



Persimmon
Together, we make your home



Hopewell Park

Beeston Park • Old Catton • Norfolk



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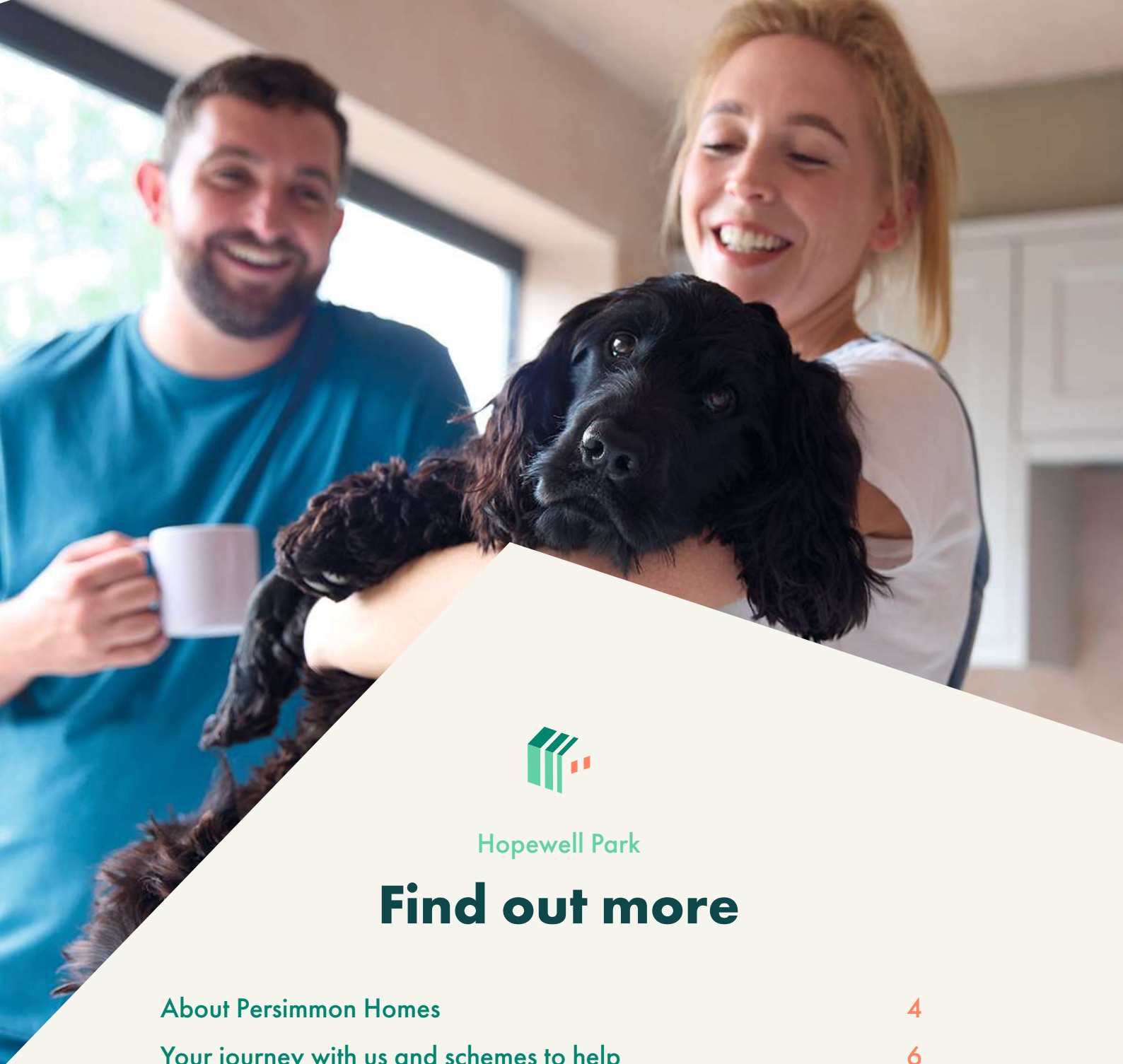
When it comes to designing a new development, we apply the same philosophy every time – make it unique, make it personal. That's because we understand your new home is more than simply bricks and mortar. It's a private place of sanctuary where we hope you'll laugh, entertain and escape for many years to come.

"With over 50 years of building
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.



Hopewell 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 36](#)

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



“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.



Happy hour

We run Customer Construction Clinics from our on-site sales offices each Monday from 5-6pm. Pop in to see the team both during and after you've moved in to your new home.



10-year warranty

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



Help when you need it

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



Finishing Touches

We know you'll want to make your home your own, so we created 'Finishing Touches', our home personalisation service. **Read more on page 38**



With you all the way

Your journey with us

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

1.→ 2.→ 3.

Reservation

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

Solicitor

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

Mortgage application

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

4.→ 5.→ 6.

Personalise!

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

Exchange contracts

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

Quality assurance

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

7.→ 8.→ 9.

Home demo

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

Handover

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

After-care

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

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



Need help?

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



PART
EXCHANGE

Part Exchange
Need to sell your home? We could be your buyer. Save money and time and stay in your home until your new one completes.



HOME
CHANGE

Home Change
Sell your current home with our support. We'll take care of estate agent fees and offer expert advice to help get you moving.

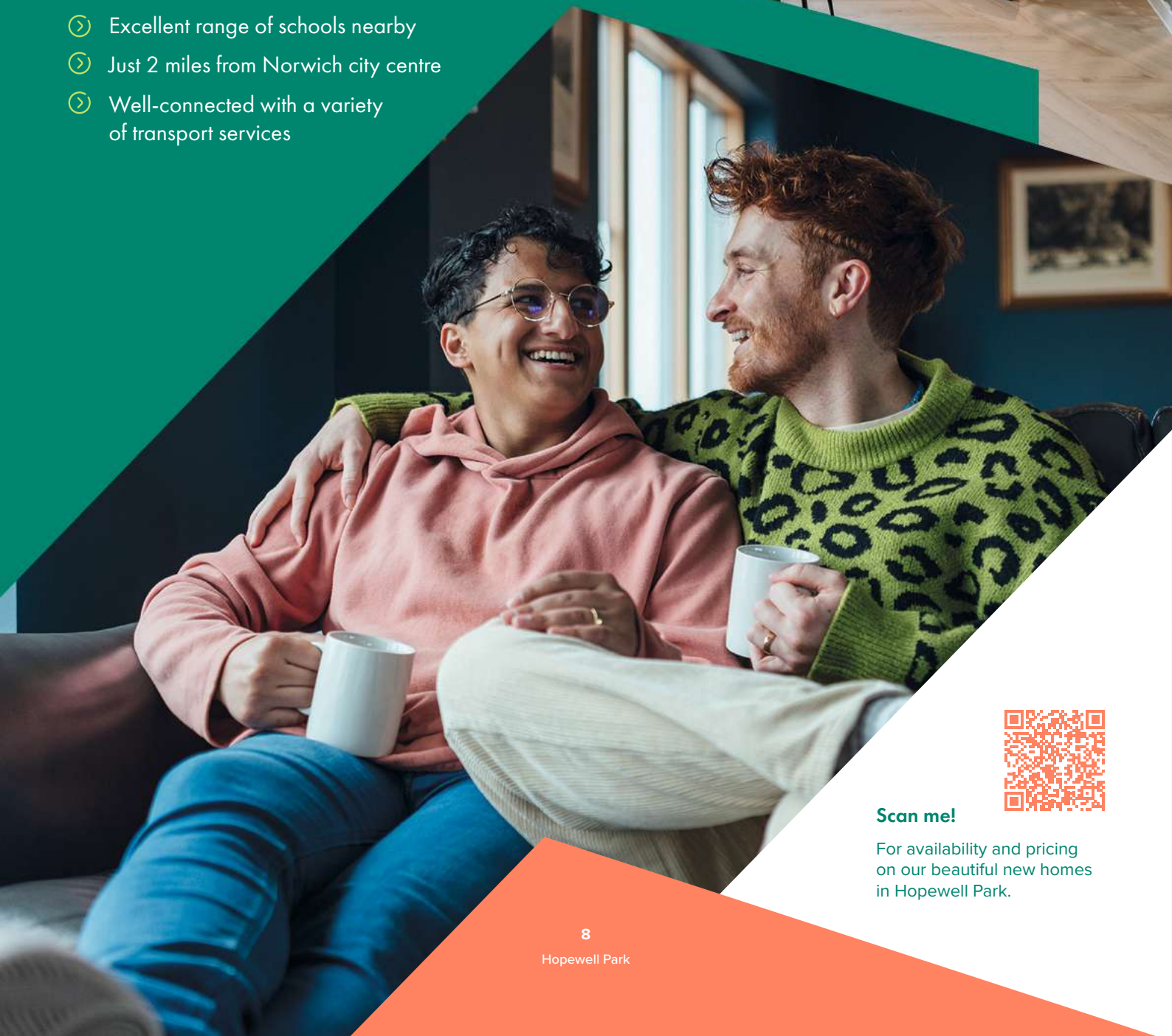


EARLY
BIRD

Early Bird
If you've found a plot that's perfect for you, the Early Bird Scheme could be just what you need to secure your dream home.



- Choice of one, two, three and four-bedroom homes
- Excellent range of schools nearby
- Just 2 miles from Norwich city centre
- Well-connected with a variety of transport services



Scan me!

For availability and pricing on our beautiful new homes in Hopewell Park.



Old Catton • Norfolk

Hopewell Park

Excellent proximity to Norwich, well-regarded schools, superb transport links and beautiful green spaces make Hopewell Park an ideal choice for everyone, from first-time buyers to growing families.

Hopewell Park is Persimmon's exciting new development, part of the wider Beeston Park scheme in the popular suburb of Old Catton, just two miles north of Norwich city centre. Combining the convenience of city living with the charm of an established community, the development is perfectly placed for modern lifestyles. Everyday essentials, including supermarkets, local shops, healthcare facilities and leisure amenities, are all close by, while the wider Beeston Park community will create an attractive new neighbourhood with landscaped open spaces and walking routes.

A location designed for modern family life

Hopewell Park benefits from a choice of well-regarded schools within easy reach, including Catton Grove Primary School, White Woman Lane Junior School and Hellesdon High School, making it an excellent location for families. As part of the wider Beeston Park community, residents will also enjoy thoughtfully planned green spaces, tree-lined streets and places to relax, play and meet friends and neighbours.

Minutes from vibrant Norwich

Living at Hopewell Park means you're only a short journey from the heart of Norwich. One of England's most historic cities, Norwich offers an outstanding mix of independent boutiques, high street shopping, restaurants, cafés and entertainment, alongside iconic attractions such as Norwich Cathedral, Norwich Castle and the famous market.

The city also provides excellent connections across the region and beyond, with Norwich railway station offering direct services to Cambridge and London, while Norwich Airport is less than two miles from the development.

Enjoy the best of city and country

Hopewell Park offers the perfect balance between urban convenience and outdoor living. The beautiful Catton Park is just moments away, providing acres of historic parkland, woodland walks and open green space to enjoy throughout the year. Beyond the city, Norfolk's spectacular coastline, picturesque villages and the world-famous Norfolk Broads are all within easy reach, offering endless opportunities for weekends spent exploring.

With excellent road links via the A140 and Northern Distributor Road, travelling across Norfolk and East Anglia is simple, whether you're commuting for work or heading to the coast for the day.

EXPLORE

Norwich International Airport
1.7 miles

Norwich train station
3.9 miles

Norwich City Centre
4.2 miles



Hopewell Park

Public open spaces



Space to breathe. Places to explore.

Beeston Park has been thoughtfully designed around an extensive green landscape, giving residents much more than beautiful surroundings. Wildflower meadows, native trees and woodland planting will sit alongside walking and running routes, natural play spaces, an outdoor gym, trim trail, picnic areas and places to simply sit and enjoy the landscape.

A 2.5km circular route will encourage everyday walking and exercise, while sculpture and orienteering trails will make exploring the park enjoyable for all ages. Thoughtfully designed planting and landscaped areas will also help create valuable habitats, encourage biodiversity and connect the development with its natural surroundings.

The result is a greener, more active and connected neighbourhood – with attractive open spaces designed for the whole community to enjoy, right on your doorstep.



Key

- | | | | |
|---|---------------------|---|-------------|
|  | Benches |  | Outdoor gym |
|  | Trim paths |  | Picnic area |
|  | Wildflower meadow |  | Trim trail |
|  | Orchard |  | Play area |
|  | Orienteering marker | | |



Hopewell Park



V Visitor Parking Space

BCP Bin Collection Point

BS Bin Store

S/S Substation

● Affordable Housing

SH Show Home

MS Marketing Suite

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.

Our homes

1 bedroom

 Ashridge

 Alnmouth

2 bedroom

 Kinver

 Arran

 Redhill

 Addlebrough

3 bedroom

 Galloway

 Kingley

 Sherwood

 Saunton

 Silverdale

 Barndale

 Charndale

 Ashdown

 Knebworth

4 bedroom

 Marston

 Kennet

 Brampton

 Greenwood

 Lambridge



Existing Housing

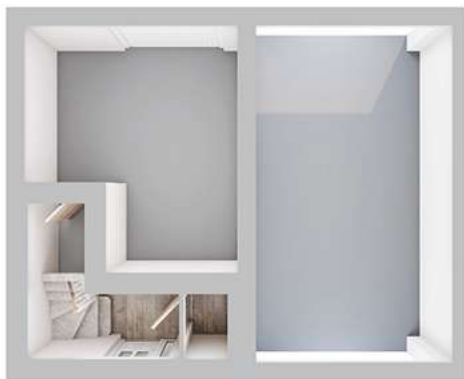


1 bedroom home

The Ashridge



The Ashridge takes a new look at single-storey living by putting your living space on the first floor. The clever design gives you a dedicated ground floor garage and plenty of storage space. Upstairs, you'll find a well-proportioned open plan living area and kitchen, a bedroom, bathroom, and more useful storage.



1ST FLOOR

Kitchen/Dining Room	4.31m x 2.9m (14'1" x 9' 6")
Living Room	4.31m x 3.32m (14' 1" x 10' 10")
Bedroom	3.83m x 3.17m (12' 6" x 10' 4")

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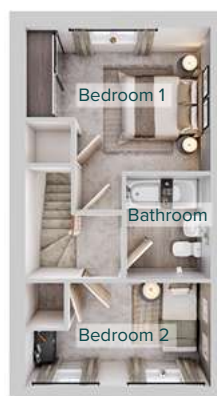


The Alnmouth

2 bedroom home



Beautifully balanced in design, the Alnmouth offers a stylish open-plan kitchen and living area with French doors opening onto the garden. Upstairs, you'll find two versatile rooms and a well sized bathroom, plus the benefit of off-road parking. It's an ideal choice for first-time buyers, busy professionals or anyone looking to downsize.



GROUND FLOOR

Living/Dining Room
Kitchen

3.89m x 3.76m (13' 9" x 12' 3")
2.81m x 3.77m (9' 2" x 12' 4")

1ST FLOOR

Bedroom 1
Bedroom 2

3.01m x 3.02m (9' 10" x 9' 11")
3.88m x 2.18m (12' 8" x 7' 1")

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2 bedroom apartment

The Kinver



A spacious two-bedroom apartment, the Kinver is ideal for modern living. The bright open plan kitchen/living room is perfect for entertaining family and friends. The apartment benefits from a contemporary family bathroom and ample storage.



1ST FLOOR

Kitchen/Living Room	6.81m x 3.00m (22'4" x 9'10")
Bedroom 1	3.60m x 3.20m (11'10" x 10'6")
Bedroom 2	3.60m x 2.56m (11'10" x 8'5")

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The Arran

2 bedroom apartment



An attractive two-bedroom apartment, the Arran is ideal for modern living. The spacious open plan kitchen/living room is perfect for entertaining family and friends. Bedroom 1 benefits from a stylish en suite and the apartment has ample storage and a family bathroom.



1ST FLOOR

Kitchen/Living Room	6.53m x 3.62m (21'4" x 11'8")
Bedroom 1	3.46m x 3.49m (11'3" x 11'4")
Bedroom 2	3.46m x 2.20m (11'3" x 7'2")

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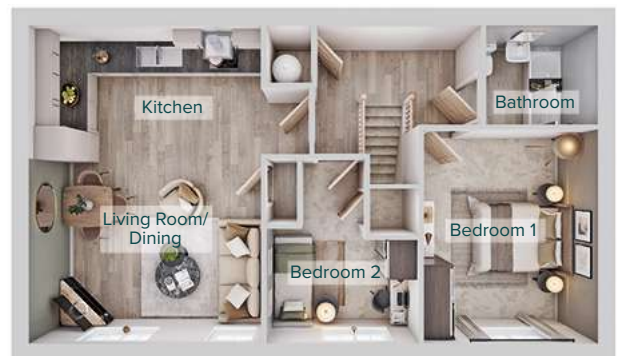


2 bedroom home

The Redhill



The Redhill is a super convenient, super easy place to call home. If you're a first-time buyer or a young professional, this is an ideal choice for you. A straightforward open-plan living area upstairs, two bedrooms, three handy storage cupboards and further secure storage below, gives you the ideal balance of practicality and a lovely welcoming space.



1ST FLOOR

Kitchen	4.39m x 2.49m (14' 5" x 8' 2")
Living Room/Dining	4.39m x 3.48m (14' 5" x 11' 5")
Bedroom 1	3.27m x 4.02m (10'9" x 13'1")
Bedroom 2	2.88m x 2.15m (9'5" x 7'0")

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The Addleborough

2 bedroom home

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



GROUND FLOOR

Kitchen	2.84m x 2.59m (9'4" x 8'6")
Dining Room	1.90m x 2.59m (6'2" x 8'4")
Living Room	3.70m x 3.68m (12'2" x 12'1")



1ST FLOOR

Bedroom 1	4.72m x 3.75m (15'6" x 12'4")
Bedroom 2	2.51m x 3.71m (8'3" x 12'2")

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The Galloway

3 bedroom home



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



GROUND FLOOR

Kitchen	2.79m x 2.59m (9'1" x 8'4")
Dining Room	2.33m x 2.59m (7'6" x 8'4")
Living Room	4.16m x 3.95m (13'6" x 12'9")



1ST FLOOR

Bedroom 1	3.00m x 2.85m (9'8" x 9'3")
Bedroom 2	2.34m x 3.10m (7'6" x 10'17")
Bedroom 3	2.69m x 3.10m (8'8" x 10'17")

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The Kingley

3 bedroom home



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



GROUND FLOOR

Kitchen	2.44m x 2.48m (8'0" x 8'2")
Dining Room	2.33m x 3.29m (7'6" x 10'7")
Living Room	3.06m x 4.22m (10'1" x 13'10")



1ST FLOOR

Bedroom 1	3.06m x 3.55m (10'1" x 11'8")
Bedroom 2	3.61m x 3.55m (11'10" x 11'8")
Bedroom 3	2.81m x 3.06m (9'3" x 10'12")

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3 bedroom home

The Sherwood



This beautiful 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

Kitchen	3.10m x 2.85m (10'2" x 9'4")
Dining Room	2.42m x 2.85m (7'11" x 9'4")
Living Room	3.72m x 3.56m (12'6" x 11'8")



1ST FLOOR

Bedroom 1	3.72m x 3.18m (12'3" x 10'5")
Bedroom 2	2.84m x 2.89m (9'4" x 9'6")
Bedroom 3	2.59m x 2.89m (8'6" x 9'6")

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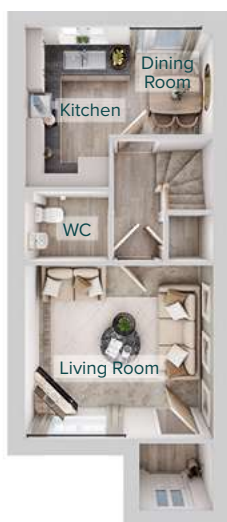


The Saunton

3 bedroom home



An attractive three-storey, three-bedroom home, the Saunton has a modern open plan kitchen/dining room, 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, four storage cupboards and off-road parking mean it's practical as well as stylish.



GROUND FLOOR

Kitchen	2.19m x 3.34m (7'2" x 11'0")
Dining Room	1.70m x 2.28m (5'7" x 7'6")
Living Room	3.88m x 3.54m (12'9" x 11'7")



1ST FLOOR

Bedroom 2	3.88m x 3.35m (12'9" x 11'0")
Bedroom 3	3.88m x 2.88m (12'9" x 9'5")



2ND FLOOR

Bedroom 1	2.83m x 4.33m (9'4" x 14'3")
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3 bedroom home

The Silverdale



The Silverdale is a three-bedroom home which features a spacious living room with French doors leading into the garden plus a storage cupboard, kitchen/dining room and a WC. The first floor has three well-proportioned bedrooms - one with an en suite - a storage cupboard to the landing and the family bathroom.



GROUND FLOOR

Kitchen	2.67m x 3.60m (8'9" x 11'10")
Dining Room	3.08m x 2.35m (10'1" x 7'9")
Living Room	2.95m x 5.95m (9'8" x 19'6")

1ST FLOOR

Bedroom 1	3.01m x 4.33m (9'11" x 14'2")
Bedroom 2	2.85m x 3.07m (9'4" x 10'1")
Bedroom 3	2.95m x 2.80m (9'8" x 9'2")

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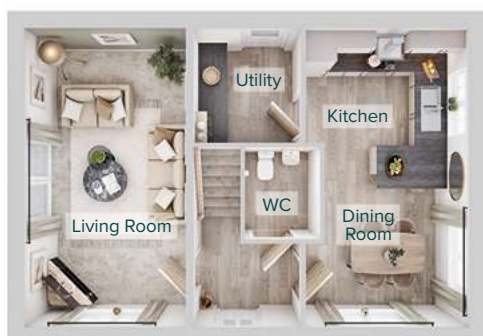


The Barndale

3 bedroom home



Designed with modern family life in mind, the Barndale is a three-bedroom home featuring an open plan kitchen/dining room, living room with French doors leading into the garden, a practical utility room with outside access, and a WC. The first floor has three good-sized bedrooms - bedroom one with an en suite - and the main family bathroom.



GROUND FLOOR

Kitchen	3.01m x 3.11m (9'11" x 10'3")
Dining Room	3.01m x 2.64m (9'11" x 8'8")
Living Room	3.12m x 5.75m (10'2" x 18'10")

1ST FLOOR

Bedroom 1	2.88m x 3.75m (9'4" x 12'3")
Bedroom 2	4.19m x 2.96m (13'9" x 9'8")
Bedroom 3	3.14m x 2.70m (10'4" x 8'11")

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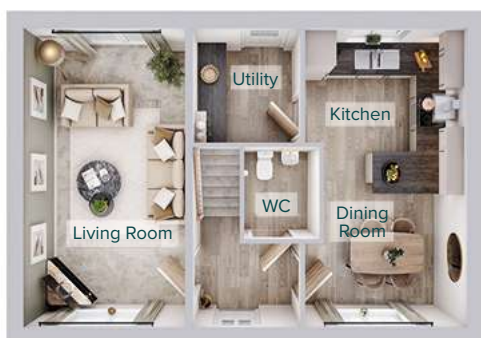


3 bedroom home

The Charndale



The Charndale is a popular three-bedroom family home with much to offer, it has a bright and modern open plan kitchen/dining room leading to a handy utility room. The spacious living room has French doors leading into the garden. Upstairs there are three good sized bedrooms, bedroom one benefiting from an en suite, plenty of storage and a modern family bathroom.



GROUND FLOOR

Kitchen	3.01m x 3.11m (9'11" x 10'3")
Dining Room	3.01m x 2.64m (9'11" x 8'8")
Living Room	3.12m x 5.75m (10'2" x 18'10")

1ST FLOOR

Bedroom 1	2.88m x 3.75m (9'6" x 12'4")
Bedroom 2	4.19m x 2.96m (13'9" x 9'8")
Bedroom 3	3.14m x 2.70m (10'4" x 8'11")

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The Ashdown

3 bedroom home



The Ashdown offers three floors of flexible living space, including a kitchen/breakfast room on the ground floor and a living room on the first floor. Three bedrooms and two bathrooms cater for family life and overnight guests, and the separate dining room can easily be re-invented as a study, TV room or playroom to suit your lifestyle.



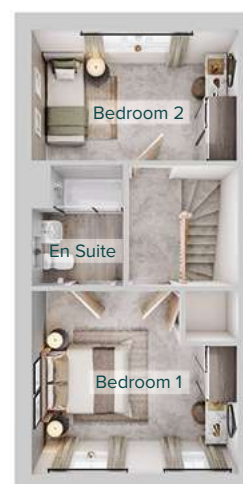
GROUND FLOOR

Kitchen/ Breakfast Room	1.88m x 3.55m (6'1" x 11'6")
Dining Room	2.12m x 2.52m (6'9" x 8'2")
Snug	2.55m x 3.31m (8'3" x 10'6")



1ST FLOOR

Bedroom 3	3.99m x 2.21m (13' 1" x 7' 3")
Living Room	3.99m x 3.81m (13' 1" x 12' 6")



2ND FLOOR

Bedroom 1	3.99m x 3.54m (13'0" x 11'6")
Bedroom 2	3.99m x 2.52m (13'0" x 9'0")

Please note that elevation treatments and window/door positions may vary from plot to plot. Plot specific information will be confirmed on your reservation check list. This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The PEA ratings are estimated and vary between home types, orientation and developments.



4 bedroom home

The Knebworth



Designed with modern family life in mind, the Knebworth is a four-bedroom home featuring an open plan family/ kitchen/dining 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.



GROUND FLOOR

Family/ Dining Room	3.25m x 3.51m (10' 7" x 11' 5")
Kitchen	2.95m x 3.51m (9' 8" x 11' 5")
Living Room	3.16m x 4.29m (10' 4" x 14' 0")



1ST FLOOR

Bedroom 1	3.09m x 3.21m (10' 1" x 10' 5")
Bedroom 2	3.03m x 2.48m (9' 11" x 8' 1")
Bedroom 3	3.08m x 2.48m (10' 1" x 8' 1")
Bedroom 4	2.17m x 3.47m (7' 1" x 11' 4")

Please note that elevation treatments and window/door positions may vary from plot to plot. Plot specific information will be confirmed on your reservation check list. This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The PEA ratings are estimated and vary between home types, orientation and developments.



The Marston

4 bedroom home



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



GROUND FLOOR

Kitchen	2.47m x 3.08m (8' 1" x 10' 1")
Dining Room	4.16m x 3.08m (13' 7" x 10' 1")
Living Room	3.29m x 4.54m (10' 9" x 14' 10")



1ST FLOOR

Bedroom 1	3.29m x 4.18m (10' 9" x 13' 8")
Bedroom 2	3.11m x 2.99m (10' 2" x 9' 8")
Bedroom 3	2.79m x 3.5m (9' 1" x 11' 5")
Bedroom 4	2.89m x 2.93m (9' 5" x 9' 7")
Study	2.37m x 1.91m (7' 9" x 6' 3")

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4 bedroom home

The Kennet



The Kennet is a new home that makes the most of an extra floor, to create an en suite bedroom that feels like a grown-up retreat. That still leaves three bedrooms and a bathroom to use in a way that suits you best, while downstairs, this house has been designed to make sure there's plenty of space for all the action of family life.



GROUND FLOOR

Kitchen	2.74m x 2.59m (8' 11" x 8' 5")
Dining Area	2.38m x 2.59m (7' 9" x 8' 5")
Living Room	4.16m x 3.95m (13' 7" x 12' 11")



1ST FLOOR

Bedroom 2	3.0m x 2.85m (9' 10" x 9' 4")
Bedroom 3	2.69m x 3.1m (8' 9" x 10' 2")
Bedroom 4	2.34m x 3.1m (7' 8" x 10' 2")



2ND FLOOR

Bedroom 1	4.09m x 5.91m (13' 4" x 19' 3")
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The Brampton

4 bedroom home

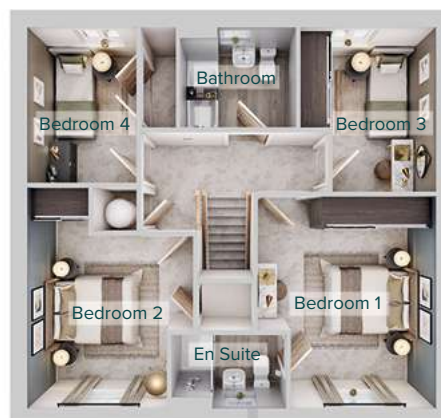


A beautifully-designed four-bedroom detached home, the Brampton has everything you need for modern living. Downstairs there's a front-aspect living room, a beautiful kitchen/dining/family room with French doors leading into the rear garden, and a separate study. The first floor is home to a generous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



GROUND FLOOR

Kitchen/ Dining Room	3.44m x 5.47m (11'2" x 17'9")
Utility	2.04m x 1.51m (6'6" x 4'9")
Living Room	3.26m x 4.03m (10'6" x 13'2")
Study	2.25m x 1.77m (7'3" x 5'8")



1ST FLOOR

Bedroom 1	3.44m x 4.08m (11'2" x 13'3")
Bedroom 2	3.29m x 4.25m (10'7" x 13'9")
Bedroom 3	2.75m x 2.99m (9'0" x 9'8")
Bedroom 4	2.78m x 3.16m (9'1" x 10'3")

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4 bedroom home

The Greenwood



Enjoy the best of modern living in this popular four-bedroom home. The Greenwood's bright front-aspect living room, spacious kitchen/dining room, separate utility room, handy storage cupboard and downstairs WC complete the ground floor. The first floor consists of three bedrooms, bedroom two with an en suite, and a family bathroom. On the second floor, bedroom one has an en suite and further storage.



GROUND FLOOR

Kitchen	3.10m x 2.85m (10'2" x 9'4")
Dining Room	2.42m x 2.85m (7'11" x 9'4")
Living Room	3.72m x 3.56m (12'3" x 11'8")

1ST FLOOR

Bedroom 2	3.72m x 3.18m (12'3" x 10'5")
Bedroom 3	2.63m x 2.85m (8'8" x 9'4")
Bedroom 4	2.80m x 2.85m (9'2" x 9'4")

2ND FLOOR

Bedroom 1	3.22m x 4.46m (10'7" x 14'8")
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The Lambridge

4 bedroom home



An impressive detached home with a welcoming open plan kitchen/dining/family room, the Lambridge has four bedrooms and is perfectly designed for busy modern life. Its other features include a bright living room with a bay window, a practical utility room and a WC. The first floor bedroom one is spacious and has an en suite. There are a further three bedrooms, the study and a family bathroom.



GROUND FLOOR

Dining/ Family Room	4.72m x 3.35m (15'6" x 11'0")
Kitchen	3.28m x 3.88m (10'9" x 12'9")
Living Room	3.61m x 4.95m (11'0" x 16'3")



1ST FLOOR

Bedroom 1	3.61m x 3.40m (11'8" x 11'1")
Bedroom 2	4.25m x 2.88m (13'9" x 9'4")
Bedroom 3	3.33m x 2.40m (10'11" x 7'11")
Bedroom 4	2.33m x 3.45m (7'8" x 11'4")
Study	2.16m x 2.40m (7'1" x 7'11")

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Hopewell Park

Specification

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

Wall

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



Internal

Ceilings

Painted white.

Lighting

Pendant or batten fittings with low-energy bulbs.

Stairs

Staircase painted white.

Walls

Painted in white emulsion.

Doors

White pre-finished doors with white hinges.

Heating

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

Insulation

Insulated loft and hatch to meet current building regulations.

Electrics

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



Kitchen

General

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

Plumbing

Plumbing for washing machine.

Appliances

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



Bathroom

Suites

White bathroom suites with chrome-finished fittings.

Extractor fan

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

Shower

Mira showers with chrome fittings to en suite.

Splashbacks

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

General

En suite to bedroom(s) where applicable.



Security

Locks

Three-point locking to front and rear doors, locks to all windows (except escape windows).

Fire

Smoke detectors



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 team for more information.





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 CO₂ 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 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.



6 reasons why it pays to buy new

Did you know?

Most of the benefits of buying new are obvious, but some are not. Here's a quick summary of the key reasons why it's such a smart move:

1.

No chain

Few things are more annoying in the home buying process than a time-consuming chain you can't control. Buying new limits the chance of getting involved in one.

2.

Energy efficient

Our homes include cost-effective combi boilers, first-rate loft insulation and draught-free double glazed windows to meet stringent energy-efficient standards, keeping your energy bills as low as possible.

3.

Brand new

Absolutely everything in your new home is brand new. You get all the latest designs and tech, complete with manufacturers' warranties. Win-win.

4.

More ways to buy

We offer a range of schemes to help get you on the property ladder, including Home Change and Part Exchange.

5.

10 year warranty

All our new homes come with a ten-year, insurance-backed warranty, as well as our own two-year Persimmon warranty. In the unlikely event you ever need to claim, our Customer Care Team are there to help you.

6.

Safe & secure

All our homes are built from fire-retardant materials and come with fitted smoke alarms and fire escape windows. They're also far more secure than older buildings thanks to the security locks and lighting we use.

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



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

Buying new means you'll spend far less time on repairs and maintenance, after all, life's too short to spend every weekend doing DIY.



All about community

Proud to be building communities

When creating Hopewell 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. Festival 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 Hopewell Park."

EDUCATION

Land will be provided for a new primary school within the wider phase of Hopewell Park. Other subsequent phases Beeston Park will provide land for a further primary school.

HOUSING

The development will offer a mixture of housing types, including 15% affordable homes in the form of affordable rented homes and shared ownership homes.

OPEN SPACE

The wider Beeston Park development will offer a variety of forms of open space, over the three phases, including the creation of Beeston Country Park. There will be areas for informal recreation with walking routes, various play areas, and the creation of areas designed to enhance the biodiversity of the wider community. Within Hopewell Park there will be interconnected areas of formal and informal open spaces linked by new cycle and pedestrian connections.

SPORTS & RECREATION

This first phase of Hopewell Park will deliver the first of the two playing fields for general community use. The second formal sports/recreation area will be used in connection with the new primary school that will come forward within the next phase of Hopewell Park.

TRANSPORT

The wider scheme will provide new transport connections through the development with dedicated bus routes, cycling and footpath connections being created. Travel plans will be drawn up to encourage the use of those new public transport connections and financial contributions will be made to facilitate the use of these alternative means of transport.

COMMUNITY SPACES

The wider Beeston Park development will deliver various community facilities including retail, leisure and commercial uses and will focus on what is envisaged as a market square that will be created as part of the wider Beeston Park scheme. The community spaces will include a health facility, library and other community halls.







Persimmon

Notes

A series of horizontal dotted lines for writing notes.





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