



Persimmon
Together, we make your home



Woods Meadow Phase 3

Oulton Broad • Suffolk

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"**



Woods Meadow Phase 3B

Find out more

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Who we are

A little bit about us

You're about to make one of the most exciting investments of your life! A beautiful place to call home for years to come.

Here are some reasons to invest in a Persimmon home...

Over 50 years of expertise

We've been building homes and communities since the early seventies, and just as fashions have moved on, so too has construction. Over half a century we've perfected processes, fine-tuned materials and honed skills to make us one of today's most modern and progressive home builders.

Sustainability mission

We're committed to reducing our impact on the planet and building for a better tomorrow, with a dedicated in-house team focused on this. [Read more on page 32](#)



Persimmon 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 34**

"Building sustainable homes and community hubs"

Save money on your energy bills

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



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

Giving back

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

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

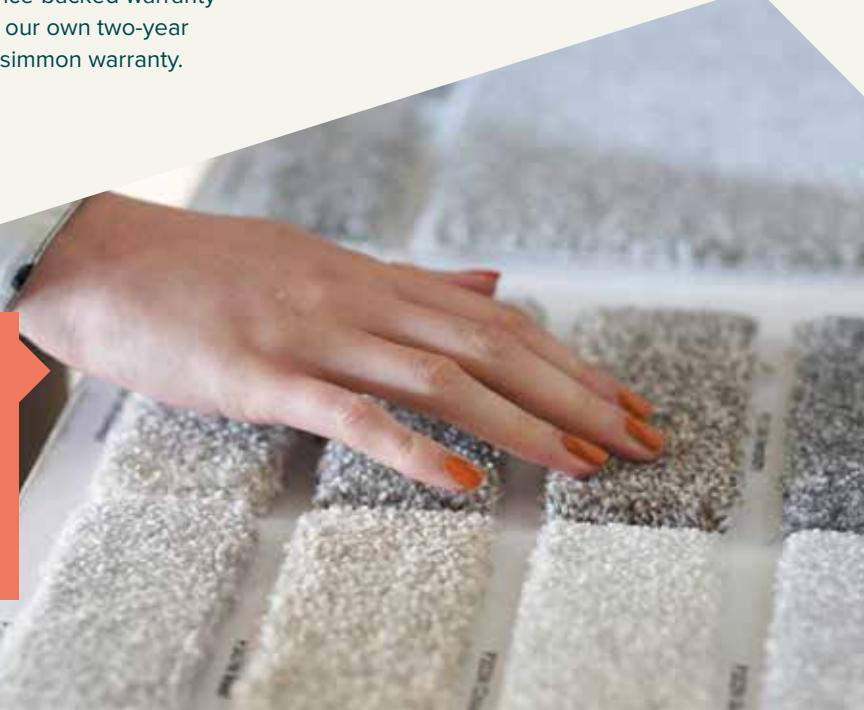


Help when you need it

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

10-year warranty

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





With you all the way

Your journey with us

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

1.

2.

3.

Reservation

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

Solicitor

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

Mortgage application

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

4.

5.

6.

Personalise!

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

Exchange contracts

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

Quality assurance

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

7.

8.

9.

Home demo

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

Handover

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

After-care

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

persimmonhomes.com



Need help?

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



**PART
EXCHANGE**



**HOME
CHANGE**



**New Build Boost
by Gen H**

Bank of Mum and Dad

Deposit Boost

**Armed Forces/Key
Workers Discount**



- ⑤ Range of 1, 2, 3, and 4-bedroom homes
- ⑤ Energy-efficient, sustainable housing
- ⑤ Close to Norwich, Ipswich and Cambridge
- ⑤ Close to the Suffolk Broads

Scan me!

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





Oulton Broad • Suffolk

Woods Meadow

Discover energy-efficient new homes in the seaside village of Oulton Broad, Suffolk – and experience easy living by the coast and countryside with convenient amenities.

Step into Woods Meadow, a beautiful collection of one, two, three and four-bedroom new homes in Suffolk. Set in Oulton Broad, Lowestoft, these beautiful homes sit beside open green space and a country park that gently edges toward the magical Norfolk Broads. This is modern living wrapped in fresh air and wide skies that families will love.

Stylish new build Suffolk houses

Woods Meadow is a special place for families to call home, with wide open green space that features a central play area kids will adore. Whether you're stepping outside to enjoy a family picnic in the sun right on site or taking the dog for a quick walk, there's plenty of breathing space to enjoy.

EXPLORE

Oulton Broad North
train station
1.4 miles

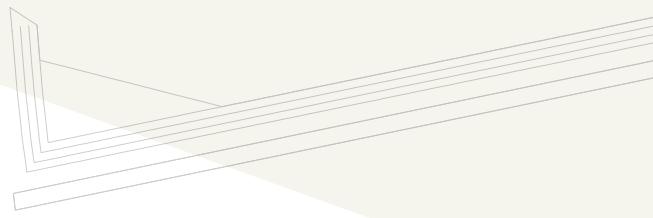
Oulton Broad South
train station
2.1 miles

Lowestoft
2.7 miles

Great Yarmouth
10 miles



Woods Meadow Phase 3



Our homes

1 bedroom (+ study)

 **The Alnmouth**

2 bedroom

 **The Wentwood**

 **The Addleborough**

2 bedroom (+ study)

 **The Danbury**

 **The Deepdale**

3 bedroom

 **The Epping**

 **The Galloway**

 **The Sherwood**

 **The Kingley**

 **The Barnwood**

 **The Saunton**

 **The Barndale**

4 bedroom

 **The Greenwood**

 **The Brampton**

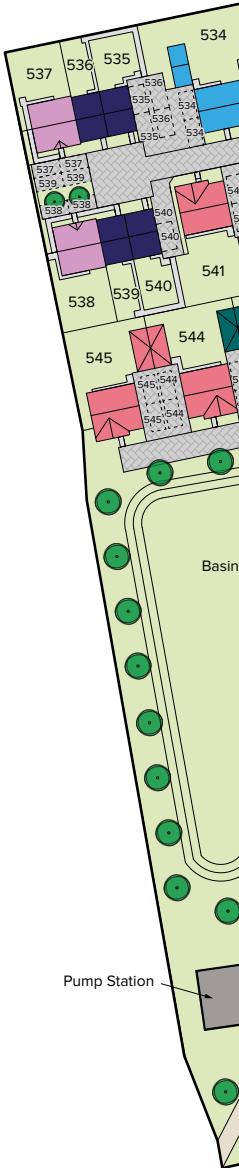
 **The Selwood**

 **The Lambridge**

 **The Kielder**

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.



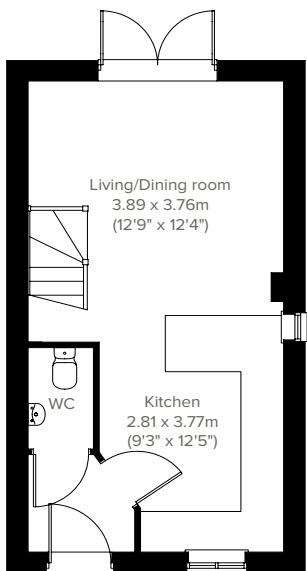


The Alnmouth

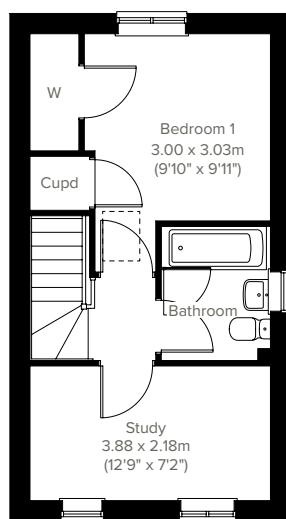
1 bedroom & study home



The Alnmouth is a popular home that makes the most of every inch of space. The open plan kitchen/dining area creates a light and open feel, enhanced by French doors that bring the outdoors in. Upstairs, two flexible rooms and a family bathroom give you space to grow, with off-road parking completing the picture.



GROUND FLOOR



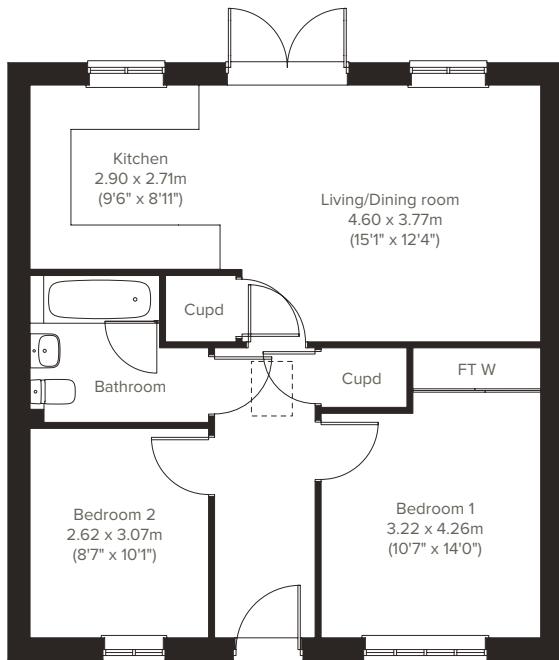
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Designed for modern lifestyles, the Wentwood features a spacious open plan kitchen/dining/living area with patio doors that bring the outside in. Upstairs are two generously sized bedrooms and a stylish bathroom, making this an ideal choice for young professionals or first-time buyers looking for a home that's easy to enjoy.



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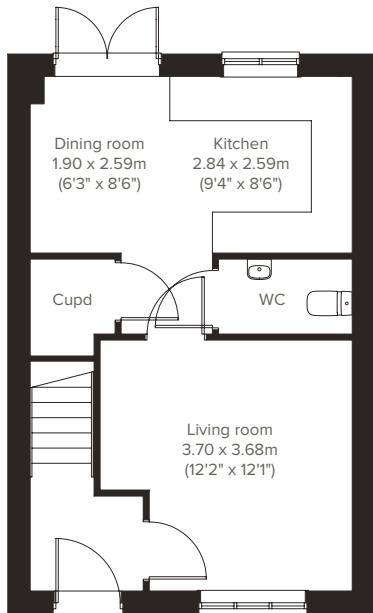


The Addleborough

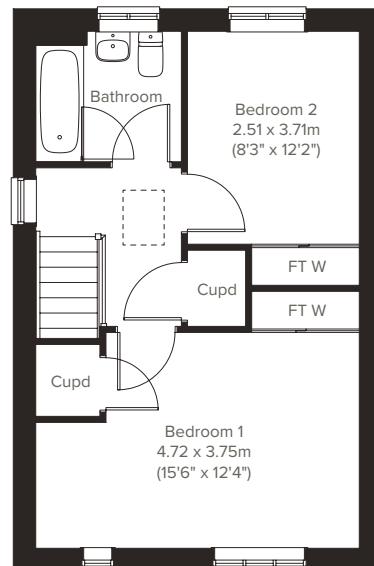
2 bedroom home



The Addleborough is a smart, low-maintenance home that's ideal for first-time buyers. The open-plan kitchen/dining room opens out to the garden through French doors, while the generous front-facing living room gives you plenty of space to relax. Upstairs, there are two good-sized bedrooms and a family bathroom. With thoughtful storage throughout, it's a great fit for busy modern lifestyles.



GROUND FLOOR



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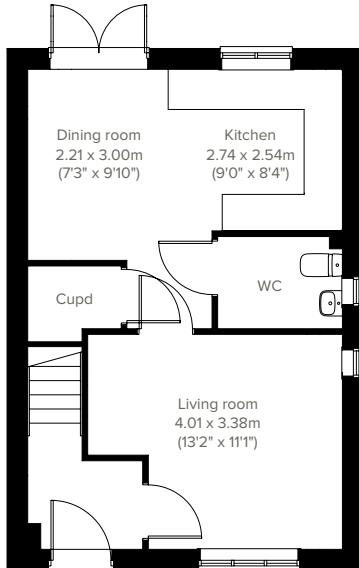


The Danbury

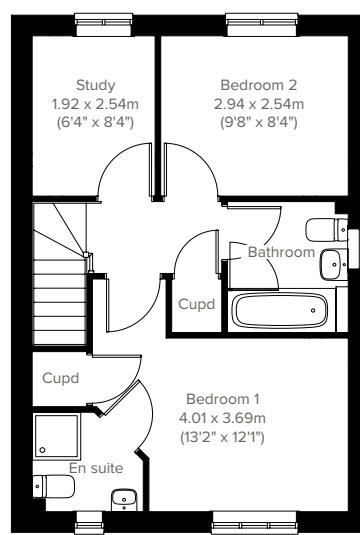
2 bedroom & study home



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 rooms and a family bathroom provide flexibility for growing families or hybrid workers.



GROUND FLOOR



1ST FLOOR

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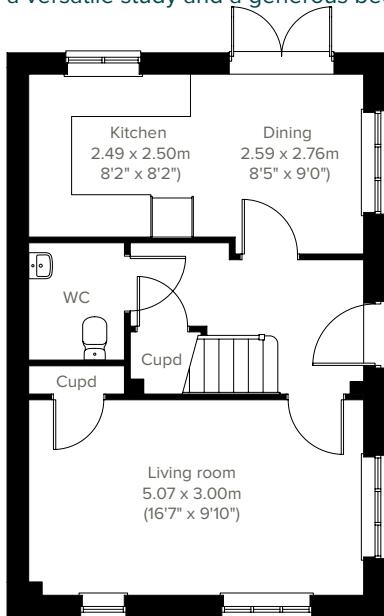


The Deepdale

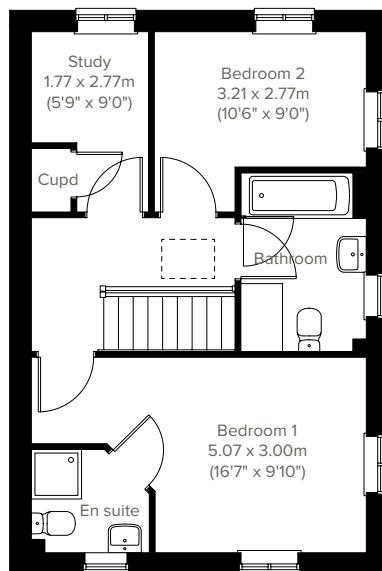
2 bedroom & study home



The Deepdale is a beautifully balanced three-bedroom home designed with families in mind. The open plan kitchen/dining room is a standout space, filled with natural light and perfect for gatherings, with double doors extending the space outdoors. A separate living room adds further flexibility, while a WC and built-in storage make day-to-day living simple. Upstairs, you'll find two well-proportioned bedrooms, a versatile study and a generous bedroom one with en suite.



GROUND FLOOR



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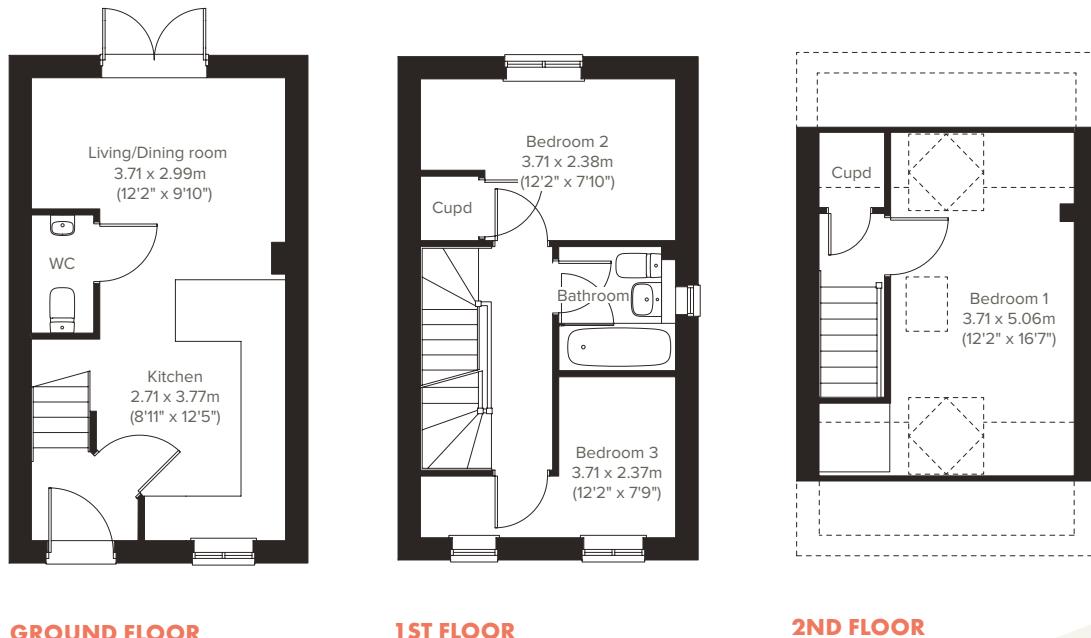


The Epping

3 bedroom home



The Epping is a thoughtfully designed three-bedroom home spread across three floors. On the ground floor, you'll find a bright and welcoming kitchen/dining/living space with direct access to the garden. Two bedrooms and the family bathroom sit on the first floor, while the entire top floor is dedicated to a private main bedroom with its own landing space and a storage nook — perfect for keeping life organised.



GROUND FLOOR

1ST FLOOR

2ND FLOOR

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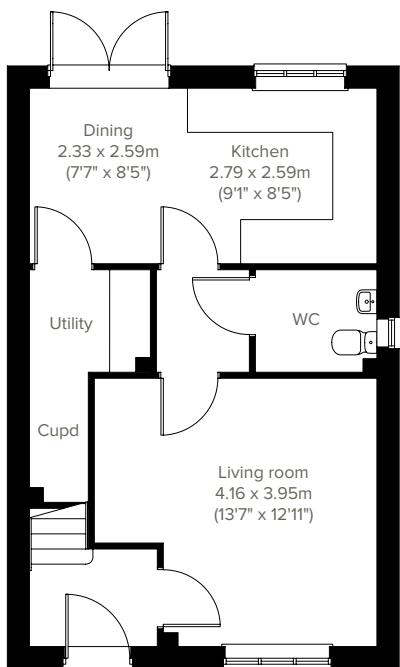


The Galloway

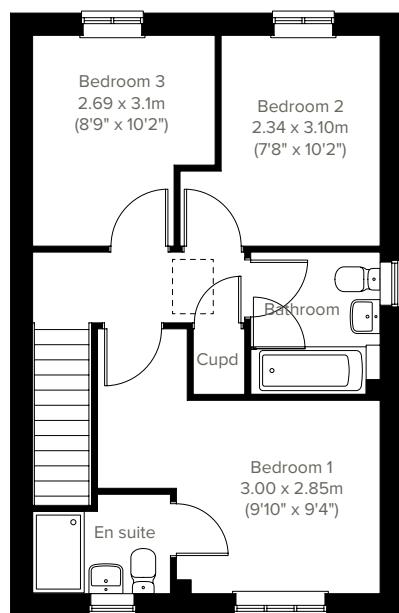
3 bedroom home



The Galloway is a fantastic family home with a welcoming open plan kitchen/dining room that's perfect for both weeknight dinners and weekend get-togethers. French doors open to the garden, bringing the outside in. There's also a downstairs WC and thoughtful storage throughout. Upstairs, three well-proportioned bedrooms, including a main bedroom with en suite, offer space to unwind and grow.



GROUND FLOOR



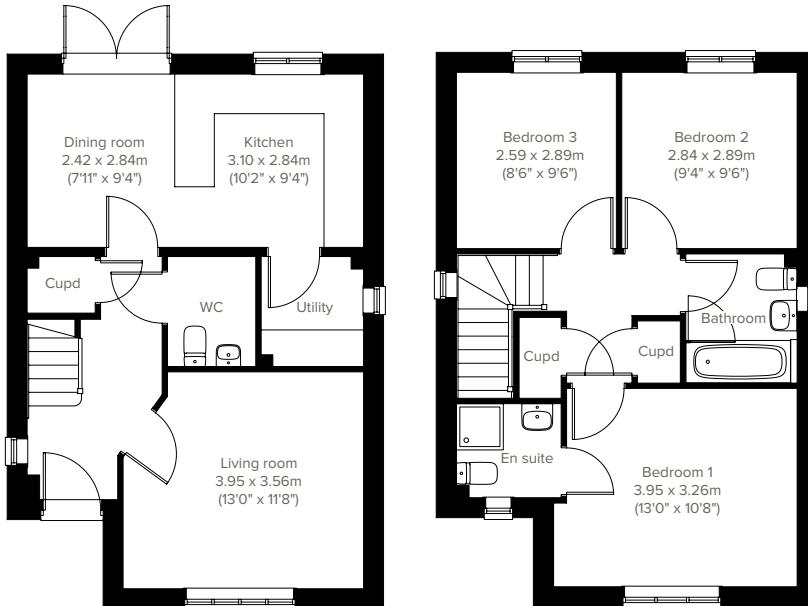
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The Sherwood brings flexibility and flair to family living. The ground floor features a sociable kitchen/dining area with garden access, a separate utility, front-facing living room and a WC. Upstairs, three generous bedrooms – including bedroom one with an en suite – and a modern bathroom provide the comfort and space your household needs.



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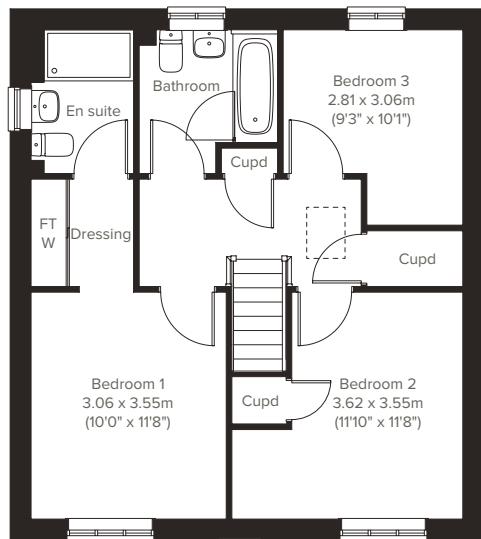
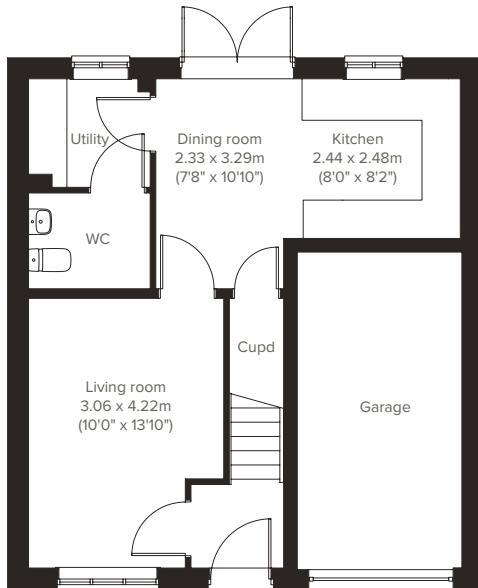


The Kingley

3 bedroom home



A standout home with space in all the right places, the Kingley offers a beautiful 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 modern family bathroom.



GROUND FLOOR

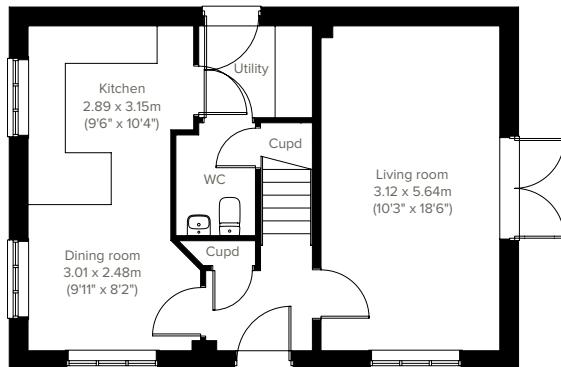
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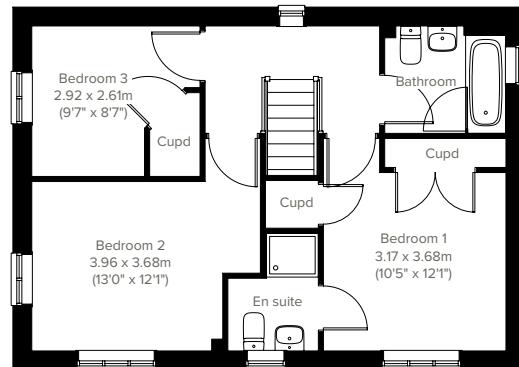
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Blending thoughtful design with everyday functionality, the Barnwood boasts a spacious kitchen/dining area leading through to a utility room, while the separate living room opens directly onto the garden – perfect for making the most of sunny days. 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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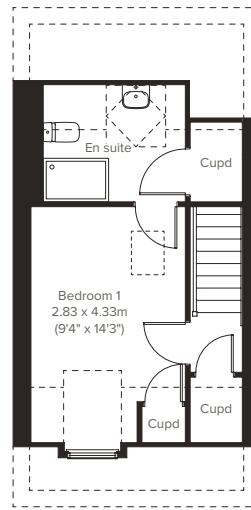
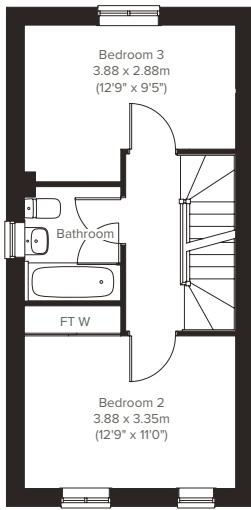
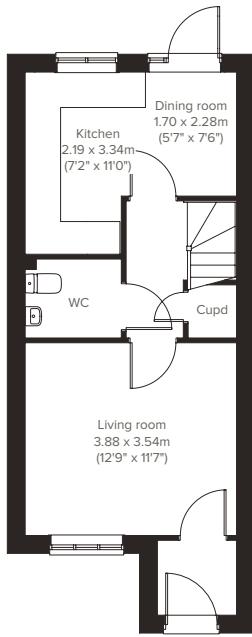


The Saunton

3 bedroom home



Set across three floors, the Saunton is designed to grow with you. The open plan kitchen/dining room is perfect for busy households, and the welcoming living room gives you space to unwind. Practical touches include an enclosed porch, ground floor WC, and four storage cupboards. The first floor is home to two well-proportioned bedrooms and the family bathroom, while the second floor is dedicated to a spacious bedroom one with an en suite.



GROUND FLOOR

1ST FLOOR

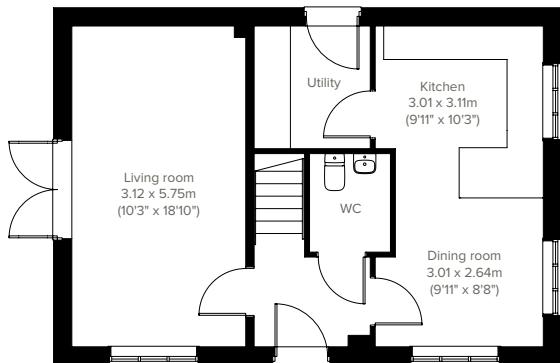
2ND FLOOR

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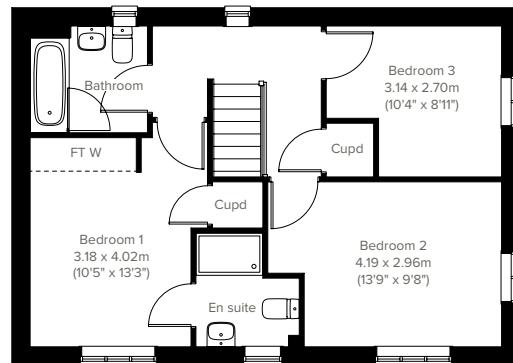
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A thoughtfully-designed three-bedroom family home with much to offer, the Barndale has a bright and modern open plan kitchen/dining room leading to a handy utility room. The spacious living room has French doors leading into the garden. The inner hallway,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



GROUND FLOOR



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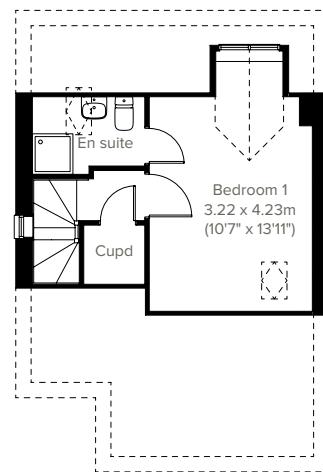
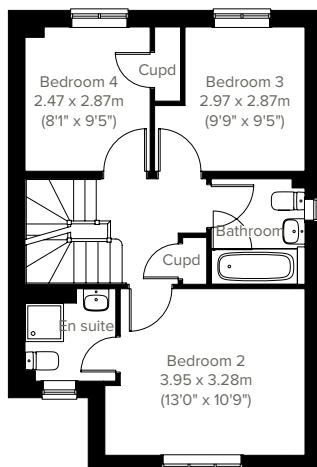
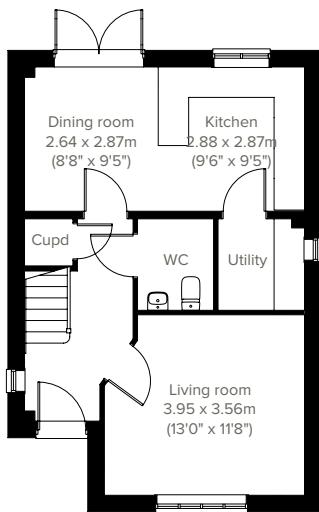


The Greenwood

4 bedroom home



Spread across three floors, the Greenwood offers flexible living for growing families. The welcoming front-aspect living room and open kitchen/dining room are complemented by a utility, WC and storage. Upstairs, bedrooms two, three and four are served by a bathroom, with an en suite to bedroom two. The top floor is dedicated to a private bedroom one with en suite and built-in storage.



GROUND FLOOR

1ST FLOOR

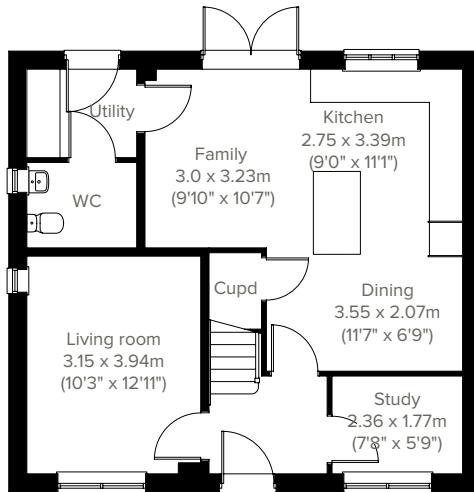
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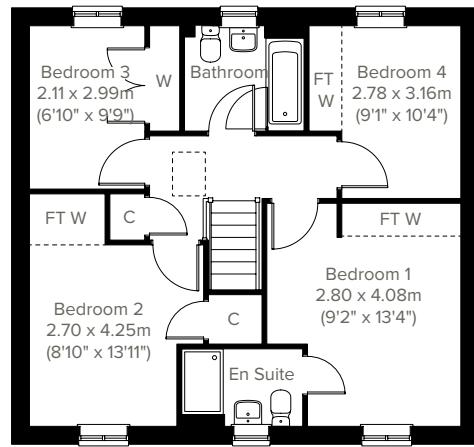
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With a thoughtfully designed layout, the Brampton provides plenty of room to spread out. The front-facing living room is balanced by a generous kitchen/dining/family space with French doors to the garden, plus a quiet study for working from home. Upstairs includes four bedrooms, a stylish and modern bathroom, built-in storage and there's also an en suite to bedroom one.



GROUND FLOOR



1ST FLOOR

Please note that elevation treatments and window/door positions may vary from plot to plot. Plot specific information will be confirmed on your reservation check list.

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The PEA ratings are estimated and vary between home types, orientation and developments. Accessible and adaptable dwelling requirements are based upon the internal arrangements only. External requirements may vary between local authority and developments.

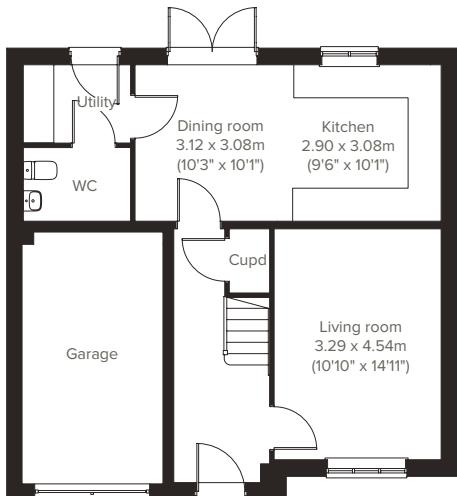


The Selwood

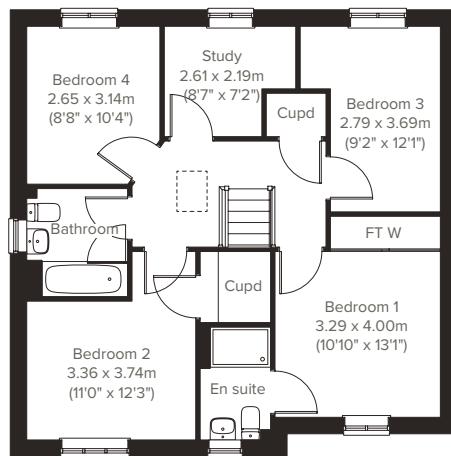
4 bedroom & study home



The Selwood is a beautifully designed detached home with a flexible layout for busy family life. Step inside to find a bright living room at the front and a spacious open-plan kitchen/dining area at the rear, perfect for everything from weekday meals to weekend gatherings with friends. There's also a separate study for working from home, plus a convenient downstairs WC and useful storage.



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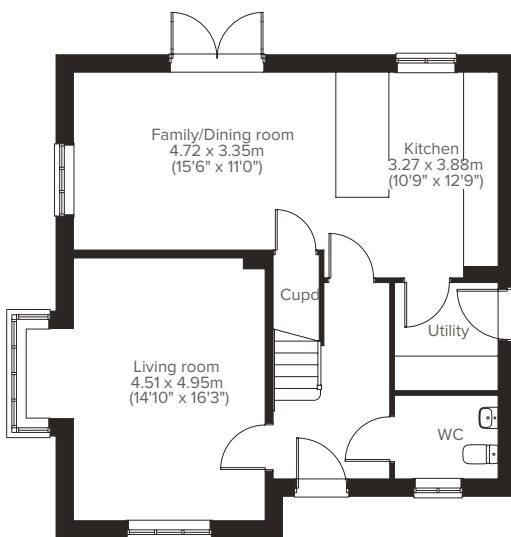


The Cambridge

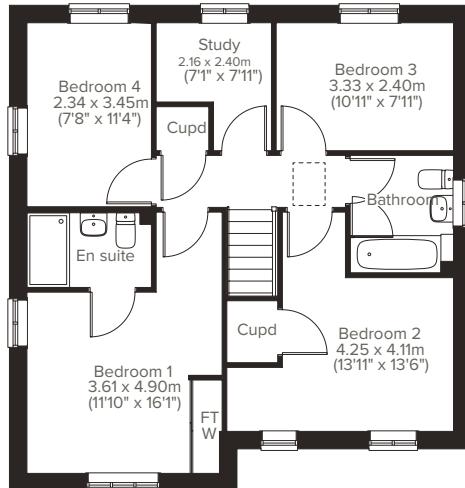
4 bedroom & study home



The Cambridge is a flexible four-bedroom family home. The spacious kitchen/family/dining room enjoys an open aspect through French doors to the rear garden. There's a bright front-aspect living room with a bay window, a downstairs WC and handy utility. Upstairs you'll find four bedrooms - bedroom one benefiting from an en suite - plus a convenient study, modern-fitted family bathroom and two storage cupboards.



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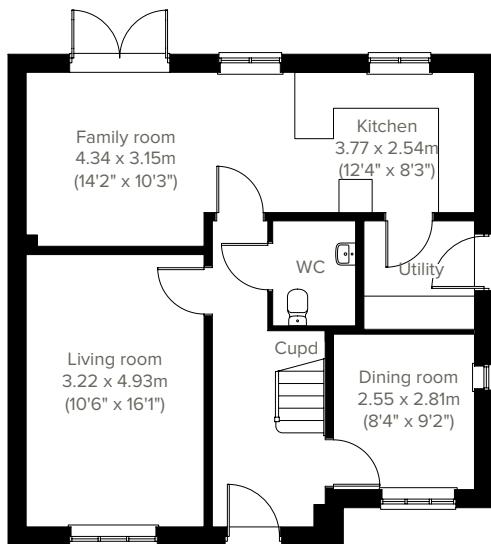


The Kielder

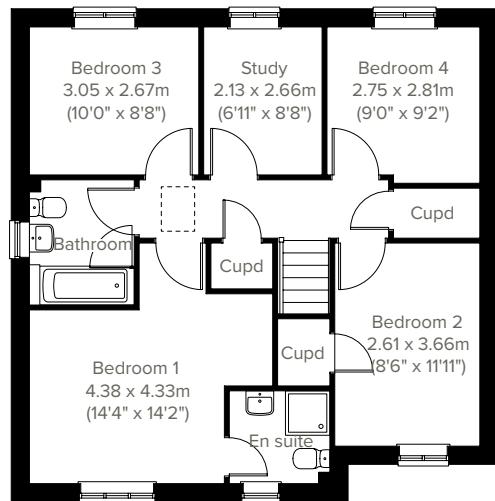
4 bedroom & study home



A well-balanced detached home, the Kielder offers generous living space and modern design. The bright open plan kitchen/family area features double doors to the garden, while the separate living room is perfect for quiet nights in. Practical additions include a utility room, WC and storage. Upstairs are four bedrooms, a dedicated study, a family bathroom and an en suite to bedroom one.



GROUND FLOOR



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Woods Meadow Phase 3

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.

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.

Heating

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

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 where applicable.

Appliances

Single electric oven, gas hob, cooker hood and splash-back all in stainless steel.



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.

Splash-backs

1 course splashback to hand basins. 450mm high around the bath. Shower enclosure fully tiled.

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 as per plans.



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.

Charging points

Electric car charging points (where applicable).

Shed

Plots 528-600 will benefit from a 1200mm x 1800mm timber shed





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 CO₂ 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

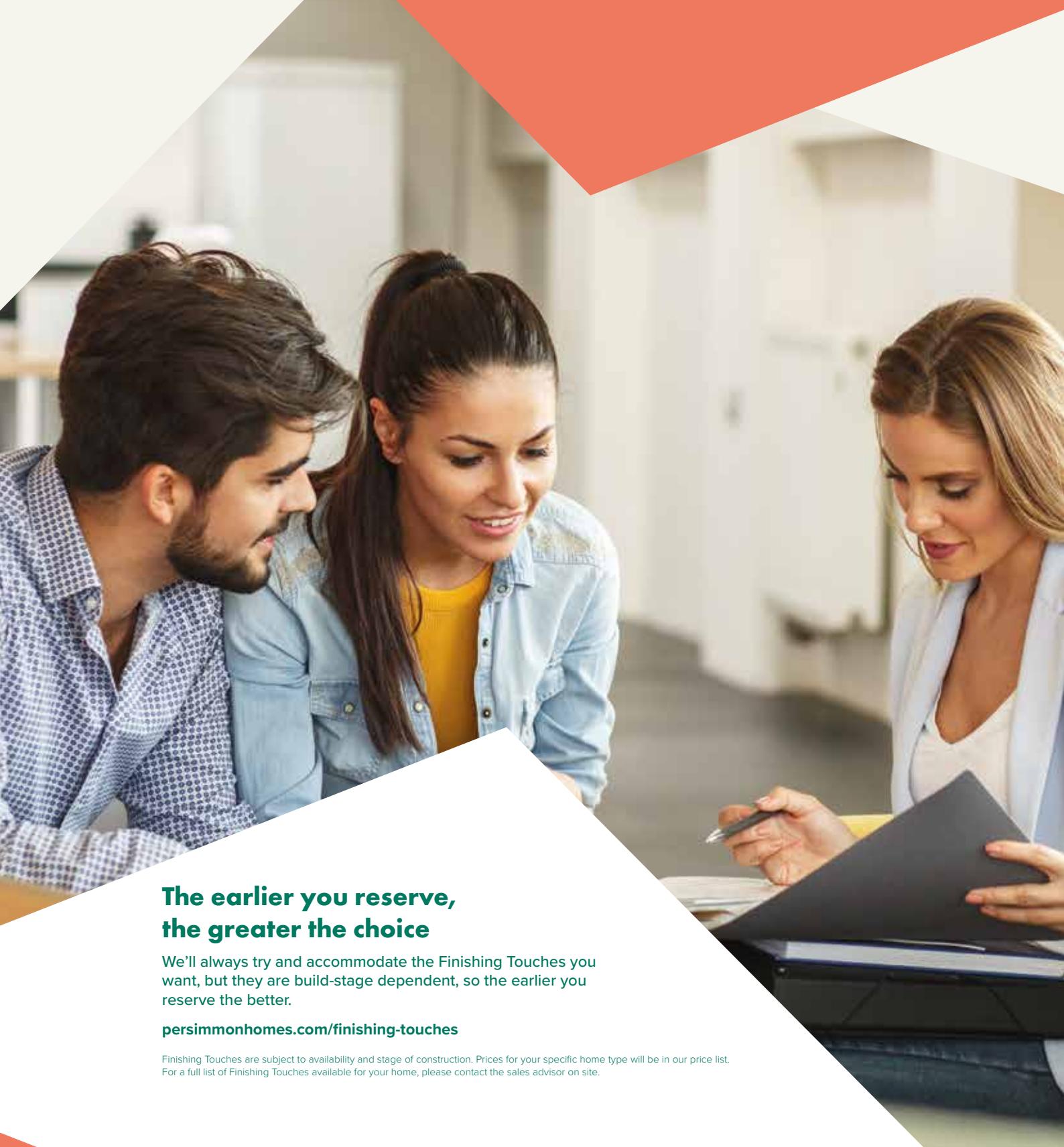
"One of the most exciting things about buying a brand new home is putting your own stamp on a blank canvas."



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

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 Woods 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. Woods 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 Woods Meadow.”

TRAVEL

A range of travel contributions have been made to improve connectivity of Woods Meadow with its surroundings. Contributions have been made to improve bus services, as well as the provision of new cycleways and footpaths to the wider neighbourhood.

LOCAL CENTRE

Land will be provided for a local centre which will accommodate a Neighborhood Shopping Centre containing local shops and services.



HOUSING

Affordable housing has been delivered on existing phases of the Woods Meadow development, with further homes to be provided as part of this phase.



COMMUNITY FACILITIES

Land has been earmarked to enable the construction of a Community Centre.



OPEN SPACE AND GREEN INFRASTRUCTURE

Land for the Country Park was transferred to the Council, along with financial contributions to maintain it going forward. As part of Phase 3A, there will be a NEAP (neighborhood equipped area of play) for the local community, including the provision of a Multi-Use Games Area (MUGA).

EDUCATION

Land was provided for the provision of a school, now occupied by The Limes Primary Academy. Financial contributions have also been made to education and library facilities in the area.

Eco Range homes

New build homes are changing, and together, we're embracing the future. Recent updates to the Government's Part L building regulations mean from June 2023 our new Persimmon Eco Range homes will have a reduction of 31% in carbon emissions. This means a warmer, more energy-efficient home for you and the really cosy feeling of knowing it's better for the environment.

This means... a saving of up to £6,730* over the lifetime of a 25 year mortgage.



31% reduction in carbon emissions

Solar panels help boost your existing energy-efficient boiler using sustainable green energy. For full details of the number of solar panels (where applicable) and the location; please refer your sales advisor for details.

EV charging is a handy addition if you have an electric car, as you can charge it from the comfort of your own home. NB: Not all homes will have EV chargers as they're site and plot dependent. They can be added from our Finishing Touches range.

Enhanced loft insulation is a huge cosy blanket that slows down the transfer of heat between your home and the outside world. It not only warms your home in the winter but keeps it cooler in the summer.

Waste water heat recovery ensures the waste water from the shower heats the incoming cold water as it goes up the pipe so that the boiler doesn't have to work as hard to heat it.

More thermally-efficient walls mean less heat escaping, so you aren't as dependent on central heating, and whatever heat is generated is kept in your home.

Our panelised offsite-manufactured timber frame technology uses a unique, sustainable panel system which adds to the thermal efficiency of your home. *NB: not all homes will be built using timber frame technology.

Energy-efficient boilers use the latest technology to warm your already well-insulated home. The controls allow you to optimise your energy saving whilst keeping you comfortable.

A more thermally-efficient ground floor will mean you'll benefit from the additional insulation we're incorporating in the floor construction.

*When compared to a Victorian-built equivalent, savings could be up to £31,640. The £6,730 saving is in comparison to a Persimmon home built to current building regulations (2013).[†]NB: not all homes will be built using timber frame technology.
^NB: Not all homes will have EV Chargers, but they can be added from our Finishing Touches range.



6 reasons why it pays to buy new

Did you know?

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

1.

No chain

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

2.

Energy efficient

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

3.

Brand new

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

4.

More ways to buy

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

5.

10 year warranty

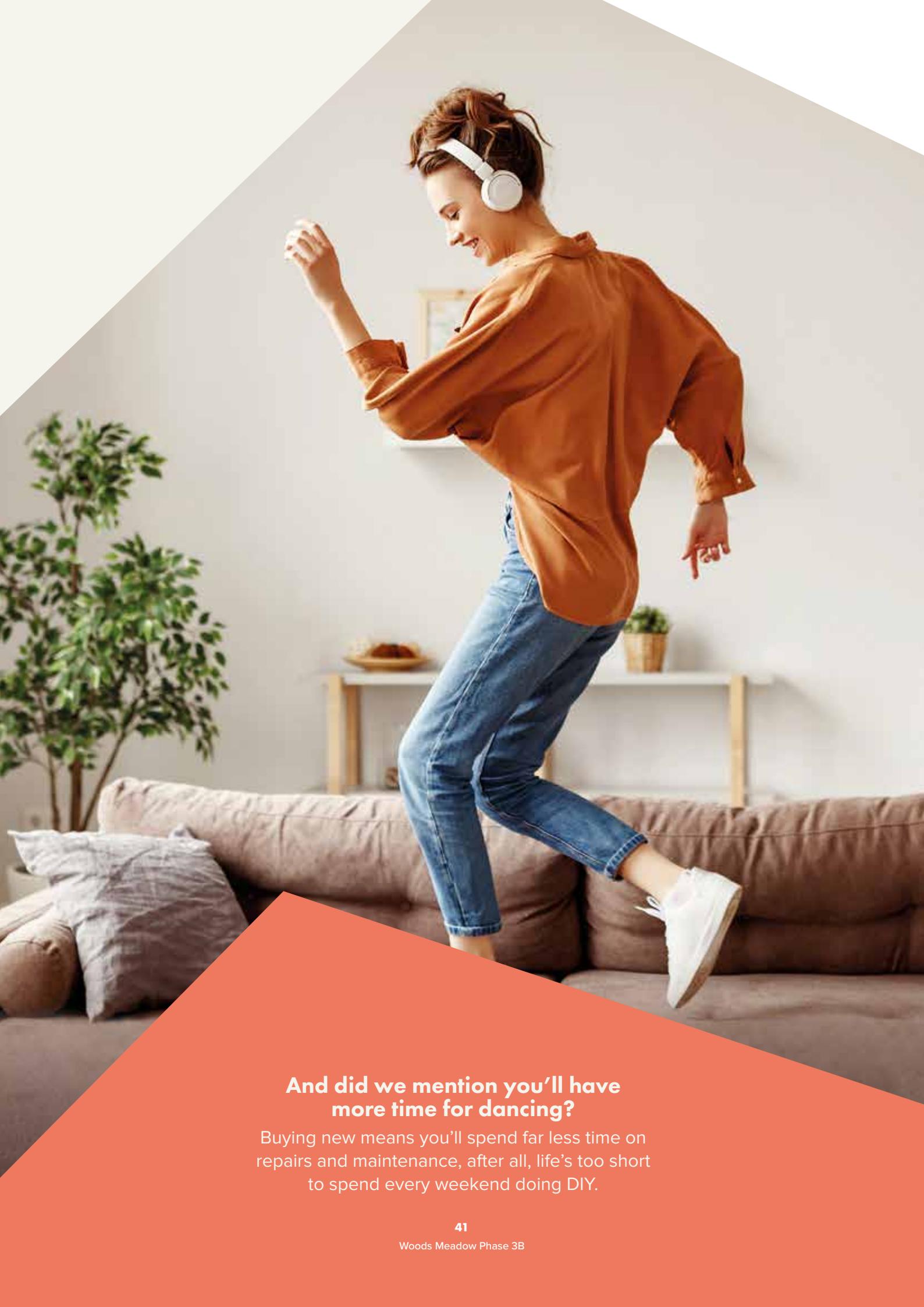
All our new homes come with a ten-year, insurance-backed warranty, as well as our own two-year Persimmon warranty. In the unlikely event you ever need to claim, our Customer Care Team are there to help you.

6.

Safe & secure

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

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.





Persimmon

Notes





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