



# Persimmon

Together, we make your home



## Wykham Park Phase 2

Banbury • Oxfordshire



**Persimmon**  
Together, we make your home

# 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 excellence, find out more about us on page 4"**

**HBF** Home  
Builders  
Federation



Customer Satisfaction 2025

## **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.



Wykham Park Phase 2

## 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 32](#)

## Persimmon plc in numbers

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

**10,664**

homes  
delivered in  
2024

**200+**

locations  
across  
the UK

**4,731**

direct employees  
make it all  
happen

**484**

acres of  
public space  
created

**£2.2bn**

invested in  
local communities  
over the last  
5 years



## "Building sustainable homes and community hubs"

### 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.

### The Persimmon Pledge

The Persimmon Pledge is our commitment to making sure you receive exceptional customer service and relevant communications before, during and after you've moved in.

Find out more about the Persimmon Pledge.



### Accessible homes

It's crucial that your new home works perfectly for you and your needs. We build in line with Approved Document M accessibility requirements.



Scan the QR code to find out what each rating means.

### Giving back

We do everything we can to give back to our communities and proudly contribute 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.

### 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.

### 10-year warranty

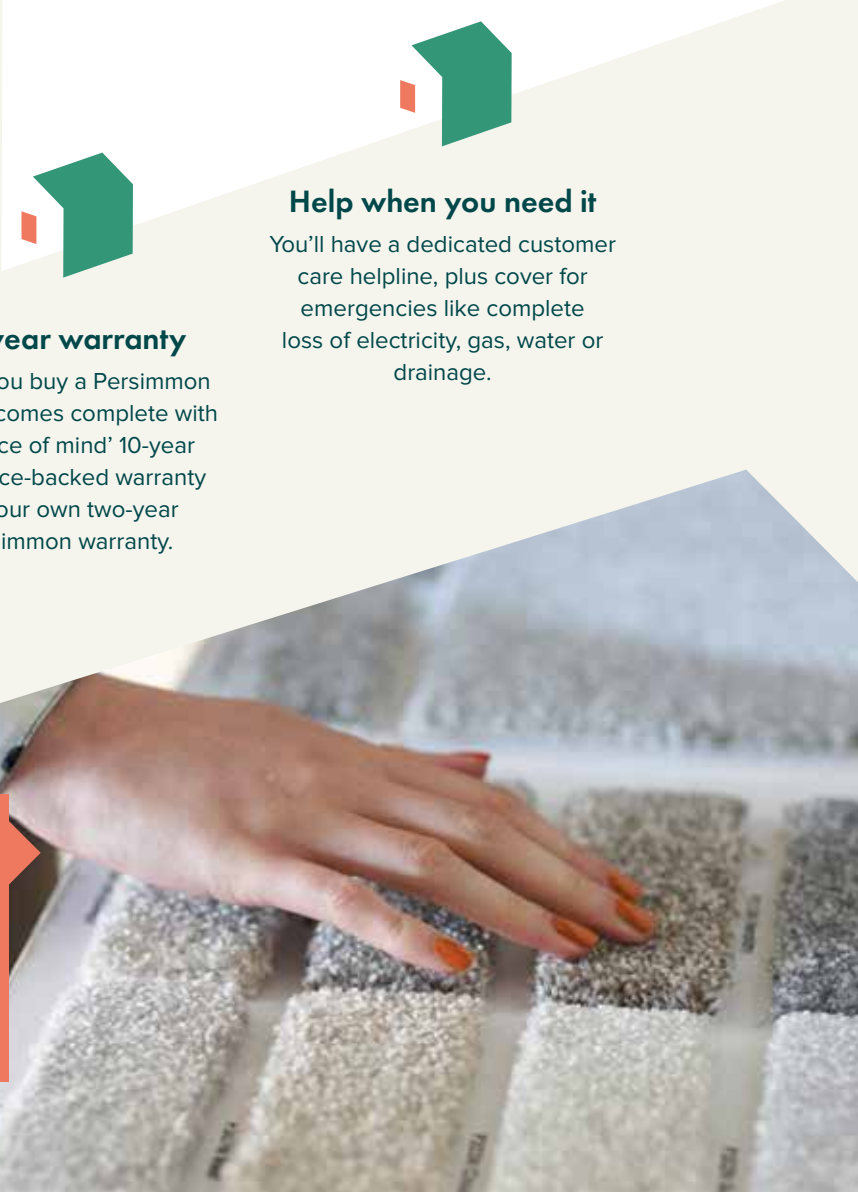
When you buy a Persimmon home it comes complete with a 'peace of mind' 10-year insurance-backed warranty and our own two-year Persimmon warranty.

### 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.

### 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 34**





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



**HOME**  
CHANGE



**GEN H** New Build  
Boost



**OWN NEW**  
RATE REDUCER



**DEPOSIT UNLOCK**  
THE LOW DEPOSIT MORTGAGE SOLUTION

Deposit Unlock



**BANK OF MUM AND DAD**

Bank of Mum and Dad



**DEPOSIT BOOST**

Deposit Boost



**ARMED FORCES/KEY WORKERS DISCOUNT**

Armed Forces/Key  
Workers Discount





- Choice of 2, 3, 4 & 5-bedroom homes
- Under 3 miles away from local train station
- Close to Bicester, Oxford, Milton Keynes and Northampton
- Good range of local amenities



**Scan me!**

For availability and pricing on our beautiful new homes at Wykham Park.





Banbury • Oxfordshire

# Wykham Park Phase 2

Wykham Park is a fabulous range of new homes in Banbury, a sought-after Oxfordshire location. Our new homes here are within easy reach of Oxford, Birmingham, and the glorious Cotswolds.

This phase offers two, three, four and five-bedroom homes that will create a thriving community, with an exciting mix of first-time buyers, professionals, growing families and down-sizers.

Attractive Banbury has a great mix of history, heritage, shopping, dining and modern facilities. The Castle Quay Shopping Centre and Banbury Gateway Shopping Park are the main shopping venues in the town, while for a full day of retail therapy Bicester Village Shopping Outlet is just down the road. For more activities in the area, there's the Spiceball Leisure Centre and Country Park, and lovely walks along the Oxford Canal.

## Great location

The M40 is one of the reasons why Banbury has become a focal point for commerce and retail for North Oxfordshire, Warwickshire, and Northamptonshire. The drive time to London is just under 2 hours, or you can take a one hour direct train to London Marylebone. It takes about 40 minutes to drive to Oxford and under half an hour by train. Birmingham is an hour's drive away, similar to the train time. Birmingham Airport is 40 miles away.

## Excellent schooling

As well as plans for a new primary school at Wykham Park, Banbury has four secondary schools; North Oxfordshire Academy, Wykham Park Academy, the unique Space Studio Banbury, and Blessed George Napier Roman Catholic School. Activate Learning is an Oxford-based further education and vocational training college with a campus in Banbury.

## EXPLORE

Jump in the car and start exploring

Banbury train station  
**2.9 miles**

Bicester  
**14.9 miles**

Oxford  
**28.1 miles**

Milton Keynes  
**30.9 miles**



## Wykham Park Phase 2

### Our homes

#### 2 bedroom



**The Tunstone**

#### 3 bedroom



**The Seabrook**



**The Silverdale**

#### 4 bedroom



**The Twigmore**



**The Harrowstone**



**The Harrowstone Corner**



**The Chepstow**



**The Chepstow Corner**



**The Caldwell**



**The Bramwell**



**The Belton**



**The Seaford**



**The Henley**

#### 5 bedroom



**The Kingston**



**The Barton**



**The Oxwell**

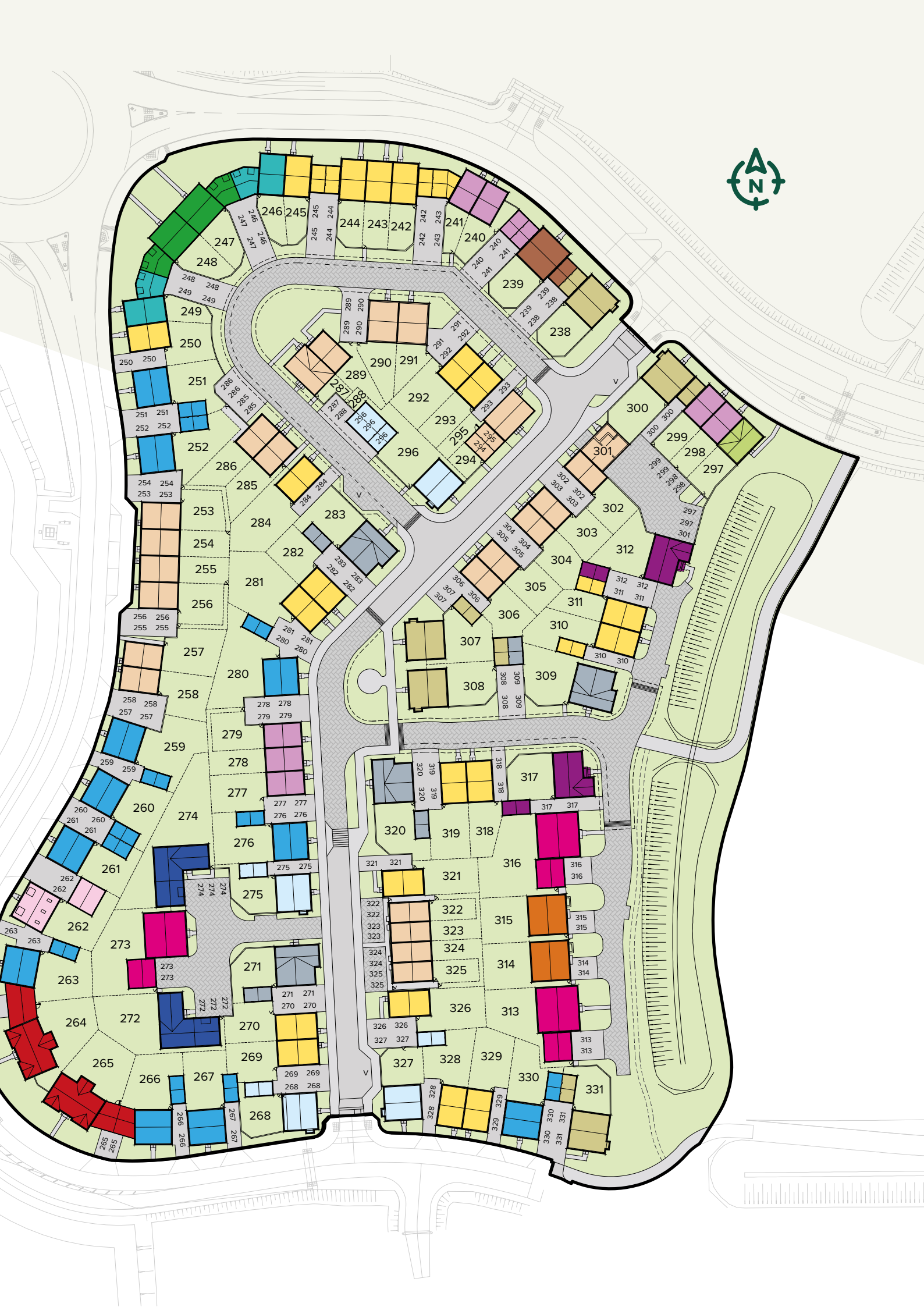


**Affordable Housing**

As agreed through Section 106

Wykham Park  
Lodge

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.





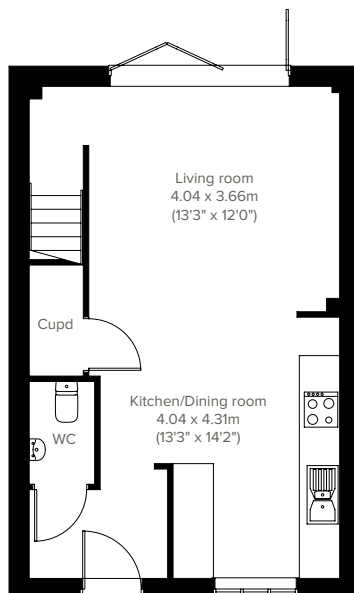


2 bedroom home

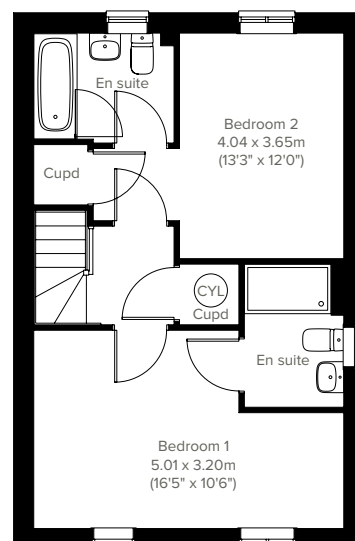
# The Tunstone



The Tunstone features a bright open plan kitchen/dining/living room with bi-fold doors leading into the garden. Upstairs there are two nicely-proportioned bedrooms, both with an en suite. Perfect for first-time buyers and young professionals.



**GROUND FLOOR**



**1ST FLOOR**

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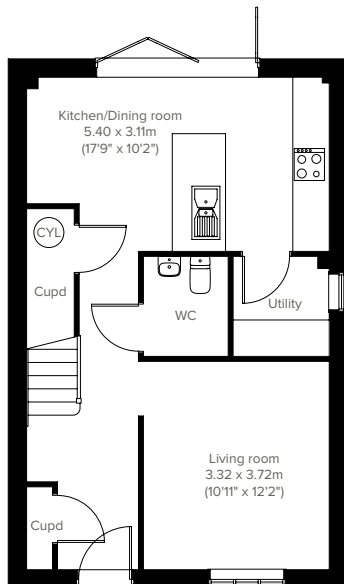


# The Seabrook

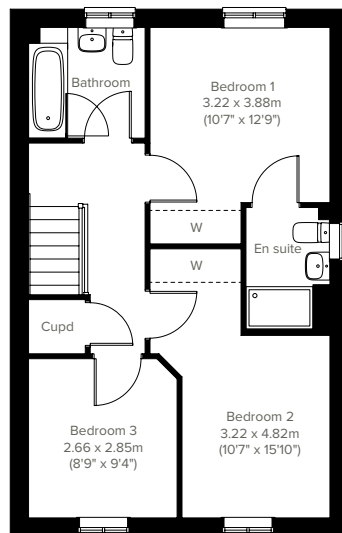
3 bedroom home



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



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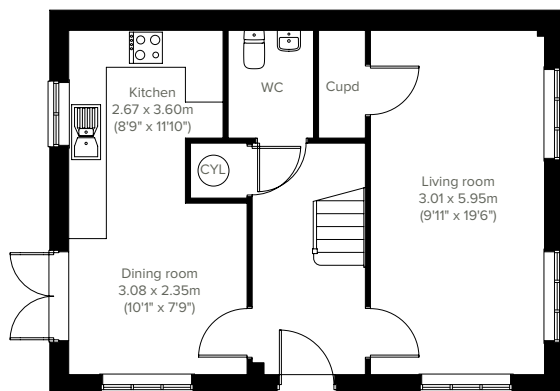


3 bedroom home

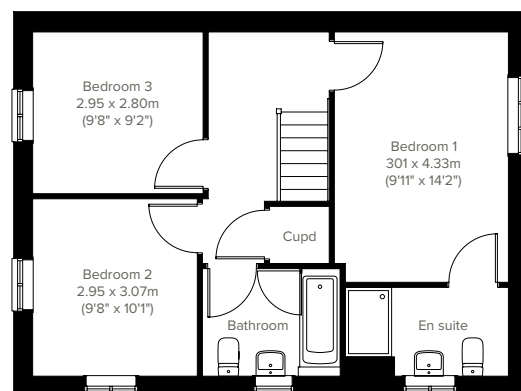
# The Silverdale



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



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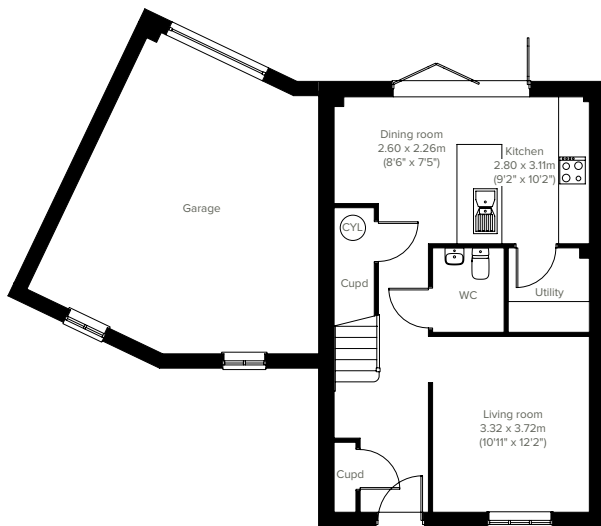


# The Twigmore

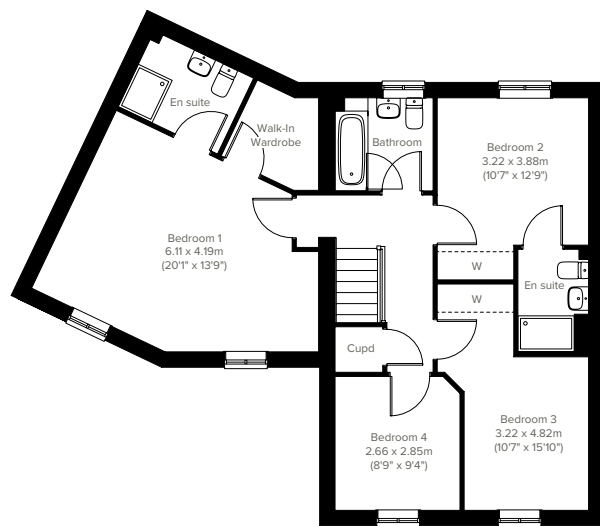
4 bedroom home



An attractive four-bedroom home, the Twigmore has a modern open plan kitchen/dining room with bi-fold doors to the garden and a well-proportioned living room. On the first floor, you will find a spacious bedroom one with a walk-in wardrobe and an en suite, three further bedrooms - bedroom two also with an en suite - and the main bathroom. The downstairs WC, utility, two storage cupboards and integral garage mean it's practical as well as stylish.



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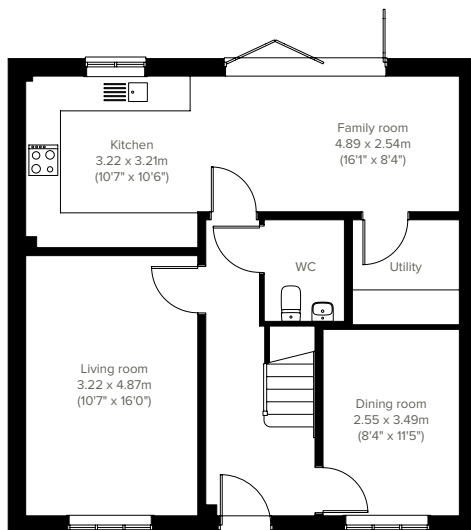


4 bedroom home

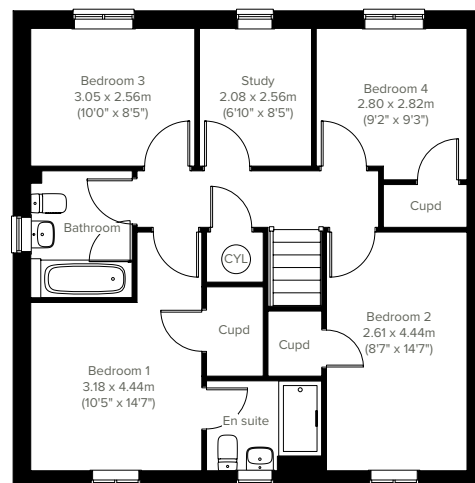
# The Harrowstone



An attractive family home, the Harrowstone is designed for modern living. It's a four-bedroom detached home with a separate living room and dining room and a spacious open plan kitchen/family room with bi-fold doors leading out into the garden - ideal for family life and entertaining friends. Bedroom one has an en suite with the landing leading on to three further bedrooms, a study and the main family bathroom.



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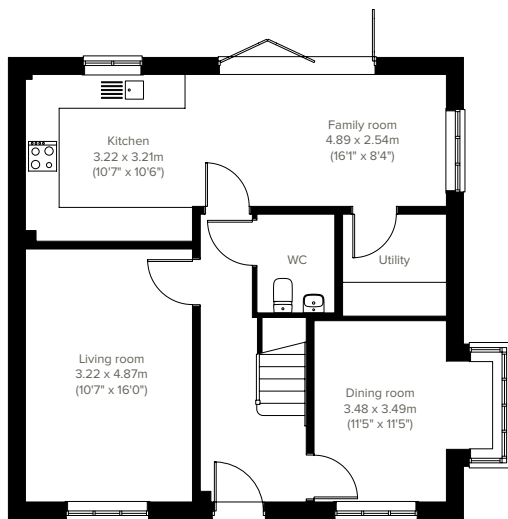


# The Harrowstone Corner

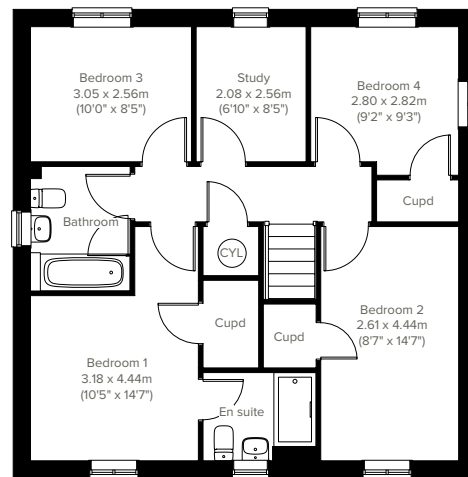
4 bedroom home



A thoughtfully-designed three-bedroom family home with much to offer, the Harrowstone Corner has a bright and modern open plan kitchen/family room with bi-fold doors, which also leads into a handy utility room. The separate dining room features a stunning bay window and there's also a separate front-aspect living room. Upstairs, there's an en suite to bedroom one, a study and a family bathroom.



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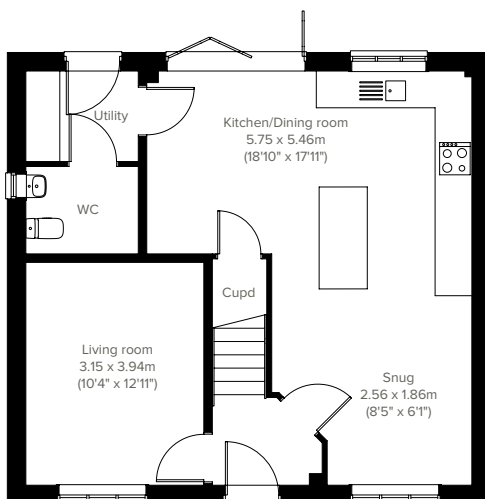


# The Chepstow

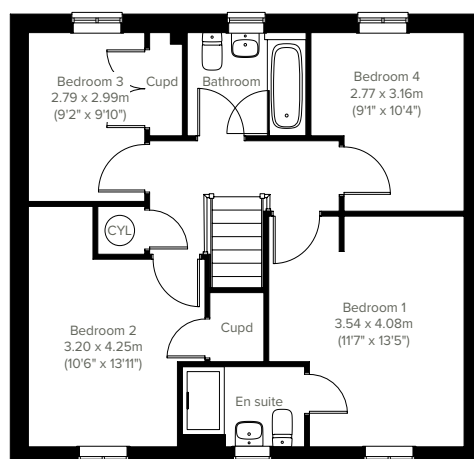
4 bedroom home



The Chepstow is a superb detached home with an impressive open plan kitchen/dining room/snug with bi-fold doors to the garden - perfect for family life and entertaining. It's practical too with a utility, downstairs WC and handy storage cupboards. The large bedroom one has an en suite, with the landing leading on to three further bedrooms and the main family bathroom.



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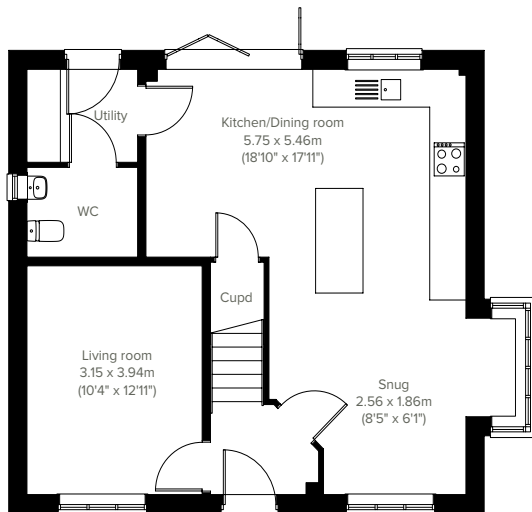


# The Chepstow Corner

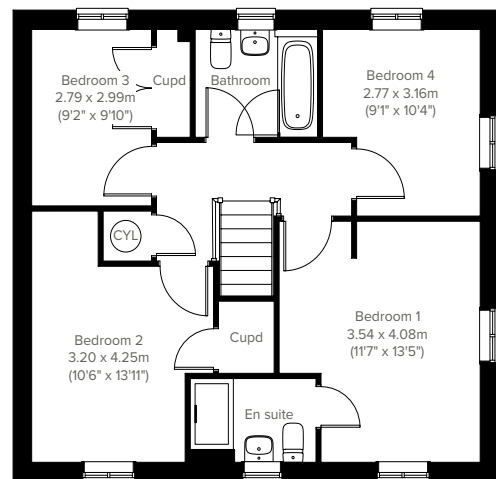
4 bedroom home



A beautifully-proportioned four-bedroom detached home, the Chepstow Corner has everything you need for modern living. Downstairs there's an impressive kitchen/dining room/snug with a bay window and bi-fold doors, a front-aspect living room, a utility and a WC. The first floor is home to a generous bedroom one with an en suite plus three further bedrooms and a family bathroom.



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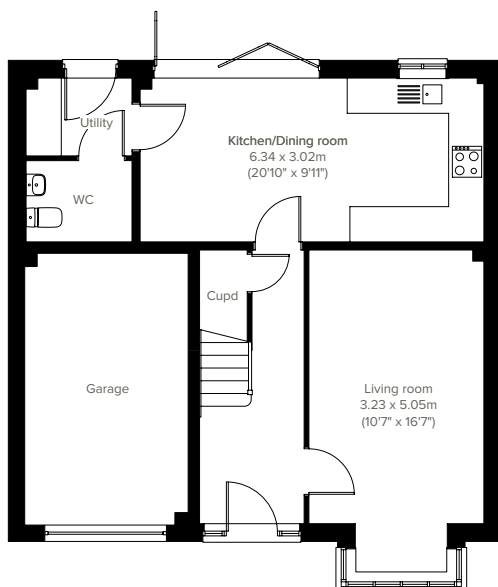


4 bedroom home

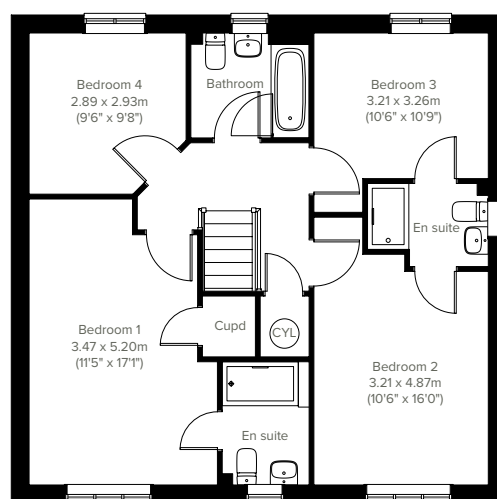
# The Caldwell



A popular family home, the Caldwell ticks all the boxes. The modern and stylish open plan kitchen/dining room with bi-fold doors to the garden is perfect for spending time as a family and entertaining. There's also a well-proportioned living room, downstairs WC, handy utility and integral garage. Upstairs there are four bedrooms, a main bathroom. Bedroom one has an en suite plus bedrooms two and three also share an en suite.



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**20**

PEA: B



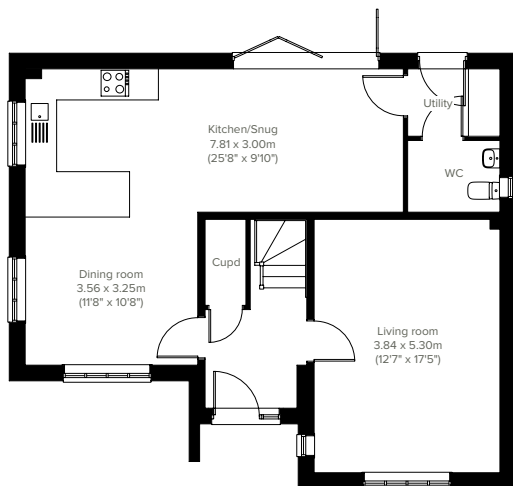


# The Bramwell

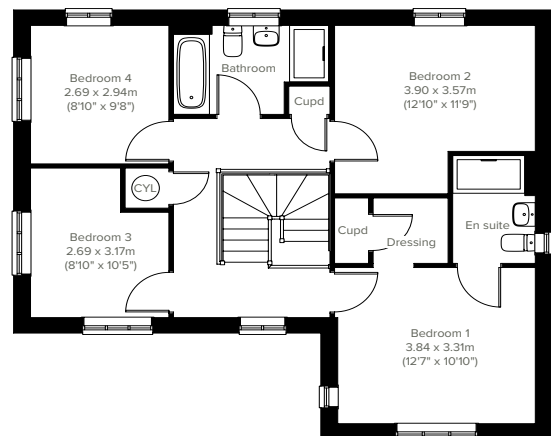
4 bedroom home



A superb family home, the Bramwell features a stunning open plan kitchen/snug/dining room with bi-fold doors leading into the garden and a separate front-aspect living room. A downstairs WC, utility and storage cupboards ensure it's practical as well as stylish. Upstairs you'll find four bedrooms, including a large bedroom one with an en suite and dressing area, a family-sized bathroom, and handy storage cupboard.



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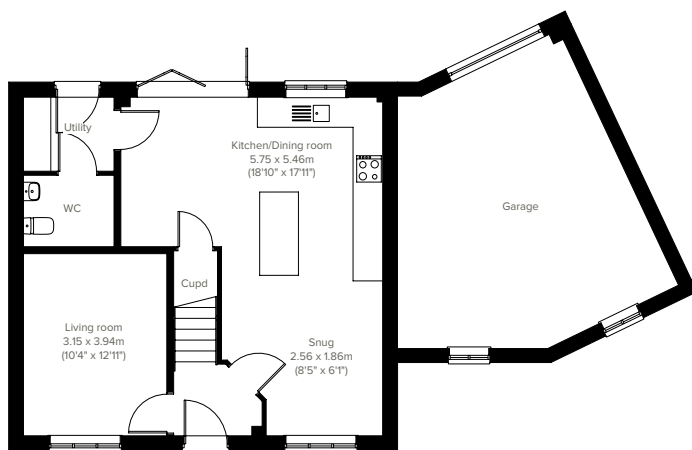


# The Belton

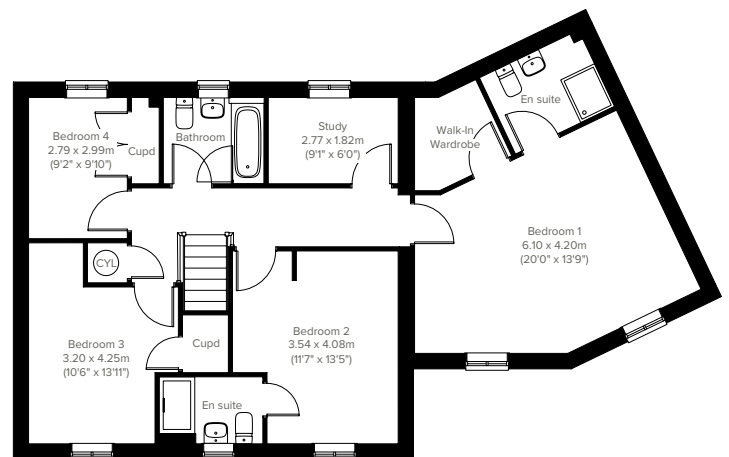
4 bedroom home



The Belton is an ergonomic four-bedroom home with a bright open plan kitchen/dining room/snug with bi-fold doors to the garden and a separate living room. The large integral garage, downstairs WC utility and plenty of storage space are practical features of this home. Upstairs there are four bedrooms, an en suite to bedroom two, a study and a modern family bathroom. The large bedroom one features an en suite and walk-in wardrobe.



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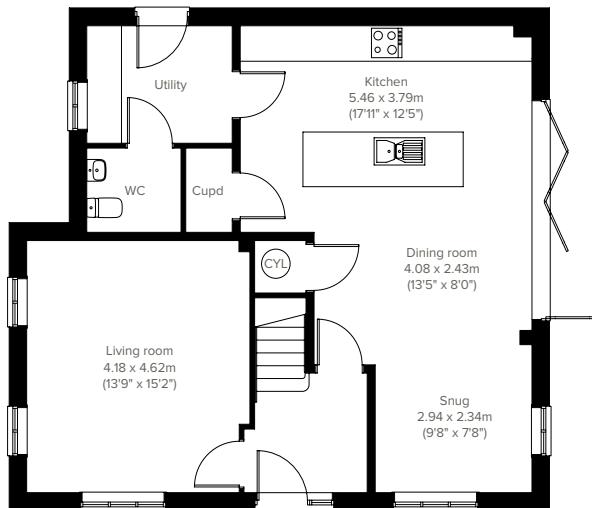


# The Seaford

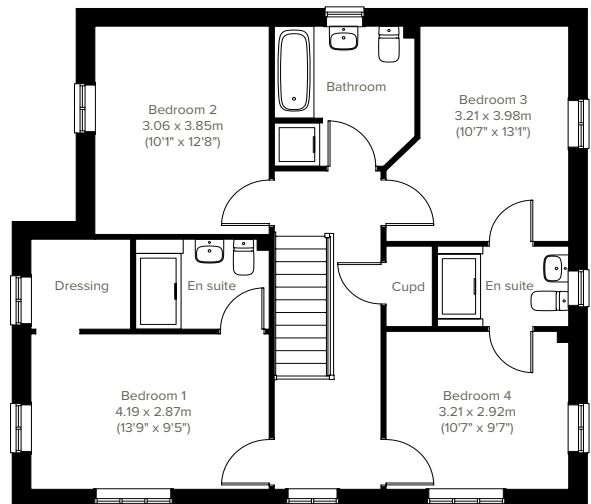
4 bedroom home



The jewel in the crown of this four-bedroom detached family home is a huge open-plan kitchen/dining room that incorporates a snug, an island, and bi-fold doors to the garden. The Seaford doesn't stop there. There's a separate living room, a utility room with outside access, three bathrooms, a dressing room to bedroom one and handy storage space. This is a wonderful new home for all aspects of family life.



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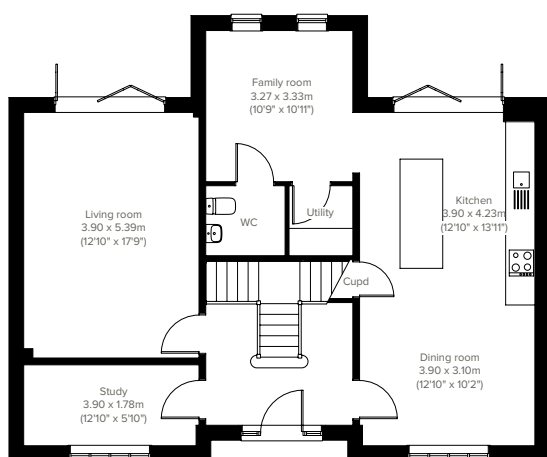


4 bedroom home

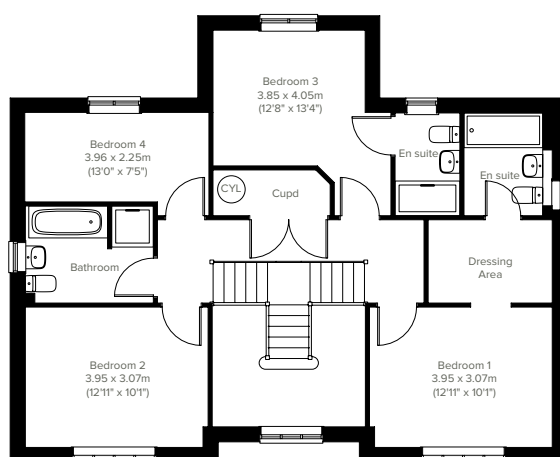
# The Henley



A stunning detached home with an impressive open plan kitchen/dining/family room and separate living room both with bi-fold doors leading to the garden. The Henley has four bedrooms and is perfectly designed for modern family living with a separate study, downstairs WC and utility. The first floor bedroom one benefits from a dressing area and an en suite. The spacious landing leads onto a further three bedrooms and a family bathroom.



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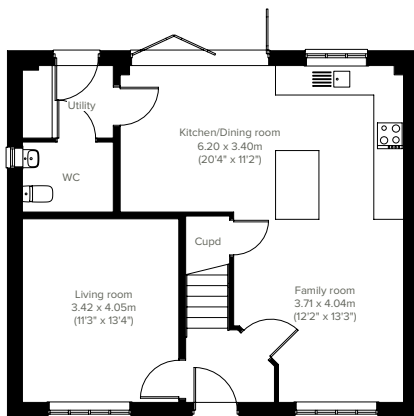


# The Kingston

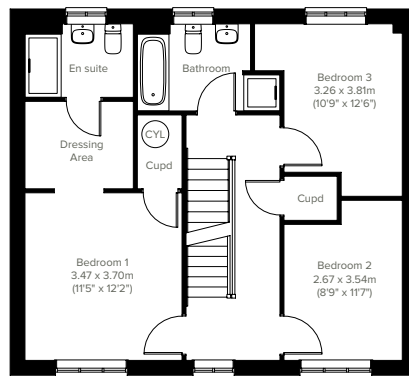
5 bedroom home



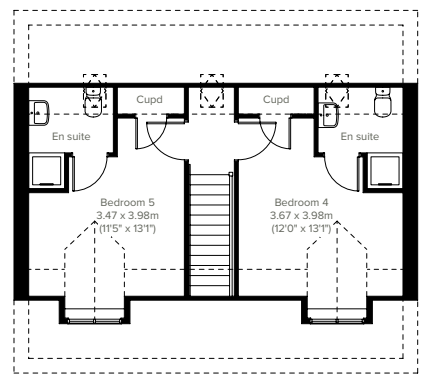
A stunning detached home with an impressive open plan kitchen/dining/family room, the Kingston has five bedrooms and is perfectly designed for modern family living. Its other features include a bright living room, downstairs WC and utility room with outside access. The first floor bedroom one is spacious with an en suite and dressing area. This floor is home to a further two bedrooms and a family bathroom. The second floor boasts two more bedrooms, both with their own en suites and handy storage cupboards.



**GROUND FLOOR**



**1ST FLOOR**



**2ND 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 PEA ratings are estimated and vary between home types, orientation and developments.



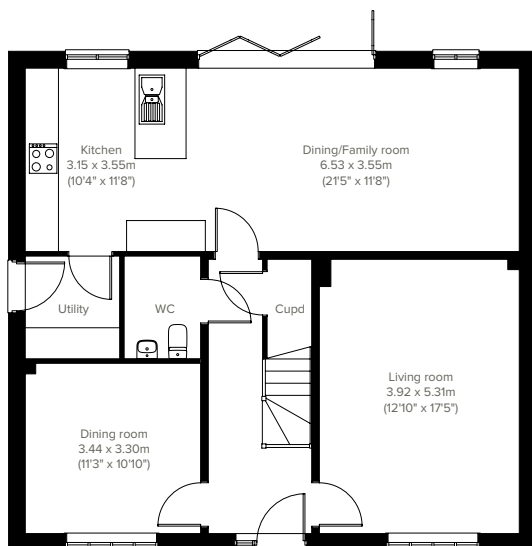


# The Barton

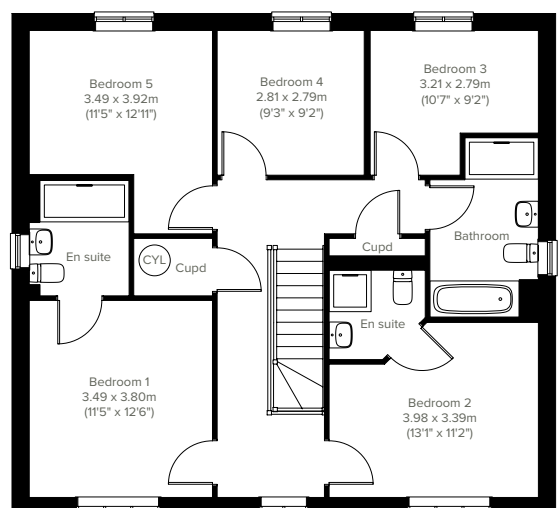
5 bedroom home



The Barton is a stunning five-bedroom detached family home, offering a bright and spacious kitchen/dining/family room with bi-fold doors leading to the garden, perfect for entertaining family and friends. A separate living room and dining room, utility room with outside access and a downstairs WC are all included on the ground floor. Upstairs, bedrooms one and two both benefit from en suites, and the other bedrooms have a lovely bright family bathroom to use.



**GROUND FLOOR**



**1ST FLOOR**

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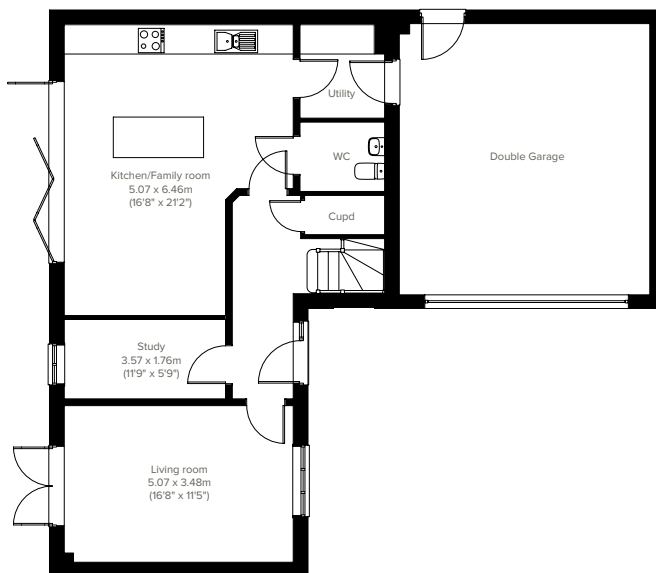


# The Oxwell

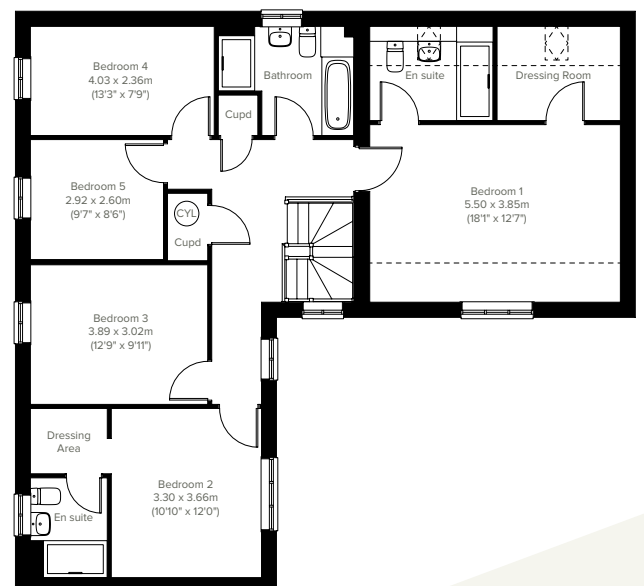
4 bedroom home



The Oxwell is an impressive, detached, five-bedroom family home with an integral double garage and three bathrooms. The L-shaped kitchen/family room and the separate living room make the most of inside/outside access with their bi-fold and French doors. There's also a utility room, downstairs WC and study. Upstairs, there's a large bedroom one with an en suite and a dressing room, bedroom two also benefits from an en suite and dressing area and there's a family bathroom for bedrooms three, four and five.



**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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Wykham Park Phase 2

# 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. Wiring for external light  
to rear.



## 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, most with thermostatically-controlled  
valves.

### 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  
laminated 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 with splashback from a  
range of colours.



## 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 WC basin /  
3-course splashback to bath / fully tiled shower.

### Toilets

Soft close toilet seat(s).

### 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:

- ✓ **PEA rating – B**  
Our typical B rating makes our homes much more efficient than traditional D-rated homes.
- ✓ **Air source heat pumps**  
A great, energy efficient choice for heating your home and water.
- ✓ **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.
- ✓ **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.
- ✓ **Energy efficient lighting**  
We use energy-saving LED lightbulbs in all our homes.
- ✓ **Ultra-fast broadband**  
FibreNest fibre-to-the-home connectivity helps you live and work at home more flexibly.
- ✓ **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 be in with a chance of winning a voucher. For more details, see 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/finishing-touches](https://persimmonhomes.com/finishing-touches)**

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 Wykham Park, 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. Wykham Park 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 Wykham Park.”**

### EDUCATION

Delivery of a new primary school & an extension of a secondary school.



### FACILITIES

A new local centre.



### COMMUNITY SPACES

Public open spaces including children's play areas.



### SPORTS

A new sports pavilion including sports pitches.







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

## Hyperfast 900Mb 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.



Scan me!  
For packages & pricing.



0333 234 2220



support@fibrenew.com

Information correct at June 2025. Please see [www.fibrenew.com](http://www.fibrenew.com) for the latest information and prices.

### 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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