



Saltram Meadow Phase 7

Plymouth • Devon



Persimmon

Together, we make your home

Together, we make your home

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

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

HBF Home Builders Federation



Customer Satisfaction 2025

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.



Saltram Meadow Phase 7

Find out more

About Persimmon Homes	4
Your journey with us and schemes to help	6
Living at Saltram Meadow	9
Our homes	10
Specifications	24
Sustainability	26
Personalise with Finishing Touches	28
Proud to be building communities	30
Eco Range	32
Reasons to buy from us	34



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 26](#)

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 28**



With you all the way

Your journey with us

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

1.→ 2.→ 3.

Reservation

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

Solicitor

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

Mortgage application

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

4.→ 5.→ 6.

Personalise!

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

Exchange contracts

One step closer to moving in – this is where we exchange contracts and your solicitor will transfer your deposit.

Quality assurance

Your home will be thoroughly inspected by site teams and will also have an Independent Quality Inspection to make sure it's ready for you to move into.

7.→ 8.→ 9.

Home demo

Another exciting milestone! Here's where you get to see your new home before completion. You'll be shown how everything works and any questions can be answered.

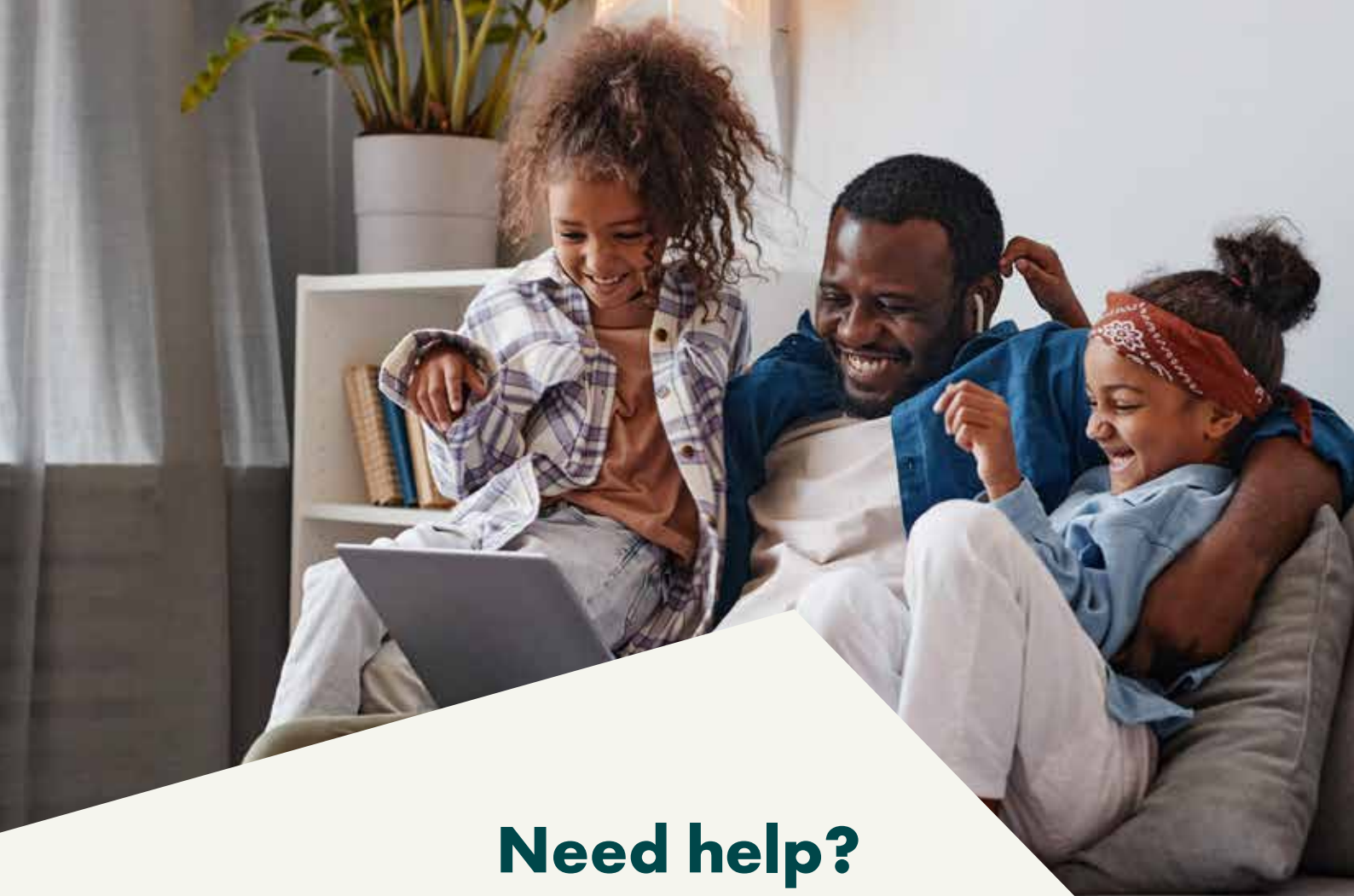
Handover

The moment you've been waiting for! The paperwork has been completed, the money transferred and now it's time to move in and start unpacking...

After-care

Our site and customer care teams will support you every step of the way. You'll receive a dedicated customer care line number to deal with any issues.

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



Need help?

One of the best things about buying a new-build home is the amazing offers and schemes you could benefit from. T&Cs apply.




New Build Boost
by Gen H

Bank of Mum
and Dad

Deposit Boost

Armed Forces/Key
Workers Discount

Own New

- 
- A modern kitchen with grey cabinetry, a white countertop, and a built-in oven. On the counter, there is a wooden cutting board, a toaster, a knife block, a potted plant, and some groceries. A dark apron hangs on the wall to the left.
- Choice of 1, 2 and 3-bedroom homes
 - New local amenities, including a school
 - Excellent shopping facilities
 - Good transport links



Scan me!

For availability and pricing on our beautiful new homes at Saltram Meadow.



Plymouth • Devon

Saltram Meadow Phase 7

Discover new homes for sale on the outskirts of the 'Ocean City' of Plymouth – where you can enjoy modern comfort and new amenities with easy coastal living.

Saltram Meadow is set in Plymstock, a popular suburb to the east of Plymouth, and offers a range of one, two and three-bedroom homes. Perfect for nature lovers, the Dartmoor National Park and South Devon coastline are both within driving distance for days out.

For easy commutes, the A38 Devon Expressway is a short drive from Saltram Meadow, providing a direct route across Devon, or into Cornwall via the Saltash Bridge. There's also a convenient route into Plymouth city centre via the Laira Bridge, and Plymstock offers plenty of local amenities.

For days by the sea, you can visit traditional coastal villages such as Bovisand and Wembury that look out over Plymouth Sound, Noss Mayo and Newton Ferrers. And

Mothecombe and Bigbury-on-Sea have sandy family beaches that will become firm favourites.

Family-friendly days out

The development has easy access to The Ride, a riverside path along the River Plym to the National Trust's Saltram Estate and beyond. With scenic views along the way, it's perfect for dog walking, cycling and family strolls. Heading east away from Plymouth will take you to some of South Devon's most gorgeous beaches.

Lots of shops nearby

With a Morrisons store on the opposite side of the road, Saltram Meadow has great access to daily shopping facilities. Just a 5-minute drive away, Plymstock's Broadway shopping centre has a full range of local shops and services. And Plymouth city centre is less than 3 miles away, home to Drake Circus - one of the largest shopping centres in the South West.

EXPLORE

Start exploring...

Saltram House and
Parklands
1.5 miles

Plymouth train station
2.6 miles

Plymouth Pavilions
2.7 miles

Exeter
43 miles



Saltram Meadow Phase 7

Our homes

1 & 2 bedroom



The Stapleford

2 bedroom



The Alnmouth



The Redhill



The Addlebrough



The Deepdale

3 bedroom



The Danbury



The Galloway



The Kingley



The Barndale



The Ashdown



The Ashdown Corner



Affordable Housing

As agreed through Section 106





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.

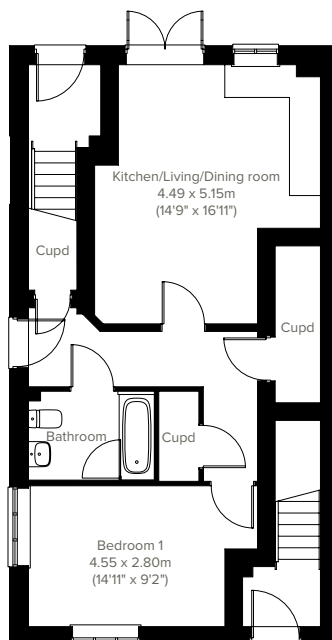


The Stapleford

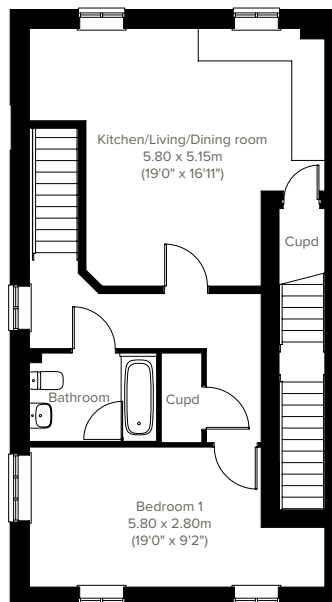
1 & 2 bedroom home



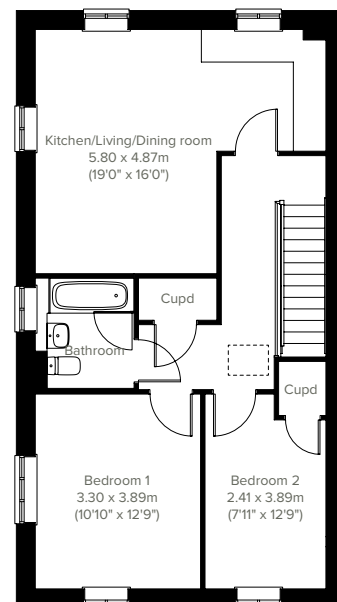
The Stapleford has a stylish open plan kitchen/living/dining room, a bedroom, a good-sized bathroom, handy storage cupboards and off-road parking. Ideal if you're a first-time buyer looking for a fresh modern home you can make your own.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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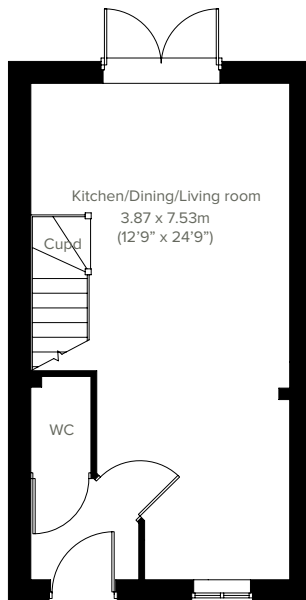


The Alnmouth

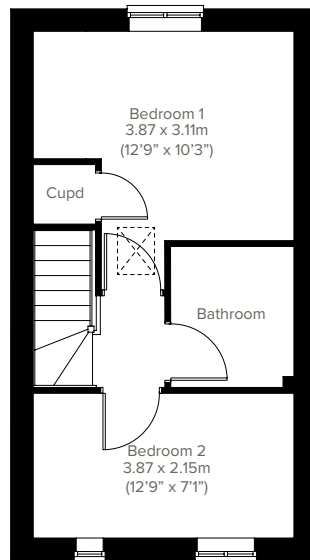
2 bedroom home



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, three 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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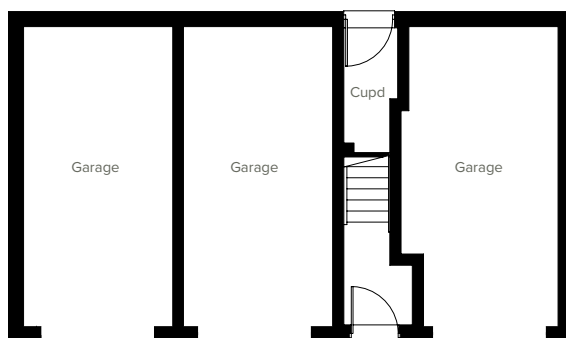


2 bedroom home

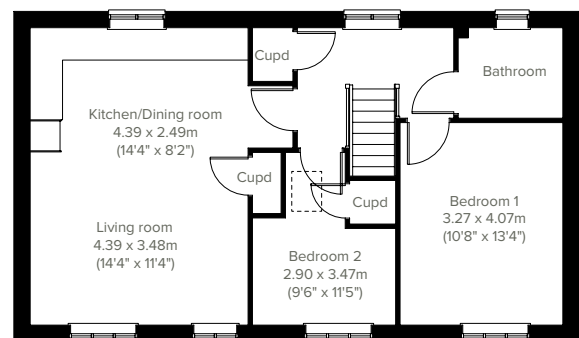
The Redhill



Modern living at its best, the Redhill's open plan kitchen/dining/living room is bright and ideal for the way we live today. Upstairs there are two nicely-proportioned bedrooms, plenty of storage and a modern family-sized bathroom. Perfect for first-time buyers and young professionals.



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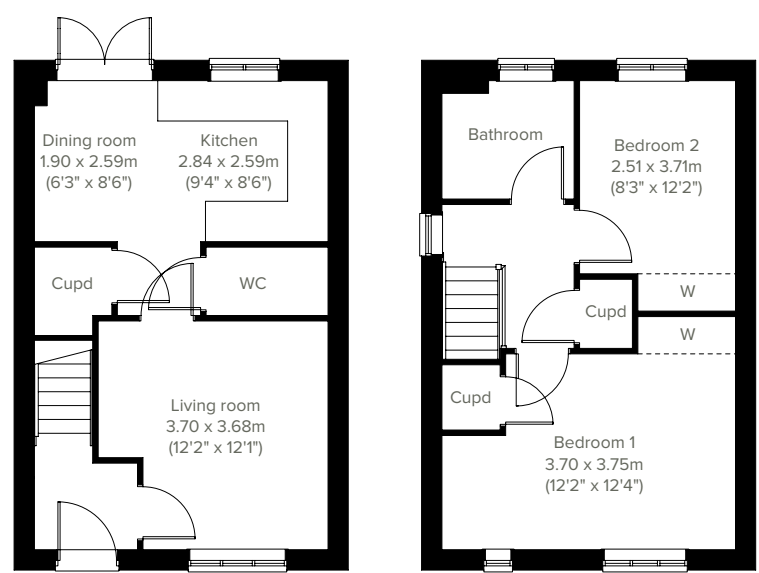


The Addleborough

2 bedroom home



The Addleborough features a bright open plan kitchen/dining room with French doors leading into the garden and a large, spacious front-aspect living room. Upstairs there are two nicely-proportioned bedrooms and a family-sized bathroom. With plenty of storage cupboards too, this house is practical as well as stylish.



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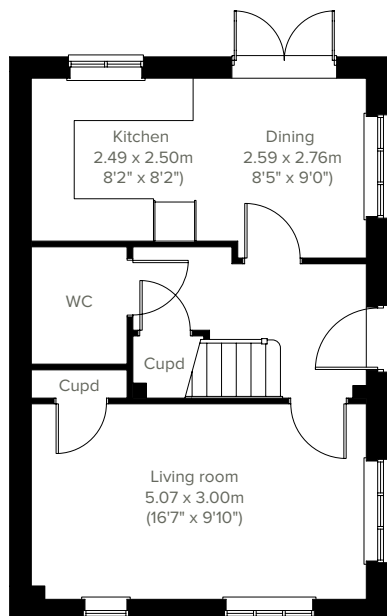


2 bedroom home

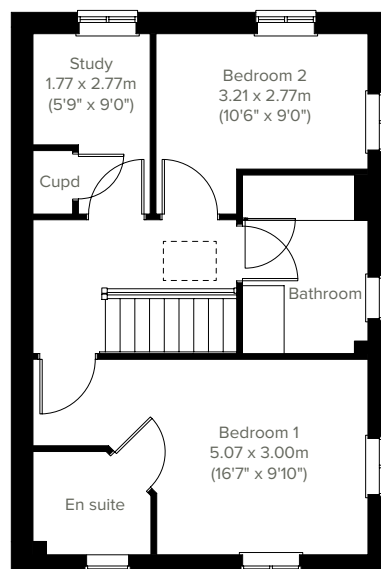
The Deepdale



A superb family home, the Deepdale features a stunning open plan kitchen/dining room with French doors leading into the garden and an equally impressive living room. A downstairs WC and storage cupboards ensure it's practical as well as stylish. Upstairs you'll find two bedrooms, including a large bedroom one with an en suite, a family-sized bathroom, study and handy storage cupboard.



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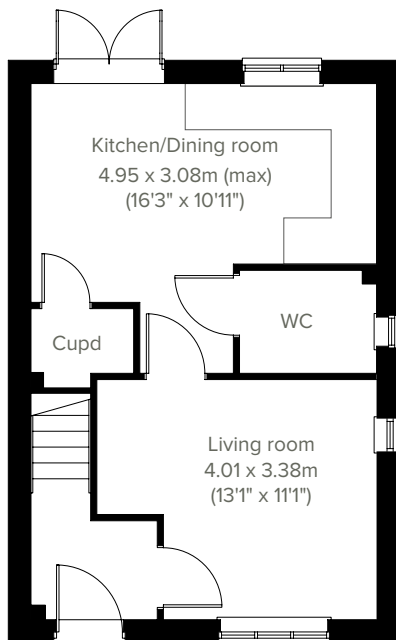


The Danbury

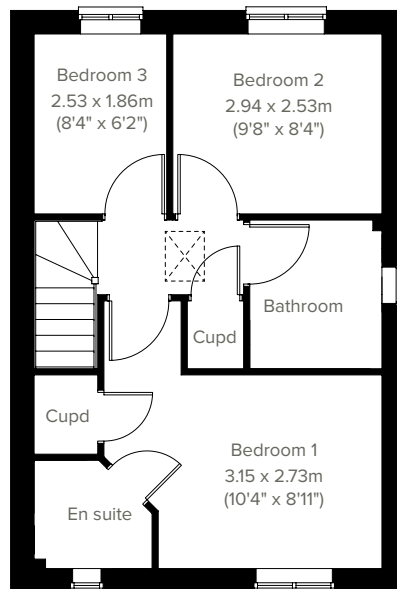
3 bedroom home



With a front-facing living room full of natural light and a separate kitchen/dining area that opens onto the garden, the Danbury is made for both quiet nights in and hosting guests. Upstairs, bedroom one features an en suite, while two further bedrooms and a family bathroom provide flexibility for growing families or hybrid workers.



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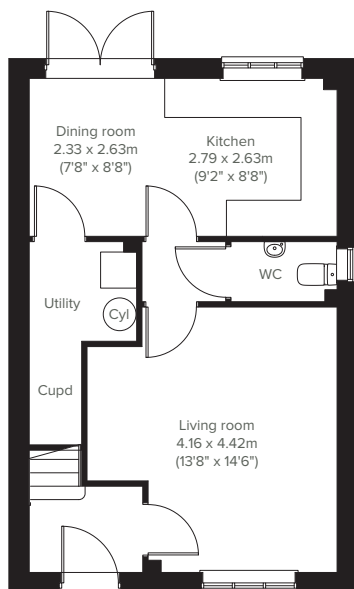


3 bedroom home

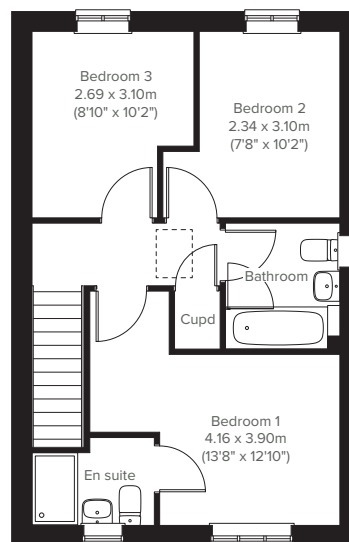
The Galloway



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



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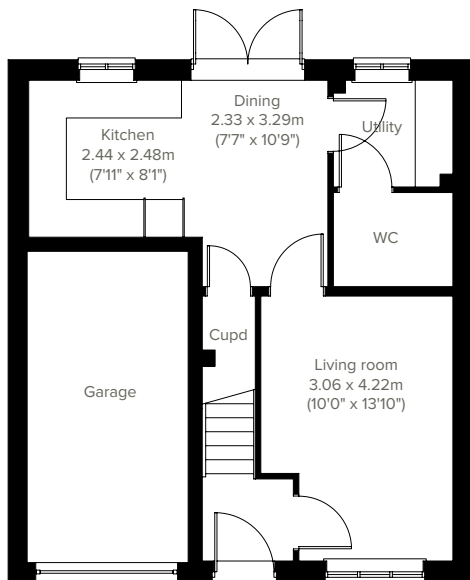


The Kingley

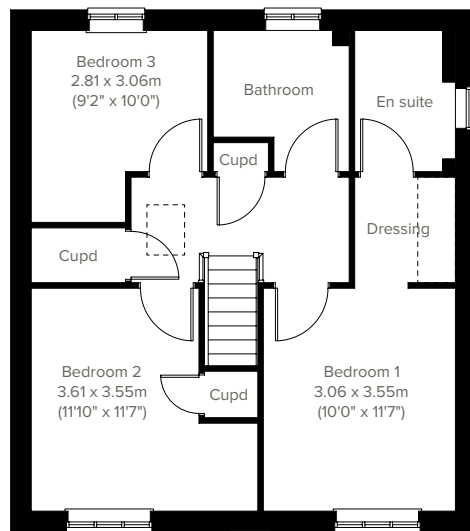
3 bedroom home



A standout home, the Kingley offers a bright kitchen/dining area that opens out to the garden – great for hosting or relaxing with family. Thoughtful touches like four storage cupboards, a downstairs WC and an integral garage make everyday living simple. Upstairs, bedroom one features its own en suite and dressing area, joined by two further bedrooms and a stylish family bathroom.



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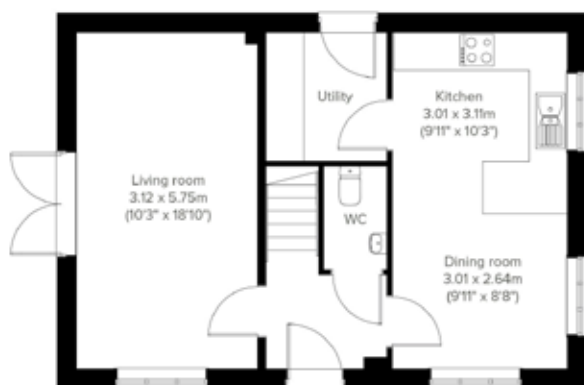


3 bedroom home

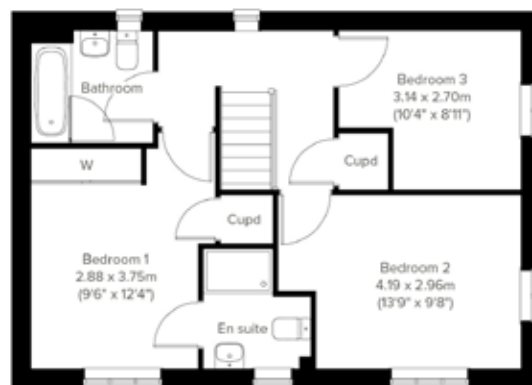
The Barndale



A thoughtfully-designed three-bedroom family home with much to offer, the Barndale has a bright and modern open plan kitchen/dining room leading to a handy utility room with outside access. 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.



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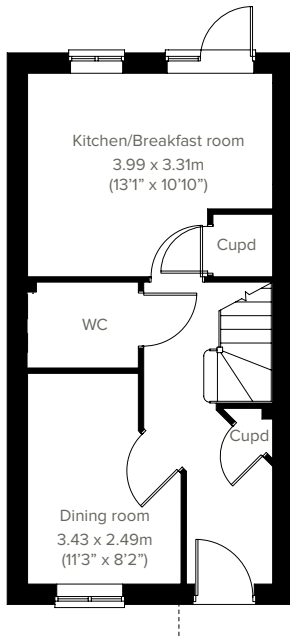


The Ashdown

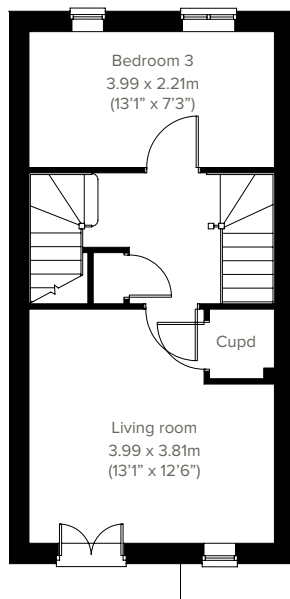
3 bedroom home



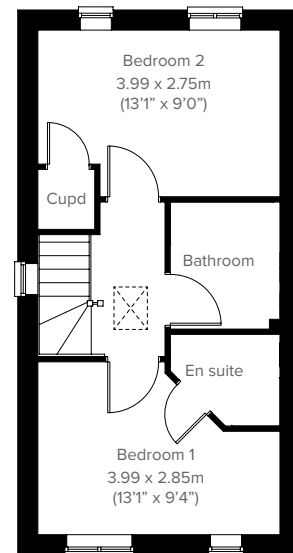
The Ashdown is a superb semi-detached home with a dining room and separate kitchen/breakfast room with garden access - perfect for family life and entertaining. It's practical too, downstairs WC and two storage cupboards. Both bedroom three and the living room (with its attractive Juliet balcony) are situated on the first floor. On the upper floor there are two further bedrooms (bedroom one with an en suite) and the family bathroom.



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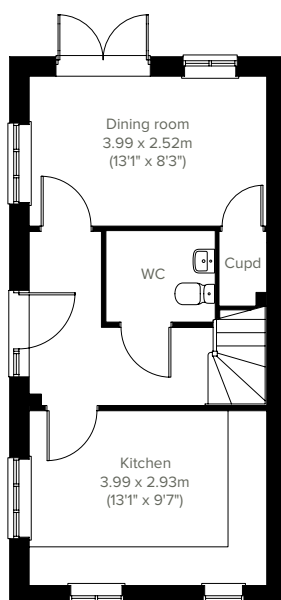


3 bedroom home

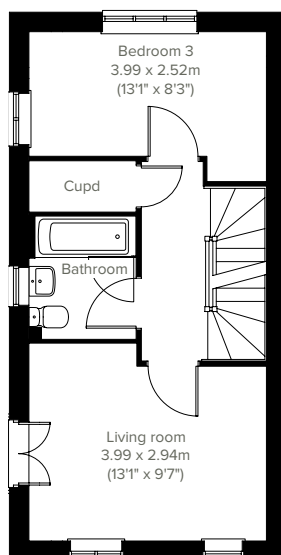
The Ashdown Corner



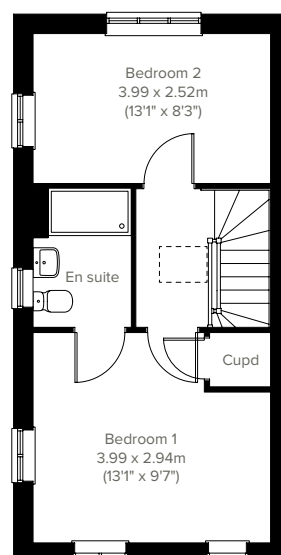
With a separate kitchen and dining room that opens out to the garden, the Ashdown Corner offers beautiful and practical spaces for busy days and social evenings. There's also a downstairs WC and useful storage. The first floor includes bedroom three, the family bathroom and a spacious living room. Two further bedrooms can be found upstairs, including a light and airy bedroom one with its own en suite. Two further bedrooms can be found upstairs, including a light and airy bedroom one with its own en suite.



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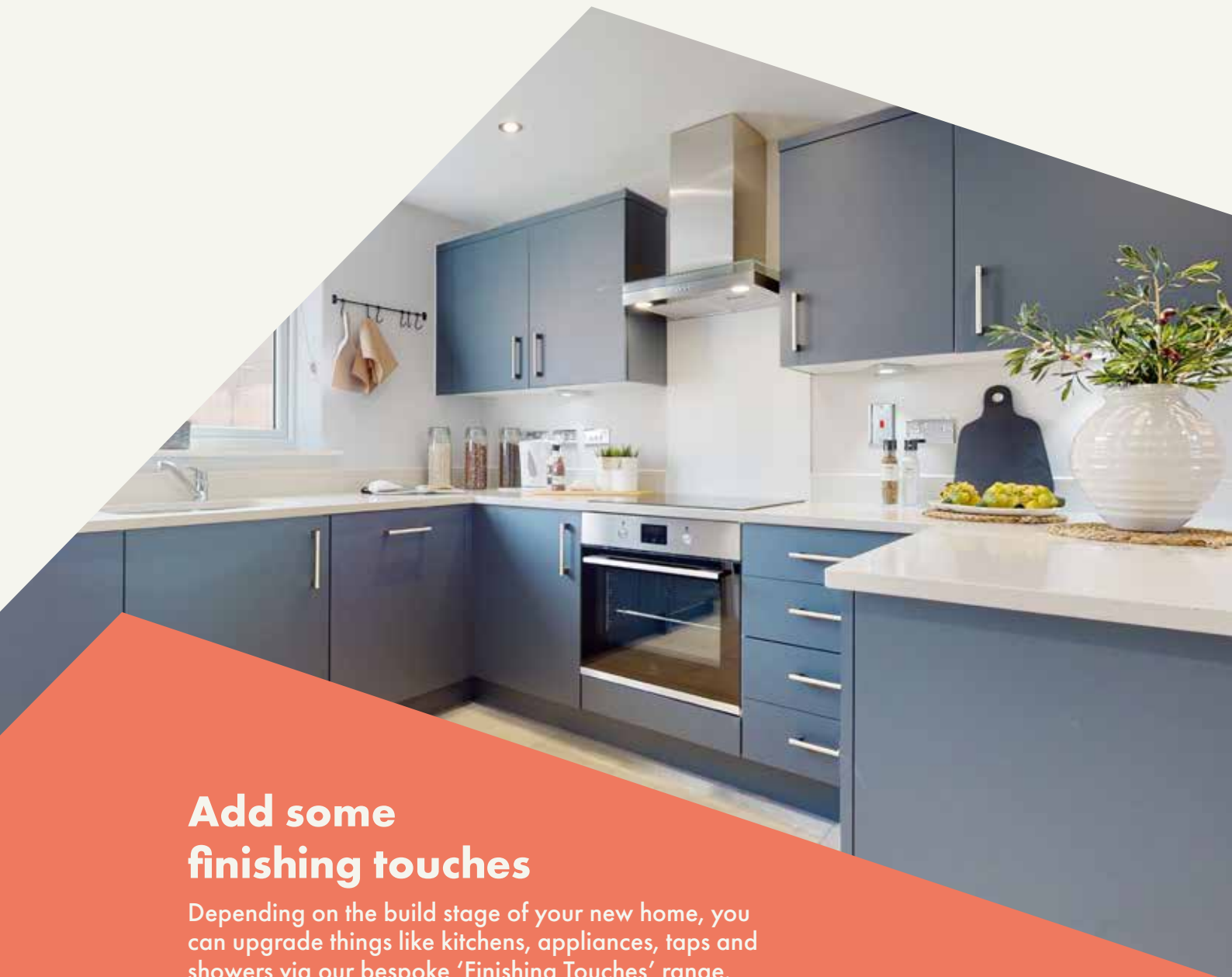




Saltram Meadow Phase 7

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

Baxi ASHP 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 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.
- ✓ **Air source heat pumps**
A great, energy efficient choice for heating your home and water.
- ✓ **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.
- ✓ **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.
- ✓ **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.

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 IKEA 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/finishing-touches

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.



All about community

Proud to be building communities

When creating Saltram Meadow, not only did we create a lovely local environment for you and your family, we also contributed to the wider community.

Throughout the development process, we proactively engage with local communities and work closely with planning authorities. Saltram Meadow has achieved the right balance of homes and open space and the right mix of house types for a thriving community.

We also include much-needed homes for our Housing Association partners. Our plan enhances local facilities too, providing investment in local infrastructure such as transport, education, retail and recreation facilities, as well as initiatives to generate biodiversity.



“We’ve actively enhanced biodiversity at Saltram Meadow.”

GARDENING

£32,000 towards off site allotment provisions.

EDUCATION

£1.9m towards secondary school provisions.

COMMERCIAL SPACE

£50,000 towards improvement of Billacombe Green. £24,000 towards construction of new dry stone walls. £1.5m towards off site Public Open Space provisions.

TRANSPORT

£7.4m towards transport improvements.

RECREATION

£350,000 towards the provision of the Countryside Park.

RECYCLING

£300,000 towards recycling facilities.

LIBRARY

£15,000 towards libraries.





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 air source heat pumps 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.

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



Your modern home

Space4 is one of the UK's leading producers of precision-engineered construction systems, aiming to include their PEFC-certified sustainable timber frames in 50% of homes by 2025.

Many Persimmon homes already benefit from Space4's modern method of construction, with its technology offering improved insulation and air-tightness. For you, this means a reduction of 50% in heating costs compared to the average home in the UK*, plus you'll own a cosier, more comfortable home.

On the outside, your Space4 home will feature the familiar design of a Persimmon home which uses traditional materials such as brick, stone or render. Underneath, the hi-tech timber frame backbone creates new levels of efficiency and building rigidity. Your property will be durable and finished to an excellent standard.

High-performance insulation, together with Space4 construction, an efficient boiler, and attention to air-tightness and ventilation during the construction process, means that our homes can use 59% less gas than the average home in the UK*.

The use of Space4 technology creates a better place to live and work. Lower consumption of heating fuels and transport helps reduce CO2 emissions, while sustainable, recyclable materials create less impact on the wider environment. The overall carbon dioxide emissions for timber construction (the embodied carbon dioxide) are up to six times lower than for masonry.*

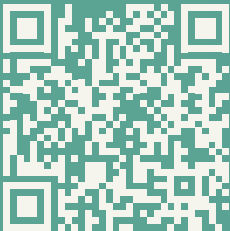
Concerning the Government's code for sustainable homes, most building elements with timber specifications largely fall into the 'A+' or 'A' rated categories compared to masonry**.

50% lower energy bills

According to recent research by the HBF, those who live in new build homes constructed to today's standards could save more than £3,100 a year on their energy bills compared to neighbours in older homes.* This means families could save approximately £77,500 over the lifetime of a 25-year mortgage.

Scan me!

For the HBF Watt a Save report Feb 2023.





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