



Persimmon

Together, we make your home



The Hawthorns

Market Harborough • Leicestershire



Persimmon

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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.



The Hawthorns

Find out more

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Who we are

A little bit about us

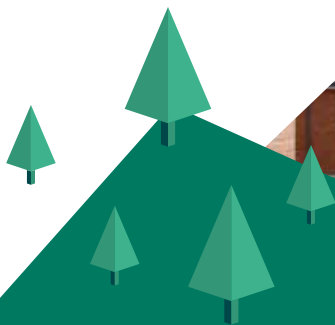
You're about to make one of the most exciting investments of your life! A beautiful place to call home for years to come. Here are some reasons to invest in a Persimmon home...

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:

9,922

homes
delivered in
2023

200+

locations
across
the UK

4800+

employees
make it all
happen

452

acres of
public space
created

£2.3bn

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.

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 31**





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.

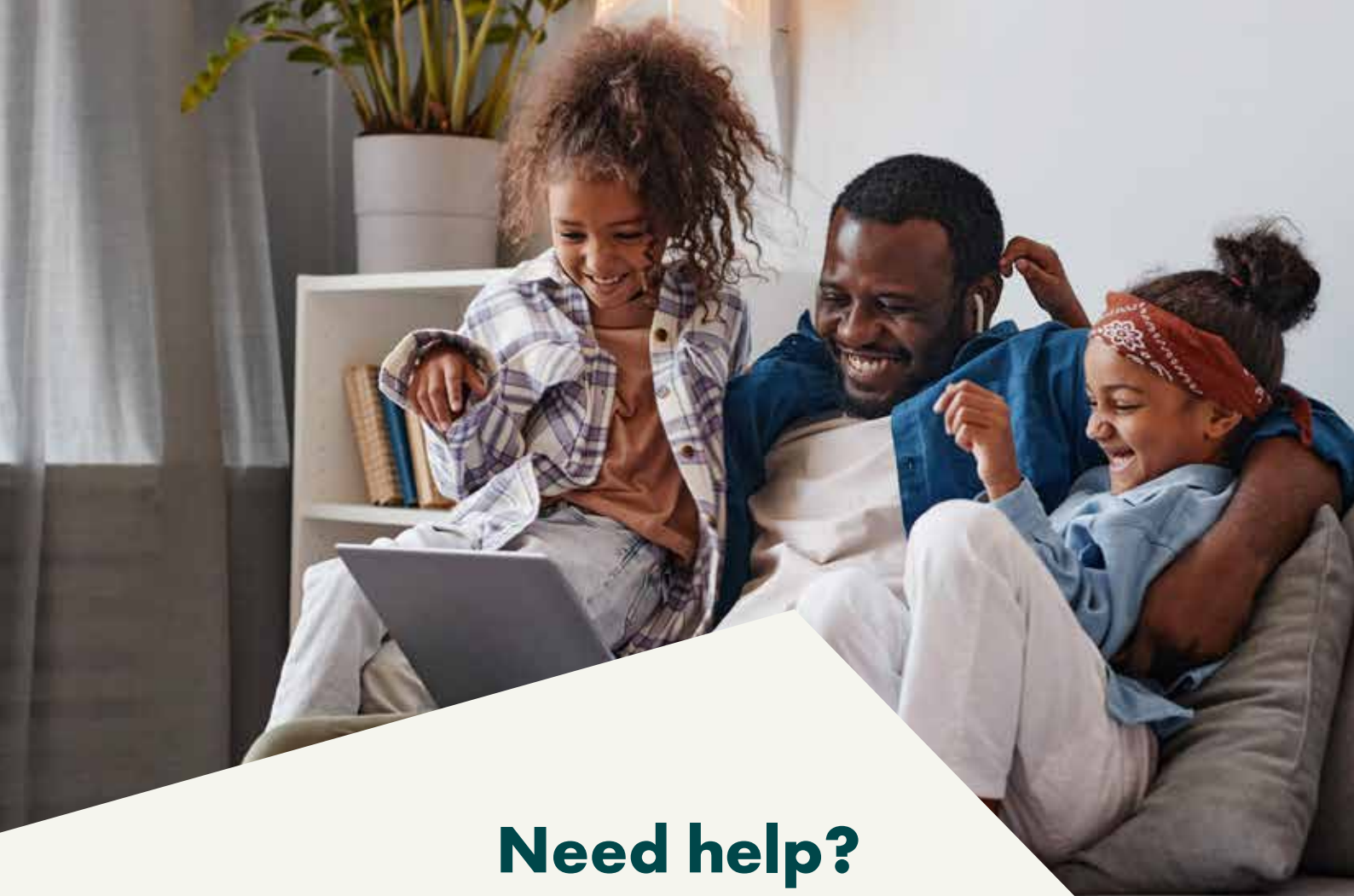
Handover

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**



DEPOSIT UNLOCK
THE LOW DEPOSIT MORTGAGE SOLUTION

Deposit Unlock



BANK OF MUM AND DAD

Bank of Mum and Dad




DEPOSIT BOOST

Deposit Boost



**ARMED FORCES/KEY
WORKERS DISCOUNT**

Armed Forces/Key
Workers Discount

- 
- Choice of 2, 3, 4 and 5-bedroom homes
 - Attractive and sought-after location
 - Great local amenities
 - Schools within walking distance



Scan me!

For availability and pricing on
our beautiful new homes at
The Hawthorns.



Market Harborough • Leicestershire

The Hawthorns

The Hawthorns is our latest development of stunning two, three, four and five-bedroom new homes in Market Harborough, a market town in Leicestershire with so much to offer.

Market Harborough is an attractive and sought after place to live, so much so that it was included in the 2023 Sunday Times Best Places to Live list. The quintessential English market town is filled with great independent and high street shops, dining options, essential services and family friendly activities. The town boasts an 800-year-old indoor market, and a train station on the St Pancras line, giving you access to the capital in just 1 hour 15 minutes.

Market town amenities

The Hawthorns in Market Harborough is a great place to set up home. The historic town centre is awash with shops, restaurants, cafés, and other services including banks, pharmacies and the local museum. There are supermarkets for the weekly shop, and several health services including one just metres from the development. Living in Market Harborough you'll have everything you need.

Explore the area

There are plenty of ways to stay active in the local area. The Hawthorns is set just across the road from Harborough Leisure Centre which offers a range of activities, Harborough Town Football Club and Market Harborough Rugby Union, with the local golf club just down the road. There are lots of lovely green spaces to explore too, from the beautifully maintained Welland Park in the centre of town, to scenic waterways at nearby Foxton Locks, perfect for a walk or bike ride.

Ideal for families

Families with children will benefit from several schools nearby, including Farndon Fields Primary School, Little Bowden Primary School, and Welland Park Academy, all within walking distance. There are also a number of local nurseries.

EXPLORE

Start exploring...

Kettering
14.6 miles

Leicester
17.1 miles

Northampton
17.7 miles



The Hawthorns

Our homes

1 bedroom

 **The Heartwood**

2 bedroom

 **The Alnwick**

3 bedroom

 **The Barton**

 **The Windermere**

 **The Grasmere**

 **The Derwent**

 **The Clayton**

 **The Clayton Corner**

 **The Poppy**

4 bedroom

 **The Hornsea**

 **The Foxcote**

 **The Earlswood**

 **The Coniston**

 **The Primrose**

5 bedroom

 **The Warwick**

 **The Holywell**

 **The Wolvesey**

 **Affordable Housing**

 **Discounted Open Market Value Houses**





Show Home & Sales Office



Show Home Sales Office Temporary Parking

tial
elopment

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.

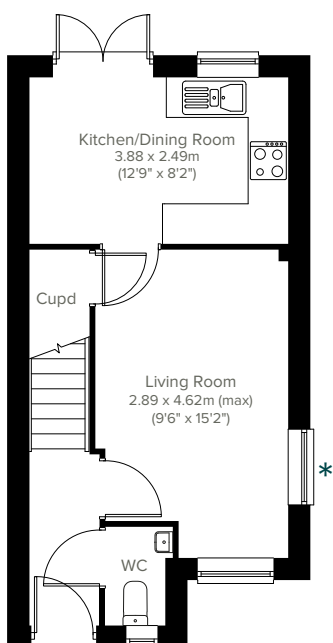


2 bedroom home

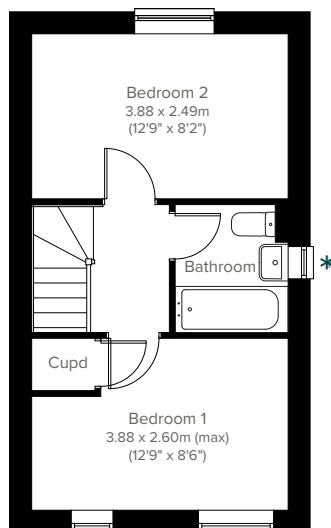
The Alnwick



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



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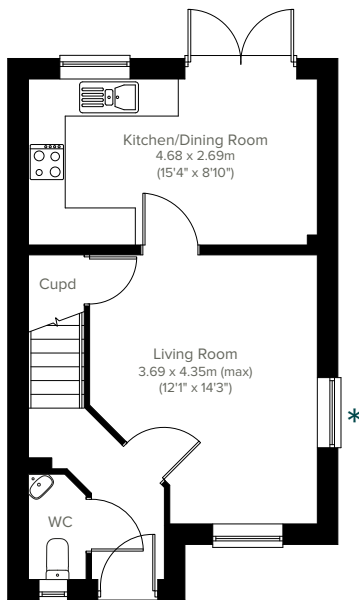


The Barton

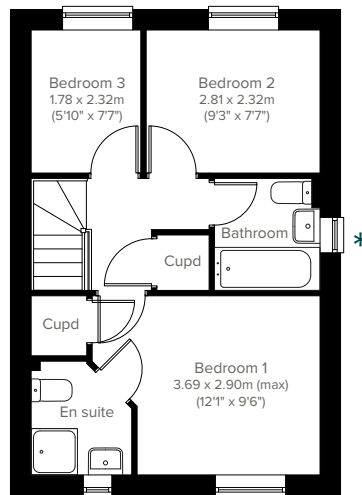
3 bedroom home



The popular Barton 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 en suite to bedroom one mean it ticks all the boxes for practical family living.



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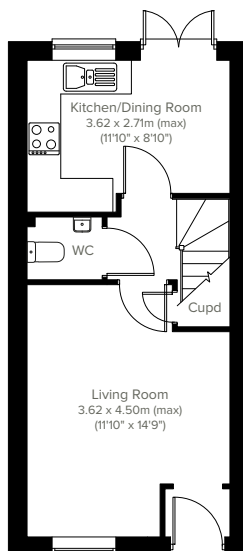


3 bedroom home

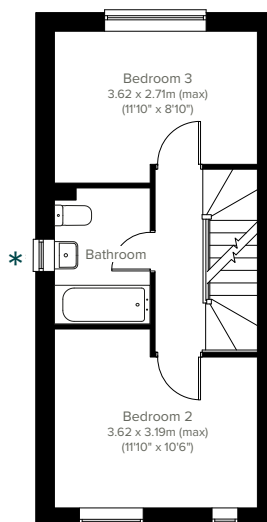
The Windermere



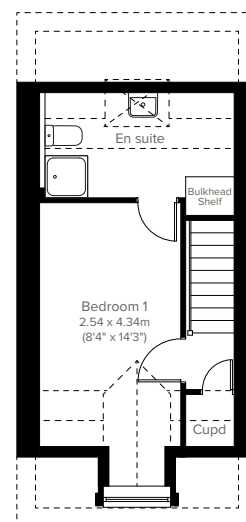
An attractive three-storey home, the Windermere has a modern open plan kitchen/dining room, well-proportioned living room and three good-sized bedrooms; the top floor bedroom one also has a spacious en suite. The downstairs WC, two storage cupboards and off-road parking means it's practical as well as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



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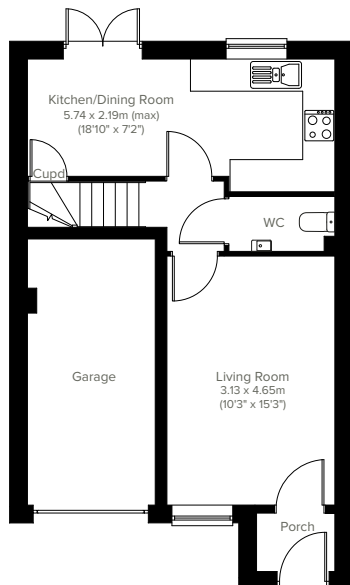


The Grasmere Semi

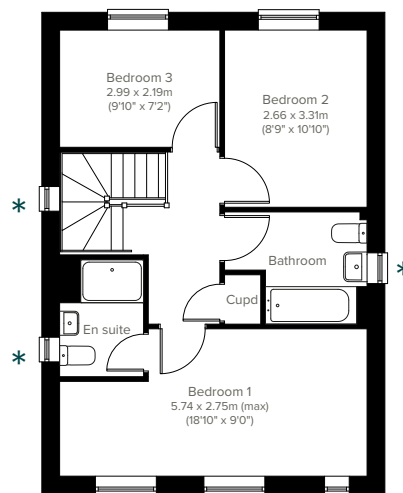
3 bedroom home



An attractive three-bedroom family home, the Grasmere is ideal for modern living. The bright open plan kitchen/dining room with French doors leading into the garden is perfect for entertaining and family meals. The front porch, downstairs WC and two storage cupboards take care of everyday storage. Plus there's an en suite to bedroom one, a family bathroom and integral garage.



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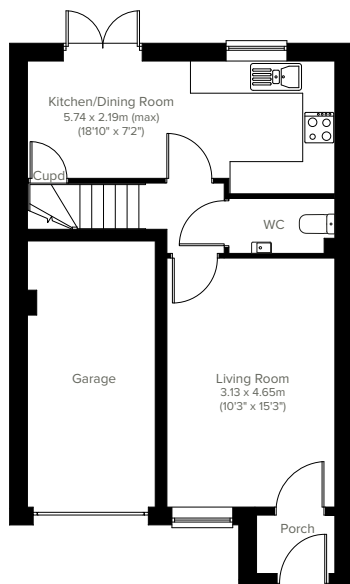


3 bedroom home

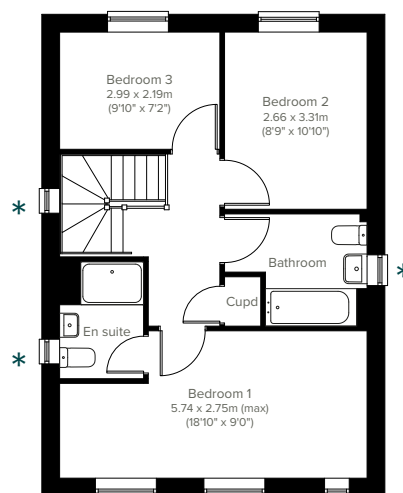
The Grasmere Det



An attractive three-bedroom family home, the Grasmere is ideal for modern living. The bright open plan kitchen/dining room with French doors leading into the garden is perfect for entertaining and family meals. The front porch, downstairs WC and two storage cupboards take care of everyday storage. Plus there's an en suite to bedroom one, a family bathroom and integral garage.



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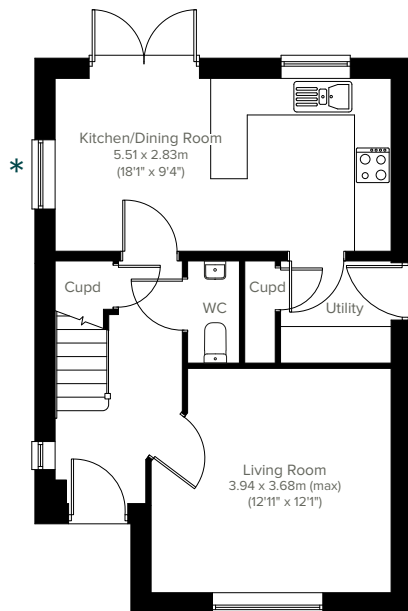


The Derwent

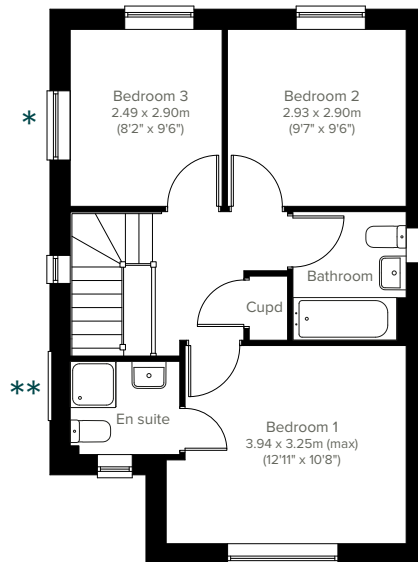
3 bedroom home



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, 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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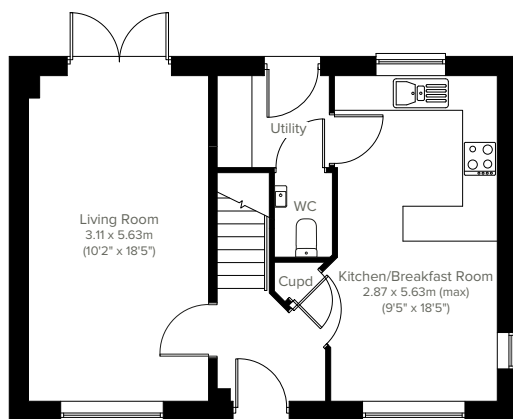


3 bedroom home

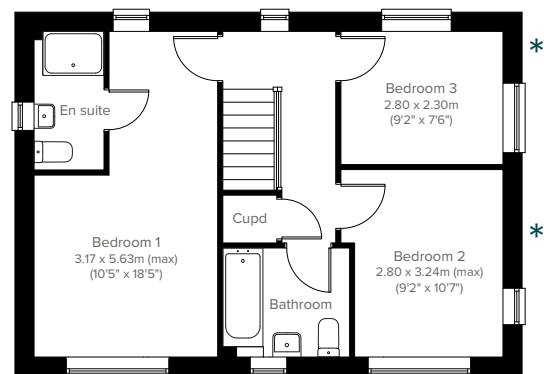
The Clayton



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



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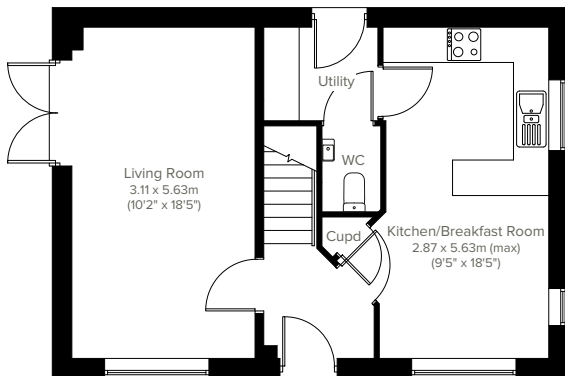


The Clayton Corner

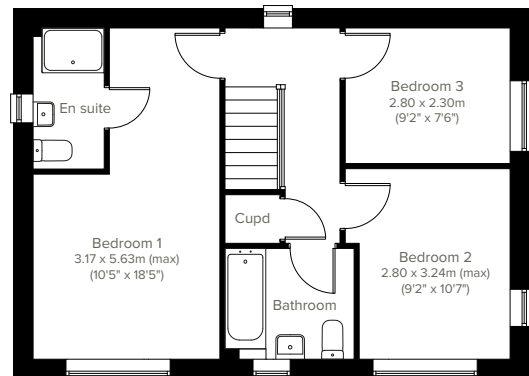
3 bedroom home



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



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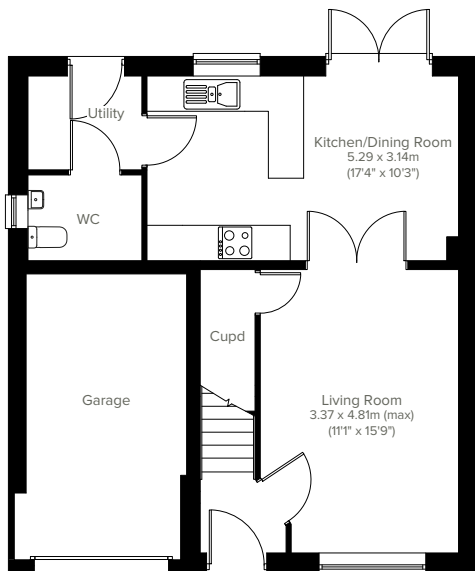


4 bedroom home

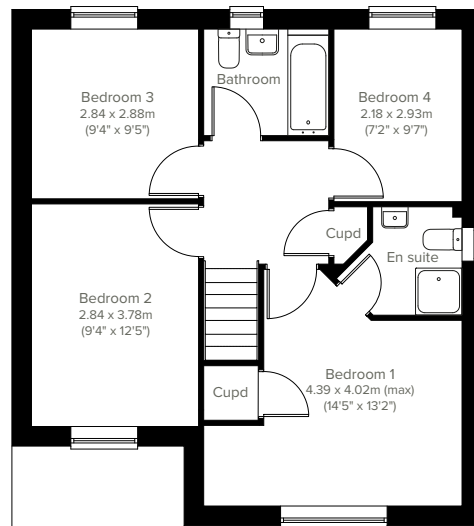
The Hornsea



The Hornsea 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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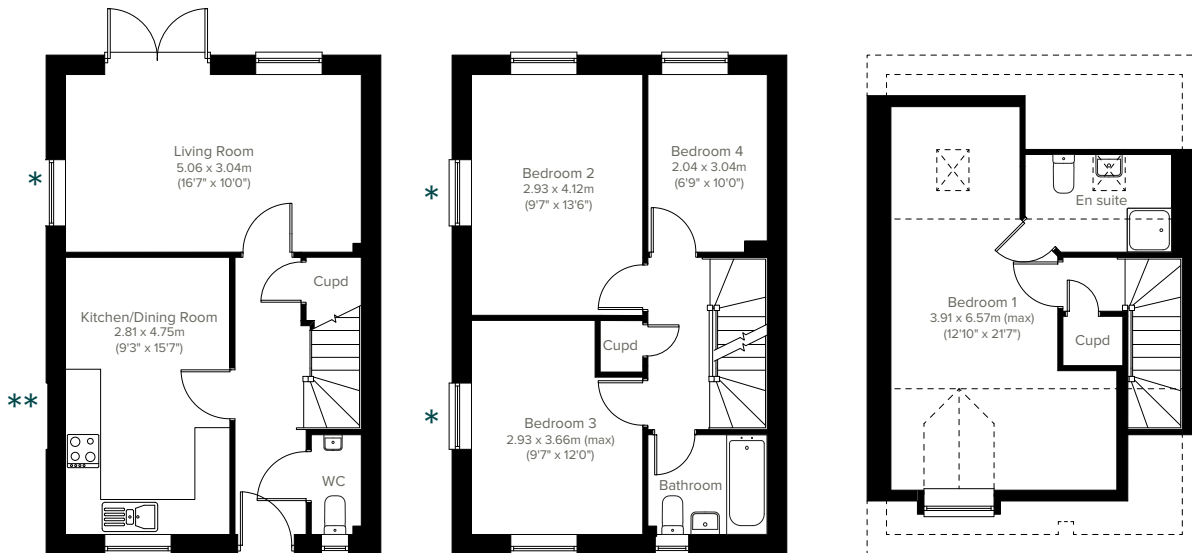


The Foxcote

4 bedroom home



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



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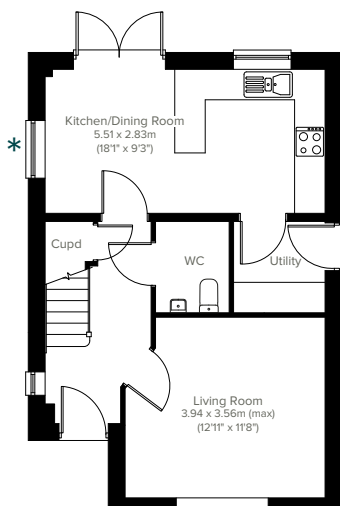


4 bedroom home

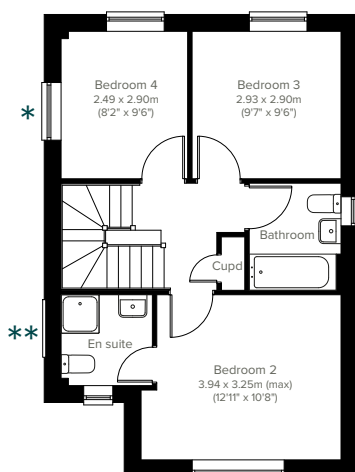
The Earlswood



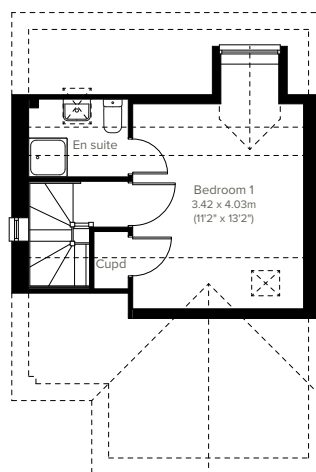
The Earlswood is a modern three-storey home ideal for family life. This four-bedroom home features an open plan kitchen/dining room with French doors leading into the garden, a handy utility room, a front-aspect living room, plus under-stairs storage and a WC. The first floor has three good-sized bedrooms,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



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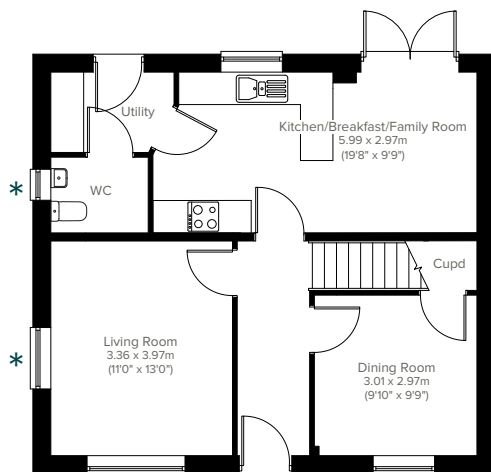


The Coniston

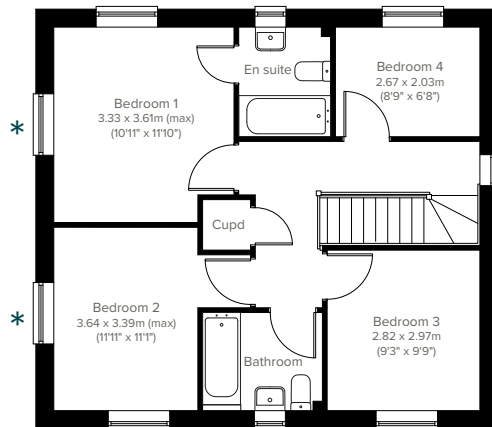
4 bedroom home



A popular family home, the Coniston ticks all the boxes. The modern and stylish open plan kitchen/ breakfast/ family room is perfect for spending time as a family and entertaining. There's also a well-proportioned living room, separate dining room, downstairs WC and handy utility with outside access. Upstairs there are four bedrooms - bedroom one has an en suite - a large family-sized bathroom and a storage cupboard.



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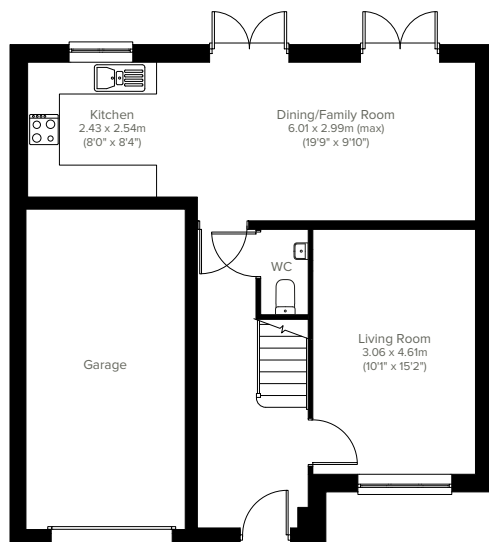


5 bedroom home

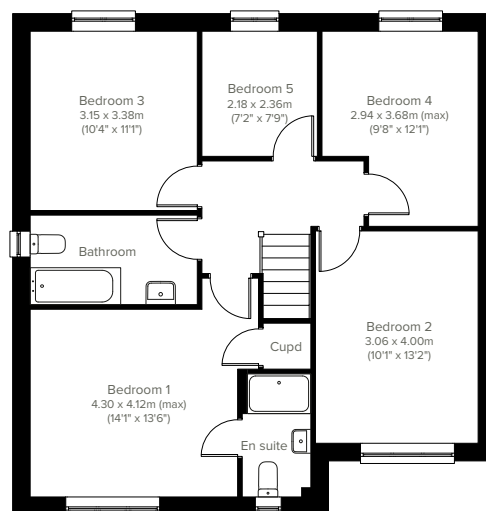
The Warwick



A spacious family home, the Warwick is a five-bedroom detached property perfect for modern living. The stylish open plan kitchen/dining/family room is ideal for spending time together and entertaining guests. There's also a well-proportioned living room, downstairs WC and integral garage. Upstairs there are five bedrooms - bedroom one with an en suite - a large family-sized bathroom and handy storage cupboard.



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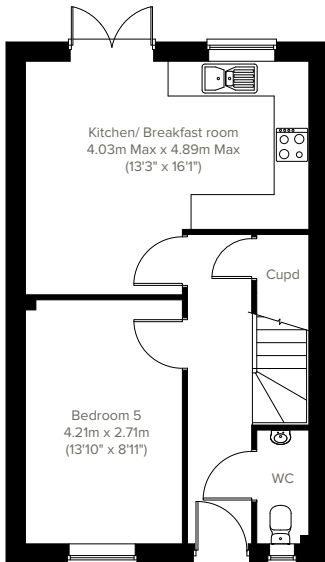


The Wolvesey

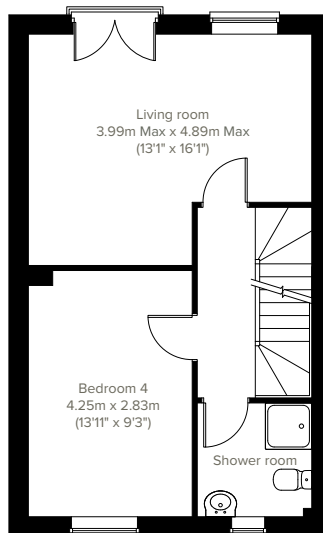
5 bedroom home



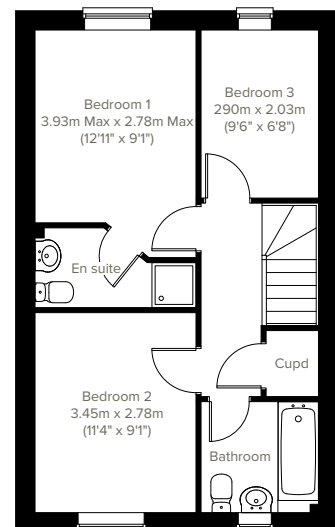
The Wolvesey is a five-bedroom, three-storey townhouse. The ground floor includes an open plan kitchen/breakfast area, a bedroom, convenient WC and storage. On the first floor, you'll find a bright living room with a Juliet balcony, along with an en suite bedroom. The second floor offers three additional bedrooms - one with its own en suite - plus extra storage and a main bathroom.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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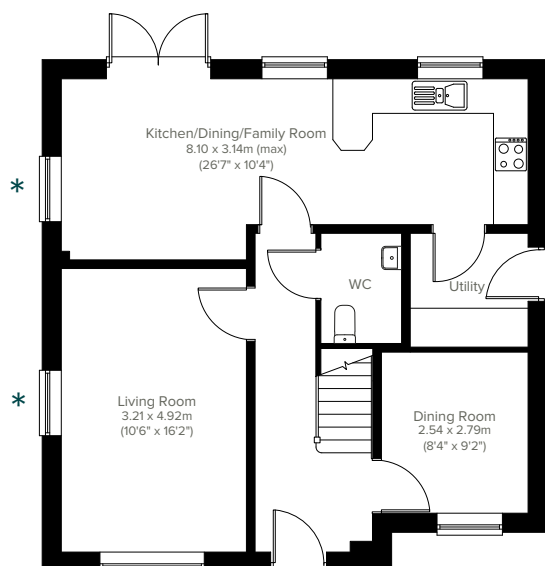


5 bedroom home

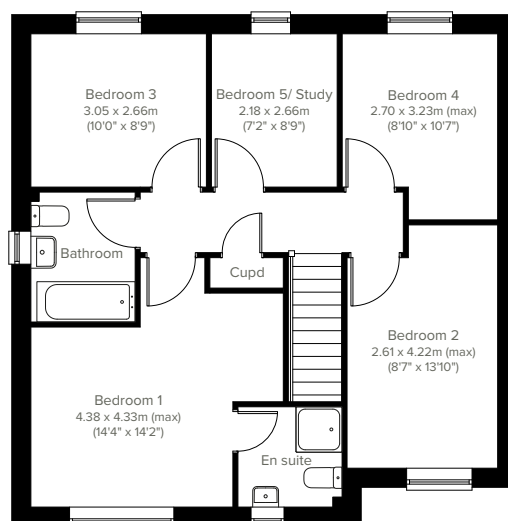
The Holywell



An impressive family home, the Holywell is a five-bedroom detached home perfect for modern living. The stylish open plan kitchen/family room is ideal for spending time as a family and entertaining guests. There's also a well-proportioned living room, separate dining room, downstairs WC and handy utility with outside access. Upstairs there are five bedrooms - bedroom one with an en suite - a large family-sized bathroom and a handy storage cupboard.



GROUND FLOOR



1ST FLOOR

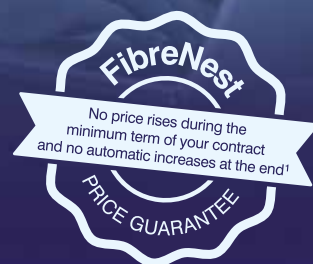
* Indicates window is plot specific - please ask sales advisor for more details.

Please note that elevation treatments and window/door positions may vary from plot to plot. Plot specific information will be confirmed on your reservation check list.

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.



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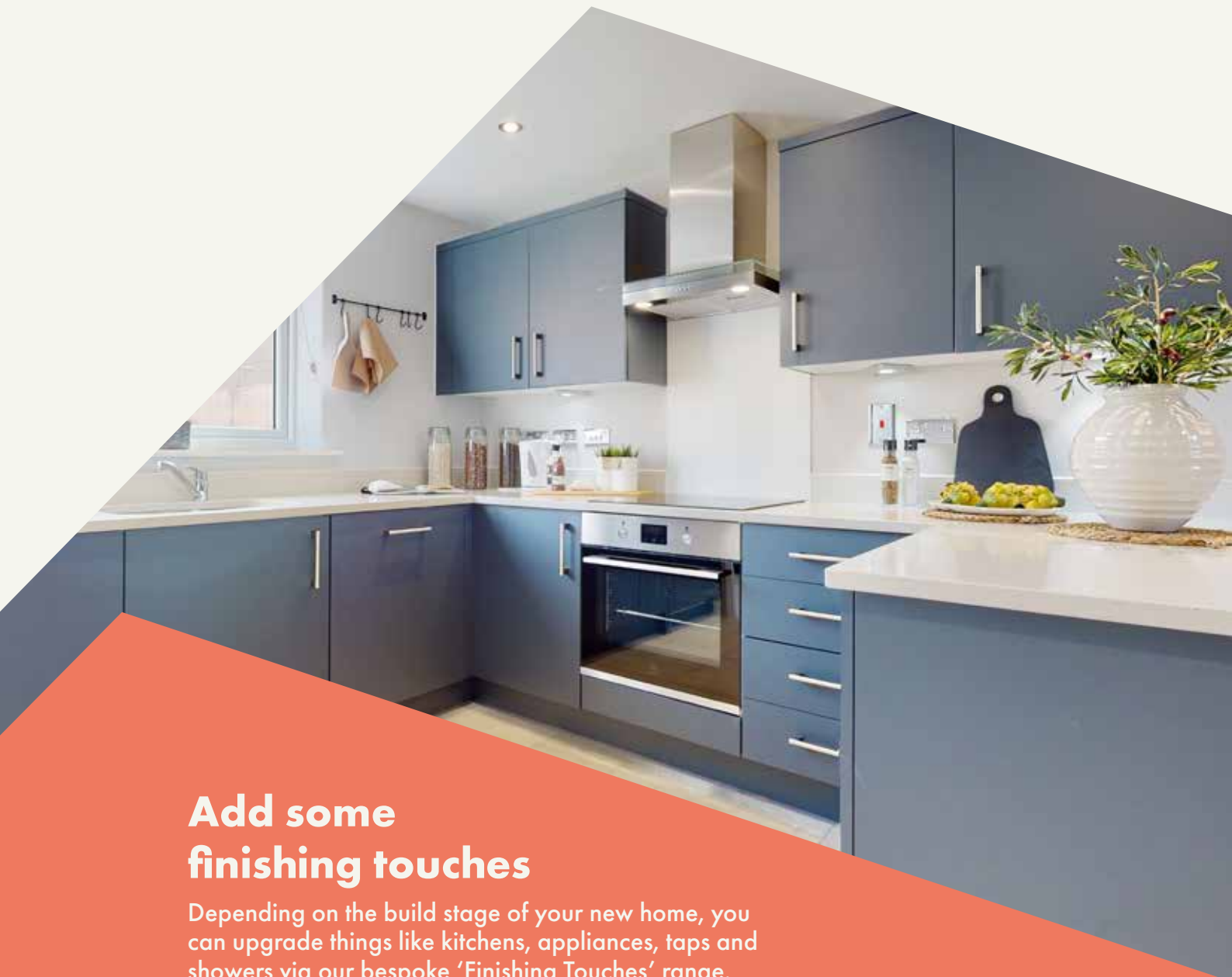
P:



The Hawthorns

Specifications

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



Add some finishing touches

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



External

Walls

Traditional cavity walls.

Inner: timber frame or block.

Outer: Style suited to planned architecture.

Roof

Tile or slate-effect with PVCu rainwater goods.

Windows

Double glazed E-glass windows in PVCu frames.

Doors

GRP-skinned external doors with PVCu frames.

French doors to garden or balcony

(where applicable).



Internal

Ceilings

Painted white.

Lighting

Pendant or batten fittings with low-energy bulbs.

Stairs

Staircase painted white.

Walls

Painted in white emulsion.

Doors

White pre-finished doors with white hinges.

Heating

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

Insulation

Insulated loft and hatch to meet current building regulations.

Electrics

Individual circuit breakers to consumer unit and double electric sockets to all main rooms

General

Media plate incorporating TV and telecommunication outlets to living room.



Kitchen

General

Fully-fitted kitchen with a choice of doors and laminate worktop with upstands to match (depending on build stage) 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.



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

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

Splash-backs

1-course splash-back to WC 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, car ports or parking space.

Garden

Front lawn turfed or landscaped (where applicable).

Fencing

1.8 metre fence to rear garden, plus gate.





Energy efficiency built in

Sustainability

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

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

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

Energy efficiency built in:

- ✓ **PEA rating – B**
Our typical B rating makes our homes much more efficient than traditional D-rated homes.
- ✓ **Up to 400mm roof space insulation**
Warmer in winter, cooler in summer, reducing energy bills.
- ✓ **Argon gas filled double glazing**
Greater insulation and reduced heat loss.
- ✓ **Energy efficient lighting**
We use energy-saving LED lightbulbs in all our homes.
- ✓ **A-rated appliances**
Many of our kitchen appliances have a highly efficient A rating.
- ✓ **A-rated boilers**
Our condenser boilers far outperform non-condensing ones.
- ✓ **Local links**
We're located close to amenities and public transport to help reduce your travel footprint.
- ✓ **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, your way

Finishing Touches to make it yours

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

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

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

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

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

You can choose:



Kitchens



Appliances



Bathrooms



Flooring



Wardrobes



Fixtures & fittings

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



All about community

Proud to be building communities

When creating The Hawthorns, 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. The Hawthorns 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 The Hawthorns.”



The illustration is an isometric view of a town. At the top, there are several green buildings of different sizes and shapes, some with red roofs. A dark blue road with white dashed lines runs diagonally from the middle left towards the bottom right. A red bus is on the road. To the right of the road, there are green trees, a blue bench, and a green fence. In the bottom left, there are more green trees. The background is a light beige color with a large orange shape in the bottom right corner. Various colored callout boxes are placed around the scene, each containing text about different categories of spending.

EDUCATION

£2,129,471 towards education facilities.

COMMUNITY

£10,260 towards the local library.

TOWN CENTRE

£1,750,000 towards Market Harborough Town Centre.

TRAVEL

£357,000 towards bus passes for the local community.

COMMUNITY

£375,392 for healthcare and community facilities.

OTHER

£95,795 for Greenways and £28,014 for Civic amenities.

SPORTS

£790,713 towards indoor and outdoor sport facilities.

Eco Range homes

New build homes are changing, and together, we're embracing the future. Recent updates to the Government's Part L building regulations mean from June 2023 our new Persimmon Eco Range homes will have a reduction of 31% in carbon emissions. This means a warmer, more energy-efficient home for you and the really cosy feeling of knowing it's better for the environment.

This means... **a saving of up to £6,730*** over the lifetime of a 25 year mortgage.



31 % reduction in carbon emissions

Solar panels help boost your existing energy-efficient boiler using sustainable green energy. For full details of the number of solar panels (where applicable) and the location; please refer your sales advisor for details.

EV charging is a handy addition if you have an electric car, as you can charge it from the comfort of your own home. NB: Not all homes will have EV chargers as they're site and plot dependent. They can be added from our Finishing Touches range.

Enhanced loft insulation is a huge cosy blanket that slows down the transfer of heat between your home and the outside world. It not only warms your home in the winter but keeps it cooler in the summer.

Waste water heat recovery ensures the waste water from the shower heats the incoming cold water as it goes up the pipe so that the boiler doesn't have to work as hard to heat it.

More thermally-efficient walls mean less heat escaping, so you aren't as dependent on central heating, and whatever heat is generated is kept in your home.

Our panelised offsite-manufactured timber frame technology uses a unique, sustainable panel system which adds to the thermal efficiency of your home. *NB: not all homes will be built using timber frame technology.

Energy-efficient boilers use the latest technology to warm your already well-insulated home. The controls allow you to optimise your energy saving whilst keeping you comfortable.

A more thermally-efficient ground floor will mean you'll benefit from the additional insulation we're incorporating in the floor construction.

*When compared to a Victorian-built equivalent, savings could be up to £31,640. The £6,730 saving is in comparison to a Persimmon home built to current building regulations (2013).[^]NB: not all homes will be built using timber frame technology.

[^]NB: Not all homes will have EV Chargers, but they can be added from our Finishing Touches range.



The Hawthorns

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