



**Persimmon**  
Together, we make your home



## **Saxon Grange Phase 2**

Shaftesbury • Dorset

# 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"**



## Saxon 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 32](#)



### Persimmon 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



## 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.

## Finishing Touches

We know you'll want to make your home your own, so we created 'Finishing Touches', our home personalisation service. **Read more on page 34**

# "Building sustainable homes and community hubs"

## Save money on your energy bills

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



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

## Giving back

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

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



## Help when you need it

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



## 10-year warranty

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





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/missives 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.

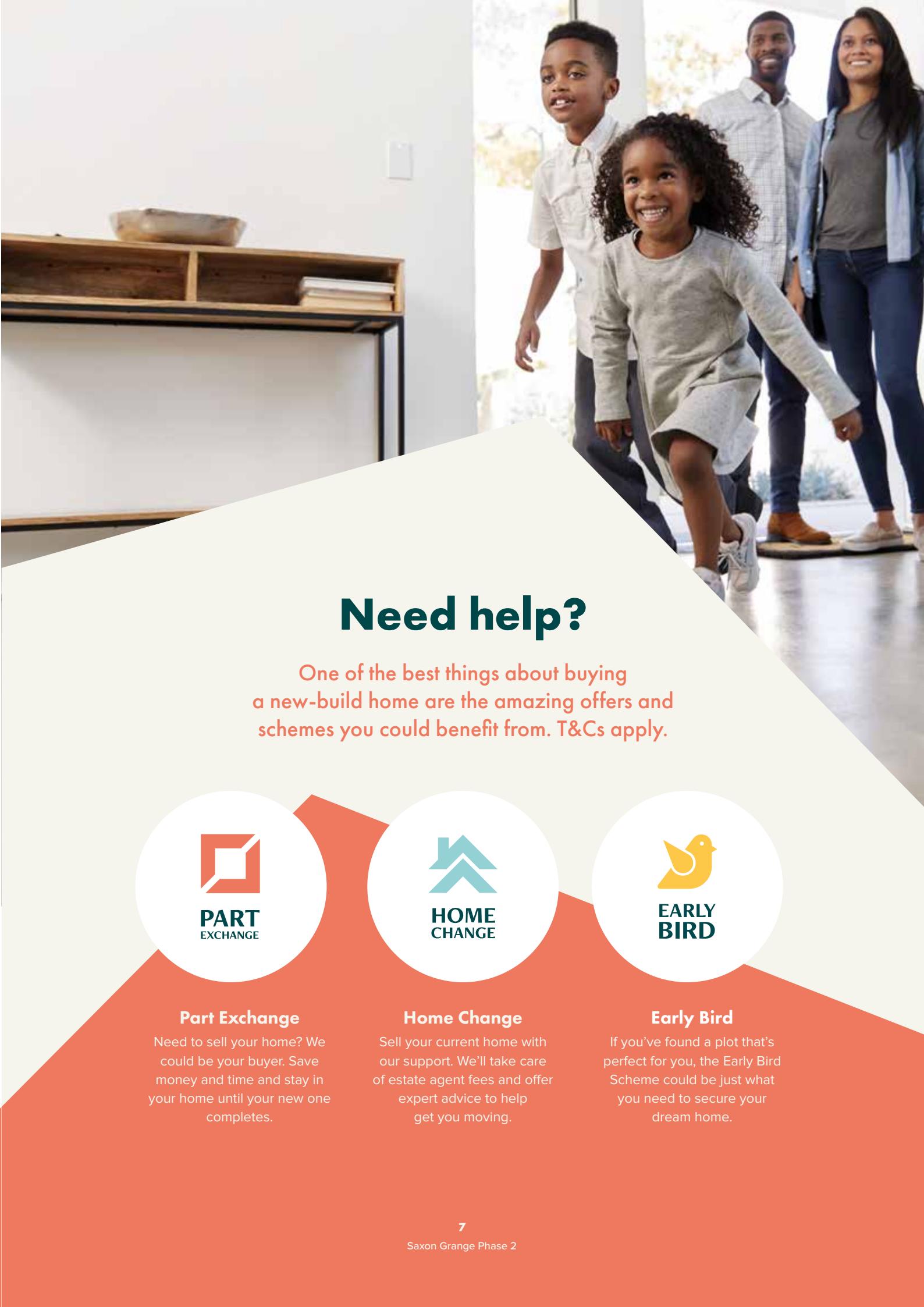
## Handover

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...

## Aftercare

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

[persimmonhomes.com](http://persimmonhomes.com)



## Need help?

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



**PART  
EXCHANGE**



**HOME  
CHANGE**



**EARLY  
BIRD**

### 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

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

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.



- ⑤ Choice of 1, 2, 3 and 4-bedroom homes
- ⑤ Historical town in a beautiful rural setting
- ⑤ Handy transport links nearby
- ⑤ Good range of local amenities



**Scan me!**

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



Shaftesbury • Dorset

## Saxon Grange

One of the oldest and highest towns in the UK, Shaftesbury makes an idyllic setting for a new home. Our Saxon Grange development is less than a mile outside the historic centre, and close to Salisbury.

Filled with beautiful old stone buildings and independent businesses, Shaftesbury is set on a hilltop on the edge of Cranborne Chase AONB, halfway between Salisbury and Yeovil. It's home to Gold Hill, the picturesque cobbled street with far-reaching views which was made famous by Ridley Scott's 1973 advert for Hovis bread. It's these chocolate-box scenes and idyllic way of life that draw not only tourists, but also homebuyers, to Shaftesbury each year.

With a home at Saxon Grange you'll benefit from brand new enhancements to the area, including an outdoor recreational space, and contributions to local schools, transport and primary care services.

### Range of local amenities

Shaftesbury provides everything you need for day-to-day life and more. There's a range of high street brands and banks, plus a Tesco superstore to cater for all your essentials. The town is also awash with independent stores, from gift shops and greengrocers, to florists and fashion boutiques, along with a range of tempting eateries, plus the excellent deli. The weekly market is full of edible delights, and the local medical centre and hospital are a reassuring presence.

### Great transport links

The town benefits from good road links – set between Yeovil and Salisbury, both large towns are around a 45-minute drive away. There's also a good bus network, which includes routes to the train station 4 miles away in Gillingham. From there you can catch direct trains to Yeovil, Salisbury, Exeter and even London Waterloo (2 hours).

## EXPLORE

### Start exploring...

Shaftesbury town  
centre  
**0.8 mile**

Gillingham train station  
**5.5 miles**

Salisbury  
**19.9 miles**

Yeovil  
**22.5 miles**



## Saxon Grange Phase 2

# Our homes

### 1 bedroom

 **The Cranbourne**

### 2 bedroom

 **The Tarbert**

 **The Alnmouth**

 **The Haldon**

 **The Redhill**

### 2 bedroom + study

 **The Deepdale**

 **The Danbury**

### 3 bedroom

 **The Galloway**

 **The Saunton**

 **The Sherwood**

 **The Barnwood**

### 4 bedroom

 **The Galloway DT**

 **The Knebworth**

 **The Barnwood DT**

 **The Greenwood**

 **Affordable Housing**

 **Shared Ownership**







# The Cranbourne

1 bedroom home



The Cranbourne apartment has a modern open plan kitchen/dining/living room with French doors/Juliet balcony (plot specific), a spacious bedroom, a good-sized bathroom and two handy storage cupboards. Appealing to first-time buyers and young professionals.

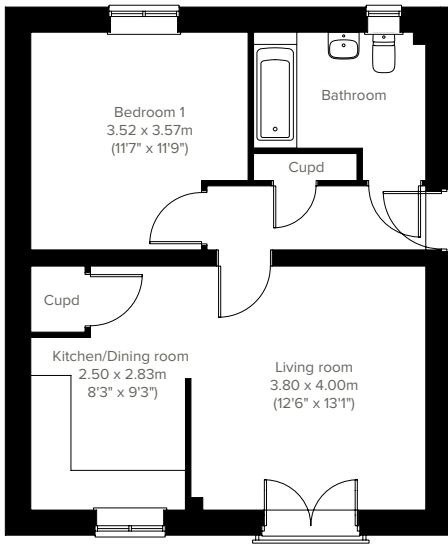
## Features...

- ⌚ 1 bedroom
- ⌚ 1 bathroom
- ⌚ Open plan kitchen/dining/living room
- ⌚ PEA rating: B
- ⌚ 1 parking space



# The Cranbourne

1 bedroom home



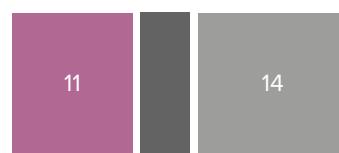
GROUND & 1ST FLOOR



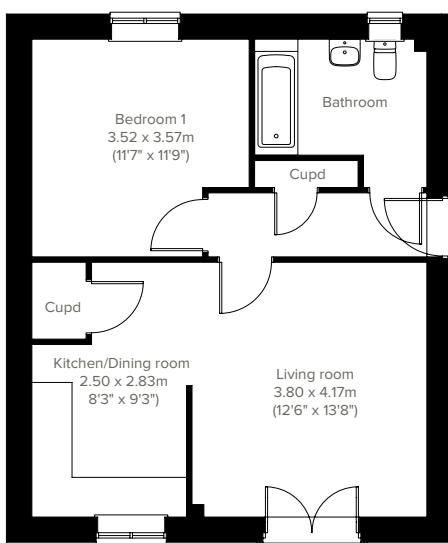
Second Floor



First Floor



Ground Floor



2ND FLOOR



Second Floor



First Floor



Ground Floor

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# The Tarbert

2 bedroom home



The Tarbert apartment has a modern open plan kitchen/dining/living room with French doors/Juliet balcony (plot specific), two bedrooms, a good-sized bathroom and two handy storage cupboards. Appealing to first-time buyers and young professionals.

## Features...

- ⌚ 2 bedrooms
- ⌚ 1 bathroom
- ⌚ Open plan kitchen/dining/living room
- ⌚ PEA rating: B
- ⌚ 2 parking spaces

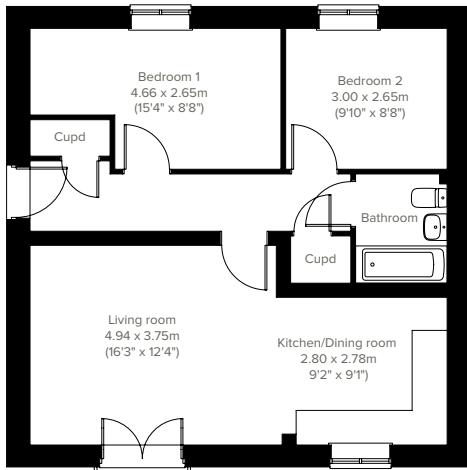
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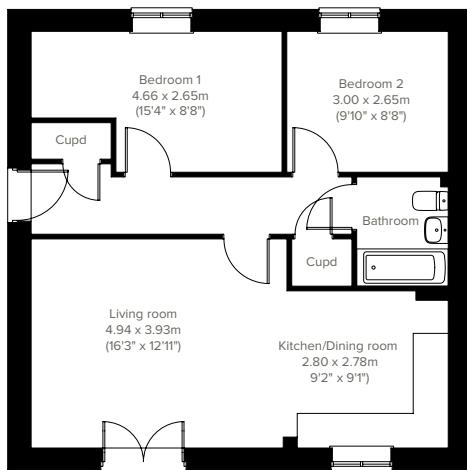
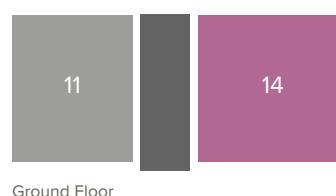
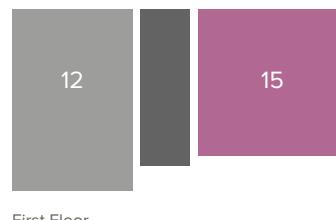
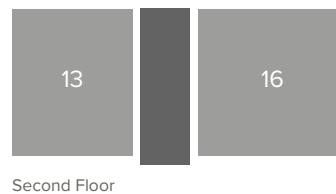


# The Tarbert

2 bedroom home



## GROUND & 1ST FLOOR



## 2ND FLOOR



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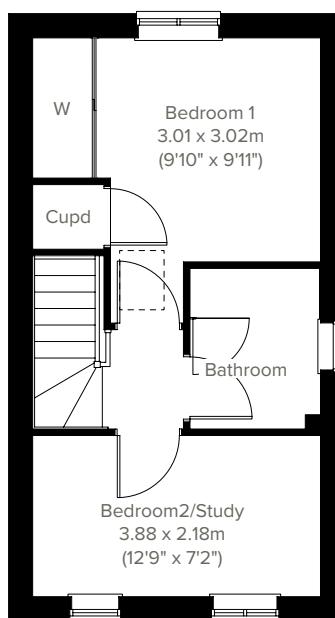
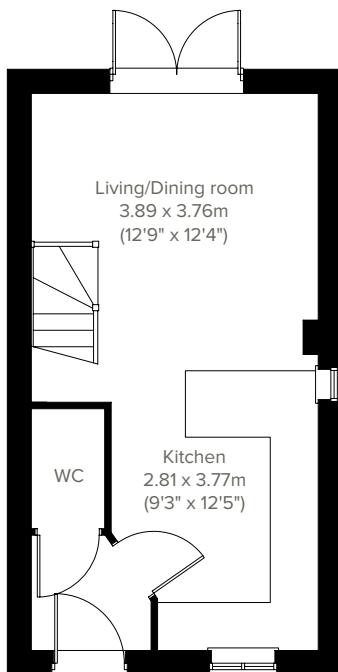


# The Alnmouth

2 bedroom home



Perfectly-proportioned, the Alnmouth has a stylish open plan living/dining/kitchen with French doors leading into the garden. It also features flexible first floor rooms, a good-sized family bathroom and off-road parking. Ideal if you're a first-time buyer looking for a fresh modern home you can make your own.



## GROUND FLOOR

## 1ST FLOOR

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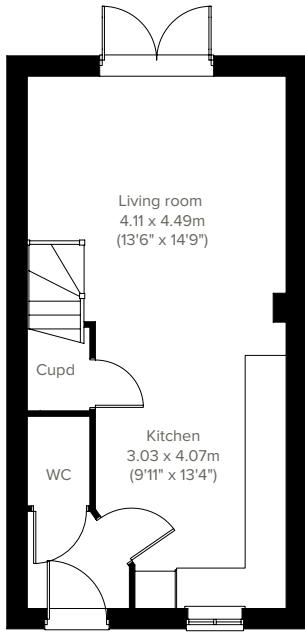


# The Haldon

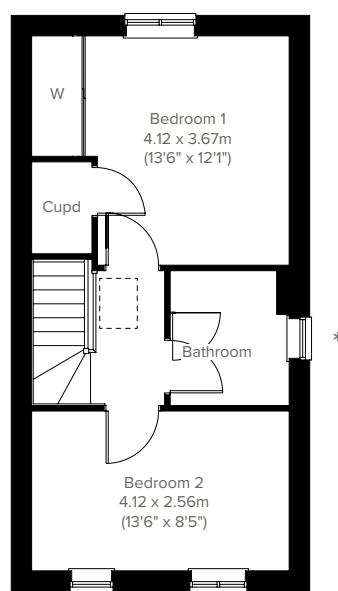
2 bedroom home



The Haldon has a stylish open plan kitchen/living room with French doors leading into the garden, two double bedrooms, a good-sized family bathroom, handy storage cupboards and off-road parking. Ideal if you're a first-time buyer looking for a fresh modern home you can make your own.



**GROUND FLOOR**



**1ST FLOOR**

\* Window depends on plot.

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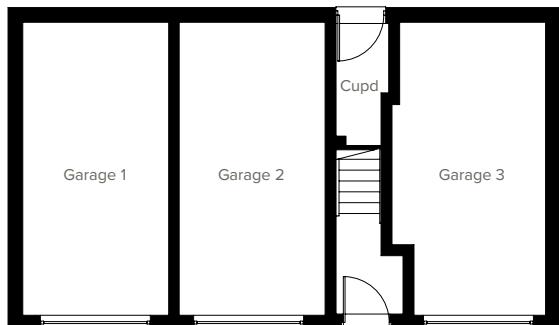


# The Redhill

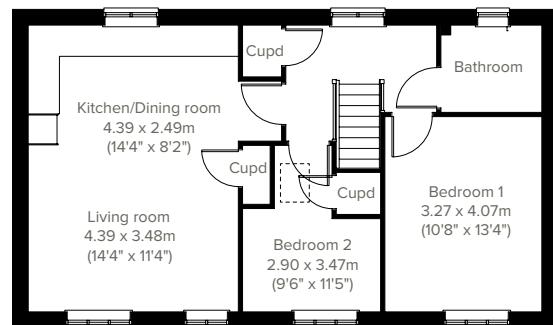
2 bedroom home



Modern living at its best, the Redhill's open plan kitchen/dining/living room is bright and ideal for the way we live today. Upstairs there are two bedrooms, plenty of storage and a modern family-sized bathroom. Perfect for first-time buyers and young professionals.



GROUND FLOOR



1ST FLOOR

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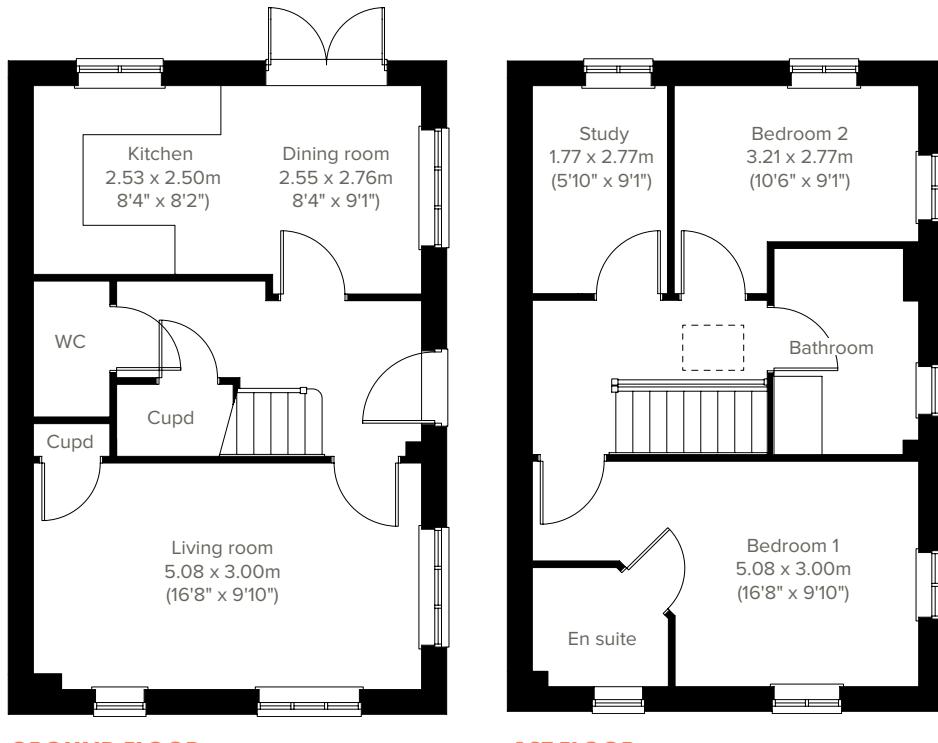


# The Deepdale

2 bedroom home & study



A superb family home, the Deepdale features a stunning open plan kitchen/dining room with French doors leading into the garden and an equally impressive living room. A downstairs WC and storage cupboards ensure it's practical as well as stylish. Upstairs you'll find two bedrooms, including a large bedroom one with an en suite, a family-sized bathroom, and a study.



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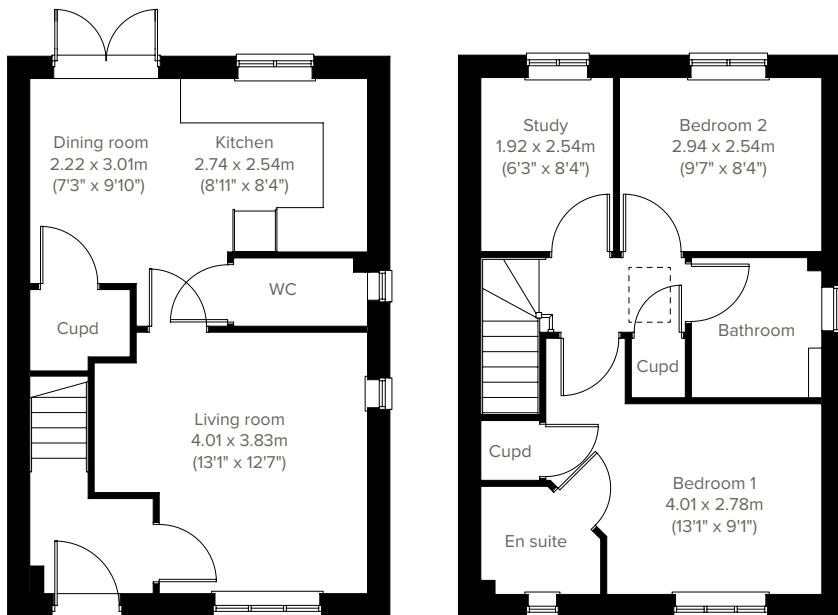


# The Danbury

2 bedroom home & study



Perfect for the way we live today, the two-bedroom Danbury has a modern open plan kitchen/dining room with French doors leading into the garden and a spacious front-aspect living room that's ideal for entertaining. Upstairs there are two bedrooms - bedroom one has an en suite - and a family-sized bathroom, plus a study. Appealing to families, first-time buyers and young professionals.



**GROUND FLOOR**

**1ST FLOOR**

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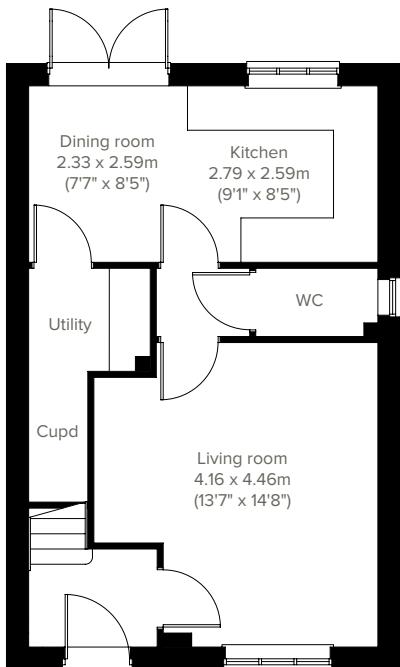


# The Galloway

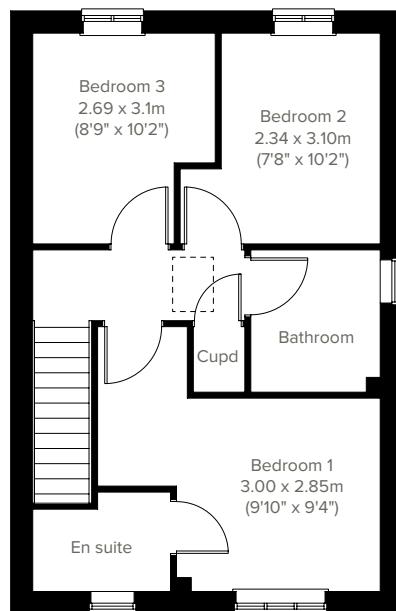
3 bedroom home



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



GROUND FLOOR



1ST FLOOR

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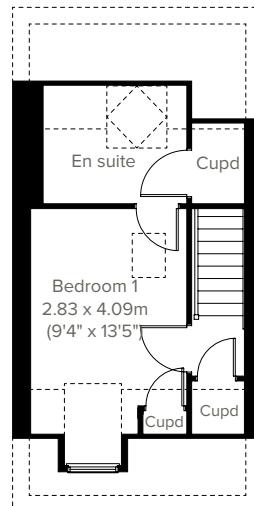
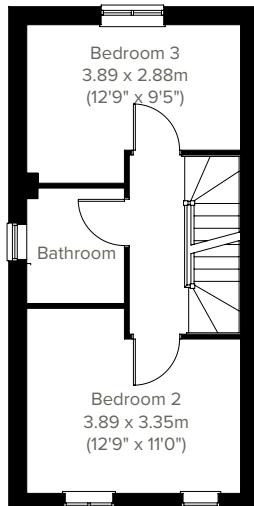
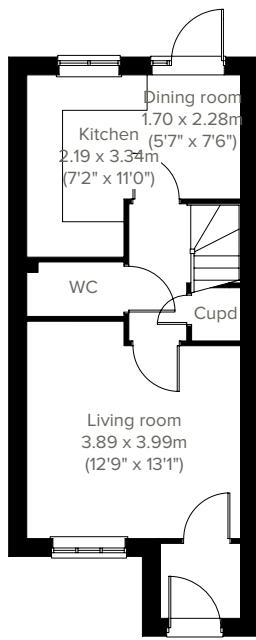


# The Saunton

3 bedroom home



An attractive three-storey, three-bedroom home, the Saunton has a modern open plan kitchen/dining room with garden access, a 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 means it's practical as well as stylish.



**GROUND FLOOR**

**1ST FLOOR**

**2ND FLOOR**

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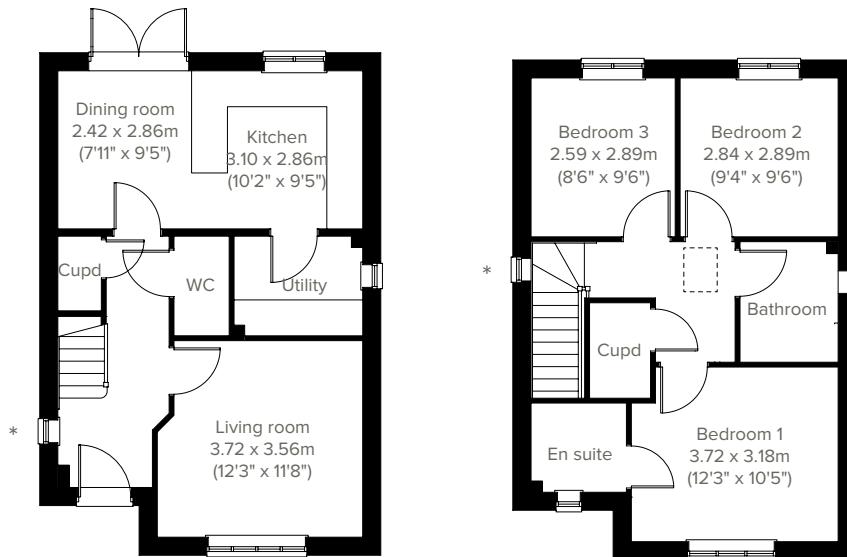


# The Sherwood

3 bedroom home



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



## GROUND FLOOR

\* Window depends on plot.

## 1ST FLOOR

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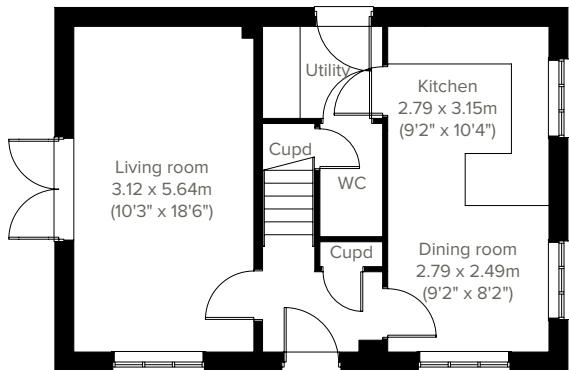


# The Barnwood

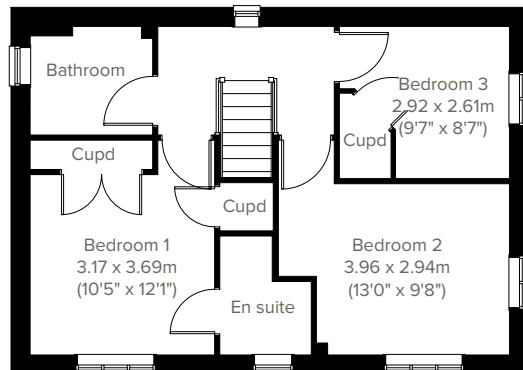
3 bedroom home



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



**GROUND FLOOR**



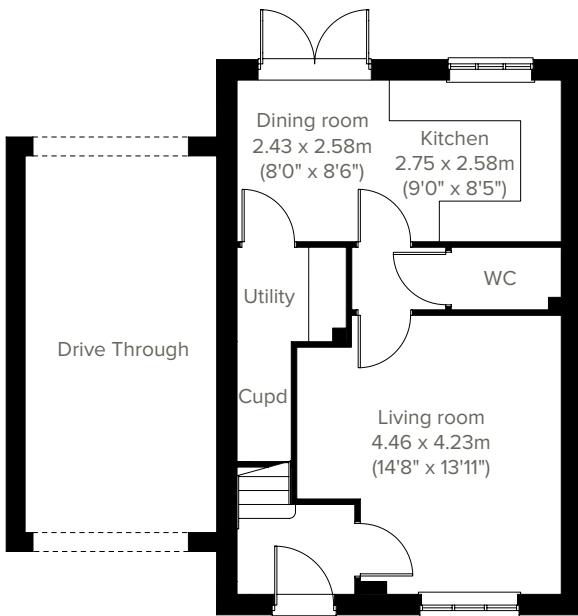
**1ST FLOOR**

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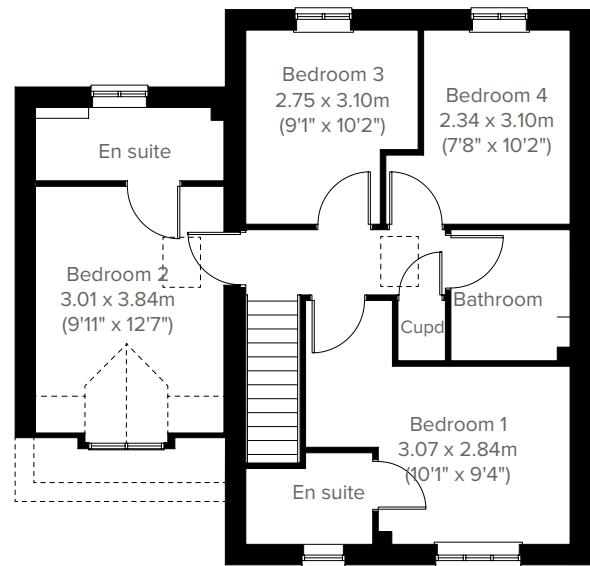
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The popular Galloway Drive-Through is a four-bedroom family home with bright and modern open plan kitchen/dining room with French doors leading into the garden. The downstairs WC, utility room, handy storage cupboards and en suite to bedrooms one and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



**GROUND FLOOR**



**1ST FLOOR**

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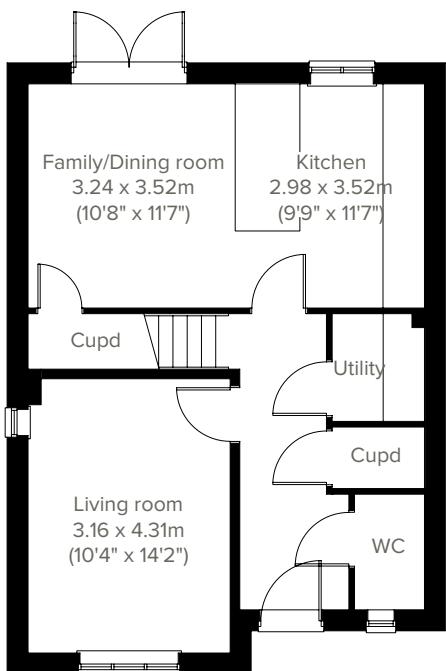


# The Knebworth

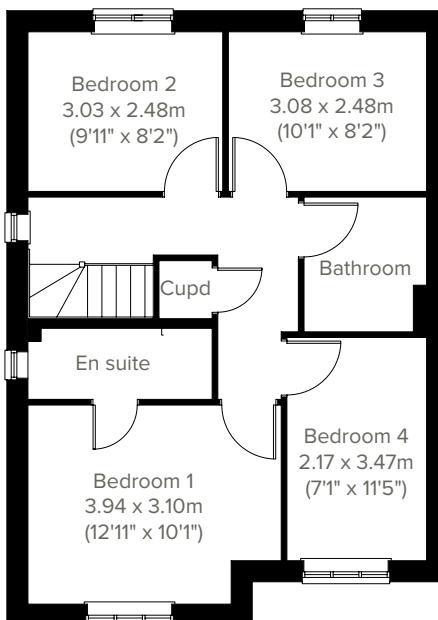
4 bedroom home



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



GROUND FLOOR



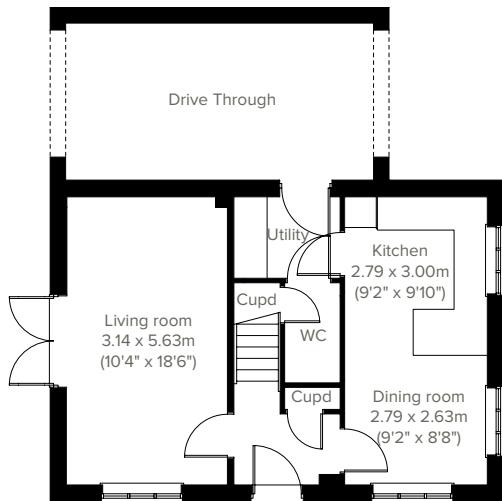
1ST FLOOR

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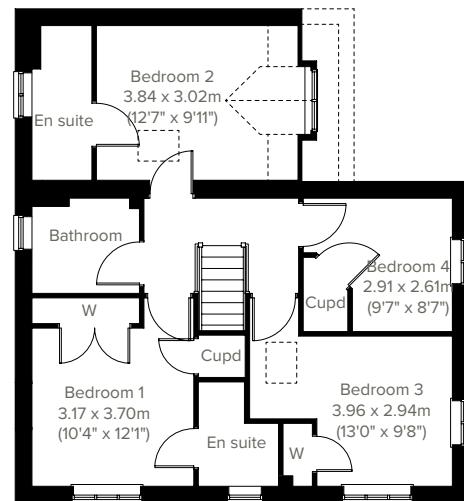
This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on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



The clever design of a drive-through for your car and an en suite bedroom above it, adds an extra dimension to this family-sized new home. The four-bedroom, three-bathroom Barnwood DT gives you space to spread out and space to be sociable. Direct access from the house to the drive-through is a simple feature that makes all the difference when you're bringing in the shopping.



**GROUND FLOOR**



**1ST FLOOR**

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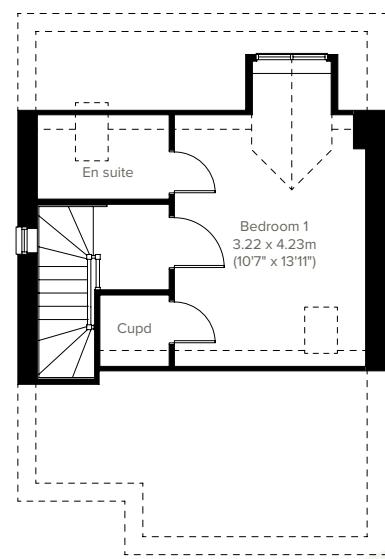
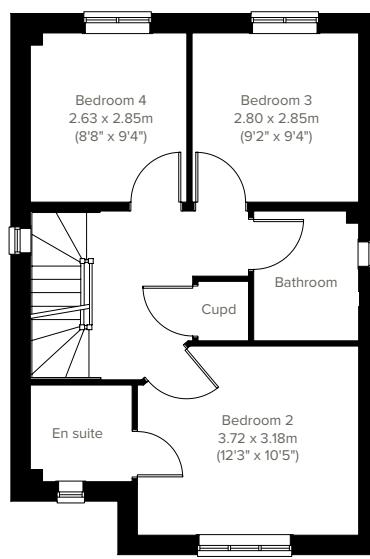
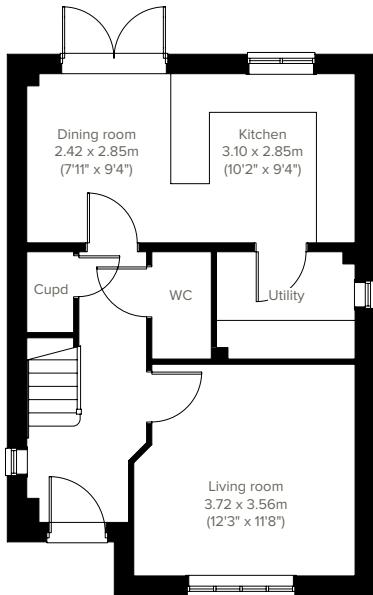


# The Greenwood

4 bedroom home



Enjoy the best of modern living in this popular four-bedroom home. The Greenwood's bright front-aspect living room, spacious kitchen/dining room with French doors leading into the garden, separate utility room, handy storage cupboard and 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

1ST FLOOR

2ND FLOOR

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Your home, better connected  
for a brighter future

## Hyperfast 900Mb broadband is available on this development.

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

### Choose the best package for you

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



Scan me!  
For packages & pricing.



0333 234 2220



[support@fibrenest.com](mailto:support@fibrenest.com)

### Get connected today!

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

C:

D:

P:



Saxon Grange 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

Cavity walls.

Inner: timber frame or block.

Outer: Style suited to planned architecture.

### Roof

Grey concrete tile 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 gloss doors with white hinges.

### Heating

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

Dual zone with thermostat in bedroom one.

### 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 and dishwasher (where applicable).

### Appliances

Single electric stainless steel oven, black glass ceramic hob and stainless steel chimney hood and splashback.



## Bathroom

### Suites

White bathroom suites with chrome-finished fittings.

### Extractor fan

Extractor fan to bathroom and en suite.

### Shower

Mira showers with chrome fittings to en suite.

Where there is no en suite, hair rinse shower attachment.

### Splashbacks

1-course splashback to basin /

3-course splashback to bath / fully tiled shower.

### 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 backup.



## Garage & Gardens

### Garage

Garage, car ports or parking space.

### Garden

Front lawn turfed or landscaped (where applicable).

### Fencing

Garden gate.

Gardens enclosed by wall or fence (refer to plot specific 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:

- 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.
- 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 CO<sub>2</sub> 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 win a £100 IKEA voucher. There is one up for grabs every month. 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](http://persimmonhomes.com/finishingtouches)

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



All about community

## Proud to be building communities

**When creating Saxon Grange, 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. Saxon Grange 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 Saxon Grange”**

### EDUCATION

Contributions to education services.



### HOUSING

Affordable housing provision.

### ROADS

Contributions towards rights of way enhancements.



### GARDENS

Provision of on-site informal outdoor spaces & an equipped play area.

### COMMUNITY SPACES

Allotment provisions.

### CARE

Primary care services contributions.





## 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.

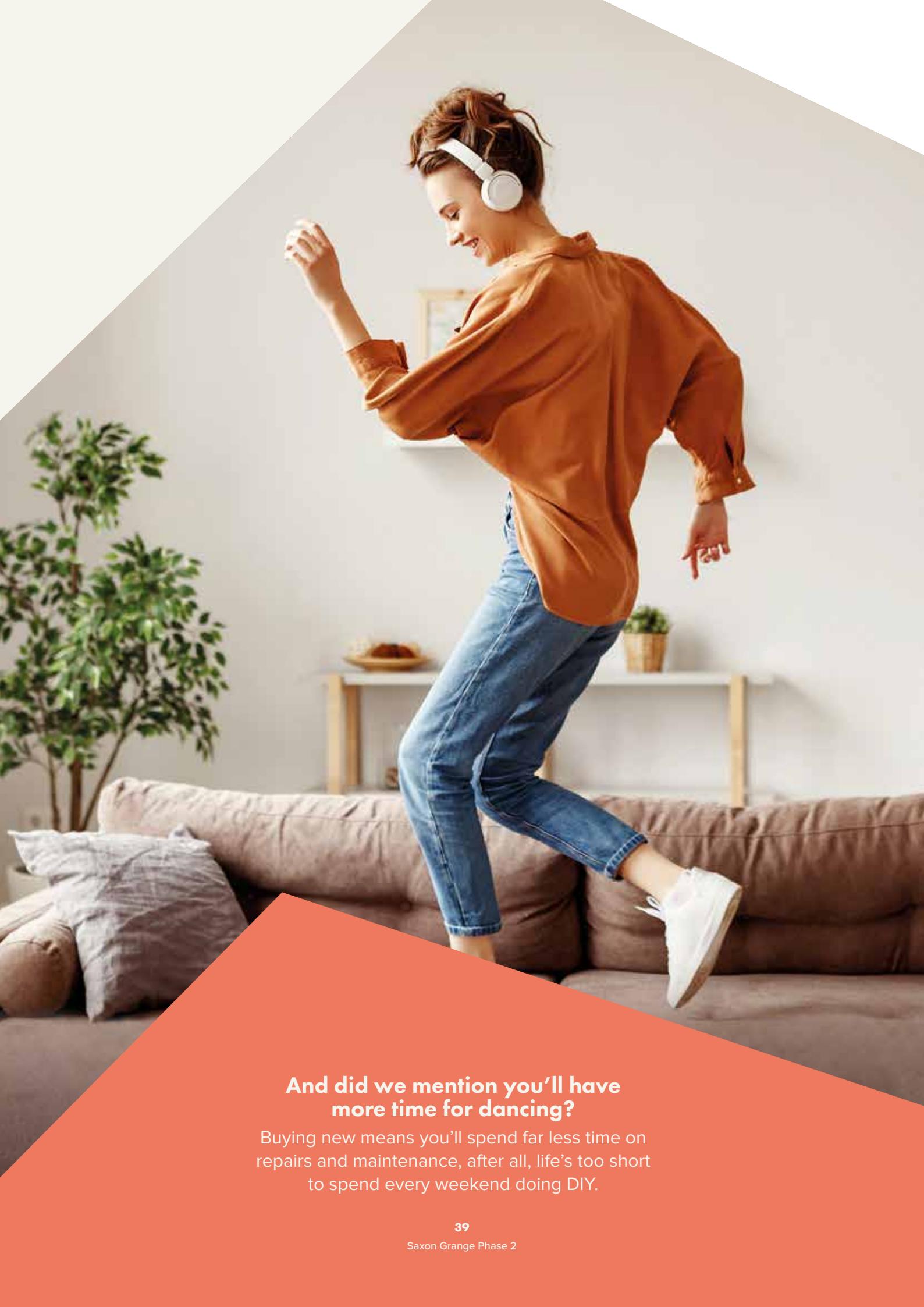
### 10 year warranty

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.



**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.



## **Saxon Grange Phase 2**

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