



# Persimmon

Together, we make your home



## Hillfield Meadows

Sunderland • Tyne and Wear

# 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"**

#### **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.



Hillfield Meadows

## 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 28](#)

## 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.

### Giving back

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

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

### 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.

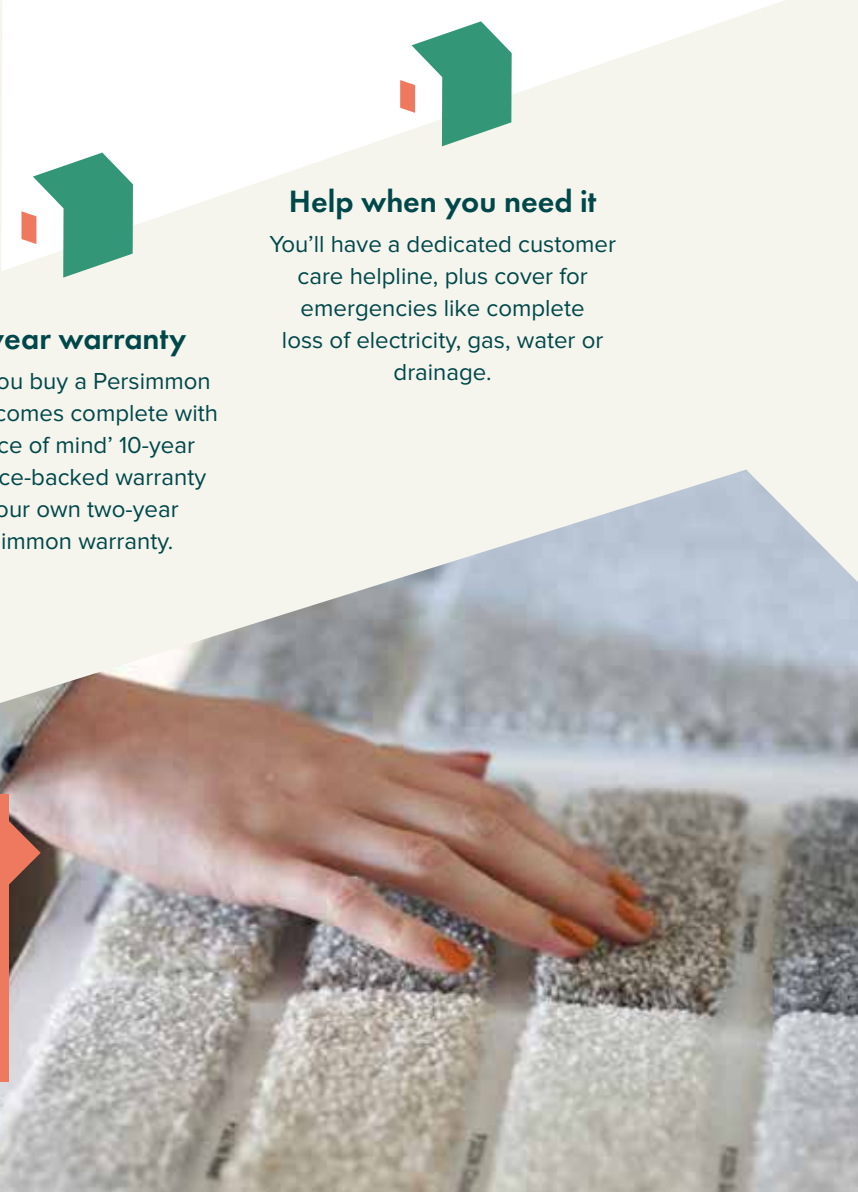
### Happy hour?

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 30





With you all the way

# Your journey with us

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

1. .....➔ 2. .....➔ 3. ....

## Reservation

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

## Solicitor

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

## Mortgage application

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

4. .....➔ 5. .....➔ 6. ....

## Personalise!

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

## Exchange contracts

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

## Quality assurance

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

7. .....➔ 8. .....➔ 9. ....

## Home demo

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

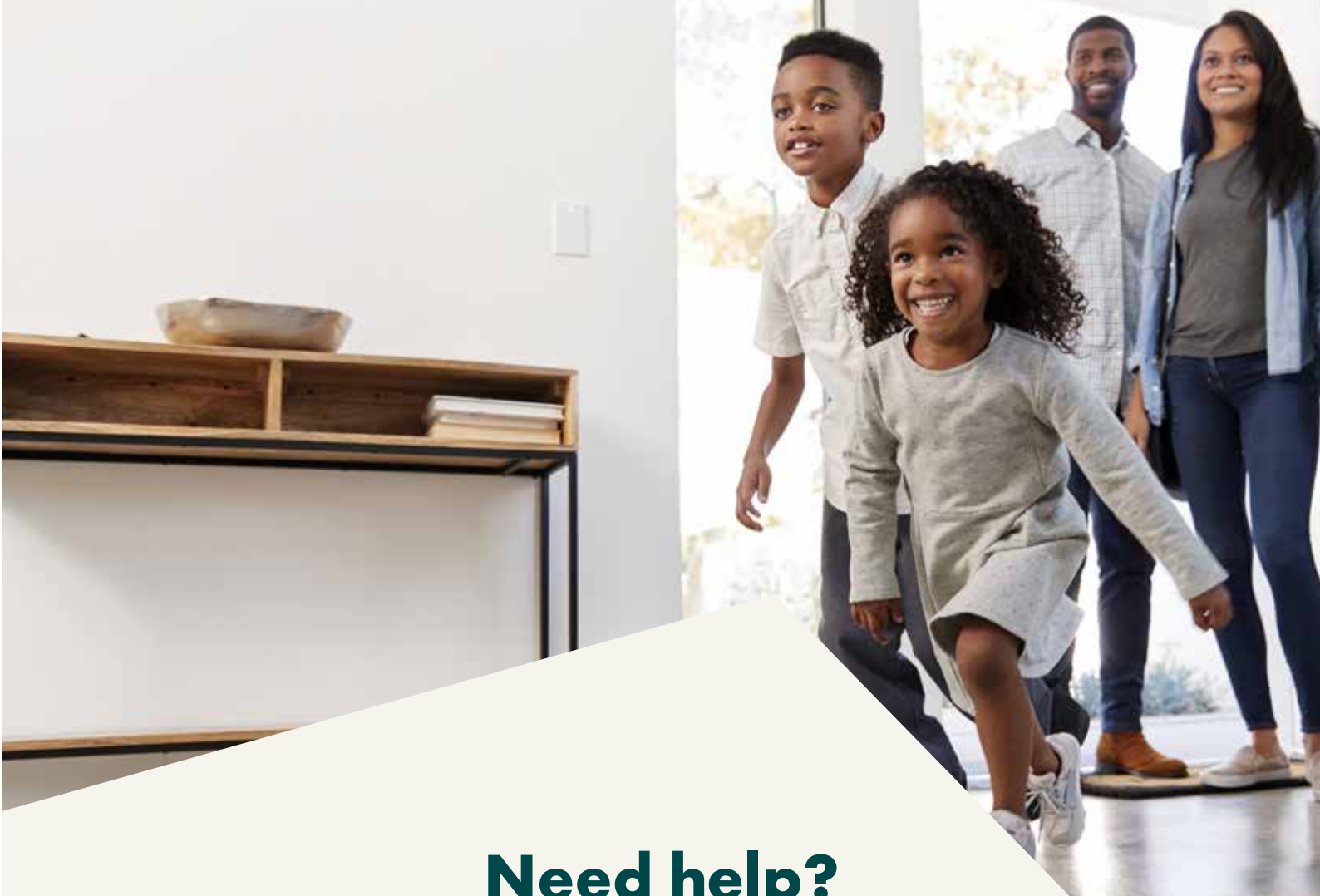
## Handover

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

## After-care

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

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



## Need help?

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



**PART  
EXCHANGE**

**Part Exchange**  
Need to sell your home? We could be your buyer. Save money and time and stay in your home until your new one completes.



**HOME  
CHANGE**

**Home Change**  
Sell your current home with our support. We'll take care of estate agent fees and offer expert advice to help get you moving.



**EARLY  
BIRD**

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



- 
- Suitable for young professionals, families and downsizers
  - Choice of schools, shopping, sports and leisure activities
  - Excellent road links to A19, North and South
  - Well-placed for commuting to Sunderland



**Scan me!**

For availability and pricing on our beautiful new homes at Hillfield Meadows.





Sunderland • Tyne and Wear

# Hillfield Meadows

Just to the south of Sunderland is our development Hillfield Meadows, featuring a mix of two, three, four and five-bedroom homes. With great transport links and a choice of amenities close-by, this well-connected setting is a great place to call home.

## Lots to do nearby

There's a choice of shopping options near Hillfield Meadows. Both The Bridges and The Galleries shopping centres in Sunderland and Washington respectively boast an abundance of big-name brands and are perfect for a spot of retail therapy. For your weekly grocery shops, you won't have to venture far at all - Morrisons, Aldi and Sainsbury's are all within a 10-minute drive from Hillfield Meadows. The town also has a variety of takeaways, newsagents and pubs.

Living at Hillfield Meadows affords you an assortment of leisure and activity options. Why not indulge in the adrenaline-fueled

fun of the ski slopes at the Silksworth Sports Complex - the only spot in the North East with such an attraction. The venue is also perfect for hosting birthday parties and offers a fully equipped athletics track and several outdoor football pitches. If you're looking for something a bit slower in pace, why not venture out to Barnes Park with its popular green space, café, spacious fields and walking paths around a duck pond.

## Always in reach

You can access Silksworth via the A690 via car or bus services. Sunderland railway station in the city centre has links to Silksworth via public transport. Sunderland International bus station is 4 miles away in the city centre.

## EXPLORE

Start exploring...

Sunderland  
**4 miles**

Seaham  
**5.1 miles**

Durham  
**14.2 miles**

Newcastle  
**15.4 miles**



Hillfield Meadows

# Our home



## 2 bedroom

 **The Alnwick**

## 3 bedroom

 **The Barton**

 **The Barton Corner**

 **The Grasmere**

 **The Derwent**

 **The Derwent Corner**

 **The Windermere**

 **The Lockwood**

## 4 bedroom

 **The Hornsea**

 **The Coniston**

 **The Coniston Corner**

 **The Belmont**

## 5 bedroom

 **The Holywell**

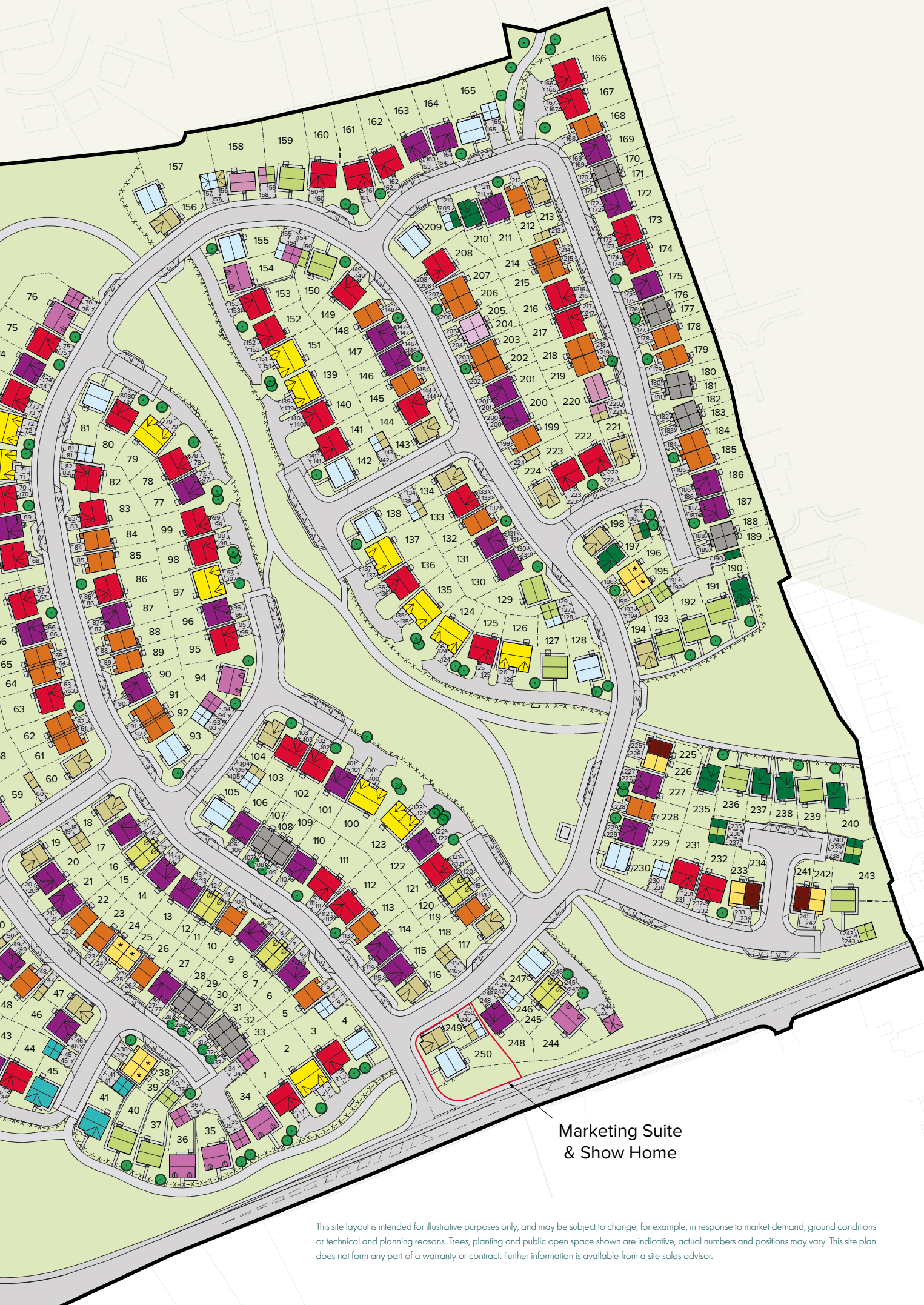
 **The Newton**

 **The Edlingham**

 **Affordable housing**

 **DOMV**





Marketing Suite  
& Show Home

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



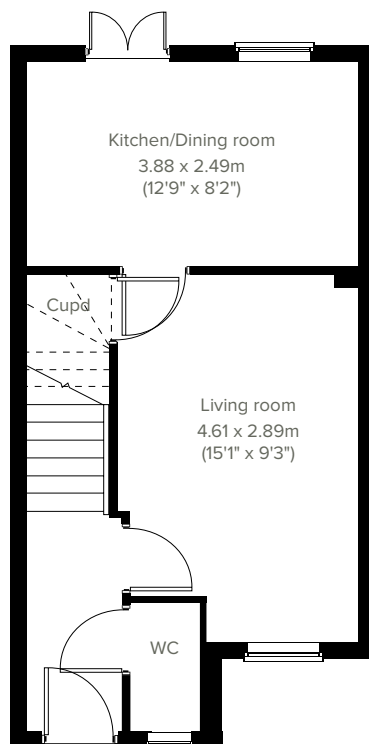


2 bedroom home

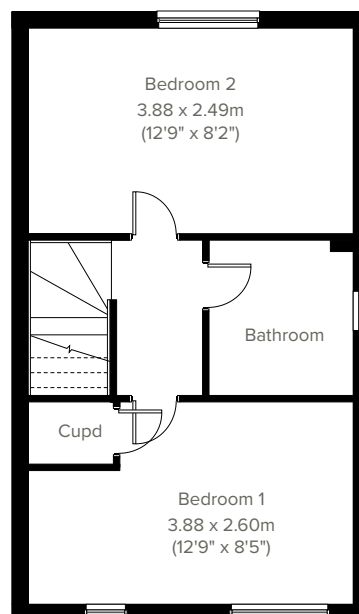
# The Alnwick



Perfectly-proportioned, the Alnwick has a stylish open plan kitchen/dining room with French doors leading into the garden, two double bedrooms, a good-sized living room 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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**12**  
**PEA: B**

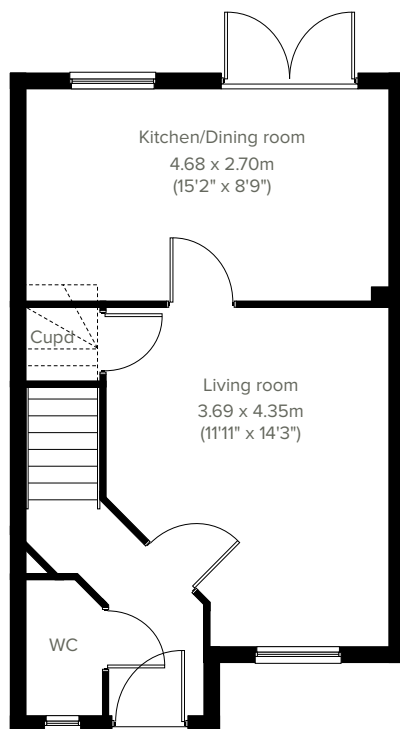


# The Barton

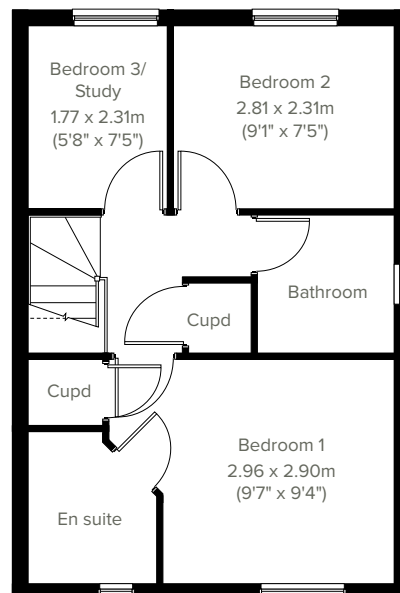
3 bedroom home



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



**GROUND FLOOR**



**1ST FLOOR**

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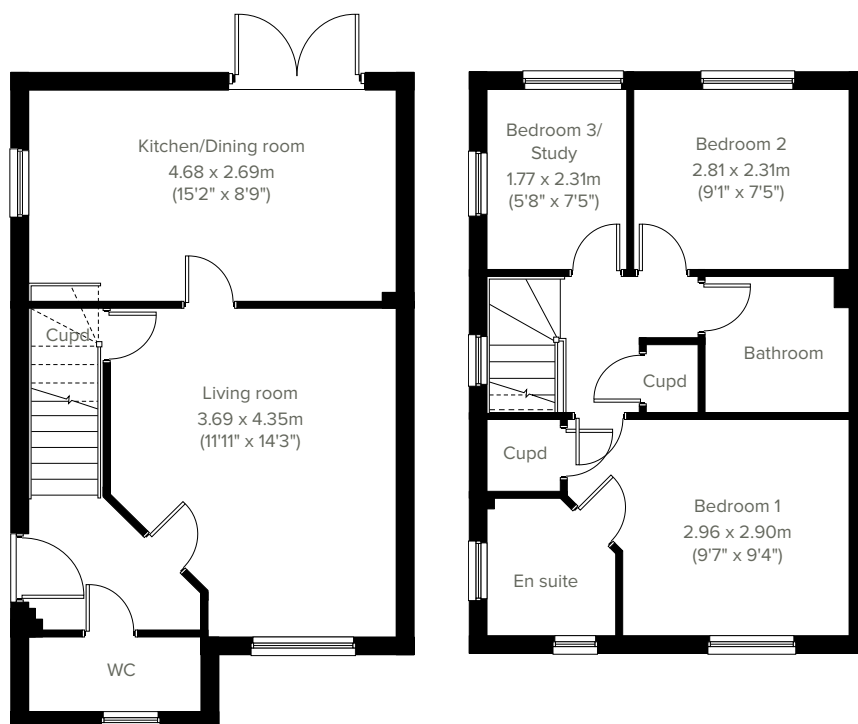


3 bedroom home

# The Barton Corner



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



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14  
PEA: B



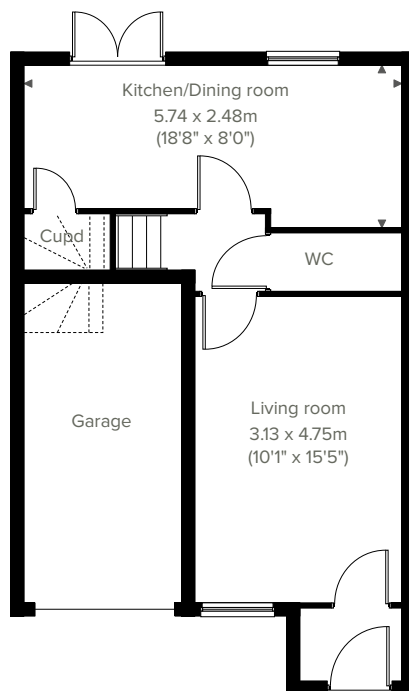


# The Grasmere

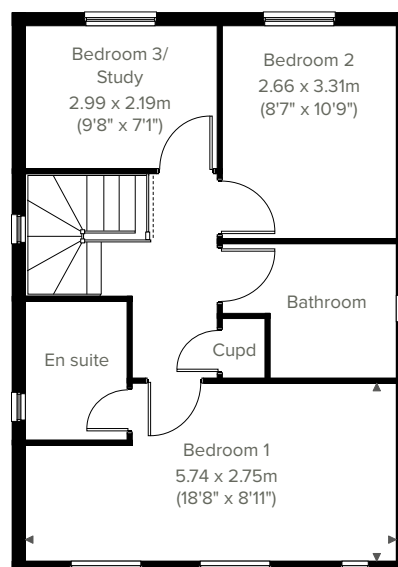
3 bedroom home



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



**GROUND FLOOR**



**1ST FLOOR**

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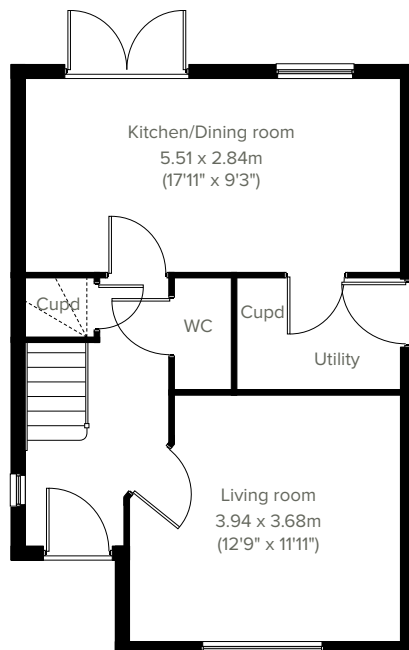


3 bedroom home

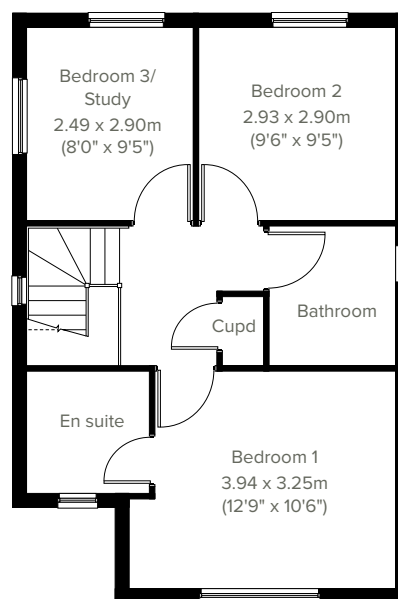
# The Derwent



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



**GROUND FLOOR**



**1ST FLOOR**

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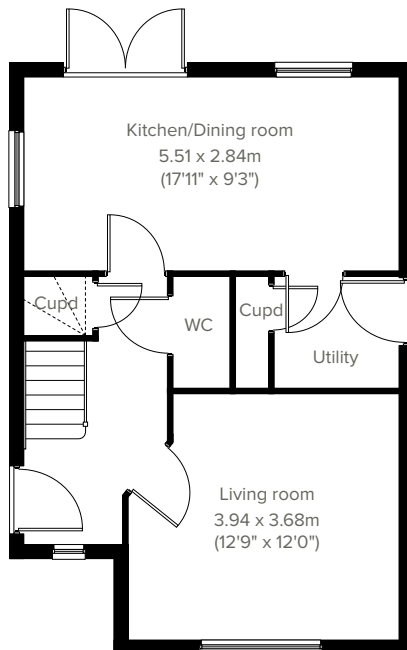


# The Derwent Corner

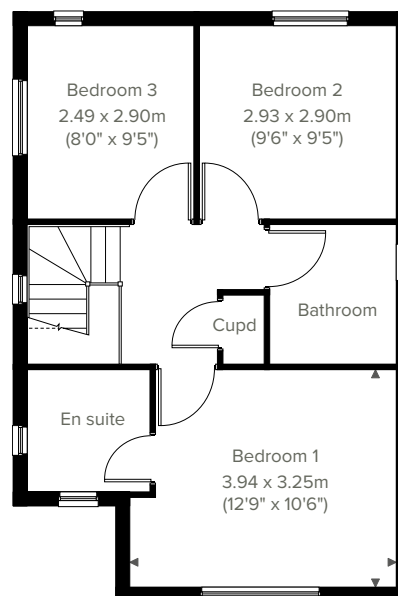
3 bedroom home



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



**GROUND FLOOR**



**1ST FLOOR**

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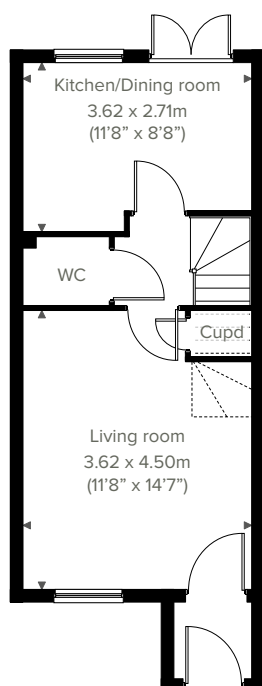


3 bedroom home

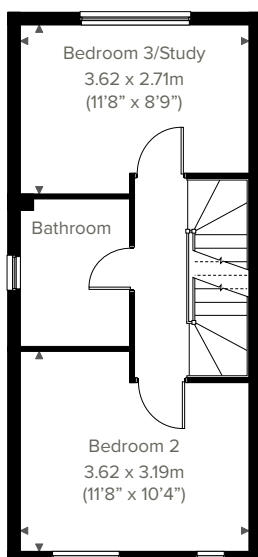
# The Windermere



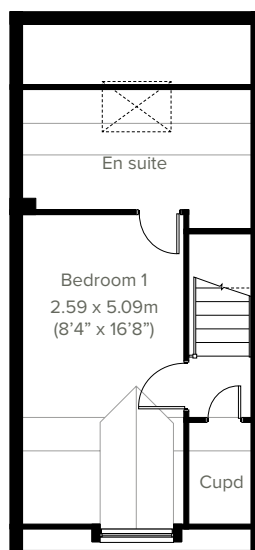
An attractive three-storey, three-bedroom home, the Windermere has a modern open plan kitchen/dining room, well-proportioned living room and three good-sized bedrooms. The top floor bedroom one also has a spacious en suite. The enclosed porch, downstairs WC, two storage cupboards and off road parking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



**GROUND FLOOR**



**1ST FLOOR**



**2ND FLOOR**

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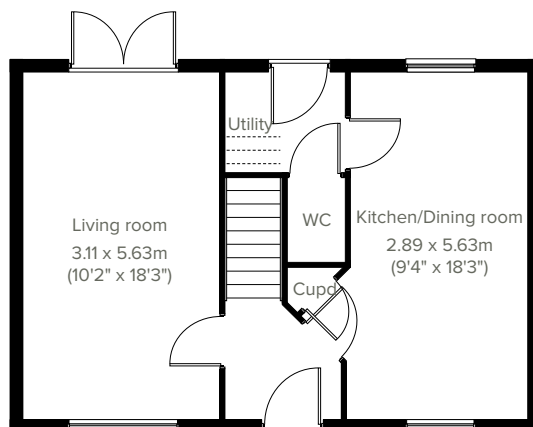


# The Lockwood

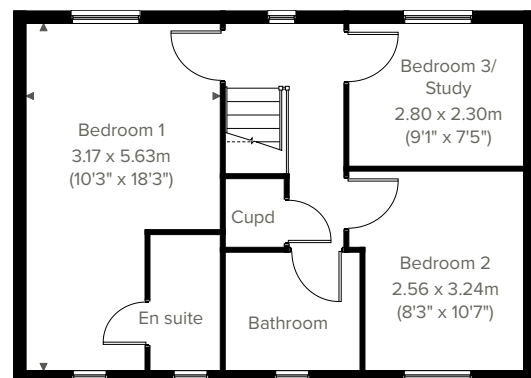
3 bedroom home



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



**GROUND FLOOR**



**1ST FLOOR**

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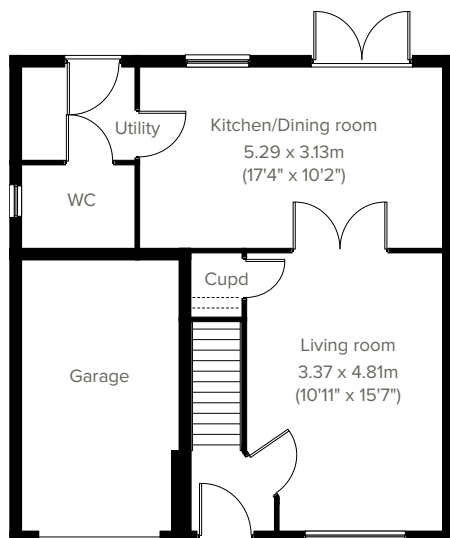


4 bedroom home

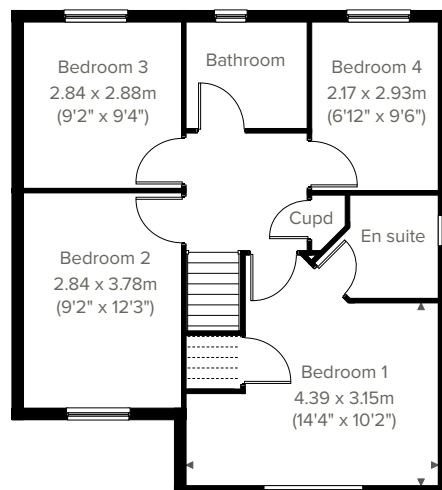
# The Hornsea



The Hornsea is a superb detached home with an integral garage and a good-sized living room with double doors leading into a bright open plan kitchen/dining room - perfect for family life and entertaining. It's practical too, with a utility, downstairs WC and two storage cupboards. The large bedroom one has an en suite with the spacious landing leading on to three further bedrooms and the main family bathroom.



**GROUND FLOOR**



**1ST FLOOR**

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**20**  
**PEA: B**



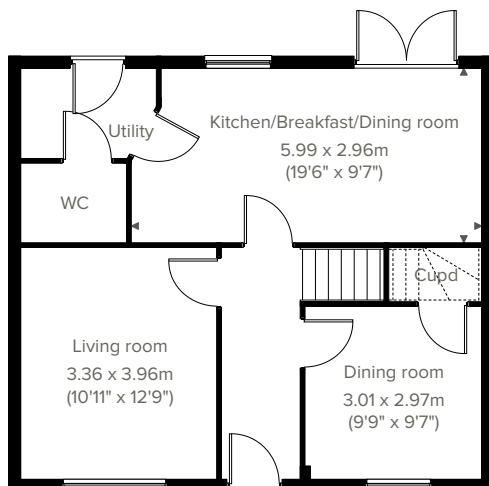


# The Coniston

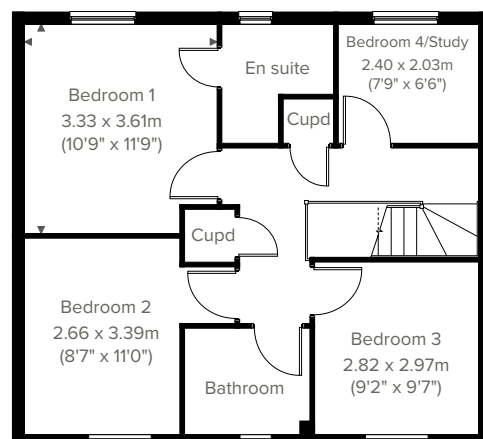
4 bedroom home



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



**GROUND FLOOR**



**1ST FLOOR**

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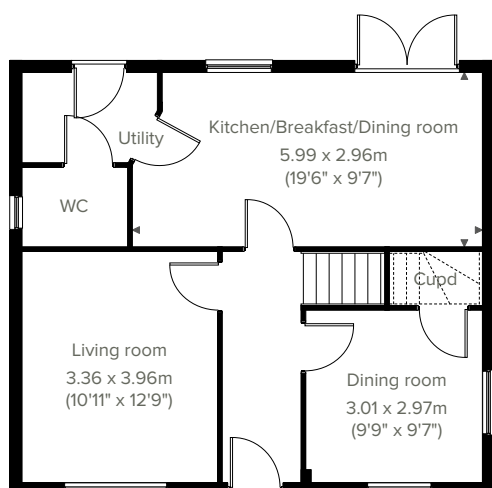


4 bedroom home

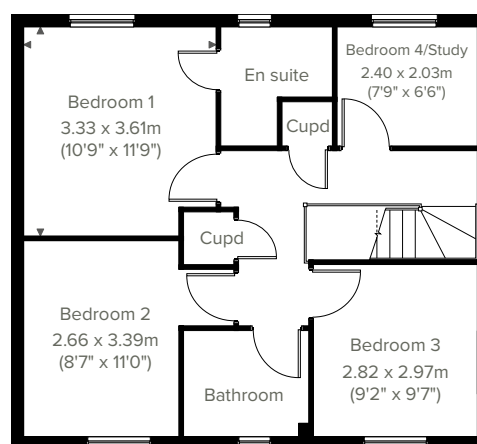
# The Coniston Corner



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



**GROUND FLOOR**



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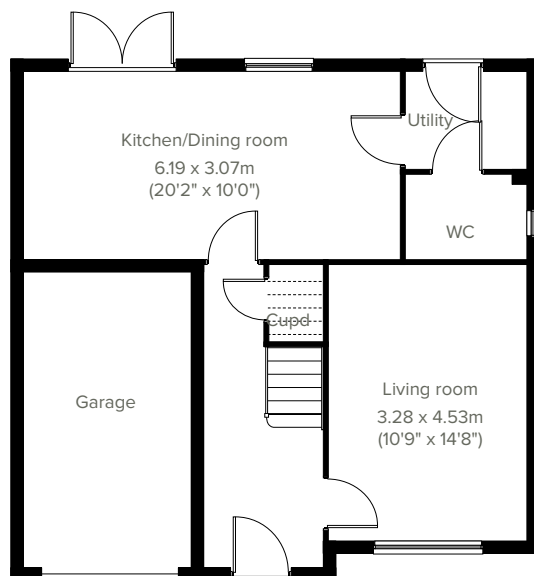


# The Belmont

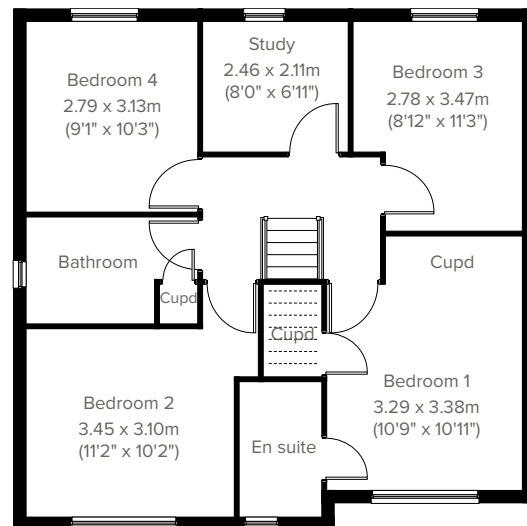
4 bedroom home



Ideal for family life, the Belmont is a beautiful four-bedroom detached home. The open plan kitchen/dining room is spacious and bright with French doors leading onto the garden - perfect for gatherings with friends and family. It comes complete with an integral single garage, study, downstairs WC and an en suite and plenty of storage to bedroom one.



**GROUND FLOOR**



**1ST FLOOR**

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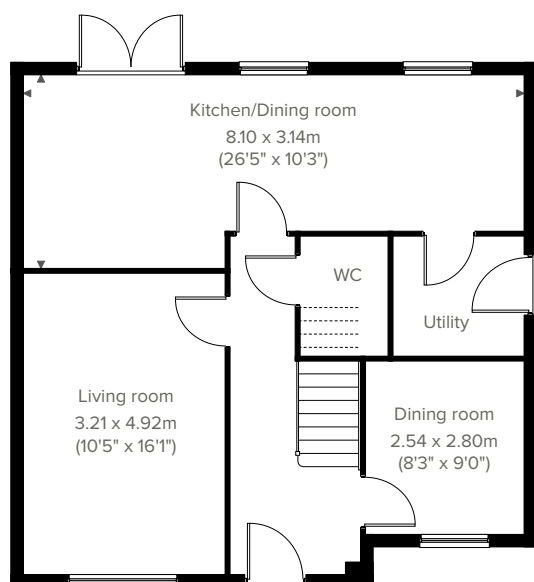


5 bedroom home

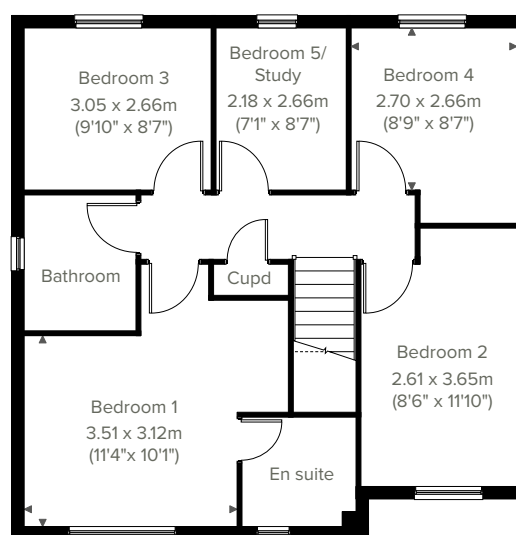
# The Holywell



An impressive family home, the Holywell is a five-bedroom detached home perfect for modern living. The stylish open plan kitchen/dining room is ideal for spending time as a family and entertaining guests. There's also a well proportioned living room, separate dining room, downstairs WC and handy utility with outside access. Upstairs there are five bedrooms - bedroom one with an en suite - a family bathroom and handy storage cupboard.



**GROUND FLOOR**



**1ST FLOOR**

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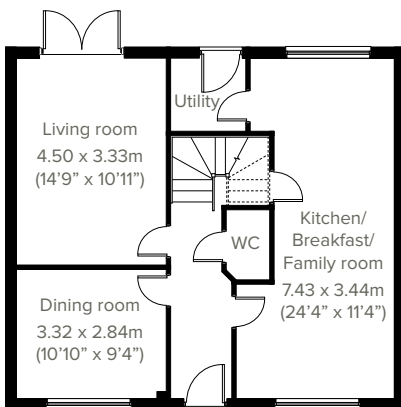


# The Newton

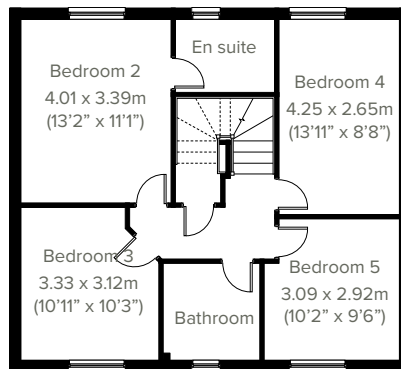
5 bedroom home



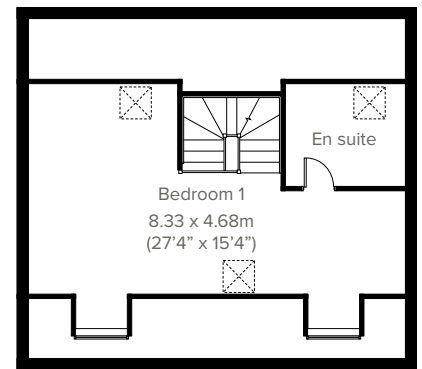
A stunning detached home with an impressive open plan kitchen/breakfast/family room, the Newton has five bedrooms and is perfectly designed for modern family living. Its other features include a bright family living room with French doors leading into the garden, separate dining room and a handy utility. The first floor is home to four further bedrooms - one with a second en suite – and a family bathroom. The top floor bedroom one is a spacious sanctuary with a large en suite.



**GROUND FLOOR**



**1ST FLOOR**



**2ND 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.



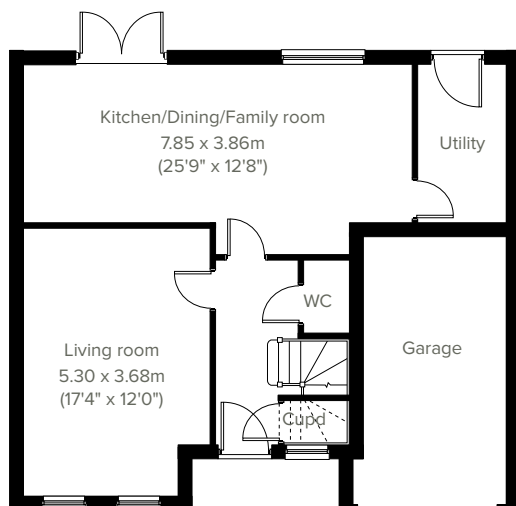


5 bedroom home

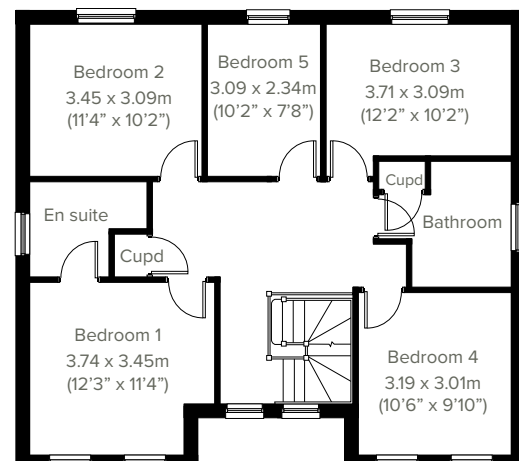
# The Edlingham



The Edlingham is an impressive five-bedroom detached property. The open plan kitchen/dining/family room is spacious and bright with double French doors leading onto the garden - perfect for entertaining friends and family. There's also a spacious front aspect living room, separate utility room, storage cupboard, downstairs WC and an integral garage. Upstairs the generous landing leads to extra storage cupboards and five good-sized bedrooms, with 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.







Energy efficiency built in

# Sustainability

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

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

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

## Energy efficiency built in:

- ✓ **PEA rating – B**  
Our typical B rating makes our homes much more efficient than traditional D-rated homes.
- ✓ **Up to 400mm roof space insulation**  
Warmer in winter, cooler in summer, reducing energy bills.
- ✓ **Argon gas filled double glazing**  
Greater insulation and reduced heat loss.
- ✓ **Energy efficient lighting**  
We use energy-saving LED lightbulbs in all our homes.
- ✓ **A-rated appliances**  
Many of our kitchen appliances have a highly efficient A rating.
- ✓ **A-rated boilers**  
Our condenser boilers far outperform non-condensing ones.
- ✓ **Local links**  
We're located close to amenities and public transport to help reduce your travel footprint.
- ✓ **Ultra-fast broadband**  
FibreNest fibre-to-the-home connectivity helps you live and work at home more flexibly.
- ✓ **Lower-carbon bricks**  
Our concrete bricks typically use 28% less carbon in manufacture than clay, giving total lifetime carbon savings of 2.4 tonnes of CO<sub>2</sub> per house built.



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.

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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."



Your home, better connected  
for a brighter future



Ultrafast 500Mb broadband is available  
on this development.

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



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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.



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