



Persimmon

Together, we make your home



Saxon Grange

Shaftesbury • Dorset

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.



Saxon Grange

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 24](#)

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 26





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/missives 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...

Aftercare

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 are 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.



- Choice of 3, 4 and 5-bedroom homes
- Historical town in a beautiful rural setting
- Handy transport links nearby
- Good range of local amenities



Perfectly located
for commuting,
shopping & schools.



Shaftesbury • Dorset

Saxon Grange

One of the oldest and highest towns in the UK, Shaftesbury makes an idyllic setting for a new home. Our Saxon Grange development is less than a mile outside the historic centre, and close to Salisbury.

Filled with beautiful old stone buildings and independent businesses, Shaftesbury sits on the edge of the Chase Cranbourne AONB. It's home to Gold Hill, the picturesque cobbled street with far-reaching views which was made famous by Ridley Scott's 1973 advert for Hovis bread. It's these chocolate-box scenes and idyllic way of life that draw not only tourists, but also homebuyers, to Shaftesbury each year.

Additional provisions are being made by Persimmon to enhance the area further, including an outdoor recreational space and contributions to local schools, transport and primary care services.

Range of local amenities

Shaftesbury provides everything you need for day-to-day life and more. There's a range of high street brands and banks, plus a Tesco superstore to cater for all your essentials. The town is also awash with independent stores, from gift shops and greengrocers, to florists and fashion boutiques, along with a range of tempting eateries, plus the excellent deli. The weekly market is full of edible delights, and the local medical centre and hospital are a reassuring presence.

Great transport links

The town benefits from good road links – set between Yeovil and Salisbury, both large towns are around a 45-minute drive away. There's also a good bus network, which includes routes to the train station 4 miles away in Gillingham. From there you can catch direct trains to Yeovil, Salisbury, Exeter and even London Waterloo (2 hours).

EXPLORE

Jump in the car and start exploring

Shaftesbury town
centre
0.8 mile

Gillingham train
station
5.5 miles

Salisbury
19.9 miles

Yeovil
22.5 miles



Saxon Grange



Development layout



Which home and position is right for you?
Choose from 3, 4 and 5-bedroom homes
across 7 different housetypes.

Our homes

3 bedroom

-  **The Rendlesham**
-  **The Charnwood**
-  **The Charnwood Corner**

4 bedroom

-  **The Knightsbridge**
-  **The Mayfair**
-  **The Whiteleaf Corner**

5 bedroom

-  **The Kielder**

-
-  **Affordable housing (1-2)**
 -  **Affordable housing (3)**
 -  **Affordable housing (4)**





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.



Saxon Grange

Homes at a glance

Saxon Grange has something for everyone, from 3-bedroom homes to 5-bedroom homes.

3 beds



PAGE 14 **THE RENDLESHAM**

3 beds • Garden
Parking • EPC: B



PAGE 15 **THE CHARNWOOD**

3 beds • En suite • Garden
Parking • EPC: B



PAGE 16 **THE CHARNWOOD CORNER**

3 beds • En suite • Garden
Parking • EPC: B

4 beds



PAGE 17 **THE KNIGHTS- BRIDGE**

4 beds • En suite • Garden
Parking • EPC: B



PAGE 18 **THE MAYFAIR**

4 beds • En suite • Garden
Parking • EPC: B



PAGE 19 **THE WHITELEAF CORNER**

4 beds • En suite • Garden
Parking • EPC: B



5 beds



PAGE 20
THE KIELDER

5 beds • En suite • Garden
Parking • EPC: B

We've highlighted some of the key things we know are important to you, like bedroom number, gardens, en suites and parking.



Scan me!

For availability and pricing
on our beautiful new homes
at Saxon Grange.

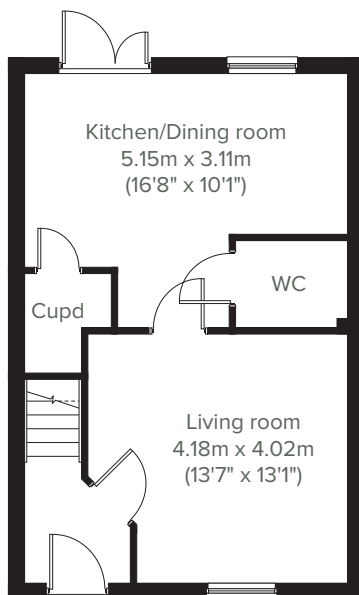


3 bedroom home

The Rendlesham

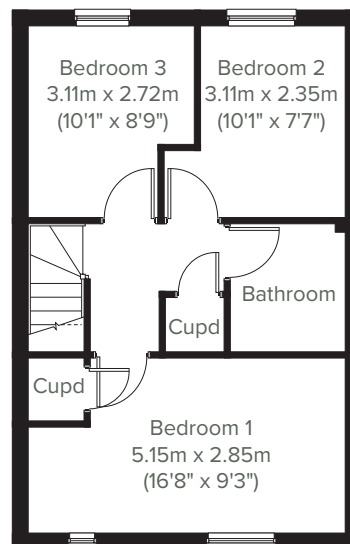


The Rendlesham features a bright open plan kitchen/dining room with French doors leading into the garden. Upstairs there are three nicely-proportioned bedrooms and a family-sized bathroom. Perfect for first-time buyers and young professionals.



GROUND FLOOR

* Window to plots 20 and 21



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.

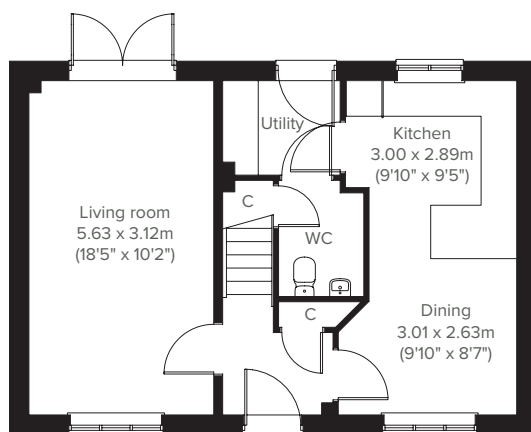


3 bedroom home

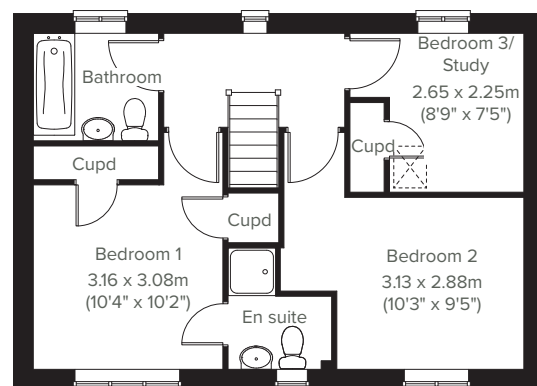
The Charnwood



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



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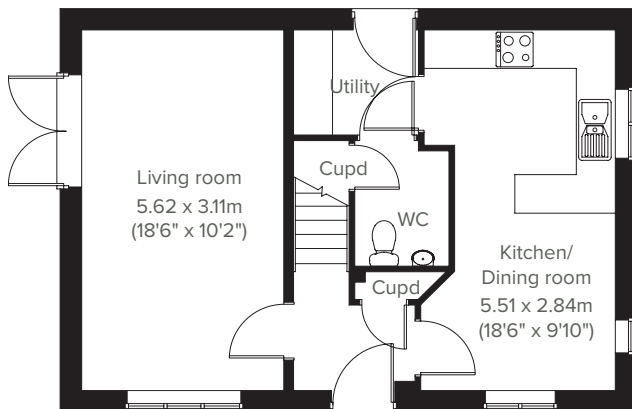


3 bedroom home

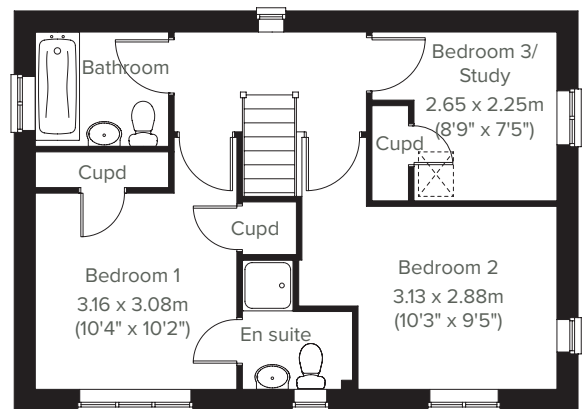
The Charnwood Corner



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 good-sized family bathroom and further storage cupboards.



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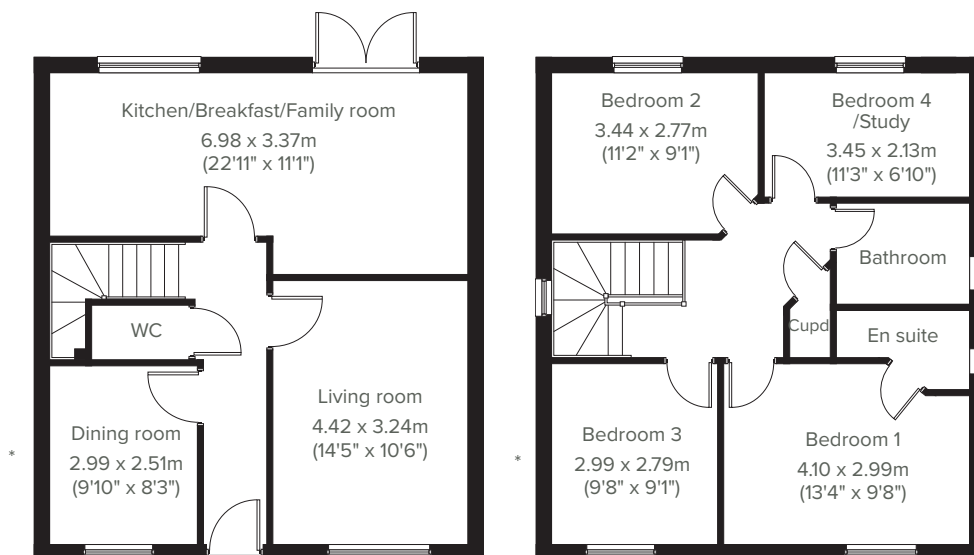


The Knightsbridge

4 bedroom home



The Knightsbridge 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 and a downstairs WC. Upstairs there are four bedrooms with bedroom one benefiting from an en suite, plus a modern-fitted family bathroom and a storage cupboard.



* Window to plot 26 only

GROUND FLOOR

1ST FLOOR

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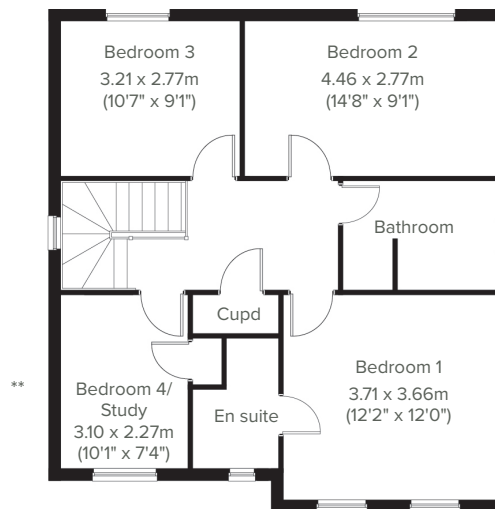
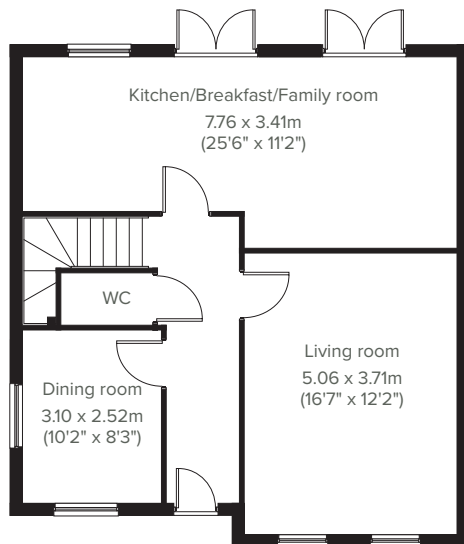


4 bedroom home

The Mayfair



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



* Bay window to plots 2, 11, 54, 10 and 53

*** Windows to plots 22 and 47 only

** Windows to plots 2, 11, 10, 22, 47, 53 and 54 only

GROUND FLOOR

1ST FLOOR

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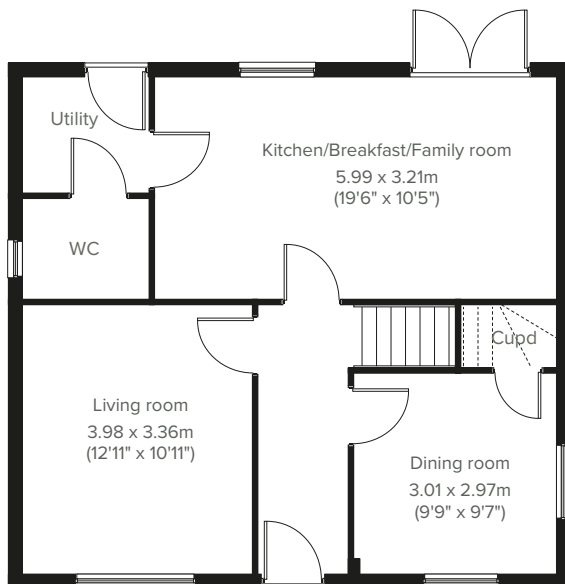


4 bedroom home

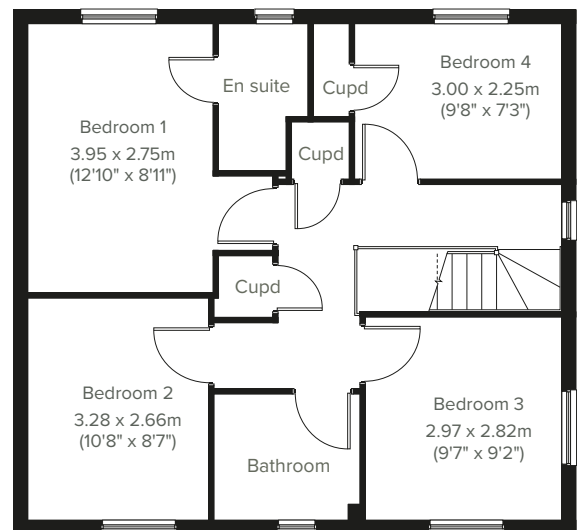
The Whiteleaf Corner



The Whiteleaf Corner 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 benefitting from an en suite, plus a modern-fitted family bathroom and three storage cupboards.



GROUND FLOOR



1ST FLOOR

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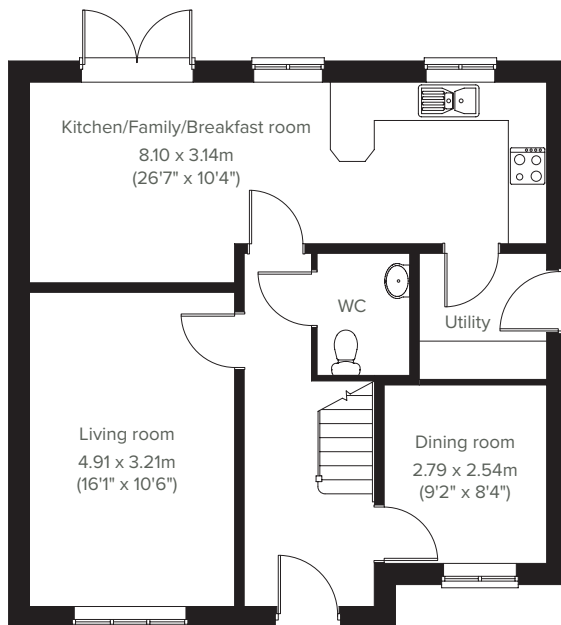


5 bedroom home

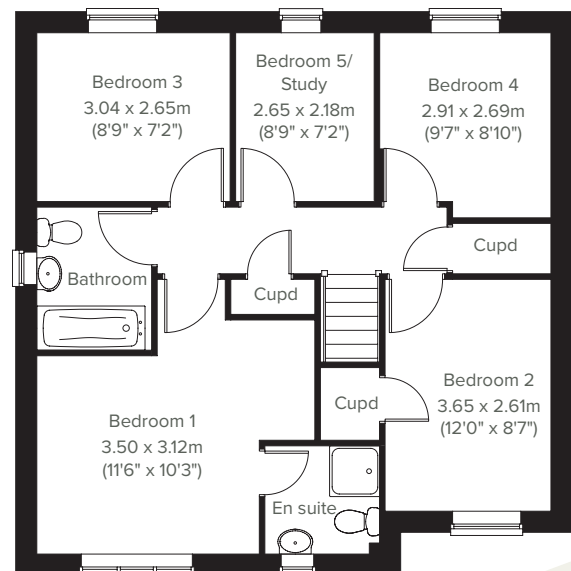
The Kielder



The five-bedroom Kielder features an open plan kitchen/family/breakfast room with French doors leading into the garden, a handy utility room with outside access, a front-aspect living room, dining room, plus under-stairs storage and a WC. The first floor has four good-sized bedrooms, one with an en suite, and a fifth bedroom which can also be used as a study. You'll also find three storage cupboards and the main family bathroom.



GROUND FLOOR



1ST FLOOR

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Saxon Grange

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 lounge.



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 and dishwasher (where space provided).

Appliances

Single electric stainless steel oven, black glass ceramic hob and stainless steel chimney hood and splashback.



Bathroom

Suites

White bathroom suites with chrome-finished fittings.

Extractor fan

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

Shower

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

Tiling

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

Splashbacks

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

General

En suite to master bedroom 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 backup.



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:

- ✓ **EPC rating – B**
Our typical B rating makes our homes much more efficient than traditional D-rated homes.
- ✓ **A-rated boilers**
Our condenser boilers far outperform non-condensing ones.
- ✓ **Up to 400mm roof space insulation**
Warmer in winter, cooler in summer, reducing energy bills.
- ✓ **Local links**
We're located close to amenities and public transport to help reduce your travel footprint.
- ✓ **Argon gas filled double glazing**
Greater insulation and reduced heat loss.
- ✓ **Ultra-fast broadband**
FibreNest fibre-to-the-home connectivity helps you live and work at home more flexibly.
- ✓ **Energy efficient lighting**
We use energy-saving LED lightbulbs in all our homes.
- ✓ **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.
- ✓ **A-rated appliances**
Many of our kitchen appliances have a highly efficient A rating.

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 are three 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 Saxon Grange, 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. Saxon Grange 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 Saxon Grange.”

EDUCATION

Contributions to education services



HOUSING

Affordable and housing provision



ROADS

Rights of way enhancements contributions



GARDENS

Provision of on-site informal outdoor spaces & an equipped area of play

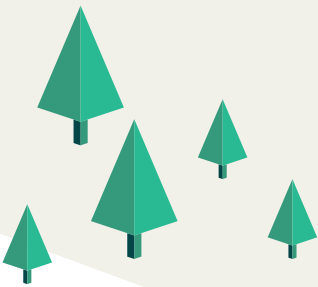


COMMUNITY SPACES

Allotment contributions

CARE

Primary care services contributions





6 reasons why it pays to buy new

Did you know?

Most of the benefits of buying new are obvious, but some are not. Here's a quick summary of the key reasons why it's such a smart move:

1.

No chain

Few things are more annoying in the home buying process than a time-consuming chain you can't control. Buying new limits the chance of getting involved in one.

2.

Energy efficient

Our homes include cost-effective combi boilers, first-rate loft insulation and draught-free double glazed windows to meet stringent energy-efficient standards, keeping your energy bills as low as possible.

3.

Brand new

Absolutely everything in your new home is brand new. You get all the latest designs and tech, complete with manufacturers' warranties. Win-win.

4.

More ways to buy

We offer a range of schemes to help get you on the property ladder, including Home Change and Part Exchange.

5.

10 year warranty

All our new homes come with a ten-year, insurance-backed warranty, as well as our own two-year Persimmon warranty. In the unlikely event you ever need to claim, our Customer Care Team are there to help you.

6.

Safe & secure

All our homes are built from fire-retardant materials and come with fitted smoke alarms and fire escape windows. They're also far more secure than older buildings thanks to the security locks and lighting we use.

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



**And did we mention you'll have
more time for dancing?**

Buying new means you'll spend far less time on repairs and maintenance, after all, life's too short to spend every weekend doing DIY.



Your home, better connected for a brighter future.

Great news! Saxon Grange benefits 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 compare¹

<h2>500Mb</h2> <p>Ultrafast Broadband</p> <p>Great for families with many devices, avid gamers and home workers.</p> <p>Up to 500Mb download Up to 50Mb upload</p>	<h2>250Mb</h2> <p>Megafast Broadband</p> <p>Stream 4k Ultra-HD content, play online games and more.</p> <p>Up to 250Mb download Up to 25Mb upload</p>
<h2>125Mb</h2> <p>Superfast Broadband</p> <p>Watch full HD TV whilst performing larger downloads.</p> <p>Up to 125Mb download Up to 10Mb upload</p>	<h2>75Mb</h2> <p>Faster Broadband</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>
<h2>20Mb</h2> <p>Standard Broadband</p> <p>Browse, stream music and download larger files.</p> <p>Up to 20Mb download Up to 2Mb upload</p>	<h2>10Mb</h2> <p>Budget Broadband</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 fibrenewest.com/connect
 Questions? Just give our friendly team a call on **0333 234 2220**



Please see fibrenewest.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.² Great service. Guaranteed.

¹Estimated 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. ²FibreNest 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.





Saxon Grange

Higher Blandford Road
Shaftesbury
SP7 8DA

T: 01747 449 397

E: saxongrange.soco@persimmonhomes.com
persimmonhomes.com/saxon-grange

Head Office

Persimmon Homes South Coast
Aviation House
George Curl Way, Eastleigh
Southampton
SO18 2RY

T: 01329 514 300

E: socosales@persimmonhomes.com
persimmonhomes.com



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