



Persimmon

Together, we make your home



Saffron Gardens

Middlesbrough



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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.



Saffron Gardens

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 32](#)

Persimmon plc in numbers

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

10,664

homes
delivered in
2024

200+

locations
across
the UK

4,731

direct employees
make it all
happen

484

acres of
public space
created

£2.2bn

invested in
local communities
over the last
5 years



"Building sustainable homes and community hubs"

Save money on your energy bills

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



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

The Persimmon Pledge

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

Find out more about the Persimmon Pledge.



Accessible homes

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



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



Happy hour

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



10-year warranty

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



Help when you need it

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

Finishing Touches

We know you'll want to make your home your own, so we created 'Finishing Touches', our home personalisation service. **Read more on page 33**





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/missives 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.

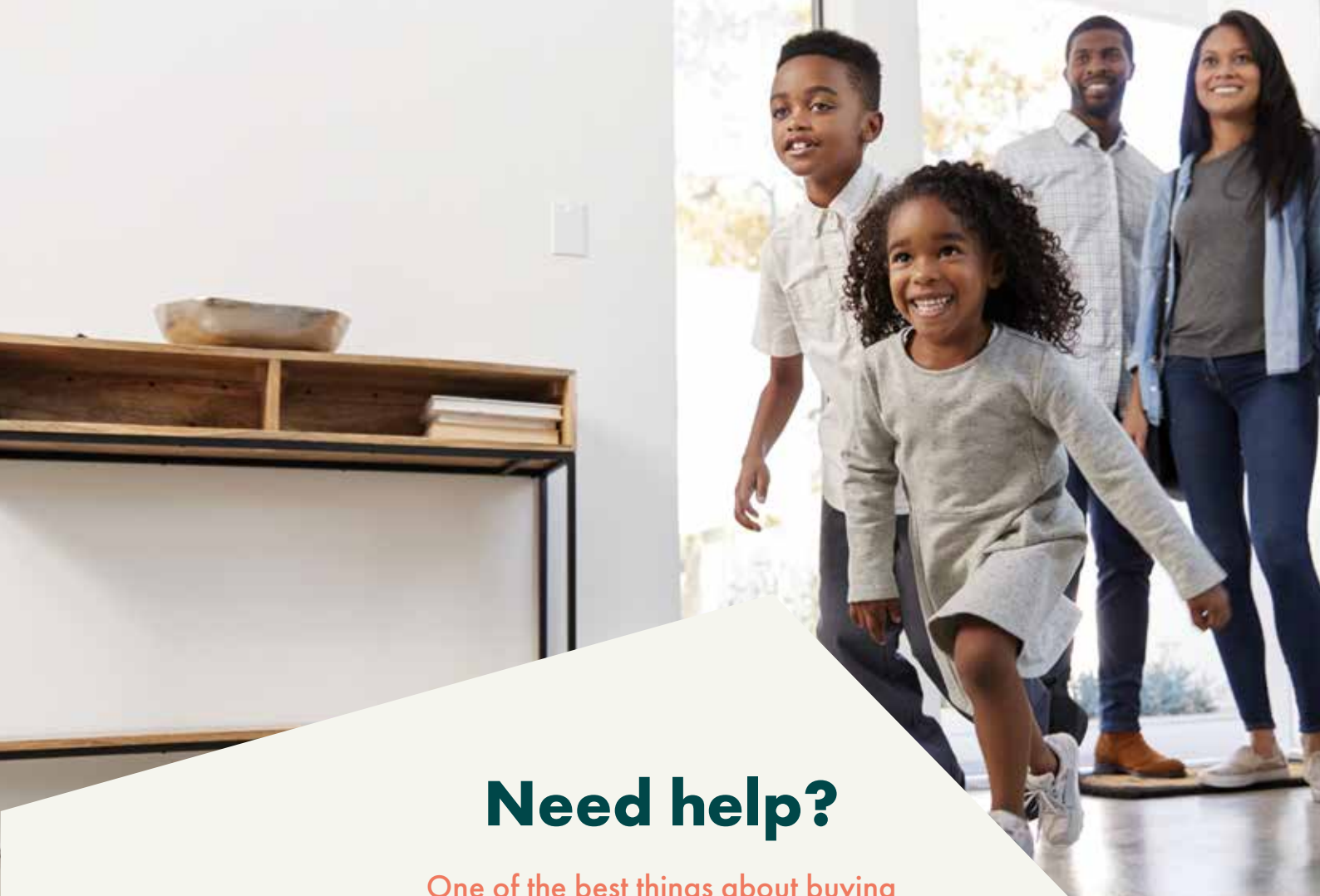
Handover

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**



New Build Boost



Deposit Unlock



Bank of Mum and Dad



Deposit Boost



**Armed Forces/Key
Workers Discount**



- Beautiful range of 2, 3 & 4-bedroom homes
- Amenities and leisure facilities on your doorstep
- Convenient access to larger centres via the A19, A66 and A1(M)
- Close to the North York Moors and Yorkshire Dales National Parks



Scan me!

For availability and pricing
on our beautiful new homes
at Saffron Gardens.



Middlesbrough

Saffron Gardens & Ashwood Park

A superb collection of two, three and four-bedroom homes within the popular area of Hemlington in Middlesbrough.

The development sits on historic land now thoughtfully transformed into a vibrant new community with lovely views over rolling hills and countryside. Built with families in mind, the development has plenty of green space and a play park for kids to enjoy.

The area surrounding the development offers a range of amenities and is only a short drive to The Parkway Shopping Centre, which is home to a wide range of stores and facilities including the Rainbow Leisure Centre, fast food restaurants and DIY stores. For even more shopping choice Middlesbrough and Stockton-on-Tees have a wealth of high street stores to explore. Other amenities include three primary schools in Hemlington and various

secondary schools based in Acklam and Middlesbrough.

Designed with community in mind

There's lots to do in the local area including the nearby Hemlington Lake & Recreation Centre. Set within 39 acres of open parkland it's a popular destination for local residents and includes a children's play area, pathways for walking (or jogging!) and lake fishing.

The surrounding borough of Middlesbrough has something for everyone, with a superb collection of restaurants, bars, pubs and a cinema. With its excellent road links, stunning surrounding countryside and great local amenities Saffron Gardens could be the ideal place for you to call home.

EXPLORE

Start exploring...

Nunthorpe train station
2.9 miles

Middlesbrough
5.2 miles

Stockton-on-Tees
7.3 miles

Darlington
18.6 miles



Saffron Gardens & Ashwood Park



Our homes

3 bedroom

-  The Moseley
-  The Hanbury
-  The Barton
-  The Rufford
-  The Grasmere
-  The Souter
-  The Windermere
-  The Hatfield
-  The Derwent
-  The Lockwood

4 bedroom

-  The Longthorpe
-  The Earlswood
-  The Roseberry
-  The Chedworth
-  The Coniston
-  The Warwick
-  The Winstar



Existing Development
By Persimmon Homes

Existing Development
By Persimmon Homes



Existing Development
By Persimmon Homes

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

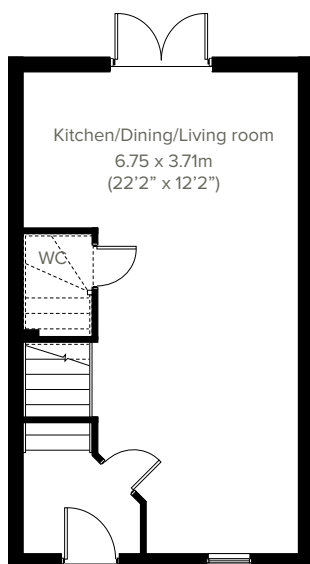


The Moseley

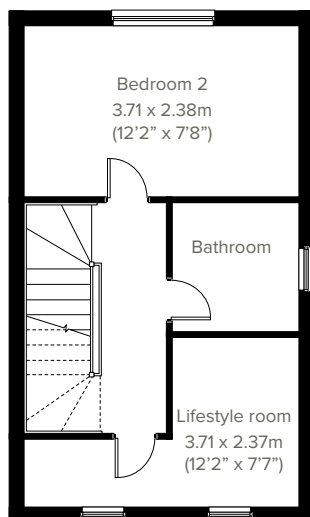
2 bedroom home + Lifestyle room



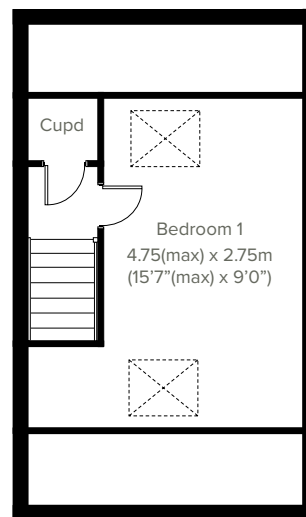
Perfect for the way we live today, the two-bedroom, 2.5-storey Moseley has a modern open plan kitchen/dining/living room. French doors also open into the garden making it a home that's ideal for entertaining. Upstairs there are two nicely-proportioned bedrooms, a lifestyle room and a family-sized bathroom. Appealing to families, first-time buyers and young professionals.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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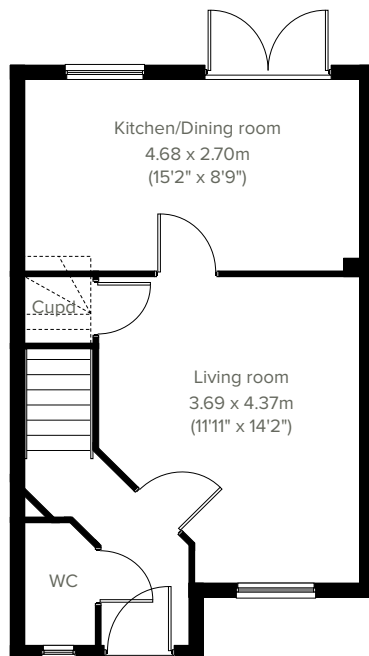


The Hanbury

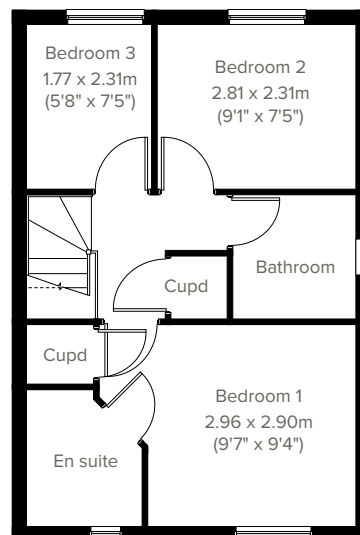
3 bedroom home



The extremely popular Hanbury is a three-bedroom family home with a bright and modern open-plan kitchen/dining room with French doors leading into the garden. The downstairs WC, three handy storage cupboards and an en suite to bedroom one mean it ticks all the boxes for practical family living.



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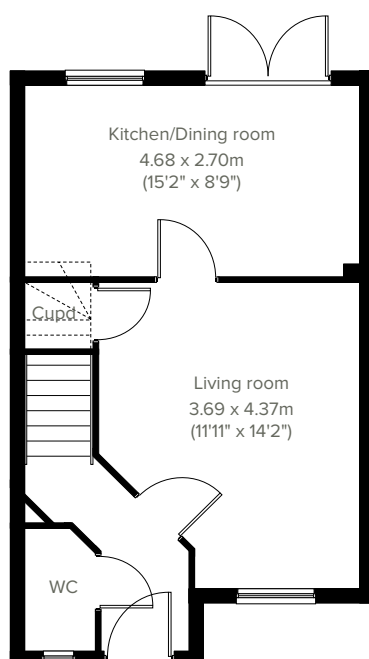


2 bedroom home + Lifestyle room

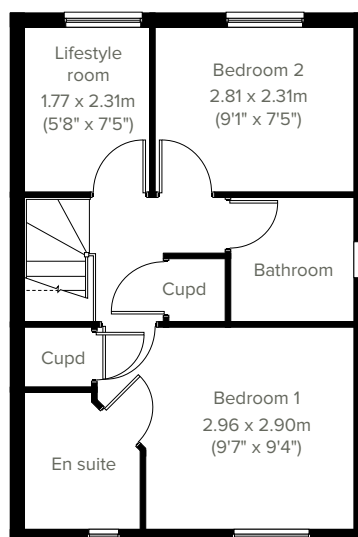
The Barton



The popular Barton is a two-bedroom family home with bright and modern open plan kitchen/dining room with French doors leading into the garden. The downstairs WC, three handy storage cupboards, lifestyle room and en suite to bedroom one mean it ticks all the boxes for practical family living.



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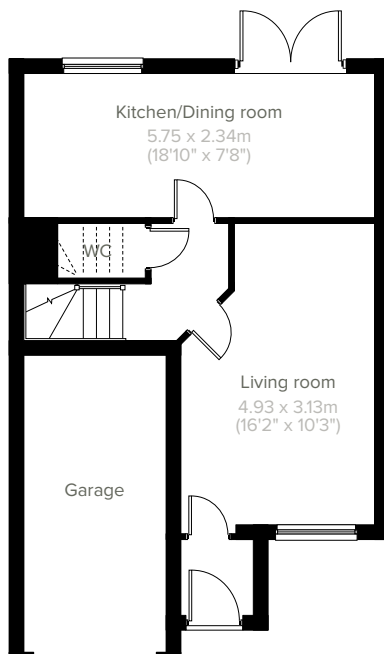


The Rufford

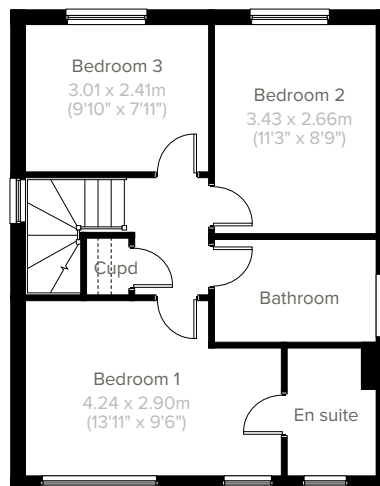
3 bedroom home



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



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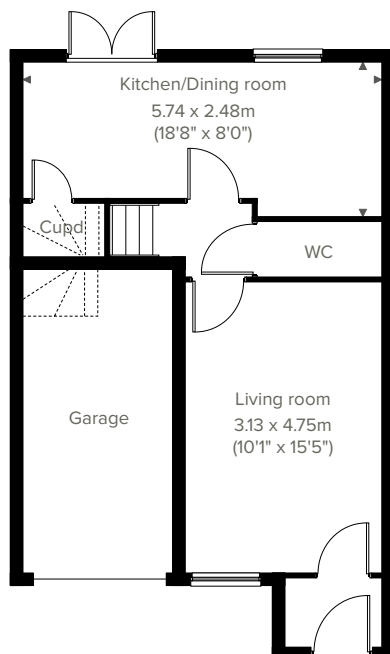


3 bedroom home

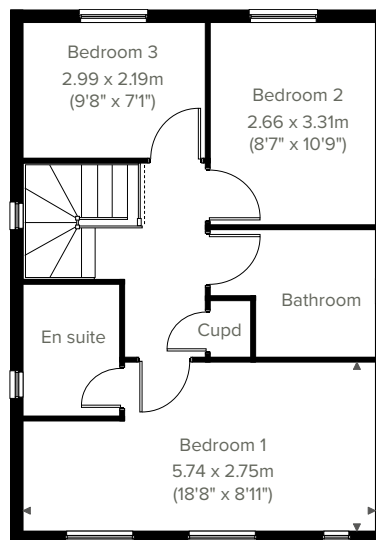
The Grasmere



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, family bathroom and integral garage.



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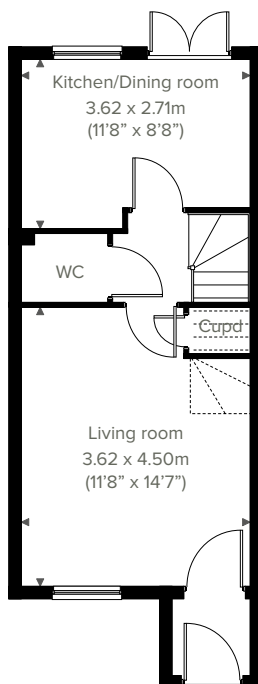


The Souter

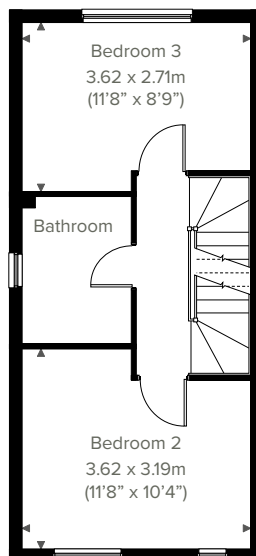
3 bedroom home



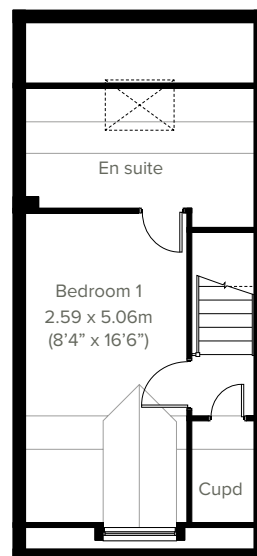
An attractive three-storey, three-bedroom home, the Souter has an open-plan kitchen/dining room and separate front-aspect living room. Bedroom one on the top floor benefits from an en suite. The enclosed porch, downstairs WC, two storage cupboards and off-road parking mean that this home is practical as well as stylish.



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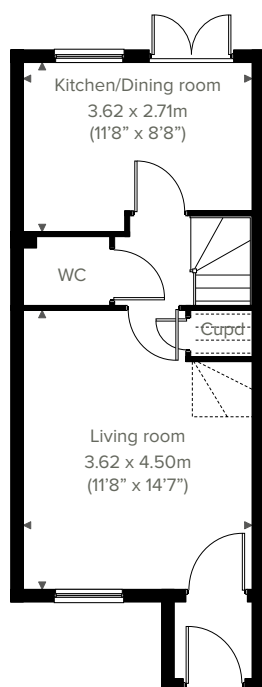


3 bedroom home

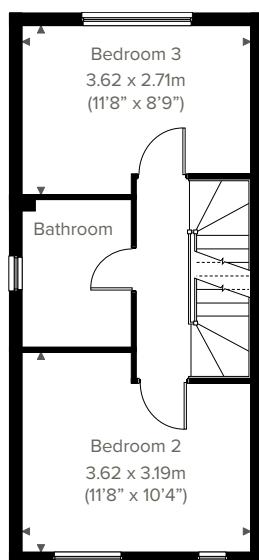
The Windermere



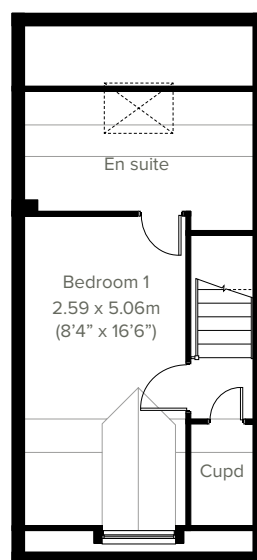
An attractive three-storey, three-bedroom home, the Windermere has a modern open plan kitchen/dining room, well-proportioned living room and three good-sized bedrooms; the top floor bedroom one has a spacious en suite. The enclosed porch, downstairs WC, two storage cupboards and off-road parking means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



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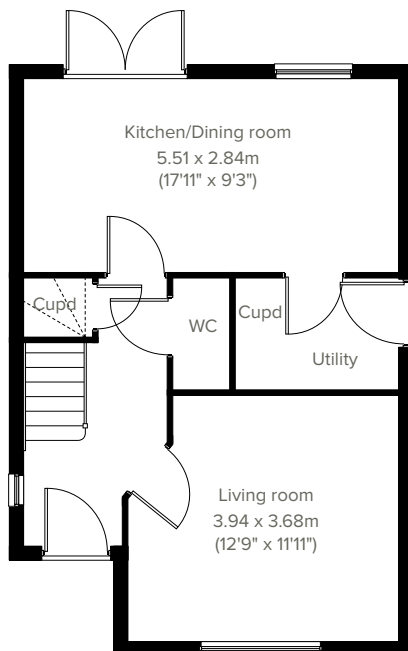


The Hatfield

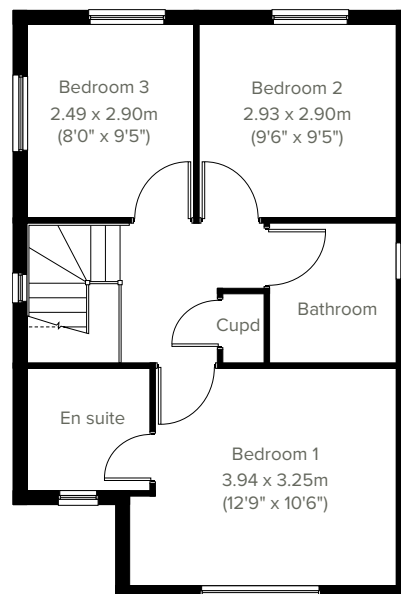
3 bedroom home



Enjoy the best of modern living in this popular three-bedroom home which benefits from a stylish open-plan kitchen/dining room with French doors leading into the garden. The Hatfield's bright front-aspect living room, separate utility with outside access, storage cupboard and WC complete the ground floor. Upstairs, bedroom one has an en suite and there's a good-sized bathroom, plus further storage.



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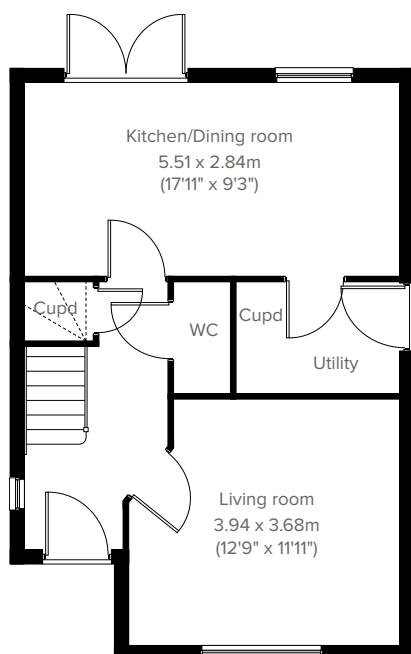


3 bedroom home

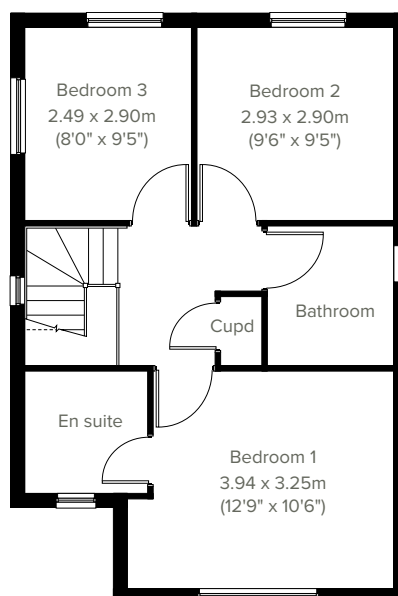
The Derwent



Enjoy the best of modern living in this popular three-bedroom home which benefits from a stylish living room, downstairs WC and a spacious kitchen/dining room with French doors leading into the garden. Upstairs there are three nicely proportioned bedrooms, a family bathroom and a further storage cupboard.



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PEA: B

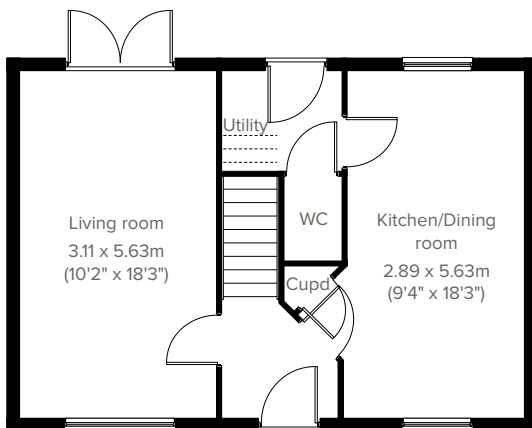


The Lockwood

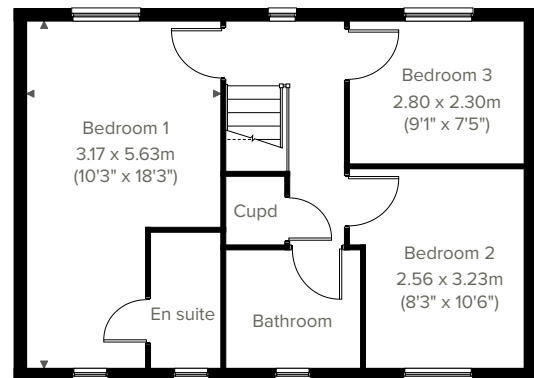
3 bedroom home



A superb family home, the Lockwood features a stunning open plan kitchen/dining 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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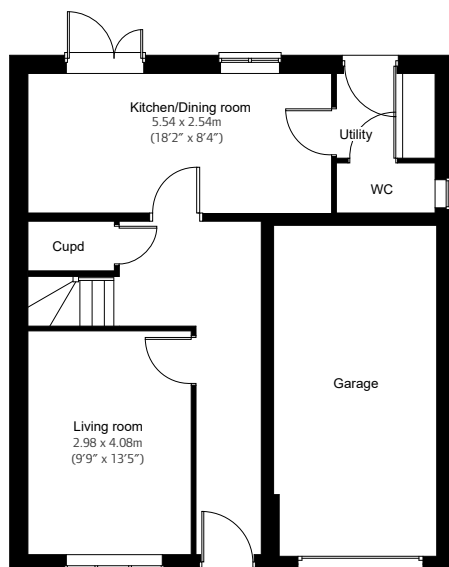


4 bedroom home

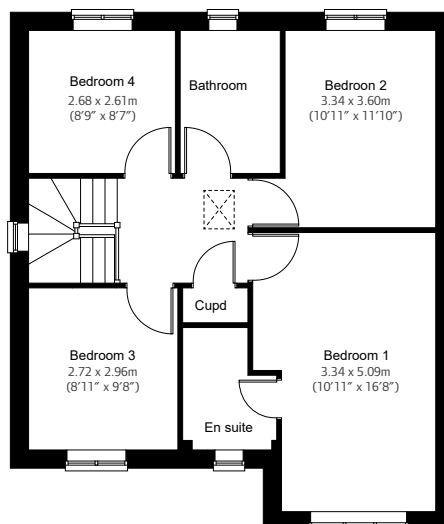
The Longthorpe



An attractive family home, the Longthorpe 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 to the garden - ideal for family life and entertaining friends. Bedroom one has an en suite, with the landing leading on to three further bedrooms, a storage cupboard and the main family bathroom.



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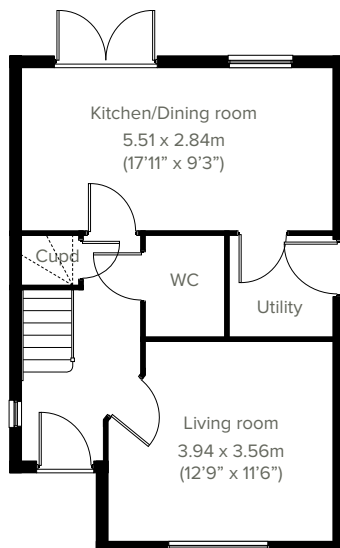


The Earlswood

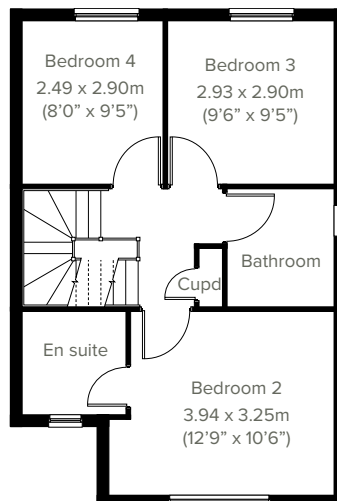
4 bedroom home



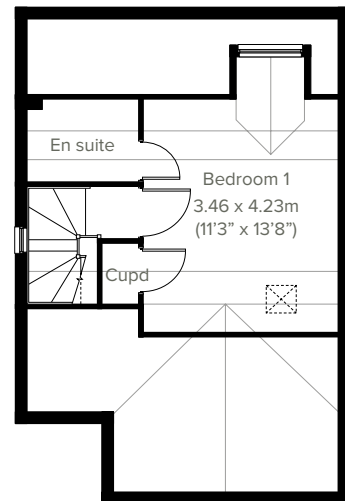
The Earlswood is a modern three-storey home ideal for family life. This four-bedroom home features an open plan kitchen/dining room with French doors leading into the garden, a handy utility room, a front-aspect living room, plus under-stairs storage and a WC. The first floor has three good-sized bedrooms,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



GROUND FLOOR



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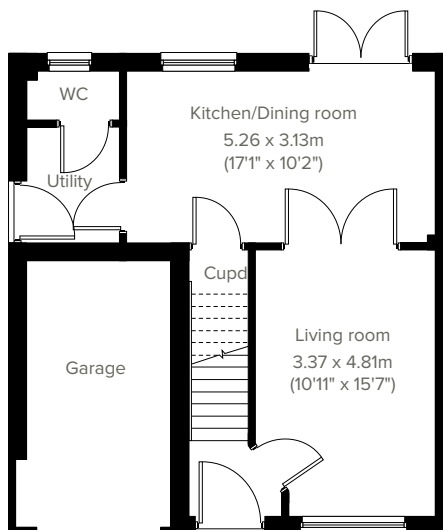


3 bedroom home

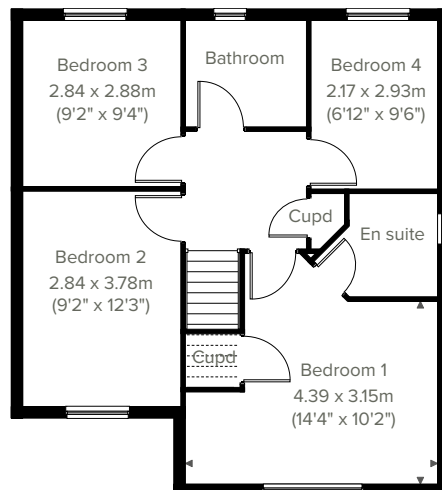
The Roseberry



The Roseberry is a detached home with an integral garage and a living room with double doors leading into an open-plan kitchen/dining room. There's also a utility room, a downstairs WC and three useful storage cupboards. Bedroom one has an en suite, with the landing leading on to three further bedrooms and a family bathroom.



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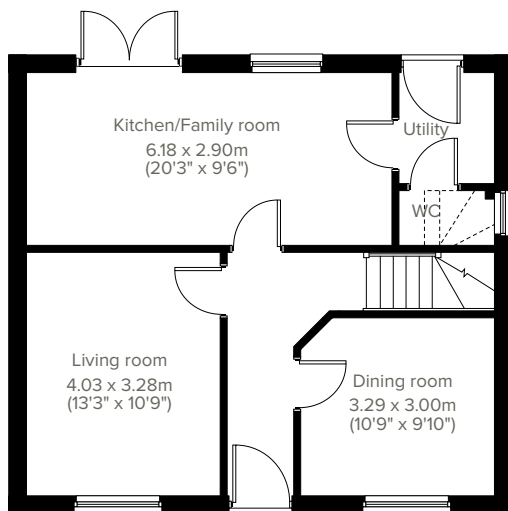


The Chedworth

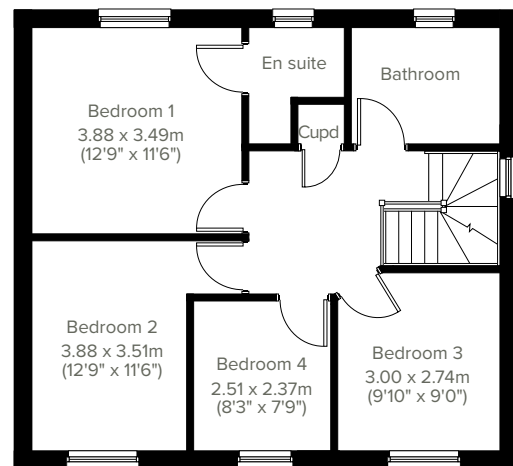
4 bedroom home + Lifestyle room



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



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1ST FLOOR

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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.

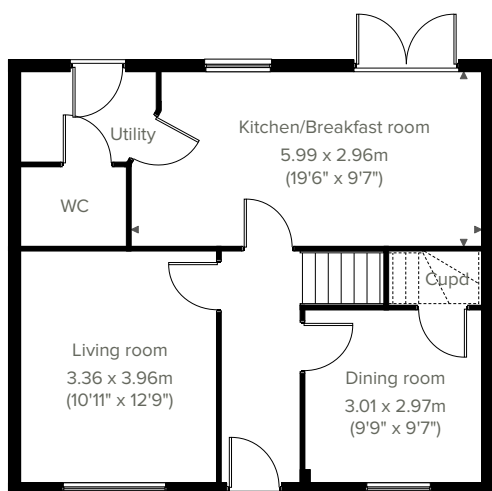


4 bedroom home

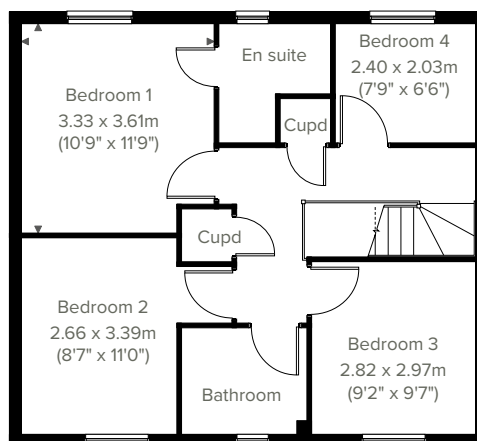
The Coniston



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



GROUND FLOOR



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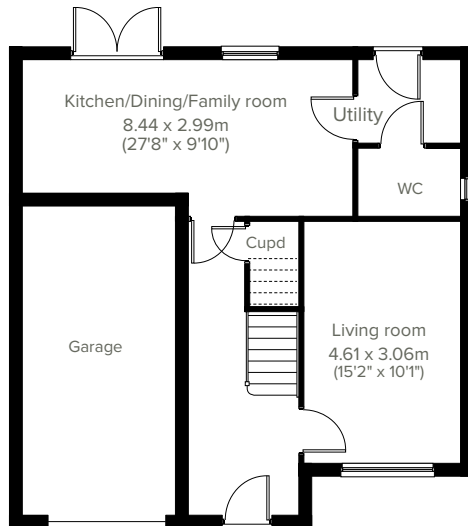


The Warwick

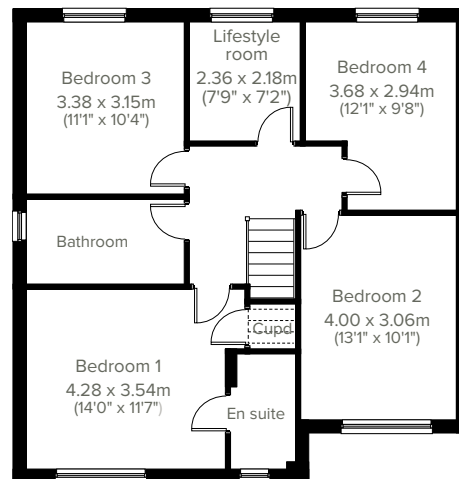
4 bedroom home + Lifestyle room



The Warwick is a stunning four-bedroom detached family home with an integral garage. The ground floor accommodation offers a large kitchen/dining/family room with French doors to the garden, a utility room with outside access, downstairs WC and a spacious front-aspect living room. The four bedrooms, one of which is en suite, a lifestyle room and the family bathroom are all off the central landing that's at the heart of the home.



GROUND FLOOR



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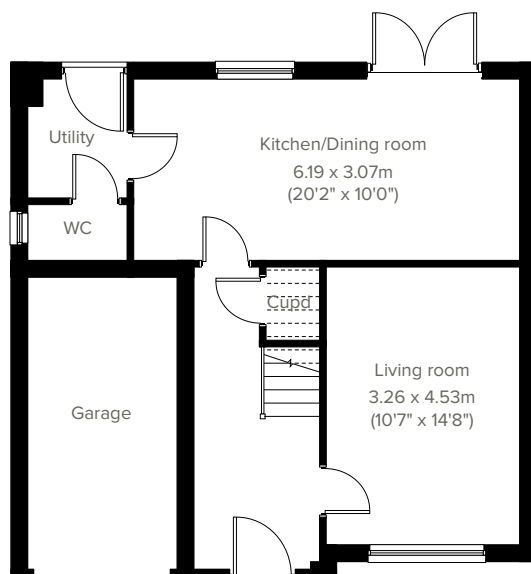


4 bedroom home

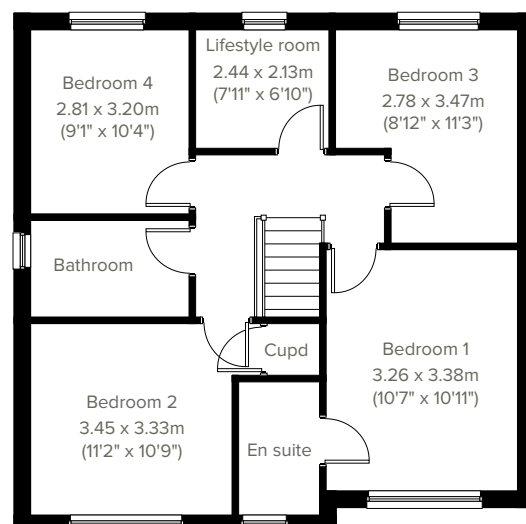
The Winster



Ideal for family life, the Winster is a beautiful four-bedroom detached home. The open-plan kitchen/ dining room is spacious and bright with French doors leading into the garden - perfect for gatherings with friends and family. It comes complete with an integral single garage, downstairs WC and an en suite to bedroom one. There are handy storage cupboards throughout, and a versatile lifestyle room.



GROUND FLOOR



1ST FLOOR

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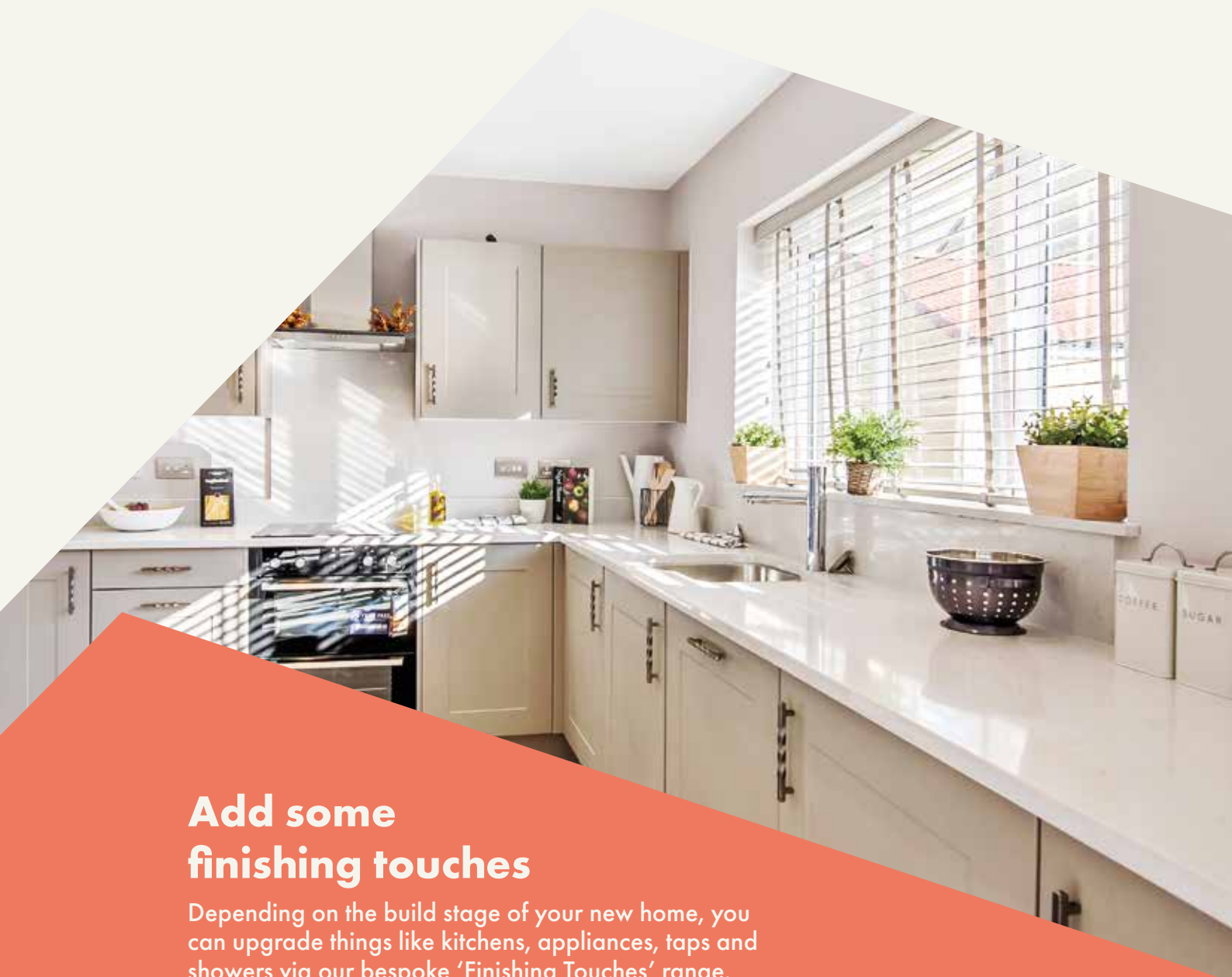
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Saffron Gardens

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.
Solar panels

Windows

Double glazed E-glass windows in PVCu frames.

Doors

GRP-skinned external doors with PVCu frames.
French doors to garden or balcony
(where applicable).

Electrics

External light to front.



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.



Kitchen

General

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

Appliances

Single electric stainless steel oven, gas hob in stainless steel and integrated cooker hood and stainless steel splash-back in a variety of colours.



Bathroom

Suites

White bathroom suites with chrome-finished fittings.

Extractor fan

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

Shower

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 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."



6 reasons why it pays to buy new

Did you know?

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

1.

No chain

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

2.

Energy efficient

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

3.

Brand new

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

4.

More ways to buy

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

5.

10 year warranty

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

6.

Safe & secure

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

persimmonhomes.com



Share & win!

Share your love for your new Persimmon home and you could win a £100 IKEA voucher. For inspiration, check out past winners' homes on our Instagram page @persimmon_homes #lovemypersimmonhome

The earlier you reserve, the greater the choice

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

persimmonhomes.com/finishing-touches



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