



# Persimmon

Together, we make your home



## Summerhill Park Phase 2

Maghull • Liverpool

# 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.

**"As we celebrate 50 years,  
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.



## Summerhill 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 26](#)

## 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

The Persimmon Pledge is our commitment to making sure you receive exceptional customer service and relevant communications before, during and after you've moved in.



**Find out more about the  
Persimmon Pledge.**

## Accessible homes

It's crucial that your new home works perfectly for you and your needs. We build in line with Approved Document M accessibility requirements.



**Scan the QR code to find out what each rating means.**



## Happy hour

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



## 10-year warranty

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



## Help when you need it

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



## Finishing Touches

We know you'll want to make your home your own, so we created 'Finishing Touches', our home personalisation service. **Read more on page 28**



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.

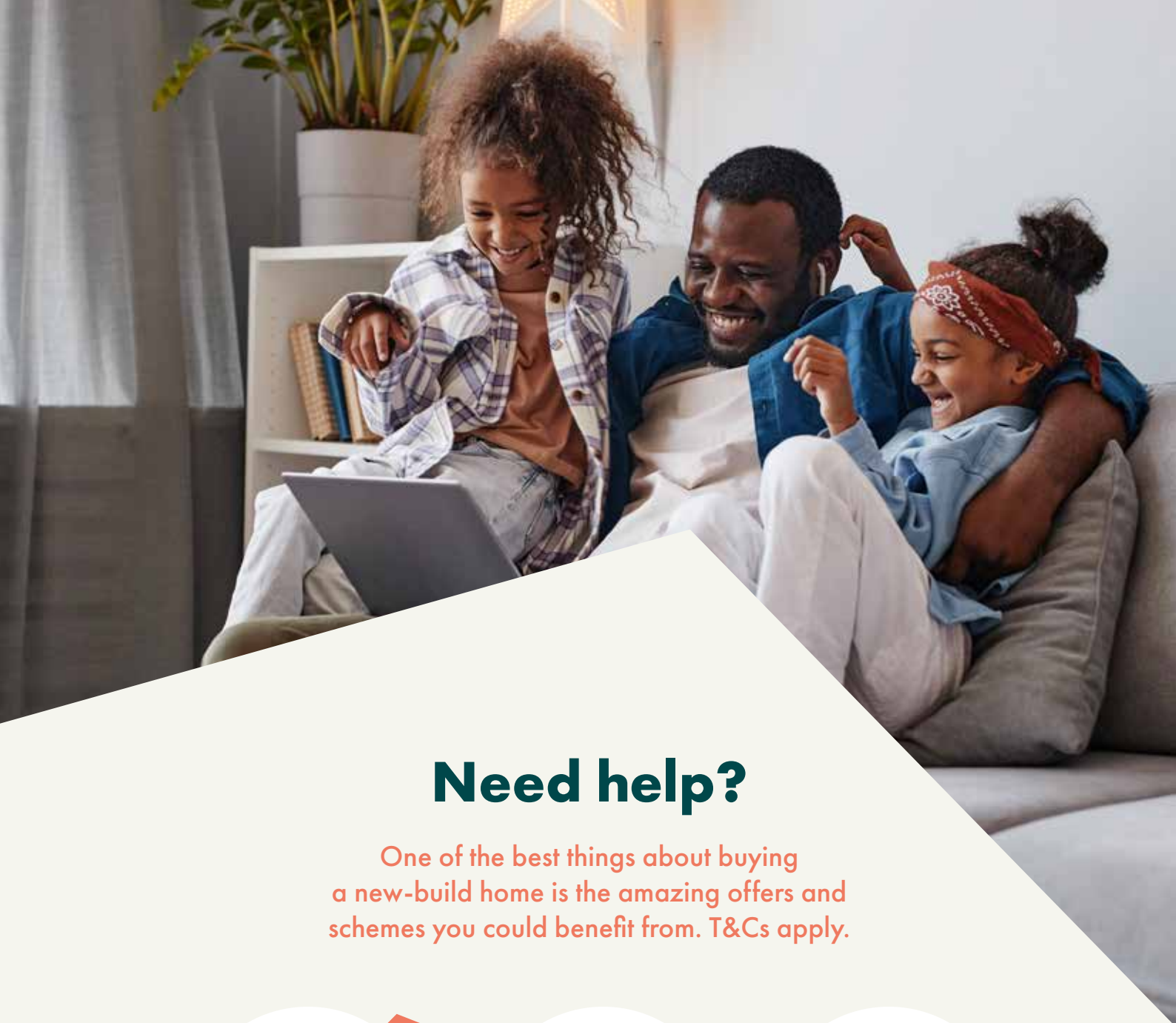
## Handover

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



Home Change




Early Bird



New Build Boost  
by Gen H



- 
- Choice of 2, 3, 4 and 5-bedroom homes
  - Perfectly situated for work/life balance
  - Superb commuter location
  - Excellent range of local amenities



**Scan me!**

For availability and pricing  
on our beautiful new homes  
at Summerhill Park Phase 2





Maghull • Liverpool

# Summerhill Park Phase 2

Discover Summerhill Park Phase 2 in Maghull, Merseyside, offering an impressive range of two, three, four and five-bedroom energy-efficient new homes.

Thoughtfully planned with open spaces woven throughout, Summerhill Park Phase 2 brings together modern layouts, natural greenery and plenty of room to grow. A large public open space sits at the heart of the development, creating a welcoming community feel, while local shops, cafés and leisure facilities are all within easy reach.

## New build homes with excellent transport links to Liverpool

Commuting is simple with Maghull North Station just 0.3 miles away, offering direct rail services to Liverpool city centre. The M57 and M58 are close by, giving easy access to Liverpool, Manchester and the wider North West. Whether you travel by road or rail, work and weekend plans are always well-connected.

## Everything you need on your doorstep

Maghull is a friendly, well-established town with all the essentials close at hand. From supermarkets and high-street shops to gyms, parks and family facilities, daily life feels convenient and well supported. Families benefit from great schooling options, including Summerhill Primary School right beside the development.

## Explore the outdoors in Maghull

With its generous green spaces and easy access to Merseyside's coastline and countryside, Summerhill Park Phase 2 makes it simple to enjoy the outdoors. Wander peaceful walking trails, take in scenic views, or head to nearby nature spots for a refreshing escape from busy everyday life.

## EXPLORE

Start exploring...

Maghull train station  
**1.5 miles**

Liverpool  
**8.6 miles**

Liverpool John Lennon airport  
**18.4 miles**

Manchester  
**39.4 miles**



## Summerhill Park Phase 2

### Our homes

#### 2 bedroom



The Alwick

#### 3 bedroom



The Hanbury



The Rufford



The Souter



The Hatfield

#### 4 bedroom



The Roseberry



The Clandon Plus



The Kendall



The Chedworth

#### 5 bedroom



The Winstor



The Tiverton



**Affordable Housing**

As agreed through Section 106



**Shared Ownership & Rent to Buy** (via Sovini)





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



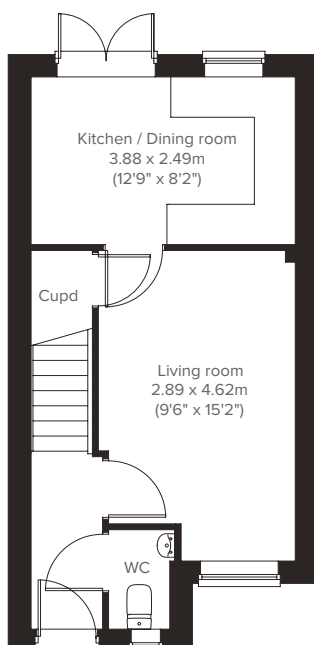


# The Alnwick

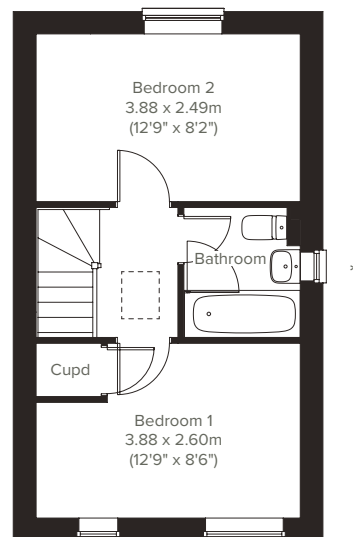
2 bedroom home



Perfectly-proportioned, the Alnwick has a stylish open plan kitchen/dining room with French doors leading into the garden, two double bedrooms, a good-sized living room 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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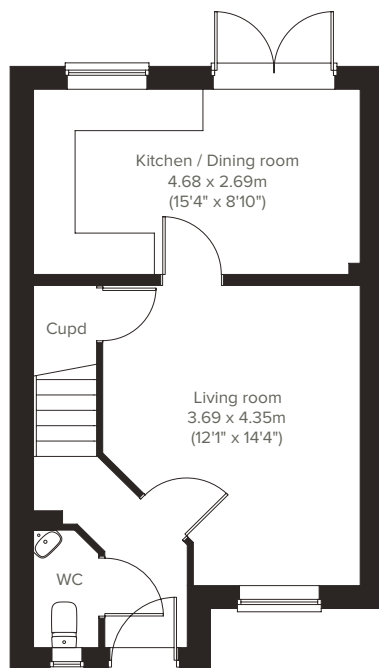


# The Hanbury

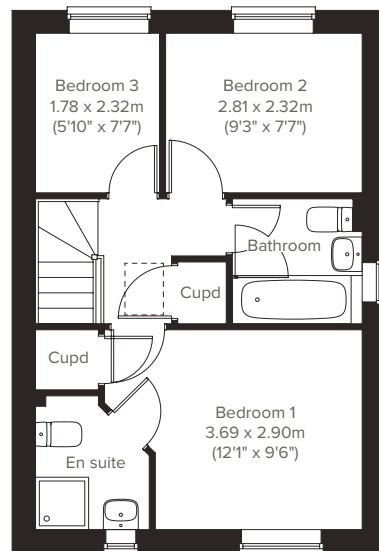
3 bedroom home



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.



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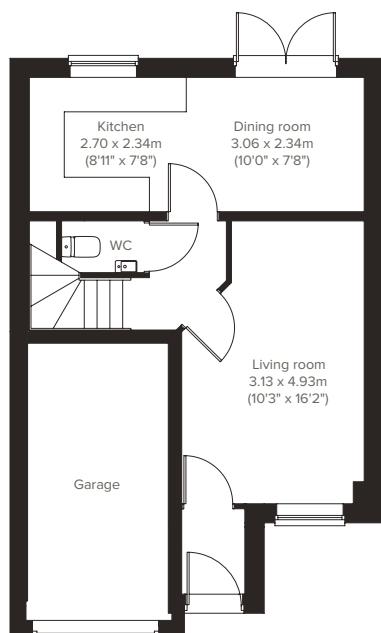


3 bedroom home

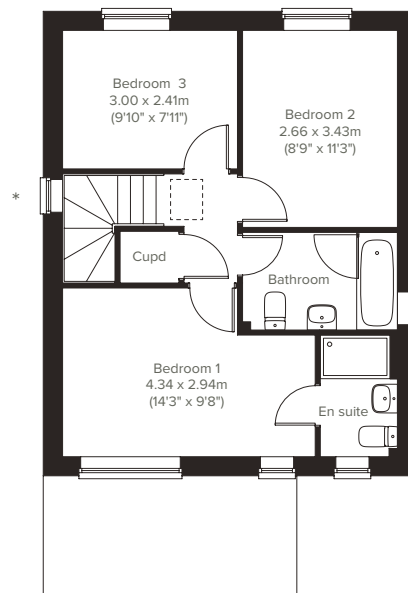
# The Rufford



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



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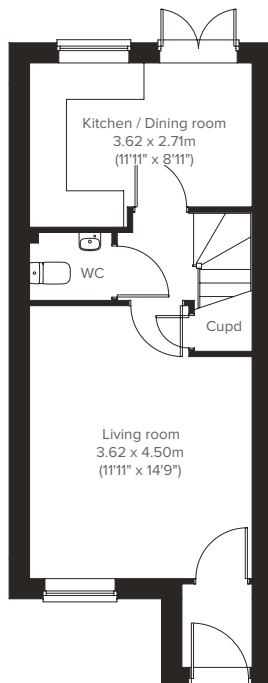


# The Souter

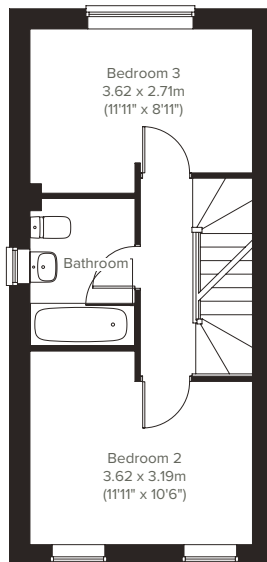
3 bedroom home



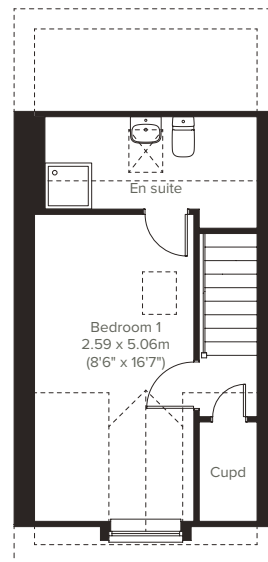
An attractive three-storey, three-bedroom home, the Souter has a modern open plan kitchen/dining room, well-proportioned living room and three good-sized bedrooms; the top floor bedroom one also has a spacious en suite. The enclosed porch, downstairs WC, two storage cupboards and off-road parking mean it's practical as well as stylish.



**GROUND FLOOR**



**1ST FLOOR**



**2ND FLOOR**

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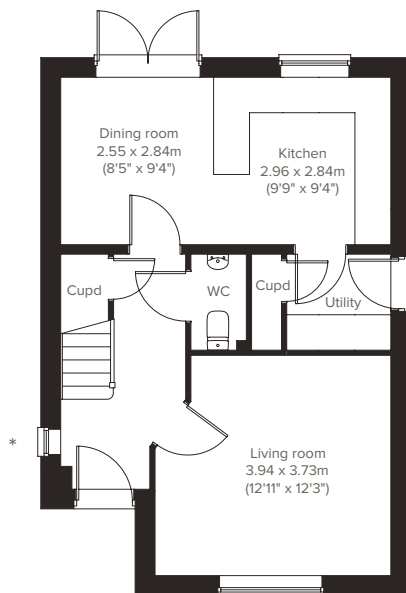


3 bedroom home

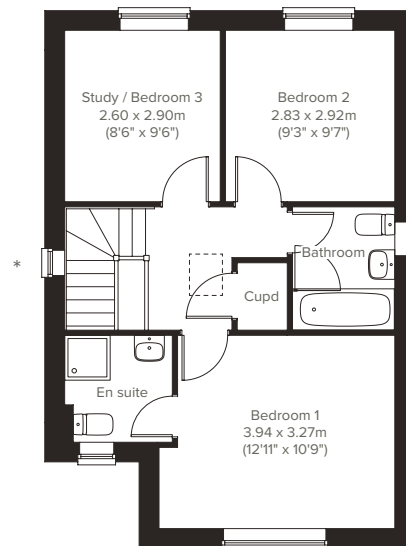
# The Hatfield



Enjoy the best of modern living in this popular three-bedroom home which benefits from a stylish kitchen/dining room with French doors leading into the garden. There's a spacious front-aspect living room, a downstairs WC and handy utility room with outside access. 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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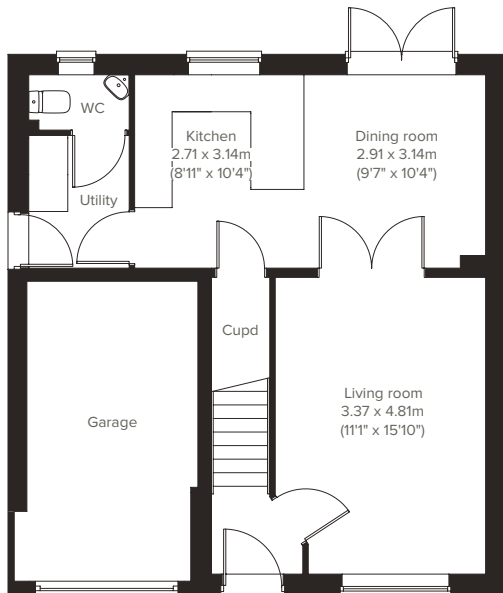


# The Roseberry

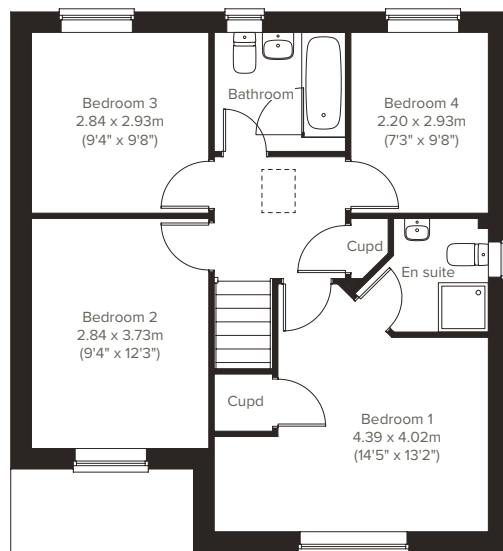
4 bedroom home



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 bathroom.



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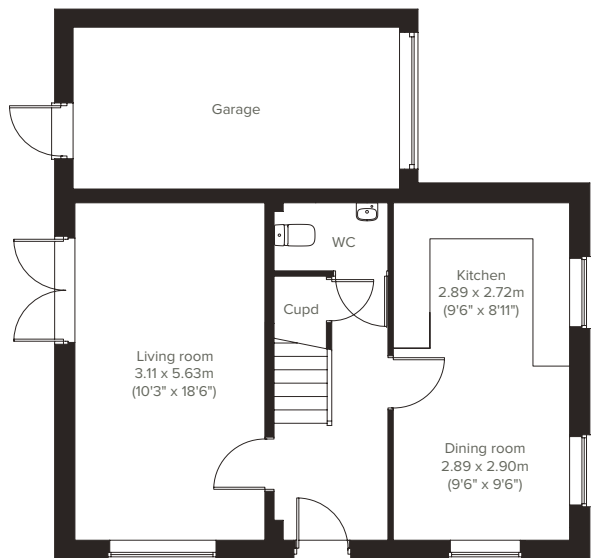


4 bedroom home

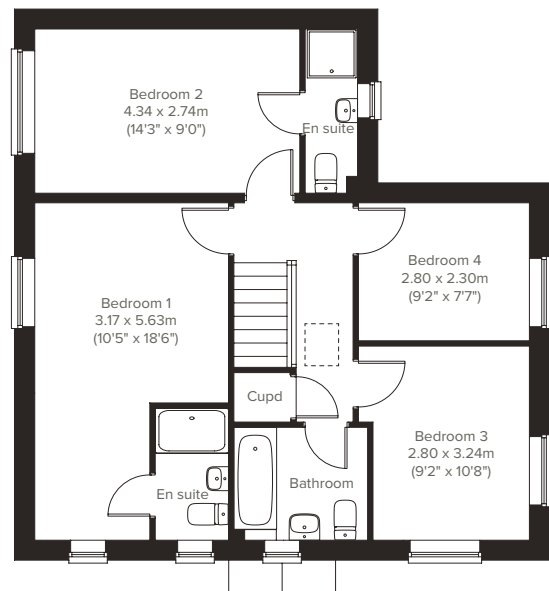
# The Clandon Plus



A thoughtfully designed family home, the Clandon Plus features an open plan kitchen/dining room, spacious living room, downstairs WC and an internal garage with outside access. Upstairs bedrooms one and two benefit from en suites as well as two further bedrooms, a family bathroom and handy storage.



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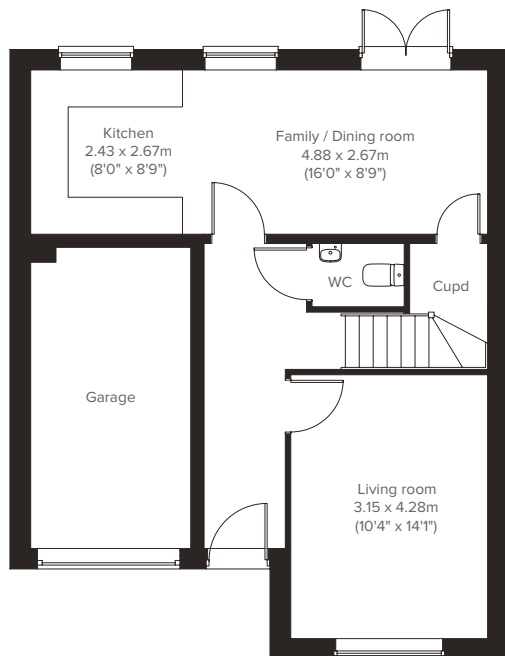


# The Kendal

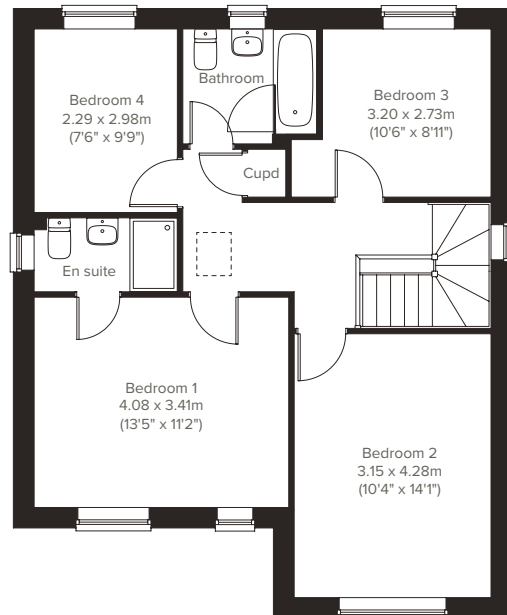
4 bedroom home



The Kendal is a four-bedroom detached home offering open plan living. The light and airy kitchen/dining room enjoys an open aspect through French doors to the garden. There's a bright front-aspect living room, a downstairs WC, storage cupboard and an integral garage. Upstairs there are four good-sized bedrooms with a spacious bedroom one benefiting from an en suite, plus a modern-fitted family bathroom and additional storage cupboard.



**GROUND FLOOR**



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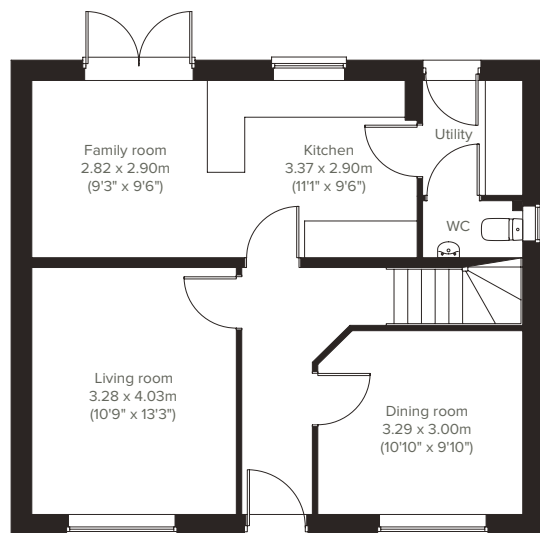


4 bedroom home

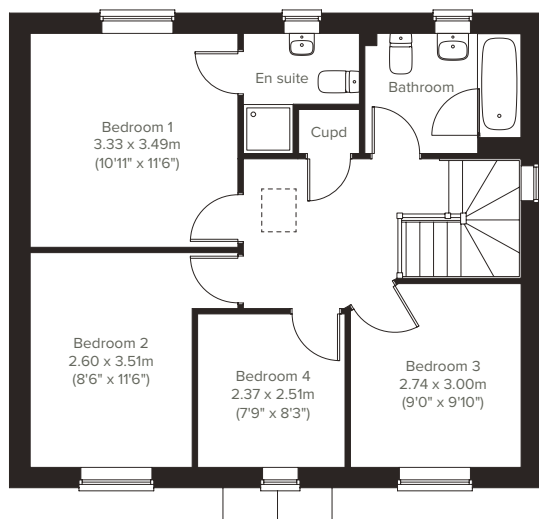
# The Chedworth



A popular family home, the Chedworth ticks all the boxes. The impressive open plan kitchen/breakfast 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 utility with outside access. Upstairs there are four bedrooms - bedroom one has an en suite - a large family-sized bathroom and a storage cupboard.



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**20**

PEA: B



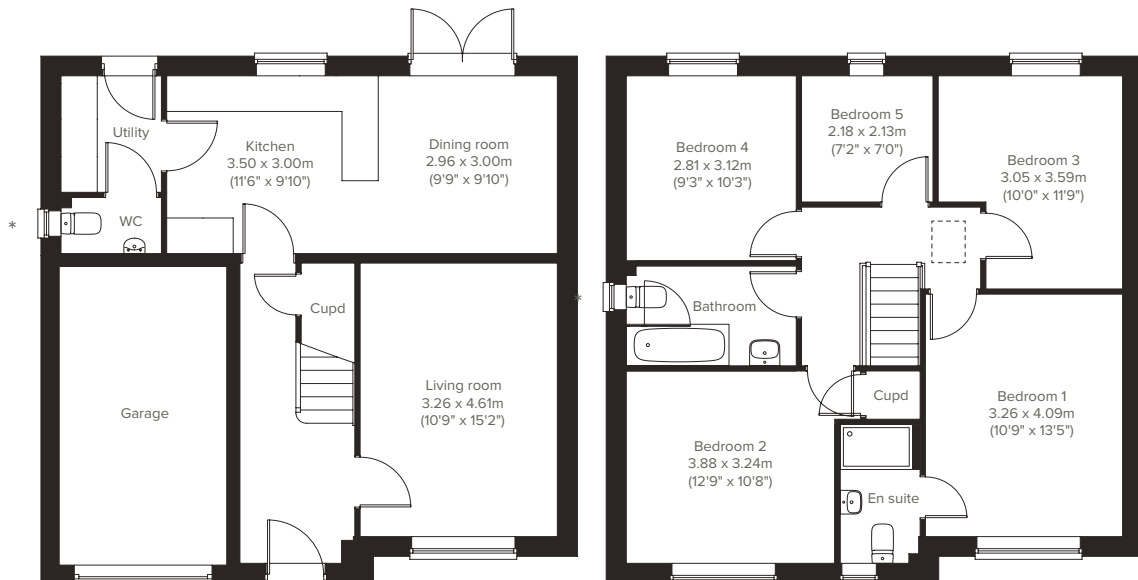


# The Winster

5 bedroom home



Ideal for family life, the Winster is a beautiful five-bedroom detached home. The open plan kitchen/dining 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, utility, and an en suite to bedroom one plus two handy storage cupboards.



**GROUND FLOOR**

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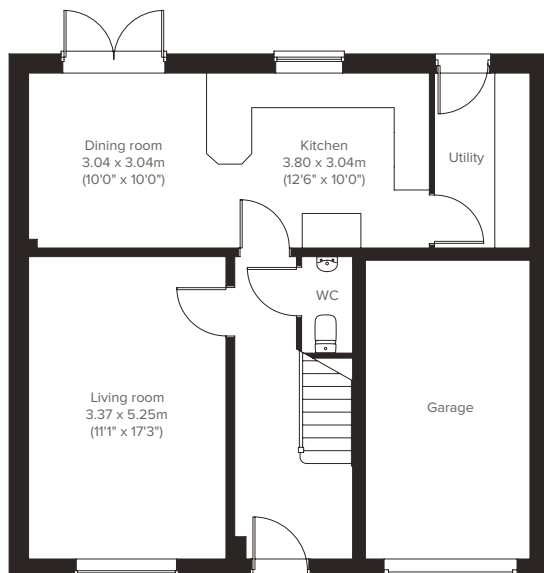


5 bedroom home

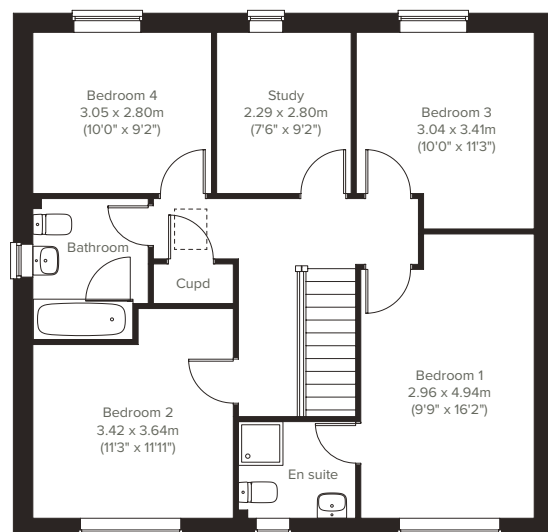
# The Tiverton



Designed with families in mind, the Tiverton is a stunning five-bedroom detached home. The open plan kitchen/dining room is spacious and bright with French doors leading onto the garden - perfect for gatherings with friends and family. There's also a generous front-aspect living room, an integral garage, handy utility room with outside access, downstairs WC and an en suite to bedroom one.



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Summerhill 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).

### Electrics

External light to front (wiring only).



## 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. Where there is no en suite, Mira thermostatic shower with wall mounted shower head, complete with shower screen.

### Tiling

Splashback tiling in bathroom and en suite (plot specific).

### Splash-backs

1-course splash-back to cloakroom basin / 3-course splash-back 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 back-up.



## Garage & Gardens

### Garage

Garage (power and lighting supplied as standard) 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) with soft closure to all doors and drawers.

### Plumbing

Plumbing for washing machine.

### Appliances

Single electric stainless steel oven, gas hob in stainless steel 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:

- ✓ **PEA rating – B**  
Our typical B rating makes our homes much more efficient than traditional D-rated homes.
- ✓ **Up to 500mm 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.
- ✓ **Hyperfast broadband**  
FibreNest fibre-to-the-home connectivity helps you live and work at home more flexibly.





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@fibrenew.com

Information correct at June 2025. Please see [www.fibrenew.com](http://www.fibrenew.com) for the latest information and prices.

### 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 be in with a chance of winning a voucher. For more details, see our Instagram page, @persimmon\_homes.

**#lovemypersimmonhome**

## The earlier you reserve, the greater the choice

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

**[persimmonhomes.com/finishing-touches](https://persimmonhomes.com/finishing-touches)**

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





All about community

## Proud to be building communities

When creating Summerhill Park Phase 2, 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. Summerhill Park Phase 2 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 Summerhill Park Phase 2 .”

### EDUCATION

Extension of Summerhill Primary School to a two form entry school.

### HOUSING

Affordable and extra care housing provision.

### NEW ROAD LINK

Improvement to Junction 1 of the M58 Motorway.

### HEALTH

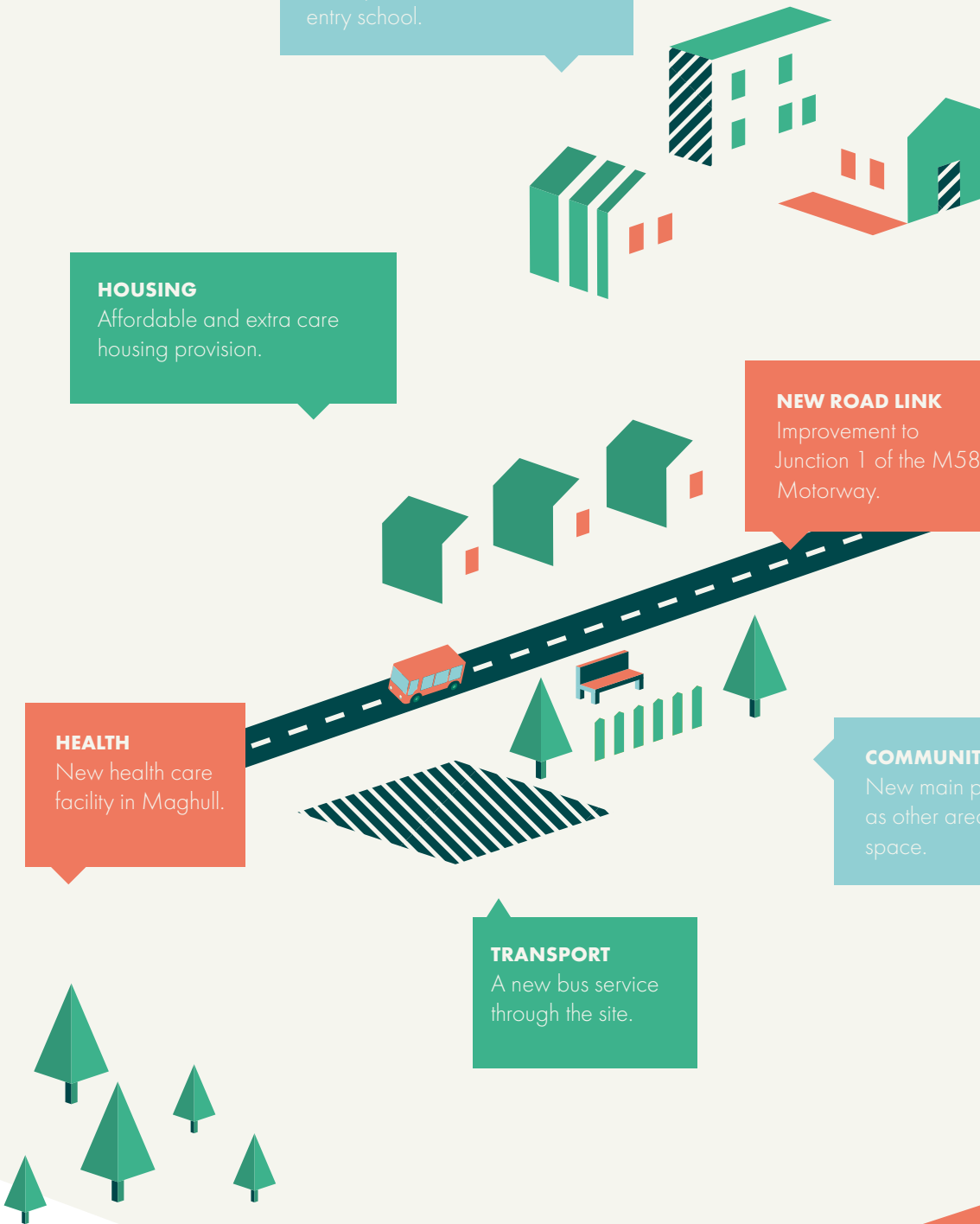
New health care facility in Maghull.

### COMMUNITY SPACES

New main public park as well as other areas of public open space.

### TRANSPORT

A new bus service through the site.





## Summerhill Park Phase 2

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Maghull

Liverpool

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