



## Wellington Mount

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**Persimmon**

Together, we make your home



# Wellington Mount

Leeds • West Yorkshire



**Persimmon**

Together, we make your home

# Together, we make your home

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

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



## 5 stars!

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



Wellington Mount

# Find out more

About Persimmon Homes	4
Your journey with us and schemes to help	6
Living at Wellington Mount	9
Our homes	10
Specifications	32
Sustainability	34
Personalise with Finishing Touches	35
Proud to be building communities	36
Reasons to buy from us	38



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 34](#)

## 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



# “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 35**





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 3 and 4-bedroom homes
- Community orientated development
- Close to the vibrant city of Leeds
- Excellent transport links to Yorkshire and the North



**Scan me!**

For availability and pricing on our beautiful new homes at Wellington Mount.



Leeds • West Yorkshire

# Wellington Mount

Discover that sought-after life balance with a new home that offers sustainability, affordability and relaxing green space near to the city of Leeds.

Designed for first-time buyers, families, those looking to relocate and young professionals, Wellington Mount will include one, two, three and four bedroom energy-efficient homes. Settled between the city life of vibrant Leeds and quaint rural villages in beautiful Yorkshire, this exciting new development has a community-minded focus with affordable homes and environmental awareness at its heart.

## Leisure for all ages

Right on your doorstep, Roundhay Park covers 700 acres of parkland including lakes, woodland, gardens and cafes, along with Leeds Golf Club and family favourite Tropical World.

## Shops and schools on your doorstep

You'll be a stone's throw way from supermarkets in the north-east area of Leeds, and a short drive from village high streets and the market-town amenities of Wetherby. There are great education options too, with several primary schools including one on site, the 'World Class' status Roundhay School, and universities and further education in Leeds.

## The culture capital of Leeds

Less than half an hour away by car, the city centre of Leeds has a wealth of amenities, culture and entertainment. For shopping you have the renowned beautiful arcades for independent and high-street brands, and afterwards you can taste some of Yorkshire's finest cuisine in one of the many restaurants on offer. For culture and history, head to the Leeds City Art Gallery and Museum.

## EXPLORE

Start exploring...

Cross Gates train station  
**3.1 miles**

The Springs retail park  
**4.5 miles**

Leeds City Centre  
**5.7 miles**

York  
**22.1 miles**



## Wellington Mount

# Our homes

### 1 bedroom

 The Cranborne\*

### 2 bedroom

 The Tarbert\*

 The Winterfold\*

 The Fernworthy\*

 The Danbury

### 3 bedroom

 The Sherwood

 The Galloway

 The Barnwood

 The Charnwood

 The Saunton

 The Kingley

### 4 bedroom

 The Barnwood DT

 The Burnham

 The Kennet

 The Knebworth

 The Brampton

 The Marston

 The Greenwood

 Affordable Housing



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.

\*These homes will be part of a subsequent release. Please speak to a Sales Advisor for further information.



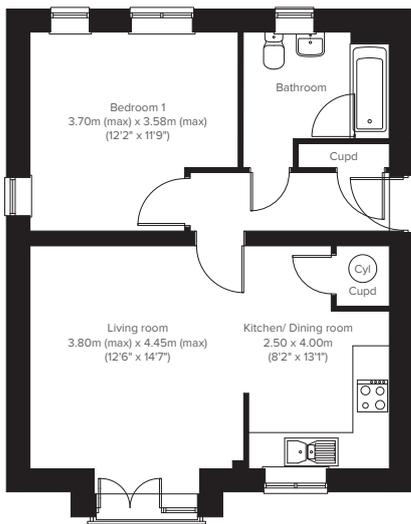


2 bedroom home

# The Cranbourne



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.



## GROUND FLOOR

77	78
180	181
284	285
290	291
315	316
406	407

## SECOND FLOOR

75	76
178	179
282	283
288	289
313	314
404	405

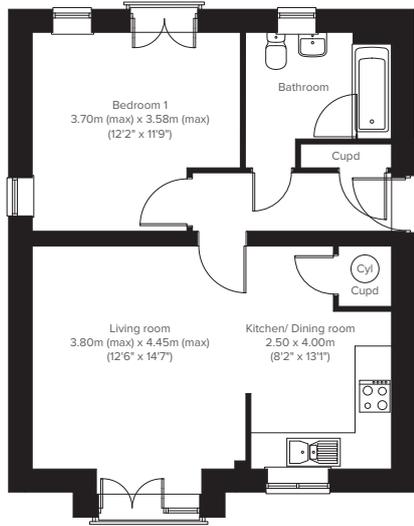
## FIRST FLOOR

73	74
176	177
280	281
286	287
311	312
402	403

## GROUND FLOOR

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**1ST FLOOR**

77	78
180	181
284	285
290	291
315	316
406	407

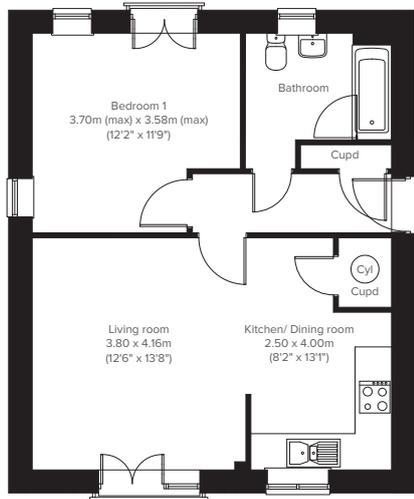
**SECOND FLOOR**

75	76
178	179
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**FIRST FLOOR**

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**GROUND FLOOR**



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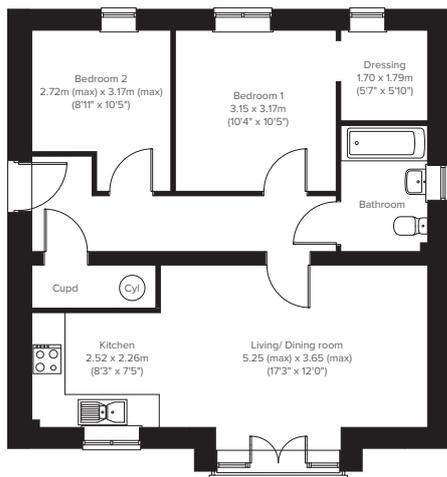


2 bedroom home

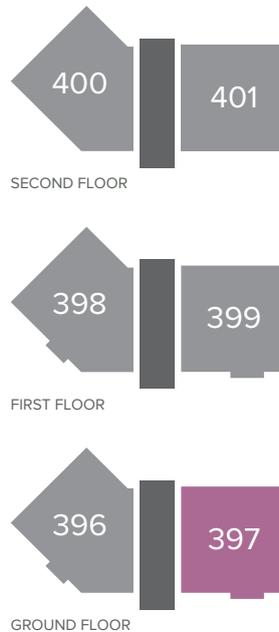
# The Tarbert



Perfect for the way we live today, the two-bedroom Tarbert apartment has a modern open plan kitchen/dining/living room with French doors/Juliet balcony (plot specific); ideal for entertaining. There are two bedrooms - bedroom one has a dressing area - and a good-sized bathroom. Appealing to young professionals and first-time buyers.

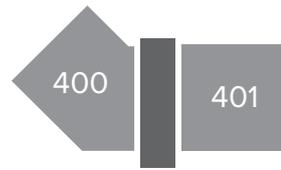
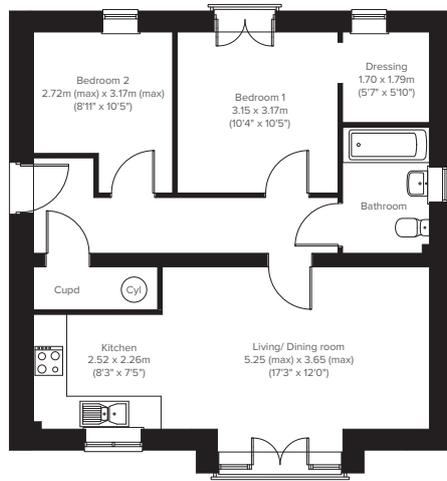


## GROUND FLOOR

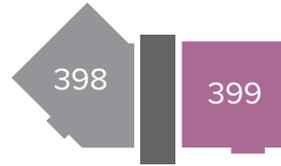


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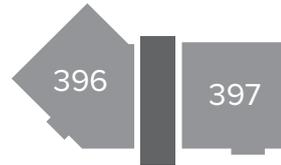
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SECOND FLOOR

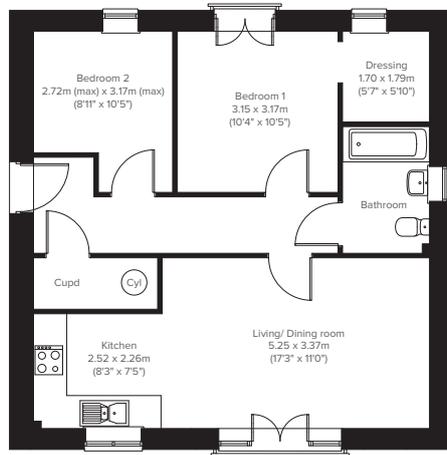


FIRST FLOOR

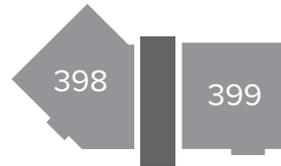


GROUND FLOOR

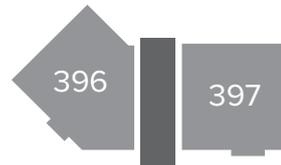
**1ST FLOOR**



SECOND FLOOR



FIRST FLOOR

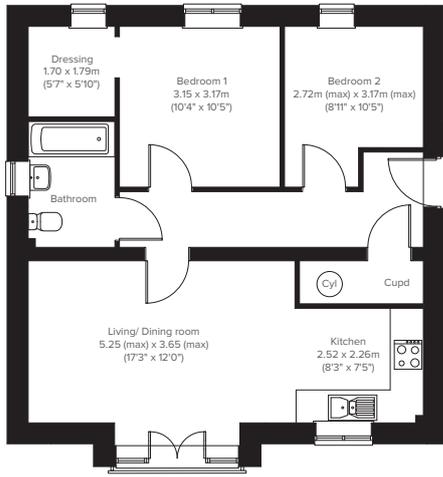


GROUND FLOOR

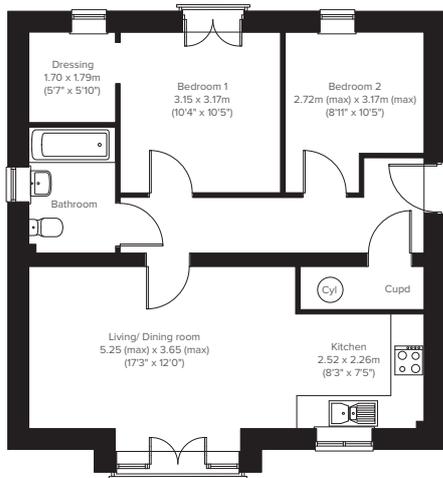
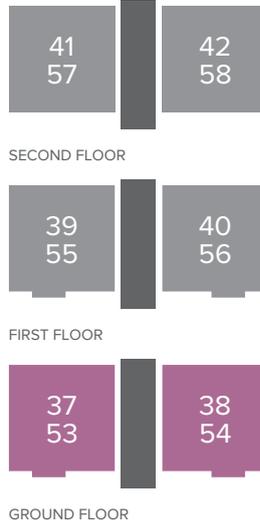
**2ND FLOOR**

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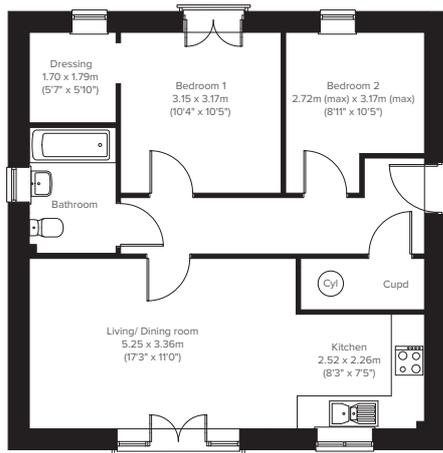
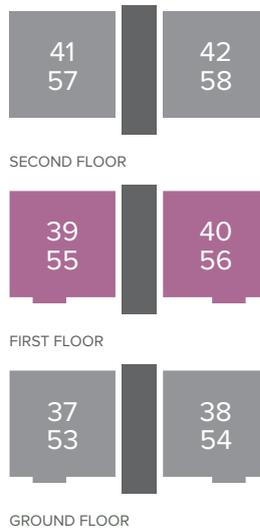
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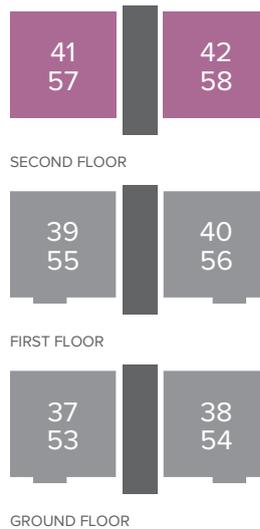
**GROUND FLOOR**



**1ST FLOOR**



**2ND FLOOR**



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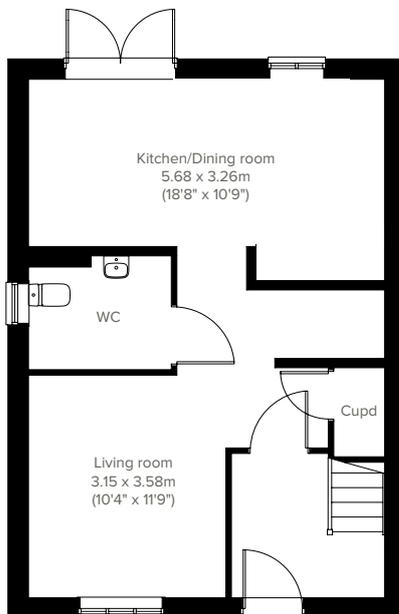


# The Winterfold

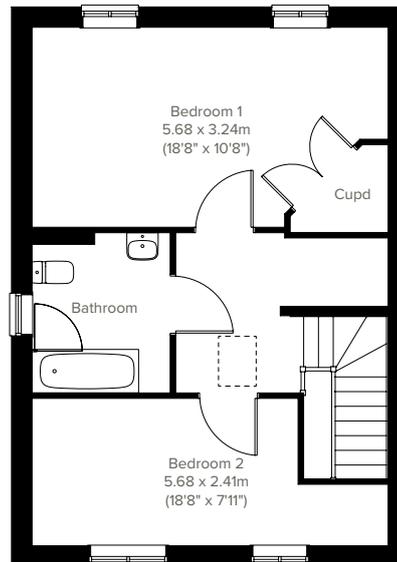
2 bedroom home



The two-bedroom Winterfold features an open plan kitchen/dining room with French doors leading into the garden and a WC. The first floor has two bedrooms and the main bathroom. Appealing to young professionals and first-time buyers.



**GROUND FLOOR**



**1ST FLOOR**

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2 bedroom home

# The Fernworthy



Perfect for the way we live today, the two-bedroom Fernworthy apartment has a modern open plan kitchen/dining/living room with French doors/Juliet balcony (plot specific); ideal for entertaining. There are two bedrooms and a good-sized bathroom. Appealing to young professionals and first-time buyers.



## GROUND/1ST FLOOR

## 2ND FLOOR

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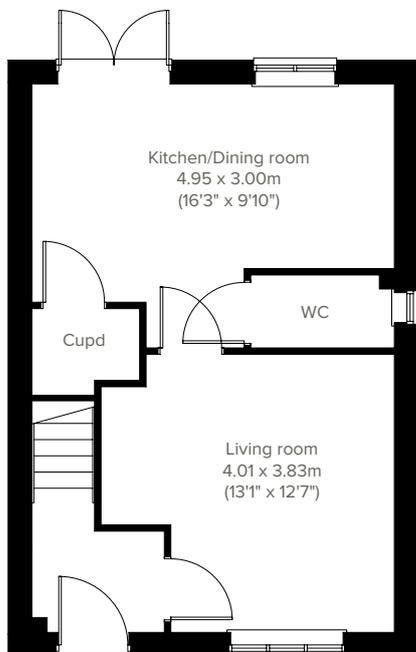


# The Danbury

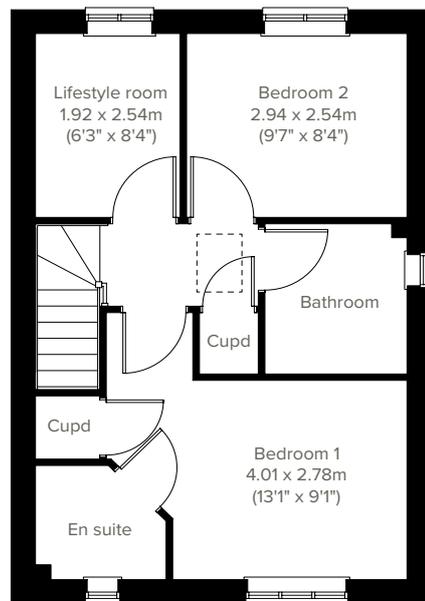
2 bedroom home



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



**GROUND FLOOR**



**1ST FLOOR**

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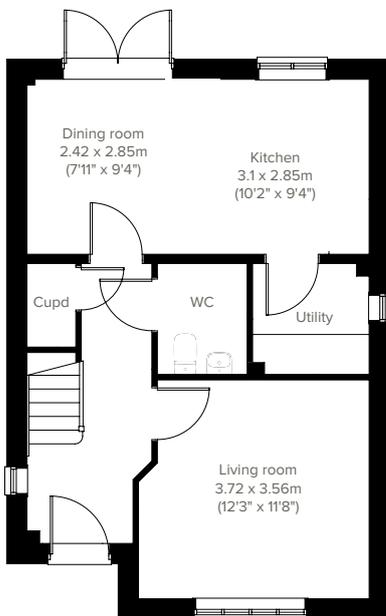


3 bedroom home

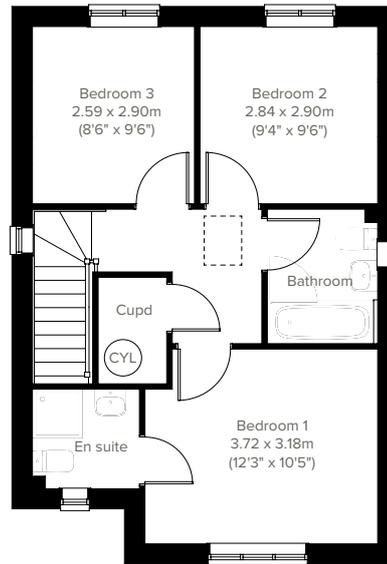
# The Sherwood



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. Additionally, this property includes a detached garage, providing extra storage space and secure parking.



**GROUND FLOOR**



**1ST FLOOR**

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**20**

PEA: B

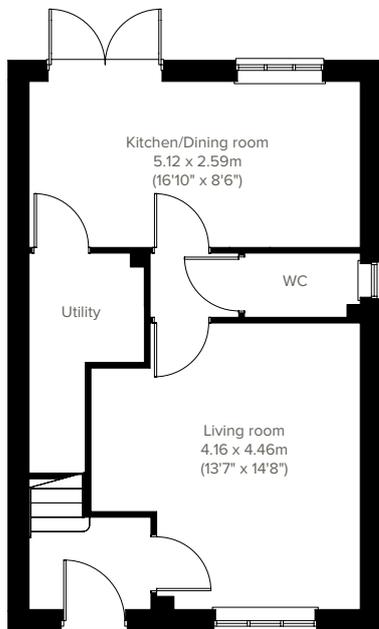


3 bedroom home

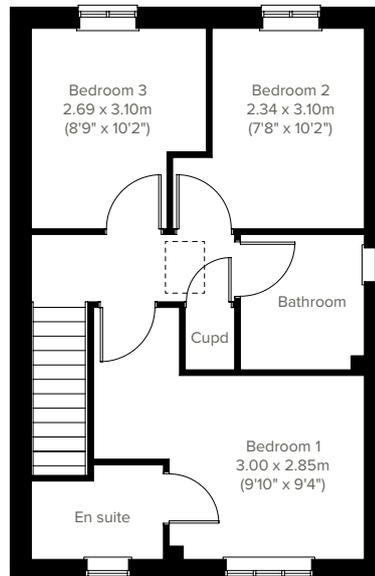
# The Galloway



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. The downstairs WC, two handy storage cupboards and an en suite to bedroom one mean it ticks all the boxes for practical family living.



## GROUND FLOOR



## 1ST FLOOR

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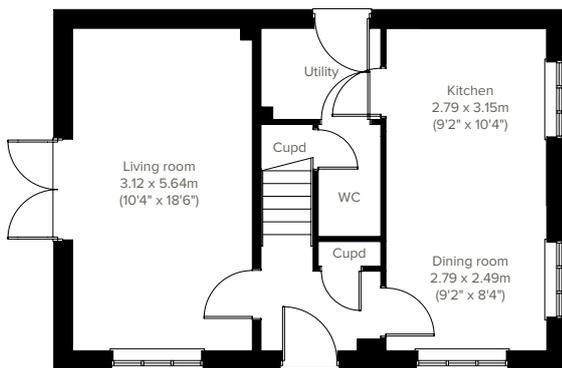


3 bedroom home

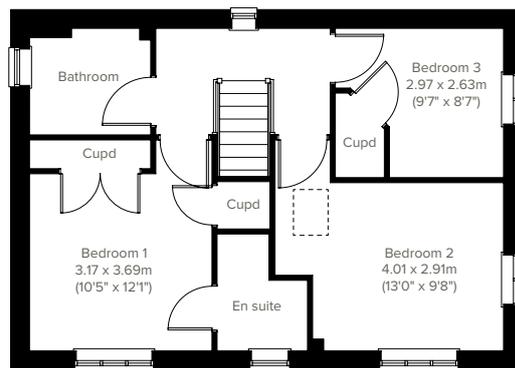
# The Barnwood



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. 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. Additionally, this property includes a detached garage, providing extra storage space and secure parking.



**GROUND FLOOR**



**1ST FLOOR**

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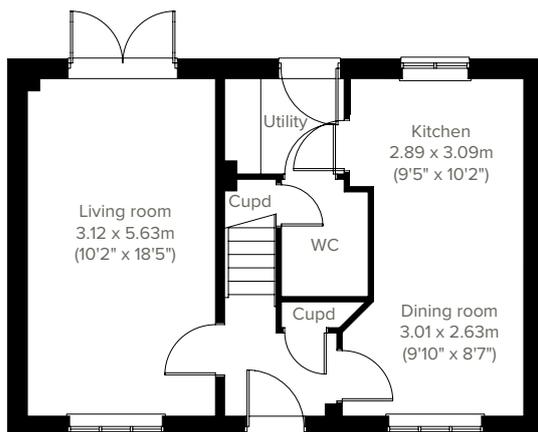


3 bedroom home

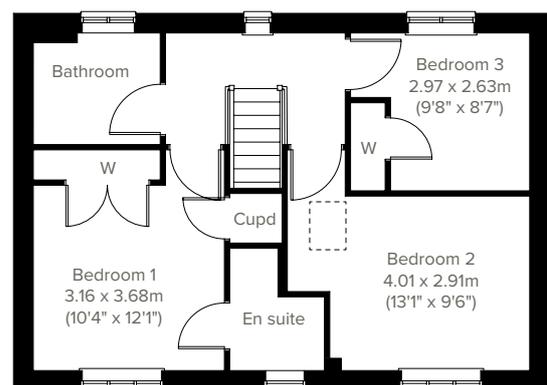
# The Charnwood



Enjoy the best of modern living in this popular three-bedroom home which features a stylish open plan kitchen/dining room and utility room. The Charnwood also offers 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 - and a good-sized family bathroom. Additionally, this property includes a detached garage, providing extra storage space and secure parking.



**GROUND FLOOR**



**1ST FLOOR**

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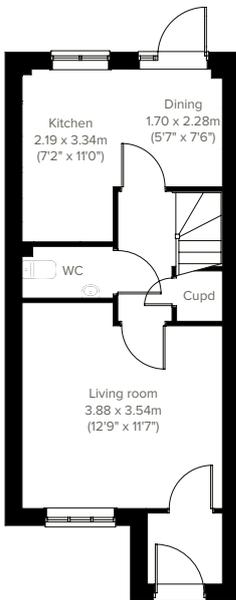


3 bedroom home

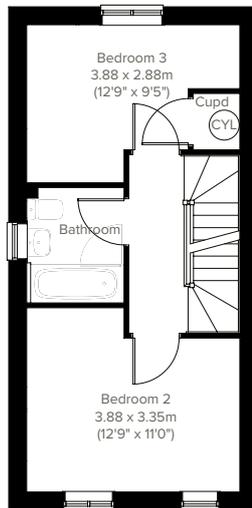
# The Saunton



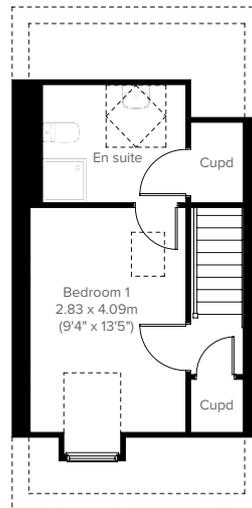
An attractive three-storey, three-bedroom home, the Saunton has a modern open plan kitchen/dining room, well-proportioned living room and three good-sized bedrooms. The top floor bedroom one also has a spacious en suite. The enclosed porch, downstairs WC, three storage cupboards and off-road parking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



**GROUND FLOOR**



**1ST FLOOR**



**2ND FLOOR**

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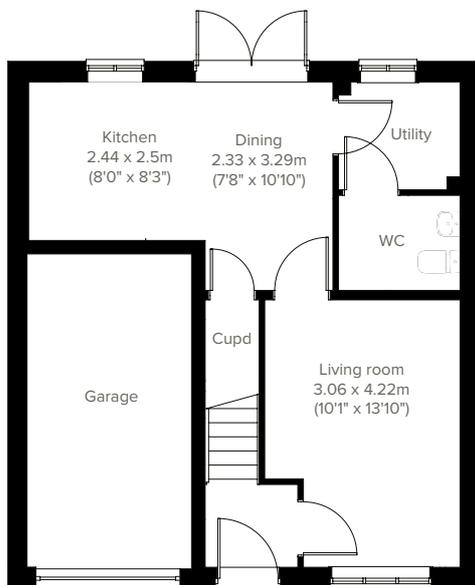


# The Kingley

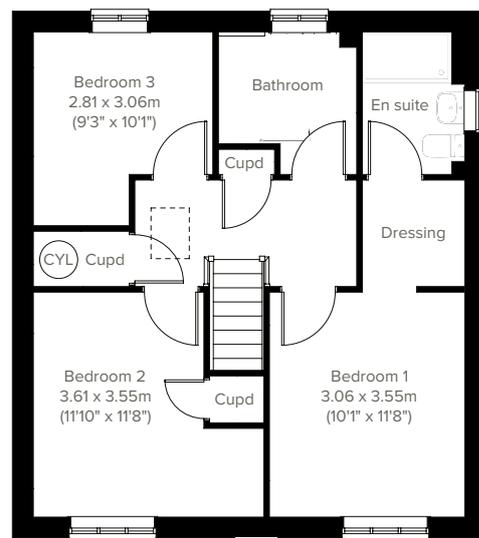
3 bedroom home



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



**GROUND FLOOR**



**1ST FLOOR**

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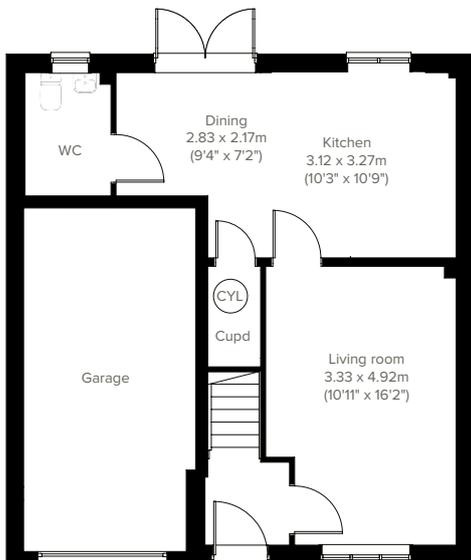


# The Burnham

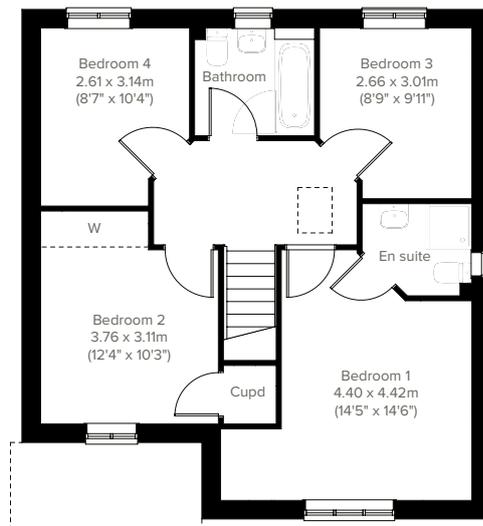
4 bedroom home



The Burnham 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 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.



**GROUND FLOOR**



**1ST FLOOR**

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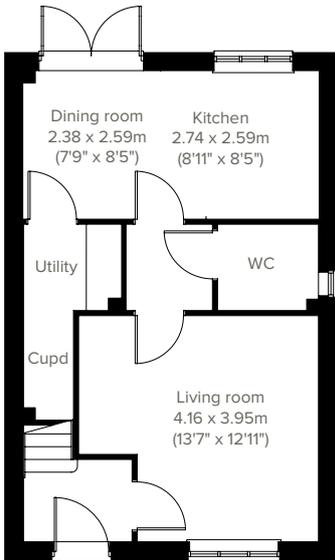


4 bedroom home

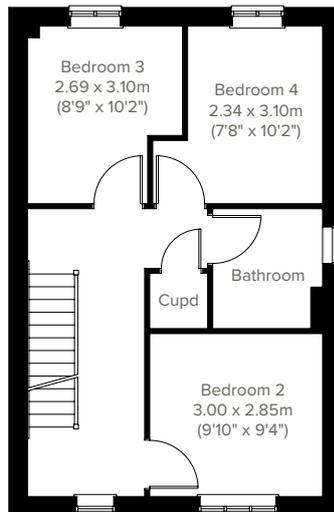
# The Kennet



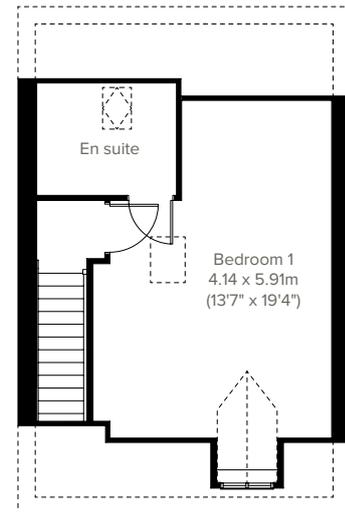
The Kennet is a modern three-storey home ideal for family life. This four-bedroom home features an open plan kitchen/dining room with French doors leading into the garden, a handy utility room and front-aspect living room, plus under-stairs storage and a WC. The first floor has three good-sized bedrooms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



**GROUND FLOOR**



**1ST FLOOR**



**2ND FLOOR**

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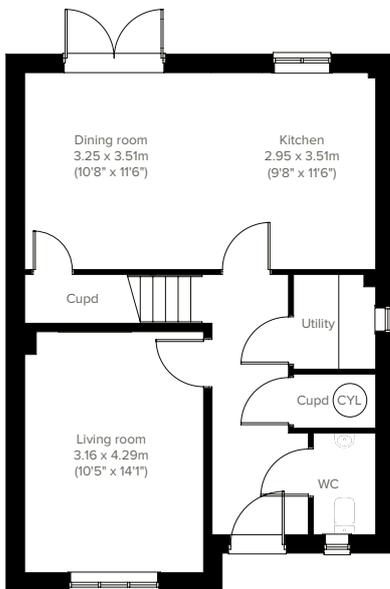
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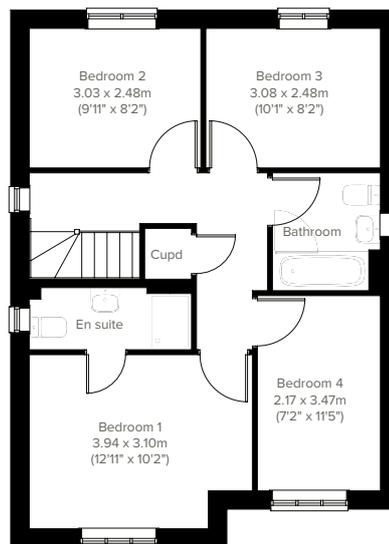
# The Knebworth

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. Additionally, this property includes a detached garage, providing extra storage space and secure parking.



**GROUND FLOOR**



**1ST FLOOR**

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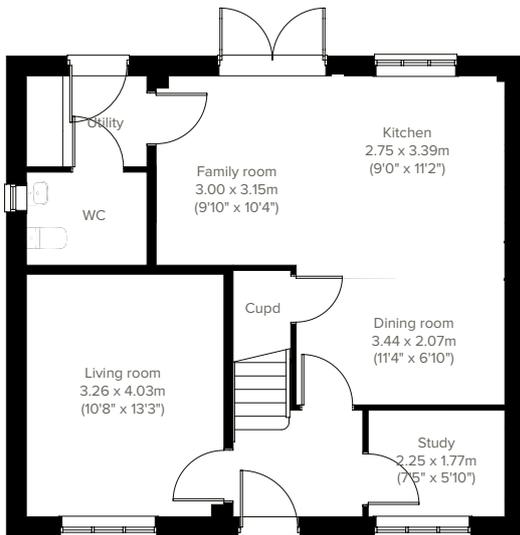


4 bedroom home

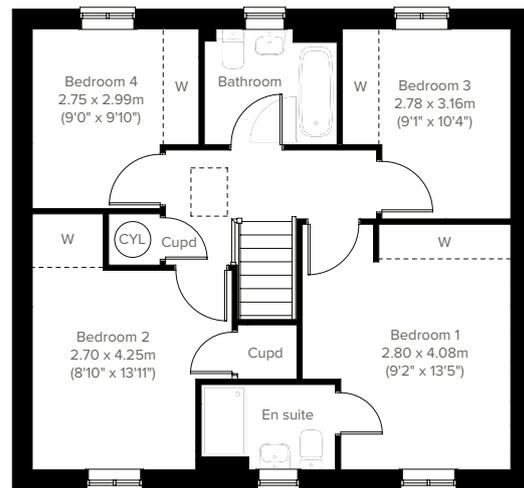
# The Brampton



A beautifully-designed four-bedroom detached home, the Brampton has everything you need for modern living. Downstairs there's a front-aspect living room, a spacious kitchen/dining/family room with French doors leading into the rear garden, and a separate study. The first floor is home to a generous bedroom one with an en suite, plus plenty of storage cupboards and the family bathroom. Additionally, this property includes a detached garage, providing extra storage space and secure parking.



**GROUND FLOOR**



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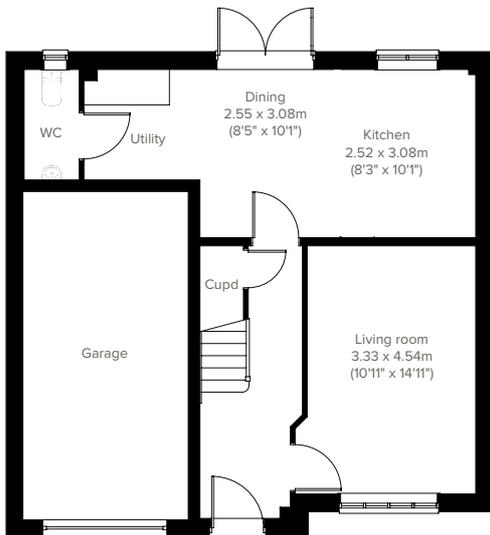


# The Marston

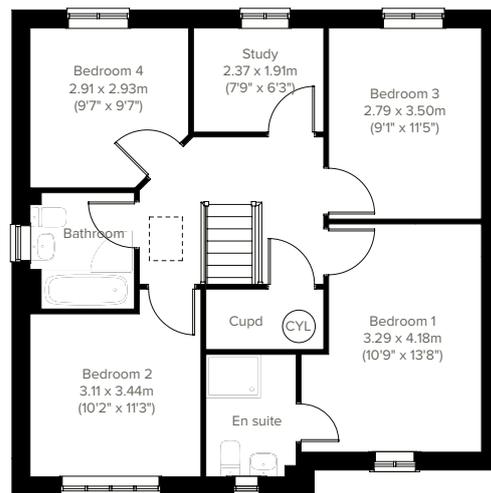
4 bedroom home



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



## GROUND FLOOR



## 1ST FLOOR

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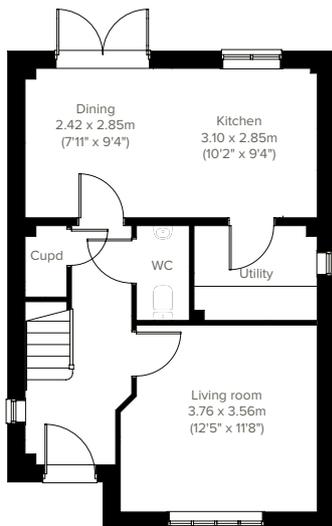


4 bedroom home

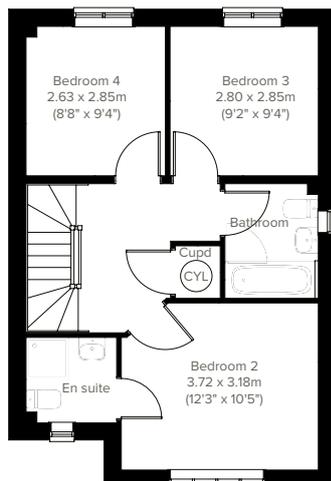
# The Greenwood



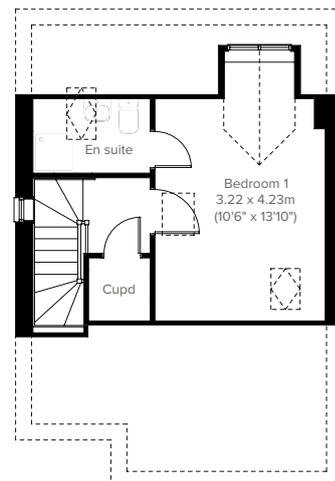
Enjoy the best of modern living in this popular four-bedroom home. The Greenwood's bright front-aspect living room, spacious kitchen/dining room, separate utility room, handy storage cupboard and WC complete the ground floor. The first floor consists of three bedrooms - bedroom two with an en suite - and a family bathroom. On the second floor, bedroom one has an en suite and further storage. Additionally, this property includes a detached garage, providing extra storage space and secure parking.



**GROUND FLOOR**



**1ST FLOOR**



**2ND FLOOR**

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# FibreNest™



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.



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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.



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Please ask your sales advisor for this:

C:

D:

P:



Wellington Mount

# 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: 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

Air source heat pump & cylinder 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).

### Plumbing

Plumbing for washing machine.

### Appliances

Single electric stainless steel oven and ceramic  
 hob in stainless steel with integrated stainless  
 steel cooker hood.



## 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, bath shower mixer.

### Splashbacks

Splashback to sanitaryware walls in bathroom and  
 en suite. Splashback to bath and full height tiled  
 shower where separate enclosure only.

### 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.
- ✓ **Air source heat pumps**  
A great, energy efficient choice for heating your home and water.
- ✓ **Up to 500mm roof space insulation**  
Warmer in winter, cooler in summer, reducing energy bills.
- ✓ **Local links**  
We're located close to amenities and public transport to help reduce your travel footprint.
- ✓ **Argon gas filled double glazing**  
Greater insulation and reduced heat loss.
- ✓ **Hyperfast broadband**  
FibreNest fibre-to-the-home connectivity helps you live and work at home more flexibly.
- ✓ **Energy efficient lighting**  
We use energy-saving LED lightbulbs in all our homes.
- ✓ **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.
- ✓ **A-rated appliances**  
Many of our kitchen appliances have a highly efficient A rating.



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 Wellington Mount, 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. Wellington Mount 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 Wellington Mount.”

**EDUCATION**

On-site Primary School contribution of £1,255,000.



**HOUSING**

Affordable and extra care housing provision.



**HIGHWAYS**

Off-site Highway Works contribution.



**GREEN SPACE**

Contribution of £355,000 to local Country Park.

**COMMUNITY SPACES**

Public open spaces including children's play area.

**TRANSPORT**

Local Traffic Management contribution.

