



# Persimmon

Together, we make your home



## Marine Point

Hartlepool • County Durham



**Persimmon**

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# 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  
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.



Marine Point

# 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

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 26](#)

## Persimmon in numbers

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

**14,868**

homes  
sold in  
2021

**200+**

locations  
across  
the UK

**5000+**

employees  
make it all  
happen

**700+**

apprentices  
taken on  
each year

**£505.6m**

invested in  
local communities  
in 2022





# “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.



## Real Living Wage

We're proud to be accredited to the Real Living Wage. We value our employees and want to pay them fairly for the good work they do.

Like to know more? Just scan the QR code below.



## 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](https://persimmonhomes.com/community-champions) to see if you could apply to support your local community.



## Happy hour

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



## 10-year warranty

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



## Help when you need it

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

**Finishing Touches**

We know you'll want to make your home your own, so we created 'Finishing Touches', our home personalisation service. **Read more on page 27**





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**

### 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.



**EARLY  
BIRD**

### Early Bird

If you've found a plot that's perfect for you, the Early Bird Scheme could be just what you need to secure your dream home.





- 🕒 Beautiful range of 2, 3 & 4-bedroom homes
- 🕒 Right beside the beach
- 🕒 Convenient access to larger centres via the A19, A66 and A1(M)
- 🕒 Excellent choice of local schooling
- 🕒 Fantastic amenities nearby



**Scan me!**

For availability and pricing on our beautiful new homes at Marine Point.





Hartlepool • County Durham

# Marine Point

**Marine Point is our exciting new development in Hartlepool. Located on the historic town's sea-front, it offers a mix of two, three and four-bedroom homes to suit a range of buyers.**

Hartlepool has long been one of the region's most desirable destinations. Marine Point promises to combine a seaside location with fantastic local attractions and stylish house types, making it perfect for both first time buyers and young families.

Marine Point is just a few minutes' drive from the centre of Hartlepool, with numerous amenities including a shopping centre, retail park and countless bars and restaurants. The vibrant Marina is also nearby and is a bustling hub of bars, cafés and restaurants as well as a fantastic nightlife and entertainment scene.

Those who enjoy the great outdoors will be pleased to have the breathtaking Summerhill Country Park and Nature Reserve.

The park offers a variety of activities, classes and play areas. North Sands beach is within easy reach and is popular with surfers, amblers and birdwatchers. During low tide, you can visit the beach to explore the rock pools, observe wildlife and hunt for fossils. For family days out there is also The Maritime Experience, which is fun for children of all ages.

A number of well-regarded primary and secondary schools are located close to the development. The Hartlepool College of Further Education offers a range of full and part-time courses, and is just a short distance from the site.

You'll be ideally situated for travel, too. Two main routes in and out of town connect with the A19 for journeys up the coast to Sunderland and Newcastle upon Tyne and further inland you can join the A1 (M). Hartlepool's train station is also less than 2 miles away, a great option for those commuting around the region.

## EXPLORE

Start exploring...

Hartlepool centre  
**1.1 miles**

Middlesbrough  
**9.4 miles**

Durham  
**15.7 miles**

Sunderland  
**16 miles**



Marine Point

## Our homes

### 2 bedroom

**The Almouth**

### 3 bedroom

**The Danbury**

**The Sherwood**

**The Delamare**

**The Charnwood**

**The Saunton**

**The Ashdown**

### 4 bedroom

**The Burnham**

**The Whinfell**

**The Greenwood**

**The Marston**

**The Whiteleaf**





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



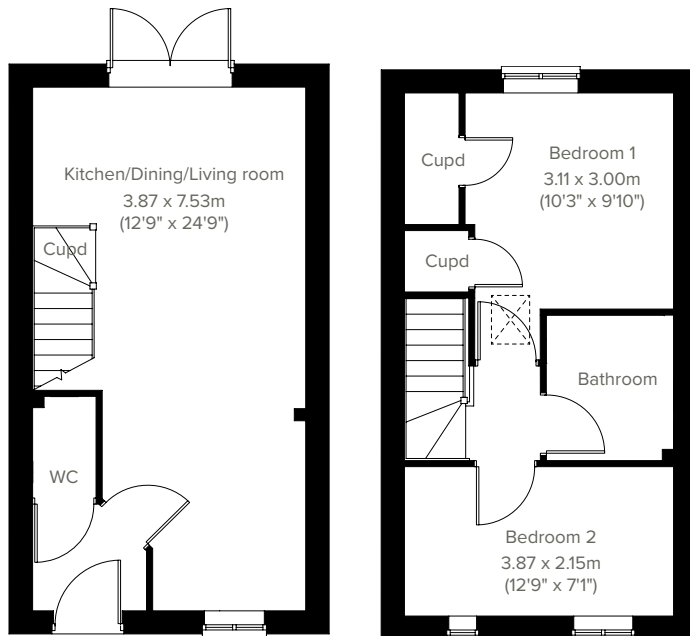


2 bedroom home

# The Alnmouth



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, four handy storage cupboards and off-road parking. Ideal if you're a first-time buyer looking for a fresh modern home you can make your own.



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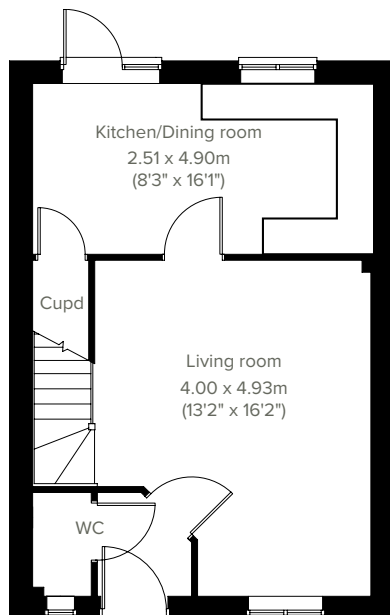


# The Danbury

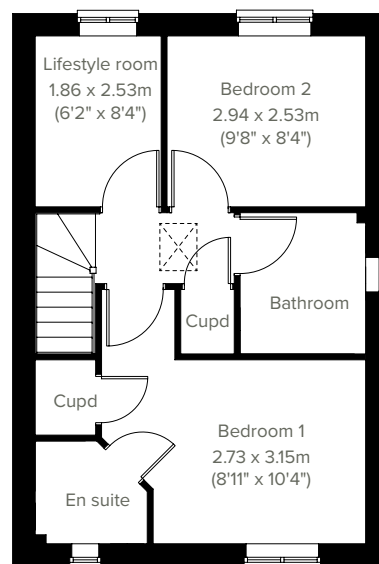
2 bedroom home + Lifestyle room



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



**GROUND FLOOR**



**1ST FLOOR**

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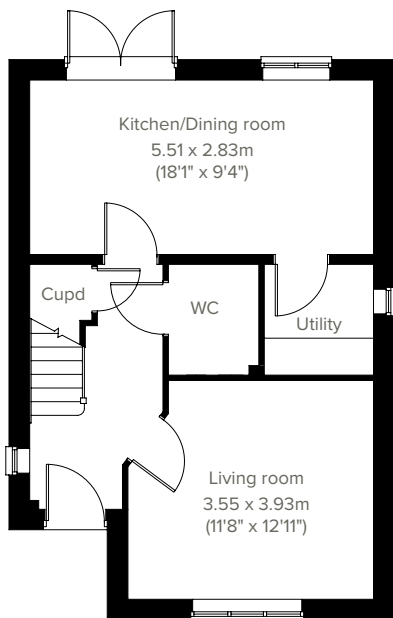


3 bedroom home

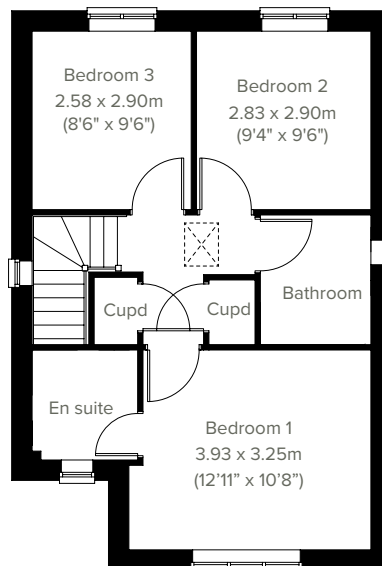
# The Sherwood



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



**GROUND FLOOR**



**1ST FLOOR**

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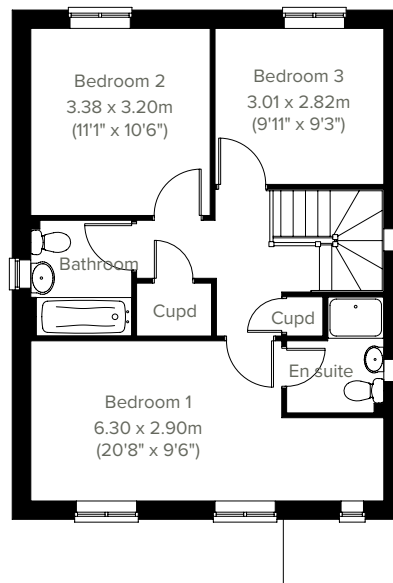
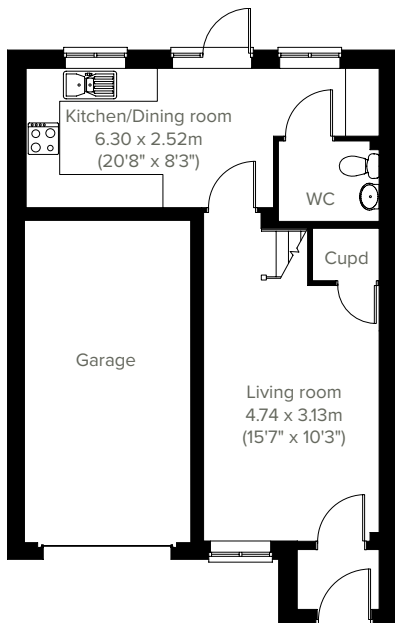


# The Delamare

3 bedroom home



The new Delamare is a three-bedroom family home with a bright and modern open plan kitchen/dining room, with a door leading into the garden and a front aspect living room for a place to relax. The downstairs WC, three handy storage cupboards, family bathroom and en suite to bedroom one mean it ticks all the boxes for practical family living.



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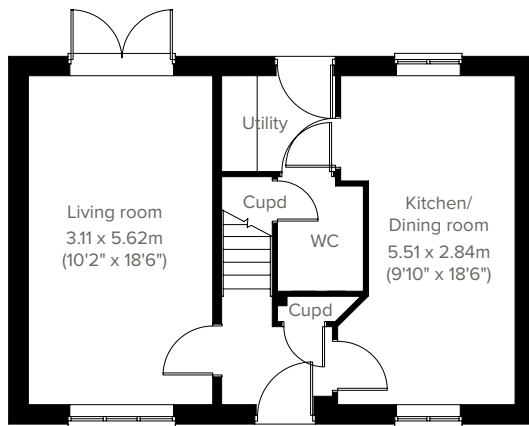


3 bedroom home

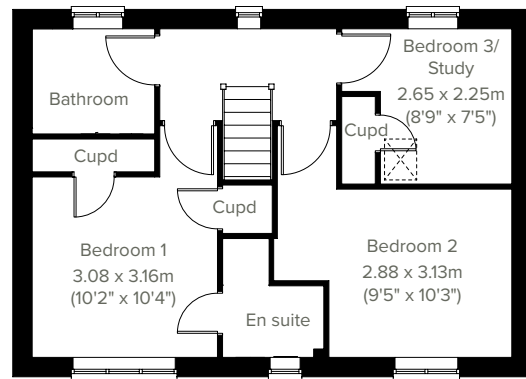
# The Charnwood



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



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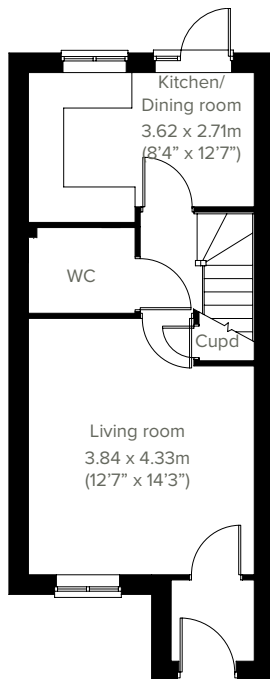


# The Saunton

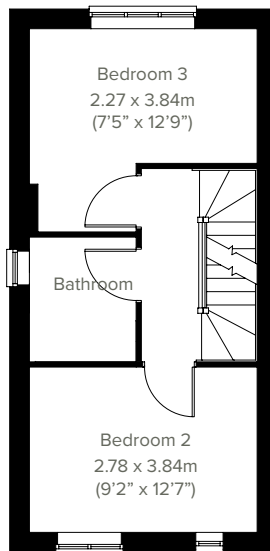
3 bedroom home



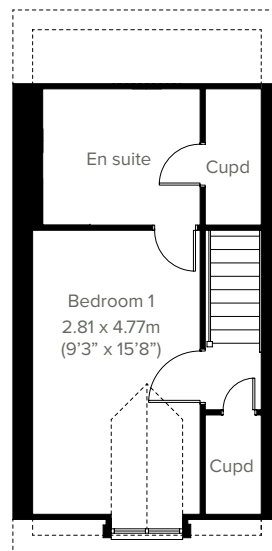
An attractive three-storey, three-bedroom home, the Saunton has a modern open plan kitchen/dining room, a nicely-proportioned living room and three good-sized bedrooms. The enclosed porch, downstairs WC, three storage cupboards and off-road parking mean it's practical as well as stylish. The top floor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



**GROUND FLOOR**



**1ST FLOOR**



**2ND FLOOR**

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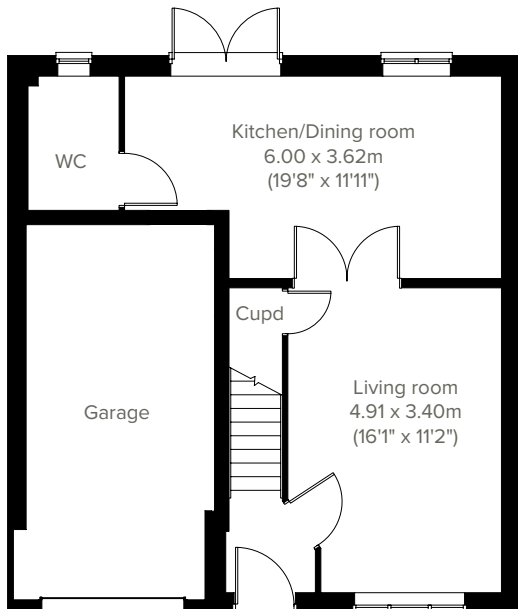


4 bedroom home

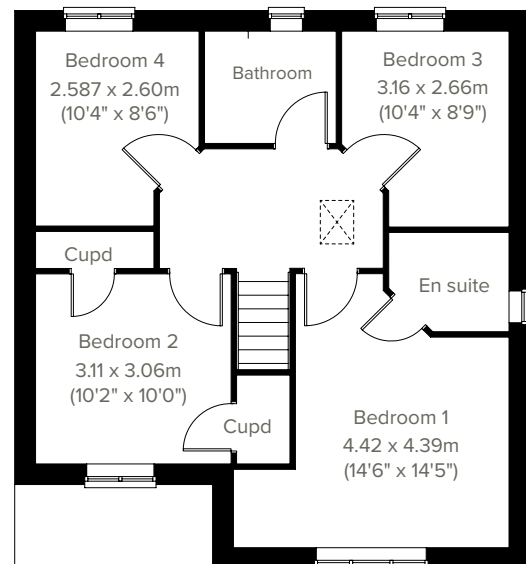
# The Burnham



An impressive family home, the Burnham is a four-bedroom detached home perfect for modern living. The stylish open plan kitchen/dining room is ideal for spending time as a family and entertaining guests. There's also a well-proportioned living room, downstairs WC, handy storage cupboard and a large integral garage. Upstairs there are four bedrooms - bedroom one with en suite - a family-sized bathroom and two storage cupboards in bedroom two.



**GROUND FLOOR**



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18

EPC: B

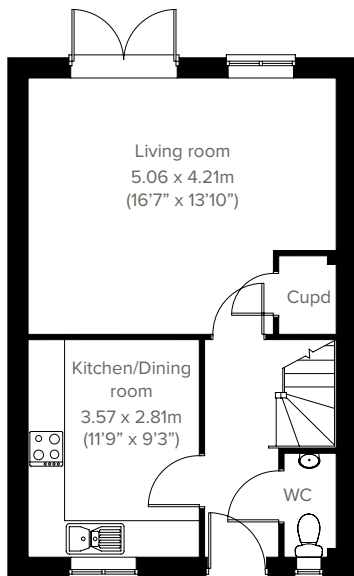


# The Whinfell

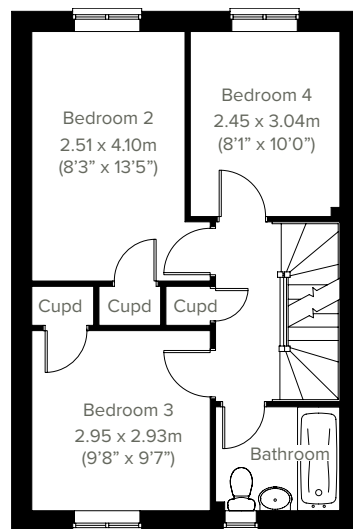
4 bedroom home



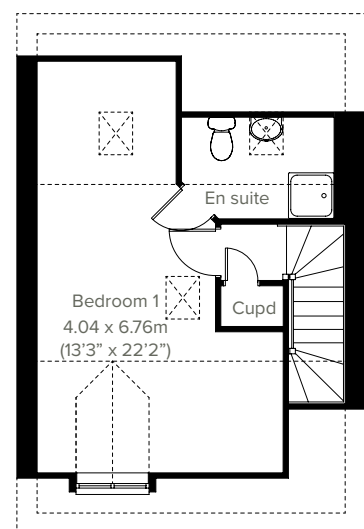
This impressive three-storey townhouse has space in abundance. The Whinfell is a four-bedroom family home boasting a kitchen/dining room and bright living room with French doors leading into the garden. The first floor is home to three bedrooms, three storage cupboards and the family bathroom, while on the second floor bedroom one has a spacious en suite.



**GROUND FLOOR**



**1ST FLOOR**



**2ND FLOOR**

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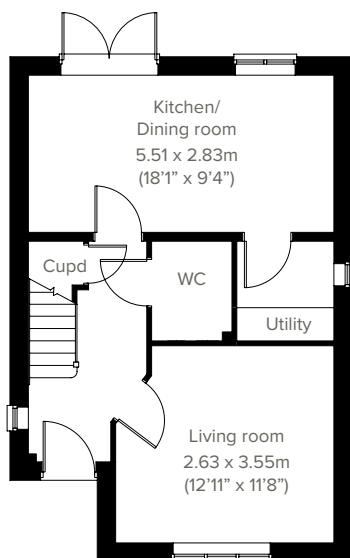


4 bedroom home

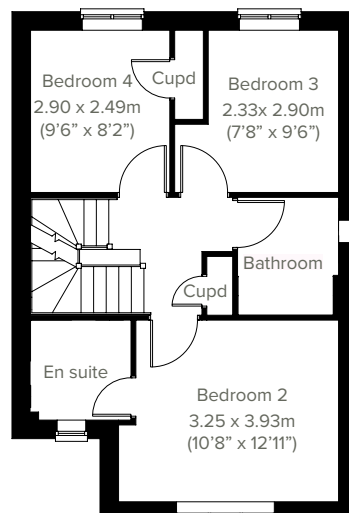
# The Greenwood



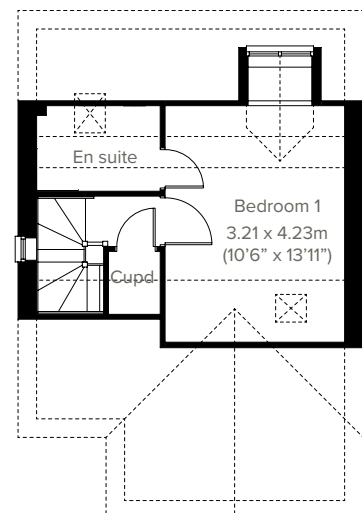
The Greenwood is an attractive three-storey townhouse with flexible living space to suit modern families. This four-bedroom family home has a practical ground floor including a bright open plan kitchen/ dining room, front-aspect living room, utility, WC and storage cupboard. The first floor consists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



**GROUND FLOOR**



**1ST FLOOR**



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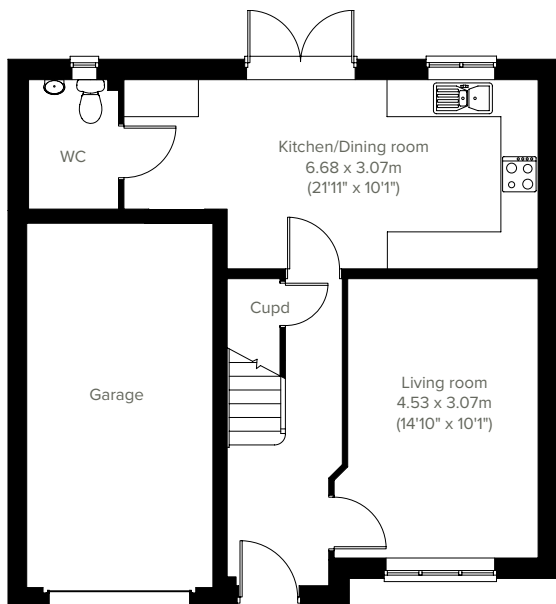




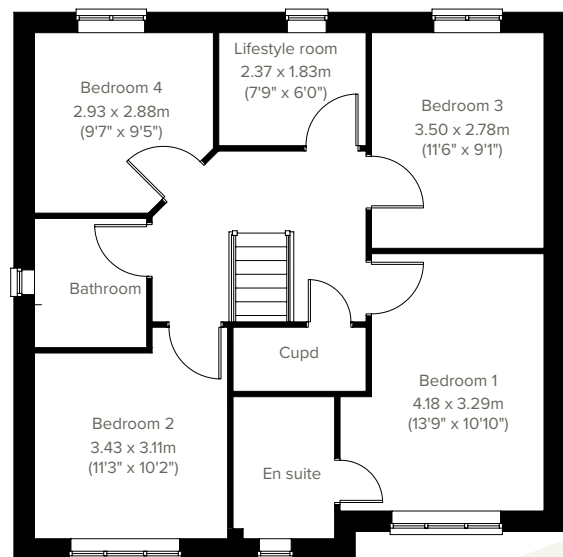
# The Marston

4 bedroom home + Lifestyle room

The Marston is a contemporary four-bedroom detached home offering open plan living. The light and airy kitchen/dining room enjoys an open aspect through French doors to the rear garden. There's a bright front-aspect living room, a downstairs WC, storage cupboard and an integral garage. Upstairs there are four good-sized bedrooms with a spacious bedroom one benefiting from an en suite, plus a modern fitted family bathroom and lifestyle room.



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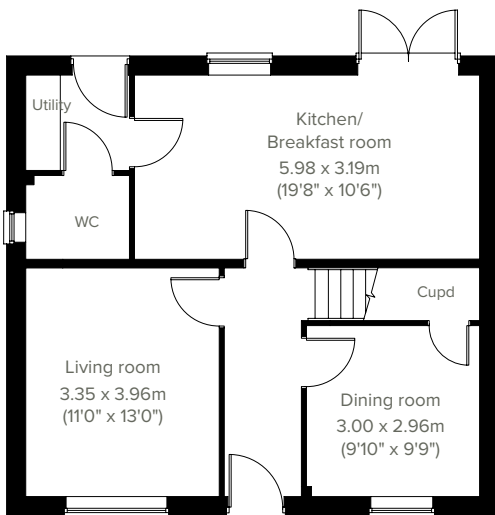


4 bedroom home

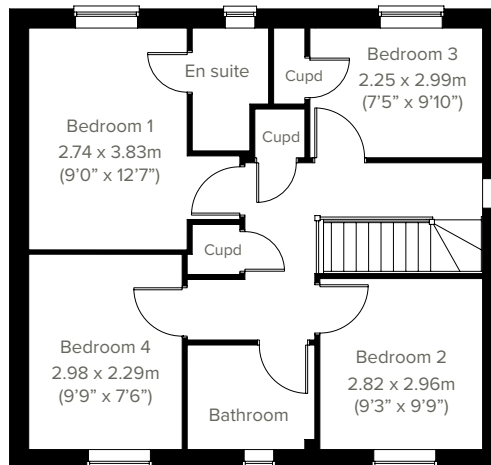
# The Whiteleaf



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



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Your home, better connected  
for a brighter future



# Ultrafast 500Mb broadband is available on this development.

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



## Choose the best package for you

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



Scan me!  
For packages & pricing.



0333 234 2220



support@fibrenew.com

Get connected today!

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

C:

D:

P:

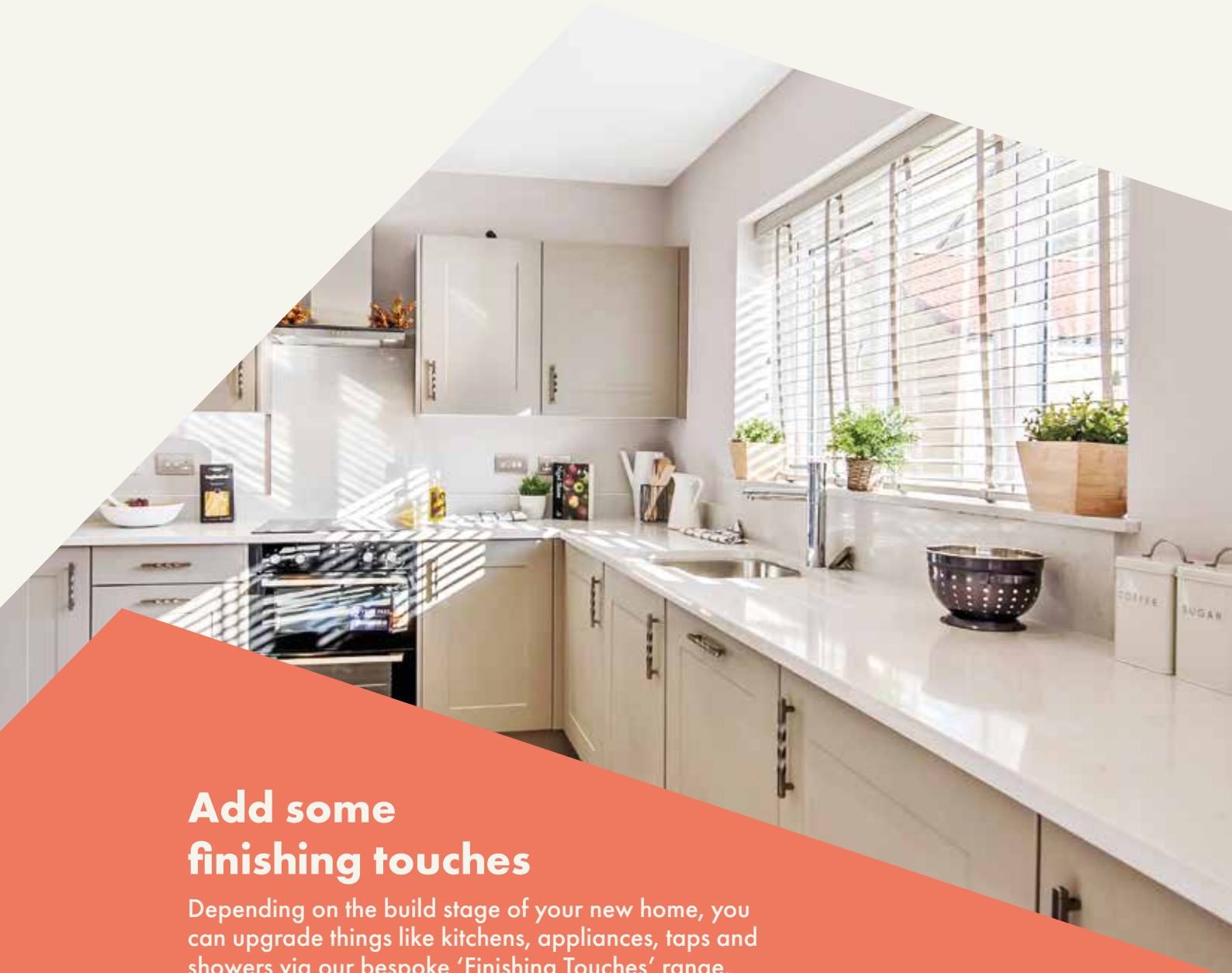




Marine Point

# 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

TV point to living room



## Kitchen

### General

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

### Plumbing

Plumbing for washing machine.

### Appliances

Single electric stainless steel oven, gas hob in stainless steel and chimney style extractor hood and splash-back.



## Bathroom

### Suites

White bathroom suites with chrome-finished fittings.

### Extractor fan

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

### Shower

Mira showers with chrome fittings to en suite. Where there is no en suite, Mira thermostatic shower with wall mounted shower head, complete with shower screen.

### Tiling

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

### Splash-backs

1-course splash-back to WC basin /  
3-course splash-back to bath / fully tiled shower.

### General

En suite to bedroom(s) where applicable.



## Security

### Locks

Three-point locking to front and rear doors, locks to all windows (except escape windows).

### Fire

Smoke detectors wired to the mains with battery back-up.



## Garage & Gardens

### Garage

Garage, car ports or parking space.

### Garden

Front lawn turfed or landscaped (where applicable).

### Fencing

1.8 metre fence to rear garden, plus gate.





## Energy efficiency built in

# Sustainability

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

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

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

## Energy efficiency built in:

- ✓ **EPC rating – B**  
Our typical B rating makes our homes much more efficient than traditional D-rated homes.
- ✓ **A-rated boilers**  
Our condenser boilers far outperform non-condensing ones.
- ✓ **Up to 400mm 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.
- ✓ **Ultra-fast 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."



# 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).<sup>†</sup>NB: not all homes will be built using timber frame technology.  
<sup>^</sup>NB: Not all homes will have EV Chargers, but they can be added from our Finishing Touches range.



Persimmon

# Notes

A series of horizontal dotted lines for writing notes.







## Share & win!

Share your love for your new Persimmon home and you could win a £100 Next voucher. There is one up for grabs every month. For inspiration, check out past winners' homes on our Instagram page @persimmon\_homes

**#lovemypersimmonhome**

## The earlier you reserve, the greater the choice

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

[persimmonhomes.com/finishingtouches](https://persimmonhomes.com/finishingtouches)

Finishing Touches are subject to availability and stage of construction. Prices for your specific home type will be in our price list. For a full list of Finishing Touches available for your home, please contact the sales advisor on site.



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