



# Persimmon

Together, we make your home



## Trinity Pastures

Hull • Yorkshire



Persimmon

# 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.



Trinity Pastures

## Find out more

About Persimmon Homes	4
Your journey with us and schemes to help	6
Living at Trinity Pastures	8
Development layout	10
Our homes	12
Specifications	32
Sustainability	34
Personalise with Finishing Touches	36
Reasons to buy from us	38





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 34](#)



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

### The Persimmon Pledge

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



Like to know more?  
Just scan the QR code.



### 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 36**





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.

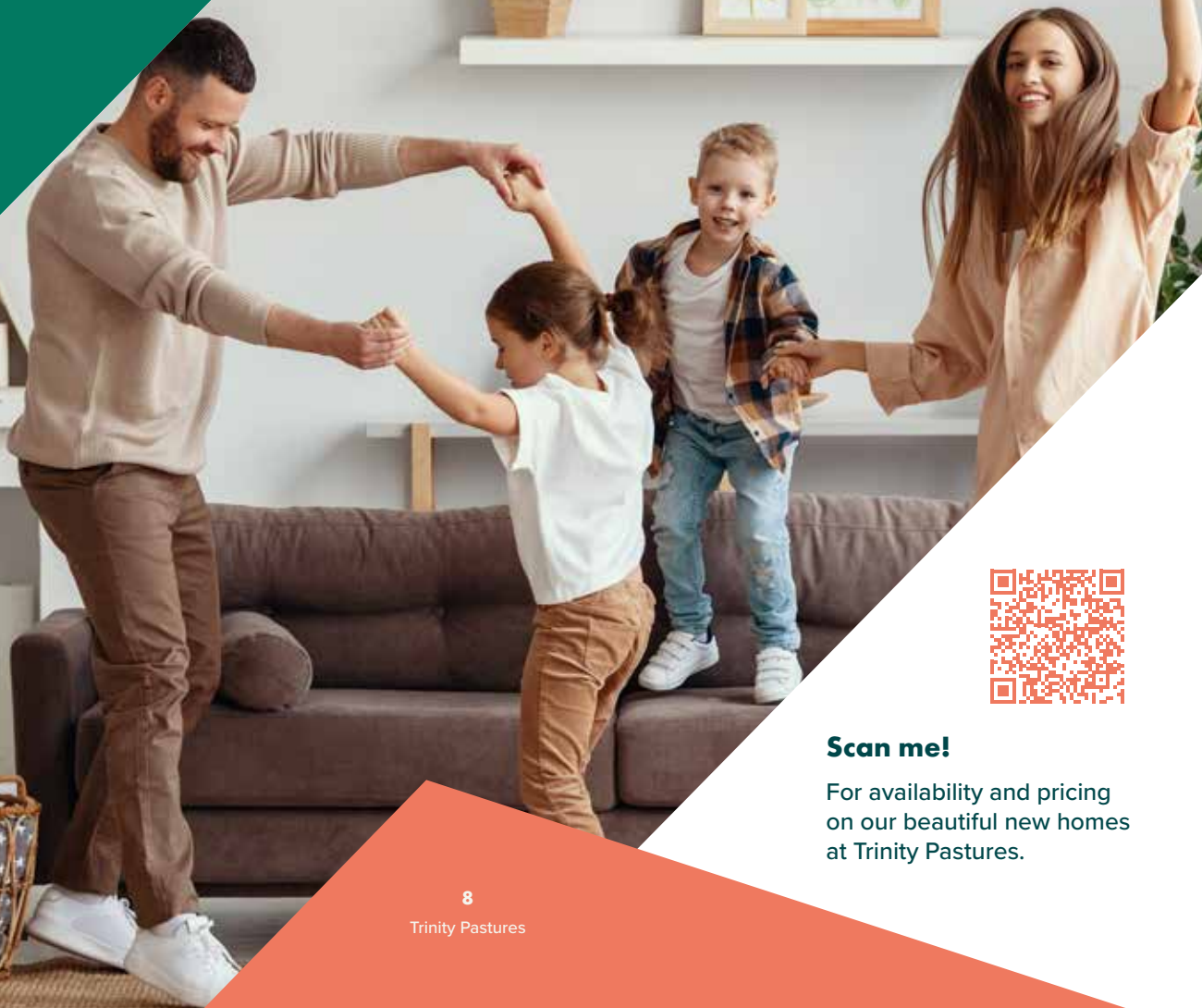


**EARLY  
BIRD**

**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 1, 2, 3 and 4-bedroom homes
  - Huge range of amenities and attractions nearby
  - Great location for families
  - 10-minute drive to Hull city centre



### Scan me!

For availability and pricing on our beautiful new homes at Trinity Pastures.





Hull • Yorkshire

# Trinity Pastures

Our new development Trinity Pastures brings a selection of one, two, three and four-bedroom homes to a fantastic location on the outskirts of Hull with excellent local amenities and shops within walking distance.

## Designed with community in mind

The development is located within the Boothferry Ward, within the constituency of Kingston upon Hull and Hessle. One of the main draws of this location is without a doubt the proximity to shops, amenities and transport links. You'll find all you need for everyday living within a mile of Trinity Pastures – from the health centre next door, to supermarkets including Aldi, Tesco and Home Bargains, to a number of pubs, restaurants and takeaways.

## Education for all

Trinity Pastures is a great choice for families, with a number of schools within walking distance. These include several nurseries and pre-schools, Eastfield Primary School, Ainthorpe Primary School and Sirius Academy West secondary school.

## Something for everyone

Whether you prefer keeping active or taking in the action as a spectator, you'll never be short of things to do. Albert Avenue Swimming Pool, Hull Indoor Sports Centre, PureGym Anlaby and Costello Stadium and Playing Fields are all nearby and offer a range of indoor and outdoor sporting activities.

## Handy transport links

Getting around couldn't be easier. Hull city centre can be reached in 10 minutes by car or 20 minutes by bus, and if you're commuting out of the city, there are regular direct rail routes to Leeds, York and Doncaster. Or, if you're travelling further afield, Humberside Airport is 38 miles away or it's just 4.6 miles to the P&O ferry terminal.

With so many conveniences on your doorstep, and a huge range of attractions and activities to enjoy, Trinity Pastures is a great place to live.

## EXPLORE

Get out there and start exploring

Hull city centre  
**3.9 miles**

Humber Bridge Country Park  
**4 miles**

The Deep  
**4.3 miles**

East Park  
**6.9 miles**



Trinity Pastures

## Our home

1 bedroom

 The Alnmouth

2 bedroom

 The Danbury

 The Deepdale

3 bedroom

 The Galloway

 The Kingley

 The Sherwood

 The Sherwood

 The Charnwood

 The Charnwood



### 3 bedroom

 The Barnwood

 The Barnwood Bay

 The Braunton

 The Saunton

### 4 bedroom

 The Galloway Drive-Through

 The Burnham

 The Barnwood Drive-Through

 The Barnwood Drive-Through Bay

 The Marston

### 4 bedroom

 The Brampton

 The Brampton Bay

 The Brampton Corner Bay

 Affordable Housing

Bay

d

d Bay



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. The location of the affordable housing on this plan is indicative only and both the location and number of affordable housing plots may be subject to change.



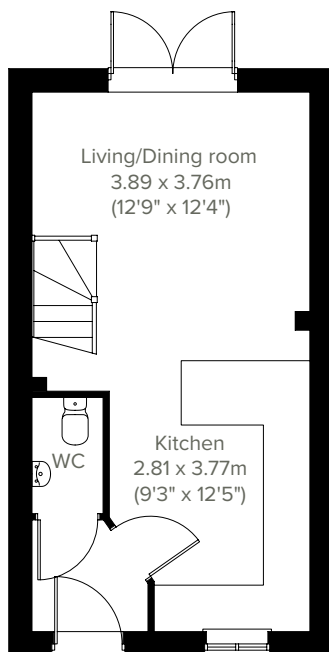


1 bedroom home

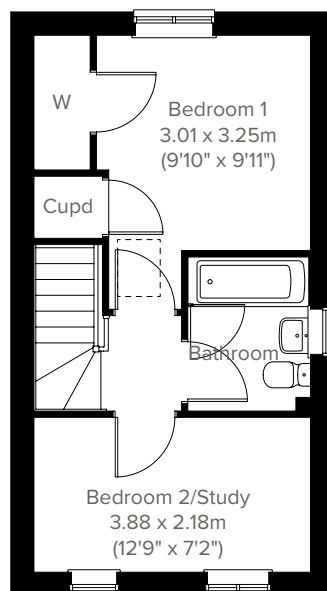
# The Alnmouth



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

**EPC: B**

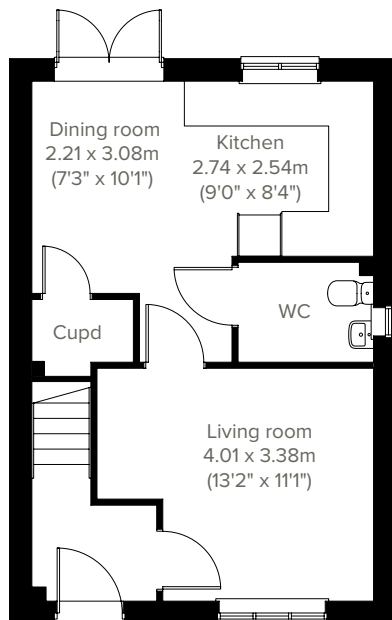


# The Danbury

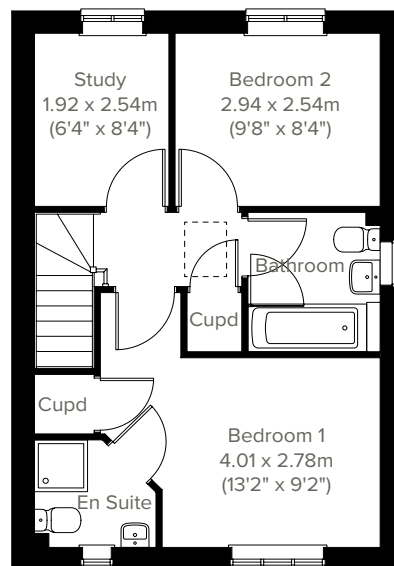
2 bedroom home



Perfect for the way we live today, the two-bedroom Danbury has a modern open plan kitchen/dining room with French doors leading out to the garden and a spacious front-aspect living room that's ideal for entertaining. Upstairs there are two bedrooms - bedroom one has an en suite - a study and a family-sized bathroom. Appealing to families, first-time buyers and young professionals.



**GROUND FLOOR**



**1ST FLOOR**

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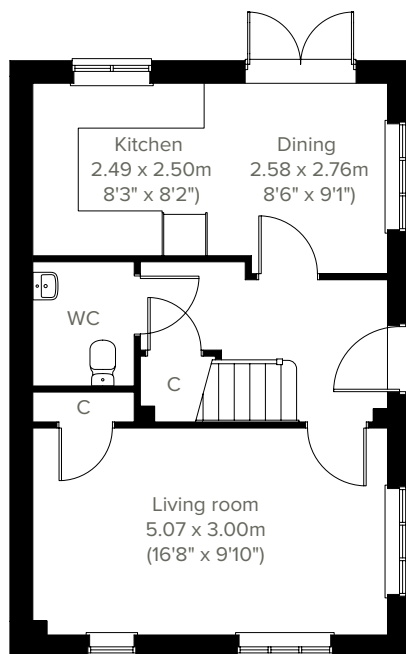


2 bedroom home

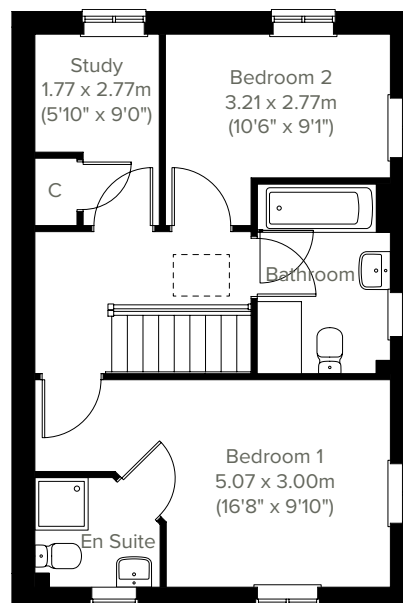
# The Deepdale



A superb family home, the Deepdale features a stunning open plan kitchen/dining room with French doors leading into the garden and an equally impressive living room. A downstairs WC and storage cupboards ensure it's practical as well as stylish. Upstairs you'll find two bedrooms, including a large bedroom one with an en suite, a family-sized bathroom, a study and another storage cupboard.



**GROUND FLOOR**



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**14**

**EPC: B**



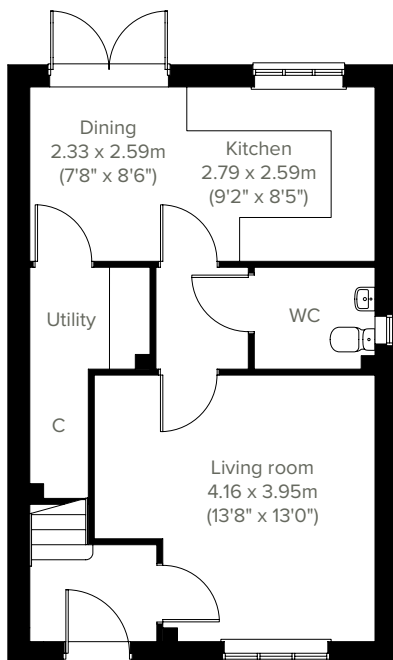


# The Galloway

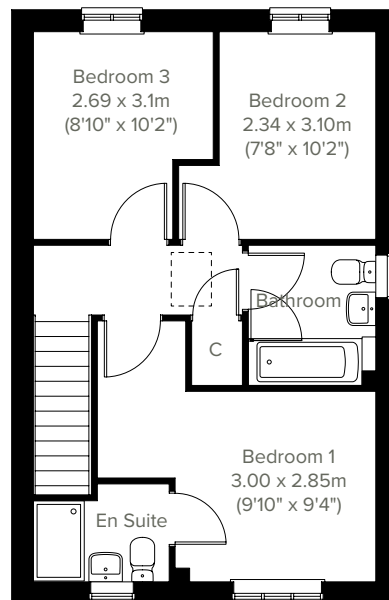
3 bedroom home



The popular Galloway 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, two handy storage cupboards and en suite to bedroom one mean it ticks all the boxes for practical family living.



**GROUND FLOOR**



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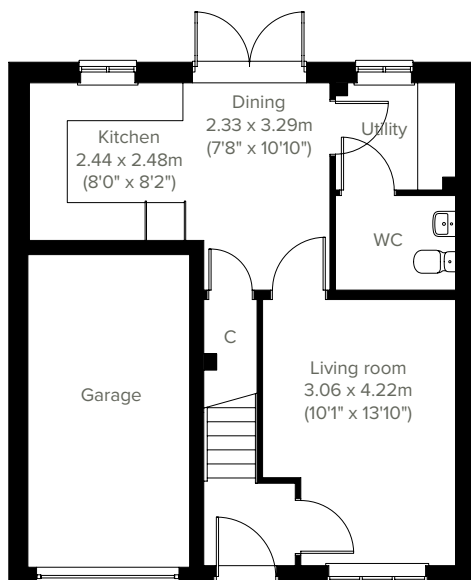


3 bedroom home

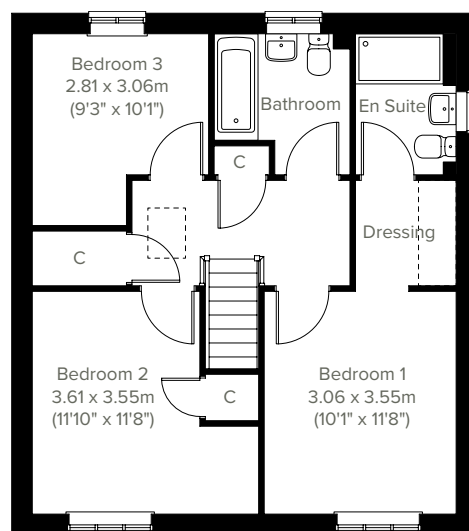
# The Kingley



An attractive three-bedroom family home, the Kingley is ideal for modern living. The bright open plan kitchen/dining room has French doors leading into the garden - perfect for entertaining and family meals. The downstairs WC and four storage cupboards take care of everyday storage. Plus there's an en suite and dressing room to bedroom one, modern family bathroom and integral garage.



**GROUND FLOOR**



**1ST FLOOR**

The Kingley will be built as both a detached and a semi-detached home, please see the development plan for details.

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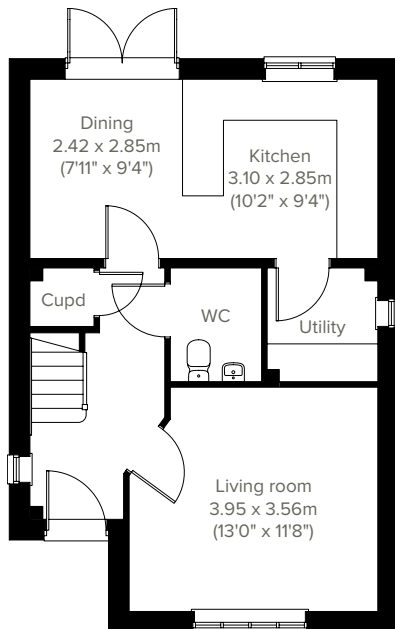


# The Sherwood

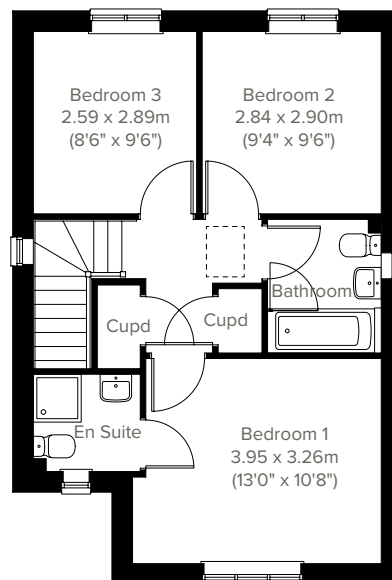
3 bedroom home



The Sherwood is a modern three-storey home ideal for family life. This three-bedroom home features an open plan kitchen/dining room with French doors leading into the garden, a handy utility room, a front-aspect living room, plus under-stairs storage and a WC. The first floor has three good-sized bedrooms, one with an en suite, and the main family bathroom.



**GROUND FLOOR**



**1ST FLOOR**

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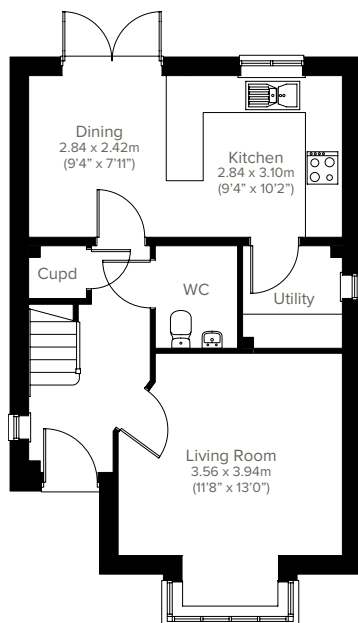


3 bedroom home

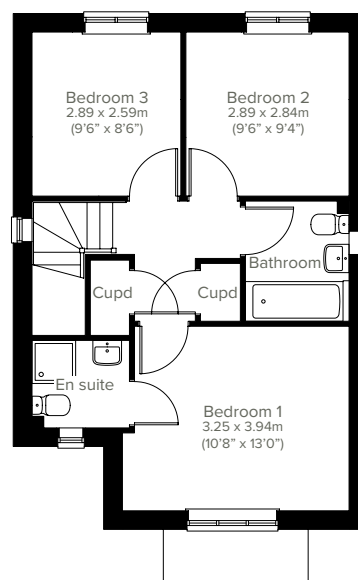
# The Sherwood Bay



The Sherwood Bay is a modern home ideal for family life. This three-bedroom home features an open plan kitchen/dining room with French doors leading into the garden, a handy utility room, a front-aspect living room with a bay window, plus under-stairs storage and a WC. The first floor has three good-sized bedrooms, one with an en suite, and the main family bathroom.



**GROUND FLOOR**



**1ST FLOOR**

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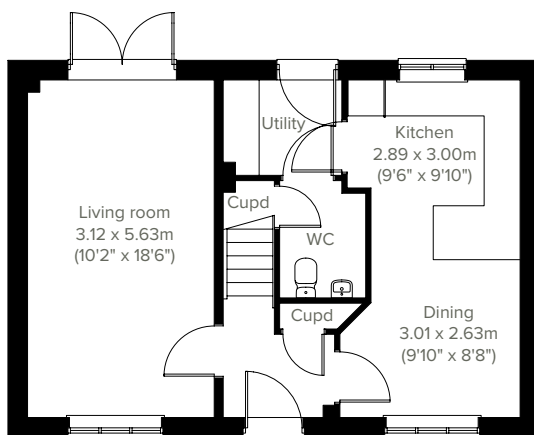


# The Charnwood

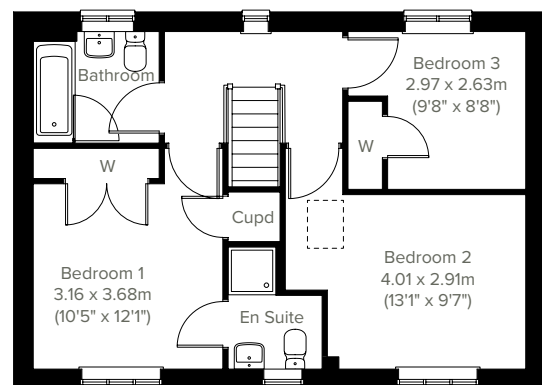
3 bedroom home



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 good-sized bedrooms - bedroom one with an en suite - and a good-sized family bathroom.



**GROUND FLOOR**



**1ST FLOOR**

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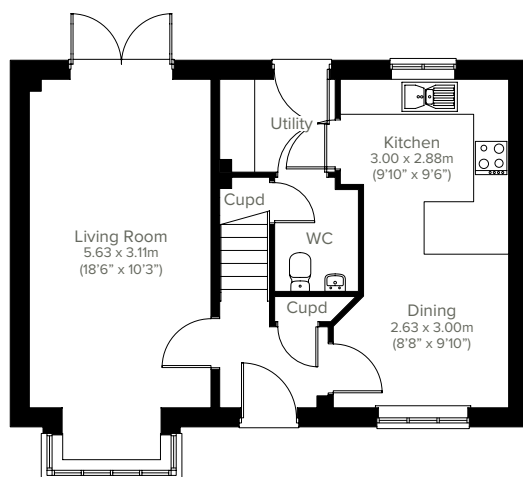


3 bedroom home

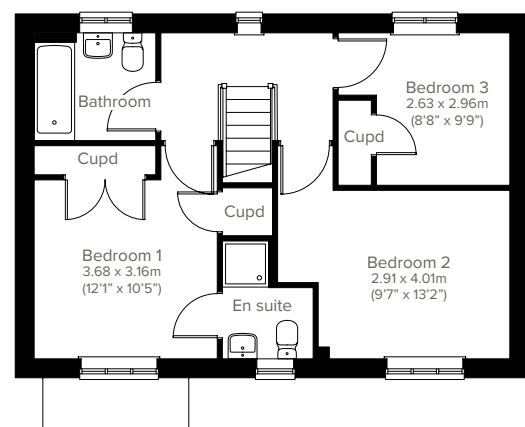
# The Charnwood Bay



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 Bay features a bright dual-aspect living room with a bay window and 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, and a family bathroom.



**GROUND FLOOR**



**1ST FLOOR**

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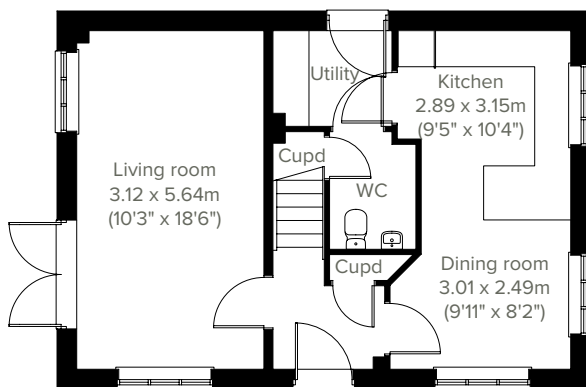


# The Barnwood

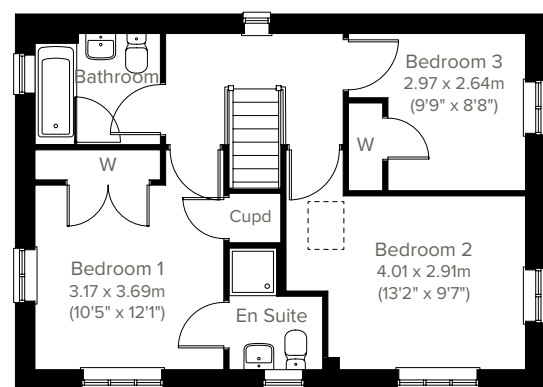
3 bedroom home



A thoughtfully-designed three-bedroom family home with much to offer, the Barnwood has a bright and modern open plan kitchen/dining room leading to a handy utility room. The spacious living room has French doors leading into the garden. The inner hallway, downstairs WC and cupboards take care of everyday storage. Plus there's an en suite to bedroom one and a family bathroom.



**GROUND FLOOR**



**1ST FLOOR**

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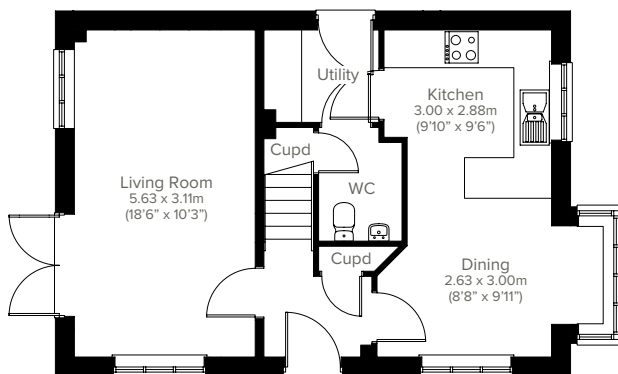


3 bedroom home

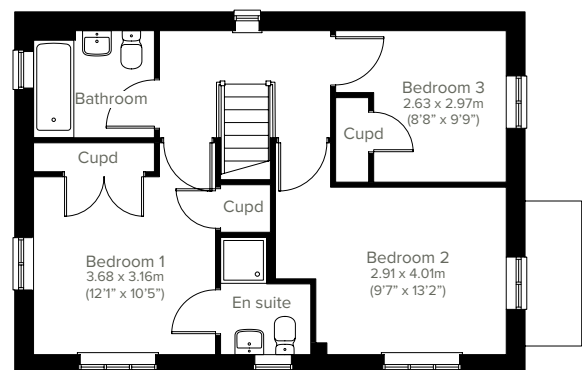
# The Barnwood Bay



A thoughtfully-designed three-bedroom family home with much to offer, the Barnwood Bay has a bright and modern open plan kitchen/dining room leading to a handy utility room. The spacious living room has French doors leading into the garden. The downstairs WC and cupboards take care of everyday storage. Plus there's an en suite to bedroom one and a family bathroom.



**GROUND FLOOR**



**1ST FLOOR**

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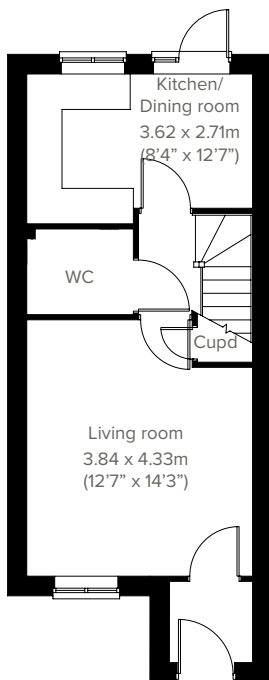


# The Saunton

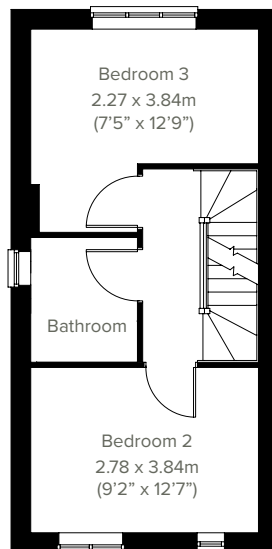
3 bedroom home



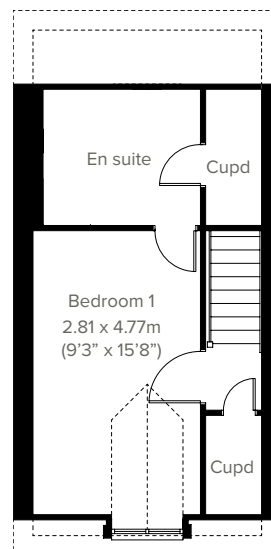
An attractive three-storey, three-bedroom home, the Saunton has a modern open plan kitchen/dining room, a nicely-proportioned living room and three good-sized bedrooms. The enclosed porch, downstairs WC, three storage cupboards and off-road parking means it's practical as well as stylish. The top floor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



**GROUND FLOOR**



**1ST FLOOR**



**2ND FLOOR**

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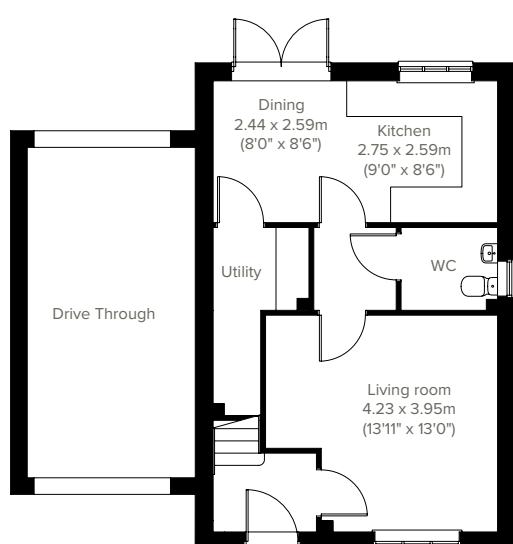


4 bedroom home

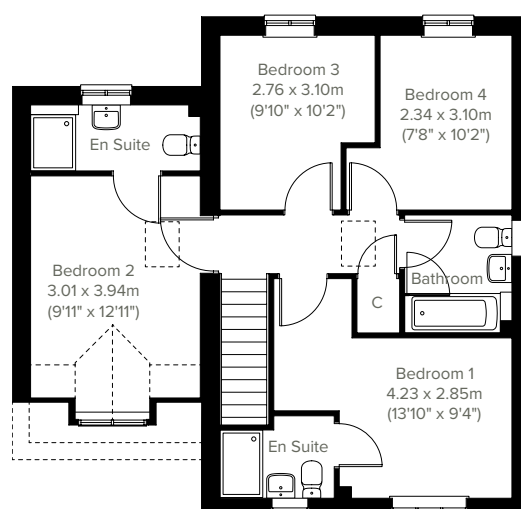
# The Galloway DT



The popular Galloway Drive Through (DT) is a four-bedroom family home with bright and modern open plan kitchen/dining room with French doors leading into the garden. The downstairs WC, utility room, handy storage cupboards and en suites to bedrooms one and two, mean it ticks all the boxes for practical family living.



**GROUND FLOOR**



**1ST FLOOR**

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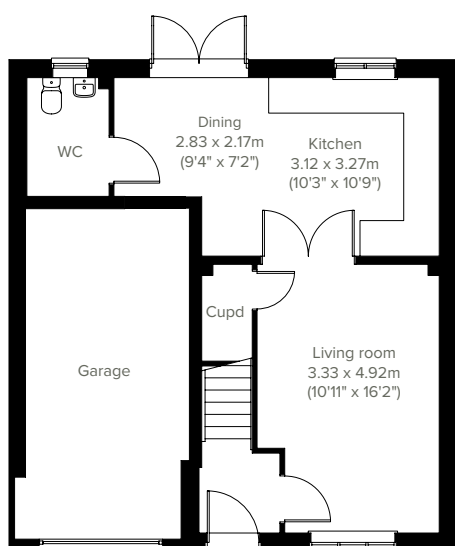


# The Burnham

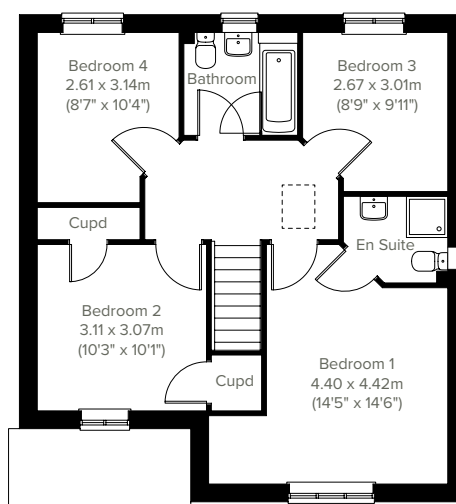
4 bedroom home



The Burnham is a superb detached home with an integral garage, 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 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 family bathroom.



**GROUND FLOOR**



**1ST FLOOR**

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**25**

**EPC: B**



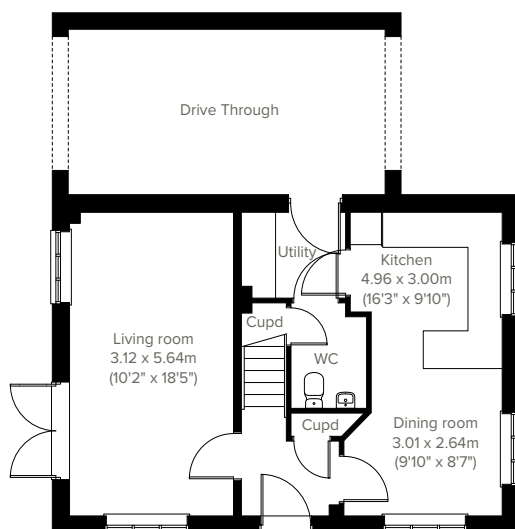


4 bedroom home

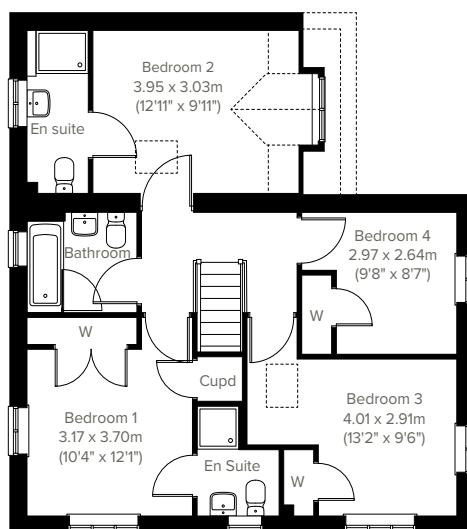
# The Barnwood DT



A thoughtfully-designed three-bedroom family home with much to offer, the Barnwood Drive Through (DT) has a bright and modern open plan kitchen/dining room leading to a handy utility room. The spacious living room has French doors leading into the garden. The inner hallway, downstairs WC and cupboards take care of everyday storage. Plus there's an en suite to bedroom one and a good-sized family bathroom.



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**26**

**EPC: B**



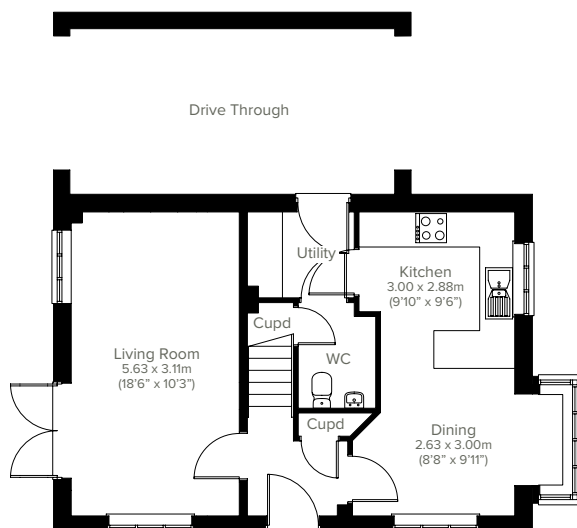


# The Barnwood DT Bay

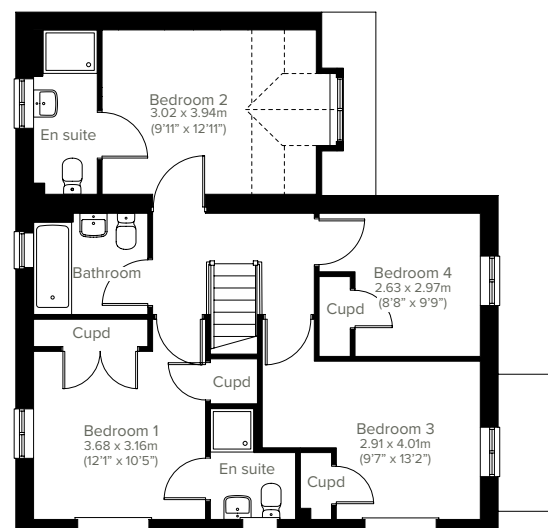
4 bedroom home



A thoughtfully-designed three-bedroom family home with much to offer, the Barnwood Drive Through (DT) Bay has a bright and modern open plan kitchen/dining room leading to a handy utility room. The spacious living room has a bay window as well as French doors which lead out to the garden. The inner hallway, downstairs WC and cupboards take care of everyday storage, Plus there's an en suite to bedroom one and a family bathroom.



**GROUND FLOOR**



**1ST FLOOR**

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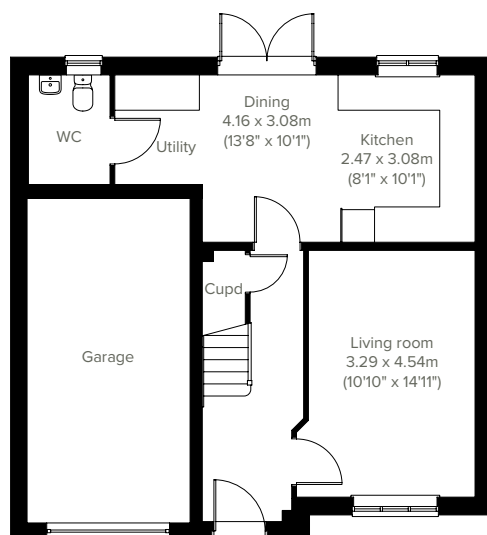


4 bedroom home

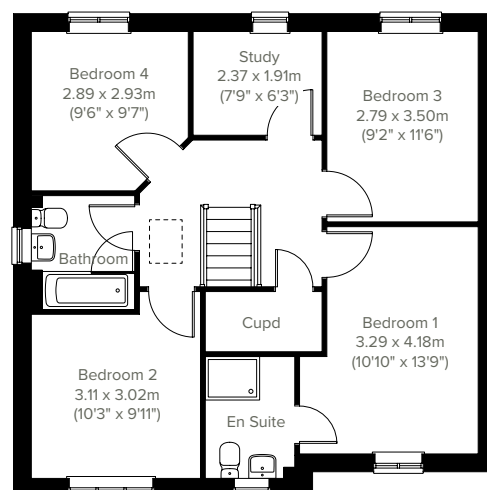
# The Marston



A popular family home, the Marston 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 well-proportioned living room, downstairs WC and handy utility. Upstairs there are four bedrooms - bedroom one has an en suite - a large family-sized bathroom, a study and further storage.



**GROUND FLOOR**



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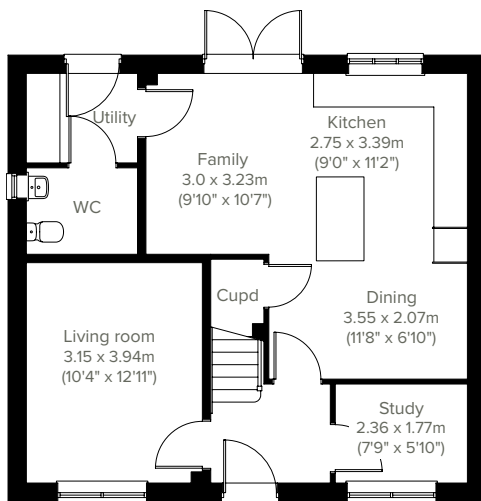


# The Brampton

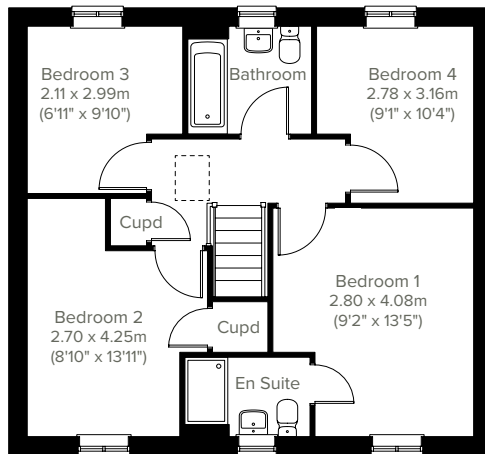
4 bedroom home



Designed beautifully, the four-bedroom detached home Brampton has everything you need for modern living. Downstairs there's a front-aspect living room, a spacious kitchen/dining/family room with French doors leading into the rear garden, and a separate study. The first floor is home to a generous bedroom one with an en suite plus plenty of storage cupboards and the family bathroom.



**GROUND FLOOR**



**1ST FLOOR**

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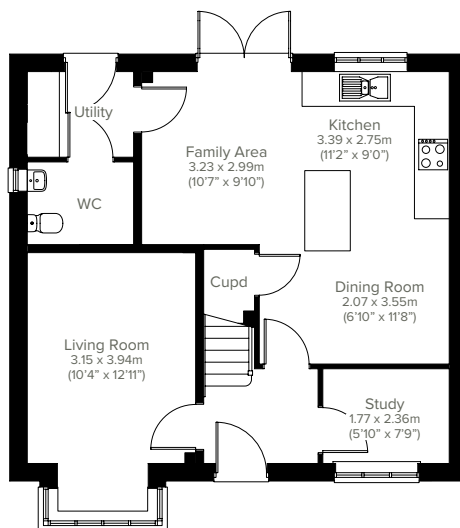


4 bedroom home

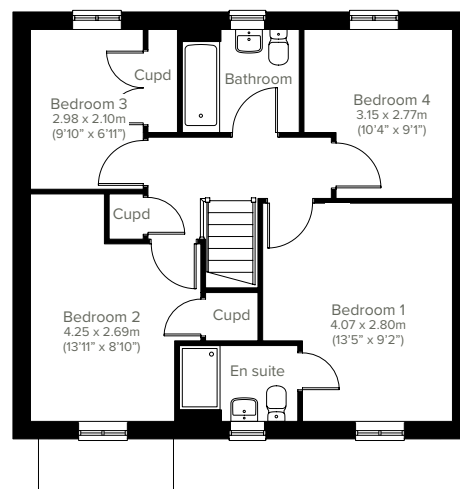
# The Brampton Bay



A beautifully-designed four-bedroom detached home, the Brampton Bay has everything you need for modern living. Downstairs there's a front-aspect living room with a bay window, a spacious kitchen/dining/family room with French doors leading into the rear garden, and a separate study. The first floor is home to a generous bedroom one with an en suite plus plenty of storage cupboards and the family bathroom.



**GROUND FLOOR**



**1ST FLOOR**

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**30**

**EPC: B**

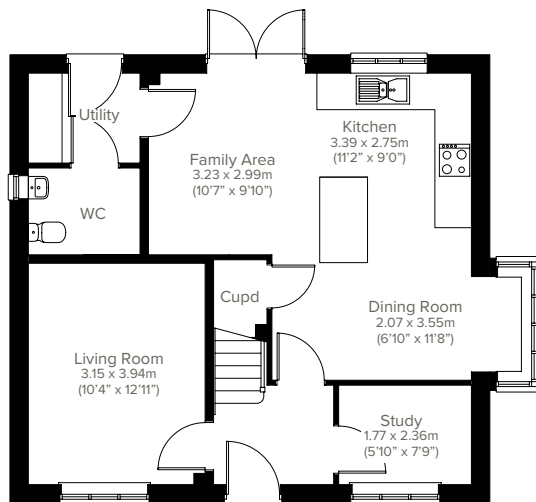


# The Brampton Corner Bay

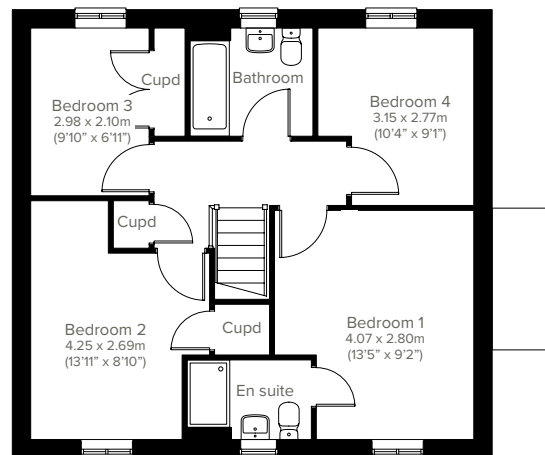
4 bedroom home



The Brampton Corner Bay is a stunning four-bedroom detached home and has everything you need for modern living. Downstairs there's a front-aspect living room, a spacious kitchen/dining/family room with French doors leading into the rear garden, and a separate study. The first floor is home to a generous bedroom one with an en suite plus plenty of storage cupboards and the family bathroom.



**GROUND FLOOR**



**1ST FLOOR**

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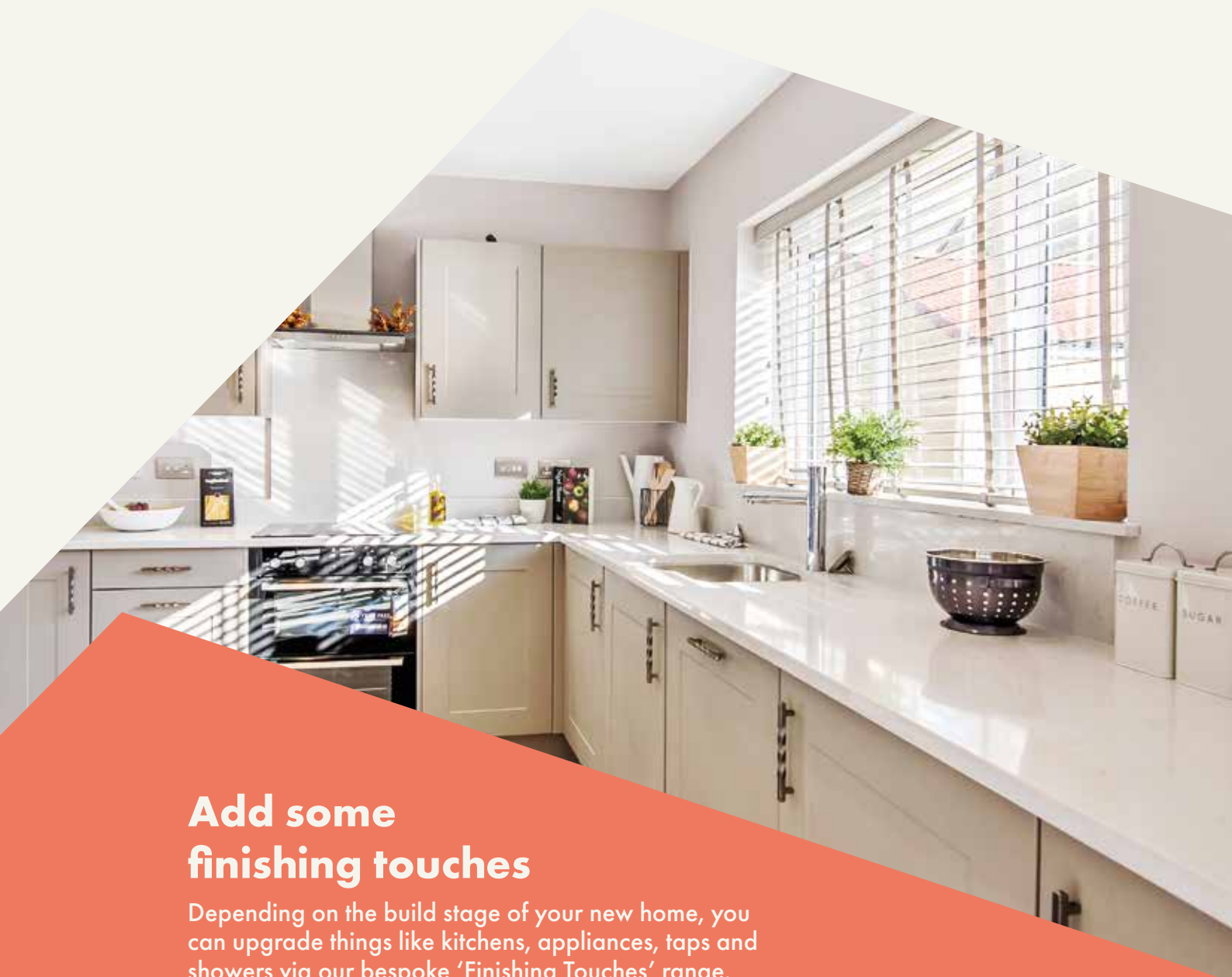




Trinity Pastures

# 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

UPVC double glazed windows

### Doors

Pre-finished GRP door with UPVC frames.  
French doors to garden or balcony  
(where applicable).



## Internal

### Ceilings

Painted white.

### Lighting

Pendant or batten fittings with low-energy bulbs.

### Stairs

Staircase painted white.

### Walls

Painted in white emulsion.

### Doors

White pre-finished doors with 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.



## Kitchen

### General

Fully-fitted kitchen with a choice of doors and laminate worktop with upstands to match (depending on build stage).

### Plumbing

Plumbing for washing machine.

### Appliances

Single electric stainless steel oven and gas hob in stainless steel with integrated stainless steel cooker hood.



## 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 - bath mixer with wall mounted shower head.

### Splashbacks

Splashback to sanityware walls in bathroom and en suite. Splashback to bath and full height tiled shower where separate enclosure only.

### 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 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.
- ✓ **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 IKEA 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://persimmonhomes.com)





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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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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