



## Hawthorne Farm

Hawthorne Place  
Clitheroe  
Lancashire  
BB7 2HU

T: 01200 407 005  
E: [hawthornefarm.lanc@persimmonhomes.com](mailto:hawthornefarm.lanc@persimmonhomes.com)  
[persimmonhomes.com/hawthorne-farm](https://persimmonhomes.com/hawthorne-farm)

## Head Office

Persimmon Homes Lancashire  
Persimmon House  
Lancaster Business Park  
Caton Road  
Lancaster  
LA1 3RQ

T: 01524 542 000  
E: [lanc.sales@persimmonhomes.com](mailto:lanc.sales@persimmonhomes.com)  
[persimmonhomes.com](https://persimmonhomes.com)



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# Persimmon

Together, we make your home



## Hawthorne Farm

Clitheroe • Lancashire

# 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.

“With over 50 years of building expertise, you can 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.



Hawthorne 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...

## Over 50 years of expertise

We've been building homes and communities since the early seventies, and just as fashions have moved on, so too has construction. Over half a century we've perfected processes, fine-tuned materials and honed skills to make us one of today's most modern and progressive home builders.

## Sustainability mission

We're committed to reducing our impact on the planet and building for a better tomorrow, with a dedicated in-house team focused on this. [Read more on page 26](#)

## Persimmon in numbers

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

**14,868**

homes  
sold in  
2022

**200+**

locations  
across  
the UK

**5000+**

employees  
make it all  
happen

**700+**

apprentices  
taken on  
each year

**£505.6m**

invested in  
local communities  
in 2022



### 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.

### Save money on your energy bills

The increased thermal retention from our insulation and double glazing, along with reduced water use thanks to efficient appliances, mean you'll automatically save money on your energy and water bills – and with the rising cost of living, this can make a real difference.



Take a look at the recently published HBF Watt a Save report to find out how much you could save.

### 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](http://persimmonhomes.com/community-champions) to see if you could apply to support your local community.



### 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 28**





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.

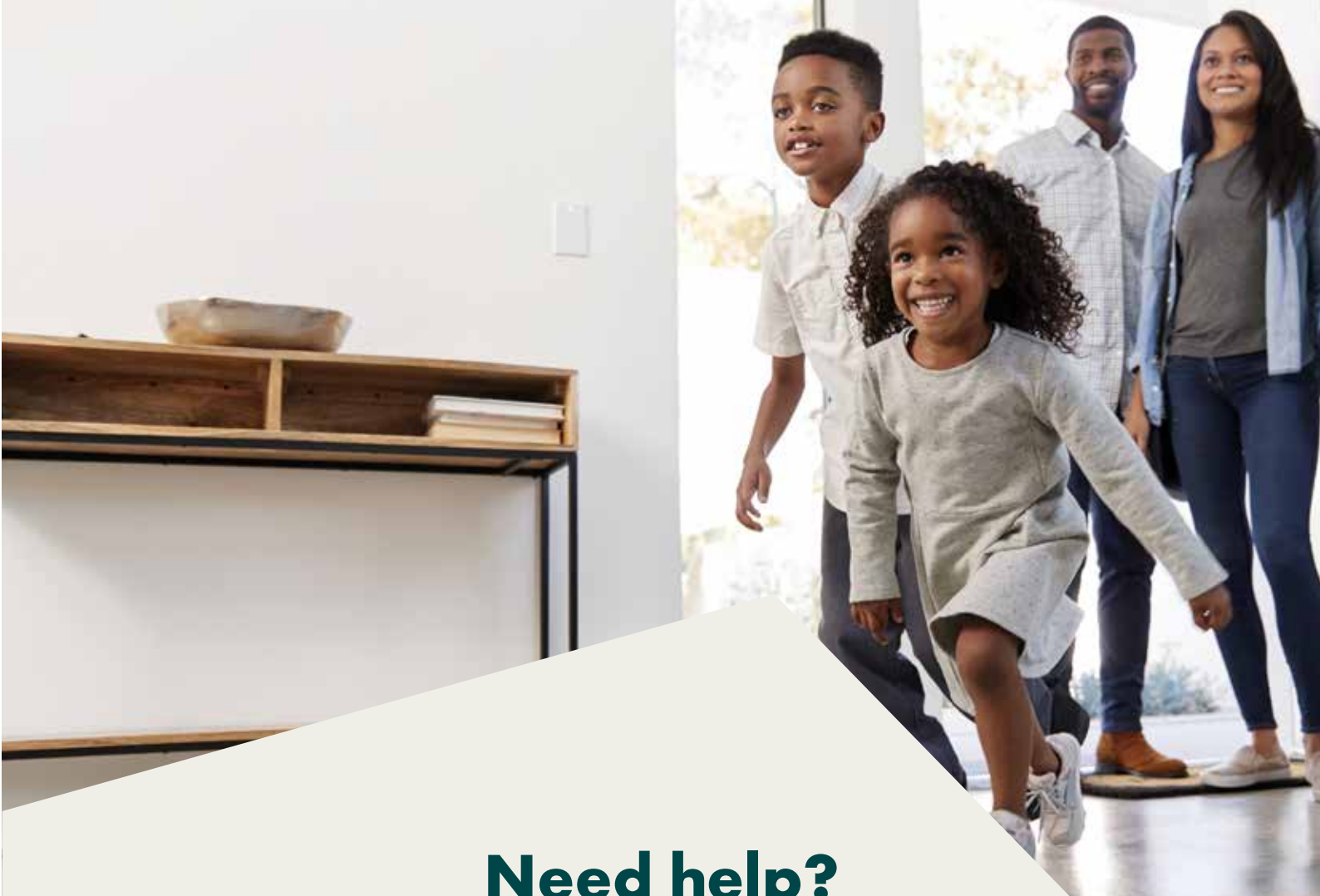
## Handover

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.





- Choice of 3 and 4-bedroom homes
- Fantastic town amenities within walking distance
- Close to stunning scenery
- Good transport links to the wider region



**Scan me!**

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



Clitheroe • Lancashire

# Hawthorne Farm

Offering a selection of three and four-bedroom homes, our new development Hawthorne Farm is located in the attractive and bustling town of Clitheroe. Surrounded by beautiful scenery and many amenities, this fantastic opportunity will appeal to a wide range of buyers.

Just outside the Forest of Bowland AONB, Clitheroe sits in the Borough of Ribble Valley. The ancient market town is steeped in history – believed to date back to Saxon times, it also has a 12th century Norman Castle, said to be the smallest in Britain, which overlooks the charming town centre.

## Excellent local schools

Families with children of all ages will benefit from the schools in and around Clitheroe. The nearest primary school, Pendle Primary School, is just a 10-minute walk away and is rated 'Outstanding' by Ofsted. Ribblesdale High School is also within walking distance, as are a number of education options including nurseries, an RC primary school, and grammar school.

You can be reassured that your loved ones will be taken care of too, with several local health facilities including a medical centre, community hospital, dental practices and opticians within easy reach.

## Stay connected

Though the area is close to rolling countryside, there are also great transport links to nearby centres of industry. Clitheroe is situated just off the A59 which provides direct access to towns and villages, with the M65 also close by. Preston, Blackburn and Burnley are all within easy commuting distance by car – or you could catch a train from Clitheroe station which is a speedy 7-minute walk from Hawthorne Farm.

With all of this on your doorstep, along with a number of schools and great transport links by road and rail, it's easy to see why this is such a sought-after location.

## EXPLORE

Jump in the car and start exploring

Clitheroe	Pendle Hill	Blackburn	Forest of Bowland	Burnley	Skipton
<b>0.7 miles</b>	<b>6.6 miles</b>	<b>11.7 miles</b>	<b>13.5 miles</b>	<b>14.1 miles</b>	<b>19.5 miles</b>



# Hawthorne Farm

## Development layout

Which home and position is right for you? Choose from the 3-bedroom Danbury to the 4-bedroom Holywell. We have homes across 7 different house types.

### 3 bedroom

-  **The Danbury \***
-  **The Delamare**
-  **The Lockwood Corner**

### 4 bedroom

-  **The Burnham**
-  **The Coniston**
-  **The Marston**
-  **The Holywell**

### **Affordable Housing**

\* Over 55s. Terms and conditions apply - please speak with our sales advisors



Existing Housing

Existing Housing



Existing Housing

Existing play area

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.



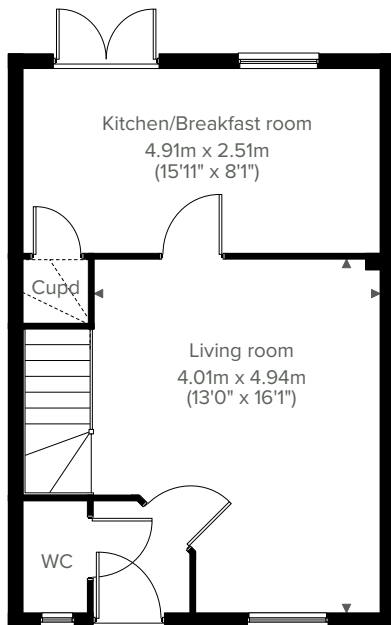


3 bedroom home

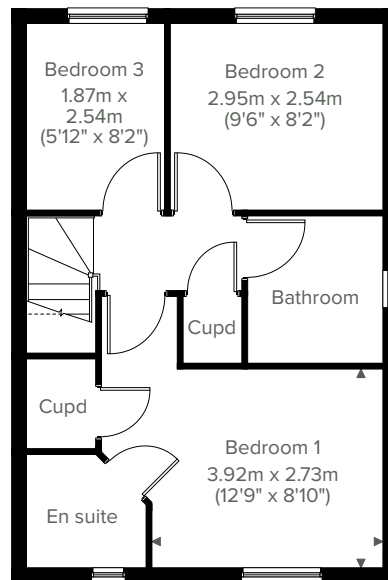
# The Danbury



The Danbury is an ergonomic and welcoming home with a good-sized living room, open plan kitchen/ breakfast room and plenty of storage space on both floors. Bedroom one benefits from an en suite. Ideal if you're a first-time buyer looking for a fresh modern home you can make your own. (Please note this home is for over 55s - please ask sales advisor for further details).



## GROUND FLOOR



## 1ST FLOOR

Please note that elevation treatments and window/door positions may vary from plot to plot. Plot specific information will be confirmed on your reservation check list.

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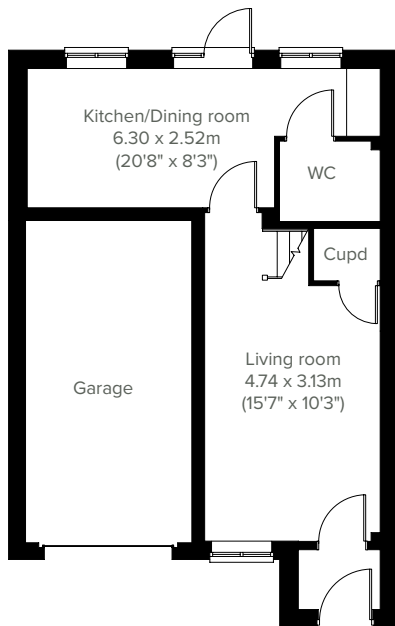
# The Delamare

3 bedroom home

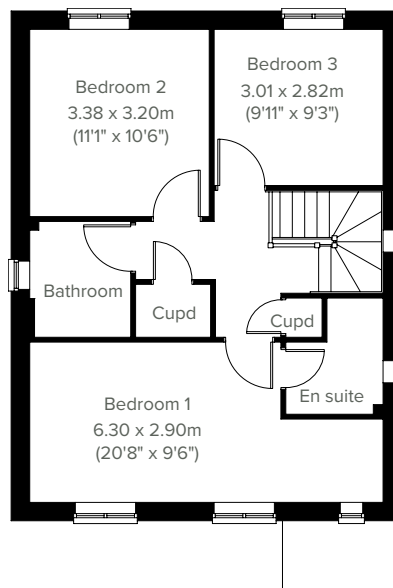


CGI illustrative of part-rendered

The Delamare is a three-bedroom family home, with a bright and modern open plan kitchen/dining room with a door leading into the garden and a front-aspect living room giving you a place to relax. The downstairs WC, three handy storage cupboards, family bathroom and an en suite to bedroom one means it ticks all the boxes for practical family living.



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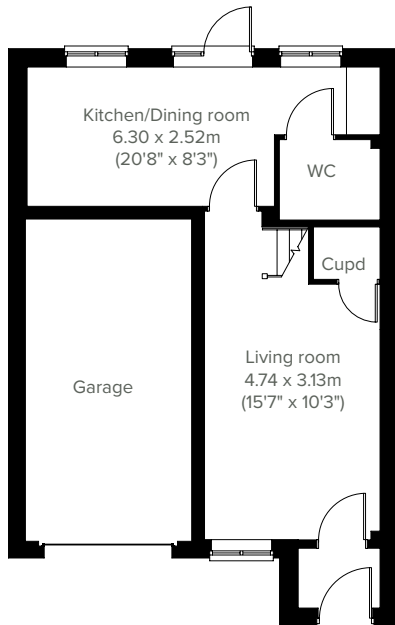


3 bedroom home

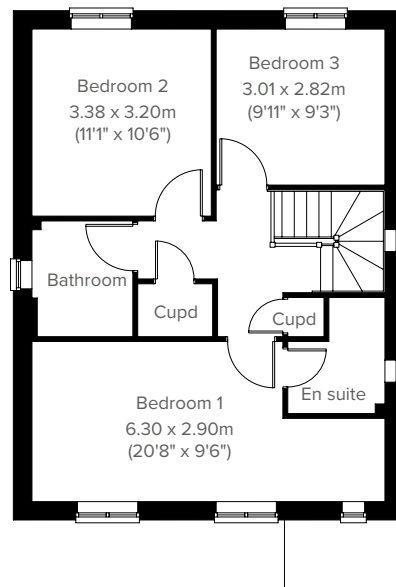
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The Delamare is a three-bedroom family home, with a bright and modern open plan kitchen/dining room with a door leading into the garden and a front-aspect living room giving you a place to relax. The downstairs WC, three handy storage cupboards, family bathroom and an en suite to bedroom one means it ticks all the boxes for practical family living.



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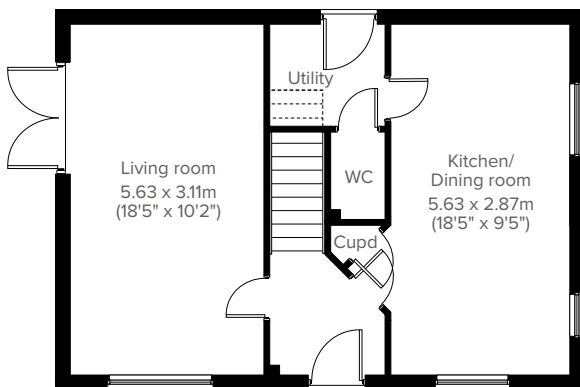


3 bedroom home

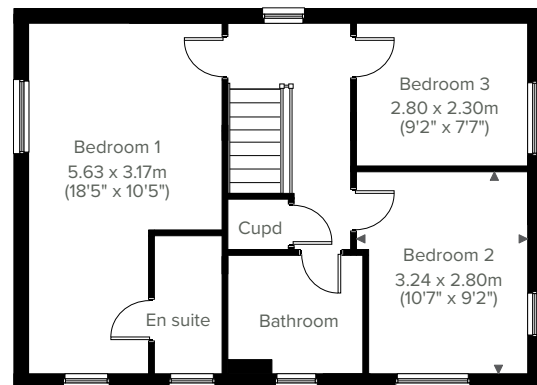
# The Lockwood Corner



A fantastic family home, the Lockwood Corner features a stunning open plan kitchen/dining room and equally impressive living room with French doors opening into the garden. A utility with outside access, WC and storage cupboard ensure it's practical as well as stylish. Upstairs you'll find three bedrooms, including a large bedroom one with an en suite, a family-sized bathroom and another storage cupboard.



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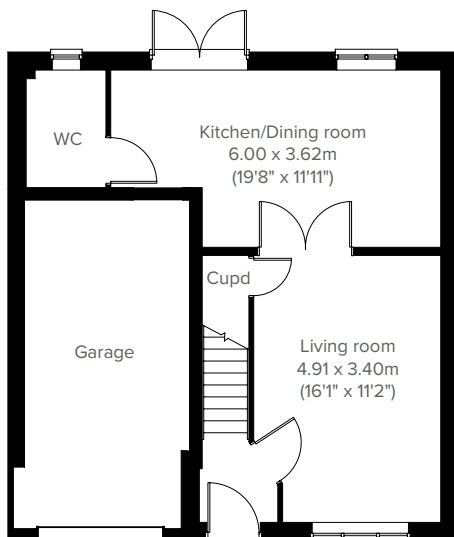
4 bedroom home

# The Burnham

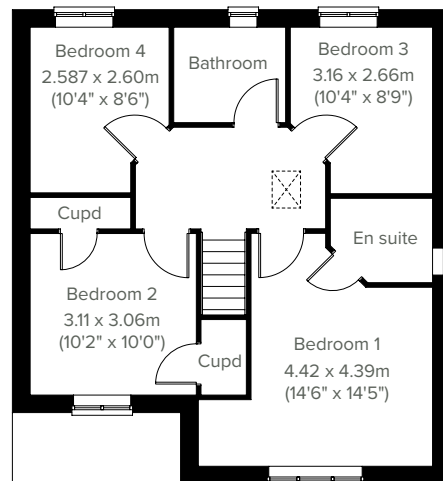


CGI illustrative of part-rendered

An impressive family home, the Burnham is a four-bedroom detached home perfect for modern living. The stylish open plan kitchen/dining room is ideal for spending time as a family and entertaining guests. There's also a well-proportioned living room, downstairs WC, handy storage and a large integral garage. Upstairs there are four bedrooms - bedroom one with an en suite - a family-sized bathroom and two handy storage cupboards in bedroom two.



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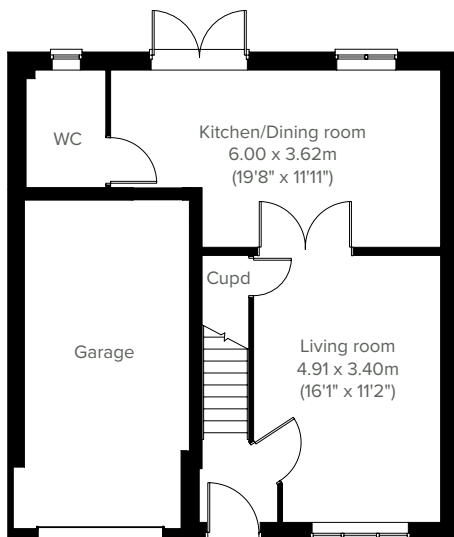


# The Burnham

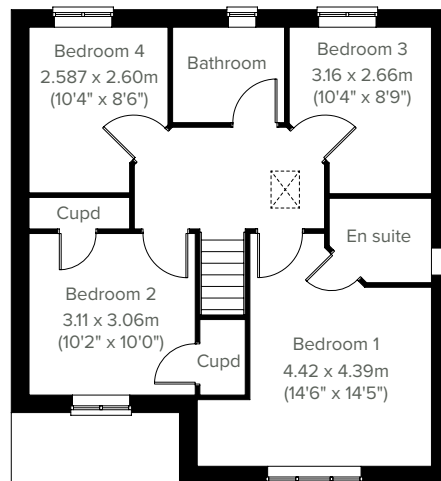
4 bedroom home



The Burnham is an impressive, four-bedroom detached family home - perfect for modern living. The stylish open plan kitchen/dining room is ideal for spending time as a family and entertaining guests. There's also a well-proportioned living room, downstairs WC, storage cupboard and integral garage. Upstairs there are four bedrooms - bedroom one has an en suite - a family-sized bathroom and two useful storage cupboards in bedroom two.



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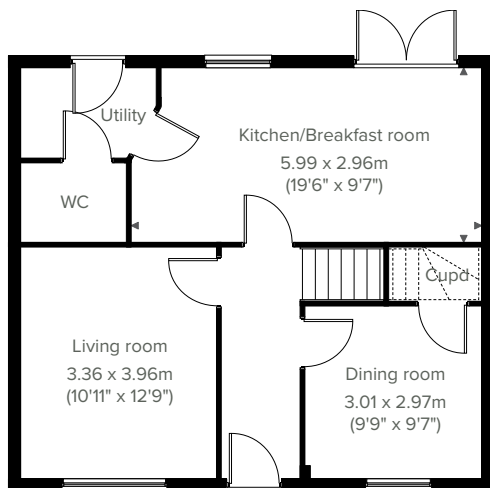


4 bedroom home

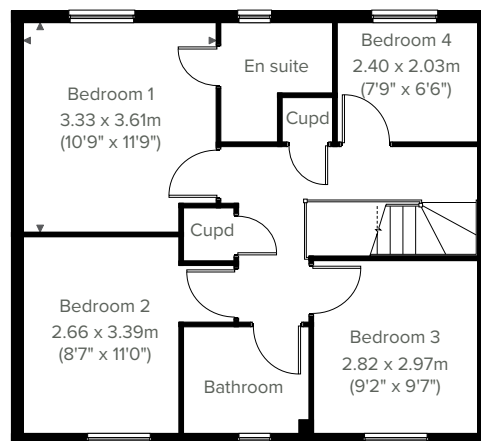
# The Coniston



A popular family home, the Coniston 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 family-sized bathroom and two storage cupboards.



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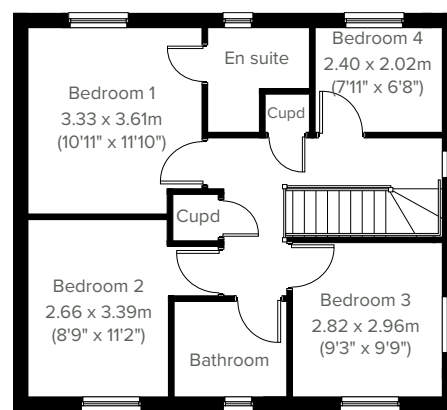
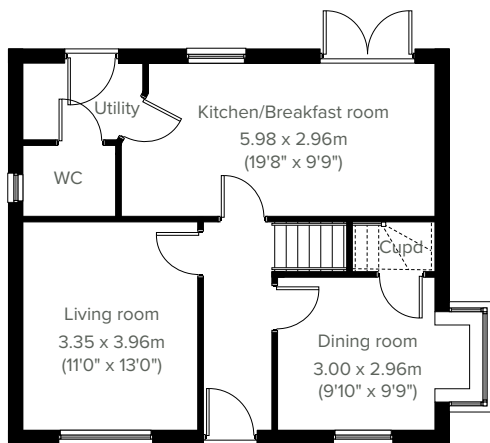
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# The Coniston Bay

4 bedroom home

The Coniston Bay is a popular family home that 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 with a bay window, downstairs WC and handy utility with outside access. Upstairs there are four bedrooms - bedroom one has an en suite - a family-sized bathroom and two storage cupboards.



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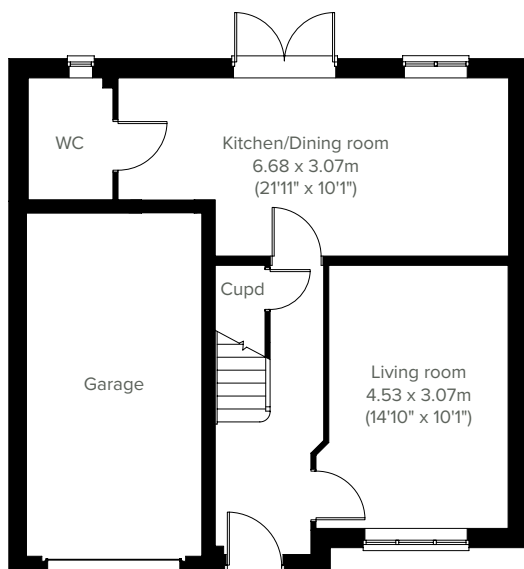


4 bedroom home

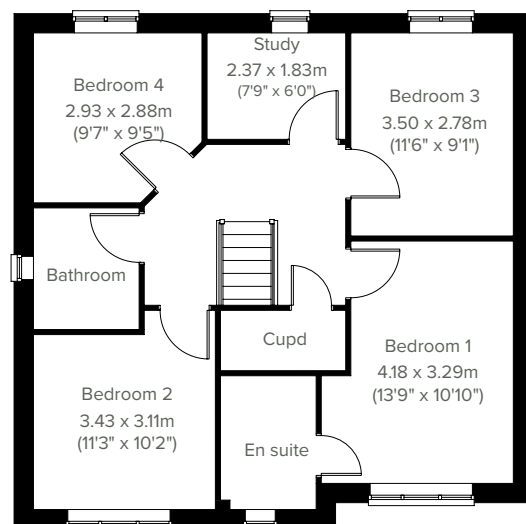
# The Marston



The Marston is a contemporary four-bedroom detached 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, storage cupboard and an adjoining integral garage. Upstairs there are four good-sized bedrooms with a spacious bedroom one benefiting from an en suite, a study, plus a modern fitted family bathroom.



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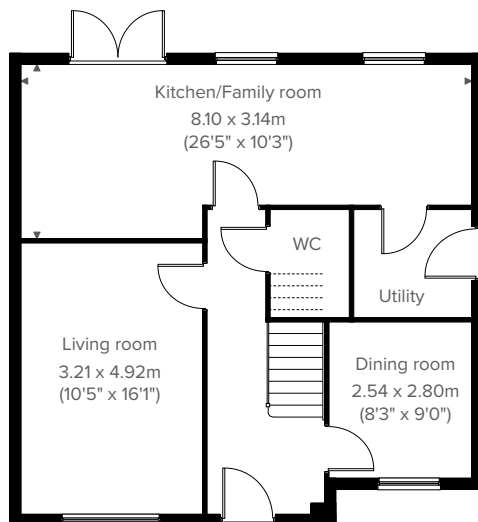
# The Holywell

4 bedroom home

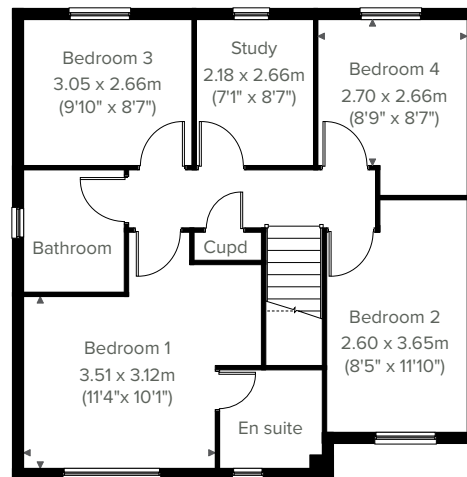


CGI illustrative of part-rendered

The Holywell is an impressive four-bedroom detached family home, perfect for modern living. The stylish open plan kitchen/family room is ideal for entertaining guests and spending time together. There's also a well-proportioned living room, separate dining room, downstairs WC and handy utility room. Upstairs there are four bedrooms - bedroom one has an en suite - a separate study, a large family-sized bathroom and a handy storage cupboard.



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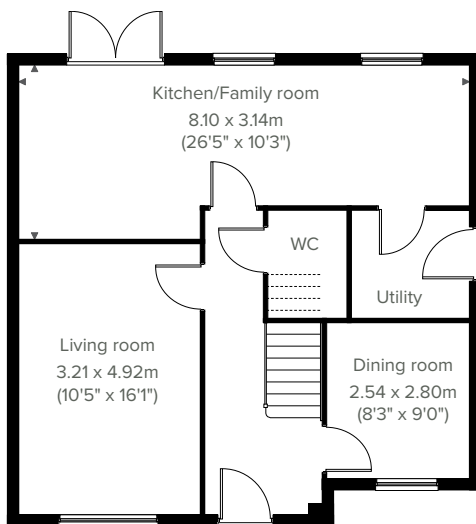


4 bedroom home

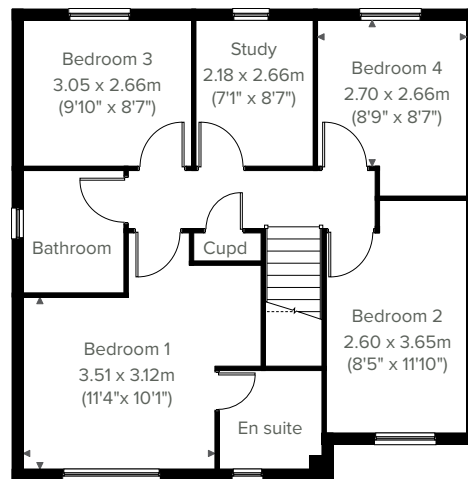
# The Holywell



An impressive family home, the Holywell is a four-bedroom detached home perfect for modern living. The stylish open plan kitchen/family 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 four bedrooms - bedroom one with an en suite - a separate study, a large family-sized bathroom and a handy storage cupboard.



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Your home, better connected for a brighter future.

Great news! Hawthorne Farm 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 compare<sup>1</sup>

<h3>500Mb</h3> <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>	<h3>250Mb</h3> <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>
<h3>125Mb</h3> <p>Superfast Broadband</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>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>
<h3>20Mb</h3> <p>Standard Broadband</p> <p>Browse, stream music and download larger files.</p> <p>Up to 20Mb download Up to 2Mb upload</p>	<h3>10Mb</h3> <p>Budget Broadband</p> <p>Suitable for basic general web browsing.</p> <p>Up to 10Mb download Up to 1Mb upload</p>

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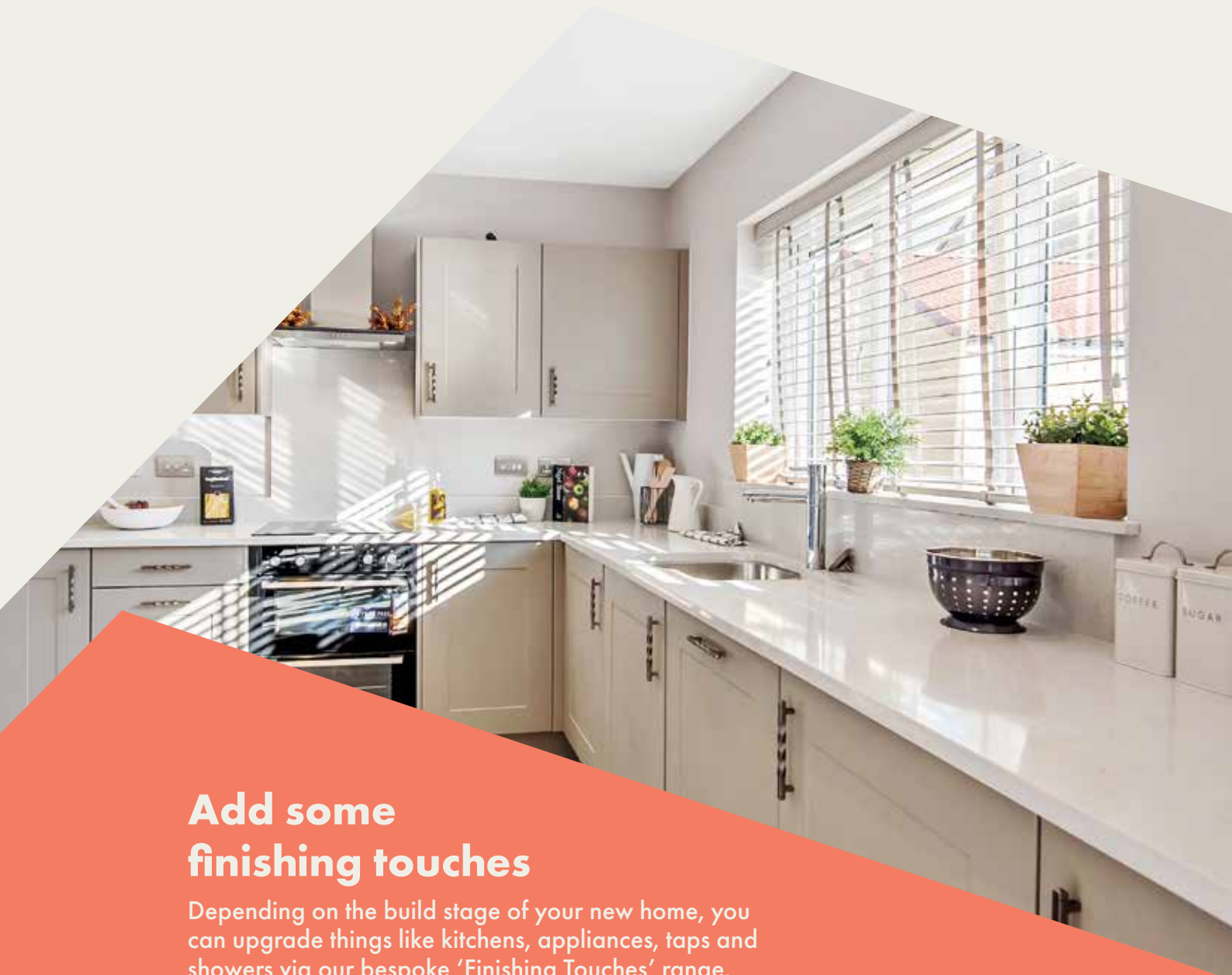




Hawthorne Farm

# 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

External light to front. Pre-wiring for future EV charging point installation.



## 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. Shower over bath on all 4+ bed house types.

### 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. Power and light to detached garages.

### 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 CO<sub>2</sub> 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's 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](https://persimmonhomes.com/finishingtouches)

Finishing Touches are subject to availability and stage of construction. Prices for your specific home type will be in our price list. For a full list of Finishing Touches available for your home, please contact the sales advisor on site.





6 reasons why it pays to buy new

# Did you know?

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

1.

### No chain

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

2.

### Energy efficient

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

3.

### Brand new

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

4.

### More ways to buy

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

5.

### 10 year warranty

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

6.

### Safe & secure

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

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



Persimmon

# Notes

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