



**Persimmon**

Together, we make your home



# King Edwin Park Phase 2

Harrogate • North Yorkshire



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Together, we make your home

# Together, we make your home

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

“With over 50 years of building excellence, find out more about us on page 4”

**HBF** Home Builders Federation



Customer Satisfaction 2025

## 5 stars!

We’re proud of our 5 star builder status awarded by the national Home Builders Federation (HBF). It’s a reflection of our commitment to delivering excellence always and putting our customers at the heart of all we do.



King Edwin Park Phase 2

## Find out more

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Who we are

# A little bit about us

You're about to make one of the most exciting investments of your life! A beautiful place to call home for years to come. Here are some reasons to invest in a Persimmon home...

## Over 50 years of expertise

We've been building homes and communities since the early seventies, and just as fashions have moved on, so too has construction. Over half a century we've perfected processes, fine-tuned materials and honed skills to make us one of today's most modern and progressive home builders.

## Sustainability mission

We're committed to reducing our impact on the planet and building for a better tomorrow, with a dedicated in-house team focused on this. [Read more on page 32](#)

## Persimmon plc in numbers

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

**10,664**

homes delivered in 2024

**200+**

locations across the UK

**4,731**

direct employees make it all happen

**484**

acres of public space created

**£2.2bn**

invested in local communities over the last 5 years



# “Building sustainable homes and community hubs”

## Save money on your energy bills

The increased thermal retention from our insulation and double glazing, along with reduced water use thanks to efficient appliances, mean you'll automatically save money on your energy and water bills – and with the rising cost of living, this can make a real difference.



Take a look at the recently published HBF Watt a Save report to find out how much you could save.

## The Persimmon Pledge

We believe keeping you fully informed throughout the home-buying process is key to making the whole experience enjoyably simple. That's why we created The Persimmon Pledge. It's our way of making sure you receive exceptional customer service and relevant communications before, during and after you've moved in.



Like to know more?  
Just scan the QR code.

## Giving back

We do everything we can to give back to our communities and proudly contribute towards community hubs, children's play areas, schools and sports facilities.

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



## 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 33**





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.

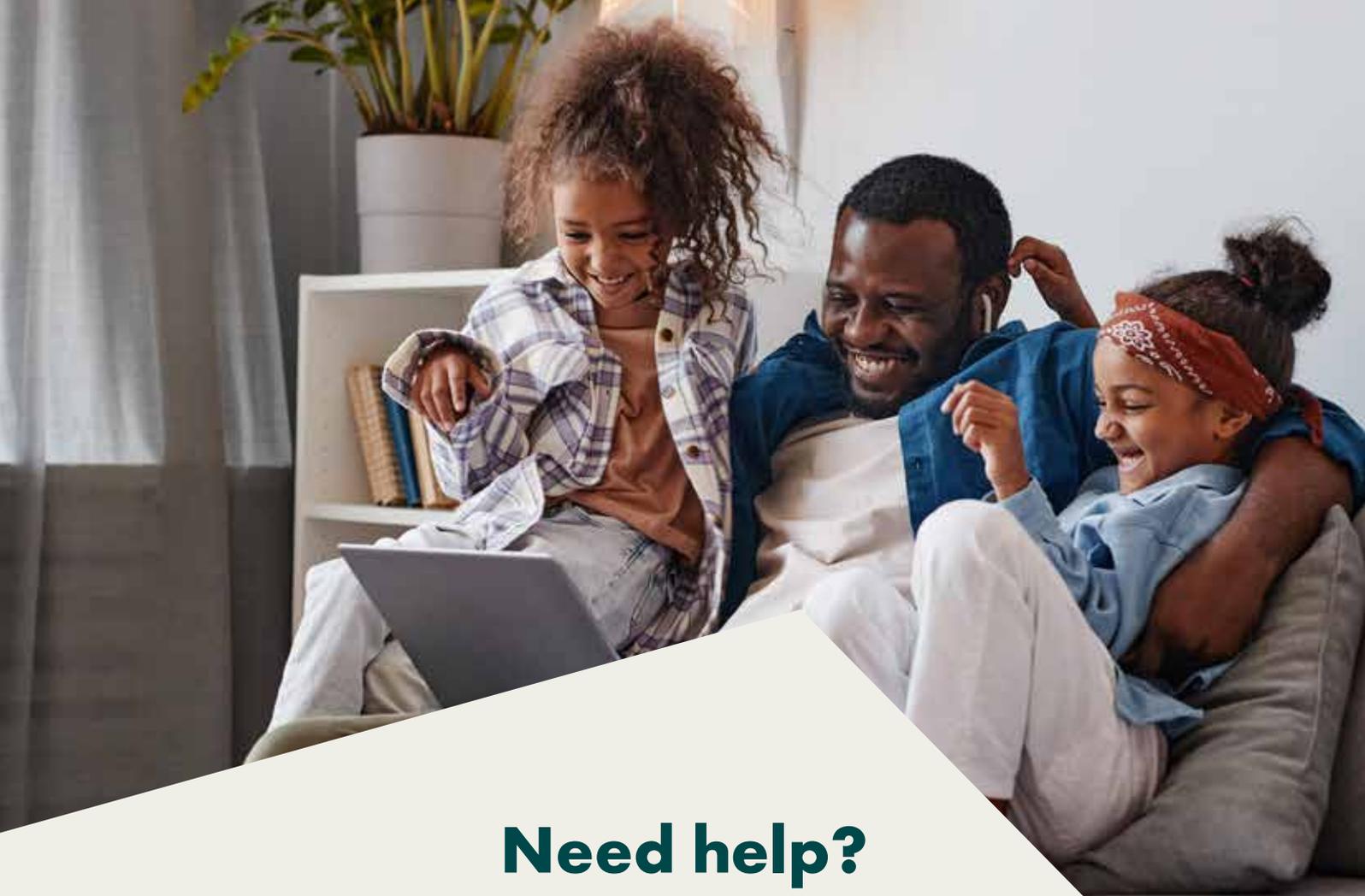
## Handover

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.



- Selection of 2, 3, 4 bedroom homes
- Wide range of amenities close-by
- Good schooling nearby
- Surrounded by stunning countryside



**Scan me!**

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



Harrogate • North Yorkshire

# King Edwin Park Phase 2

King Edwin Park Phase 2 is our collection of two, three and four-bedroom homes in the Victorian spa town of Harrogate, North Yorkshire.

With its elegant historic buildings, luxurious Turkish baths and attractive floral gardens, Harrogate is a special place to call home. Living here means you can enjoy a host of historic and cultural amenities such as a theatre, a multi-screen cinema, fantastic restaurants, public gardens and stunning local landmarks. The popular RHS Garden Harlow Carr is a short distance from the development and well worth a visit.

In the charming town centre there's a variety of retail shops, unique boutiques and fantastic dining options, including Betty's tearoom; famous for offering delicious afternoon teas and a blend of British and Swiss cuisine since 1919.

Families with children will be pleased to know there's a range of well-respected school and college options for all age ranges within Harrogate and the surrounding areas.

## Explore the area

Nestled in the heart of Yorkshire, Harrogate is perfectly positioned for exploring the nearby Areas of Outstanding Natural Beauty as well as the local amenities.

This central location has great transport connections, offering easy routes to Leeds and York. These two major cities have a range of superb restaurants, leisure destinations, entertainment options and shopping opportunities, perfect for family days out.

## EXPLORE

Start exploring...

Harrogate Town Centre  
**2 miles**

Leeds Bradford Airport  
**11.8 miles**

Leeds  
**17.1 miles**

York  
**24.8 miles**



# King Edwin Park Phase 2

Previous Development  
by Persimmon Homes

## Our homes

### 2 bedroom

-  **The Morden**
-  **The Moseley**
-  **The Howard**

### 3 bedroom

-  **The Hanbury**
-  **The Chatsworth**
-  **The Sutton**
-  **The Hatfield**
-  **The Hawthorne**
-  **The Clayton**
-  **The Clayton Corner**

### 4 bedroom

-  **The Roseberry**
-  **The Esrick**
-  **The Leicester**
-  **The Lumley**
-  **The Chedworth**
-  **The Winstar**
-  **The Rowley**

 **Affordable Housing**  
As agreed through Section 106





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

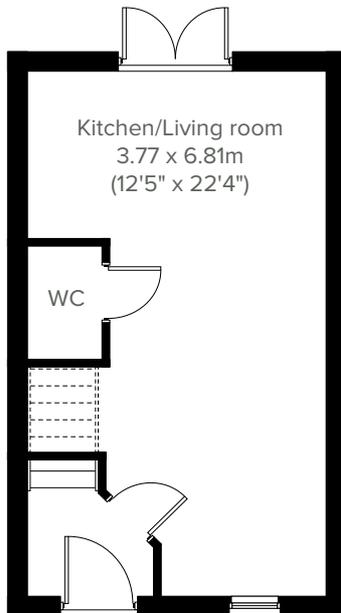


2 bedroom home

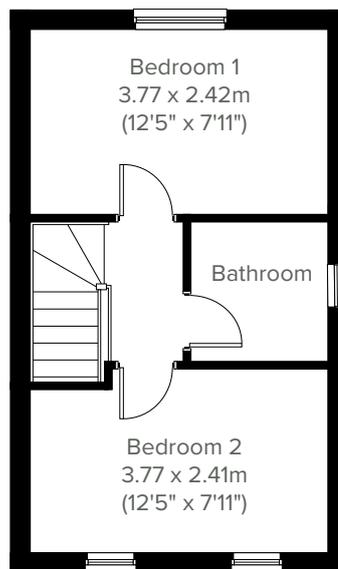
# The Morden



The Morden is a smart two-bedroom home with an easy-to-manage layout that's ideal for first-time buyers or young professionals. The open-plan ground floor makes everyday living simple, with French doors leading out to the garden for warm-weather dining or entertaining. Upstairs, two well-proportioned bedrooms offer flexibility – whether you need a peaceful retreat, a home office or room for overnight guests.



**GROUND FLOOR**



**1ST FLOOR**

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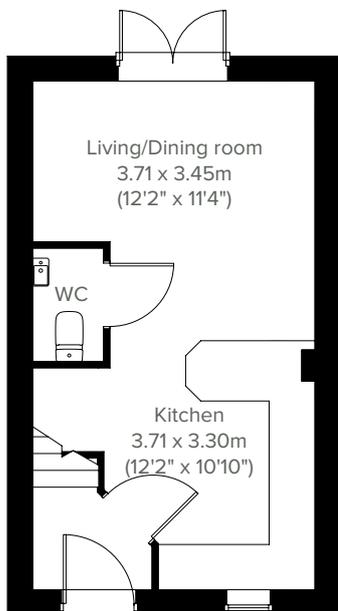


2 bedroom home

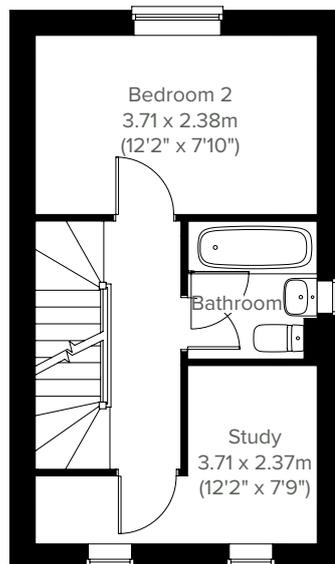
# The Moseley



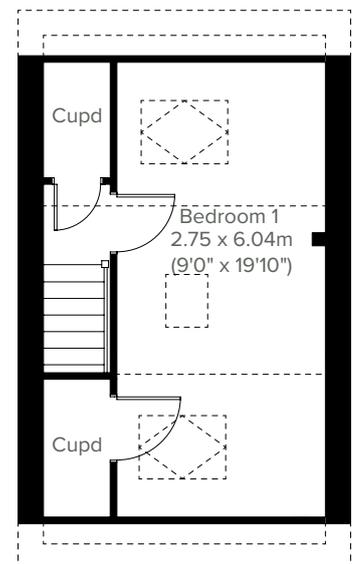
Perfect for the way we live today, the two-bedroom, 2.5-storey Moseley has a modern open plan kitchen/dining/living room with French doors leading the garden making it a home that's ideal for entertaining. Upstairs there are two nicely-proportioned bedrooms, a study and a family-sized bathroom. Appealing to families, first-time buyers and young professionals.



**GROUND FLOOR**



**1ST FLOOR**



**2ND FLOOR**

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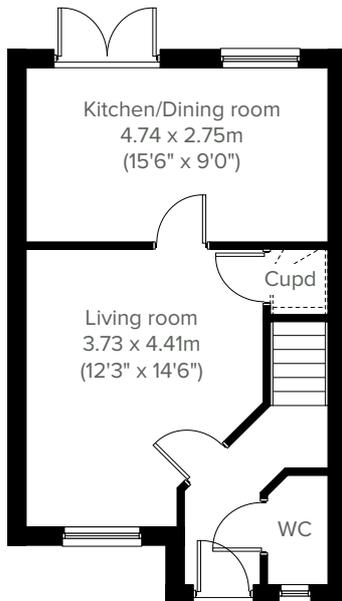


2 bedroom home

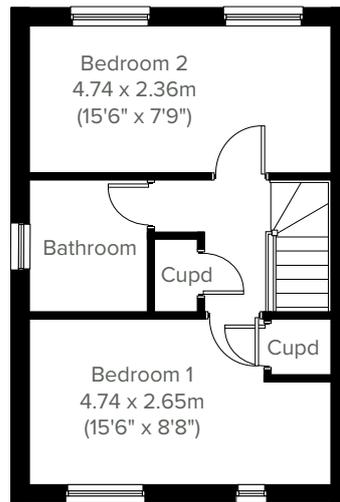
# The Howard



The Howard is great new home to start out with as a first-time buyer. There's a bright and cheerful open-plan kitchen/dining room with French doors leading into the garden. The separate living room gives you somewhere to put your feet up, and the downstairs WC and storage cupboard are very practical. Upstairs, the two bedrooms share a bathroom and there's some more built-in storage.



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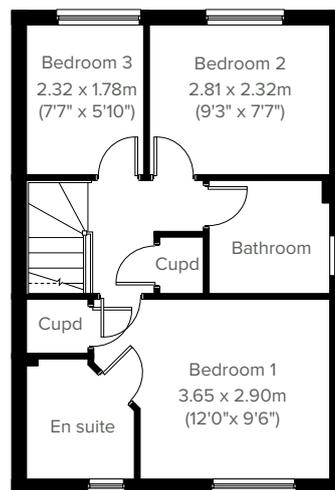
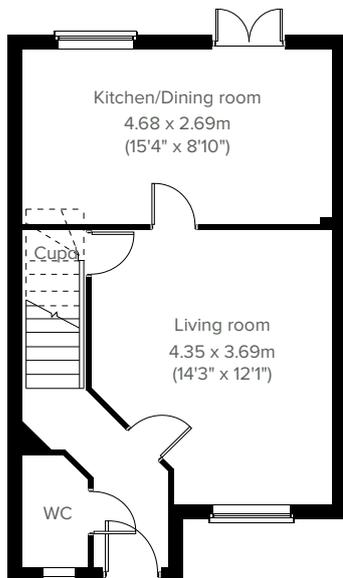


# The Hanbury

3 bedroom home



The Hanbury is a popular three-bedroom family home designed for modern living. Enjoy a bright, open-plan kitchen/dining room that opens through French doors to your garden, perfect for relaxing or entertaining. With a convenient downstairs WC, three useful storage cupboards, and an en suite bathroom to bedroom one, this home offers everything a growing family needs.



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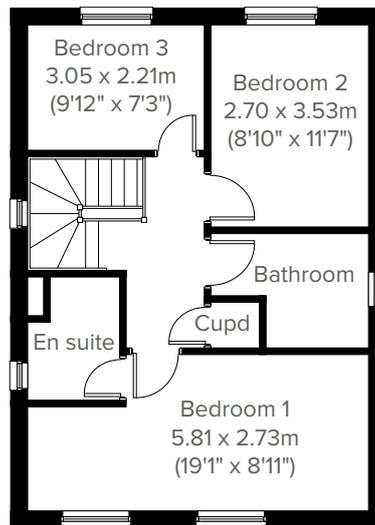
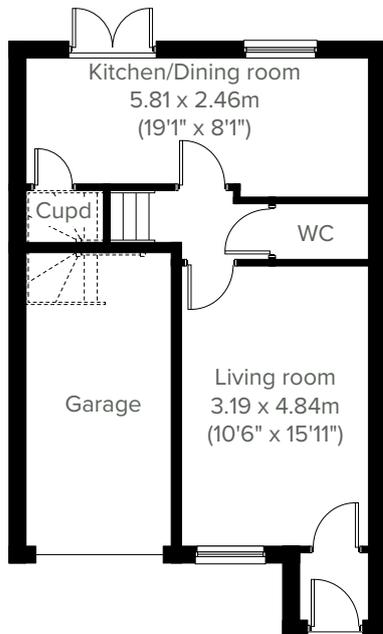


3 bedroom home

# The Chatsworth



An attractive three-bedroom family home, the Chatsworth is ideal for modern living. The bright open-plan kitchen/dining room with French doors leading into the garden is perfect for entertaining and for sociable 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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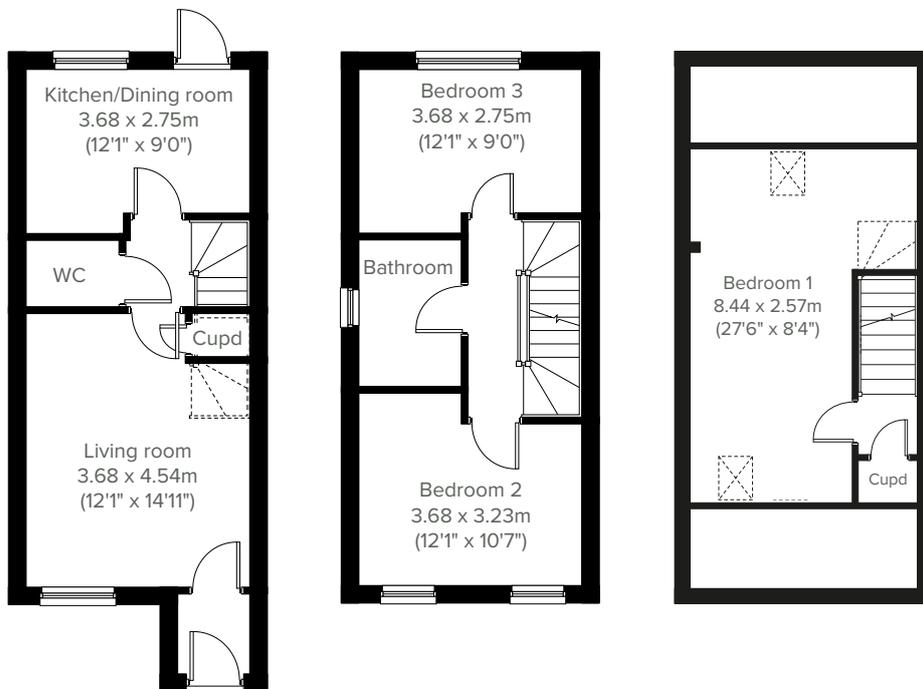


# The Sutton

3 bedroom home



The Sutton is a three-bedroom home designed for modern-day living. Its features include a kitchen/dining room, a front-aspect living room and a downstairs WC. There's a spacious bedroom one on the second floor and two good-sized bedrooms on the first floor along with a family bathroom.



## GROUND FLOOR

## 1ST FLOOR

## 2ND FLOOR

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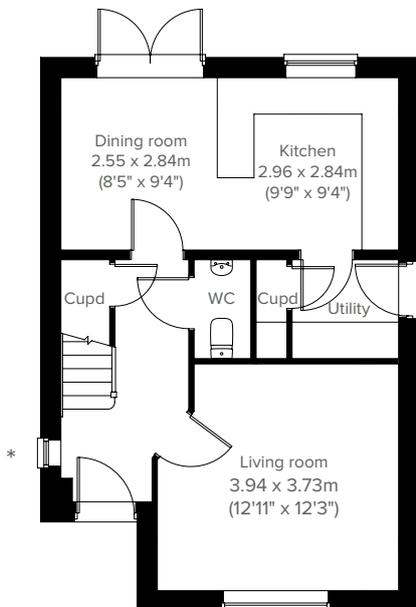


3 bedroom home

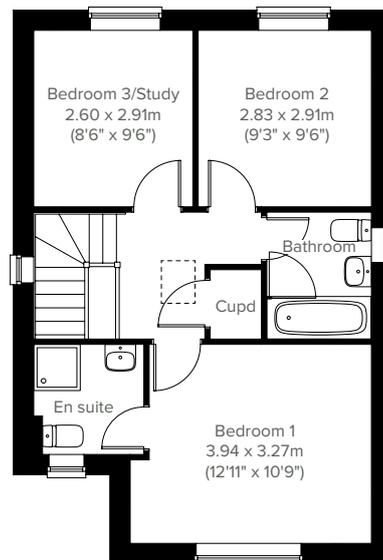
# The Hatfield



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 Hatfield's bright front-aspect living room, separate utility room, handy storage cupboard and WC complete the ground floor. Upstairs, bedroom one has an en suite and there's a good-sized family bathroom and further storage.



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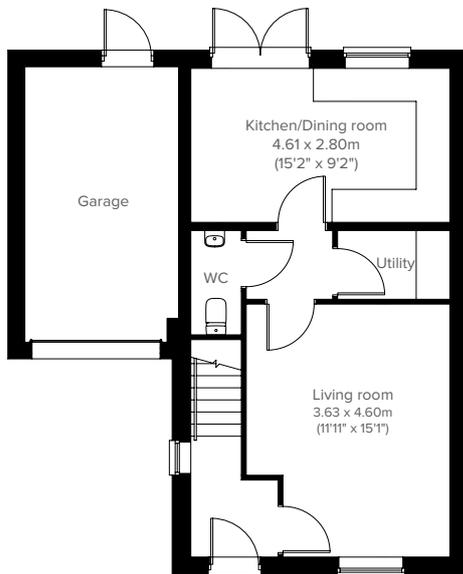


# The Hawthorne

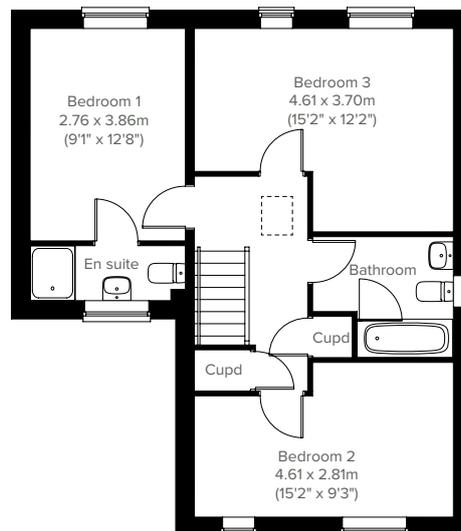
3 bedroom home



The Hawthorne is a modern, three-bedroom home with an open-plan kitchen/dining room with French doors out to the garden and a handy utility room. There's also a spacious front-aspect living room. On the first floor, bedroom one benefits from an en suite. With plenty of storage cupboards and a downstairs WC, this is a perfect family home.



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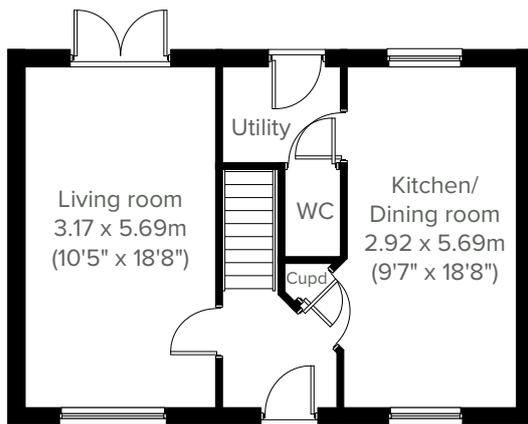


3 bedroom home

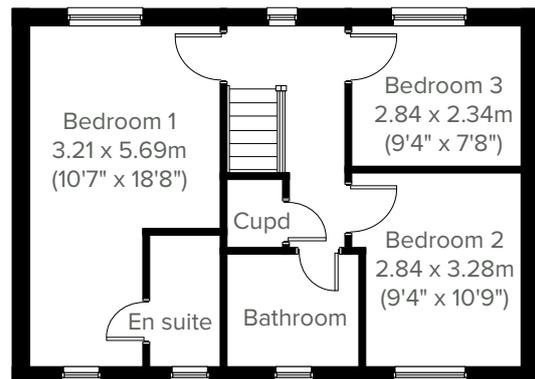
# The Clayton



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



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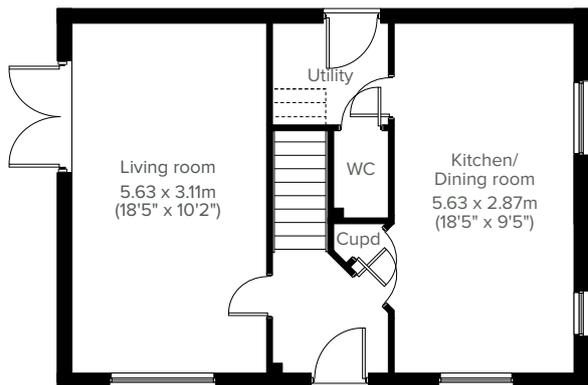


# The Clayton Corner

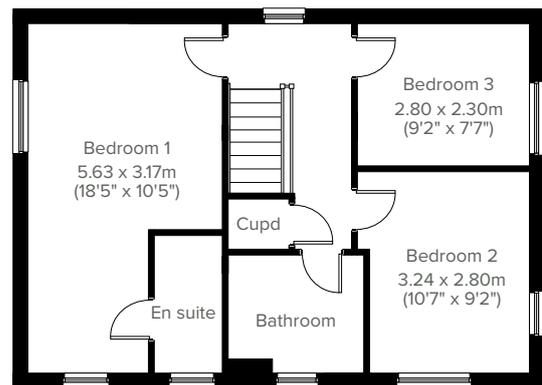
3 bedroom home



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



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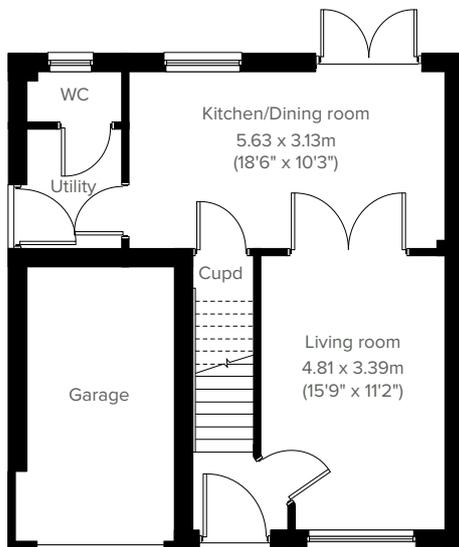


4 bedroom home

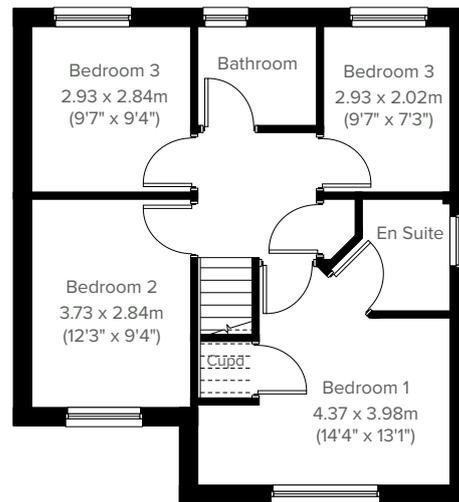
# The Roseberry



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



**GROUND FLOOR**



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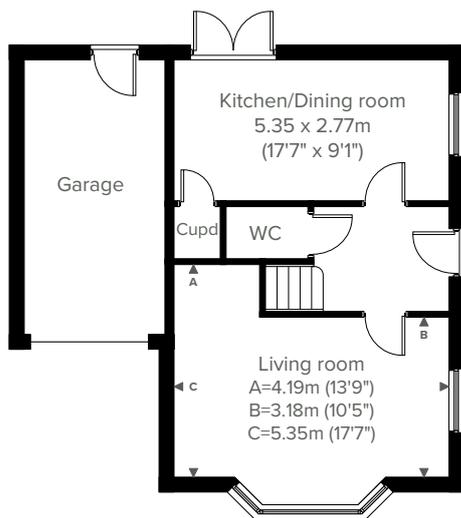


# The Escrick

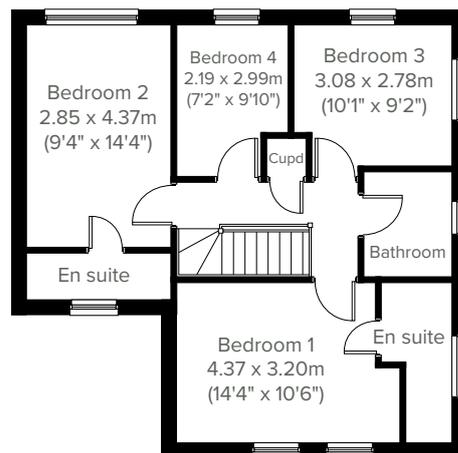
4 bedroom home



The Escrick is a fantastic detached family home with four bedrooms and a garage. The ground floor is divided between a spacious living room with a lovely bay window and a kitchen/dining room with French doors to the garden. There's also a storage cupboard and a WC. Upstairs, two of the bedrooms have the luxury of their own en suites, while the other two share a family bathroom. The first-floor layout also includes another built-in cupboard.



**GROUND FLOOR**



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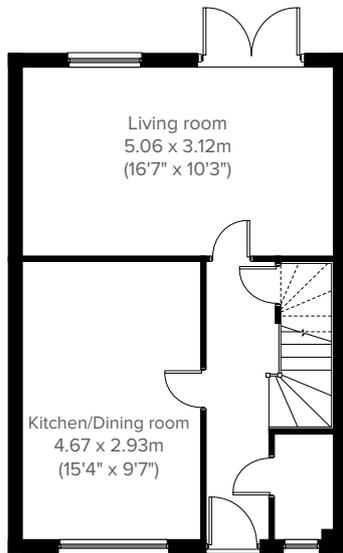


4 bedroom home

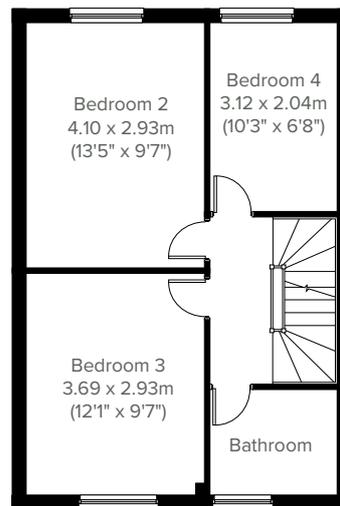
# The Leicester



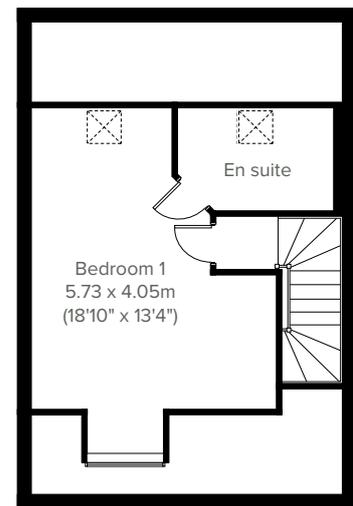
Modern three-storey living at its best; The Leicester is a four-bedroom home that's ideal for families. It features an open-plan kitchen/dining room, a light-filled living room with French doors leading into the garden, plus a handy under-stairs storage cupboard and WC. The first floor has three good-sized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



**GROUND FLOOR**



**1ST FLOOR**



**2ND FLOOR**

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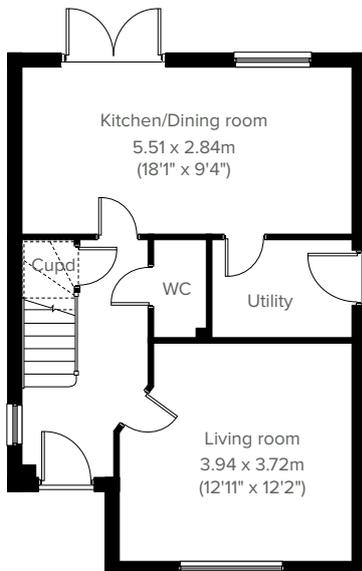


4 bedroom home

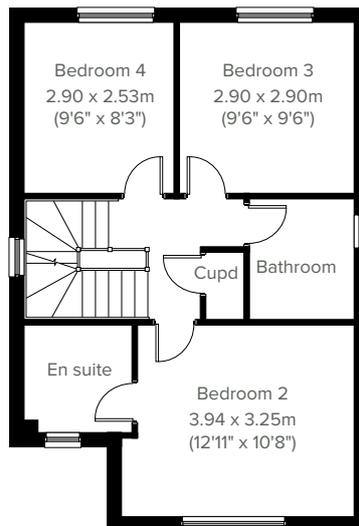
# The Lumley



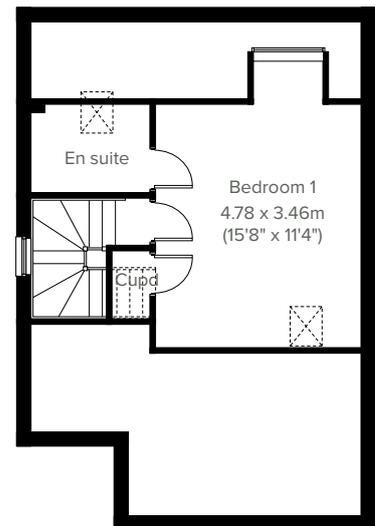
The Lumley is a modern three-storey home ideal for family life. This four-bedroom home features an open plan kitchen/dining room with French doors leading into the garden, a handy utility room, a front-aspect living room, plus under-stairs storage and a WC. The first floor has three bedrooms, one with an en suite and the main family bathroom, and on the top floor there's an impressive bedroom one with an en suite and storage cupboard.



**GROUND FLOOR**



**1ST FLOOR**



**2ND FLOOR**

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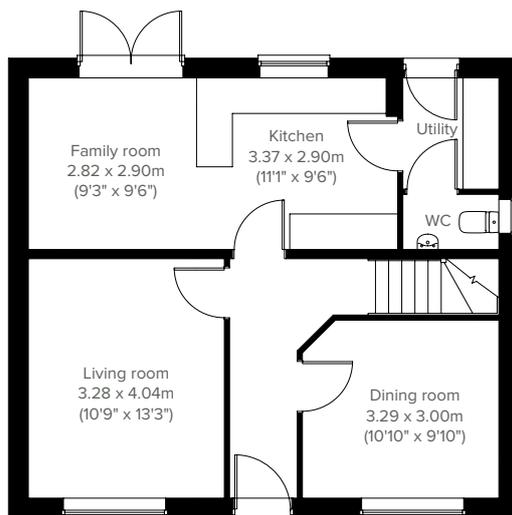


4 bedroom home

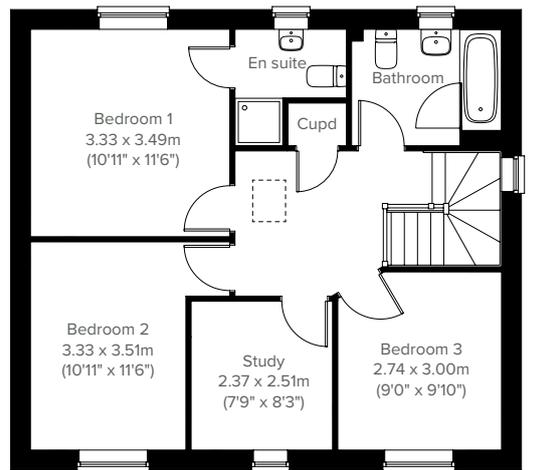
# The Chedworth



A popular family home, the Chedworth ticks all the boxes. The modern and stylish open plan kitchen/family 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 family-sized bathroom and a storage cupboard.



**GROUND FLOOR**



**1ST FLOOR**

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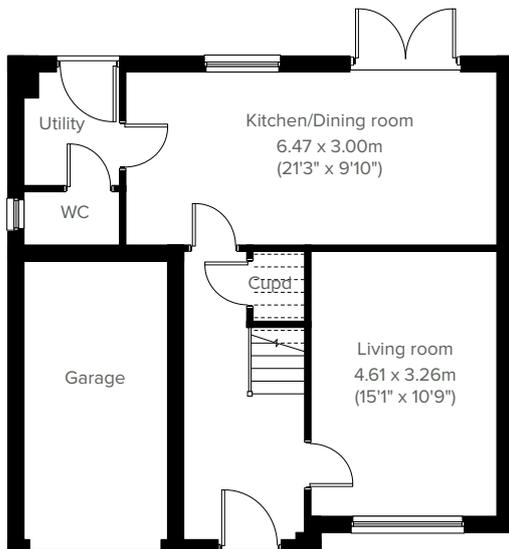


# The Winster

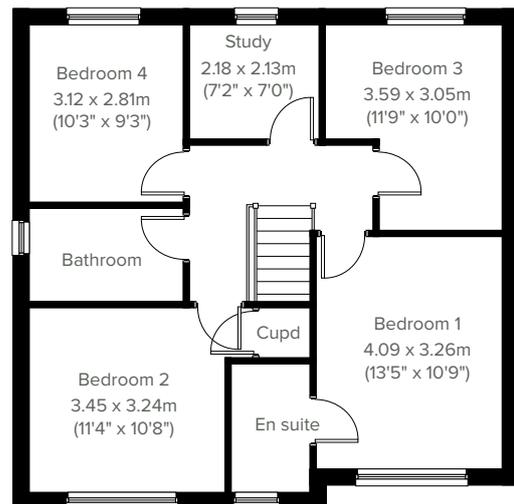
4 bedroom home



Ideal for family life, the Winster is a beautiful four-bedroom detached home. The open-plan kitchen/dining room is spacious and bright with French doors leading into the garden - ideal for bringing the outdoors in. It comes complete with an integral single garage, downstairs WC and an en suite to bedroom one.



**GROUND FLOOR**



**FIRST FLOOR**

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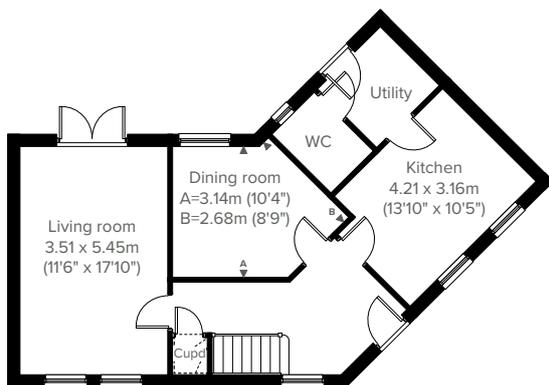


4 bedroom home

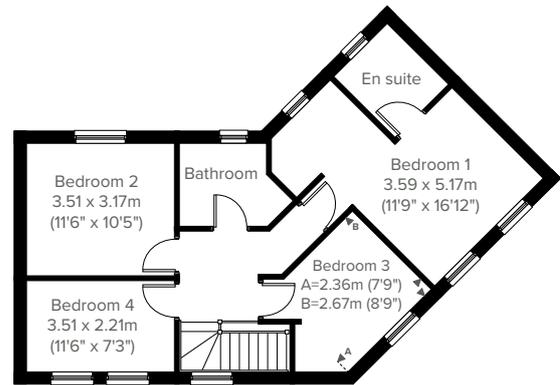
# The Rowley



The Rowley is a detached, four-bedroom home with everything you need for family life. You step into a wide entrance hall with a useful storage cupboard. The spacious living room is bright thanks to French doors, there's a separate dining room, and the kitchen which leads onto a practical utility and downstairs WC. Upstairs, bedroom one has an en suite, while the other three bedrooms share a family-sized bathroom.



## GROUND FLOOR



## 1ST FLOOR

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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.

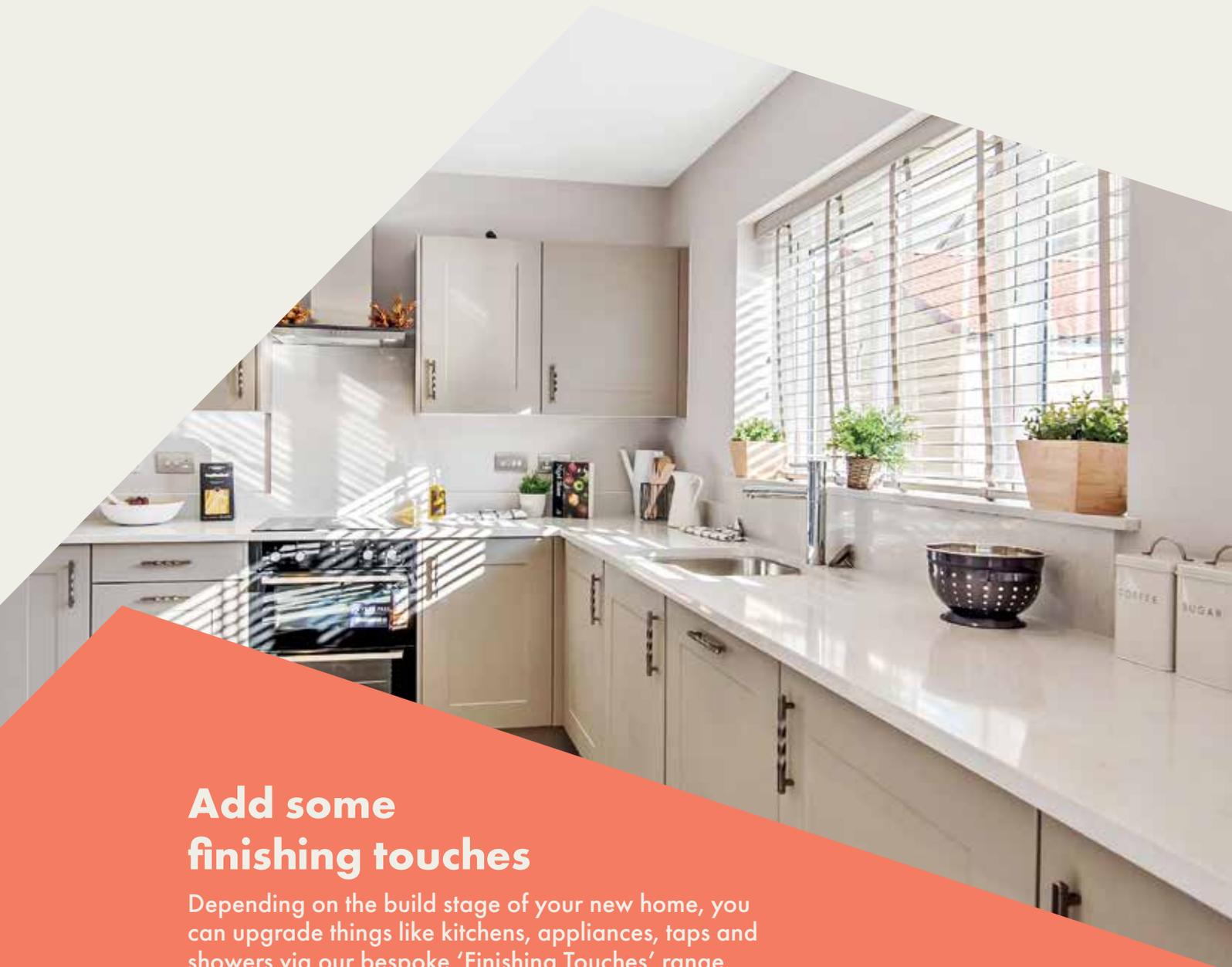
[persimmonhomes.com](https://www.persimmonhomes.com)



King Edwin Park Phase 2

# Specifications

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



## Add some finishing touches

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



## External

### Walls

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

### Roof

Tile or slate-effect with PVCu rainwater goods.

### Windows

Double glazed E-glass windows in PVCu frames.

### Doors

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



## 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.



## 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, gas hob in stainless steel and integrated cooker hood and splash-back.



## Bathroom

### Suites

White bathroom suites with chrome-finished fittings.

### Extractor fan

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

### Shower

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

### Splash-backs

1-course splash-back to WC/basin.

3-course splash-back to bath.

Fully tiled shower in en suites.

### General

En suite to bedroom(s) where applicable.



## Security

### Locks

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

### Fire

Smoke detectors wired to the mains with battery back-up.



## Garage & Gardens

### Garage

Garage, car ports or parking space.

### Garden

Front lawn turfed or landscaped (where applicable).

### Fencing

1.8 metre fence to rear garden, plus gate.





Energy efficiency built in

# Sustainability

**Our homes are typically 30% more efficient than traditional UK housing, helping you to save money and reduce your impact on the environment.**

We're proud that we already build our homes to high levels of energy efficiency, but there's still a way to go. Our in-house sustainability team is dedicated to our mission to have net zero carbon homes in use by 2030, and for our own operations to be net zero carbon by 2040.

To achieve this, we're working to science-based carbon reduction targets in line with the Paris Agreement's 1.5°C warming pledge, investing in low-carbon solutions and technology that will further reduce the carbon footprints of our homes and our impact on the planet.

## Energy efficiency built in:

- ✓ **PEA rating – B**  
Our typical B rating makes our homes much more efficient than traditional D-rated homes.
- ✓ **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<sub>2</sub> per house built.



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."



All about community

## Proud to be building communities

When creating King Edwin 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. King Edwin 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 King Edwin Park.”**

**EDUCATION**

Contribution of £2,000,000 towards local schooling.

**HOUSING**

Affordable and extra care housing provision.

**TRANSPORT**

Bus service contribution of £650,000. Off-site highway and traffic signal improvements contribution of £157,000.

**GARDENS**

New allotment gardens.

**COMMUNITY**

A new community hall and retail facilities.

**OPEN SPACES**

Contribution of £729,000 towards off-site open spaces and sports pitches.





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