



Persimmon
Together, we make your home



Harlestone Grange

Northampton • Northamptonshire

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"**



Harlestone Grange

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 plc in numbers

It's not all about numbers we know, but to give you sense of scale here are a few:

10,664

homes delivered in 2024

200+

locations across the UK

4,731

direct employees make it all happen

484

acres of public space created

£2.2bn

invested in local communities over the last 5 years



The Persimmon Pledge

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

Find out more about the Persimmon Pledge.



Accessible homes

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



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



Happy hour

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

Finishing Touches

We know you'll want to make your home your own, so we created 'Finishing Touches', our home personalisation service.

Read more on page 32

"Building sustainable homes and community hubs"

Save money on your energy bills

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



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

Giving back

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

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

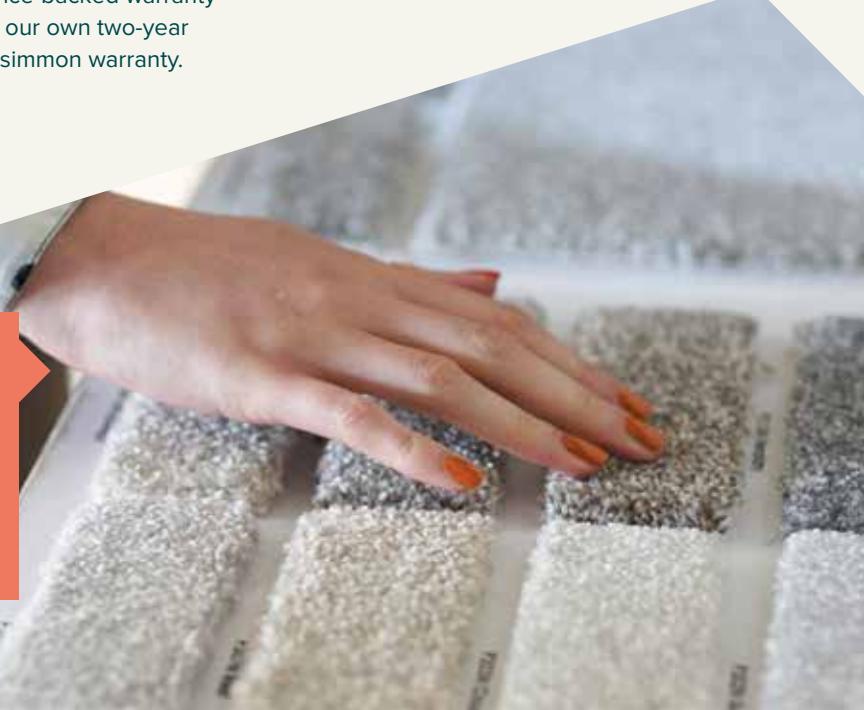


Help when you need it

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

10-year warranty

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





With you all the way

Your journey with us

From finding your perfect new home to moving in,
we're here to help every step of the way.

1.

2.

3.

Reservation

So you've seen a home you love? Speak to one of our friendly sales advisors who will help you secure your dream home.

Solicitor

You'll need to instruct a solicitor or conveyancer at the point of reservation. Your sales advisor can recommend a local independent company.

Mortgage application

Most people will need to apply for a mortgage. We can recommend independent financial advisors to give you the best impartial advice.

4.

5.

6.

Personalise!

The bit you've been waiting for! Making the final choices for your new home. Depending on build stage you can also choose from a range of Finishing Touches.

Exchange contracts

One step closer to moving in – this is where we exchange contracts 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



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



Bank of Mum and Dad



Deposit Boost



**Armed Forces/Key
Workers Discount**



- ⑤ A beautiful range of 2, 3, 4 and 5-bedroom homes
- ⑤ Sustainable, energy-efficient houses
- ⑤ Family-friendly location
- ⑤ Good commuter links to London

Scan me!

For availability and pricing
on our beautiful new homes in
Harlestone Grange.





Northampton • Northamptonshire

Harlestone Grange

Enjoy the mix of urban life and beautiful countryside: find your ideal new-build home with the best of both in the commuter haven of Northampton.

With its energy-efficient two, three, four and five-bedroom homes, our Harlestone Grange development is perfect for young professionals, growing families, first-time buyers and downsizers.

Settled on the edge of Northampton's west border, our exciting new development gives you easy access to everyday amenities and family-friendly facilities. Within walking distance or a short drive away, you also have the stunning Harlestone Firs Forest Walk for relaxing strolls – where you can feel surrounded by nature.

A new base in this large East Midlands town is ideal for commuters and offers excellent links to London, Birmingham and other key locations throughout the region and the UK.

For evenings out and entertainment, the riverside town of Northampton has restaurants and nightlife for every occasion – and for leisurely weekends, you'll never be short of a picturesque village nearby.

Designed with community in mind

Close to the development, the area has a wealth of 'Good' (rated by Ofsted) primary and secondary schools – including the Duston Eldean Primary School and the Duston School.

Local sports facilities for all ages are easily available, and there are nursery-level education options for younger children too.

A short drive away, you can also visit some of Northampton's most picturesque rural villages, such as Church Bampton and East Haddon. Plus, the historic Althorp Estate is a short 10-minute drive away.

EXPLORE

Start exploring...

Harlestone Firs Forest
0.5 miles

Northampton
3.8 miles

Northampton train
station
3.8 miles

Sywell Country Park
9.9 miles

Our homes

2 bedroom

 **The Alnmouth**

3 bedroom

 **The Danbury**

 **The Sherwood**

 **The Kingley**

 **The Barnwood**

 **The Charnwood**

 **The Saunton**

 **The Ashdown**

4 bedroom

 **The Rivington**

 **The Whinfell**

 **The Greenwood**

 **The Brampton**

 **The Blakesley**

 **The Blakesley Corner**

5 bedroom

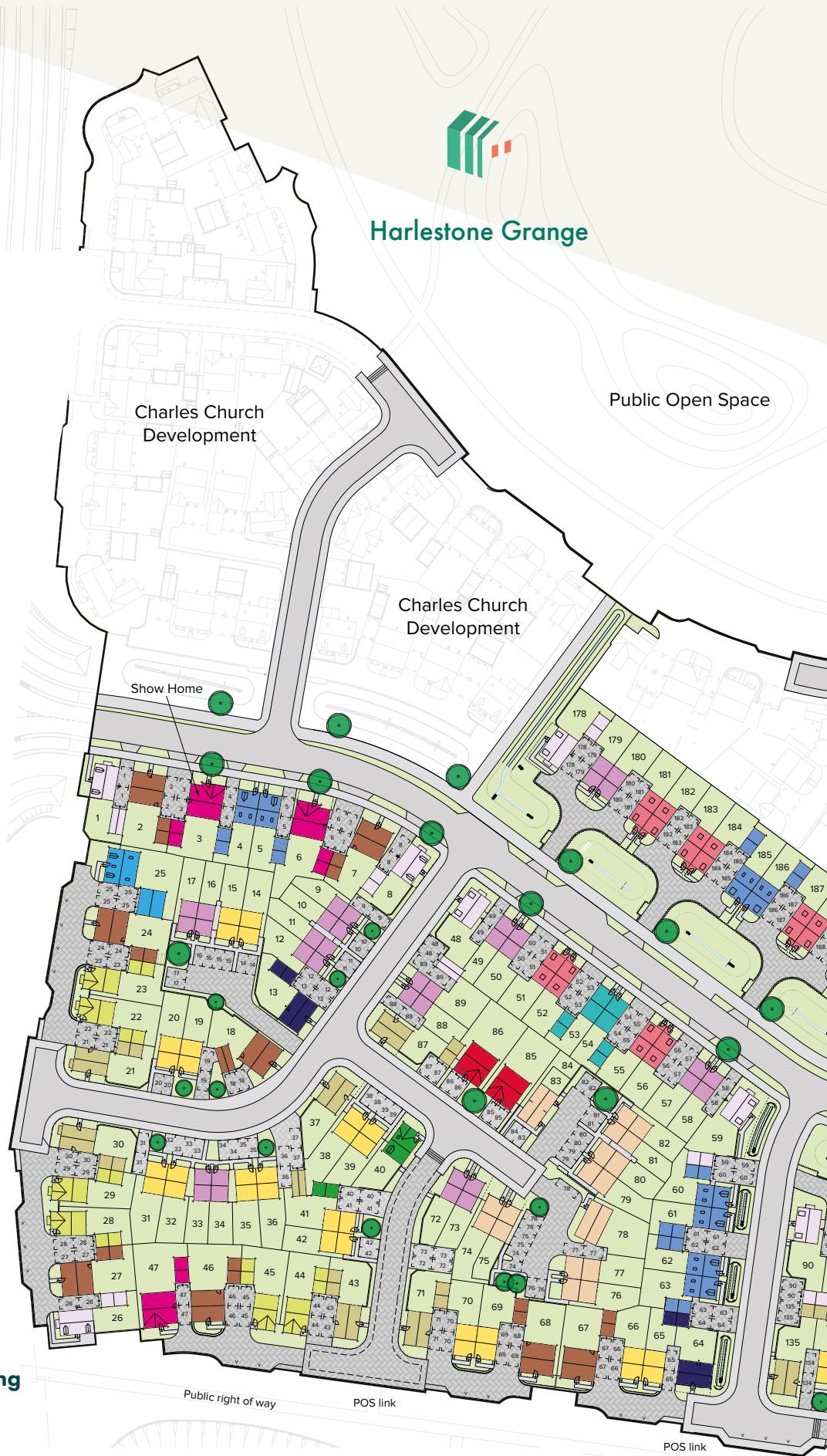
 **The Kielder**

 **The Brightstone**

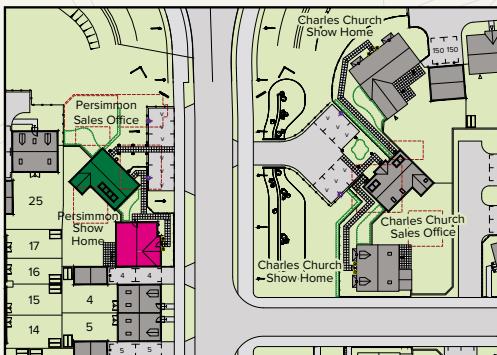
 **Affordable Housing**



Harlestone Grange



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.



Sales Complex



Charles Church Development





The Alnmouth

2 bedroom home



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



GROUND FLOOR



1ST FLOOR

Ground Floor	Metres	Feet/inches
Living/dining room	3.89 x 3.76	12'9" x 12'4"
Kitchen	2.81 x 3.79	9'2" x 12'4"
First Floor	Metres	Feet/inches
Bedroom 1	3.01 x 3.89	9'10" x 12'9"
Bedroom 2	3.89 x 2.18	12'8" x 7'1"

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Perfect for the way we live today, the three-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 three bedrooms - bedroom one has an en suite - and a family-sized bathroom. Appealing to families, first-time buyers and young professionals.



GROUND FLOOR



1ST FLOOR

Ground Floor	Metres	Feet/inches
Kitchen/dining room	4.95 x 2.55	16'3" x 8'4"
Living room	4.01 x 4.92	13'1" x 16'1"

First Floor	Metres	Feet/inches
Bedroom 1	4.00 x 2.75	13'1" x 0'1"
Bedroom 2	2.94 x 2.54	9'7" x 8'4"
Bedroom 3/study	1.93 x 2.54	6'3" x 8'4"

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The Sherwood

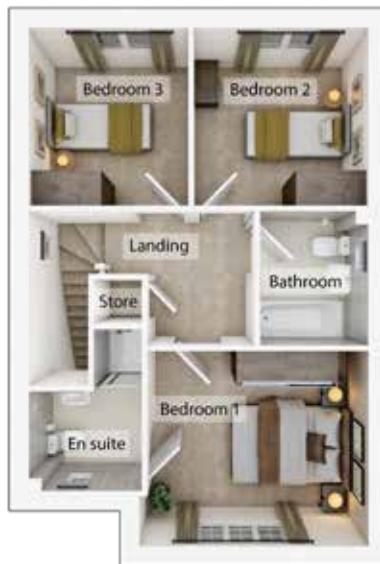
3 bedroom home



The Sherwood is a modern three-bedroom home ideal for family life, featuring 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 good-sized bedrooms, one with an en suite, and the main family bathroom.



GROUND FLOOR



1ST FLOOR

Ground Floor	Metres	Feet/inches
Dining area	2.42 x 2.85	7'11" x 9'4"
Kitchen	3.10 x 2.85	10'2" x 9'4"
Living room	3.75 x 3.56	12'3" x 11'8"

First Floor	Metres	Feet/inches
Bedroom 1	3.75 x 3.19	12'3" x 10'5"
Bedroom 2	2.84 x 2.90	9'3" x 9'5"
Bedroom 3	2.59 x 2.89	8'6" x 9'5"

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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 three 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

Ground Floor	Metres	Feet/inches
Dining area	2.33 x 3.29	7'7" x 10'9"
Kitchen	2.44 x 2.48	7'11" x 8'1"
Living room	3.06 x 4.22	10'0" x 13'10"



1ST FLOOR

First Floor	Metres	Feet/inches
Bedroom 1	3.06 x 3.55	10'0" x 11'7"
Bedroom 2	3.61 x 3.55	11'10" x 11'7"
Bedroom 3	2.81 x 4.02 (max)	9'2" x 13'2"

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The Barnwood

3 bedroom home



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



GROUND FLOOR

Ground Floor	Metres	Feet/inches
Dining area	3.01 x 2.77	9'10" x 9'1"
Kitchen	2.89 x 2.87	9'6" x 9'4"
Living room	3.12 x 5.64	10'4" x 18'6"



1ST FLOOR

First Floor	Metres	Feet/inches
Bedroom 1	3.17 x 3.69	10'5" x 12'1"
Bedroom 2	3.96 x 2.93	12'11" x 9'7"
Bedroom 3	2.92 x 2.60	9'6" x 8'6"

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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 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, and a family bathroom.



GROUND FLOOR

Ground Floor	Metres	Feet/inches
Dining area	3.01 x 2.63	9'10" x 8'7"
Kitchen	2.89 x 3.09	9'5" x 10'2"
Living room	3.12 x 5.63	10'2" x 18'5"



1ST FLOOR

First Floor	Metres	Feet/inches
Bedroom 1	3.16 x 3.68	10'4" x 12'1"
Bedroom 2	3.93 x 2.94	12'10" x 9'7"
Bedroom 3	2.92 x 2.61	6'9" x 6'8"

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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, 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 means it's practical as well as stylish.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Ground Floor	Metres	Feet/inches
Dining area	1.70 x 2.28	5'6" x 7'5"
Kitchen	2.19 x 3.34	7'2" x 10'11"
Living room	3.88 x 3.54	12'8" x 11'7"

First Floor	Metres	Feet/inches
Bedroom 2	3.88 x 3.36	12'8" x 11'0"
Bedroom 3	3.88 x 2.88	12'8" x 9'5"

Second Floor	Metres	Feet/inches
Bedroom 1	2.83 x 4.09	9'3" x 13'5"

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Perfect for the way we live today, the three-bedroom Ashdown has a modern open plan kitchen/dining room, with French doors opening into the garden and a handy separate study. The first floor is home to the living room, bedroom three and the family bathroom. On the second floor there are two nicely-proportioned bedrooms - one with an en suite - and a handy storage cupboard.



Ground Floor	Metres	Feet/inches
Dining area	2.12 x 2.52	6'11" x 8'3"
Kitchen	1.88 x 3.55	6'1" x 11'7"
Study/snug	2.55 x 3.31	8'4" x 10'10"

First Floor	Metres	Feet/inches
Living room	3.99 x 3.31	13'1" x 10'10"
Bedroom 3	3.99 x 3.02	13'1" x 9'10"

Second Floor	Metres	Feet/inches
Bedroom 2	3.99 x 2.52	13'1" x 8'3"
Bedroom 1	3.99 x 3.54	13'1" x 11'7"

GROUND FLOOR

1ST FLOOR

2ND FLOOR

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The Rivington

4 bedroom home



An attractive family home, the Rivington is designed for modern living. It's a four-bedroom detached home with an integral garage, a front-aspect living room and a spacious open plan kitchen/dining room with French doors leading out into the garden - ideal for family life and entertaining friends. Bedroom one has an en suite with the roomy landing leading on to three further bedrooms, storage cupboards and the main family bathroom.



GROUND FLOOR



1ST FLOOR

Ground Floor	Metres	Feet/inches
Dining area	2.48 x 3.14	8'2" x 10'4"
Kitchen	2.79 x 3.14	9'0" x 10'4"
Living room	3.37 x 4.82	11'1" x 15'11"

First Floor	Metres	Feet/inches
Bedroom 1	4.40 x 3.13	14'5" x 10'3"
Bedroom 2	2.83 x 3.36	9'4" x 11'0"
Bedroom 3	2.77 x 3.31	9'1" x 10'3"
Bedroom 4	2.18 x 3.45	7'2" x 11'3"

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The Whinfell

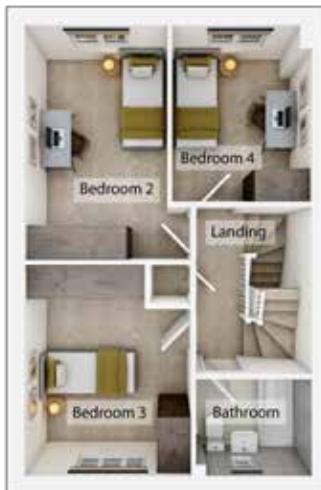
4 bedroom home



Perfect for the way we live today, the four-bedroom, 2.5-storey Whinfell has a modern kitchen and a spacious living 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

Ground Floor	Metres	Feet/inches
Kitchen/dining room	3.00 x 3.26	9'10" x 10'8"
Living room	5.07 x 3.08	16'7" x 10'1"
First Floor	Metres	Feet/inches
Bedroom 2	2.52 x 4.11	8'3" x 13'5"
Bedroom 3	2.94 x 3.70	9'7" x 12'1"
Bedroom 4	2.46 x 3.08	8'1" x 10'1"
Second Floor	Metres	Feet/inches
Bedroom 1	4.02 x 6.54	13'2" x 21'5"

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The Greenwood

4 bedroom home



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



GROUND FLOOR

1ST FLOOR

2ND FLOOR

Ground Floor	Metres	Feet/inches
Kitchen/dining room	5.52 x 2.85	18'1" x 9'3"
Living room	3.72 x 3.56	12'2" x 11'8"
First Floor	Metres	Feet/inches
Bedroom 2	3.72 x 3.18	12'2" x 10'5"
Bedroom 3	2.80 x 2.85	9'2" x 9'3"
Bedroom 4	2.63 x 2.85	8'7" x 9'3"
Second Floor	Metres	Feet/inches
Bedroom 1	3.22 x 4.23	10'6" x 13'10"

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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.



GROUND FLOOR



1ST FLOOR

Ground Floor	Metres	Feet/inches
Dining area	3.44 x 2.07	11'3" x 6'9"
Kitchen	3.26 x 4.03	10'8" x 13'2"
Living room	3.15 x 3.94	10'3" x 12'1"
Family area	3.0 x 3.15	9'10" x 10'4"
Study	2.25 x 1.77	7'4" x 5'9"

First Floor	Metres	Feet/inches
Bedroom 1	3.44 x 4.08	11'3" x 13'4"
Bedroom 2	3.30 x 4.25	10'9" x 13'11"
Bedroom 3	2.75 x 2.99	9'0" x 9'9"
Bedroom 4	2.78 x 3.16	9'1" x 10'4"

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The Blakesley

4 bedroom home



The Blakesley is a great family option. This home has an open-plan kitchen/dining room, a living room with French doors to the garden, a downstairs WC and a separate utility room which also has outside access. Two of the bedrooms are on the first floor, bedroom one with an en suite and a modern family bathroom. The top floor consists of the other two bedrooms and a WC.



GROUND FLOOR

Ground Floor	Metres	Feet/inches
Living room	3.11 x 5.63	10'2" x 18'5"
Kitchen/Dining room	2.87 x 5.63	9'5" x 18'5"

1ST FLOOR

First Floor	Metres	Feet/inches
Bedroom 1	3.16 x 5.64	10'4" x 18'6"
Bedroom 2	2.87 x 3.42	9'5" x 11'2"

2ND FLOOR

First Floor	Metres	Feet/inches
Bedroom 3	3.16 x 4.19	10'4" x 13'9"
Bedroom 4	2.55 x 4.19	8'4" x 13'9"

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 PEA ratings are estimated and vary between home types, orientation and developments. Accessible and adaptable dwelling requirements are based upon the internal arrangements only. External requirements may vary between local authority and developments.



The thoughtfully-designed Blakesley Corner is a superb home with a good-sized living room and a bright open plan kitchen/dining room with French doors leading into the garden - perfect for family life and entertaining. It's practical too, with a utility with outside access, downstairs WC and storage cupboard. To the first floor the large bedroom one has an en suite, with the spacious landing leading on to bedroom two and the main family bathroom. Bedrooms three and four plus a WC can be found on the second floor.



GROUND FLOOR

Ground Floor	Metres	Feet/inches
Living room	3.12 x 5.64	10'3" x 18'6"
Kitchen/Dining room	2.86 x 5.64	9'5" x 18'6"

1ST FLOOR

First Floor	Metres	Feet/inches
Bedroom 1	3.16 x 5.64	10'4" x 18'6"
Bedroom 2	2.87 x 3.42	9'5" x 11'2"

2ND FLOOR

First Floor	Metres	Feet/inches
Bedroom 3	3.16 x 4.20	10'4" x 13'9"
Bedroom 4	2.55 x 4.20	8'5" x 13'9"

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The Kielder

5 bedroom home



The Kielder is a superb detached home with a good-sized living room, and a bright open plan kitchen/family room with double doors leading onto the garden - perfect for family life and entertaining. It's practical too, with a utility, downstairs WC and two storage cupboards. The large bedroom one has an en suite with the spacious landing leading on to three further bedrooms, and bedroom five that could be used as a study and the main family bathroom.



GROUND FLOOR



1ST FLOOR

Ground Floor	Metres	Feet/inches
Kitchen	3.78 x 2.54	12'4" x 8'4"
Family room	4.35 x 3.15	14'3" x 10'4"
Living room	3.22 x 4.39	10'6" x 14'4"
Dining room	2.55 x 2.82	8'4" x 9'3"

First Floor	Metres	Feet/inches
Bedroom 1	4.38 x 4.33	14'4" x 14'2"
Bedroom 2	2.61 x 4.24	8'6" x 13'10"
Bedroom 3	3.05 x 2.67	10'10" x 8'8"
Bedroom 4	2.75 x 3.24	10'6" x 9'4"
Bedroom 5	2.13 x 2.66	6'11" x 8'8"

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A stunning detached home with an impressive open plan kitchen/dining/family room, the Brightstone has five bedrooms and is perfectly designed for modern family living. Its other features include a bright family living room and separate study. The first floor bedroom one is spacious with a large en suite and dressing area. This floor is home to a further two bedrooms and a family bathroom. The second floor is home to two more bedrooms, a bathroom and a handy storage cupboards.



GROUND FLOOR

Ground Floor	Metres	Feet/inches
Dining area	3.73 x 2.18	12'2" x 7'1"
Kitchen	2.80 x 3.36	9'2" x 11'0"
Family area	3.40 x 3.23	11'1" x 10'7"
Living room	3.42 x 4.06	11'2" x 13'3"
Study	2.46 x 1.77	8'0" x 5'9"



1ST FLOOR

First Floor	Metres	Feet/inches
Bedroom 1	3.47 x 3.70	11'4" x 12'1"
Bedroom 2	2.61 x 4.07	8'6" x 13'4"
Bedroom 3	3.26 x 3.28	10'8" x 10'9"



2ND FLOOR

First Floor	Metres	Feet/inches
Bedroom 4	3.59 x 4.68	11'9" x 15'4"
Bedroom 5	3.47 x 2.70	11'4" x 8'10"

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Harlestone Grange

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).

Plumbing

Plumbing for washing machine.

Appliances

Single electric stainless steel oven and gas 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, Mira thermostatic shower with wall mounted shower head.

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

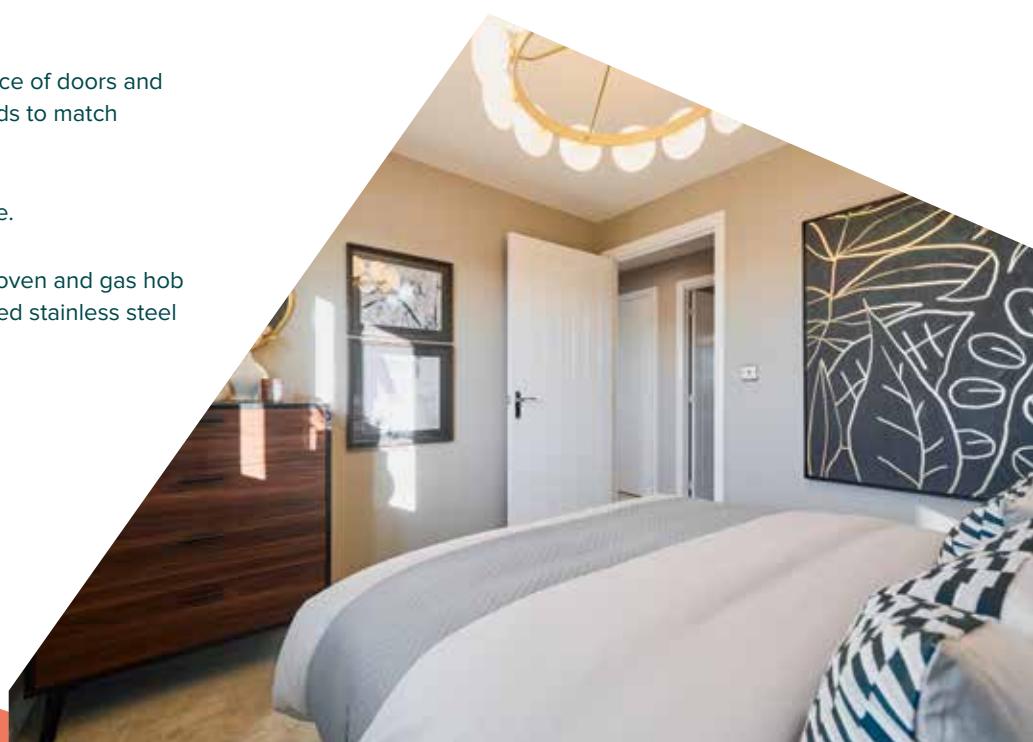
Garage, car ports or parking space.

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

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

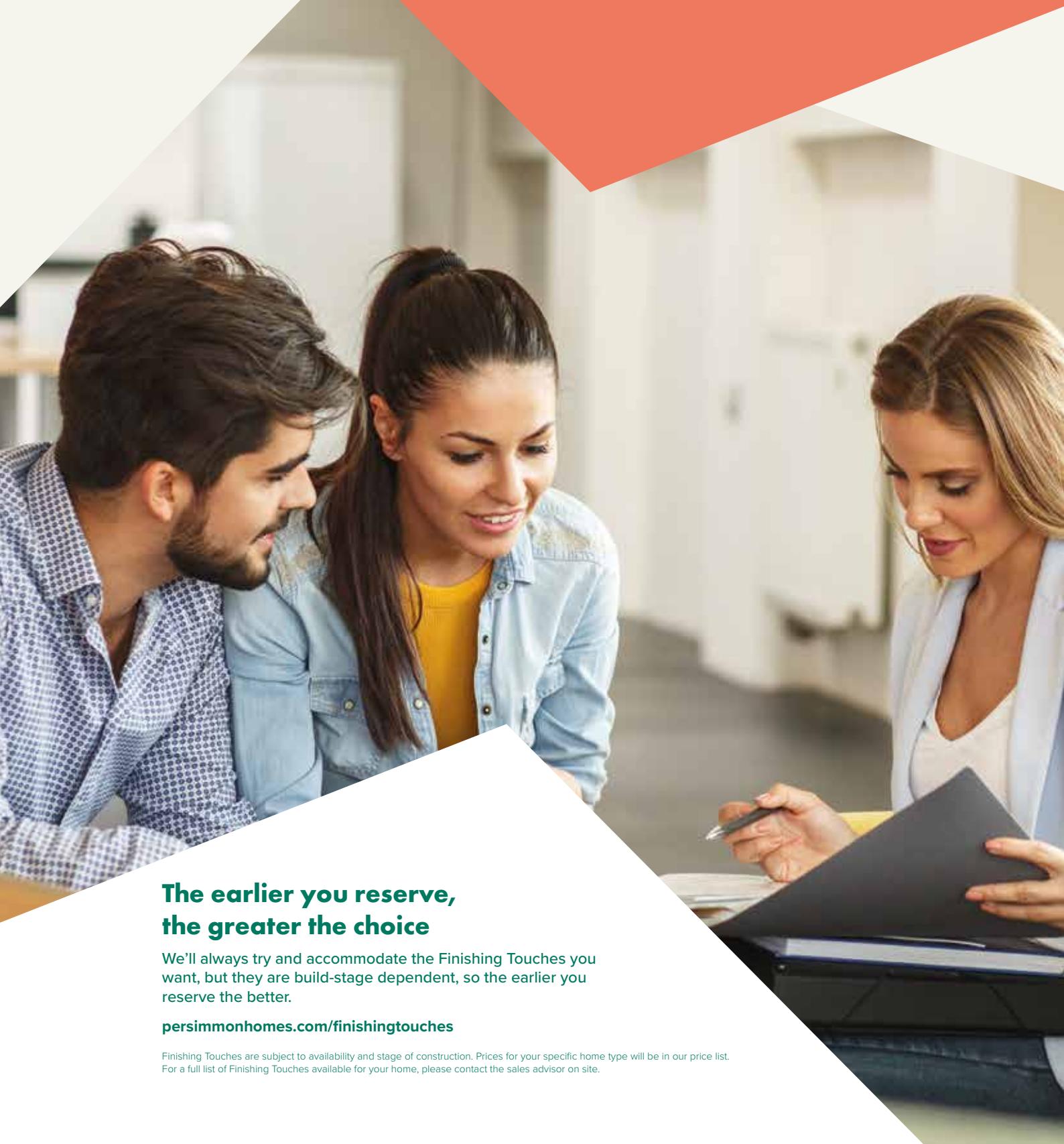
"One of the most exciting things about buying a brand new home is putting your own stamp on a blank canvas."



Share & win!

Share your love for your new Persimmon home and you could win a £100 voucher. There is one up for grabs every month. For inspiration, check out past winners' homes on our Instagram page [@persimmon_homes](https://www.instagram.com/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.

persimonhomes.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.

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.



6 reasons why it pays to buy new

Did you know?

Most of the benefits of buying new are obvious, but some are not. Here's a quick summary of the key reasons why it's such a smart move:

1.

No chain

Few things are more annoying in the home buying process than a time-consuming chain you can't control. Buying new limits the chance of getting involved in one.

2.

Energy efficient

Our homes include cost-effective combi boilers, first-rate loft insulation and draught-free double glazed windows to meet stringent energy-efficient standards, keeping your energy bills as low as possible.

3.

Brand new

Absolutely everything in your new home is brand new. You get all the latest designs and tech, complete with manufacturers' warranties. Win-win.

4.

More ways to buy

We offer a range of schemes to help get you on the property ladder, including Home Change and Part Exchange.

5.

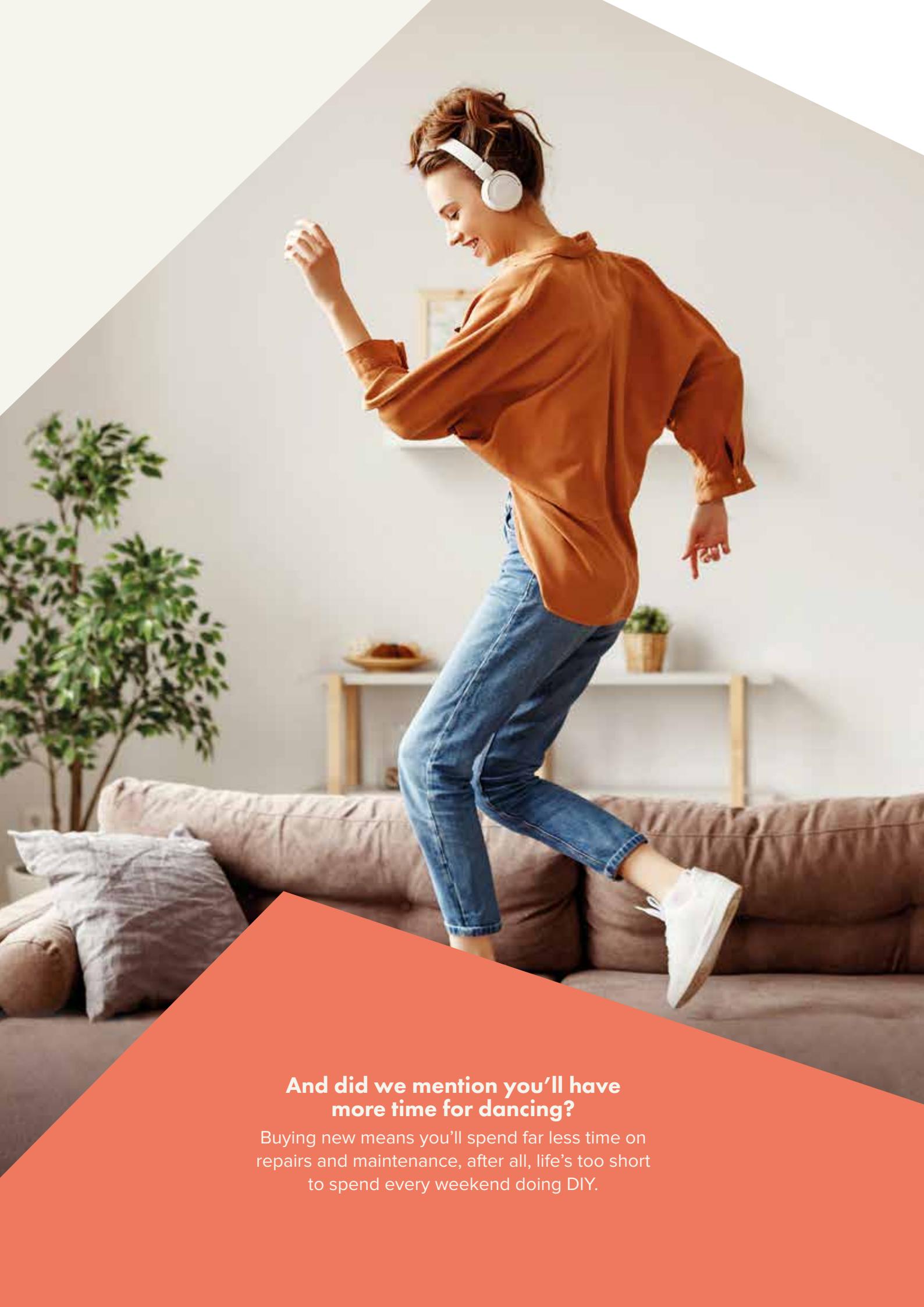
10 year warranty

All our new homes come with a ten-year, insurance-backed warranty, as well as our own two-year Persimmon warranty. In the unlikely event you ever need to claim, our Customer Care Team are there to help you.

6.

Safe & secure

All our homes are built from fire-retardant materials and come with fitted smoke alarms and fire escape windows. They're also far more secure than older buildings thanks to the security locks and lighting we use.



**And did we mention you'll have
more time for dancing?**

Buying new means you'll spend far less time on repairs and maintenance, after all, life's too short to spend every weekend doing DIY.



Your home, better connected
for a brighter future



Hyperfast 900Mb broadband is available on this development.

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



Choose the best package for you

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



Scan me!
For packages & pricing.



0333 234 2220



support@fibrenest.com

Get connected today!

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

C:

D:

P:



Persimmon

Notes





Harlestone Grange

Hanafey Way

Northampton

Northamptonshire

NN5 7FX

T: 01604 213 364

E: harlestone.midl@persimmonhomes.com

persimmonhomes.com/harlestone-grange

Head Office

Persimmon Homes Midlands

3 Waterside Way

Bedford Road

Northampton

NN4 7XD

T: 01604 884 600

E: midlsales@persimmonhomes.com

persimmonhomes.com



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