



Persimmon

Together, we make your home

Hauxley Grange Phase 2

Amble • Northumberland

Together, we make your home

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

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



5 stars!

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



Hauxley Grange 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 30](#)

Persimmon in numbers

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

14,868

homes
sold in
2022

200+

locations
across
the UK

5000+

employees
make it all
happen

700+

apprentices
taken on
each year

£505.6m

invested in
local communities
in 2022



"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.



Real Living Wage

We're proud to be accredited to the Real Living Wage. We value our employees and want to pay them fairly for the good work they do.

Like to know more? Just scan the QR code below.



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.



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 32**





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.



- ③ Beautiful range of 3, 4 and 5-bedroom homes
- ③ Good amenities close-by
- ③ Close to stunning coastline
- ③ Great choice of schools in the local area



Scan me!

For availability and pricing on our beautiful new homes at Hauxley Grange.



Amble • Northumberland

Hauxley Grange

Hauxley Grange is a collection of three, four and five-bedroom homes situated in Amble, Northumberland. Perfect for growing families and home movers, Hauxley Grange has great local schools, plenty of local amenities and is within close proximity to the coast.

This exciting development is located in the charming coastal village of Amble – proudly self-declared as the ‘friendliest port’. Huddled at the river Coquet estuary, this little port village is ideally located right on the harbour front and consists of several retail units selling a variety of food & drink, jewellery and arts & crafts. The redeveloped harbour also has a sea-front pathway running from the harbour to the marina.

Excellent local amenities

There’s a good amount of shops and amenities in Amble including a Morrisons, Co-op and Tesco Express, plus there’s the Castlemania Indoor Adventure Play less than a mile from Hauxley Grange.

If you enjoy eating out, The Masons Arms, The Amble Inn and The Wellwood Arms are within a mile of the development.

If you fancy a stroll on golden sands, Hauxley Beach is just under 2 miles from the development or if you’d prefer to jump on your bike, there are also great cycle routes up and down the coast. You can even cycle the 2.3 miles north to Warkworth Castle; a mighty Northumberland fortress which crowns the hilltop above the River Coquet.

For families with children, there are great school options; Amble First School and The James Calvert Spence College are both within a mile of the development. The A1 is 11.2 miles from the development which provides excellent links to the north and south. Alnmouth train station lies just over 6 miles to the north and provides rail links to Edinburgh, Newcastle and London.

Start exploring...

Hauxley Beach
2 miles

Alnmouth
6.6 miles

Newbiggin-by-the-Sea
12.4 miles

Morpeth
13.6 miles


Newcastle-upon-Tyne
27.7 miles



Hauxley Grange Phase 2

Our homes

3 bedroom

-  The Hanbury
-  The Hanbury Corner
-  The Rufford
-  The Hatfield
-  The Hatfield Corner

4 bedroom

-  The Lumley
-  The Roseberry
-  The Winster

5 bedroom

-  The Harley
-  The Fenchurch
-  The Holborn
-  The Compton
-  The Portland
-  The Albermarle

† DOMV





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.



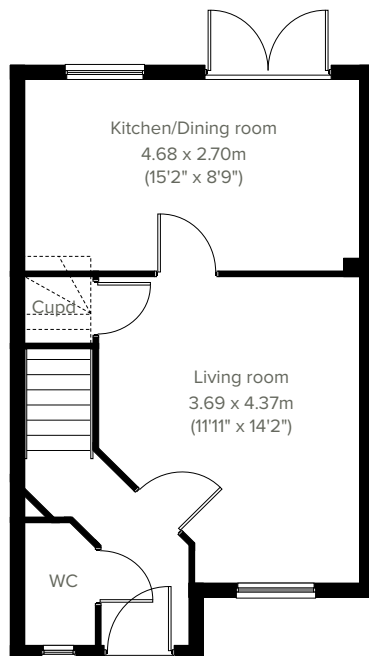


The Hanbury

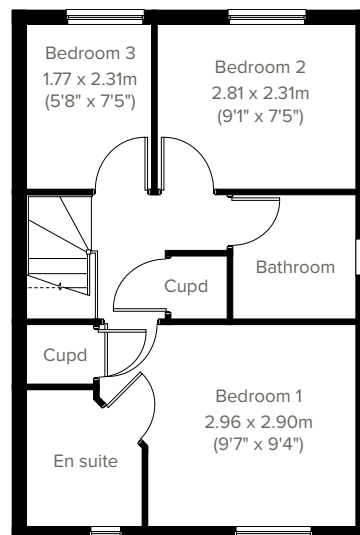
3 bedroom home



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



GROUND FLOOR



1ST FLOOR

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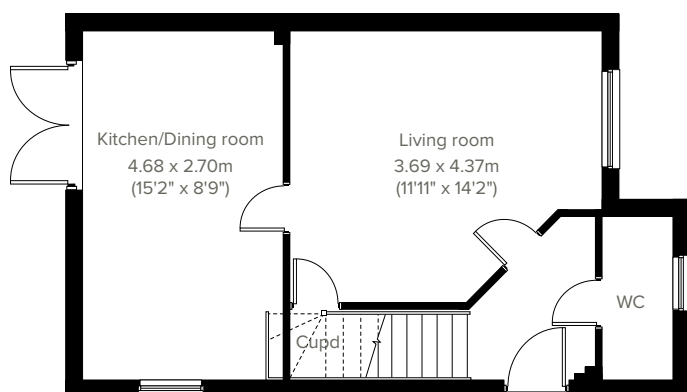


3 bedroom home

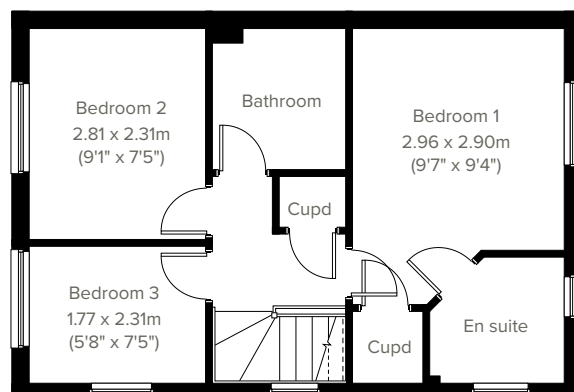
The Hanbury Corner



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



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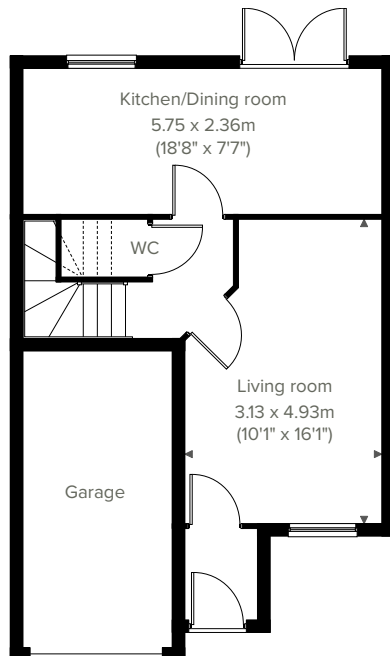


The Rufford

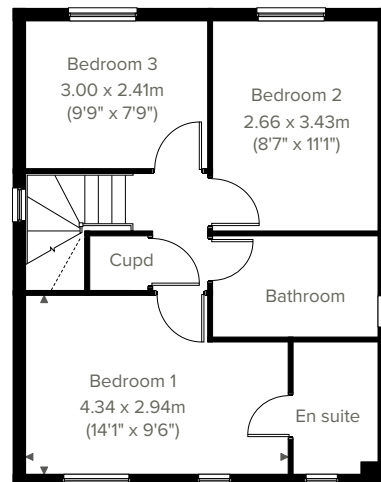
3 bedroom home



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



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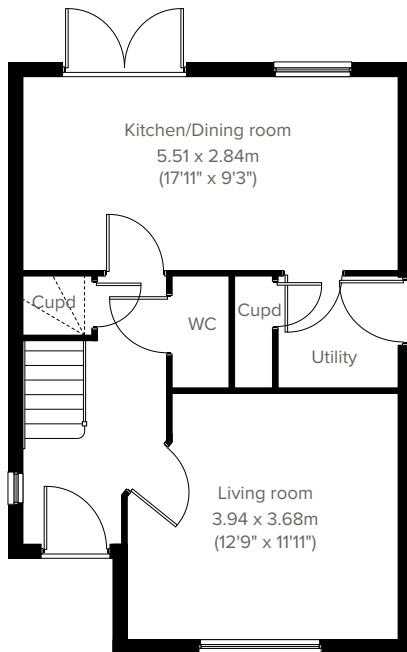


3 bedroom home

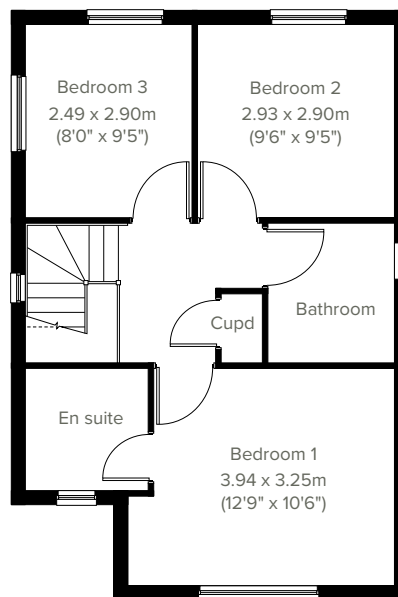
The Hatfield



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



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16

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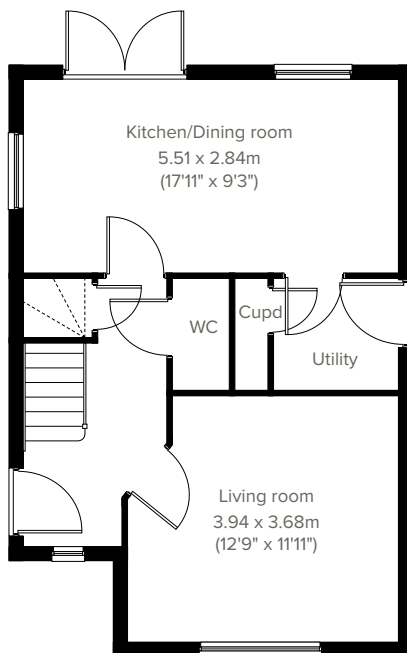


The Hatfield Corner

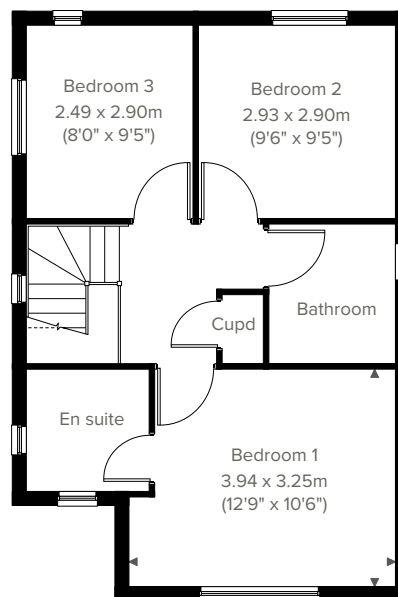
3 bedroom home



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



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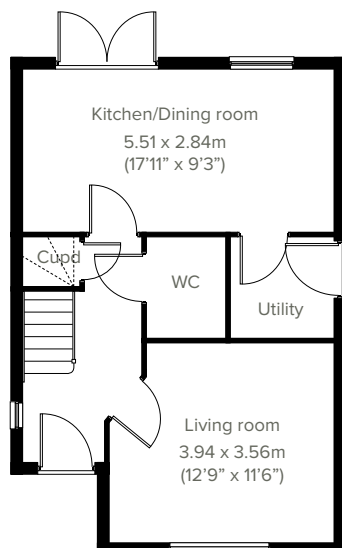


4 bedroom home

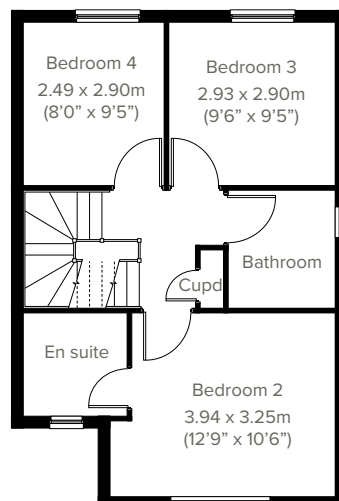
The Lumley



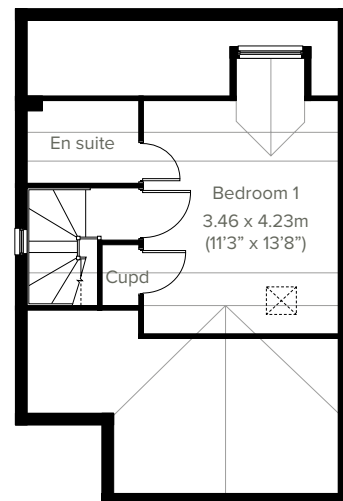
The Lumley is a modern three-storey home ideal for family life. This four-bedroom home features an open plan kitchen/dining room with French doors leading into the garden, a handy utility room, a front-aspect living room, plus under-stairs storage and a WC. The first floor has three good-sized bedrooms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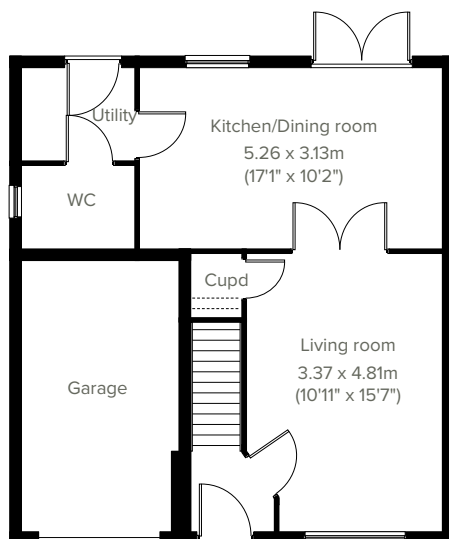


The Roseberry

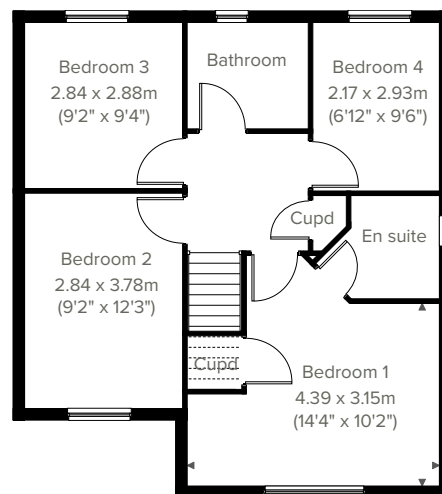
4 bedroom home



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 three storage cupboards. The large bedroom one has an en suite with the spacious landing leading on to three further bedrooms and the main family bathroom.



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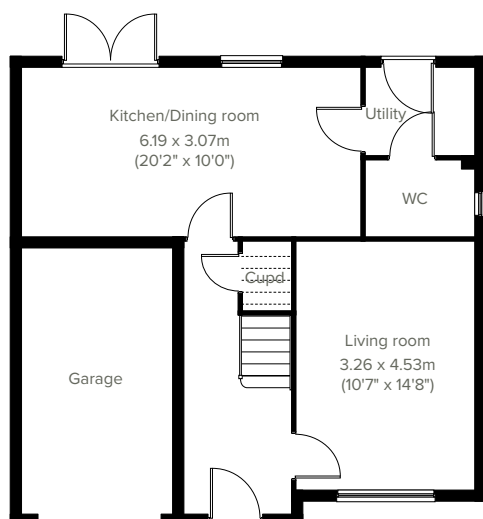


4 bedroom home

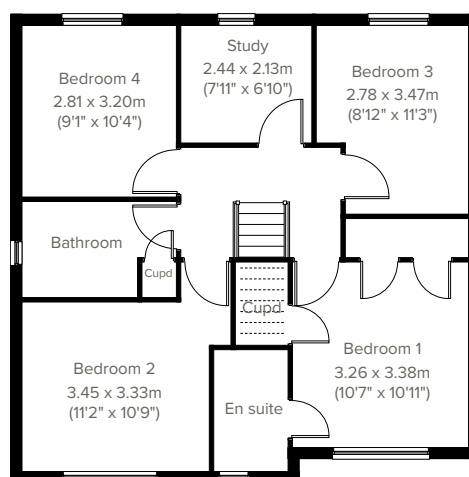
The Winster



Ideal for family life, the Winster is a beautiful four-bedroom detached home. The open plan kitchen/dining/family room is spacious and bright with French doors leading onto the garden - perfect for gatherings with friends and family. It comes complete with a single integral garage, downstairs WC, en suite to the bedroom one, a separate study and two handy storage cupboards.



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20

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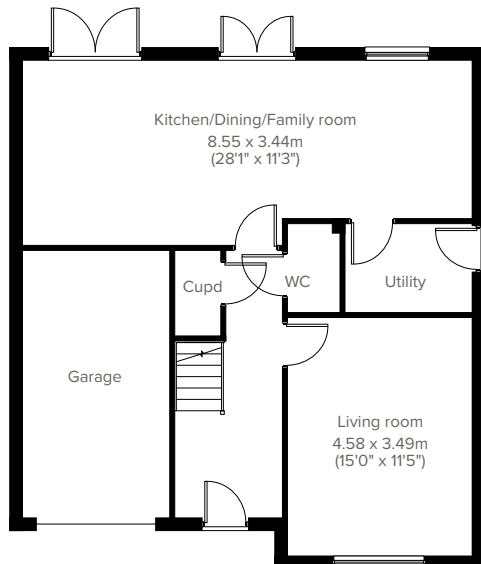


The Harley

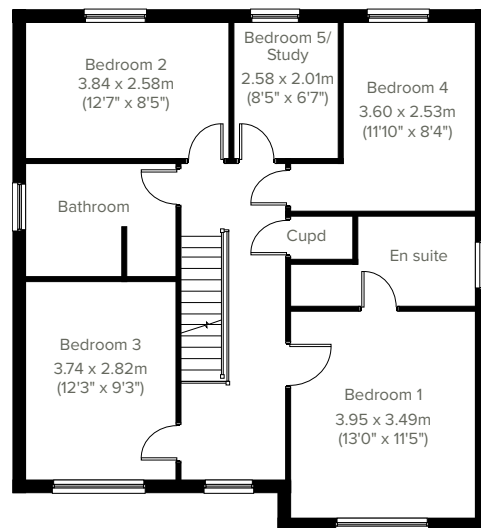
5 bedroom home



Spacious, modern-living at its best, the Harley is a five-bedroom home that comes complete with a downstairs WC, utility room, separate front aspect living room and a spacious open plan kitchen/dining/family room - the perfect place to entertain family and friends. Upstairs there are five bedrooms - bedroom five could also be used as a study - a family bathroom with modern fixtures and fittings and an en suite to bedroom one.



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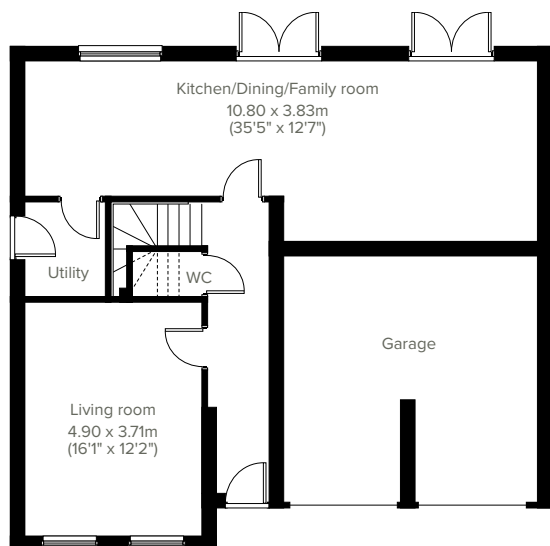


5 bedroom home

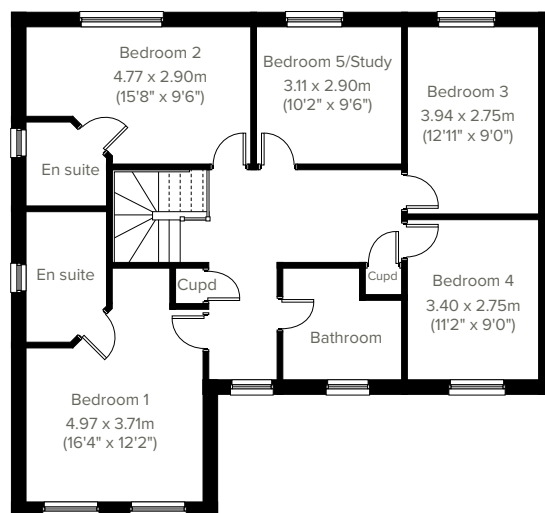
The Fenchurch



The Fenchurch is a beautiful five-bedroom home. The spacious kitchen/dining/family room, with French double doors to leading out to rear garden, is perfect for entertaining. The ground floor also incorporates an integral double garage, a separate utility room with outside access and a convenient downstairs WC. The first floor features a family bathroom and two handy storage cupboards. Bedrooms one and two both enjoy their own en suite, while bedroom five could also be used as a study.



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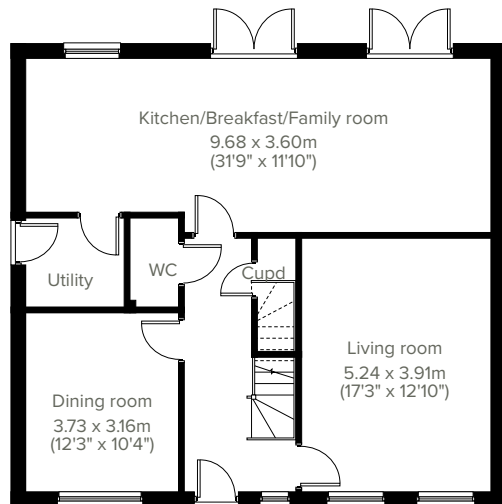


The Holborn

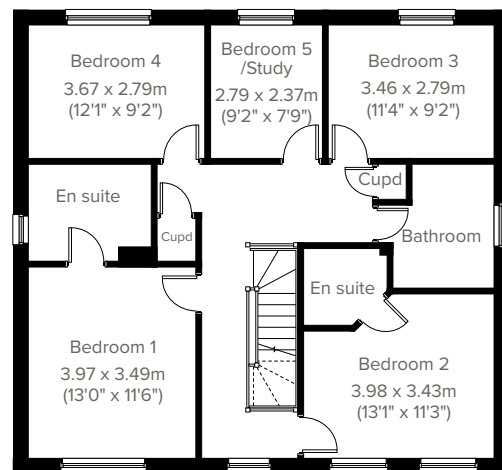
5 bedroom home



The Holborn is a five-bedroom home designed for modern family living. The kitchen/breakfast/family room features double French doors leading out to the rear garden. Plus the separate living room offers all of your entertainment needs. A storage cupboard located in the hallway provides practical storage and there's a separate dining room. The first floor features five generously-proportioned bedrooms and a family bathroom. Bedrooms one and two both benefit from en suites, and bedroom five can be used as a study.



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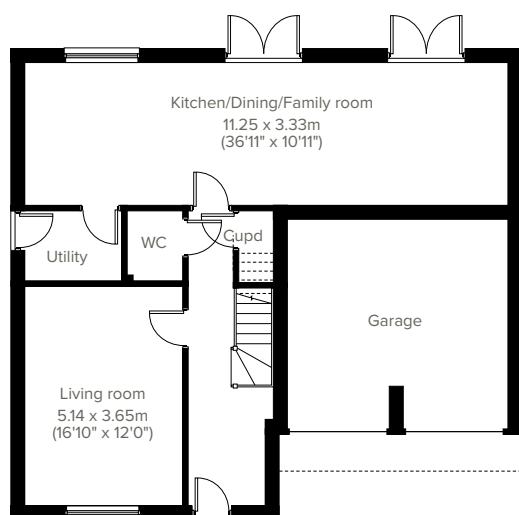


5 bedroom home

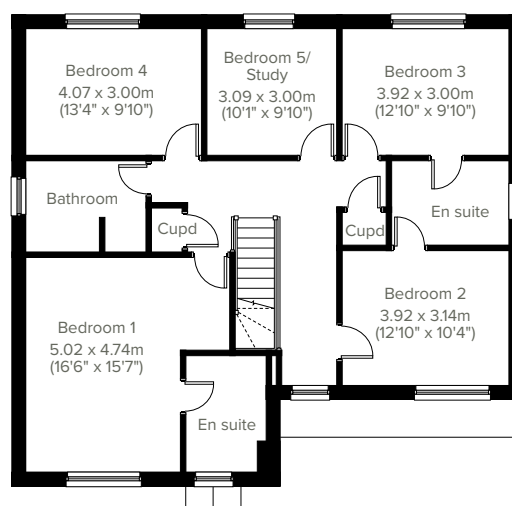
The Compton



The Compton is a five-bedroom home designed for modern family living. The kitchen/dining/family room features double French doors leading out to the rear garden. The separate living room offers all of your entertainment needs. A storage cupboard located in the hallway provides practical storage. Also on the ground floor is a WC and a separate utility room with outside access. The first floor features five generously-proportioned bedrooms and a family bathroom. Bedroom one has an en suite and bedrooms two and three feature a Jack and Jill en suite.



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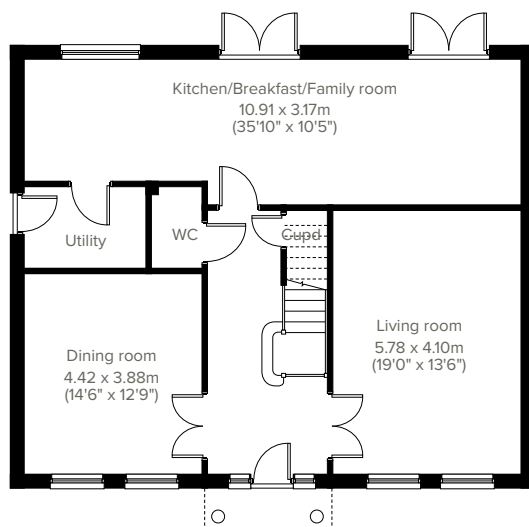


The Portland

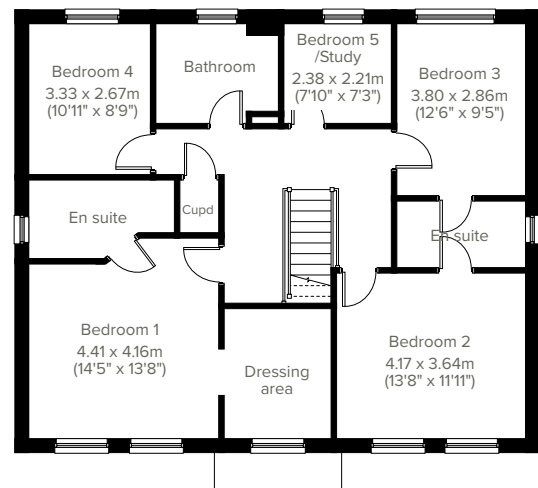
5 bedroom home



The Portland is a five-bedroom detached home with an open plan kitchen/breakfast/family room which has access via double French doors to the rear garden, a separate dining room, living room and a utility room. On the first floor there are the five bedrooms (bedroom five can also be used as a study). Bedroom one has an en suite and a dressing area and bedrooms two and three share a Jack and Jill en suite.



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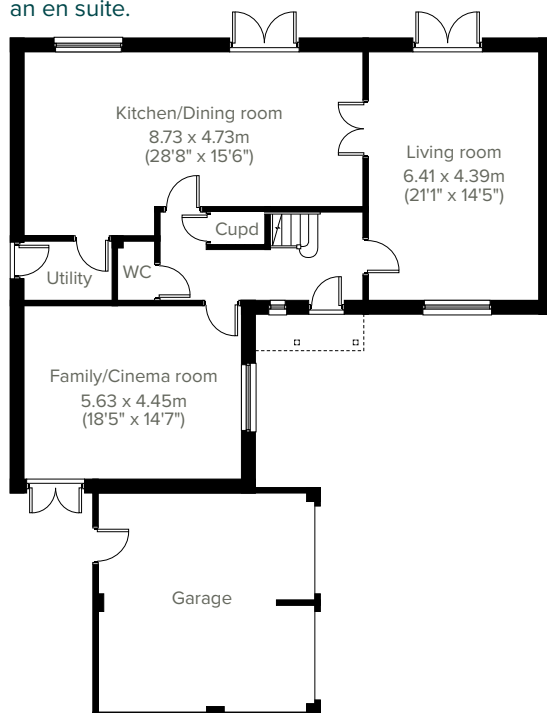


5 bedroom home

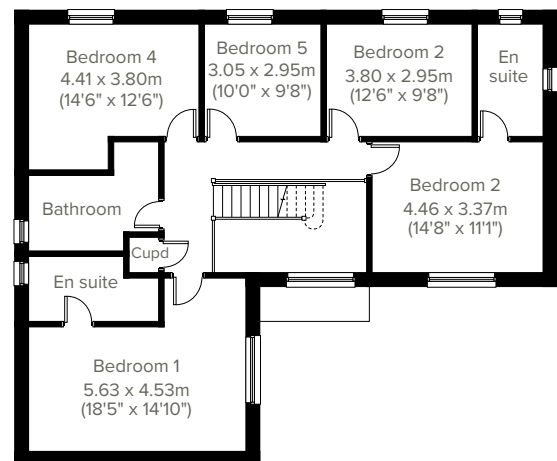
The Albermarle



The Albermarle features a separate living room with French doors leading outside, open plan kitchen/ dining room with access to the garden - a perfect place to host dinners and gatherings - a family/cinema room, utility with outside access and a convenient downstairs WC and cupboard. The first floor holds five bedrooms and a family bathroom with modern fixtures and fittings. Bedrooms one and two both feature an en suite.



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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.

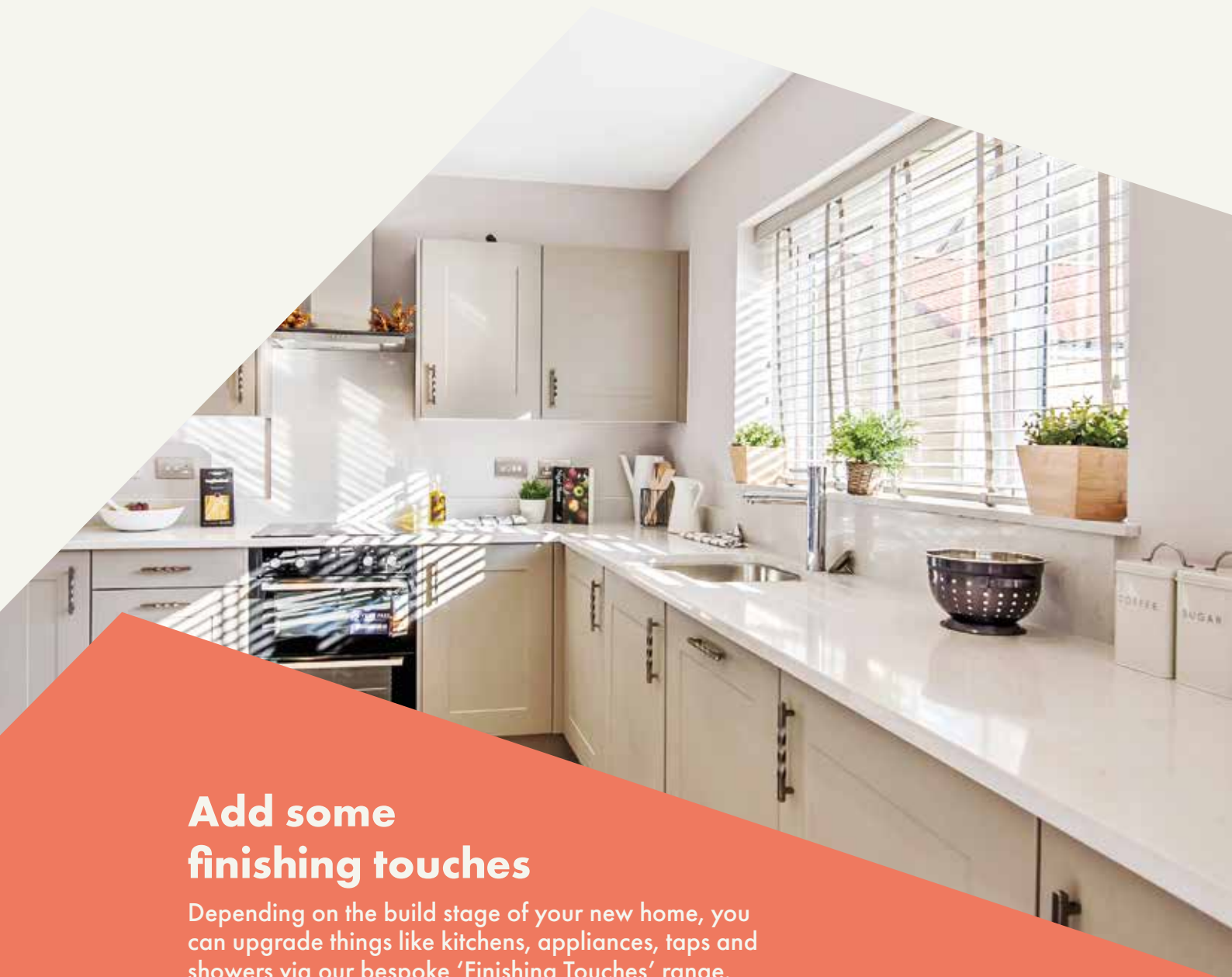
persimmonhomes.com



Hauxley Grange

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.



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.

Tiling

Half height tiling to sanitary-ware walls in bathroom and en suite.

Splash-backs

1-course splash-back to WC basin /

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.



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

White single electric oven, gas hob and integrated cooker hood and splash-back.





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.

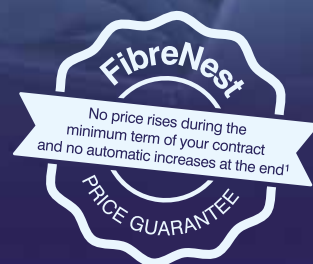
To achieve this, we're working to science-based carbon reduction targets in line with the Paris Agreement's 1.5°C warming pledge, investing in low-carbon solutions and technology that will further reduce the carbon footprints of our homes and our impact on the planet.

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.



Your home, better connected
for a brighter future



Ultrafast 500Mb broadband is available
on this development.

FibreNest provides you with high-speed, totally unlimited
full-fibre broadband to your home, at great prices.



Choose the best package for you

We know every household is different, that's why we've put together six amazing packages to suit everyone's needs. From surfing the net on the sofa to binge-watching the latest box set, streaming music with friends to ruling the galaxy in the latest must-have game - we've got the service for you.



Scan me!
For packages & pricing.



0333 234 2220



support@fibrenew.com

Get connected today!

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

C:

D:

P:



Your home, your way

Finishing Touches to make it yours

Our goal is to make your house feel like your home before
you've even collected the keys.

Key to achieving this is giving you the creative freedom to add your own style and personality to every room through our fabulous Finishing Touches collection.

Featuring the very latest designs from a host of leading brands, Finishing Touches lets you personalise your home inside and out. And rest assured, every upgrade and item available has been carefully chosen to complement the style

and finish of your new home. Of course, the real beauty is that all these extras will be ready for the day you move in.

Thanks to our impressive buying power we can offer almost any upgrade you can imagine at a highly competitive price. It can all be arranged from the comfort and convenience of one of our marketing suites, in a personal design appointment.

You can choose:



Kitchens



Appliances



Bathrooms



Flooring



Wardrobes



Fixtures & fittings

"One of the most exciting things about buying a brand new home is putting your own stamp on a blank canvas."



Share & win!

Share your love for your new Persimmon home and you could win a £100 Next voucher. For inspiration, check out past winners' homes on our Instagram page @persimmon_homes

#lovemypersimmonhome

The earlier you reserve, the greater the choice

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

persimmonhomes.com/finishingtouches

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



Persimmon

Notes

Handwriting practice lines consisting of 12 horizontal dotted lines.





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.



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