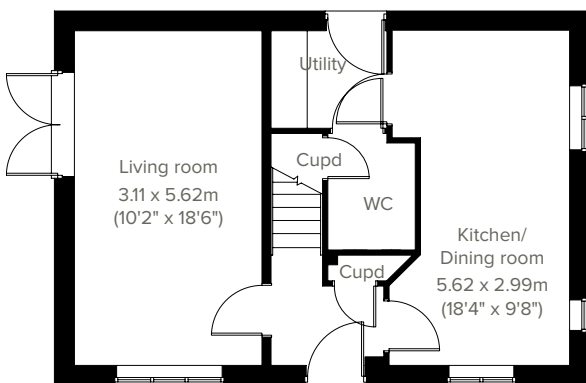


3 bedroom home

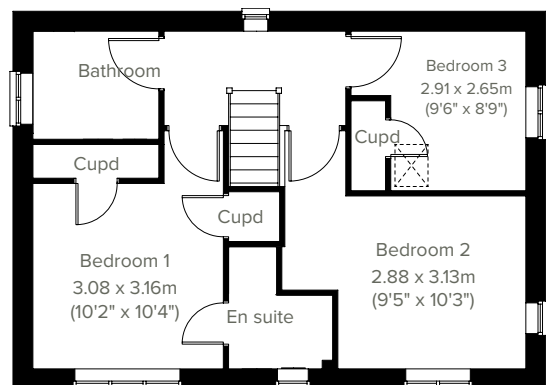
The Charnwood Corner



Enjoy the best of modern living in this popular three-bedroom home which benefits from a stylish open plan kitchen/dining room and separate utility with garden access. The Charnwood Corner features a bright dual-aspect living room with French doors leading into the garden, handy storage cupboards and downstairs WC. Upstairs there are three good sized bedrooms - bedroom one with an en suite - a family bathroom and further storage cupboards.



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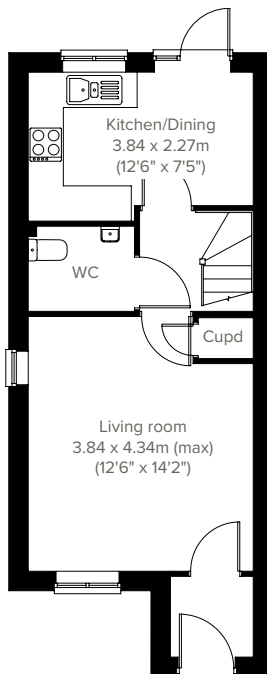


3 bedroom home

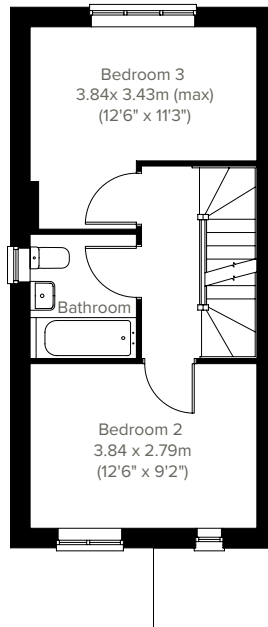
The Saunton



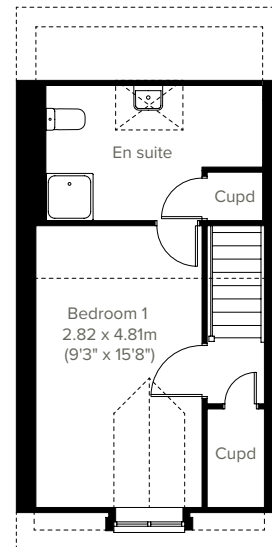
An attractive three-storey, three-bedroom home, the Saunton has a modern open plan kitchen/dining room, a nicely-proportioned living room and three good-sized bedrooms. The enclosed porch, downstairs WC, three storage cupboards and off-road parking means it's practical as well as stylish. The top floor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



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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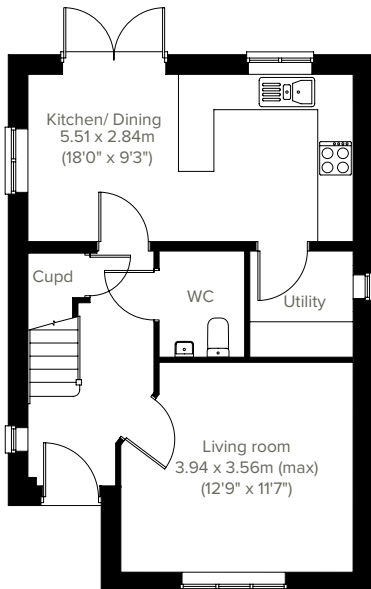


The Greenwood

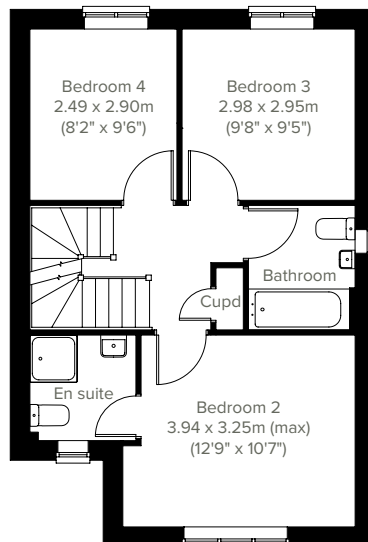
4 bedroom home



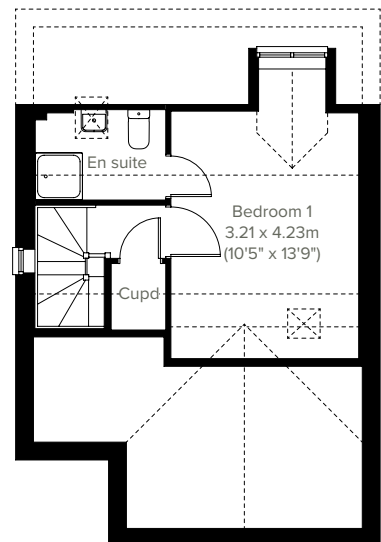
The Greenwood is a four-bedroom family home which has a practical ground floor including a bright open plan kitchen/dining room, front-aspect living room, utility, WC and storage cupboard. The first floor consists of three bedrooms, a family-sized bathroom and an en suite to bedroom two. The second floor is home to bedroom one, including an en suite and storage cupboard.



GROUND FLOOR



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2ND FLOOR

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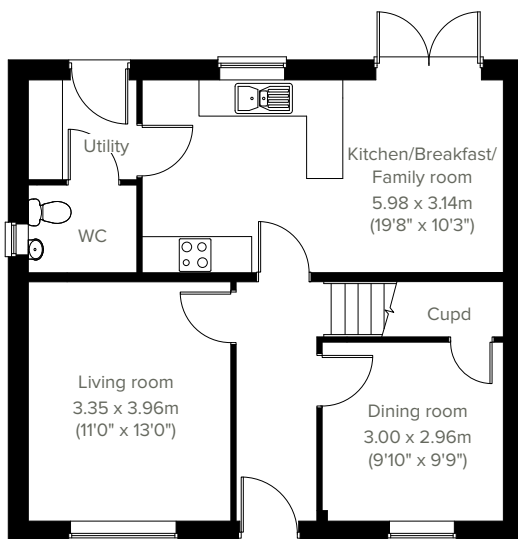


4 bedroom home

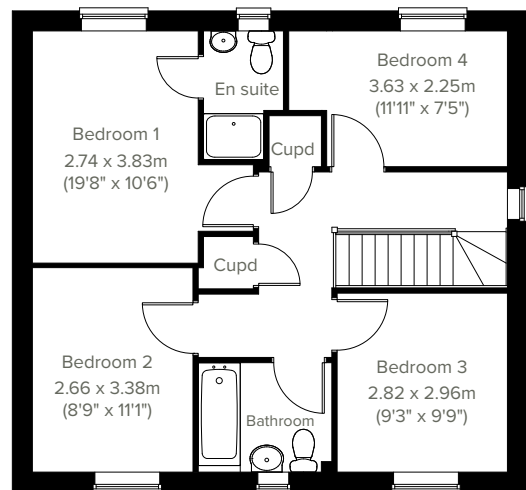
The Whiteleaf



The Whiteleaf is a four-bedroom detached family home offering the best of modern living. The light and airy kitchen/breakfast/family room enjoys an open aspect through French doors to the rear garden. There's a bright front-aspect living room, a dining room with storage space, a downstairs WC and handy utility. Upstairs there are four bedrooms, with bedroom one benefiting from an en suite, plus a modern-fitted family bathroom and two storage cupboards.



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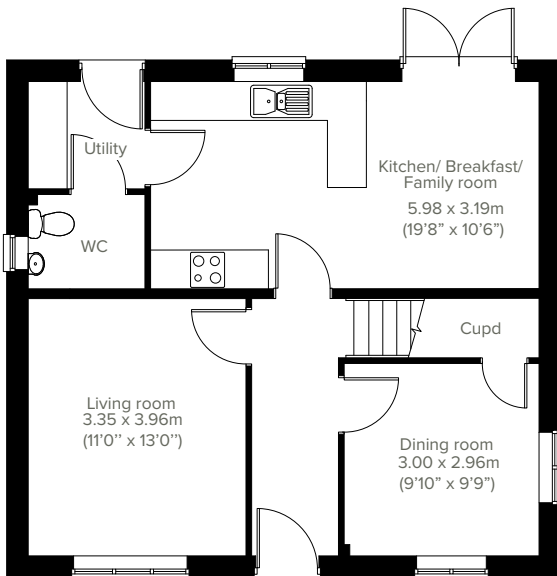


4 bedroom home

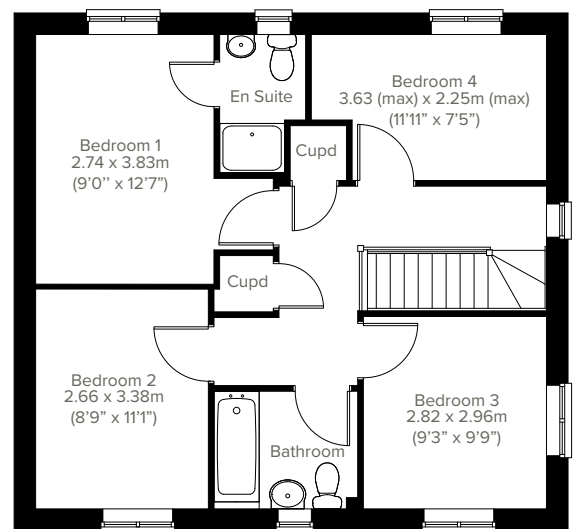
The Whiteleaf Corner



The Whiteleaf Corner is a four-bedroom detached family home. The spacious open plan kitchen/ breakfast/ family room benefits from French doors leading to the rear garden. There's a bright front-aspect living room, a dining room with storage space, a downstairs WC and handy utility. Upstairs there are four bedrooms with bedroom one benefiting from an en suite, plus a modern-fitted family bathroom and two storage cupboards.



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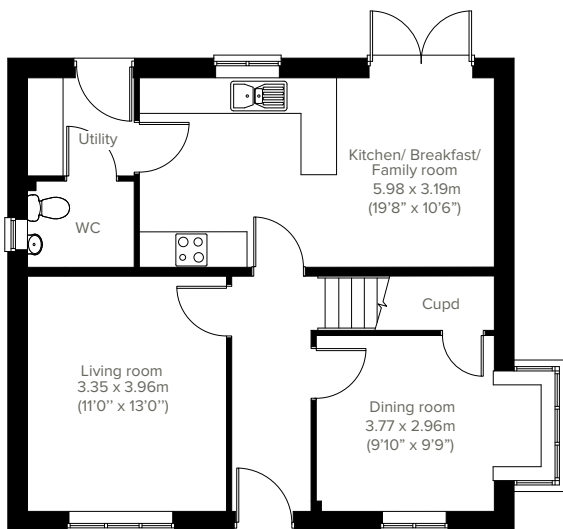


4 bedroom home

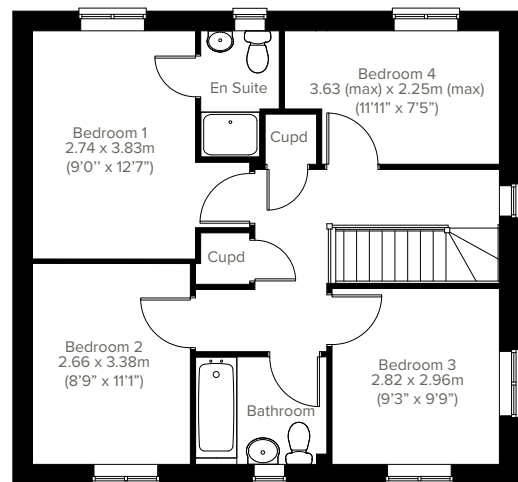
The Whiteleaf Corner Bay



The Whiteleaf Corner Bay is a four-bedroom detached family home offering the best of modern living. The light and airy kitchen/breakfast/family room enjoys an open aspect through French doors to the rear garden. There's a bright front-aspect living room, a dining room, a downstairs WC and handy utility. Upstairs there are four bedrooms with bedroom one benefiting from an en suite, plus a modern-fitted family bathroom and two storage cupboards.



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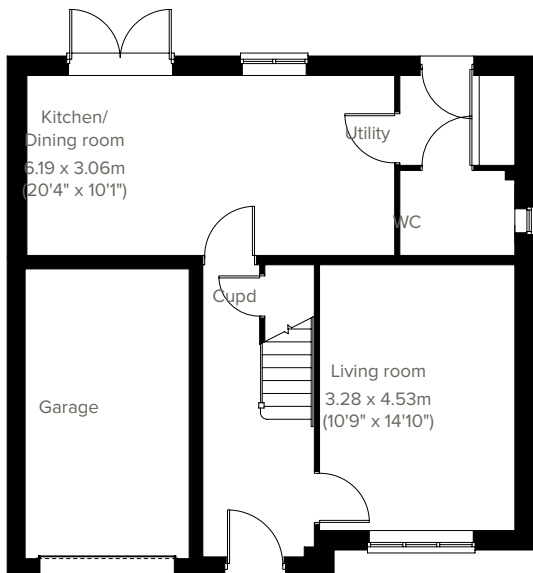


The Selwood

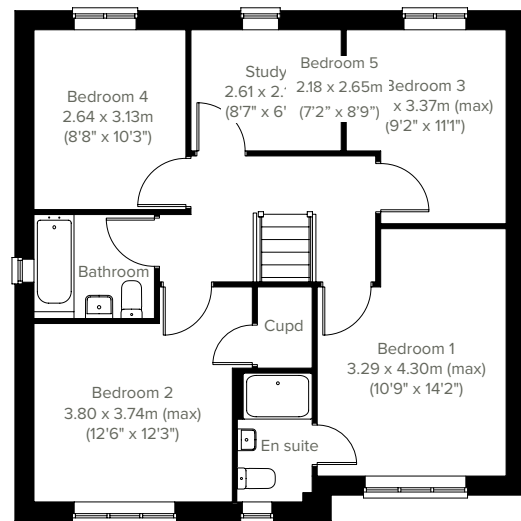
5 bedroom home



A lovely family home, the Selwood ticks all the boxes. The modern and stylish open plan kitchen/dining room is perfect for spending time as a family and entertaining. There's also a nicely-proportioned living room, integral garage, downstairs WC and handy utility with outside access. Upstairs there are five spacious bedrooms - bedroom one includes an en suite - a large family-sized bathroom and storage cupboard.



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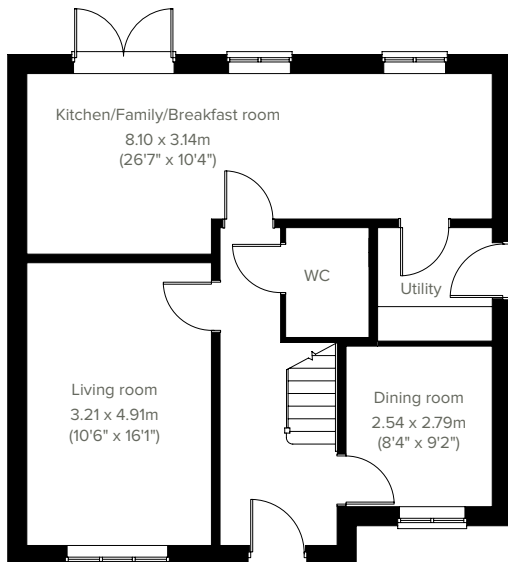


5 bedroom home

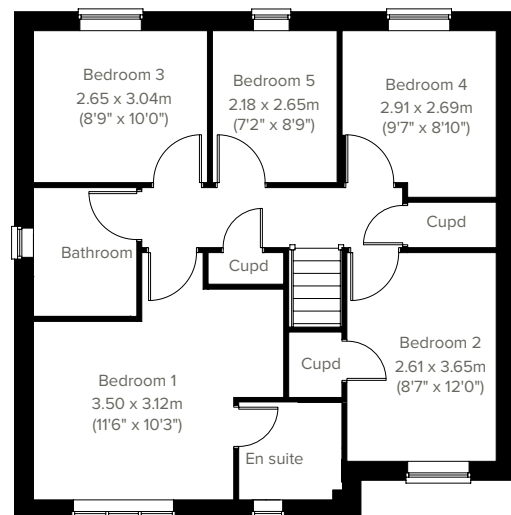
The Kielder



The Kielder is a popular detached family home. The modern and stylish open plan kitchen/family/breakfast room is perfect for spending time as a family and entertaining. There's also a spacious living room, separate dining room, downstairs WC and handy utility with outside access. Upstairs there are five bedrooms - bedroom one has an en suite - a large family-sized bathroom and three storage cupboards.



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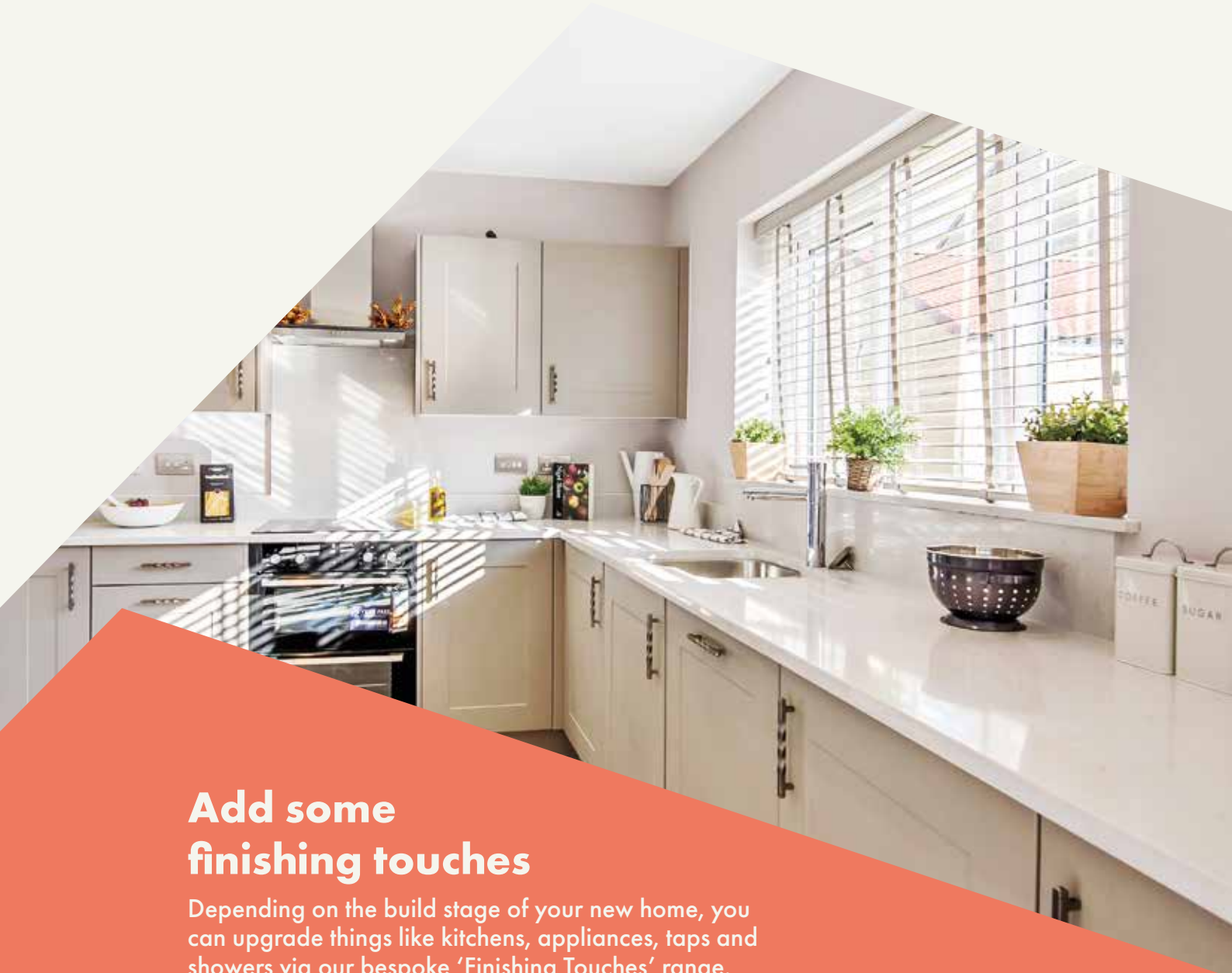




Harley Heights

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

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 and electrics to washing machine and dishwasher spaces (where applicable).

Appliances

Single electric oven, gas hob, chimney style cooker hood all in stainless steel and glass splash-back



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 sanitary-ware walls in bathroom and en suite.

Splash-backs

1-course splash-back to WC basin /
 3-course splash-back 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.





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 out impact on the planet.

Energy efficiency built in:

- ✓ **EPC 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.
- ✓ **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 Next 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.



All about community

Proud to be building communities

When creating Harley Heights, not only did we create a lovely local environment for you and your family, we also contributed to the wider community.

Throughout the development process, we proactively engage with local communities and work closely with planning authorities. Harley Heights has achieved the right balance of homes and open space and the right mix of house types for a thriving community.

We also include much-needed homes for our Housing Association partners. Our plan enhances local facilities too, providing investment in local infrastructure such as transport, education, retail and recreation facilities, as well as initiatives to generate biodiversity.



“We’ve actively enhanced biodiversity at Harley Heights.”

COMMUNITY INFRASTRUCTURE LEVY

£528,524 payable to the Local Authority towards local infrastructure for schools, leisure centres, railway stations etc.

126 HOUSES

96 Private 2, 3, 4 and 5-bedroom homes
19 Affordable Rent and 6 shared Ownership homes (1, 2, 3 & 4 bedrooms).
5 self-build homes.

NEW CYCLEWAY

3m cycleway to connect Rye Close to Tilling Way

CONTRIBUTIONS

Section 106 contributions totalling £111,846 towards Bus Service, Libraries, Wheeled bins.

COMMUNITY SPACES

Both formal and informal open spaces, contribution to maintaining the existing play area.





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.



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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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