



Persimmon

Together, we make your home



Laneside

Morley • Leeds

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 expertise, you can 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.



Laneside

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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



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.



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.

"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 have proudly contributed 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.



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.

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.

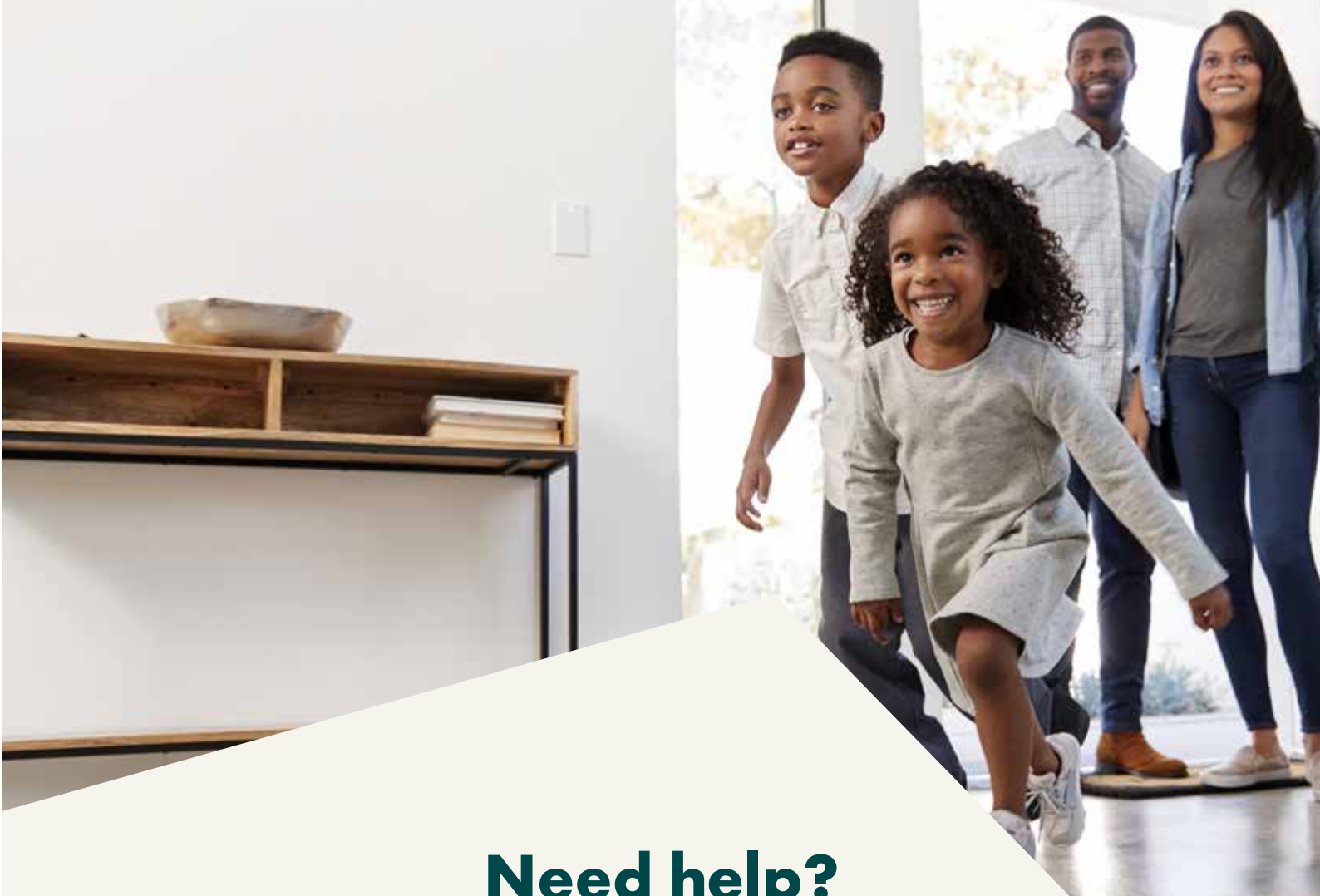
Handover

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.



- Choice of 2, 3 and 4-bedroom homes
- Just a 15-minute car journey to Leeds city centre
- Close to a good selection of schools
- Good range of local amenities



Scan me!

For availability and pricing
on our beautiful new homes
at Laneside.



Morley • Leeds

Laneside

Laneside is our new collection of two, three and four-bedroom homes in Morley, a popular residential area just south of Leeds, West Yorkshire's largest and liveliest city.

Leeds is one of the most diverse economic centres in the UK and that legacy includes a thriving university, great shopping, excellent entertainment and sports venues – Leeds United's Elland Road home ground is just down the road – and a fantastic choice of museums and galleries.

All in your own time

Living at Laneside, you'll have plenty of things to do and places to explore in the local area. Churwell Park has panoramic views over the city, Middleton Park has over 600 acres of open space, woodland and a lake and the Morley Leisure Centre is just over a mile away. For rainy days there's a huge range of activities and attractions in Leeds, including museums, galleries and

a cinema, while Planet Ice is just 2 miles away. For a trip out of town, Morley is just about halfway between the Yorkshire Dales National Park to the north and the Peak District National Park.

As this is a popular residential area, there's a great choice of schools nearby for families with children. These include Cottingley Primary Academy, Churwell Primary School, Elliott Hudson College and The Morley Academy.

If you choose your new home here, you'll have plenty of local amenities close-by and fantastic transport links connecting you not only to Leeds, but also to Bradford, Wakefield, Huddersfield, Halifax and Manchester. Whether you use the convenient local motorway network or public transport, you'll have a head start from this excellent location.

EXPLORE

Jump in the car and start exploring

Morley
1.5 miles

Middleton Park
4.1 miles

Farnley Hall Park
4.3 miles

Leeds City Centre
4.4 miles



Laneside Farm



Our homes

2 bedroom

-  The Apartments
-  The Laneside
-  The Haldon
-  The Braunton
-  The Danbury

3 bedroom

-  The Rendlesham
-  The Stafford
-  The Saunton
-  The Sherwood
-  The Charnwood
-  The Charnwood Corner

4 bedroom

-  The Gisburn
-  The Whinfell
-  The Whiteleaf
-  The Greenwood
-  The Selwood

-  Affordable Housing

Proposed School

Future Development

10
Laneside



Existing Housing

Sub Station

Future Development

Future Development

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.



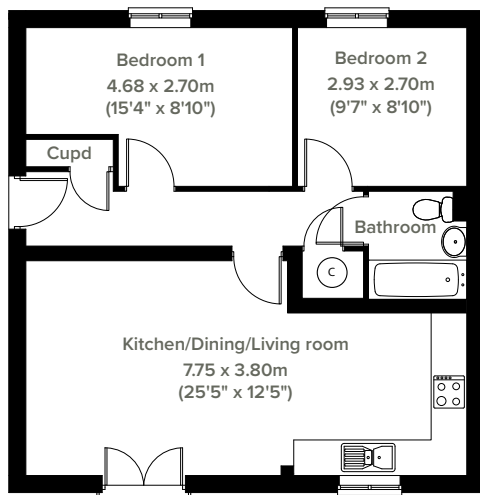


The Apartments

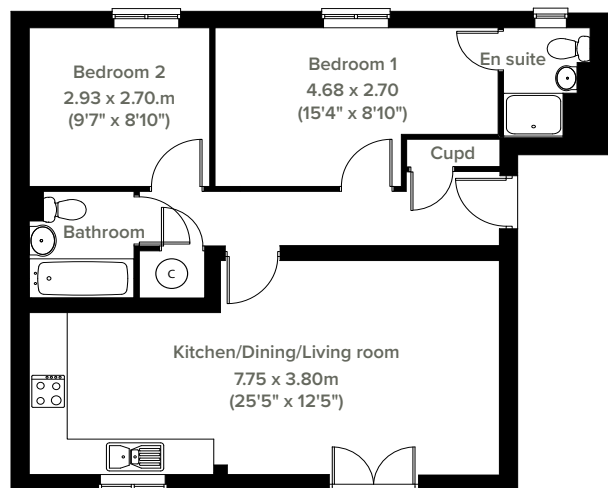
2 bedroom home



The Apartments feature a bright open plan kitchen/dining/living room with a Juliet balcony. There are two nicely-proportioned bedrooms, a good-sized bathroom and two handy storage cupboards. Perfect for first-time buyers and young professionals.



GROUND FLOOR



GROUND/1ST/2ND FLOORS

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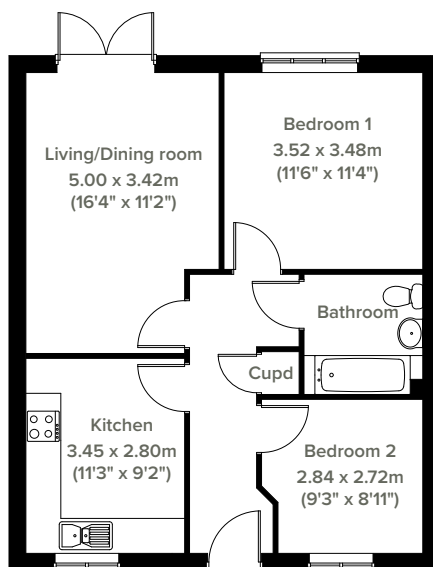


2 bedroom home

The Laneside



Perfectly-proportioned, the Laneside has a stylish front-aspect kitchen, and a living/dining room with French doors leading into the garden. There are two bedrooms, a good-sized family bathroom and a handy storage cupboard. A great choice if you're looking for a manageable and welcoming space all on one level.



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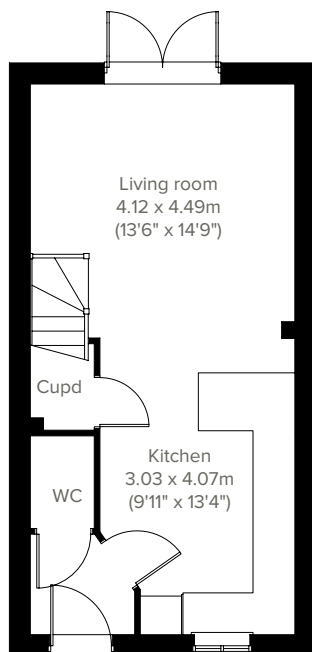


The Haldon

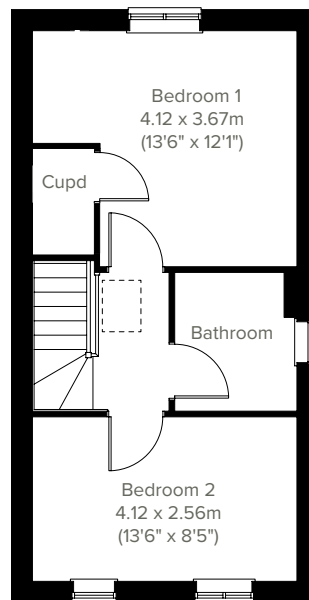
2 bedroom home



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

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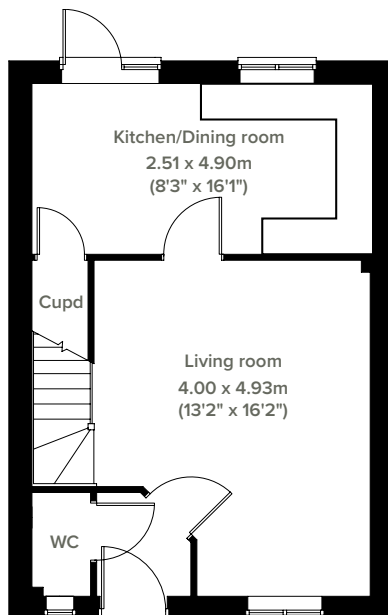


2 bedroom home

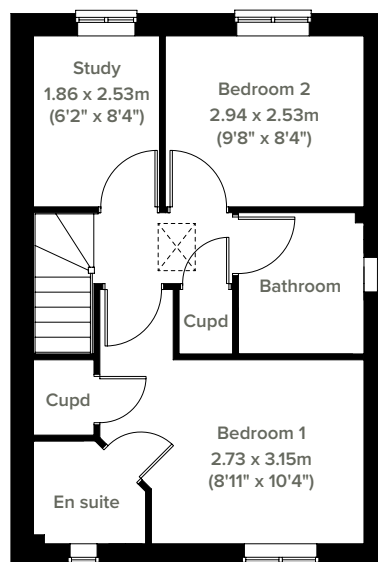
The Danbury



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



GROUND FLOOR



1ST FLOOR

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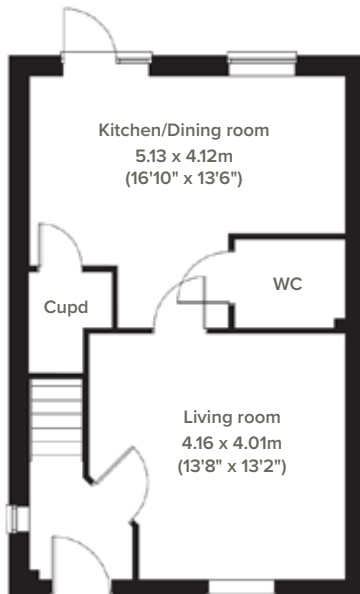


The Rendlesham

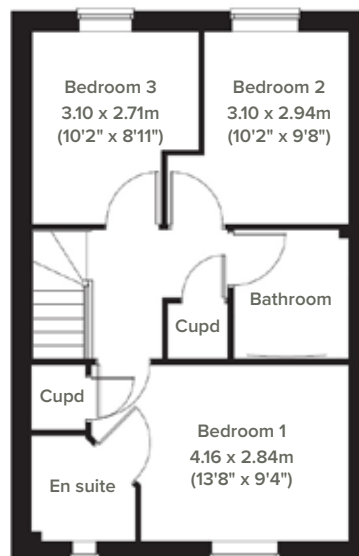
3 bedroom home



The Rendlesham is an ergonomic three-bedroom home with a good-sized living room, open plan kitchen/ dining room with French doors leading into the garden, a downstairs WC and storage space on both floors. Upstairs there are three spacious bedrooms - bedroom one has an en suite - and a modern family bathroom.



GROUND FLOOR



1ST FLOOR

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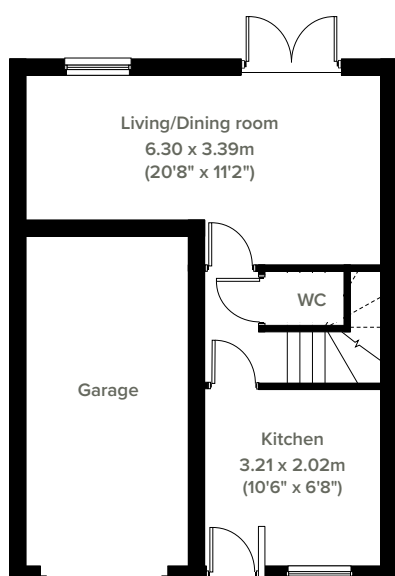


3 bedroom home

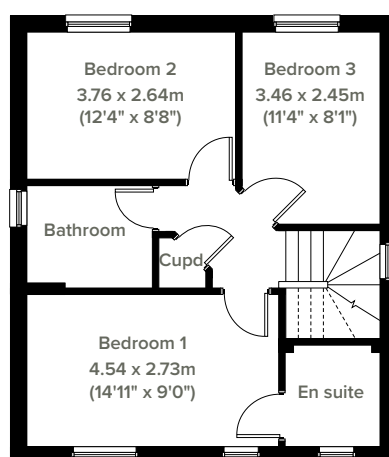
The Stafford



Perfectly-proportioned, the Stafford has a stylish open plan living/dining room with French doors leading into the garden and a front-aspect kitchen. It also features three bedrooms on the first floor, a good-sized family bathroom, a handy storage cupboard, downstairs WC and an integral garage. Ideal if you're looking for a practical and modern home you can make your own.



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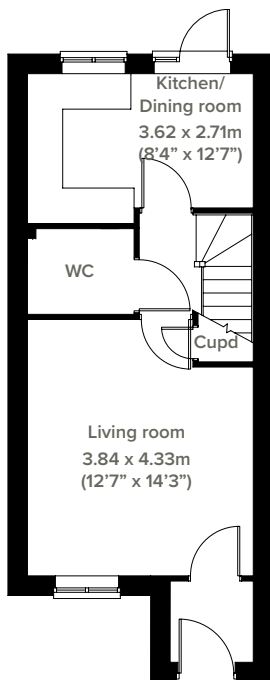


The Saunton

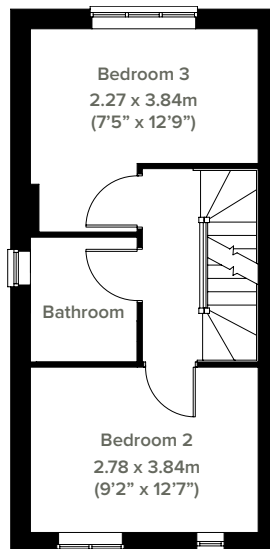
3 bedroom home



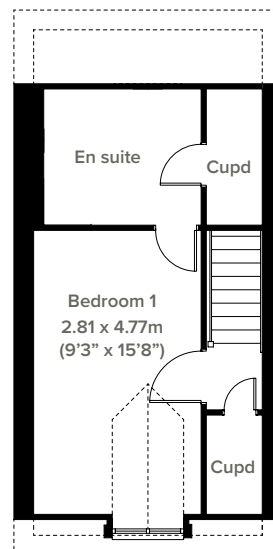
An attractive three-storey, three-bedroom home, the Saunton has a modern open plan kitchen/dining room, a nicely-proportioned living room and three good-sized bedrooms. The enclosed porch, downstairs WC, three storage cupboards and off-road parking mean it's practical as well as stylish. The top floor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



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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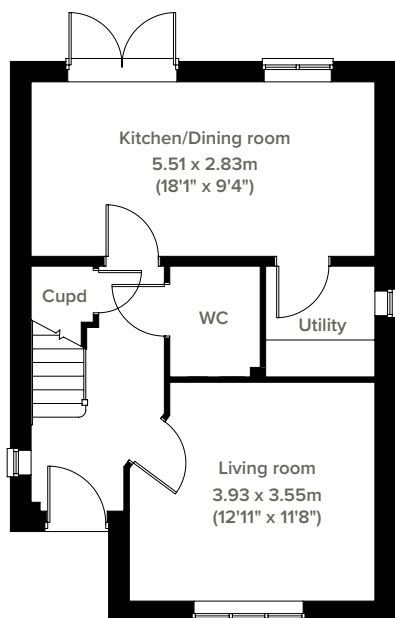


3 bedroom home

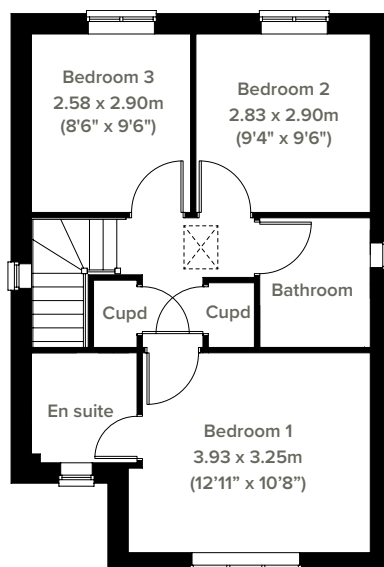
The Sherwood



A nicely-proportioned three-bedroom detached home, the Sherwood has everything you need for modern living. Downstairs there's an open plan kitchen/dining room with French doors leading to the garden, a front-aspect living room, downstairs WC, utility room and handy storage cupboard. The first floor is home to a generous bedroom one and en suite, plus two further bedrooms, two storage cupboards and a family bathroom. The Sherwood also comes with a single detached garage.



GROUND FLOOR



1ST FLOOR

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Predicted Energy Assessment: B

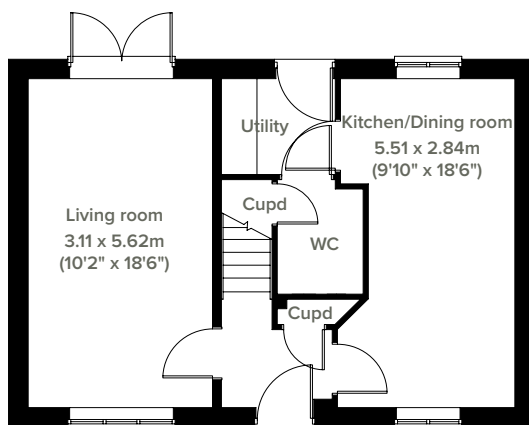


The Charnwood

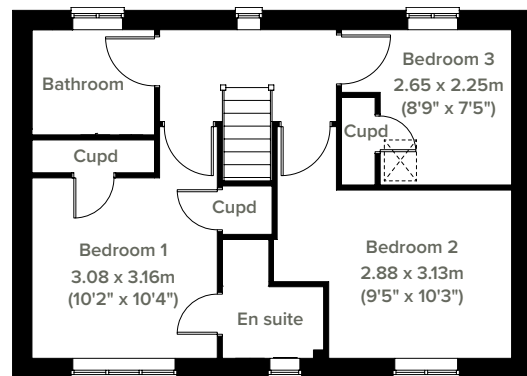
3 bedroom home



Enjoy the best of modern living in this popular three-bedroom home which features a stylish open plan kitchen/dining room and separate utility with garden access. The Charnwood includes a bright dual-aspect living room with French doors leading into the garden, handy storage cupboards and downstairs WC. Upstairs there are three good-sized bedrooms - bedroom one with an en suite - a family bathroom and further storage cupboards. The Charnwood also comes with a single detached garage.



GROUND FLOOR



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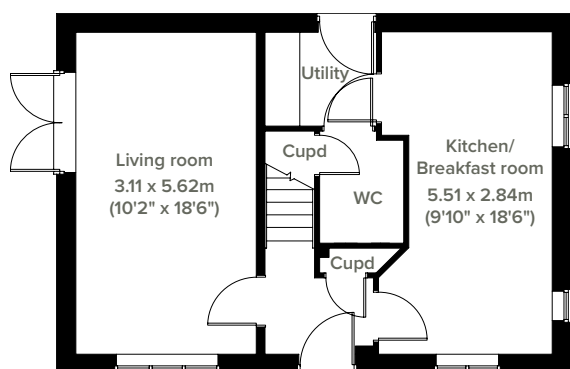


3 bedroom home

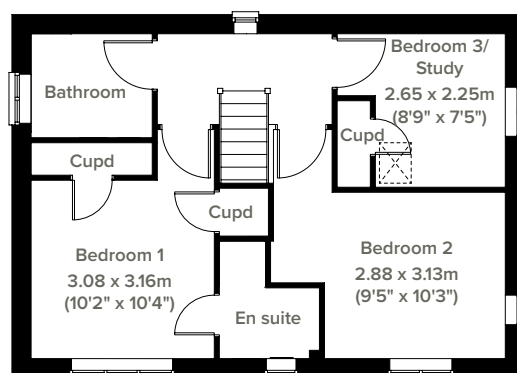
The Charnwood Corner



Enjoy the best of modern living in this popular three-bedroom home which benefits from a stylish open plan kitchen/breakfast room and separate utility with garden access. The Charnwood Corner features a bright dual-aspect living room with French doors leading into the garden, handy storage cupboards and downstairs WC. Upstairs there are three good-sized bedrooms - bedroom one with an en suite - a family bathroom and further storage cupboards. The Charnwood Corner also comes with a single detached garage.



GROUND FLOOR



1ST FLOOR

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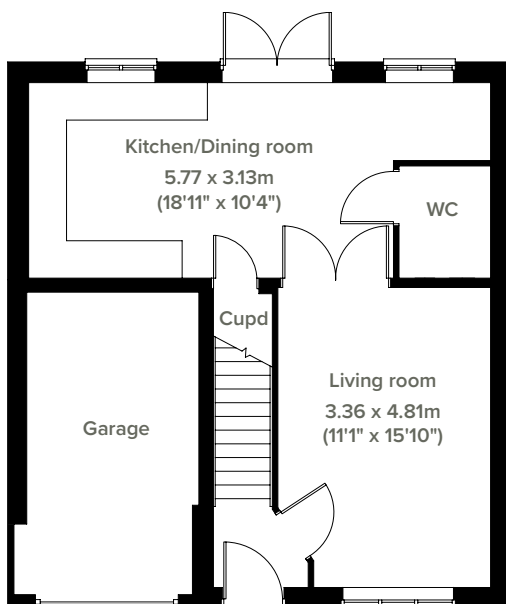


The Gisburn

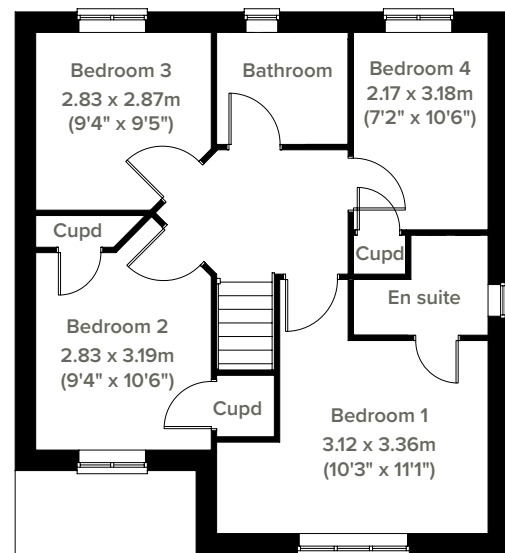
4 bedroom home



A fantastic family home, the Gisburn features a bright front-aspect living room leading to a stunning open plan kitchen/dining room with French doors opening into the garden. The WC and storage cupboard ensure it's practical as well as stylish. Upstairs you'll find four good-sized bedrooms, including bedroom one with an en suite, a family-sized bathroom and three more storage cupboards.



GROUND FLOOR



1ST FLOOR

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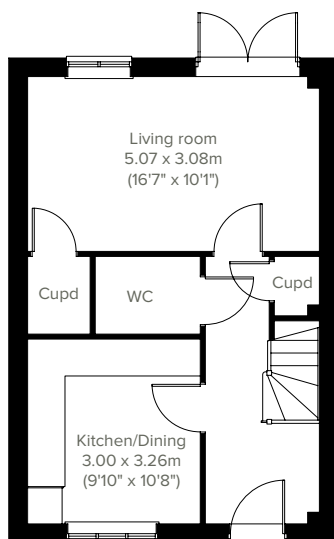


4 bedroom home

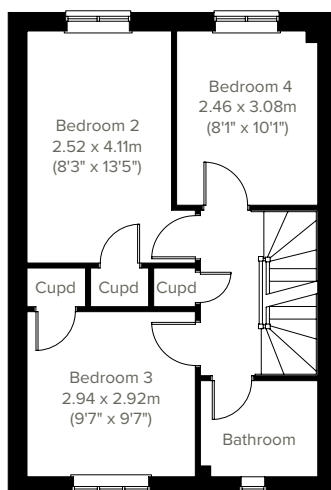
The Whinfell



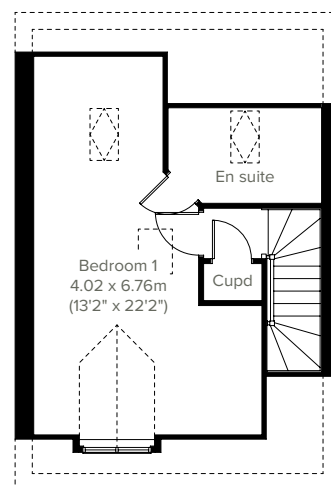
Perfect for the way we live today, the four-bedroom, 2.5-storey Whinfell has a modern kitchen and a spacious living/dining room with French doors leading into the garden, making it a home that's ideal for entertaining. The first floor benefits from three nicely-proportioned bedrooms and a family-sized bathroom. The second floor's bedroom one benefits from an en suite and further storage.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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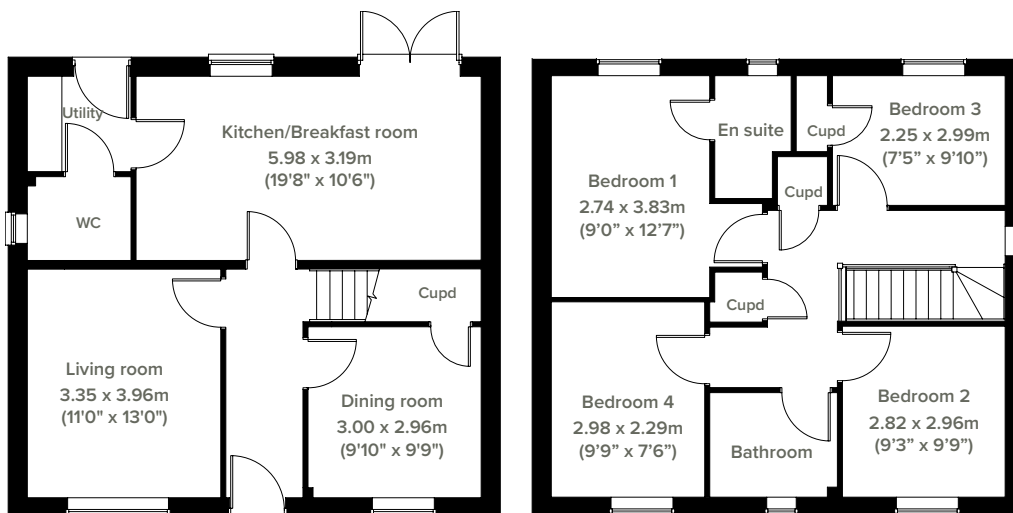


The Whiteleaf

4 bedroom home



The Whiteleaf is a four-bedroom detached family home offering the best of modern living. The light and airy kitchen/breakfast room enjoys an open aspect through French doors to the rear garden. There's a bright front-aspect living room, dining room with storage space, downstairs WC and handy utility. Upstairs there are four bedrooms with bedroom one benefiting from an en suite, plus a modern-fitted family bathroom and three storage cupboards. The Whiteleaf also comes with a single detached garage.



GROUND FLOOR

1ST FLOOR

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25

Predicted Energy Assessment: B

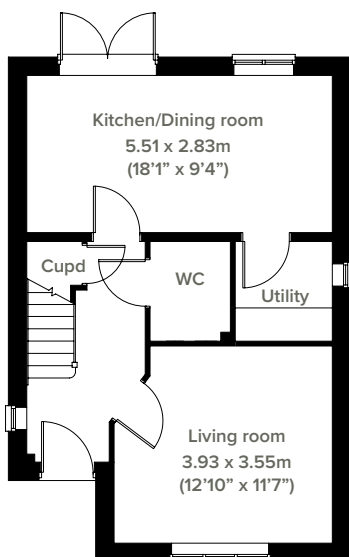


4 bedroom home

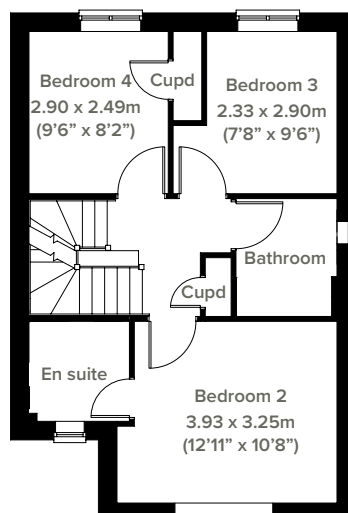
The Greenwood



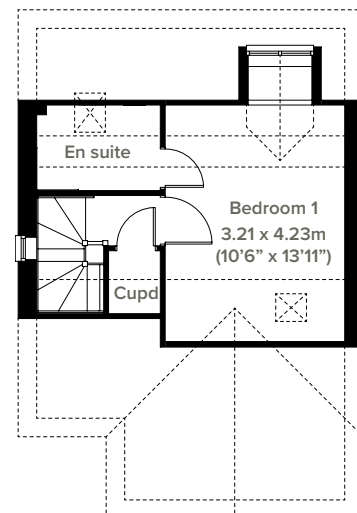
The Greenwood is an attractive three-storey detached house with flexible living space to suit modern families. This four-bedroom family home has a practical ground floor including a bright open plan kitchen/ dining room, front-aspect living room, utility, WC and storage cupboard. The first floor consists of three bedrooms, a family-sized bathroom and an en suite to bedroom two. The top floor is home to bedroom one, including an en suite and useful storage cupboard. The Greenwood also comes with a single detached garage.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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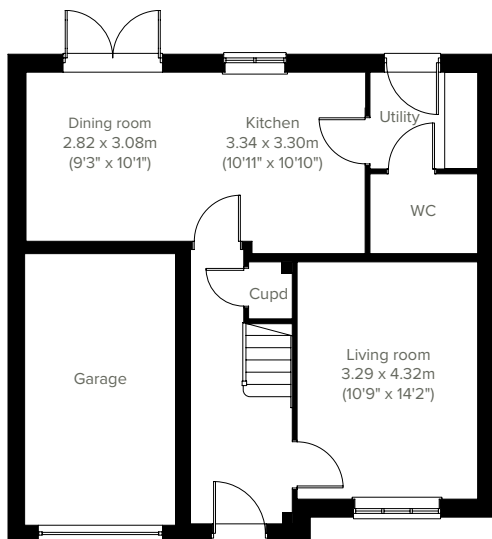


The Selwood

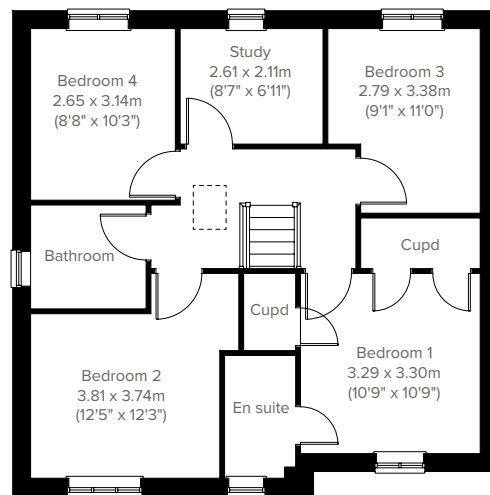
4 bedroom home



A stunning detached home with an impressive open plan kitchen/dining room, the Selwood has four bedrooms and is perfectly designed for modern family living. Its other features include a bright living room and separate study. The first floor bedroom one is spacious with an en suite. There are a further three bedrooms, the study and a family bathroom.



GROUND FLOOR



1ST FLOOR

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Laneside

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.

Driveway

Tarmac/block paved drive.

Windows

Double glazed 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.



Internal

Ceilings

Painted white.

Lighting

Pendant or batten fittings with low-energy bulbs.

Stairs

Staircase painted white.

Walls

Painted in white emulsion.

Doors

6-panel primed doors.

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.

Additional telephone points to bedroom one.



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.

Appliances

Single electric stainless steel oven, gas hob in stainless steel and stainless steel cooked hood.



Bathroom

Suites

White bathroom suites with chrome-finished fittings.

Extractor fan

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

Shower

Mira shower with chrome fittings to en suite.

Where there is no en suite, a shower/mixer tap fitted to bath.

Tiling

Splashback to sanitaryware and around bath.

Full height tiling to showers in en suites.

Splashbacks

1-course splashback to cloakroom basin /

3-course splashback to bath / fully tiled shower.

General

En suite to bedroom one 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

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:

- ✓ **EPC rating – B**
Our typical B rating makes our homes much more efficient than traditional D-rated homes.
- ✓ **Up to 400mm roof space insulation**
Warmer in winter, cooler in summer, reducing energy bills.
- ✓ **Argon gas filled double glazing**
Greater insulation and reduced heat loss.
- ✓ **Energy efficient lighting**
We use energy-saving LED lightbulbs in all our homes.
- ✓ **A-rated appliances**
Many of our kitchen appliances have a highly efficient A rating.
- ✓ **A-rated boilers**
Our condenser boilers far outperform non-condensing ones.
- ✓ **Local links**
We're located close to amenities and public transport to help reduce your travel footprint.
- ✓ **Ultra-fast broadband**
FibreNest fibre-to-the-home connectivity helps you live and work at home more flexibly.
- ✓ **Lower-carbon bricks**
Our concrete bricks typically use 28% less carbon in manufacture than clay, giving total lifetime carbon savings of 2.4 tonnes of CO₂ per house built.

Eco goodies

When you move in to your new Persimmon home you'll find some of our favourite eco brands in your Homemove box. These products are plastic free, refillable and ethically sourced.





Your home, your way

Finishing Touches to make it yours

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

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

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

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

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

You can choose:



Kitchens



Appliances



Bathrooms



Flooring



Wardrobes



Fixtures & fittings

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



Share & win!

Share your love for your new Persimmon home and you could 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.



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)



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:



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