Persimmon
Together, we make your home

Pavilion Gardens

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NEW HOMES QUALITY CODE

NEW HOMES OMBUDSMAN SERVICE

Issue: October 2026 Ref: 460-240
Persimmon plc, Registered office: Persimmon House, Fulford, York YO19 4FE Registered in England no: 1818486

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Persimmon
Together, we make your home



Pavilion Gardens

Forton • Lancaster

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 2026

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.



Pavilion Gardens

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 20**



Persimmon plc in numbers

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

11,905
homes delivered in 2025

200+
locations across the UK

4,605
direct employees make it all happen

541
acres of public space created

£2.3bn
invested in local communities over the last 5 years



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.

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.

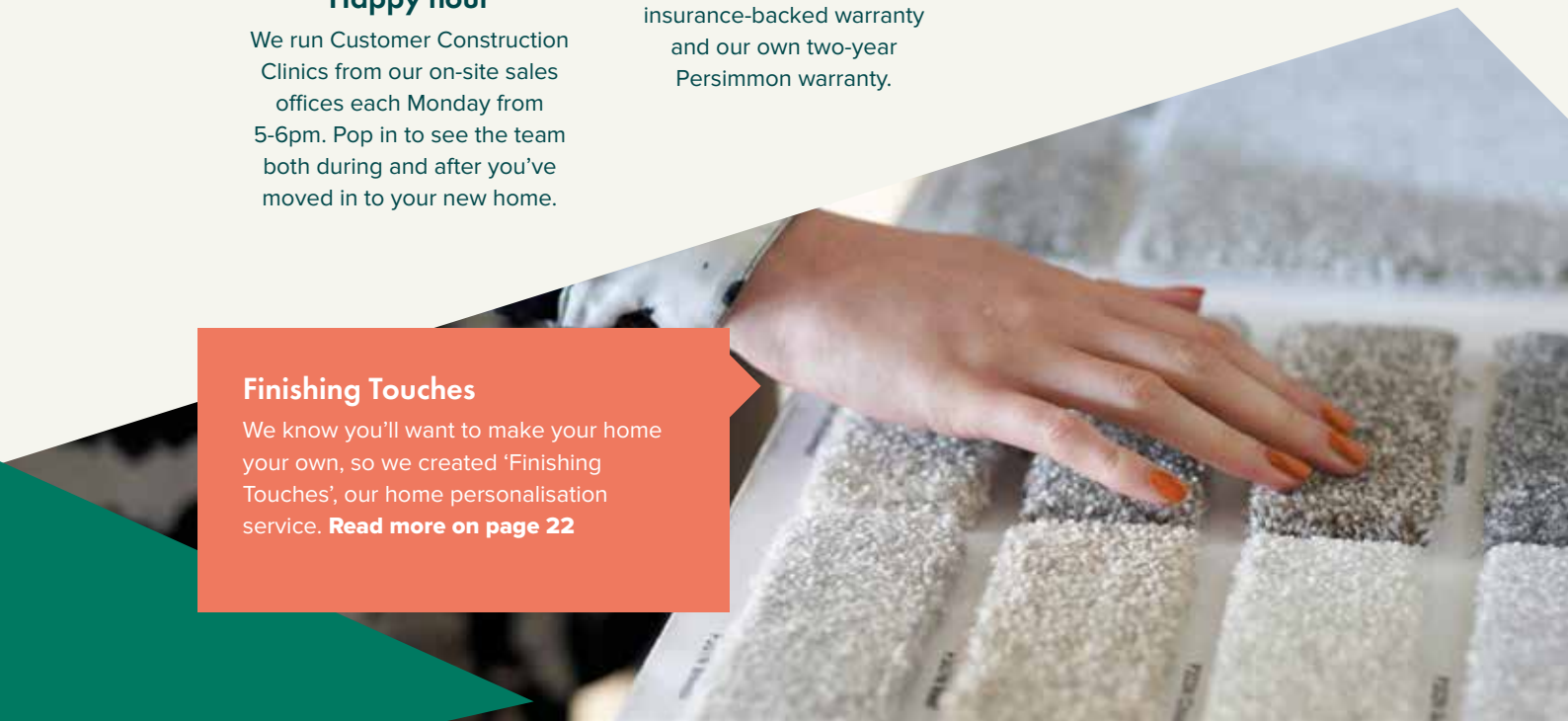
Our 'Community Champions' and 'Building Futures' programmes help to raise funds for projects and charities across Great Britain. If you'd like to get involved visit **persimmonhomes.com/community-champions** to see if you could apply to support your local community.

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 22**

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.

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.

2.

Solicitor

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

3.

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.

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.

5.

Exchange contracts

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

6.

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.

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.

8.

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...

9.

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



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

Deposit Boost

Own New



- Choice of 2, 3 & 4-bedroom homes
- Village community location and feel
- Excellent commuter links to Lancaster and Preston
- Good range of local amenities



Scan me!

For availability and pricing on our beautiful new homes at Pavilion Gardens.

Forton • Preston

Pavilion Gardens

Welcome to Pavilion Gardens, a fantastic collection of two, three and four-bedroom new homes located in the friendly village of Forton, our homes are just 10 minutes from Garstang and 20 minutes from Lancaster.

Designed with community in mind

Living at Pavilion Gardens means enjoying peaceful village life while amenities are just a short drive away in Garstang.

Easily within reach

Located just minutes from the M6, Pavilion Gardens offers excellent road links to Lancaster, Preston and Blackpool. Lancaster railway station is around 20 minutes away, providing regular direct services to Manchester, London, Glasgow and Edinburgh, making commuting and weekends away simple.

Ideal for families

Pavilion Gardens is a wonderful place to put down roots. Forton Primary School is nearby, with a choice of well-regarded secondary schools in Garstang, Lancaster and Preston.

You'll also find plenty of parks, open green spaces and family attractions close to home. From walks in the Forest of Bowland National Landscape to days out at Morecambe Bay or the Lancashire coast, there's plenty to explore nearby.

EXPLORE

Lancaster	Morecambe Bay	Preston	Kendal	Windermere
6.7 miles	**13.3 miles**	**19 miles**	**28.1 miles**	**35.6 miles**

Pavilion Gardens

Our homes

2 bedroom

- The Audley
- The Haldon

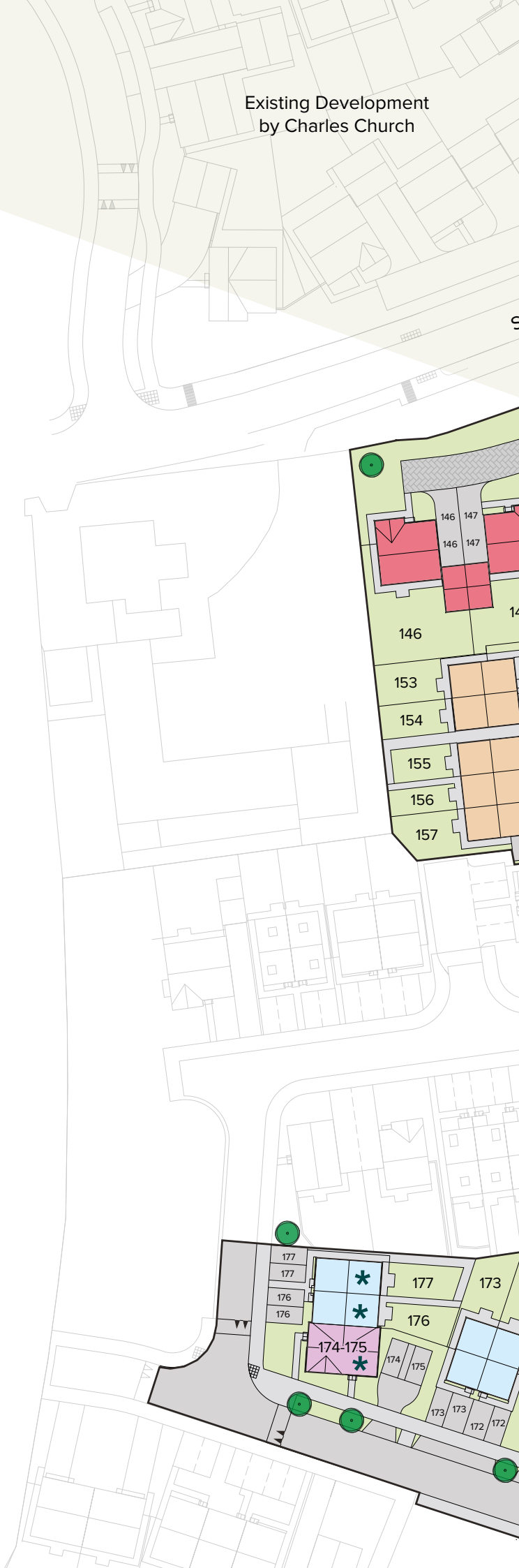
3 bedroom

- The Galloway
- The Sherwood
- The Barndale

4 bedroom

- The Knebworth
- The Cambridge

- Affordable - Rented
- * Affordable - Intermediate
  (866, 867, 868 & 870 only)





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.

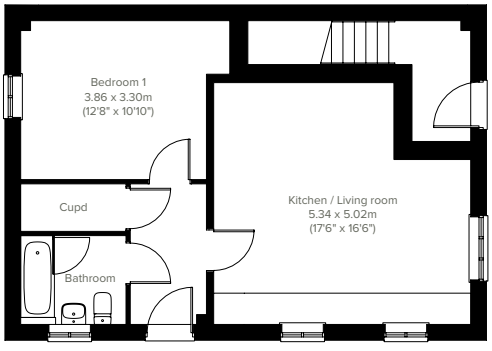




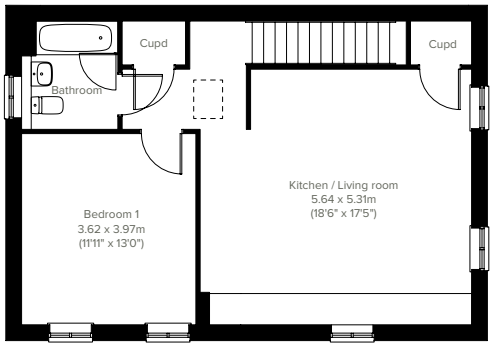
The Audley

2 bedroom home

The Audley is a one-bedroom apartment with bright and modern open plan kitchen/living room. With one or two handy storage cupboards (plot specific) and a good-sized bathroom it makes an ideal first home.



GROUND FLOOR



1ST FLOOR

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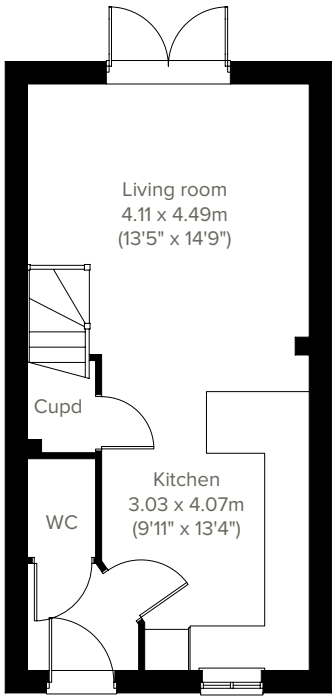
Predicted Energy Assessment: B

The Haldon

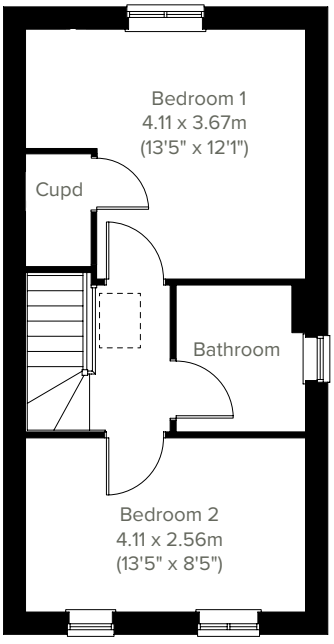
2 bedroom home



The Haldon has a stylish open plan kitchen/living room with French doors leading into the garden, two double bedrooms, a good-sized bathroom, handy storage cupboards 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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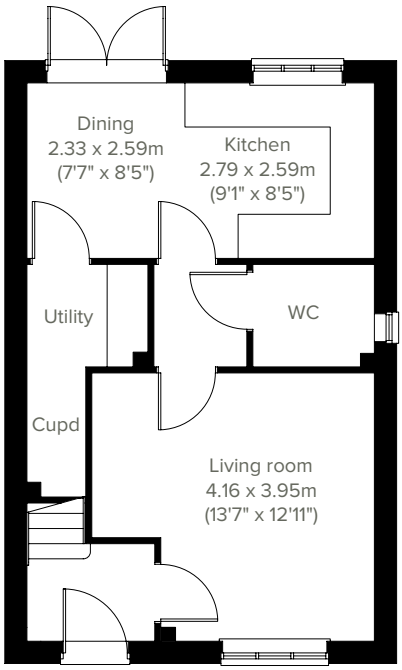
PEA: B

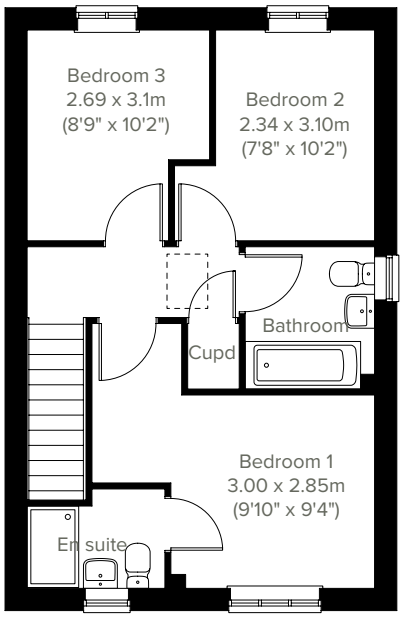


The Galloway

3 bedroom home

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





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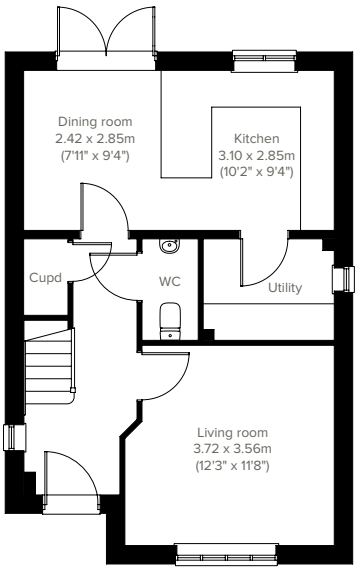
PEA: B

The Sherwood

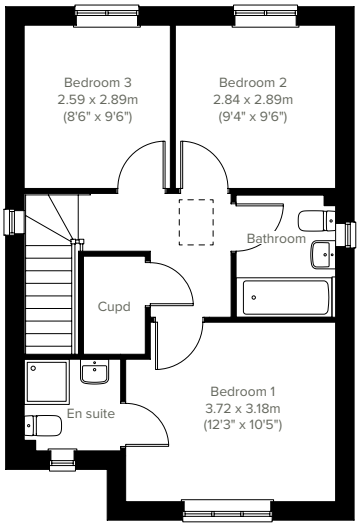
3 bedroom home



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



GROUND FLOOR



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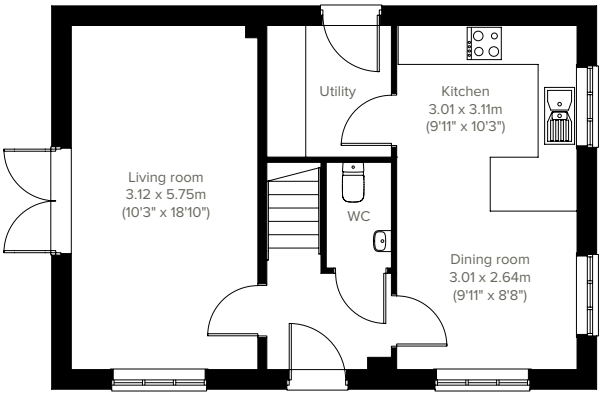
PEA: B



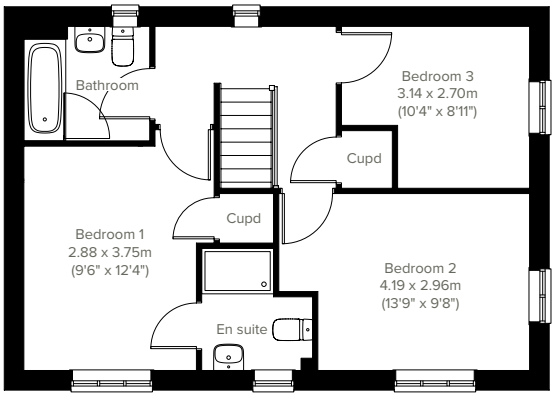
The Barndale

3 bedroom home

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



GROUND FLOOR



1ST FLOOR

* Please be advised floor plans for plot 199 differ to those shown here. Please ask your Sales Advisor for more details.

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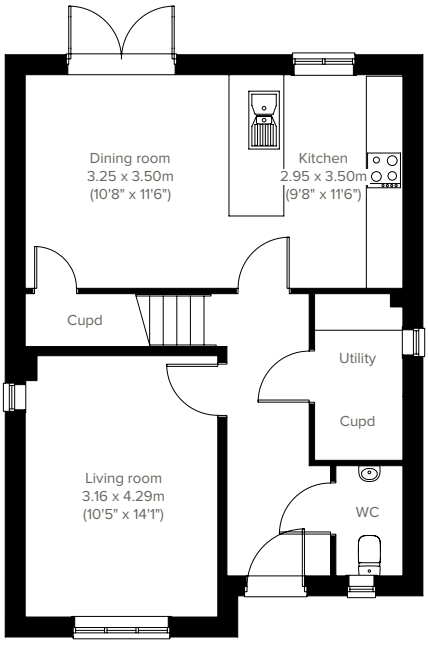
PEA: B

The Knebworth

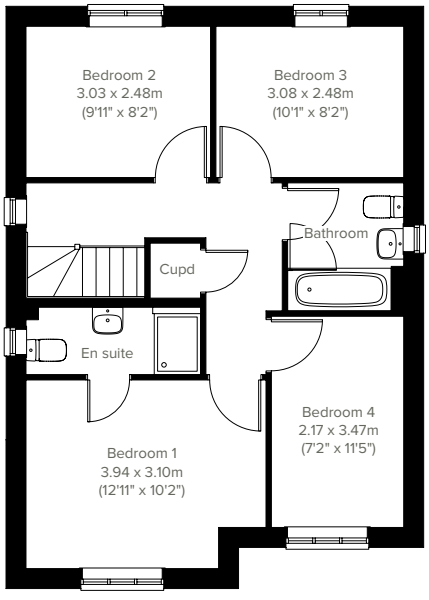
4 bedroom home



Designed with modern family life in mind, the Knebworth is a four-bedroom home featuring an open plan kitchen/dining/family room with French doors leading into the garden, a handy utility room and a front-aspect living room, plus under-stairs storage and a WC. The first floor has four good-sized bedrooms - bedroom one with an en suite - and the main family bathroom.



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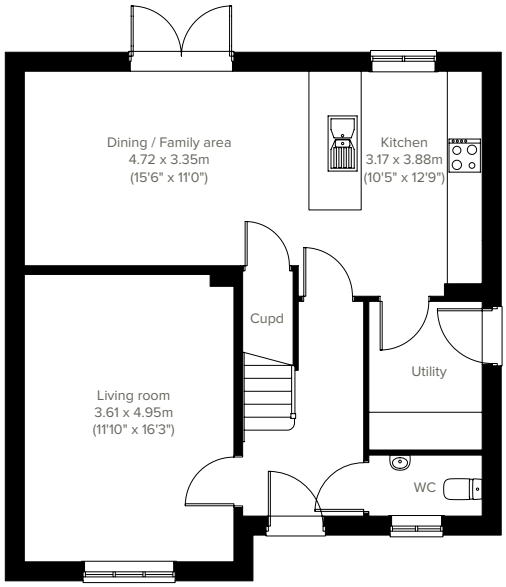
PEA: B



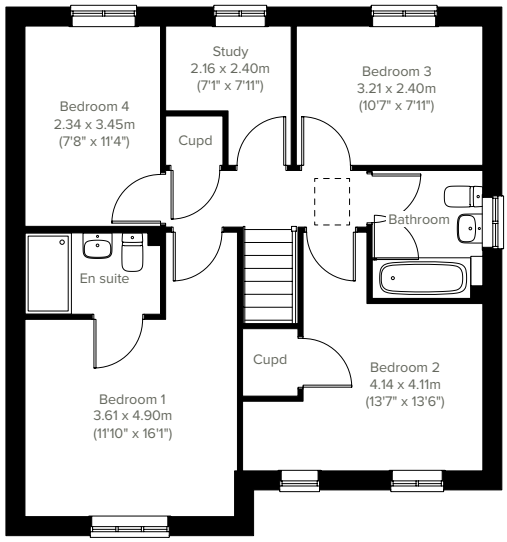
The Cambridge

4 bedroom home

The Cambridge is a four-bedroom family home. The spacious kitchen/dining/family area which enjoys an open aspect through French doors to the rear garden. There's a bright front-aspect living room, a downstairs WC and handy utility. Upstairs you'll find four bedrooms - bedroom one benefiting from an en suite - plus a convenient study, modern-fitted family bathroom and two storage cupboards.



GROUND FLOOR



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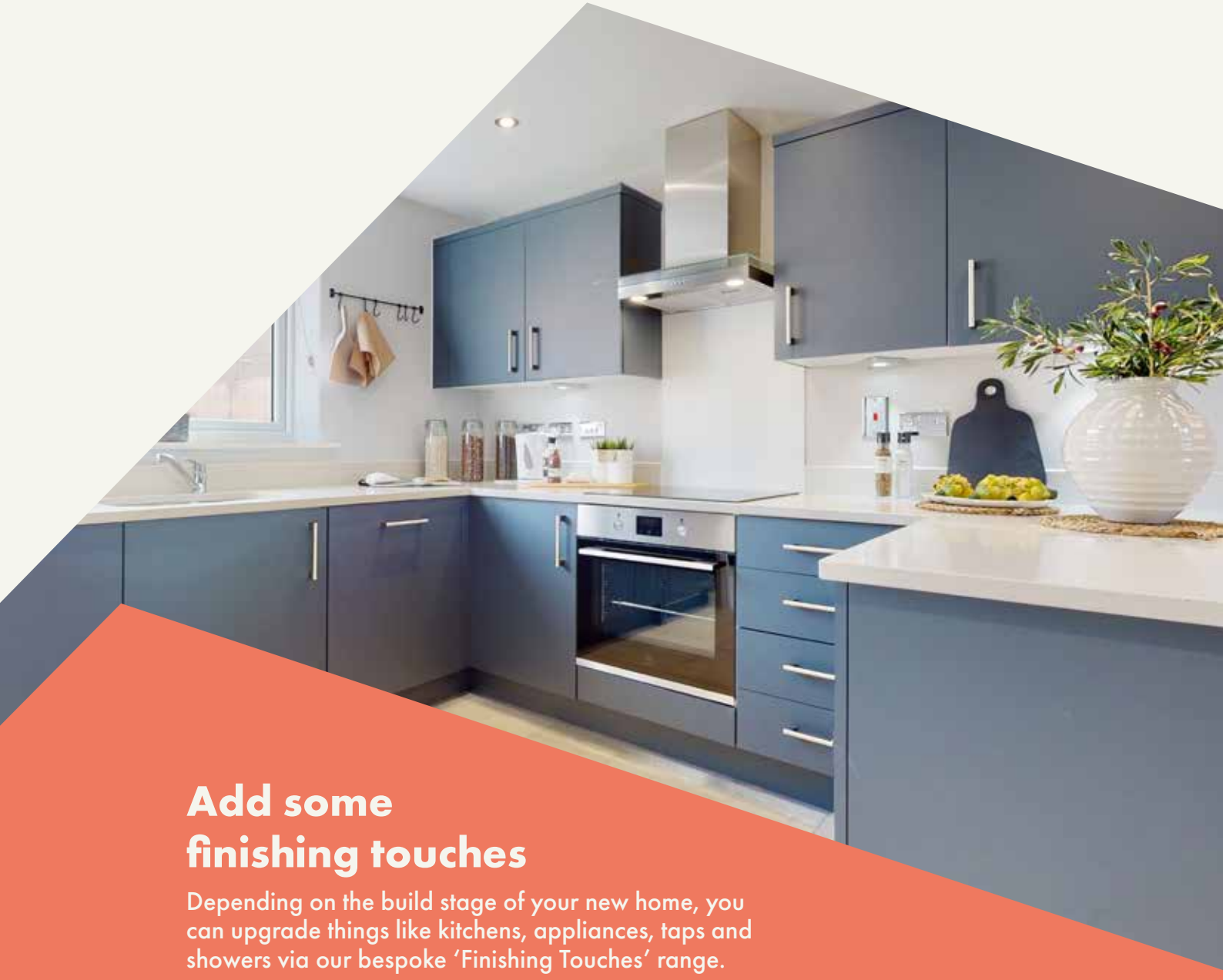
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PEA: B

Pavilion Gardens

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).

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.

Garage & Gardens

Garage
Garage (single skin)*, car ports or parking space.

Garden
Front lawn turfed or landscaped
(where applicable).

Fencing
1.8 metre fence to rear garden, plus gate.

*Our garages are not habitable spaces in accordance with the warranty providers standards. Please speak to our sales for more information.

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.

Splashbacks
Splashback to sanitaryware walls in bathroom. Half-height and full-height tiling are upgrade options.

General
En suite to bedroom(s) where applicable.

Kitchen

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

Plumbing
Plumbing for washing machine.

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

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.



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.

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_2 per house built.

Hyperfast broadband
FibreNest fibre-to-the-home connectivity helps you live and work at home more flexibly.

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

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.

Eco Range

Eco Range homes

New build homes are changing, and together, we're embracing the future. Recent updates to the Government's Part L building regulations mean from June 2023 our new Persimmon Eco Range homes will have a reduction of 31% in carbon emissions. This means a warmer, more energy-efficient home for you and the really cosy feeling of knowing it's better for the environment.

This means... **a saving of up to £6,730*** over the lifetime of a 25 year mortgage.



31% reduction in carbon emissions

Solar panels help boost your existing energy-efficient boiler using sustainable green energy. For full details of the number of solar panels (where applicable) and the location; please refer your sales advisor for details.

EV charging is a handy addition if you have an electric car, as you can charge it from the comfort of your own home. NB: Not all homes will have EV chargers as they're site and plot dependent. They can be added from our Finishing Touches range.

Enhanced loft insulation is a huge cosy blanket that slows down the transfer of heat between your home and the outside world. It not only warms your home in the winter but keeps it cooler in the summer.

Waste water heat recovery ensures the waste water from the shower heats the incoming cold water as it goes up the pipe so that the boiler doesn't have to work as hard to heat it.

More thermally-efficient walls mean less heat escaping, so you aren't as dependent on central heating, and whatever heat is generated is kept in your home.

Our panelised offsite-manufactured timber frame technology uses a unique, sustainable panel system which adds to the thermal efficiency of your home. *NB: not all homes will be built using timber frame technology.

Energy-efficient boilers use the latest technology to warm your already well-insulated home. The controls allow you to optimise your energy saving whilst keeping you comfortable.

A more thermally-efficient ground floor will mean you'll benefit from the additional insulation we're incorporating in the floor construction.

*When compared to a Victorian-built equivalent, savings could be up to £31,640. The £6,730 saving is in comparison to a Persimmon home built to current building regulations (2013).†NB: not all homes will be built using timber frame technology.
^NB: Not all homes will have EV Chargers, but they can be added from our Finishing Touches range.

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.

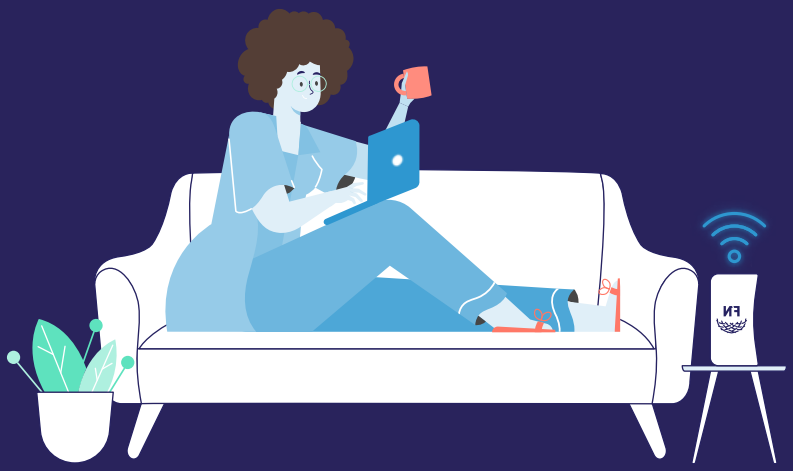
6.

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.

Hyperfast 900Mb full fibre is available on this development

FibreNest™

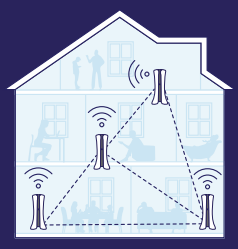


FibreNest provides you with high-speed, totally unlimited full fibre internet access at great prices

Reliable WiFi in every room, guaranteed

Say hello to a fantastic in-home WiFi experience

We understand the importance of having a great WiFi signal throughout your home. With FibreNest's new WiFi guarantee, customers now have the choice of taking an optional add-on that guarantees a minimum WiFi download speed of at least 25Mbps in every internal room. If we can't achieve this, you'll be able to claim a one-time service credit of £100.



Questions? We're here to help

With 7 day service from our UK call centre, help and advice is just a click or call away.

We're open

Mon to Fri: 8am - 8pm
Sat & Sun: 9am - 5pm

0333 234 2220

support@fibrenest.com

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