



**Persimmon**  
Together, we make your home



## **Saltram Meadow**

Plymouth • Devon

# 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"**



Saltram Meadow

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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 34](#)



## Persimmon plc in numbers

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

**10,664**

homes delivered in 2024

**200+**

locations across the UK

**4,731**

direct employees make it all happen

**484**

acres of public space created

**£2.2bn**

invested in local communities over the last 5 years



## The Persimmon Pledge

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

**Find out more about the Persimmon Pledge.**



## Accessible homes

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



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



## Happy hour

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

## Finishing Touches

We know you'll want to make your home your own, so we created 'Finishing Touches', our home personalisation service. **Read more on page 36**

# "Building sustainable homes and community hubs"

## Save money on your energy bills

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



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

## Giving back

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

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



## Help when you need it

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



## 10-year warranty

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





With you all the way

# Your journey with us

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

1.

2.

3.

## Reservation

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

## Solicitor

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

## Mortgage application

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

4.

5.

6.

## Personalise!

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

## Exchange contracts

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

## Quality assurance

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

7.

8.

9.

## Home demo

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

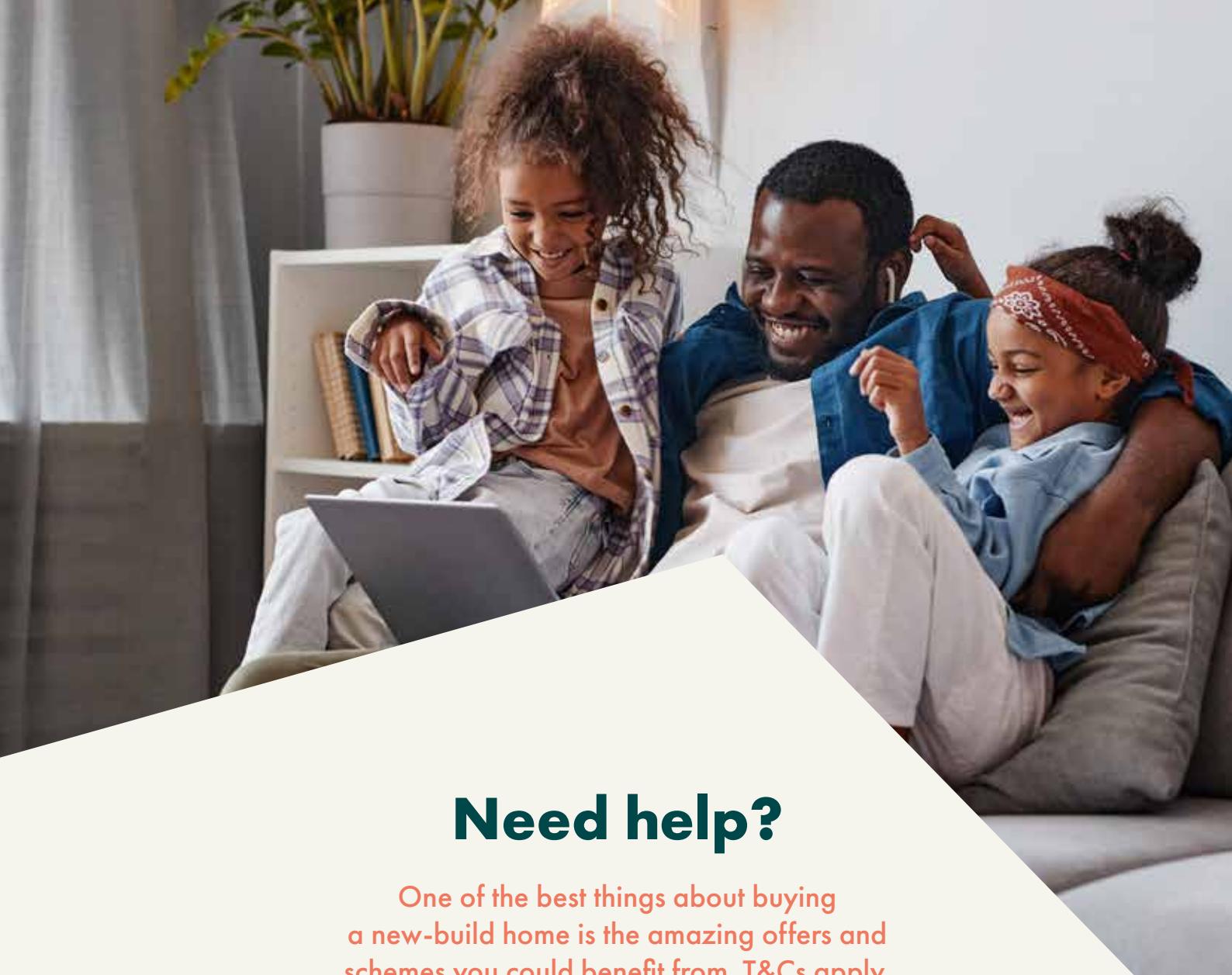
## Handover

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

## After-care

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

[persimmonhomes.com](http://persimmonhomes.com)



## Need help?

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



**PART  
EXCHANGE**



**HOME  
CHANGE**



**EARLY  
BIRD**



THE HOME BETTER MORTGAGE AGENCY



**New Build Boost  
by Gen H**



**Bank of Mum  
and Dad**



**Deposit Boost**



**Armed Forces/Key  
Workers Discount**



**Own New**



- ④ 1, 2, 3 and 4-bedroom homes
- ④ New local amenities, including a school
- ④ Excellent shopping facilities
- ④ Good transport links



**Scan me!**

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



Plymouth • Devon

## Saltram Meadow

**Make your move to Saltram Meadow – the best of coast, countryside and city**

Our new homes at Saltram Meadow in Plymstock offer the perfect balance of lifestyle and location – just minutes from Plymouth city centre, close to the coast, and surrounded by beautiful countryside. Whether you're starting out or moving up, there's something for everyone, with energy-efficient one and two-bedroom apartments and two, three and four-bedroom homes designed for modern family living.

### Easy coastal living in Plymstock

Set on the edge of Plymouth in a sought-after spot, Saltram Meadow puts you close to everything – from big-name shops to riverside walks and stunning Devon beaches. There's more to come too, with plans for a 1,000 sqm play area and a purpose-built pavilion for community events and a space for teenagers to call their own. Plus, like every Persimmon home, you'll enjoy

energy-efficient design and a modern finish that suits your style and helps you save.

### Everything you need on your doorstep

You'll find a Morrisons within easy walking distance, while the nearby Broadway Shopping Centre in Plymstock offers a great mix of shops and services. Just 3 miles away, Plymouth city centre is home to the landmark Drake Circus mall, with major high-street brands, restaurants and entertainment.

Plans for Saltram Meadow also include a new school, extra shops and local leisure facilities – making it an exciting new community to be a part of.

### Explore Devon's coast and countryside

From coastal villages like Bovisand and Wembury to the riverside paths of the National Trust's Saltram Estate, there's so much to explore nearby. Head further into South Devon for sandy beaches like Mothecombe or venture into Dartmoor National Park for woodland walks and weekend adventures.

## EXPLORE

---

Saltram House and  
Parklands  
**1.5 miles**

Plymouth train station  
**2.6 miles**

Plymouth Pavilions  
**2.7 miles**

Exeter  
**43 miles**



## Saltram Meadow



## Our homes

## 1-2 bedroom

## The Apartments B1



## The Apartments B2



## The Apartments

2 bedroom



## The Redhill

3 bedroom



## The Danbury



## The Barnwood



## The Ashdown

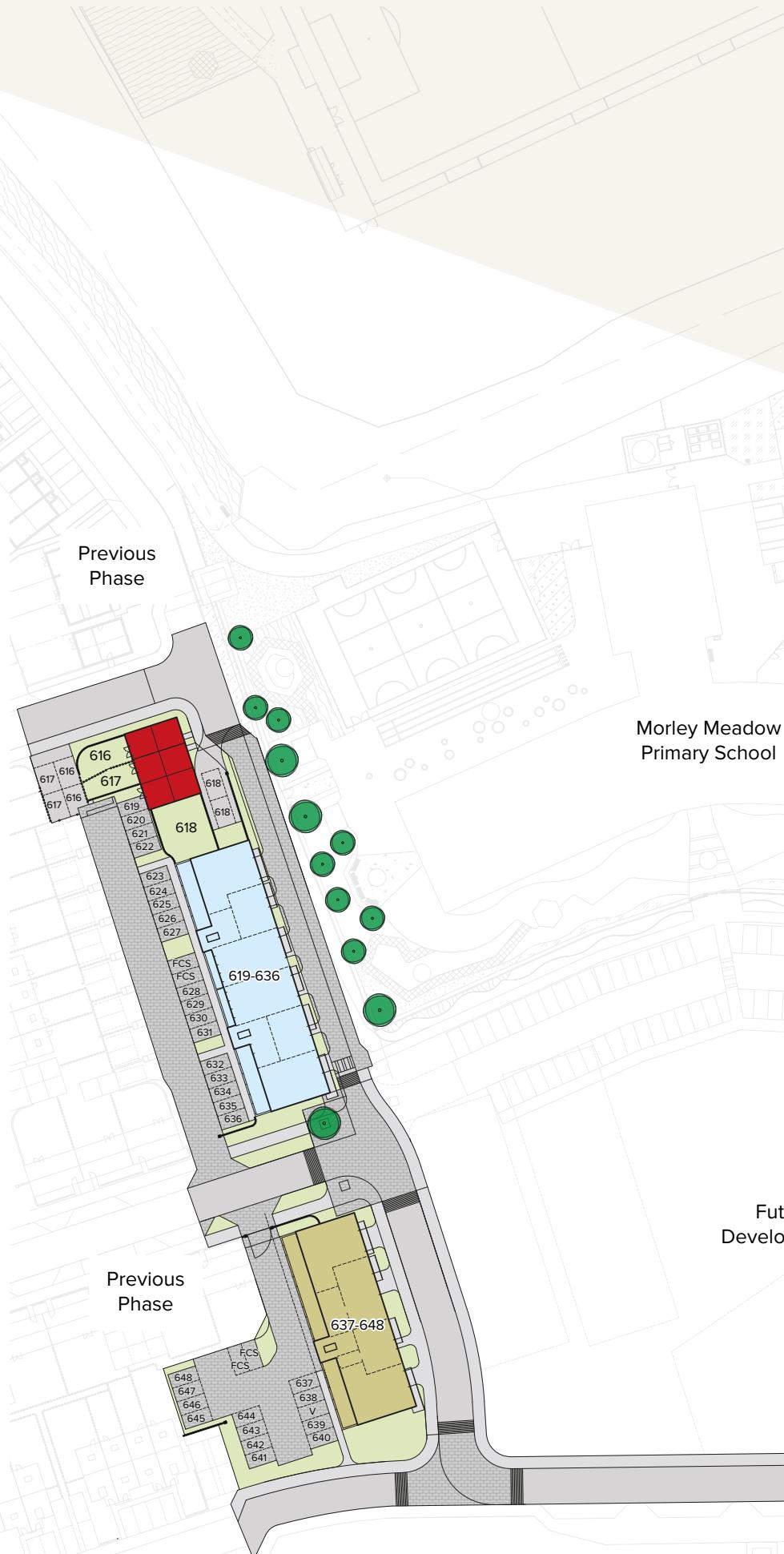
4 bedroom



## The Wolvesey



## The Whinfell



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.





## KEY

	SITE LOCATION		ACCESS VIA BILLACOMBE ROAD		MAIN STREET		POTENTIAL MOBIHUB		PROPOSED DEVON BANK		GREEN LINKS
	RESIDENTIAL DEVELOPMENT		EMERGENCY LINK ONLY		NEIGHBOURHOOD EQUIPPED AREAS OF PLAY		BUS ONLY LINK FOR MOBIHUB		CLIFF TOP VIEWING PLATFORMS		IMPORTANT STRATEGIC PEDESTRIAN & CYCLE ROUTES
	PRIMARY SCHOOL		FUTURE POTENTIAL LINK TO SUSTRANS NETWORK		LOCALLY EQUIPPED AREAS OF PLAY		OVERHEAD BAT STRUCTURE		WETLAND AREA / POND		LOCAL PEDESTRIAN / CYCLE LINKS WITHIN SITE
	EMPLOYMENT		ASPIRATIONAL FUTURE LINK TO WAKEMANS QUARRY		3G FOOTBALL PITCH LOCATION		EXISTING CROSSING		QUARRY CLIFF SLOPES		NATIONAL CYCLE ROUTE 27 TO PLYMPTON



# Master Plan

# Block 4 Apartments



Modern living at its best, the Apartments B4 open plan kitchen/dining/living room is bright and ideal for the way we live today. The well-proportioned bedrooms, plenty of storage and a modern bathroom and en suite. Perfect for first-time buyers and young professionals.

## Key features...

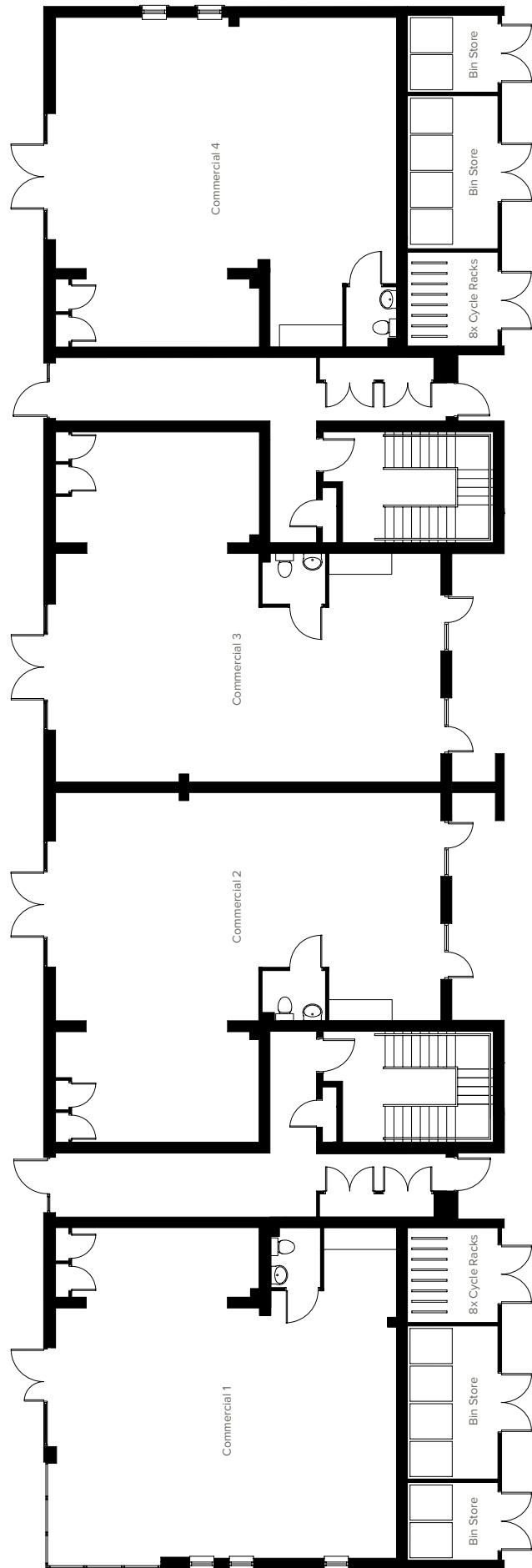
- ⌚ Open plan kitchen/dining/living room
- ⌚ Plenty of storage
- ⌚ Balconies and/or roof terraces
- ⌚ EV charger
- ⌚ Parking space

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## Block 4

### GROUND FLOOR (COMMUNAL AREA)



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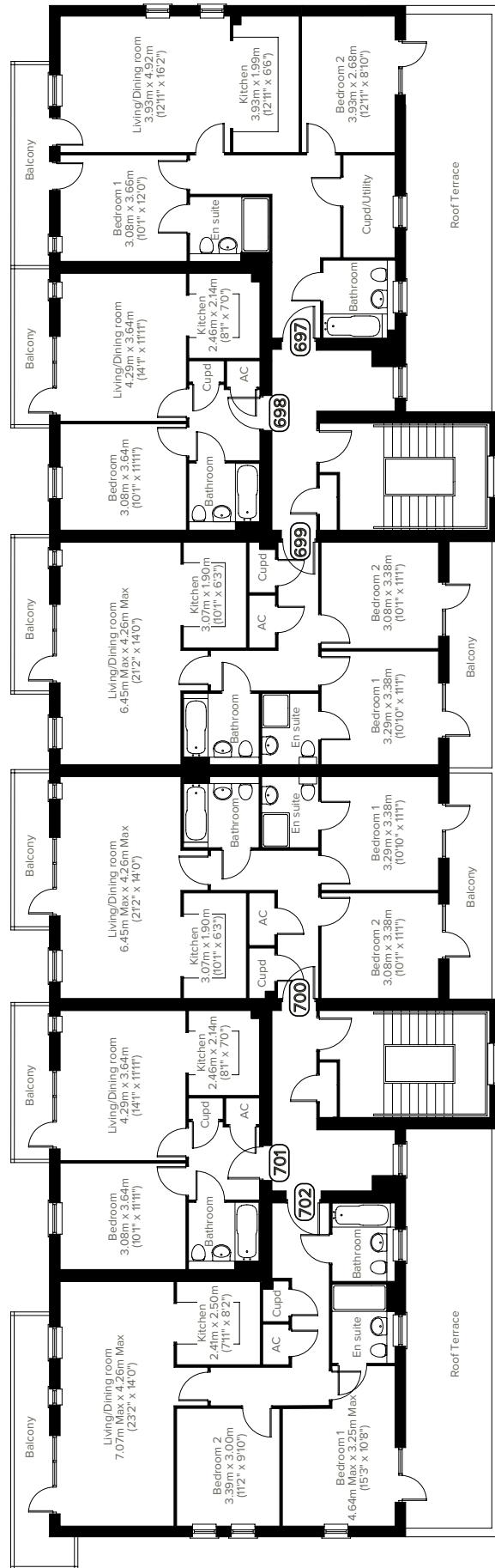
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# Block 4 Apartments

1 & 2 bedroom home

## Block 4 1ST FLOOR

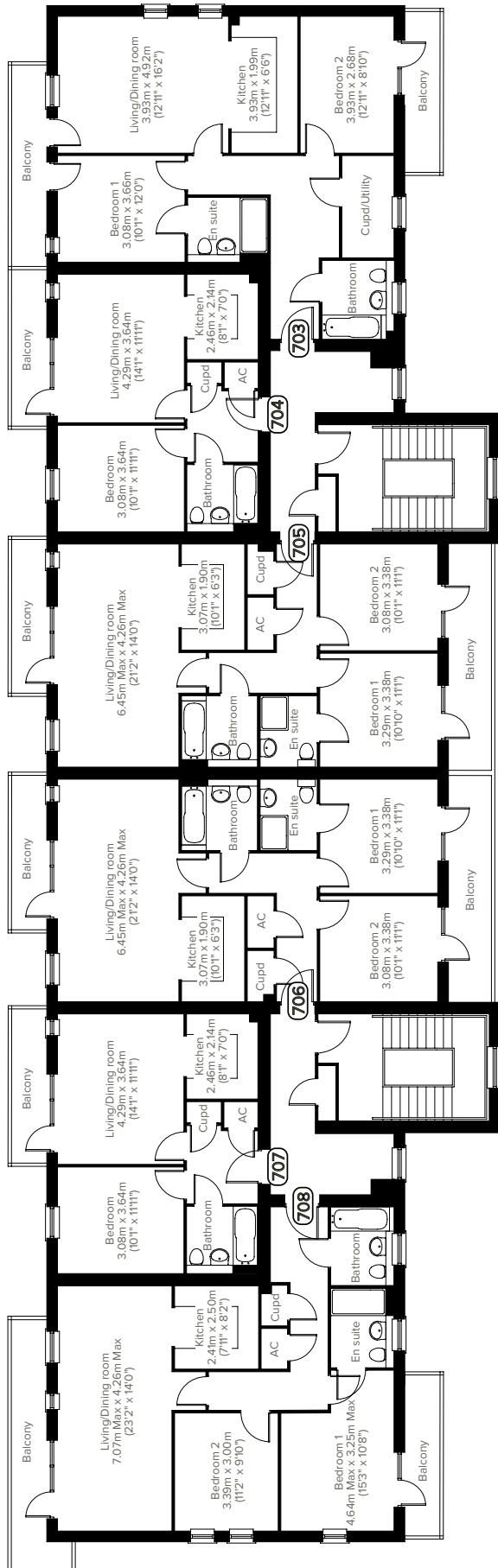


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## Block 4

### 2ND FLOOR



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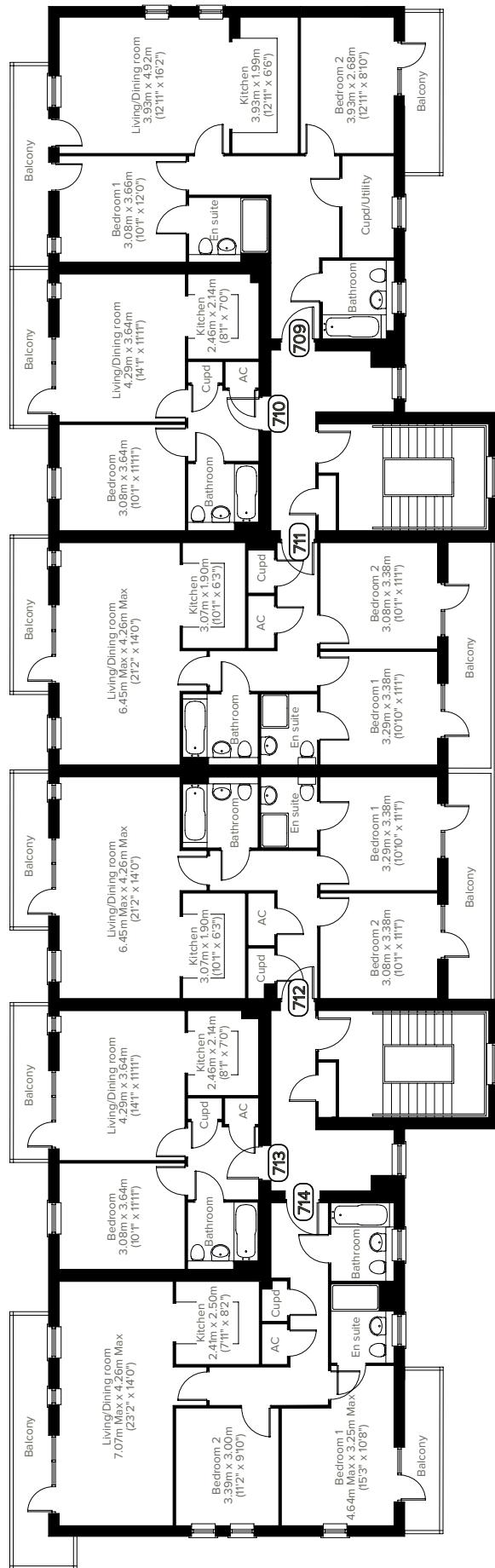


# Block 4 Apartments

1 & 2 bedroom home

# Block 4

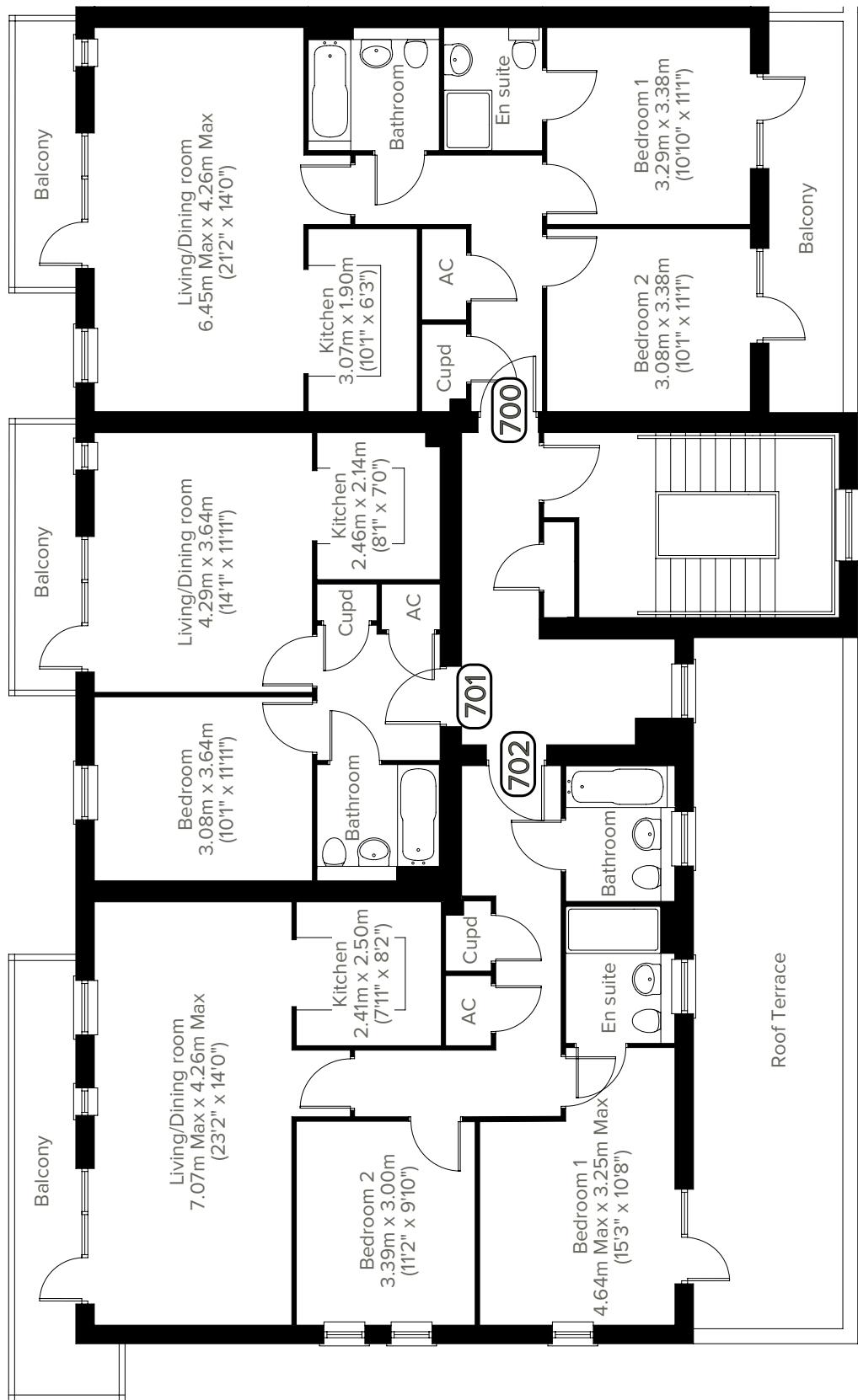
## 3RD FLOOR



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## Block 4 - Left



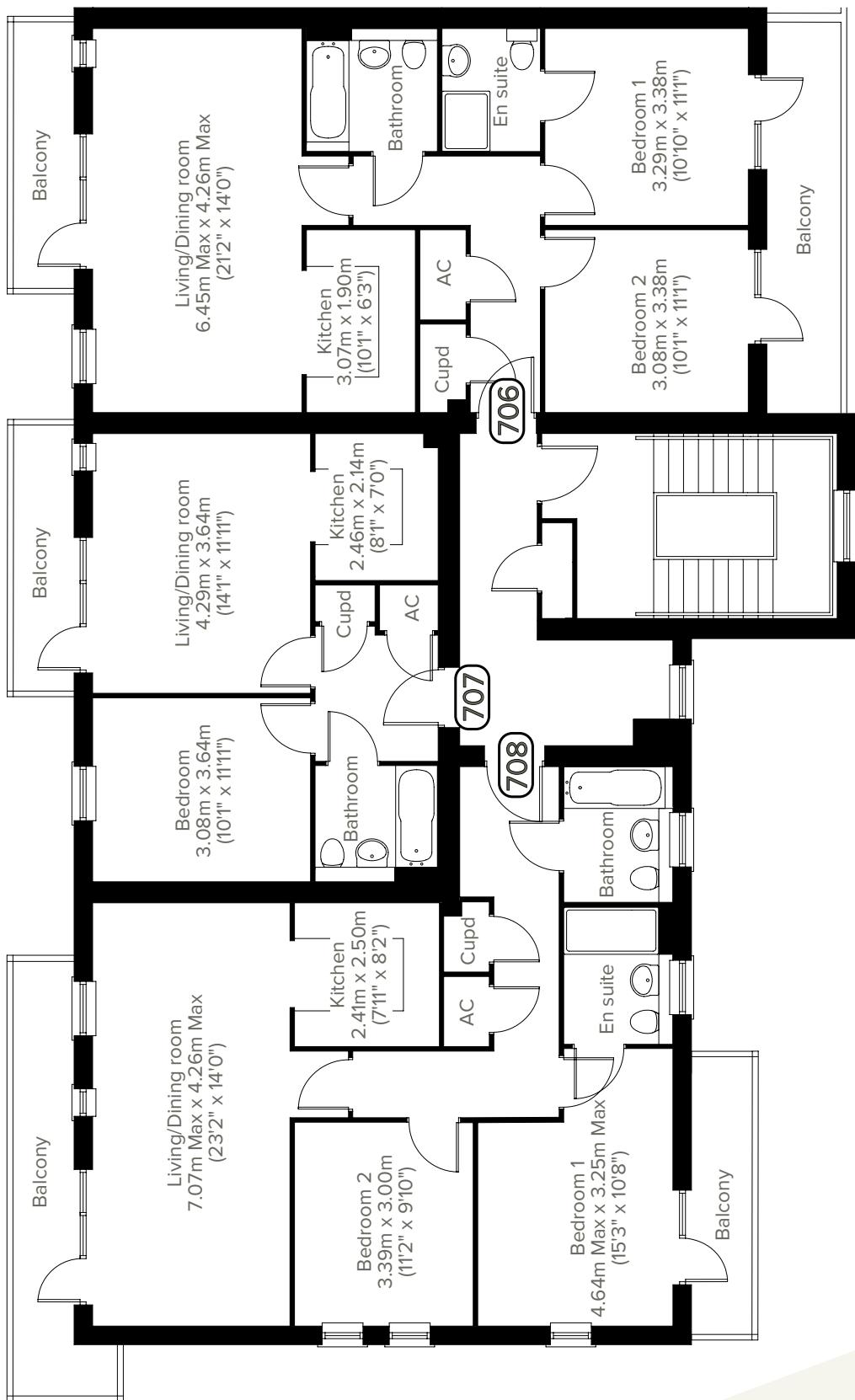
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# Block 4 Apartments

1 & 2 bedroom homes

## Block 4 - Left

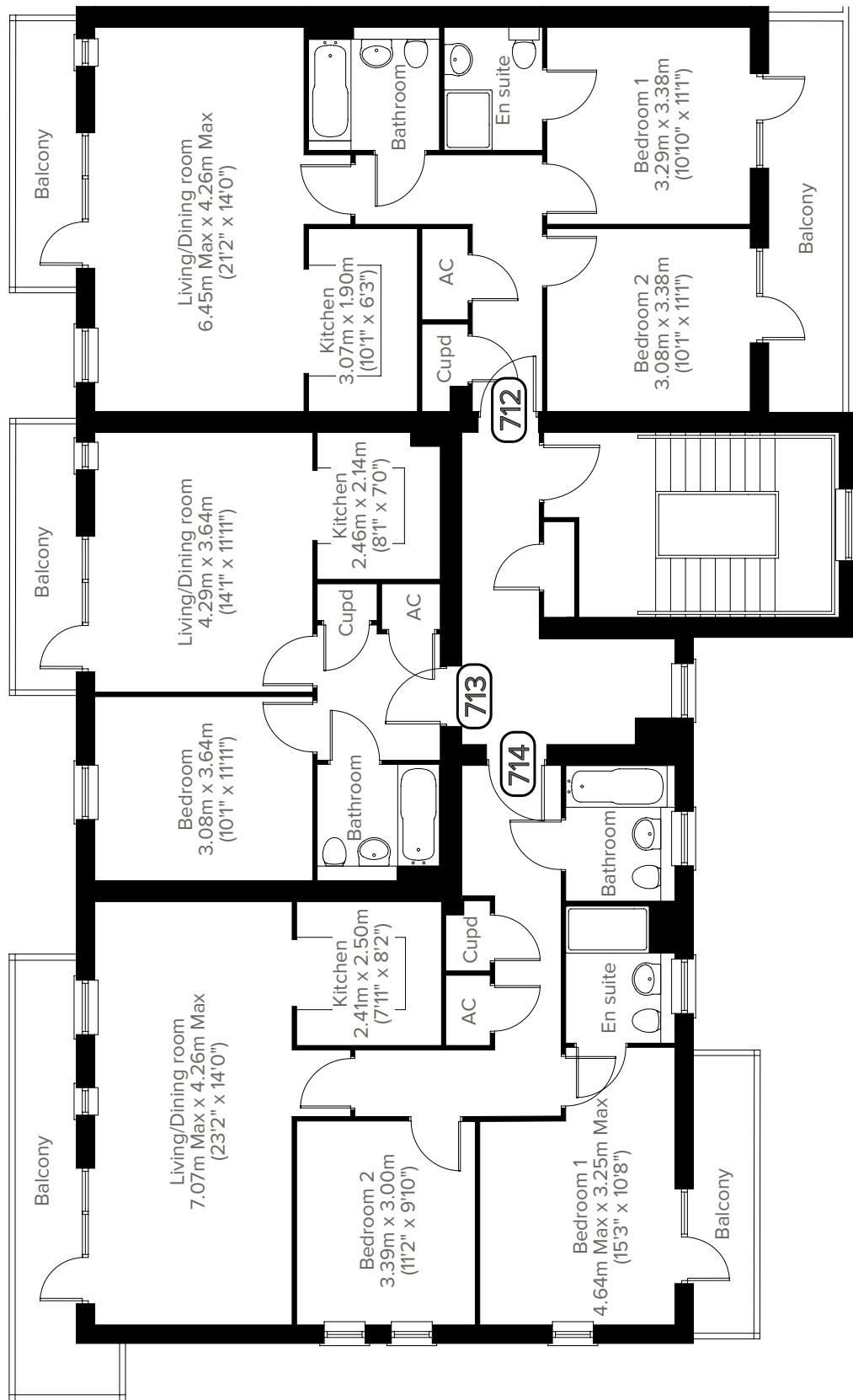


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## Block 4 - Left



## 3RD FLOOR

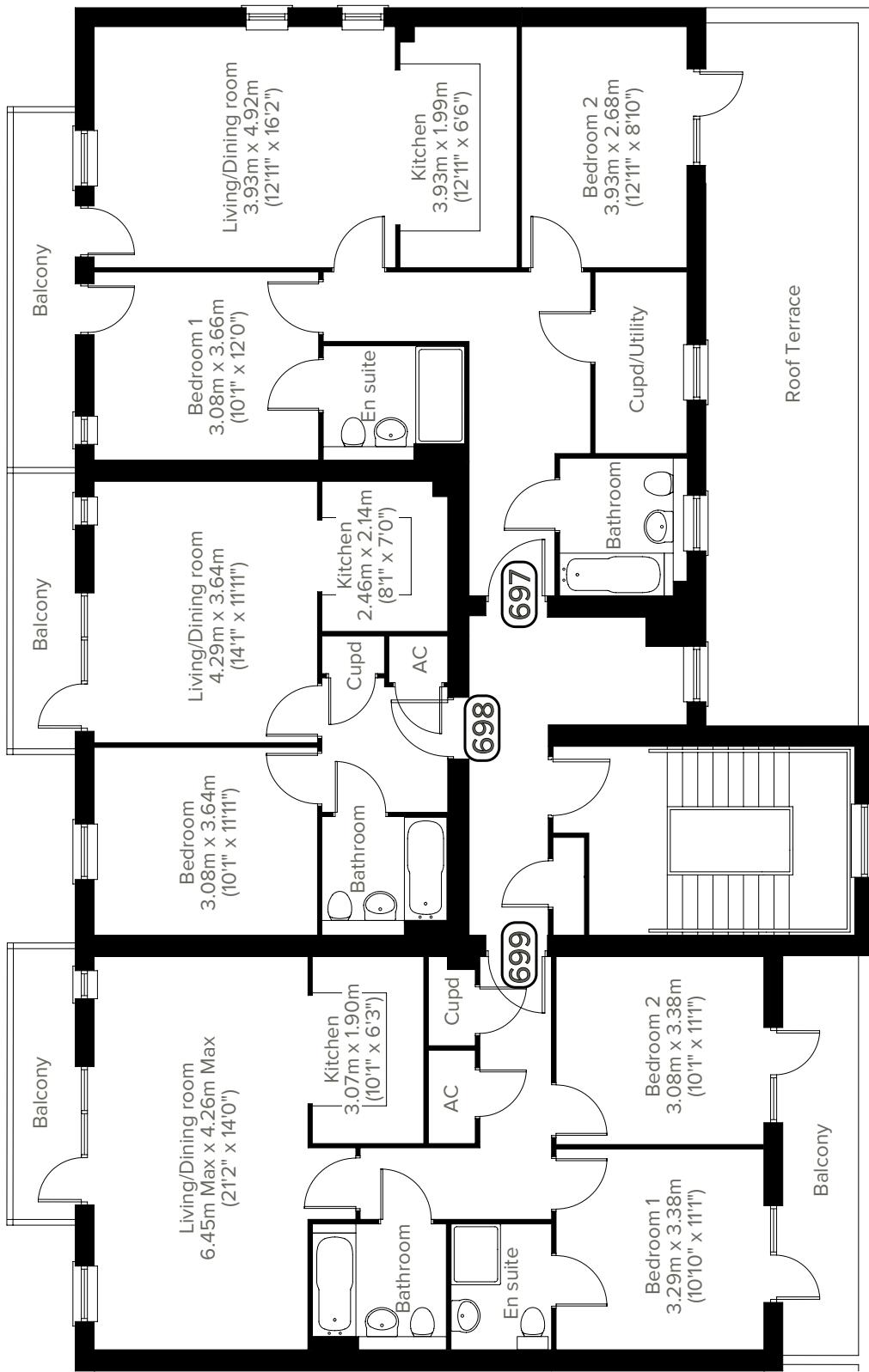
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# Block 4 Apartments

1 & 2 bedroom home

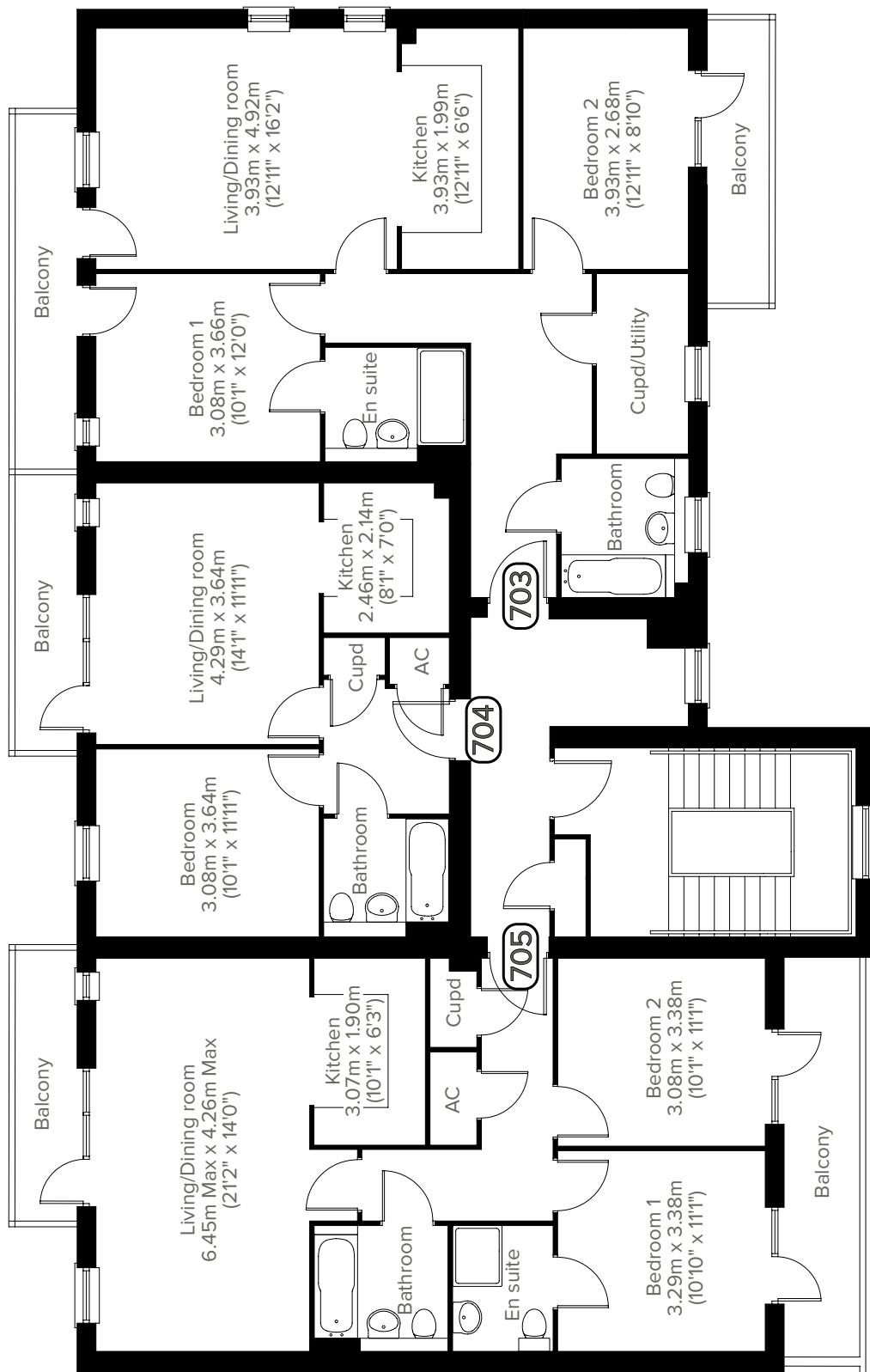
## Block 4 - Right



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## Block 4 - Right



### 2ND FLOOR

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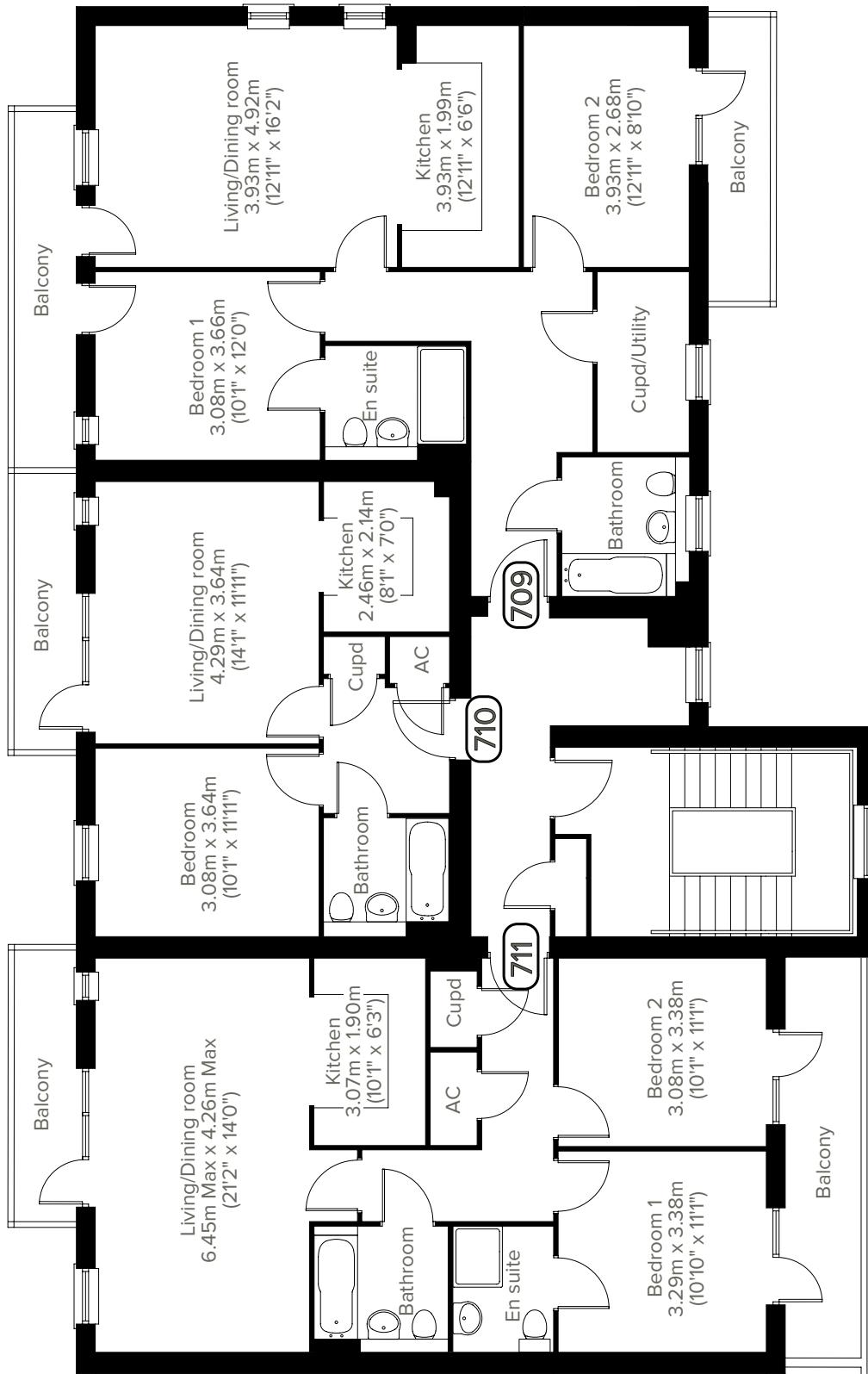
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## Block 4 - Right

# Block 4 Apartments

1 & 2 bedroom home



### 3RD FLOOR

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The Stapleford has a stylish open plan kitchen/living/dining room, a double 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**

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# The Danbury

3 bedroom home



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



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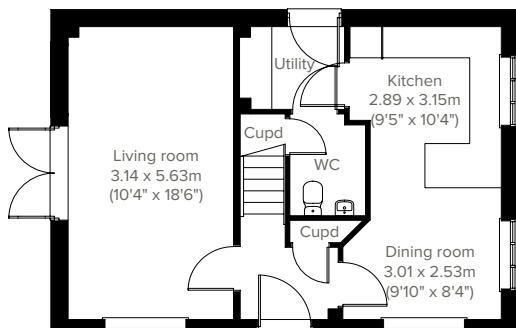


# The Barnwood

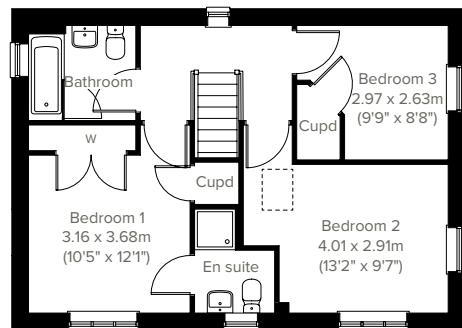
3 bedroom home



Blending thoughtful design with everyday functionality, the Barnwood boasts a spacious kitchen/dining area leading through to a utility room, while the separate living room opens directly onto the garden – perfect for making the most of sunny days. A WC, inner hallway and extra storage help keep things organised. Upstairs, you'll find a stylish family bathroom and three bedrooms, including bedroom one with an en suite shower room.



GROUND FLOOR



1ST FLOOR

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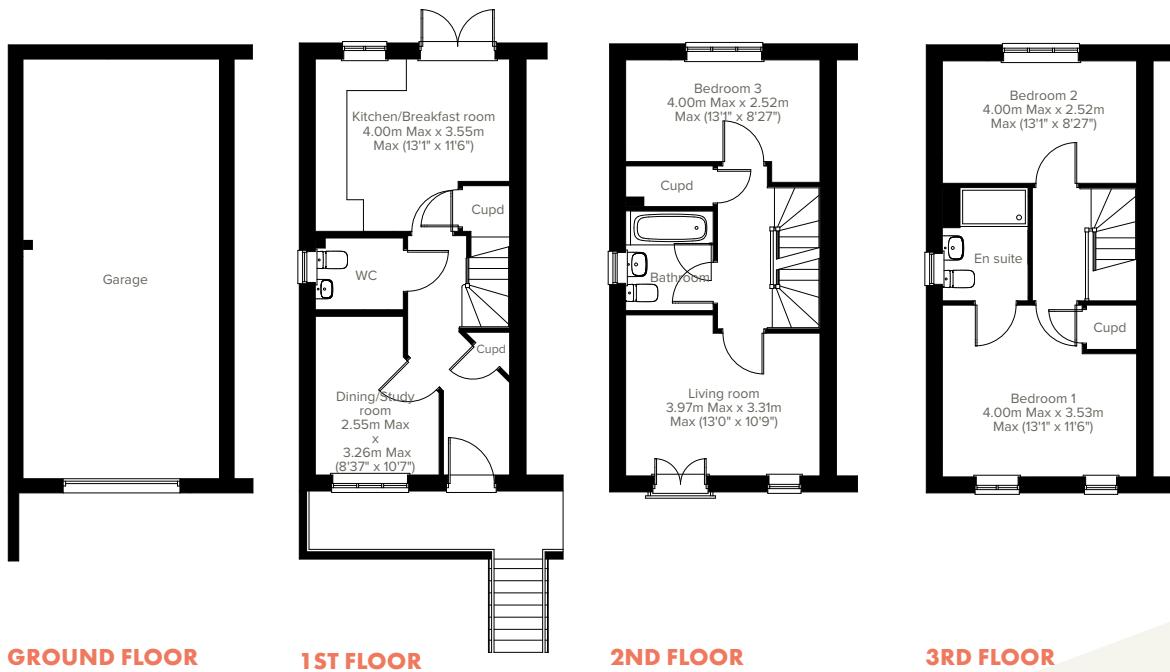


# The Ashdown

3 bedroom home



The Ashdown is a superb semi-detached home with a good-sized dining room/study and separate kitchen/breakfast room with garden access - perfect for family life and entertaining. It's practical too, with an integral garage, 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, a family-sized bathroom and bedroom one has an en suite.



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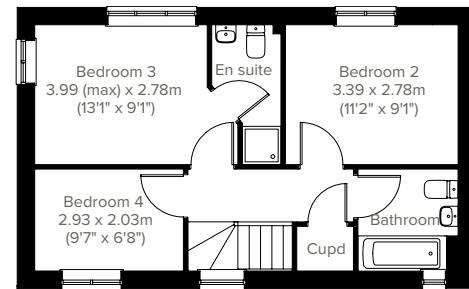
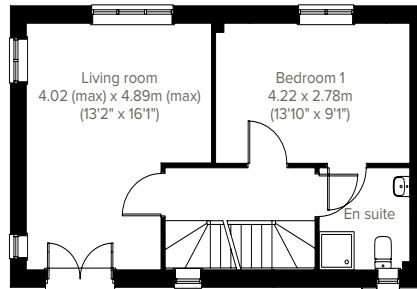
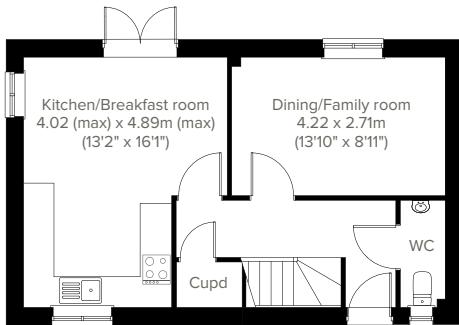


# The Wolvesey

4 bedroom home



The Wolvesey is an impressive three-storey townhouse with flexible living space to suit modern families. This four-bedroom family home has a practical ground floor including a spacious open plan kitchen/breakfast room, dining/family room, WC and storage cupboard. The first floor consists of a flexible living room with Juliet balcony bedroom one with an en suite. The top floor is home to three bedrooms, a family bathroom and storage cupboard.



**GROUND FLOOR**

**1ST FLOOR**

**2ND FLOOR**

\* Window depends on plot.

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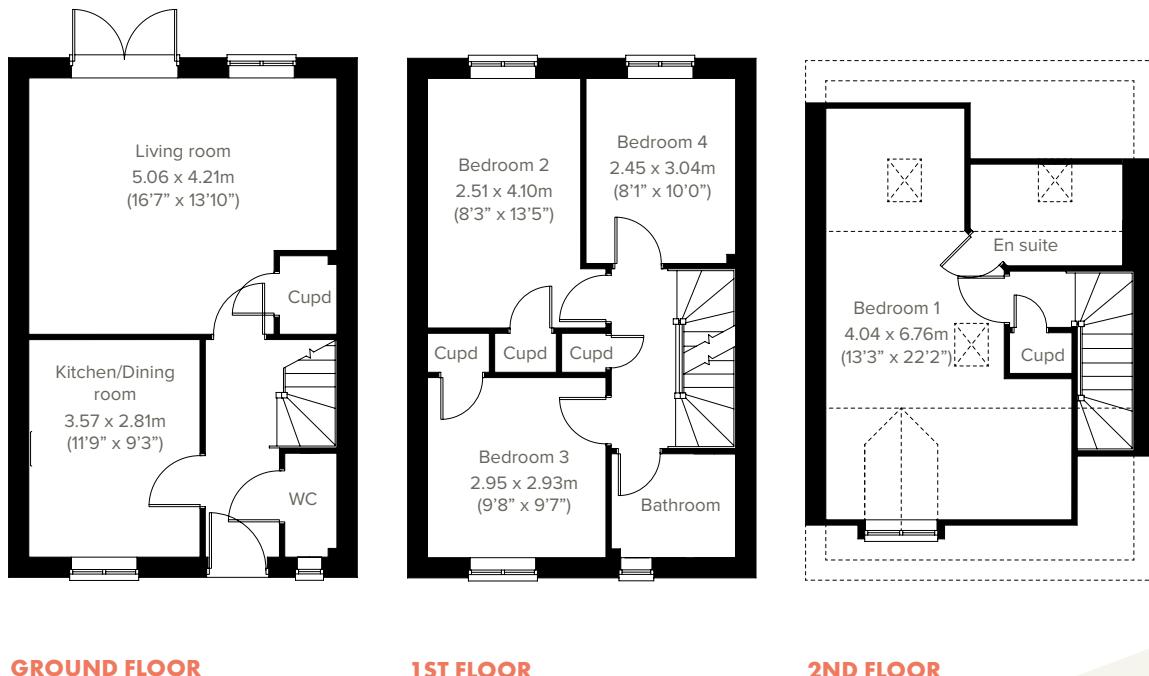


# The Whinfell

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. There are four bedrooms - bedroom one, including an en suite. The family bathroom, downstairs WC and five storage cupboards mean this home is as practical as it is stylish.



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## Persimmon

## Notes



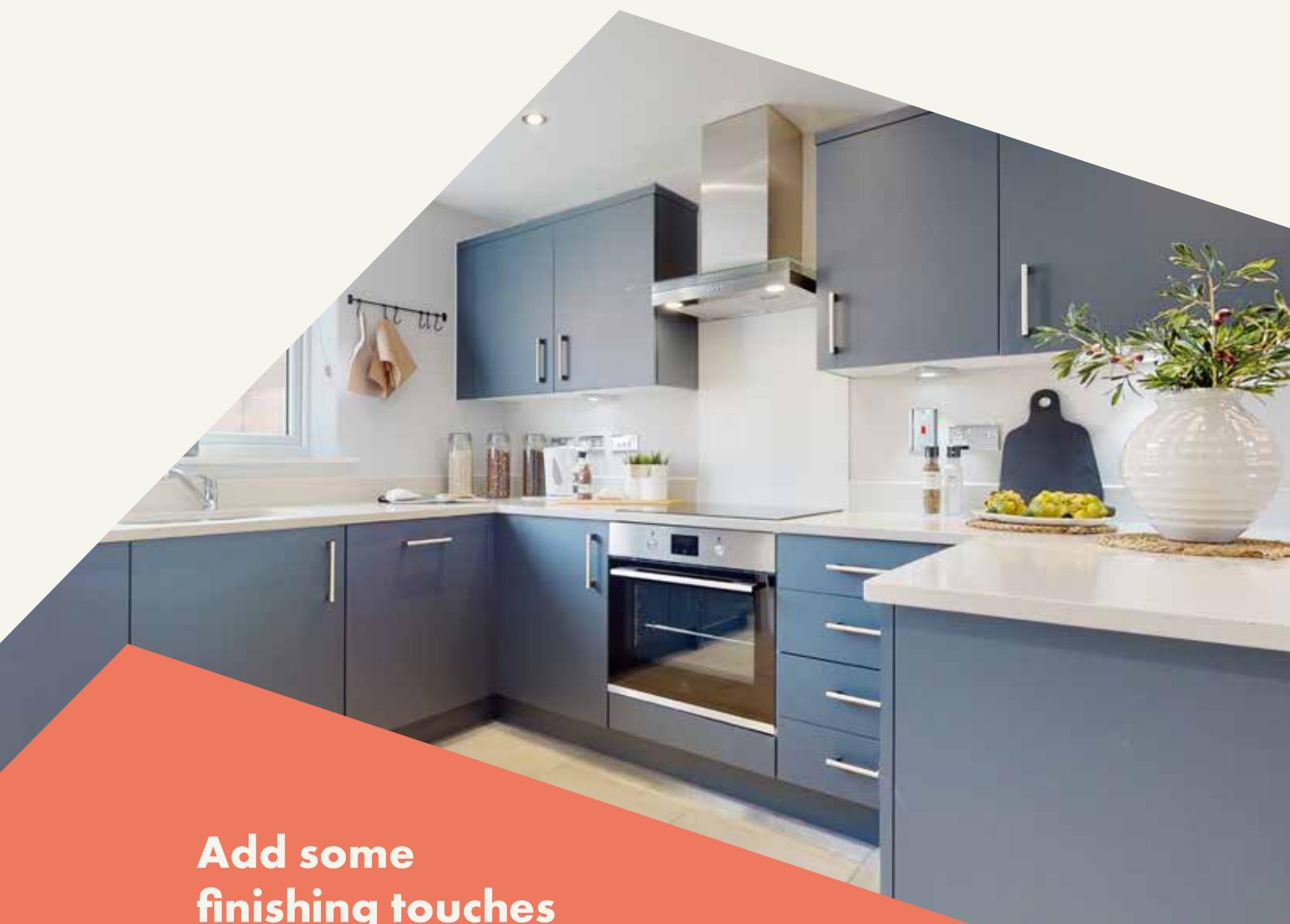


Saltram Meadows

## Specifications

Our homes include these items as standard to ensure you have everything you need to be comfortable from the day you move in.

Built for today's modern lifestyles with sustainability in mind.



### Add some finishing touches

Depending on the build stage of your new home, you can upgrade things like kitchens, appliances, taps and showers via our bespoke 'Finishing Touches' range.



## External

### Walls

Traditional cavity walls.  
Inner: timber frame or block.  
Outer: Style suited to planned architecture.

**Roof**  
Tile or slate-effect with PVCu rainwater goods.

**Windows**  
Double glazed E-glass windows in PVCu frames.

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



## Internal

### Ceilings

Painted white.

### Lighting

Pendant or batten fittings with low-energy bulbs.

### Stairs

Staircase painted white.

### Walls

Painted in white emulsion.

### Doors

White pre-finished doors with white hinges.

### Heating

Gas fired combi boiler with radiators in all main rooms, with thermostatically-controlled valves to bedrooms.

### Insulation

Insulated loft and hatch to meet current building regulations.

### Electrics

Individual circuit breakers to consumer unit and double electric sockets to all main rooms.

### General

Media plate incorporating TV and telecommunication outlets to living room.



## Kitchen

### General

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

### Plumbing

Plumbing for washing machine.

### Appliances

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



## Bathroom

### Suites

White bathroom suites with chrome-finished fittings.

### Extractor fan

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

### Shower

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

### Splashbacks

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

### General

En suite to bedroom(s) where applicable.



## Security

### Locks

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

### Fire

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



## Garage & Gardens

### Garage

Garage, car ports or parking space.

### Garden

Front lawn turfed or landscaped (where applicable).

### Fencing

1.8 metre fence to rear garden, plus gate.





Energy efficiency built in

## Sustainability

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

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

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

## Energy efficiency built in:

- PEA rating – B**  
Our typical B rating makes our homes much more efficient than traditional D-rated homes.
- Up to 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.
- Hyperfast 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 CO<sub>2</sub> per house built.

## 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

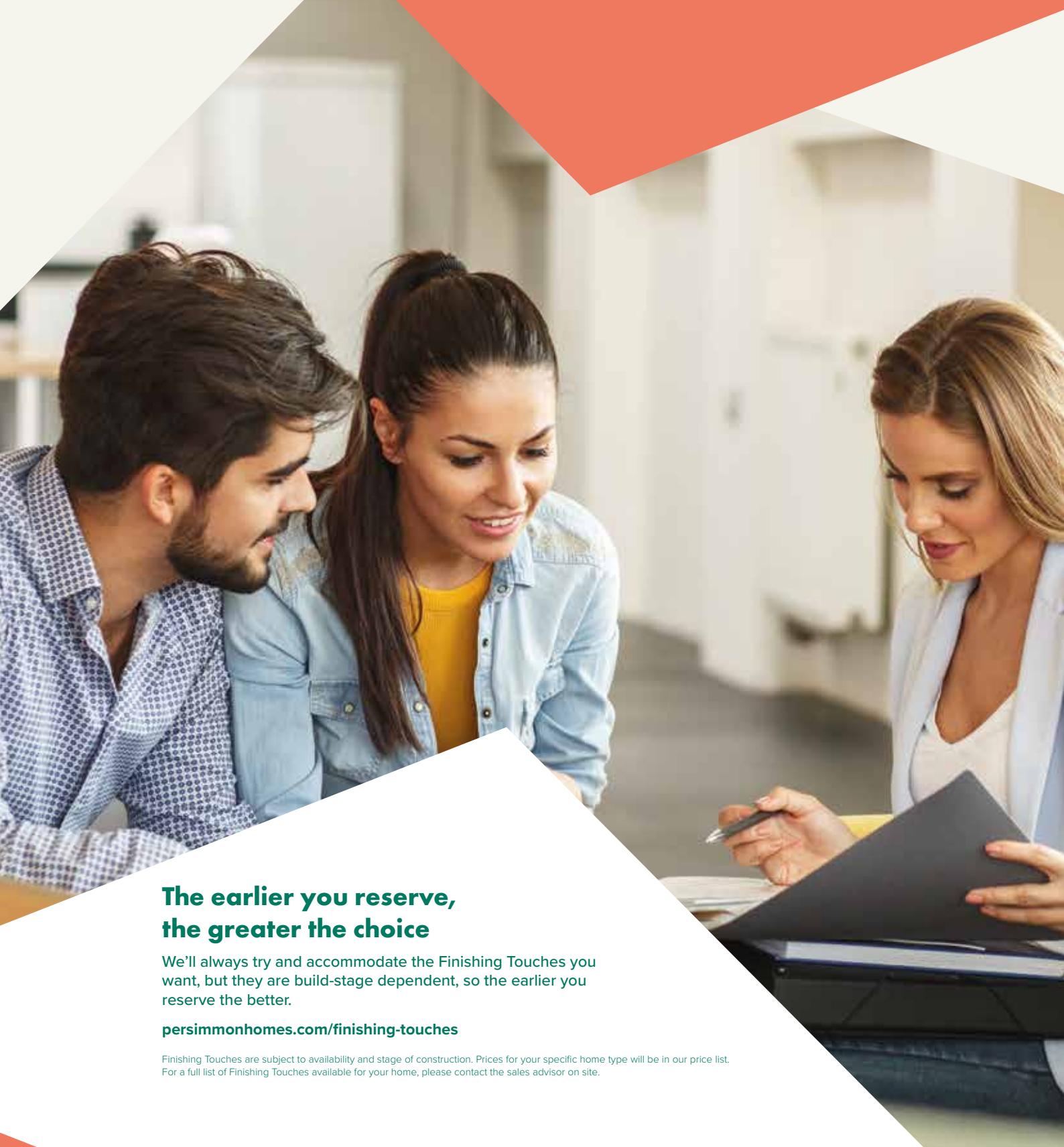
**"One of the most exciting things about buying a brand new home is putting your own stamp on a blank canvas."**



## Share & win!

Share your love for your new Persimmon home and you could be in with a chance of winning a voucher. For more details, see 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.

[persimonhomes.com/finishing-touches](http://persimonhomes.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

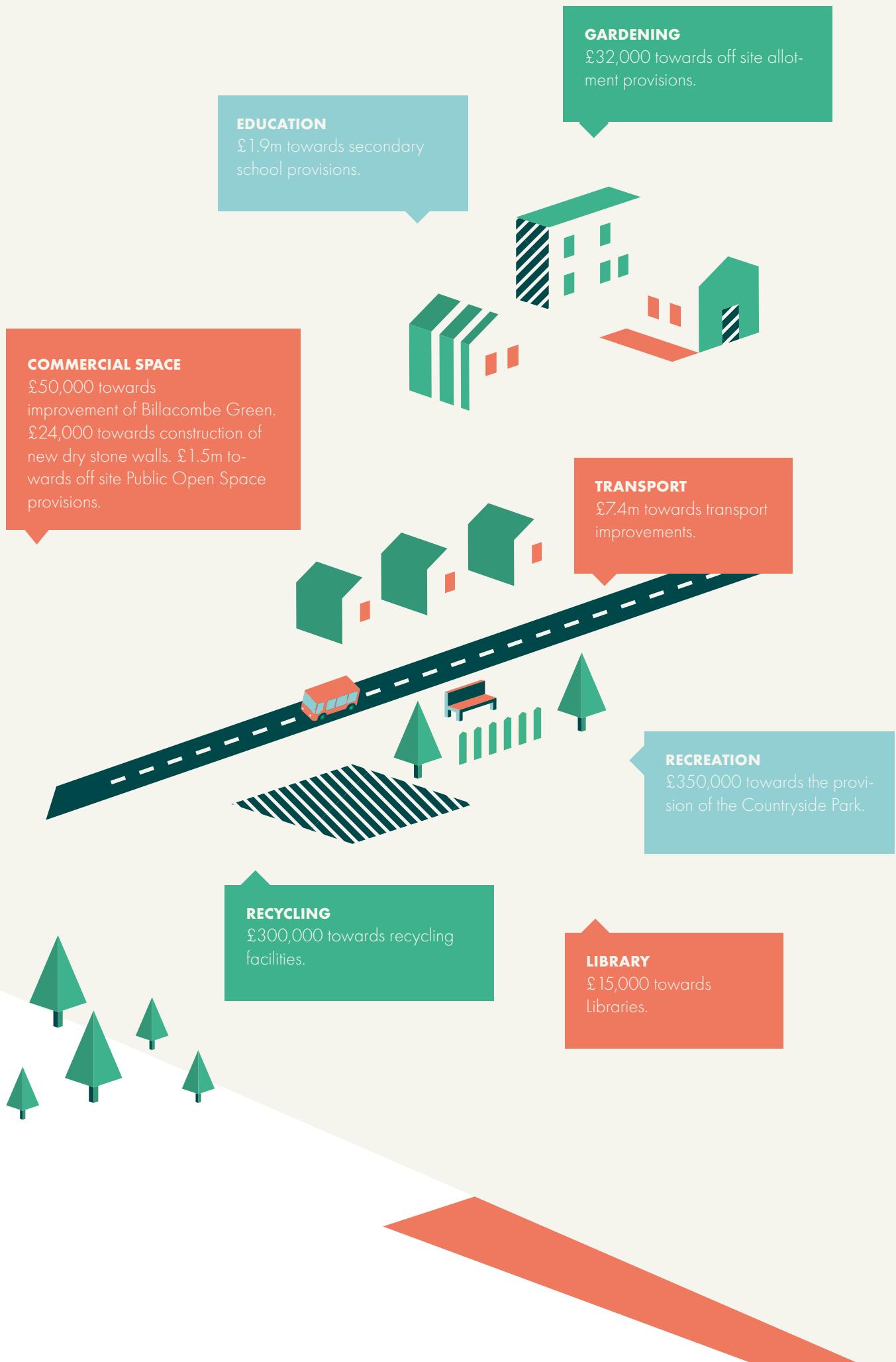
**When creating Saltram Meadows, not only did we create a lovely local environment for you and your family, we also contributed to the wider community.**

Throughout the development process, we proactively engage with local communities and work closely with planning authorities. Saltram Meadows 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 Meadows.”**





# 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.



## 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

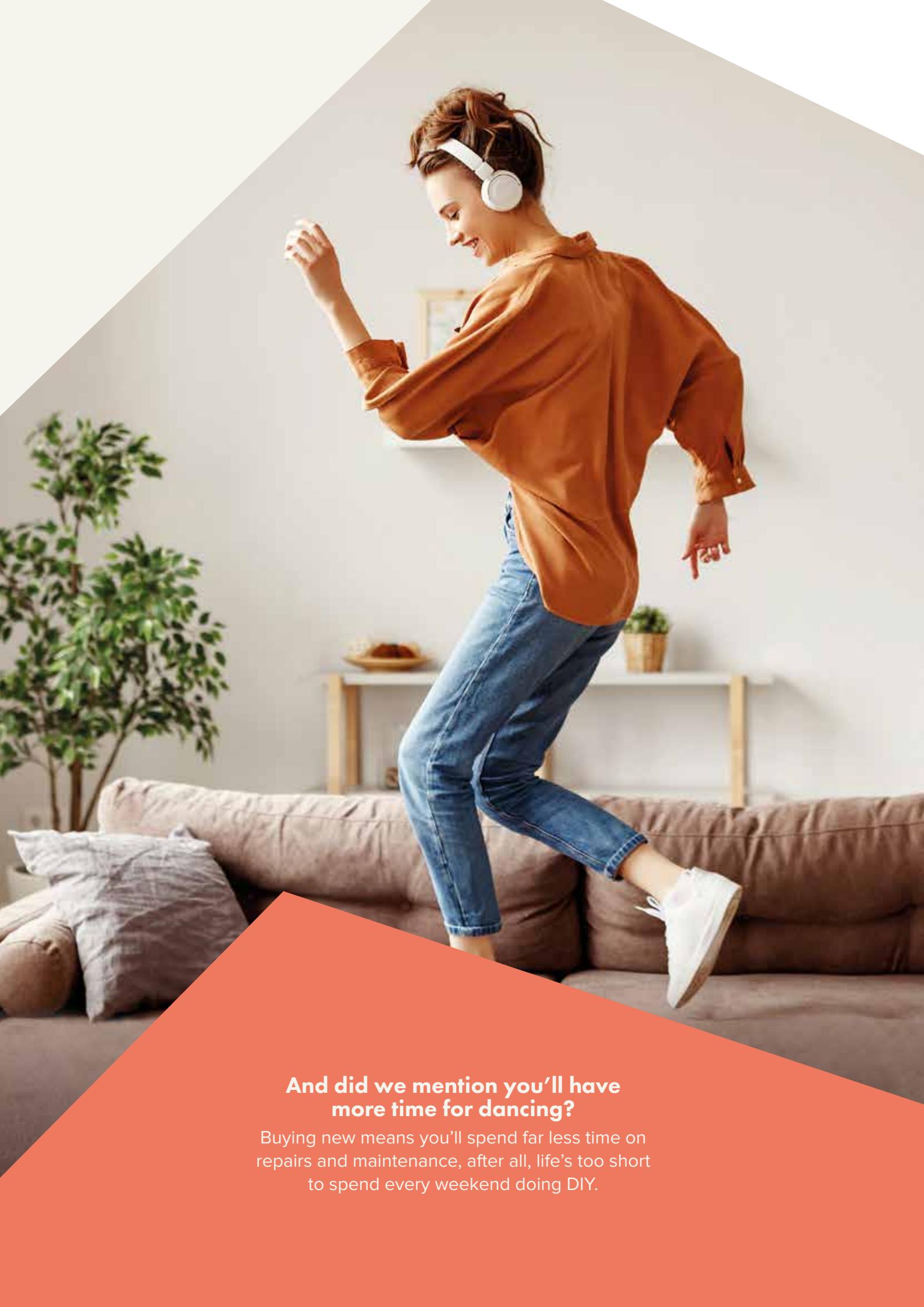
All our new homes come with a ten-year, insurance-backed warranty, as well as our own two-year Persimmon warranty. In the unlikely event you ever need to claim, our Customer Care Team are there to help you.

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](http://persimmonhomes.com)



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

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



# Your 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 CO<sub>2</sub> 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.





Your home, better connected  
for a brighter future

## Hyperfast 900Mb broadband is available on this development.

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

### Choose the best package for you

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



Scan me!  
For packages & pricing.



0333 234 2220



[support@fibrenest.com](mailto:support@fibrenest.com)

Information correct at June 2025. Please see [www.fibrenest.com](http://www.fibrenest.com) for the latest information and prices.

### Get connected today!

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

C:

D:

P:



## Persimmon

## Notes







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