



Persimmon

Together, we make your home



Backbridge Farm

Malmesbury • Wiltshire

Together, we make your 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.

*“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.



Backbridge Farm

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.



- Beautiful range of 2, 3, 4 & 5-bedroom homes
- Easy access to Chippenham and Swindon
- Surrounded by stunning countryside
- Close to several well-respected schools



Scan me!

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



Malmesbury • Wiltshire

Backbridge Farm

Bringing a range of new two, three, four and five-bedroom homes to the picturesque market town of Malmesbury in Wiltshire, Backbridge Farm could be your perfect place to call home.

Designed with community in mind

A quintessential English town and the country's oldest borough, Malmesbury is set atop a hill in the rolling Wiltshire countryside, close to the larger towns of Cirencester, Swindon and Chippenham.

With a history stretching back to the Iron Age, Malmesbury town is home to honey-coloured 17th and 18th-century buildings, the magnificent Abbey, and the oldest hotel in England. It also hosts a great range of amenities, charming shops, pubs, eateries and schools – all within walking distance of Backbridge Farm, via a brand new footbridge crossing the River Avon.

With the added benefits of good road links to larger centres and the M4, plus stunning landscape and villages on your doorstep, this is a highly desirable location that will make a wonderful home.

Take in the surroundings

Lovers of the outdoors will find plenty to do whilst living at Backbridge Farm. The development is set next to the River Avon, which winds around the town centre and past the Abbey, providing a peaceful walk. The elegant Abbey House Gardens are well worth a visit, comprising 5 acres of formal gardens, lawns and riverside glades. Or, to explore slightly further afield, you could get lost in nature at nearby Westonbirt Arboretum or try out water sports at Cotswold Water Park.

EXPLORE

Start exploring ...

Chippenham train station
10.8 miles

Cirencester
12.4 miles

Swindon
18.2 miles

Bath
26.9 miles



Backbridge Farm

Our homes

2 bedroom



The Kemble



The Tetbury



The Alnwick

3 bedroom



The Moseley



The Hanbury



The Hanbury Corner



The Souter



The Hatfield



The Clayton



The Clayton Corner

4 bedroom



The Roseberry



The Chedworth



The Chedworth Corner

5 bedroom



The Corfe



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.

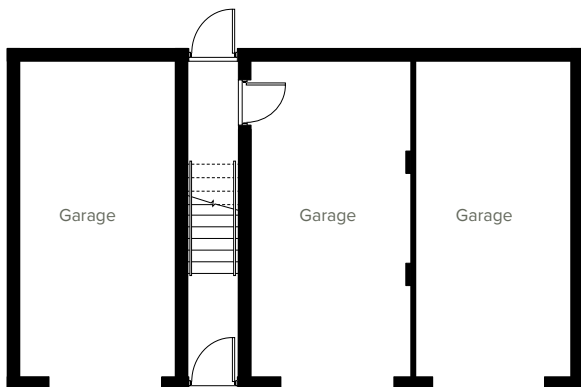


2 bedroom home

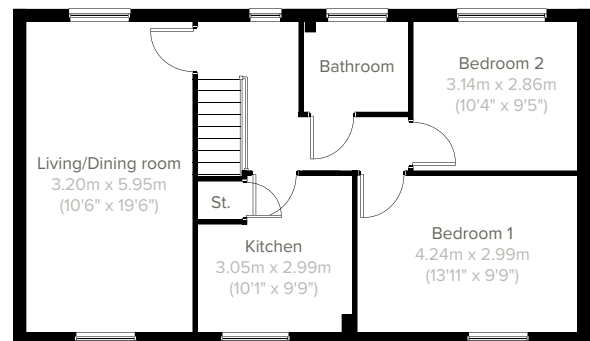
The Kemble



A popular home for first time buyers, the Kemble has a stylish open plan living/dining room and a separate kitchen. There are two double bedrooms, a good-sized bathroom and a handy storage cupboard. Ideal if you're looking for a fresh modern home you can make your own.



GROUND FLOOR



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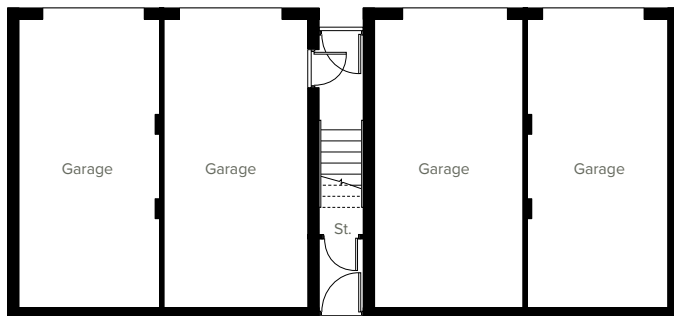


The Tetbury

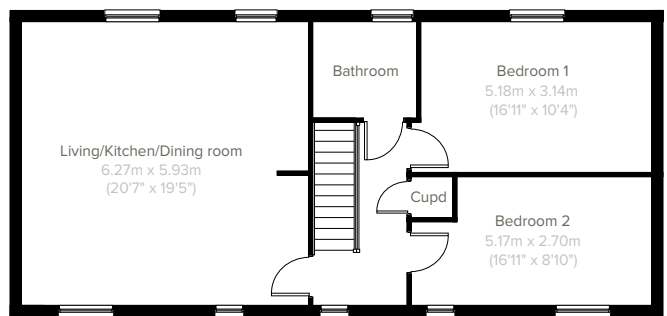
2 bedroom home



The Tetbury has a stylish open plan living/kitchen/dining room, two double bedrooms, a good-sized family bathroom and handy storage cupboard. Ideal if you're a first-time buyer looking for a modern home you can make your own.



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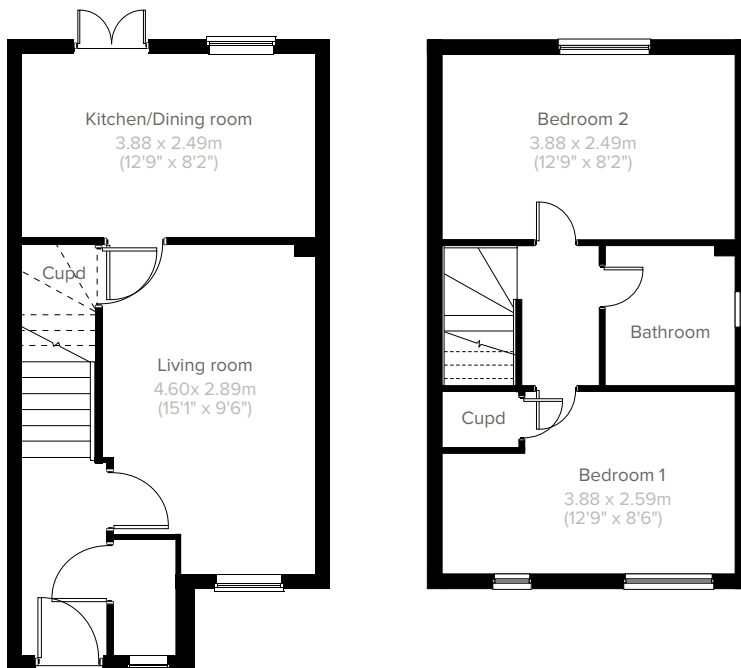


2 bedroom home

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 modern home you can make your own.



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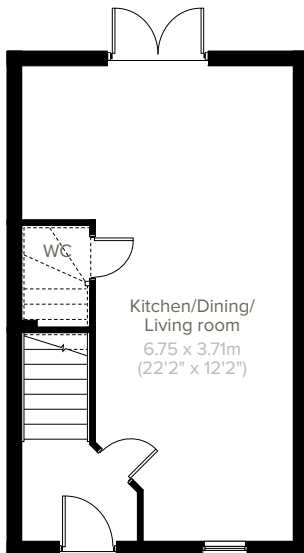


The Moseley

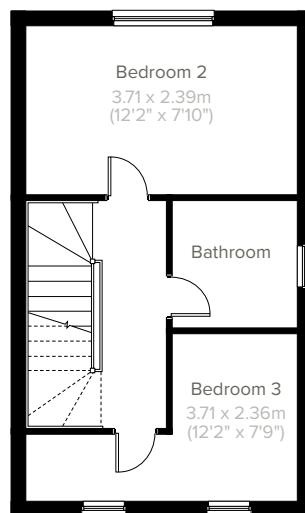
3 bedroom home



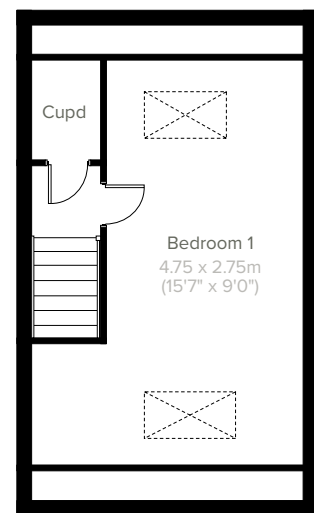
Perfect for the way we live today, the three-bedroom, 2.5-storey Moseley has a modern open plan kitchen/dining/living room with French doors leading into the garden. Upstairs there are three nicely-proportioned bedrooms and a family-sized bathroom. Appealing to families, first-time buyers and young professionals.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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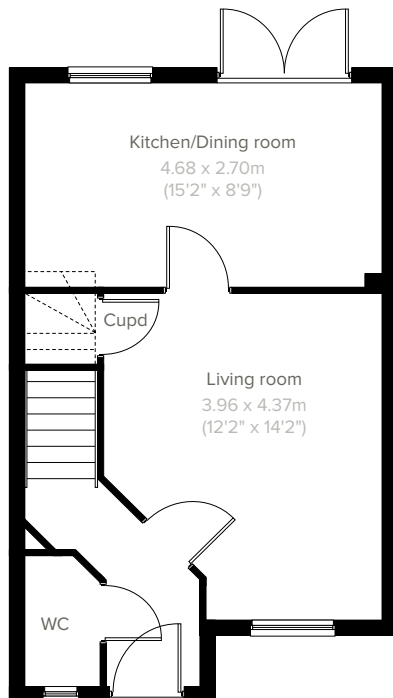


3 bedroom home

The Hanbury

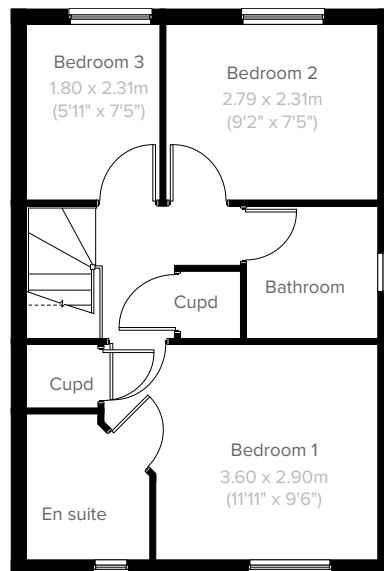


The popular Hanbury is a three-bedroom family home with bright and modern open plan kitchen/dining room with French doors leading into the garden. The downstairs WC, three handy storage cupboards and en suite to bedroom one mean it ticks all the boxes for practical family living.



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EPC: B

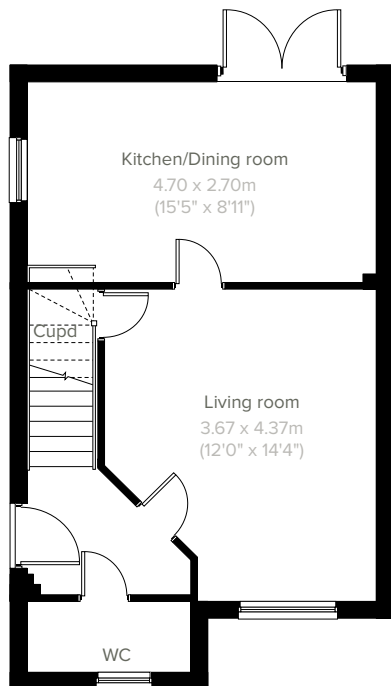


The Hanbury Corner

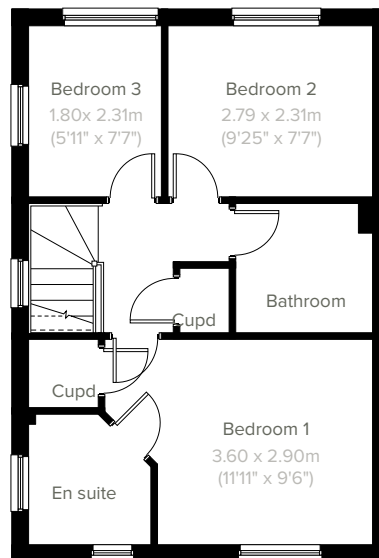
3 bedroom home



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



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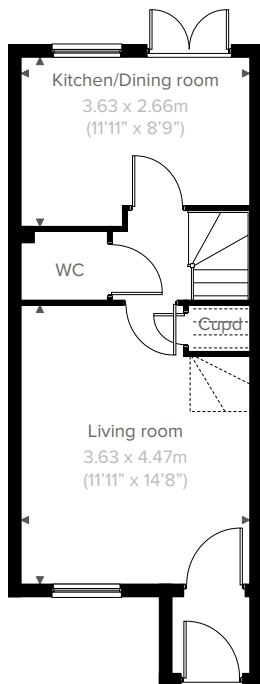


3 bedroom home

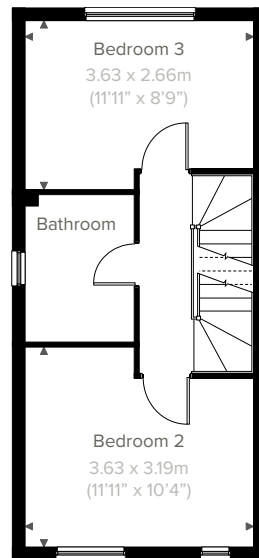
The Souther



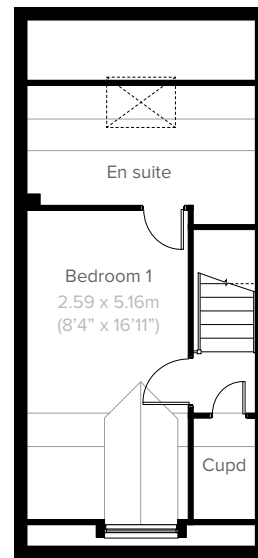
An attractive three-storey, three-bedroom home, the Souther has a modern open plan kitchen/dining room, well-proportioned living room and three good-sized bedrooms; the second floor bedroom one also has a spacious en suite. The enclosed porch, downstairs WC, two storage cupboards and off-road parking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



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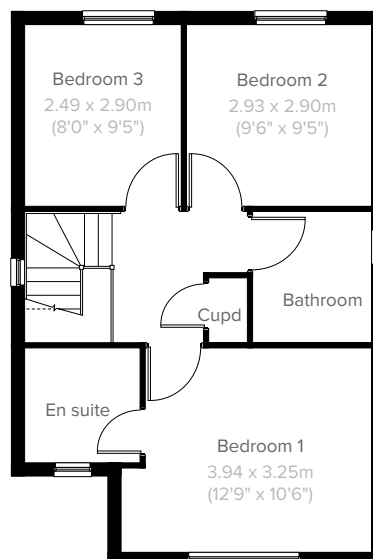
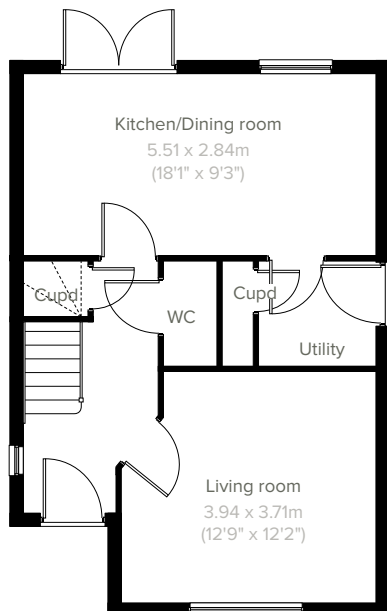


The Hatfield

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 with outside access, handy storage cupboards and WC complete the ground floor. Upstairs, bedroom one has an en suite, a good-sized family bathroom and a storage cupboard.



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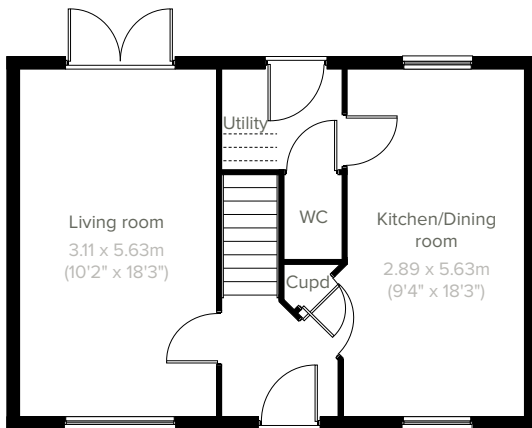


3 bedroom home

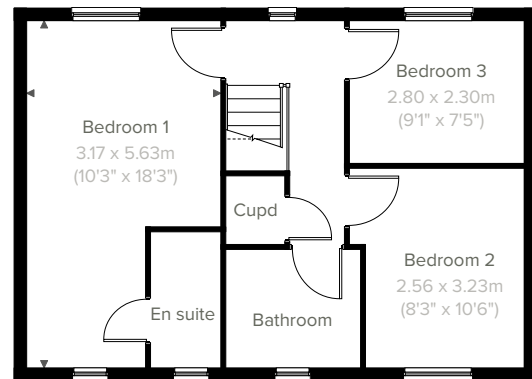
The Clayton



A superb family home, 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, 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 handy storage cupboard.



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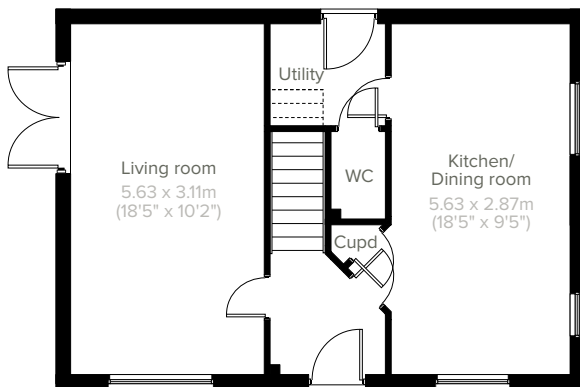


The Clayton Corner

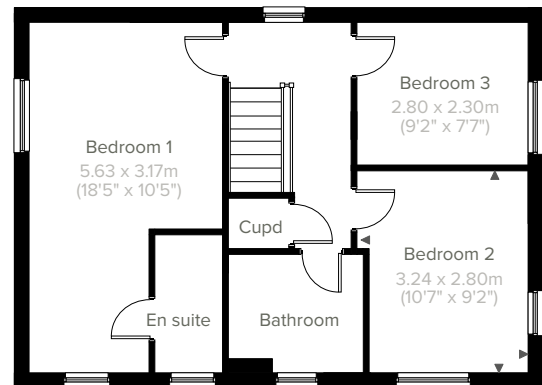
3 bedroom home



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



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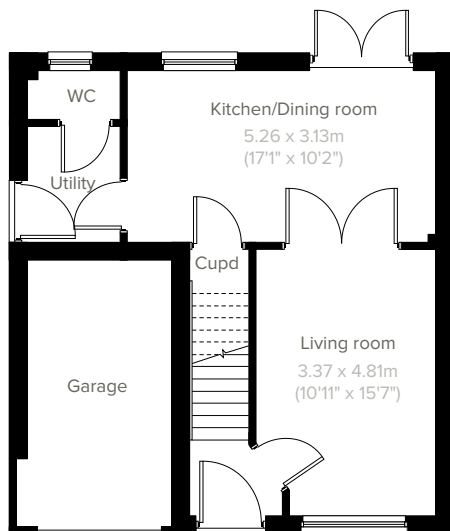


4 bedroom home

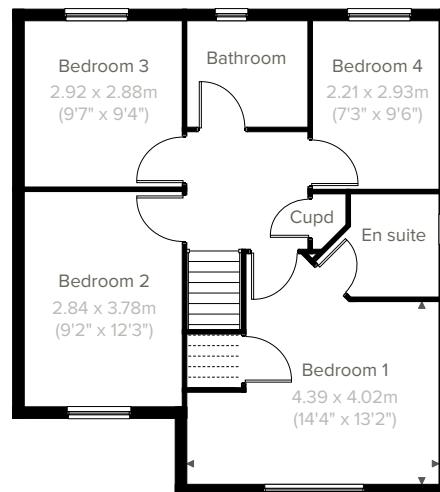
The Roseberry



The Roseberry is a superb detached home with an integral garage and 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 bathroom.



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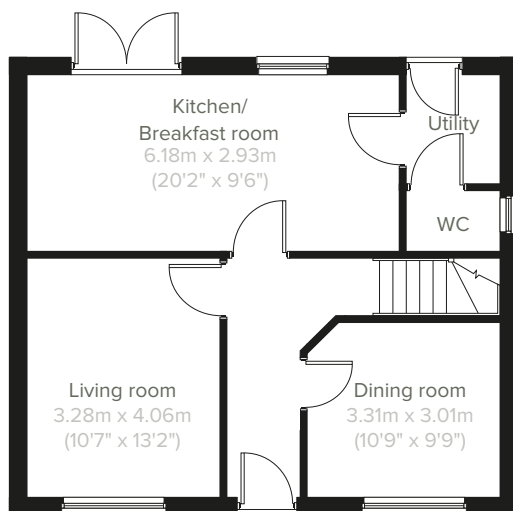


4 bedroom home

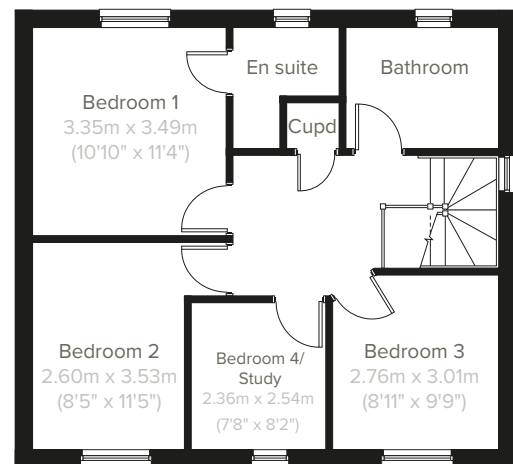
The Chedworth



A popular family home, the Chedworth ticks all the boxes. The modern and stylish open plan kitchen/ breakfast room is perfect for spending time 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.



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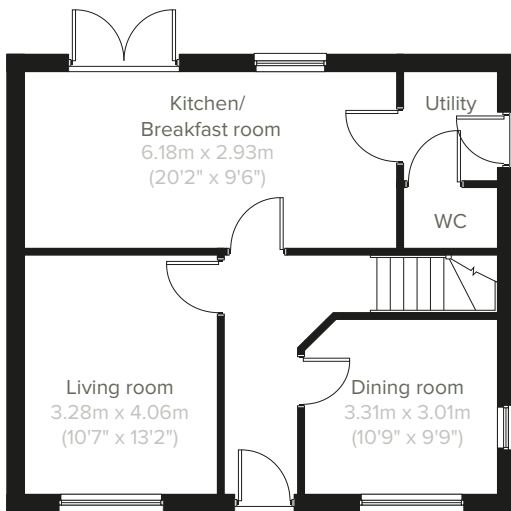


4 bedroom home

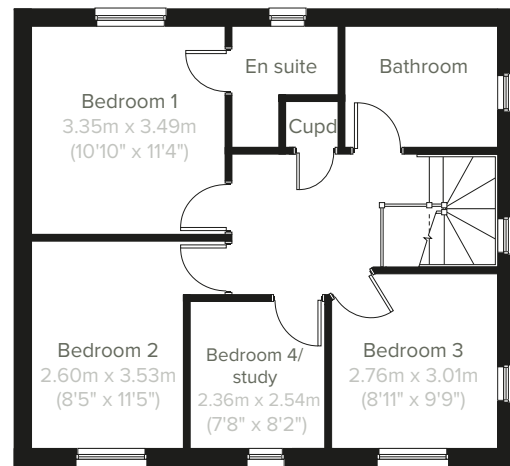
The Chedworth Corner



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



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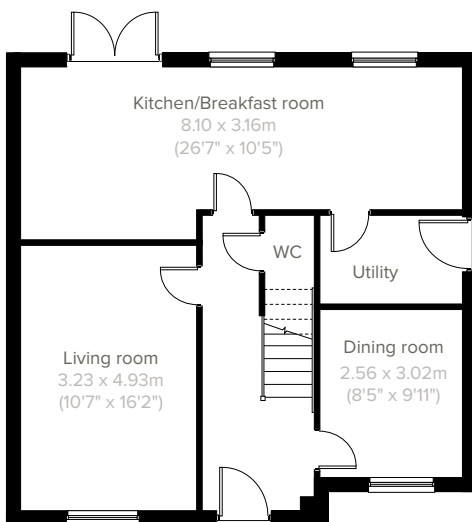


The Corfe

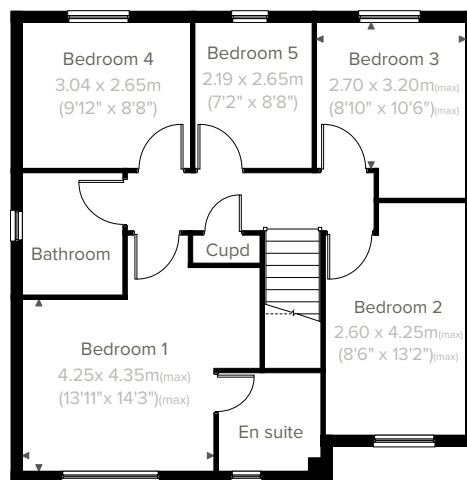
5 bedroom home



An impressive family home, the Corfe is a five-bedroom detached home perfect for modern living. The stylish open plan kitchen/breakfast room is ideal for spending time as a family 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 handy storage cupboard.



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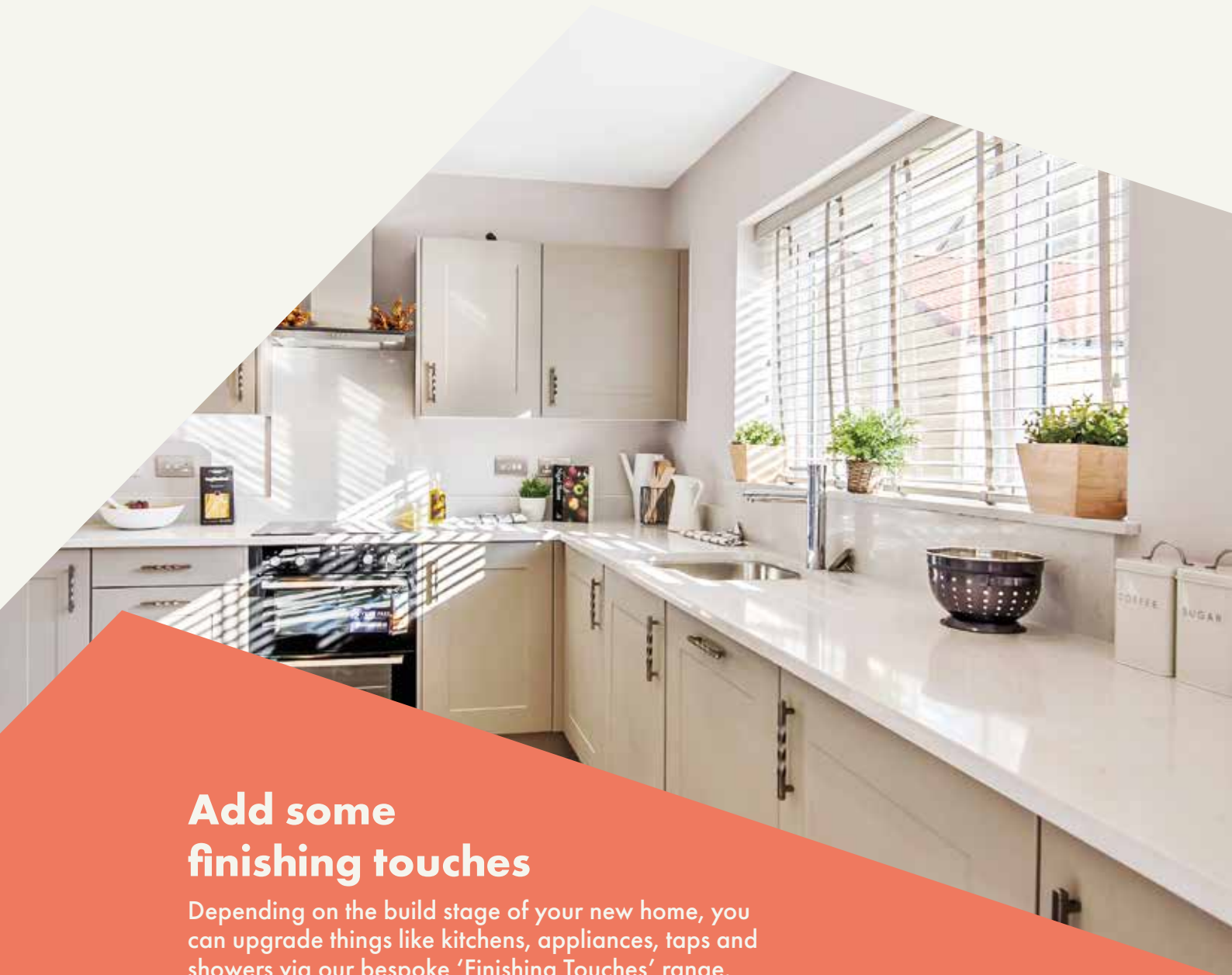
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Backbridge Farm

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).

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 for washing machine.

Appliances

Single electric stainless steel oven, gas hob in stainless steel and integrated cooker hood and 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.
 Necessary infrastructure to enable car-charging points (blanking plate)

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. 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 Backbridge Farm, 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. Backbridge Farm 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 Backbridge Farm”

EDUCATION

Land made available to Wiltshire Council for the potential expansion of Malmesbury Primary School.

Provision of additional nursery, primary and secondary school places.

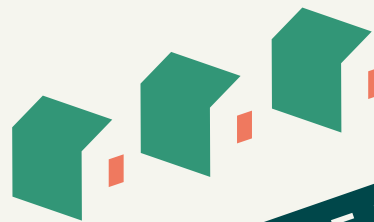
THE ARTS

Support towards an exciting new public art scheme.



HOUSING

Provision of high quality market and affordable homes.



NEW ROAD LINK

Connecting the development to the B4014.



WILTSHIRE COUNCIL'S COMMUNITY INFRASTRUCTURE LEVY

£1,167,037 (25% of which will be passed to Malmesbury Town Council to be spent on local infrastructure priorities).

COMMUNITY SPACES

Public open spaces including riverside park & children's play area.



PEDESTRIAN LINK

A new pedestrian and cycle bridge over the River Avon providing access to the town centre.





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

C:

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