



**Persimmon**

Together, we make your home



## **Bluebell Walk Phase 2**

Westhoughton • Greater Manchester



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# 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"**



## **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.





Bluebell Walk 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 28](#)

## Persimmon in numbers

It's not all about numbers we know, 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.

## "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.

### 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.



### 10-year warranty

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



### Help when you need it

You'll have a dedicated customer care helpline, plus cover for emergencies like complete loss of electricity, gas, water or drainage.

### Finishing Touches

We know you'll want to make your home your own, so we created 'Finishing Touches', our home personalisation service.

**Read more on page 30**





With you all the way

# Your journey with us

From finding your perfect new home to moving in,  
we're here to help every step of the way.

1. .....→ 2. .....→ 3. ....

## Reservation

So you've seen a home you love? Speak to one of our friendly sales advisors who will help you secure your dream home.

## Solicitor

You'll need to instruct a solicitor or conveyancer at the point of reservation. Your sales advisor can recommend a local independent company.

## Mortgage application

Most people will need to apply for a mortgage. We can recommend independent financial advisors to give you the best impartial advice.

4. .....→ 5. .....→ 6. ....

## Personalise!

The bit you've been waiting for! Making the final choices for your new home. Depending on build stage you can also choose from a range of Finishing Touches.

## Exchange contracts

One step closer to moving in – this is where we exchange contracts and your solicitor will transfer your deposit.

## Quality assurance

Your home will be thoroughly inspected by site teams and will also have an Independent Quality Inspection to make sure it's ready for you to move into.

7. .....→ 8. .....→ 9. ....

## Home demo

Another exciting milestone! Here's where you get to see your new home before completion. You'll be shown how everything works and any questions can be answered.

## Handover

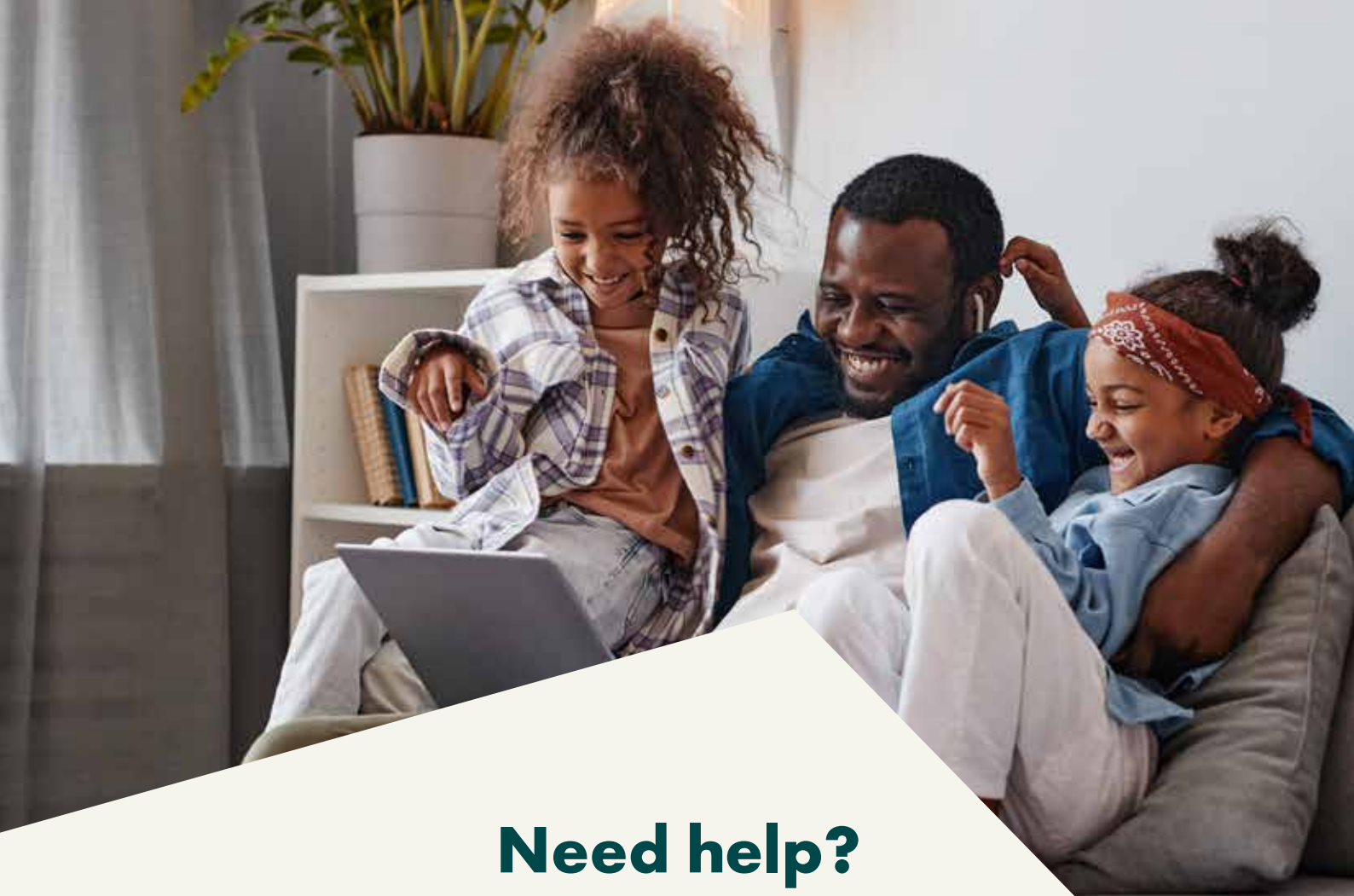
The moment you've been waiting for! The paperwork has been completed, the money transferred and now it's time to move in and start unpacking...

## After-care

Our site and customer care teams will support you every step of the way. You'll receive a dedicated customer care line number to deal with any issues.

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





# Need help?

One of the best things about buying a new-build home is the amazing offers and schemes you could benefit from. T&Cs apply.



**PART  
EXCHANGE**



**HOME  
CHANGE**



**EARLY  
BIRD**



**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

- 
- A modern kitchen with grey cabinetry, a white countertop, and a built-in oven. On the counter, there is a wooden cutting board, a toaster, a knife block, a potted plant, and some groceries. A dark apron hangs on the wall to the left.
- Choice of 2, 3, 4 & 5-bedroom homes
  - Excellent choice of local amenities
  - A good selection of schools
  - Fantastic transport links between Wigan and Bolton and around Greater Manchester



**Scan me!**

For availability and pricing on our beautiful new homes in Bluebell Walk.





Westhoughton • Greater Manchester

## Bluebell Walk Phase 2

Bluebell Walk Phase 2 is our latest collection of homes in Westhoughton. Situated between Bolton and Wigan, the historic town is ideally located for transport around Greater Manchester. Bluebell Walk has a range of homes to suit everyone, whether you're a first-time buyer or a family looking for more space.

There are plenty of options for activities whilst living at Bluebell Walk. Westhoughton Community Leisure Centre has an abundance of facilities and options available for all ages, including gymnastics, football, swimming and archery. If you're a keen golfer, you'll find a range of courses nearby, including Westhoughton Hart Common Golf Club and Hindley Hall Golf Club. For even more outdoor activities, there's a horse-riding school and a cycling club where you'll get to venture into the stunning local countryside.

Westhoughton has a plethora of local amenities to hand. You'll have everything you need for day-to-day living, including local shops, bakeries, a bank and a supermarket. There's also a market hall with a selection

of trinkets, things to eat, and a range of restaurants. There's a further choice of shopping options on your doorstep with the nearby Middlebrook retail park in Horwich.

### A great choice of schools

Educational needs will be well-met living at Bluebell Walk as there's a choice of local primary schools including Sacred Heart and St. Bartholomew's primary schools, as well as Westhoughton High for secondary education. Those looking for further education will find a great selection of courses and a high standard of teaching at Bolton College, which is easily commutable from the development.

With all this on offer within a 40-minute drive of Manchester city centre, it's easy to see why Bluebell Walk is a great place to call home.

## EXPLORE

Start exploring...

Middlebrook  
4.7 miles

Leigh  
4.3 miles

Wigan  
6.5 miles

Manchester  
16.1 miles



Bluebell Walk



## Our homes

### 2 bedroom

 The Alnwick

### 3 bedroom

 The Hanbury

 The Hanbury Corner

 The Rufford

 The Souter

 The Hatfield

 The Hatfield Corner

 The Clayton Corner

 The Leicester

### 4 bedroom

 The Hornsea

 The Kendal

 The Chedworth Corner

 The Coniston

### 5 bedroom

 The Newton

 Affordable Housing



This site layout is intended for illustrative purposes only, and may be subject to change, for example, in response to market demand, ground conditions or technical and planning reasons. Trees, planting and public open space shown are indicative, actual numbers and positions may vary. This site plan does not form any part of a warranty or contract. Further information is available from a site sales advisor.



Owler Hall Farm

Previous  
Development



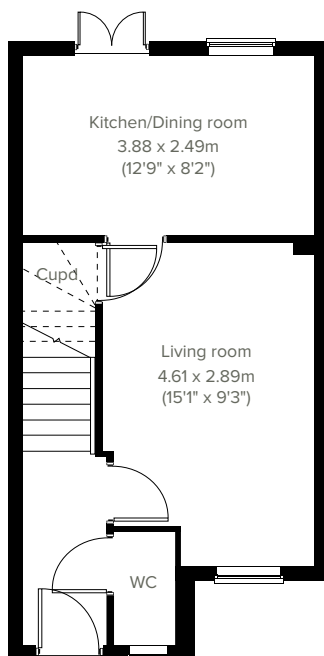


2 bedroom home

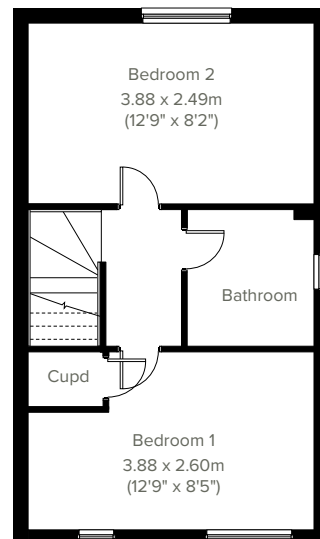
# The Alnwick



Perfectly-proportioned, the Alnwick has a stylish open plan kitchen/dining room with French doors leading into the garden, two double bedrooms, a good-sized living room and off-road parking. Ideal if you're a first-time buyer looking for a fresh modern home you can make your own.



**GROUND FLOOR**



**1ST FLOOR**

Window plot  
dependent

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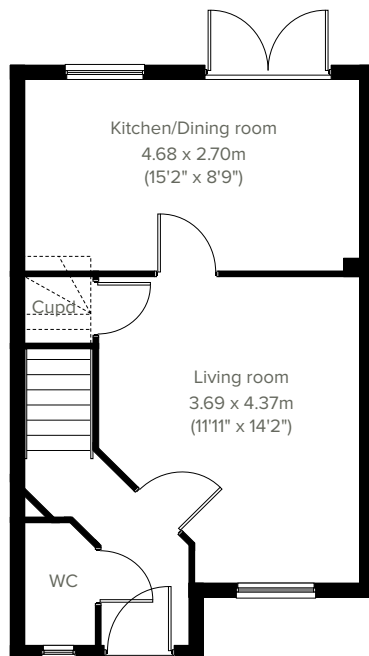


# The Hanbury

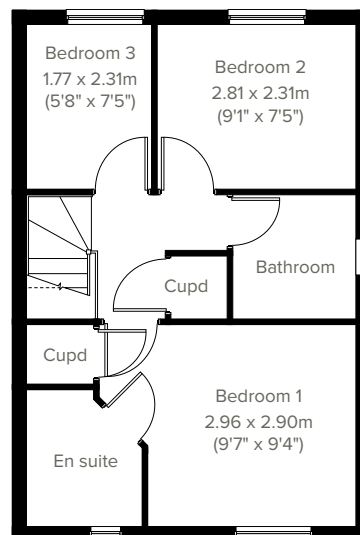
3 bedroom home



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



**GROUND FLOOR**



**1ST FLOOR**

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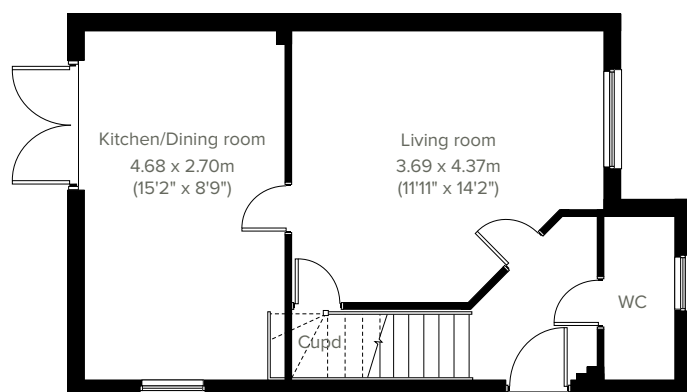


3 bedroom home

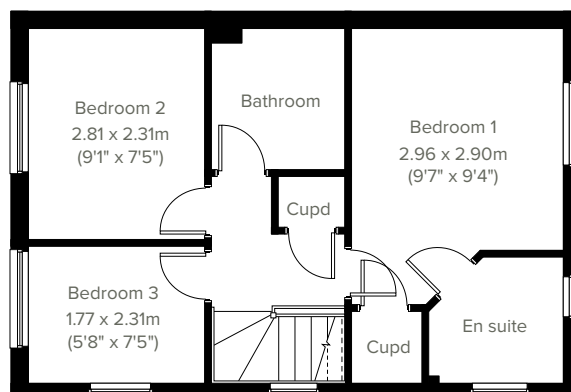
# The Hanbury Corner



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



**GROUND FLOOR**



**1ST FLOOR**

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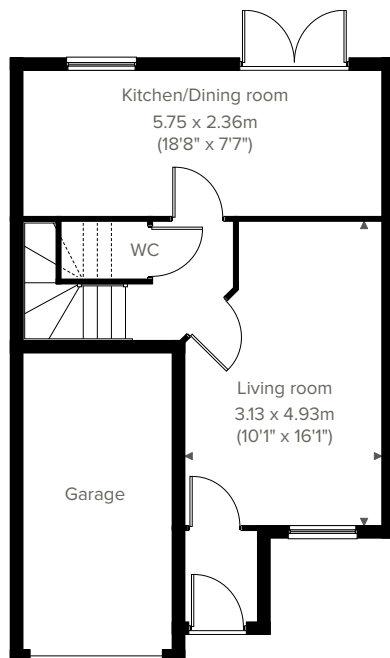


# The Rufford

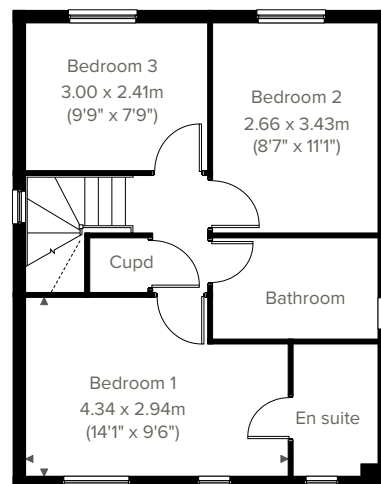
3 bedroom home



A thoughtfully-designed three-bedroom home with much to offer, the Rufford is popular with families. The bright and modern open plan kitchen/dining room with French doors leading into the garden is ideal for entertaining and family meals. The front porch, inner hallway, downstairs WC and cupboard takes care of everyday storage. Plus there's an en suite to bedroom one, family bathroom and integral garage.



**GROUND FLOOR**



**1ST FLOOR**

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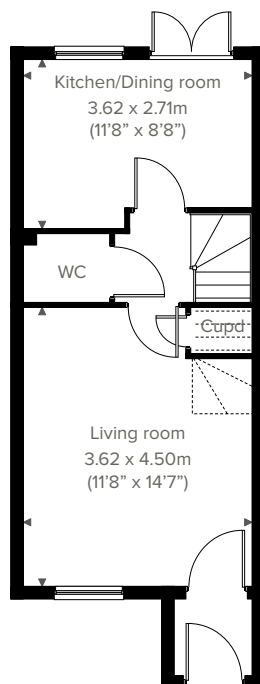


3 bedroom home

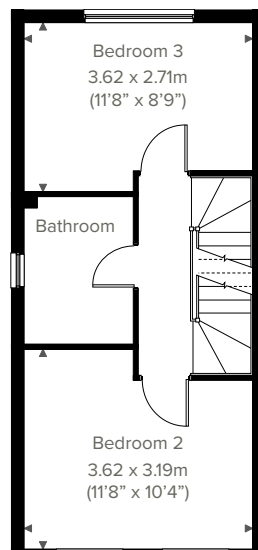
# The Souter



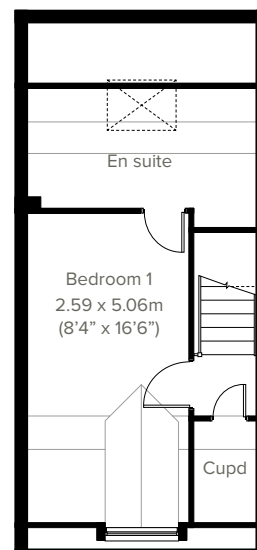
An attractive three-storey, three-bedroom home, the Souter has a modern open plan kitchen/dining room, well-proportioned living room and three good-sized bedrooms; the top floor bedroom one also has a spacious en suite. The enclosed porch, downstairs WC, two storage cupboards and off-road parking means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



**GROUND FLOOR**



**1ST FLOOR**



**2ND FLOOR**

\* Window plot dependent

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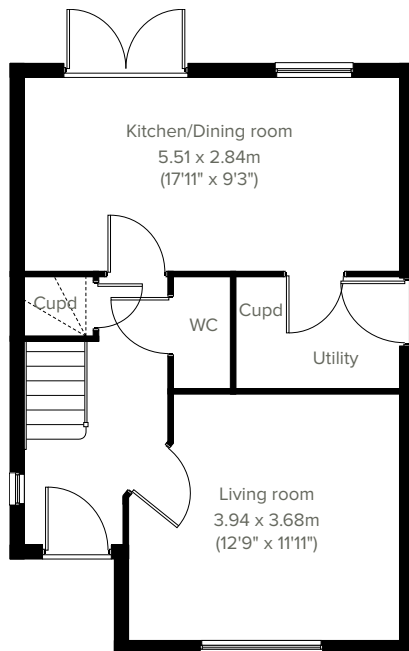


# The Hatfield

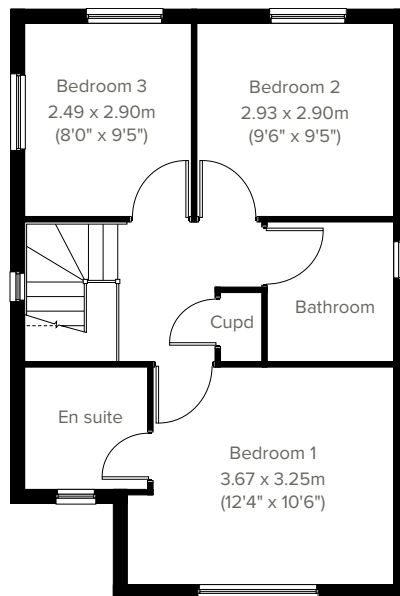
3 bedroom home



Enjoy the best of modern living in this popular three-bedroom home which benefits from a stylish kitchen/dining room with French doors leading into the garden. There's a spacious front aspect living room, downstairs WC and handy utility room with outside access. Upstairs there are three good-sized bedrooms - bedroom one has an en suite - a family bathroom and a further storage cupboard.



**GROUND FLOOR**



**1ST FLOOR**

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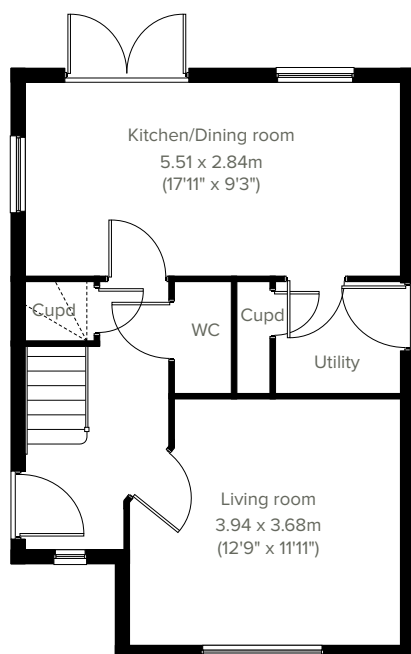


3 bedroom home

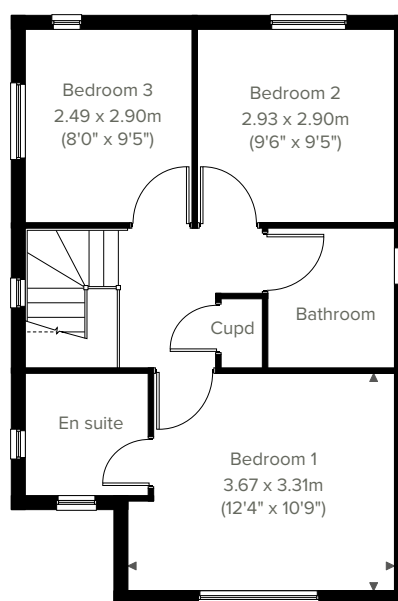
# The Hatfield Corner



Made for modern living, the Hatfield Corner is a popular three-bedroom home which benefits from a stylish open plan kitchen/dining room with French doors leading into the garden. A bright front-aspect living room, separate utility room, handy storage cupboards and downstairs WC complete the ground floor. Upstairs, there are three good-sized bedrooms - one benefiting from an en suite, there's a family bathroom and another handy storage cupboard.



**GROUND FLOOR**



**1ST FLOOR**

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**18**

**EPC: B**



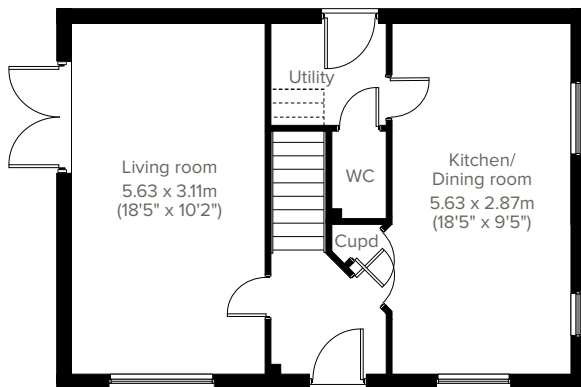


# The Clayton Corner

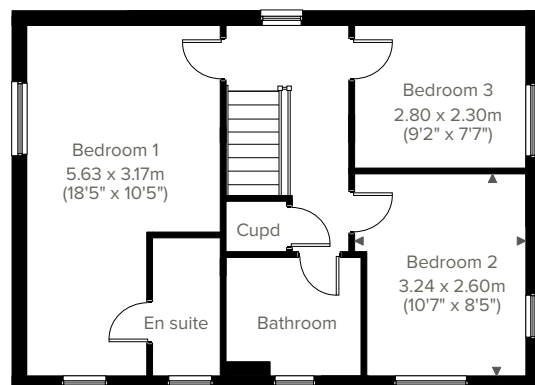
3 bedroom home



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



**GROUND FLOOR**



**1ST FLOOR**

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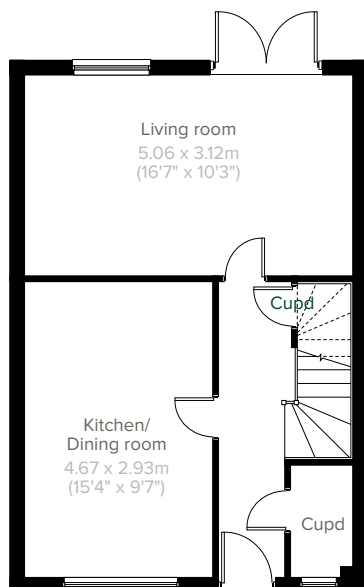


4 bedroom home

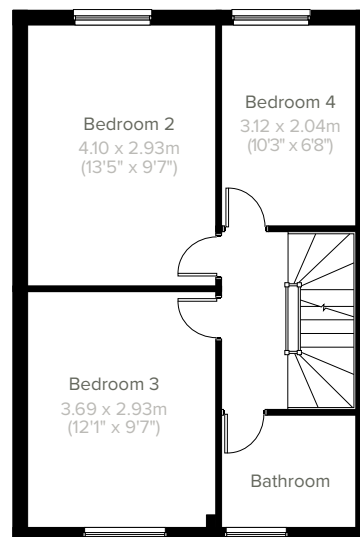
# The Leicester



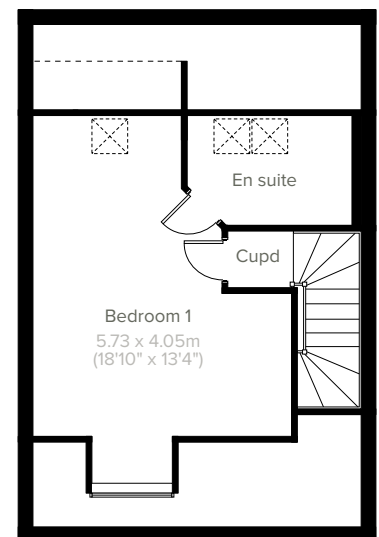
Modern three-storey living at its best, the Leicester is a four-bedroom home ideal for families. It features a kitchen/dining room, a light-filled living room with French doors leading into the garden, plus a handy under-stairs storage cupboard and WC. The first floor has three good-sized bedrooms and the main family bathroom, and on the top floor, there's an impressive bedroom one with an en suite.



**GROUND FLOOR**



**1ST FLOOR**



**2ND FLOOR**

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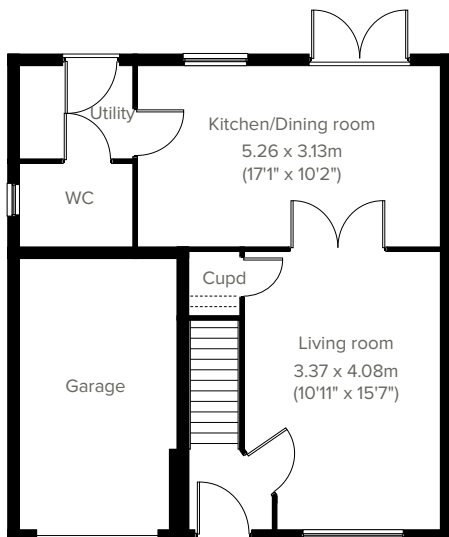


# The Hornsea

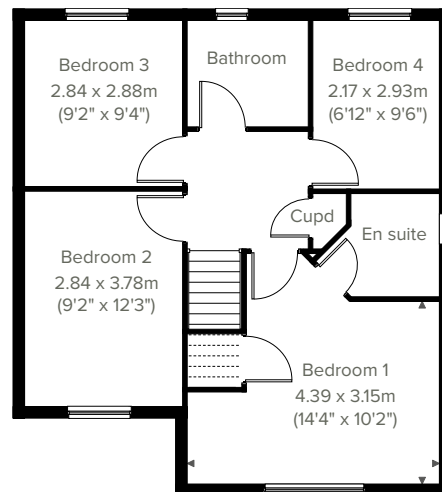
4 bedroom home



The Hornsea is a superb detached home with an integral garage and a good-sized living room with double doors leading into a bright open plan kitchen/dining room - perfect for family life and entertaining. It's practical too with a utility, downstairs WC and three storage cupboards. The large bedroom one has an en suite with the spacious landing leading on to three further bedrooms and the main family bathroom.



**GROUND FLOOR**



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**21**

**EPC: B**



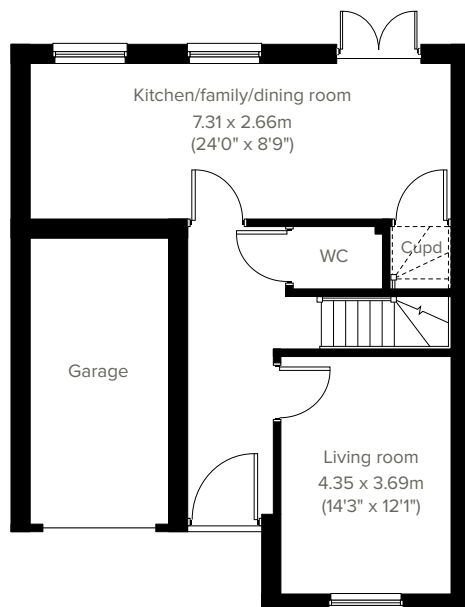


4 bedroom home

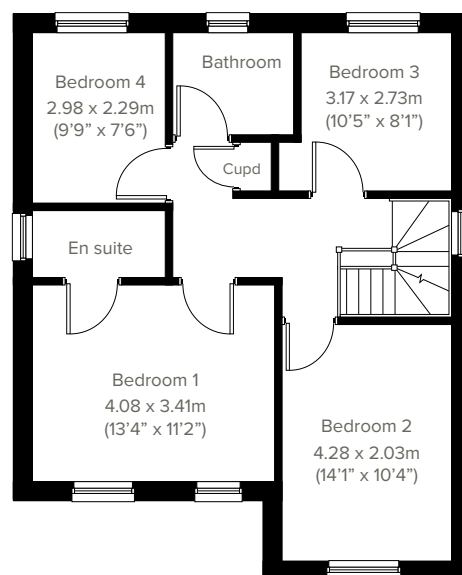
# The Kendal



The Kendal is a contemporary four-bedroom detached home offering open plan living. The light and airy kitchen/family/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, plus a modern-fitted family bathroom and additional storage cupboard.



**GROUND FLOOR**



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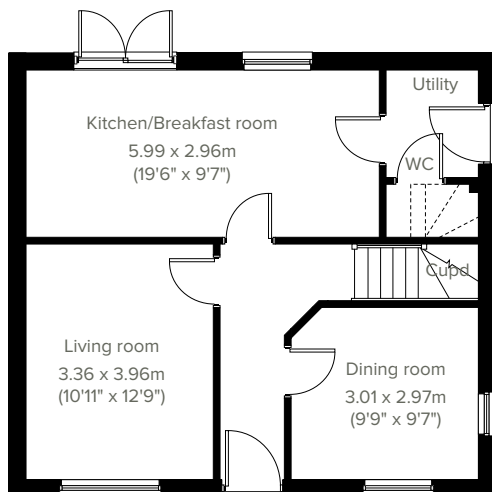


# The Chedworth Corner

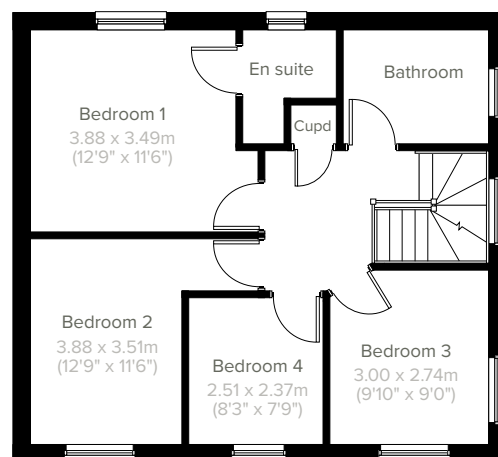
4 bedroom home



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



**GROUND FLOOR**



**1ST FLOOR**

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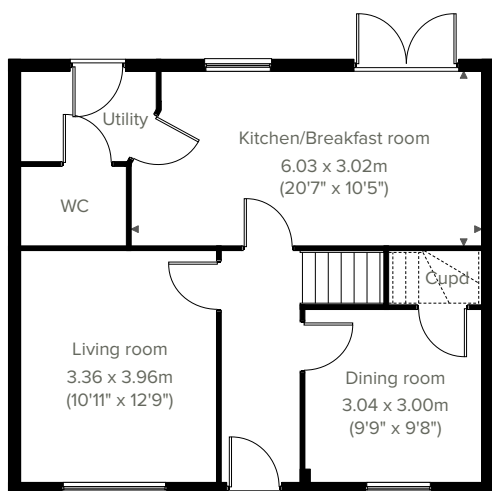


4 bedroom home

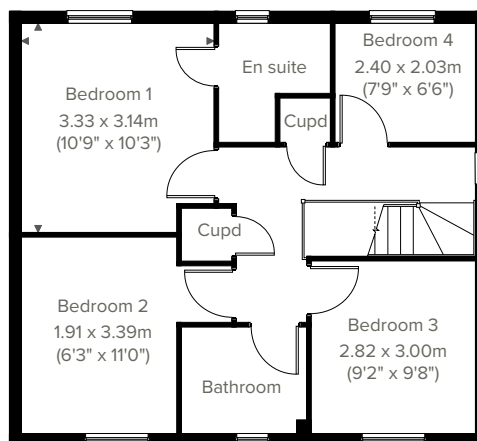
# The Coniston



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 large family-sized bathroom and two storage cupboards.



**GROUND FLOOR**



**1ST FLOOR**

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**24**

**EPC: B**



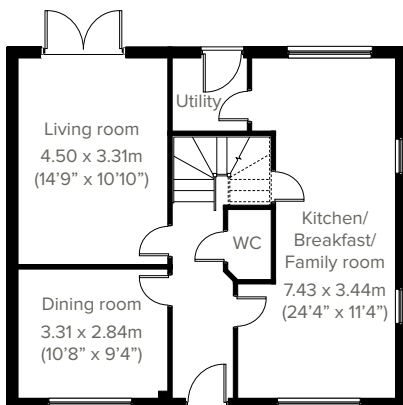


# The Newton

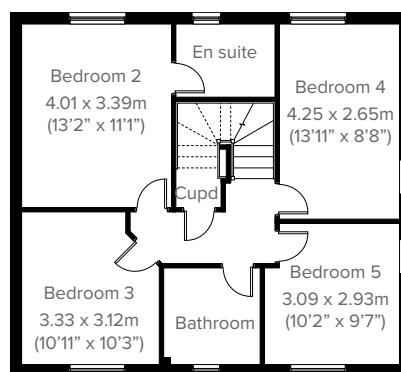
5 bedroom home



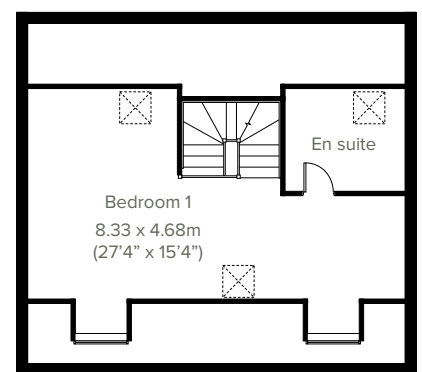
A stunning detached home with an impressive open-plan, dual-aspect kitchen/breakfast/family room, the Newton has five bedrooms and is perfectly designed for modern family living. Its other features include a bright family living room with French doors leading into the garden, separate dining room and a handy utility. The first floor is home to four bedrooms - one with a second en suite – and a family bathroom, and the the top floor bedroom one is a spacious sanctuary with another large en suite.



**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 EPC ratings are estimated and vary between home types, orientation and developments.

**25**

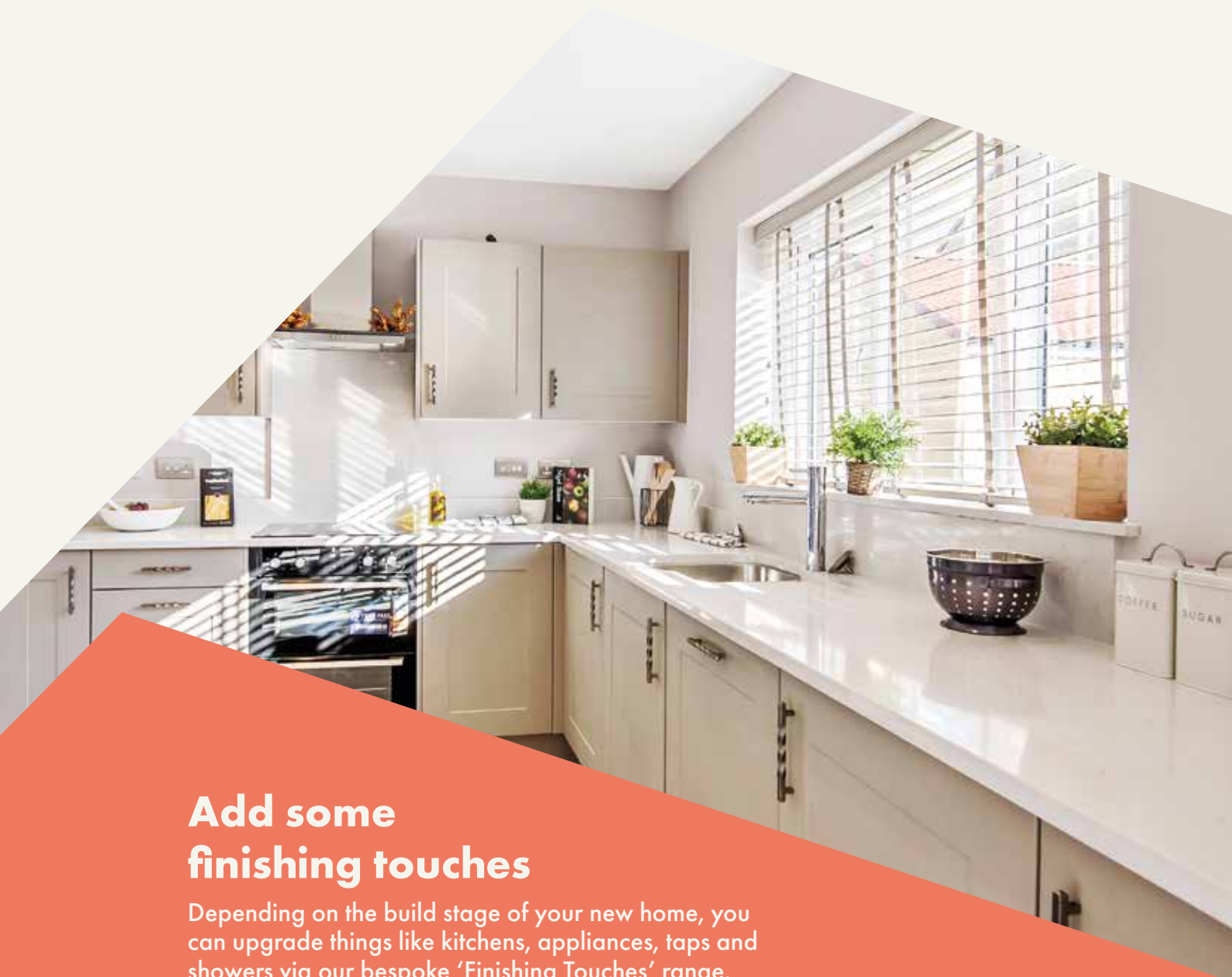
**EPC: B**



Bluebell Walk 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

PV solar panels.  
Wiring to external light to front.

### Driveway

Blocked paved driveways



## 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.



## Internal

### Ceilings

Painted white.

### Lighting

Pendant or batten fittings with low-energy bulbs.

### Stairs

Staircase painted white.

### Walls

Painted in white emulsion.

### Doors

White 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 cavity walls 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.

### Fibre-Nest

Fibre-Nest to living room.  
Pre-wire for Sky.

### Plumbing

Waste water heat recovery system.



## 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 to bath.

### 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.



## Garage & Gardens

### Garage

Garage, car ports or parking space.  
Power to integral garage.

### Garden

Front lawn turfed or landscaped  
(where applicable).

### Fencing

1.8 metre fence to rear garden.





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 Next voucher. There is 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.



All about community

## Proud to be building communities

When creating Bluebell Walk, 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. Bluebell Walk 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 Bluebell Walk.”



### EDUCATION

£371,323 towards provision of Primary school places of the haves Primary school and St George Cofe Primary School

### HOUSING

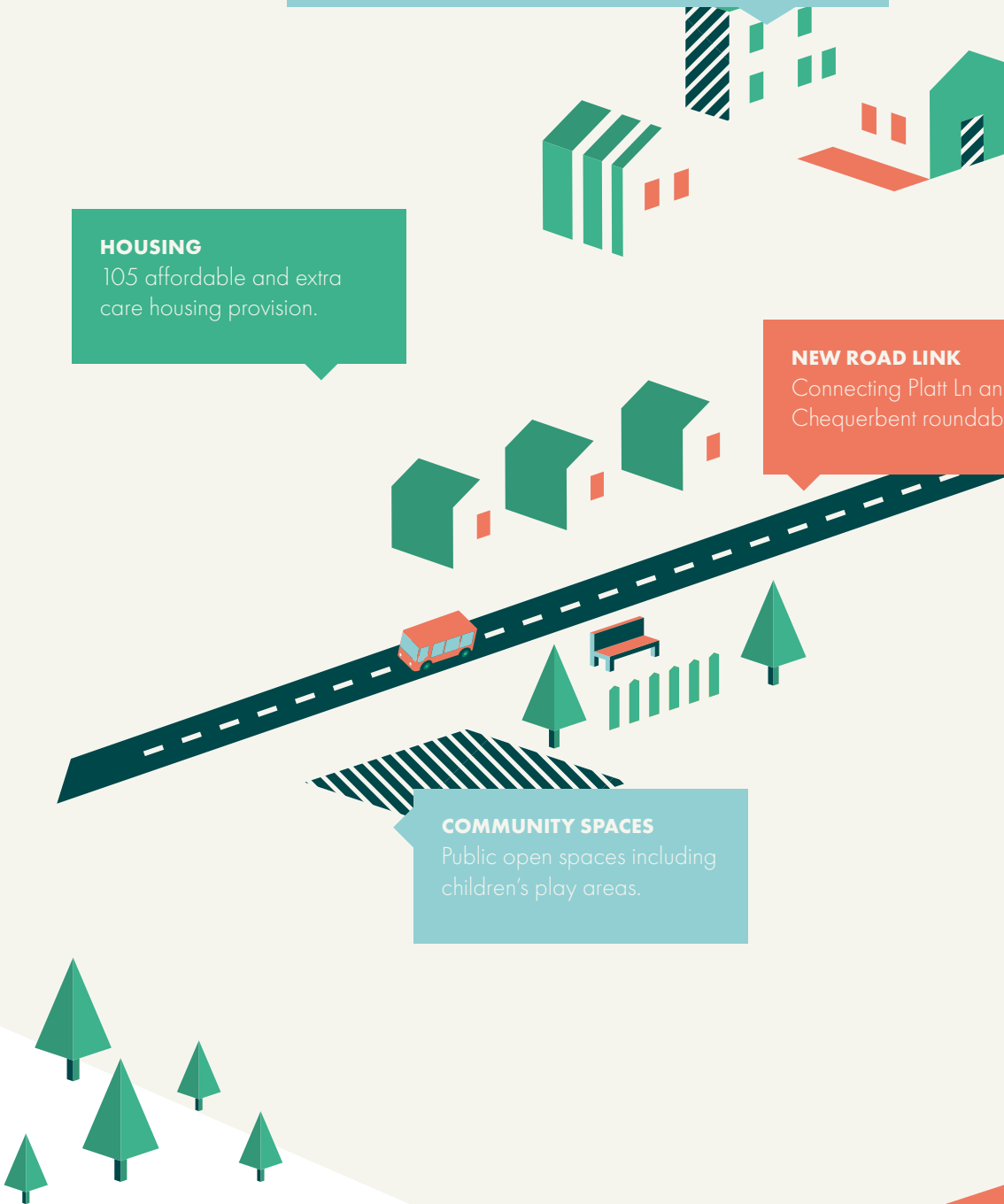
105 affordable and extra care housing provision.

### NEW ROAD LINK

Connecting Platt Ln and Chequerbent roundabout.

### COMMUNITY SPACES

Public open spaces including children's play areas.





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.

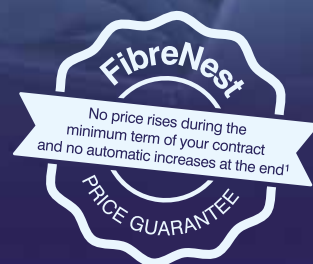
## And did we mention you'll have more time for dancing?

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.

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



Scan me!  
For packages & pricing.



0333 234 2220



support@fibrenew.com

Get connected today!

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

Bluebell Walk Phase 2

C:

D:

P:





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