



Persimmon

Together, we make your home



GARENDON
COUNTRY PARK

Garendon Park

Loughborough • Leicestershire

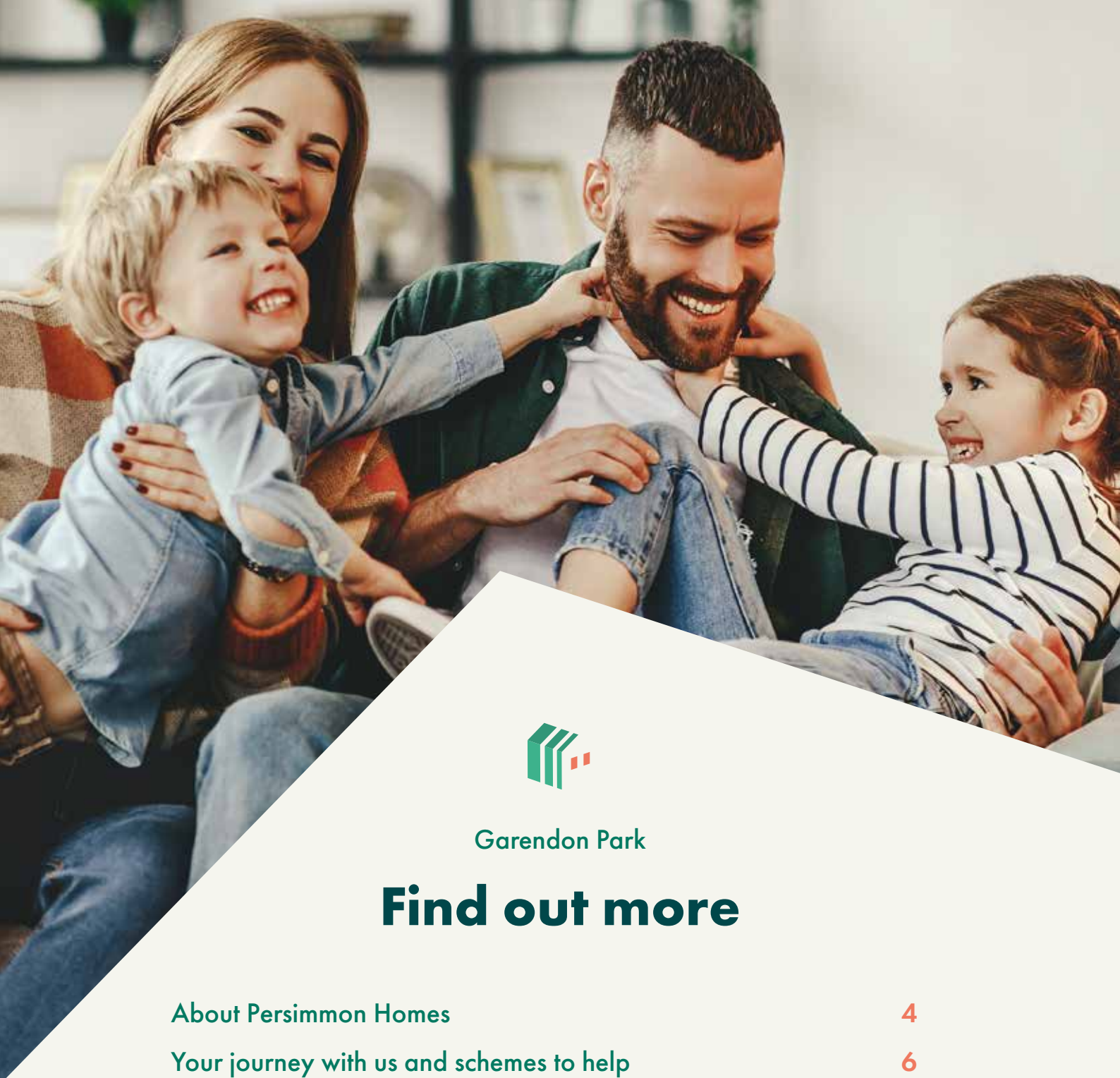
Together, we make your home

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.

"We have 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.



Garendon Park

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 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

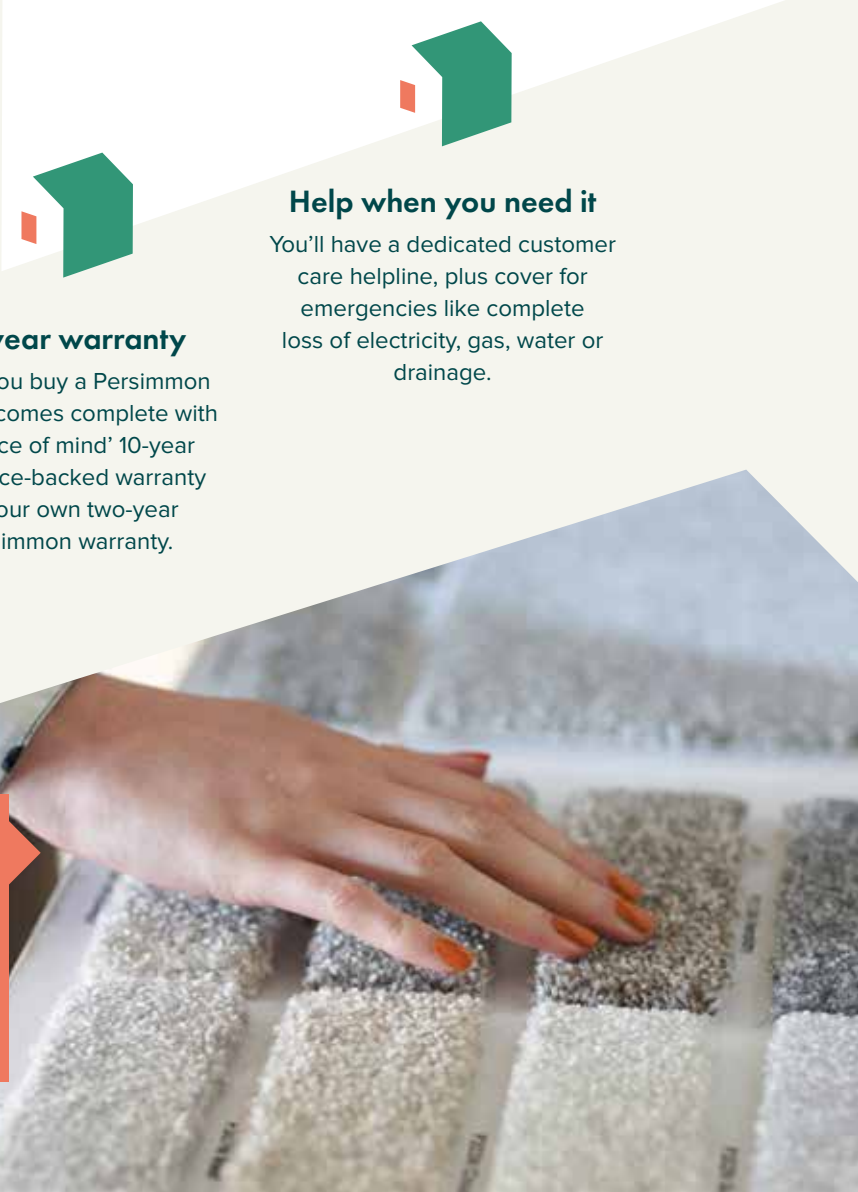
When you buy a Persimmon home it comes complete with a 'peace of mind' 10-year insurance-backed warranty and our own two-year Persimmon warranty.

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. Your home is now legally yours.

Quality assurance

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

7.



8.



9.

Home demo

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

Handover

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

Aftercare

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

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



Need help?

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

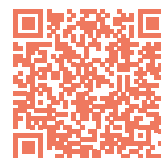


Deposit Unlock



Deposit Boost

- 
- A photograph of 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 container with utensils, a potted plant, and some groceries. A dark apron hangs on the wall to the left.
- Choice of 2, 3, 4 and 5-bedroom homes
 - Superb commuter links to the Midlands
 - Fantastic proximity to Loughborough
 - Great facilities for families



Scan me!

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



Loughborough • Leicestershire

Garendon Park

Garendon Park is a beautiful development situated just outside of the vibrant town of Loughborough. With a great range of amenities nearby as well as exciting leisure and entertainment facilities and swift connections across the Midlands, this is more than just a place to live — it's where your next chapter begins.

The Leicestershire town of Loughborough is often said to have the feel of a small city, with a bustling centre, plenty of shopping outlets and a buzzing nightlife.

Just a short drive from the development will take you to the heart of the town and the numerous independent shops, high street brands and tempting eateries that reside there. Carillon Court and the surrounding shopping streets have everything you need for a spree, including the market which is held every Thursday and Saturday.

Get out into nature

There are plenty of opportunities to stay active in the local area. Charnwood Golf and Leisure Complex is a mile and a half away, next to Loughborough Rugby

Football Club, and Dishley Pool Nature Reserve for those who prefer a peaceful walk. There are several walking trails and play areas surrounding the development too. If you fancy a longer walk, Outwoods Nature Reserve, Beacon Hill Country Park and Bradgate Park are all beautiful places to explore.

Put family first

The proposal for the development includes a new primary school, community hub and sports hall, plus parks and a play facility. There's also a wide choice of schools for all ages in and around Loughborough, including several rated 'Outstanding' by Ofsted. Older children can attend one of the local colleges, or there's Loughborough University, which has held the prestigious title of the best university in the world for sports-related subjects for over five years.

EXPLORE

Start exploring...

Loughborough town centre
2 miles

Loughborough train station
2.8 miles

Leicester
13.5 miles

Nottingham
15.9 miles



Garendon Park

Our homes

2 bedroom

-  The Morden
-  The Alnwick
-  The Sunderland
-  The Hanbury

3 bedroom

-  The Middlesbrough
-  The Grasmere
-  The Carleton
-  The Windermere
-  The Derwent
-  The Clayton
-  The Clayton A
-  The Beech

4 bedroom

-  The Hornsea
-  The Foxcote
-  The Earlswood
-  The Coniston

5 bedroom

-  The Warwick
-  The Holywell
-  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. 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.



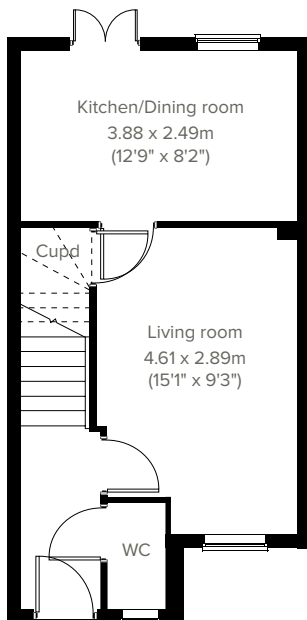


The Alnwick

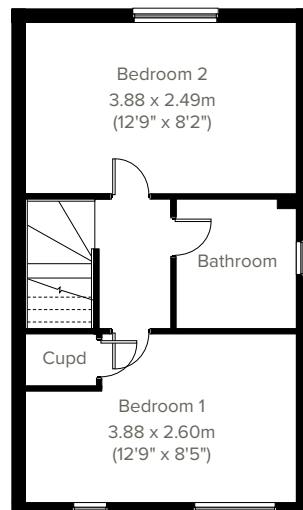
2 bedroom home



Perfect for the way we live today, the two-bedroom Alnwick has a modern open plan kitchen/dining room with garden access and a spacious front-aspect living room that's ideal for entertaining. Upstairs there's a family bathroom and two bedrooms. Appealing to families, first-time buyers and young professionals.



GROUND FLOOR



1ST FLOOR

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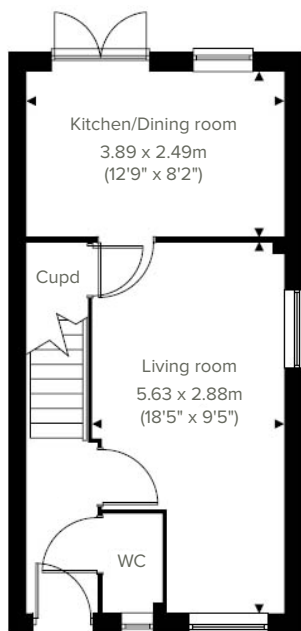


2 bedroom home

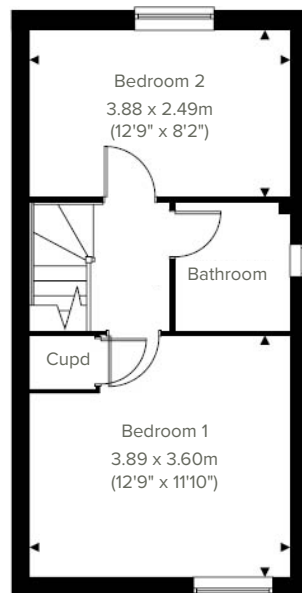
The Sunderland



The Sunderland has an 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.



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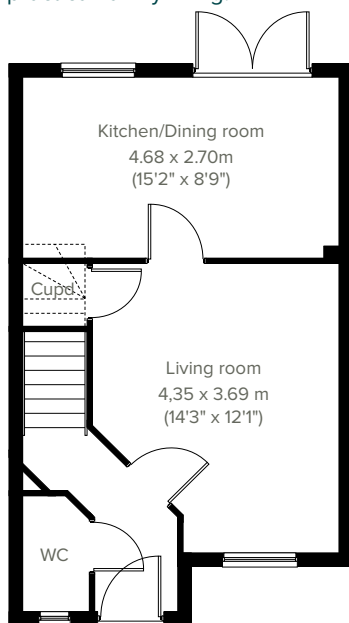


The Hanbury

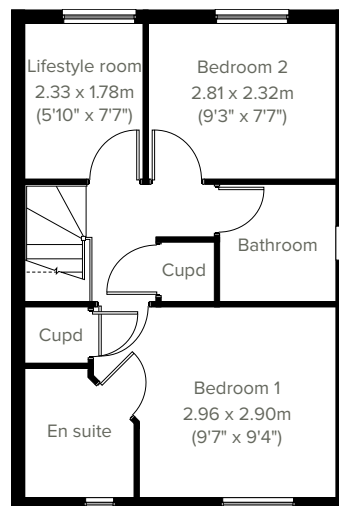
2 bedroom home



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



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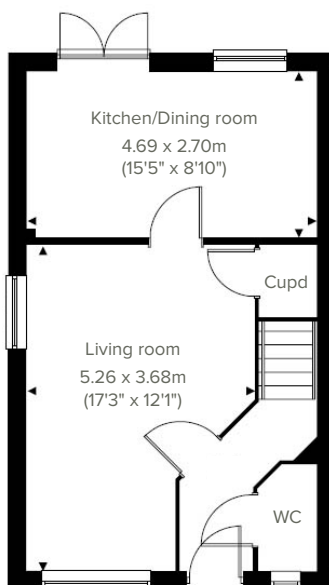


3 bedroom home

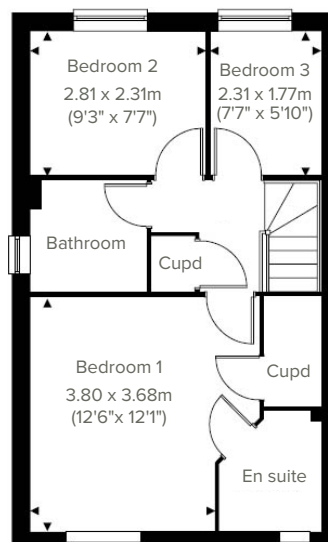
The Middlesbrough



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



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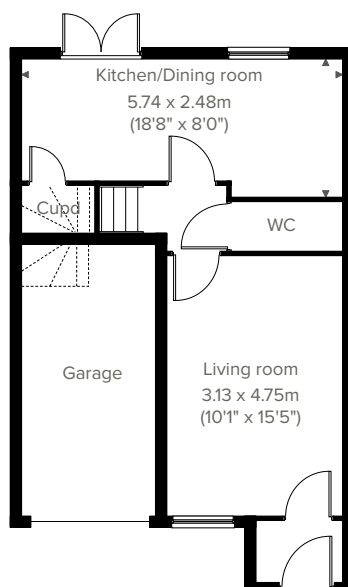


The Grasmere

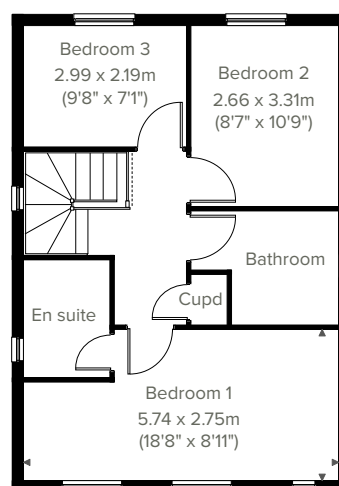
3 bedroom home



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



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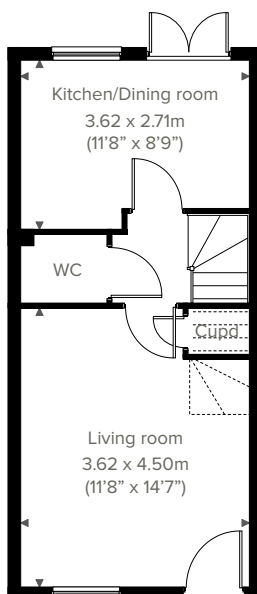


3 bedroom home

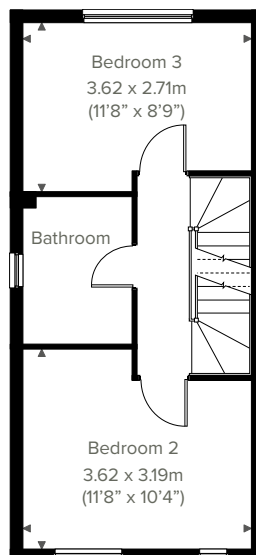
The Carleton



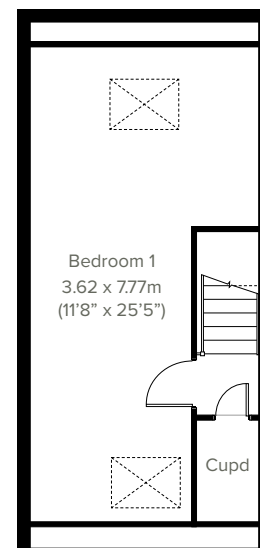
An attractive three-storey, three-bedroom home, the Carleton has a modern open plan kitchen/dining room, well-proportioned living room and three bedrooms, with the spacious bedroom one on the top floor. The downstairs WC, two storage cupboards and off-road parking means it's practical as well as stylish.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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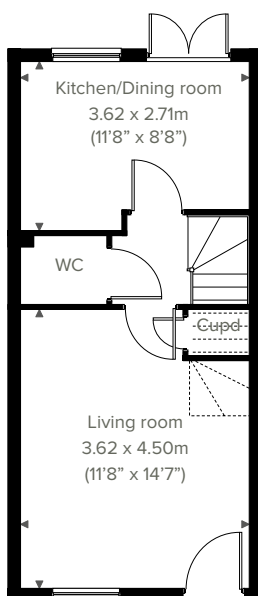


The Windermere

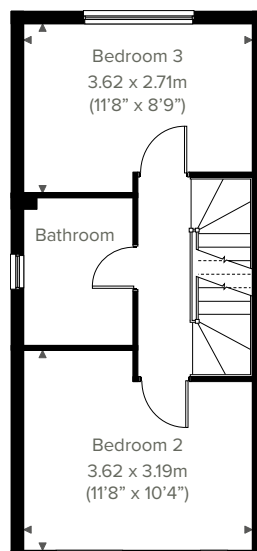
3 bedroom home



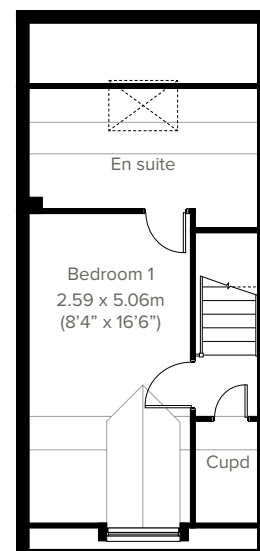
The Windermere is a versatile and welcoming three-storey, three-bedroom home. The open-plan kitchen/dining room provides a hub for family time, while the front-aspect living room is perfect for downtime. The first floor is home to bedrooms two and three and the family bathroom, while the second floor belongs to bedroom one, with a spacious en suite.



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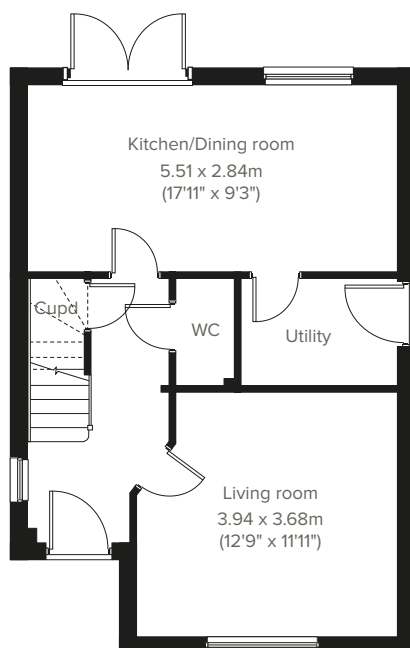


3 bedroom home

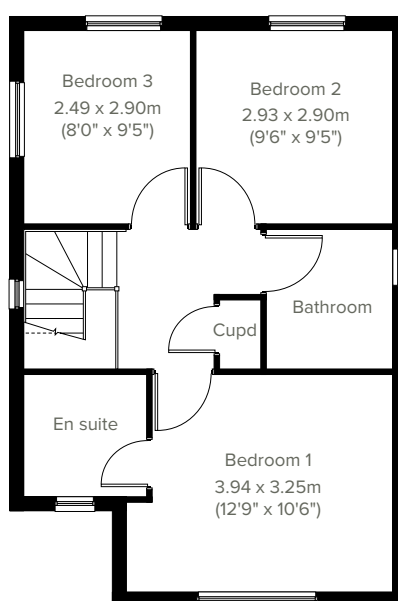
The Derwent



Enjoy the best of modern living in this popular three-bedroom home which benefits from a stylish open plan kitchen/dining room with French doors leading into the garden. The Derwent's bright front-aspect living room, separate utility room with outside access, handy storage cupboard and downstairs WC complete the ground floor. Upstairs, you'll find a spacious bedroom one with an en-suite, two further bedrooms and the family bathroom.



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PEA: B

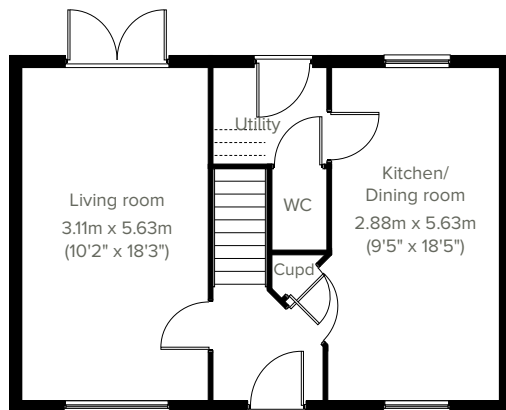


The Clayton

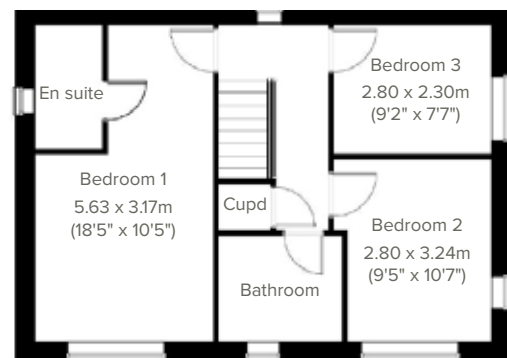
3 bedroom home



Designed with families in mind, the Clayton has a spacious open plan kitchen/dining room and equally impressive living room with French doors opening into the garden. A utility room with outside access, WC and storage cupboard ensure it's practical as well as stylish. Upstairs you'll find three bedrooms, including a large bedroom one with en suite, a family-sized bathroom and handy storage cupboard.



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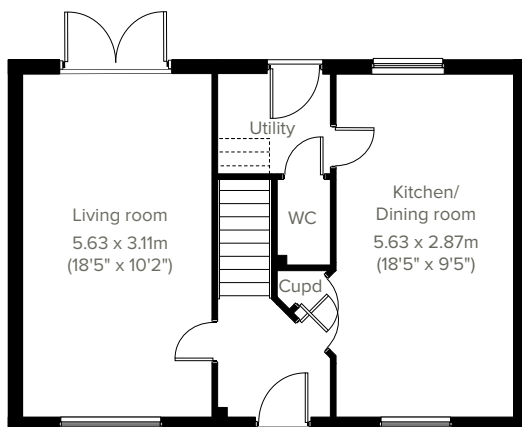


3 bedroom home

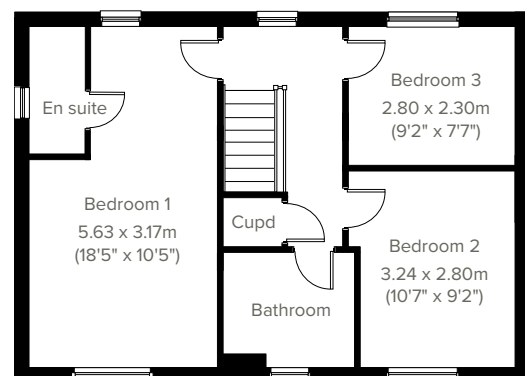
The Clayton A



The Clayton A is a superb family home that offers the perfect mix of space and practicality. The ground floor features a versatile kitchen/dining room ideal for social and family time, as well as a welcoming living room with French doors leading into the garden. Upstairs is just as impressive, with bedroom one offering its own en suite, two further well-proportioned bedrooms, a family bathroom and storage space.



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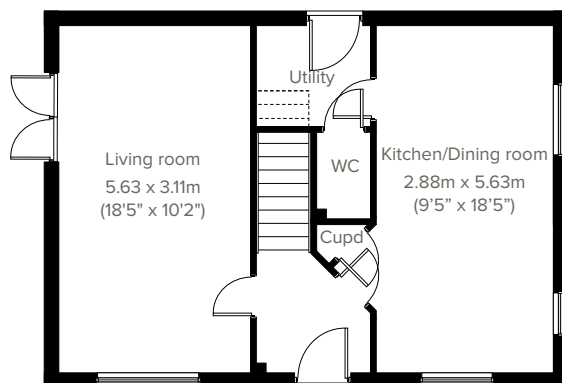


The Beech

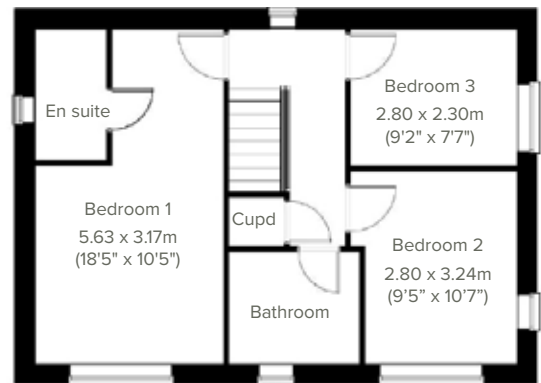
3 bedroom home



The Beech is a beautiful family home featuring an open plan kitchen/dining room and equally impressive living room with French doors opening into the garden. A utility room with outside access, WC and storage cupboard make everyday living easy. Upstairs you'll find three bedrooms, including a large bedroom one with en suite, a family sized bathroom, and useful storage space.



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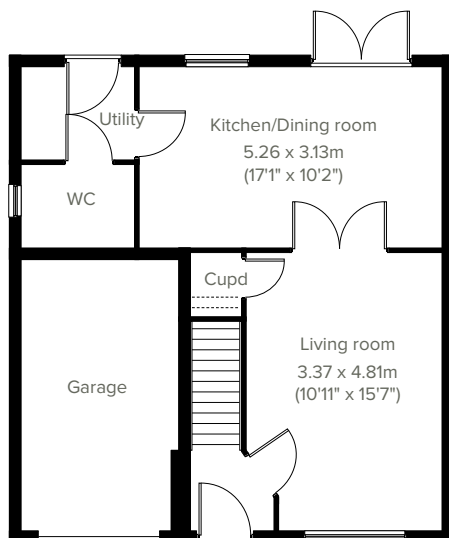


4 bedroom home

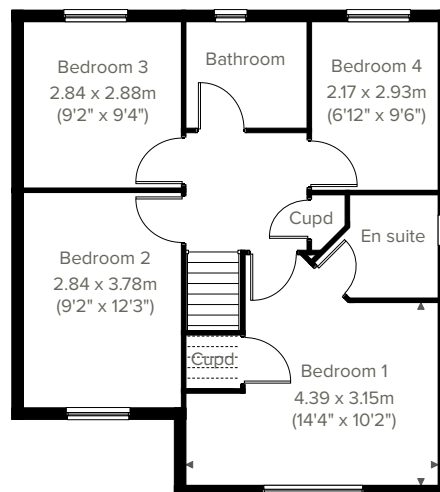
The Hornsea



The Hornsea is a superb detached home with an integral garage, a good-sized dual-aspect 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 with outside access, 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.



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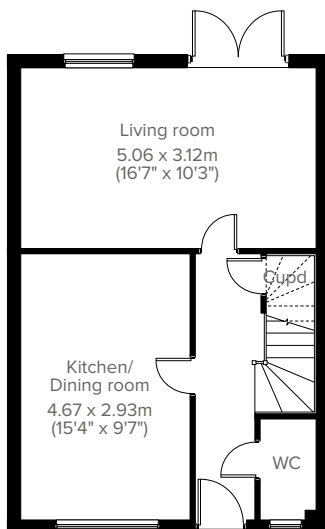


The Foxcote

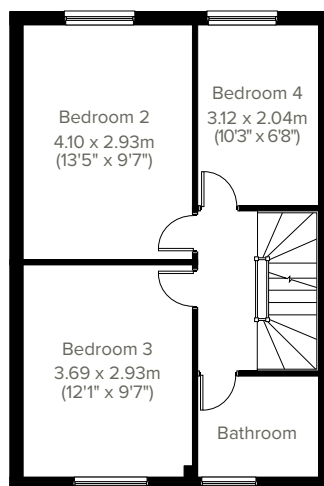
4 bedroom home



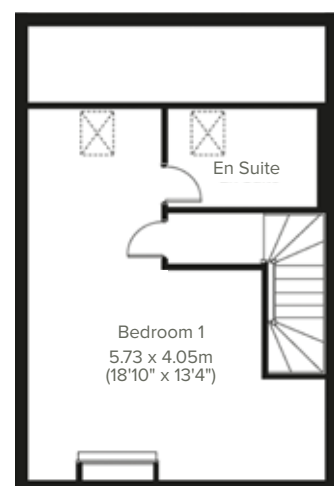
Modern three-storey living at its best; the Foxcote is a four-bedroom home ideal for families. It features an open plan kitchen/dining room, a light-filled living room with French doors leading into the garden, plus a handy under-stairs storage cupboard and WC. The first floor has three good-sized bedrooms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



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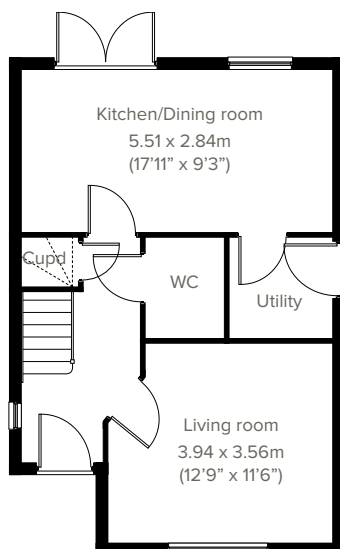


4 bedroom home

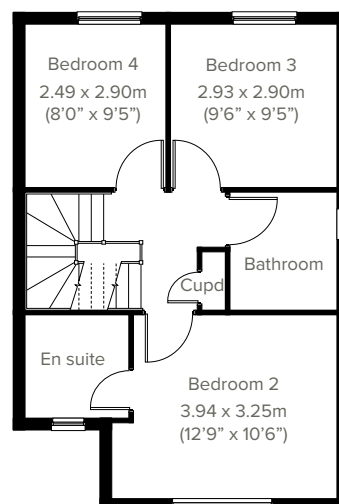
The Earlswood



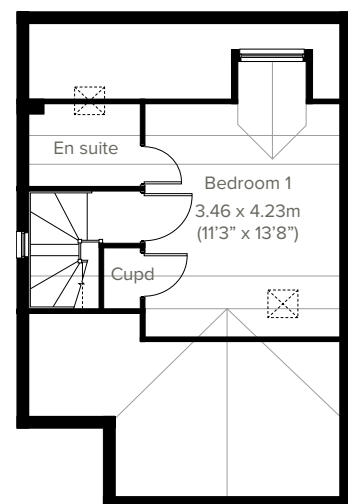
A modern three-storey home ideal for family life, the Earlswood is a four-bedroom home featuring an open plan kitchen/dining room with French doors leading into the garden, a practical utility room with outside access, and a front-aspect living room, plus under-stairs storage and a WC. The first floor has three good-sized bedrooms (one with an en suite) and the main family bathroom, and on the top floor there's bedroom one with en suite and storage cupboard.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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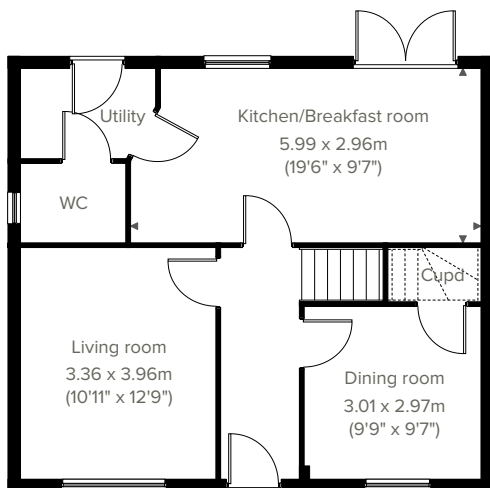


The Coniston

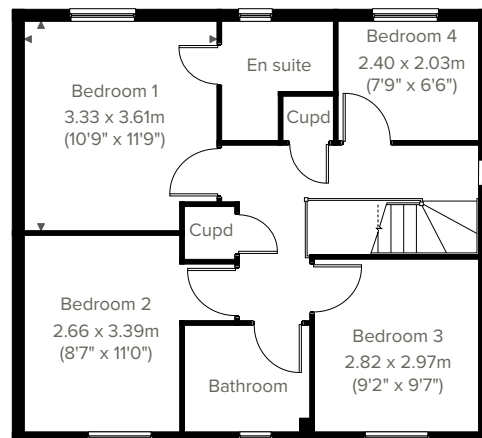
4 bedroom home



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 handy storage cupboards.



GROUND FLOOR



1ST FLOOR

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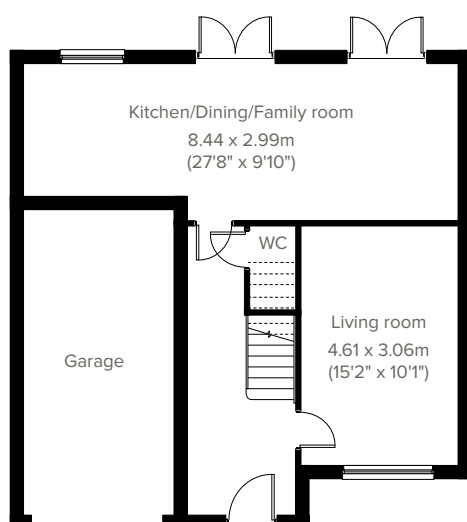


5 bedroom home

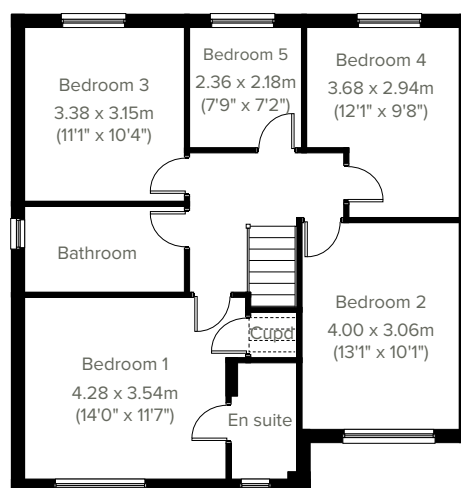
The Warwick



The Warwick is a contemporary five-bedroom detached home offering open plan living. The light and airy kitchen/dining/family room enjoys an open aspect through French doors to the rear garden. There's a bright front-aspect living room, a downstairs WC, and an adjoining integral garage. Upstairs there are five good-sized bedrooms with a spacious bedroom one benefiting from an en suite, plus a modern-fitted family bathroom and a handy storage cupboard.



GROUND FLOOR



1ST FLOOR

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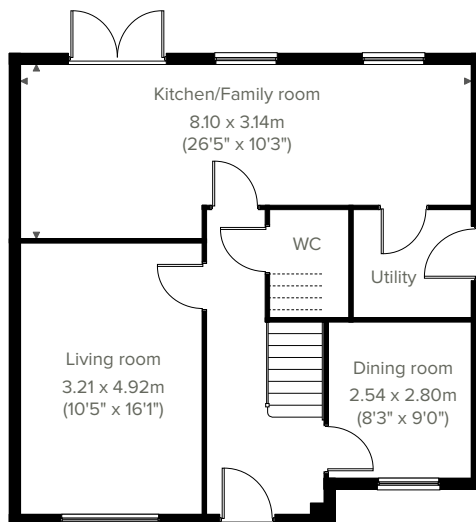


The Holywell

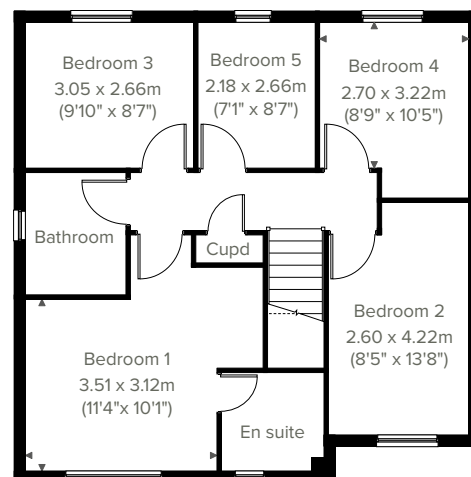
5 bedroom home



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



GROUND FLOOR



1ST FLOOR

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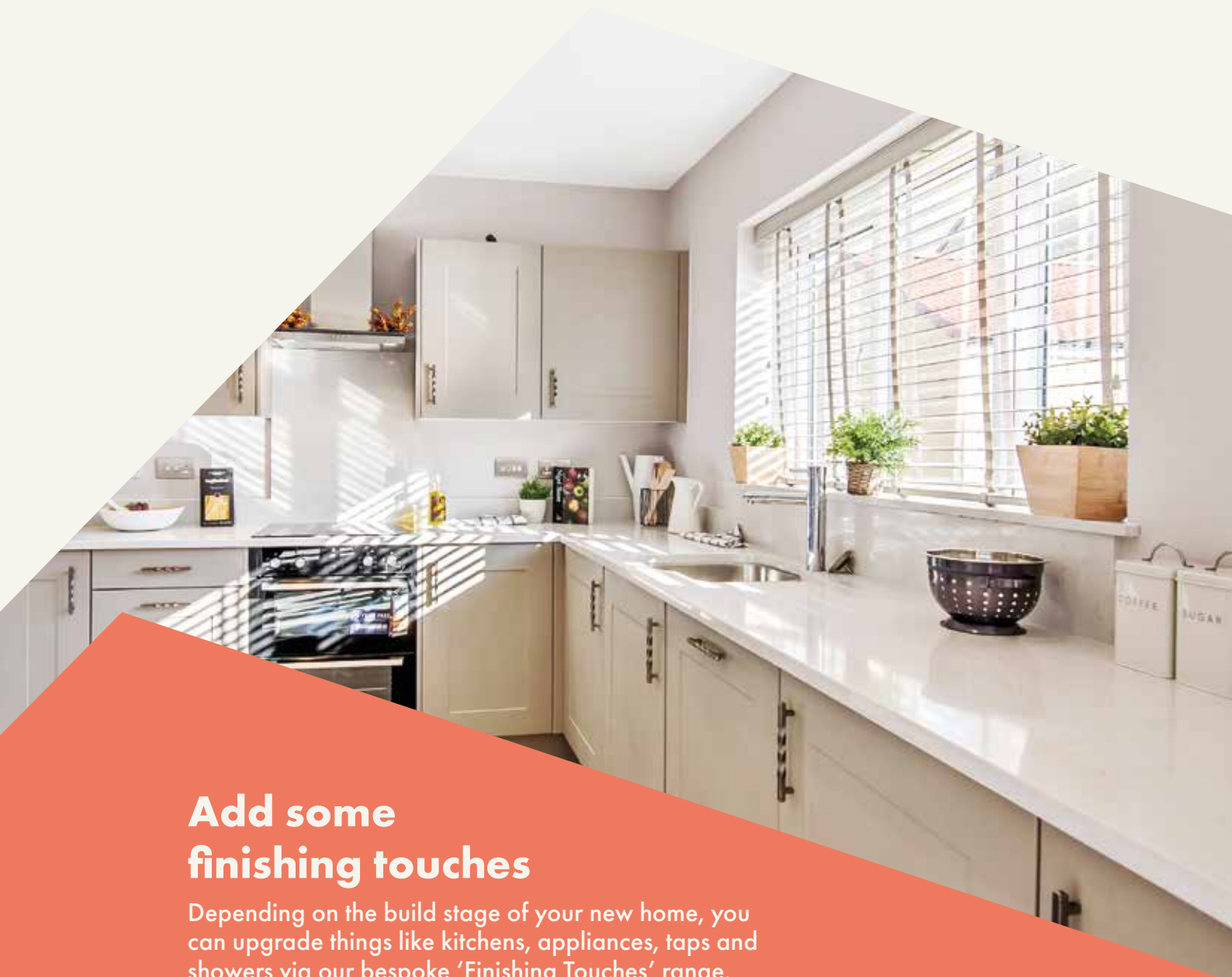
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Garendon Park

Specifications

Our homes include these items as standard to ensure you have everything you need to be comfortable from the day you move in. Built for today's modern lifestyles with sustainability in mind.



Add some finishing touches

Depending on the build stage of your new home, you can upgrade things like kitchens, appliances, taps and showers via our bespoke 'Finishing Touches' range.



External

Walls

Traditional cavity walls.
 Inner: timber frame or block.
 Outer: Style suited to planned architecture.

Roof

Tile or slate effect with PVCu rainwater goods.

Windows

Double glazed E-glass windows in PVCu frames.

Doors

GRP-skinned external doors with PVCu frames.
 French doors to garden or balcony
 (where applicable).

Electrics

Doorbell and external light to front.



Internal

Ceilings

Painted white.

Lighting

Pendant or batten fittings with low-energy bulbs.

Stairs

Staircase painted white.

Walls

Painted in white emulsion.

Doors

White pre-finished doors with white hinges.

Heating

Gas fired combi boiler with radiators in all main rooms, with thermostatically-controlled valves to bedrooms.

Insulation

Insulated loft and hatch to meet current building regulations.

Electrics

Individual circuit breakers to consumer unit and double electric sockets to all main rooms.

General

Media plate incorporating TV and telecommunication outlets to living room.



Bathroom

Suites

White bathroom suites with chrome-finished fittings.

Extractor fan

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

Shower

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

Tiling

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

Splashbacks

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

General

En suite to bedroom one 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.



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 chimney cooker hood and splashback.





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.
- ✓ **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.
- ✓ **Hyperfast 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 CO₂ per house built.



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)



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. For inspiration, check out past winners' homes on our Instagram page @persimmon_homes

#lovemypersimmonhome

The earlier you reserve, the greater the choice

We'll always try and accommodate the Finishing Touches you want, but they are build-stage dependent, so the earlier you reserve the better.

persimmonhomes.com/finishingtouches

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



All about community

Proud to be building communities

When creating Garendon 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. Garendon 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 Garendon Park.”

EDUCATION

Delivery of two primary schools.

HOUSING

Affordable and extra care housing provision.

NEW ROAD LINK

Connecting A6 Derby Road and A512 Ashby Road.

GARDENS

New allotment gardens.

COMMUNITY SPACES

Public open spaces including children's play areas.

SPORTS

On-site sports facilities including sports pitches.



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 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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