



# Persimmon

Together, we make your home



## Rainton Gardens

Chilton Moor • Houghton le Spring



Persimmon

# 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.

**"We have over 50 years of building expertise, 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.



Rainton Gardens

# 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 24](#)

## Persimmon in numbers

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

**14,868**

homes  
sold in  
2022

**200+**

locations  
across  
the UK

**5000+**

employees  
make it all  
happen

**700+**

apprentices  
taken on  
each year

**£505.6m**

invested in  
local communities  
in 2022



### Real Living Wage

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

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



### 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.

## "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](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.

### 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 26**





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.

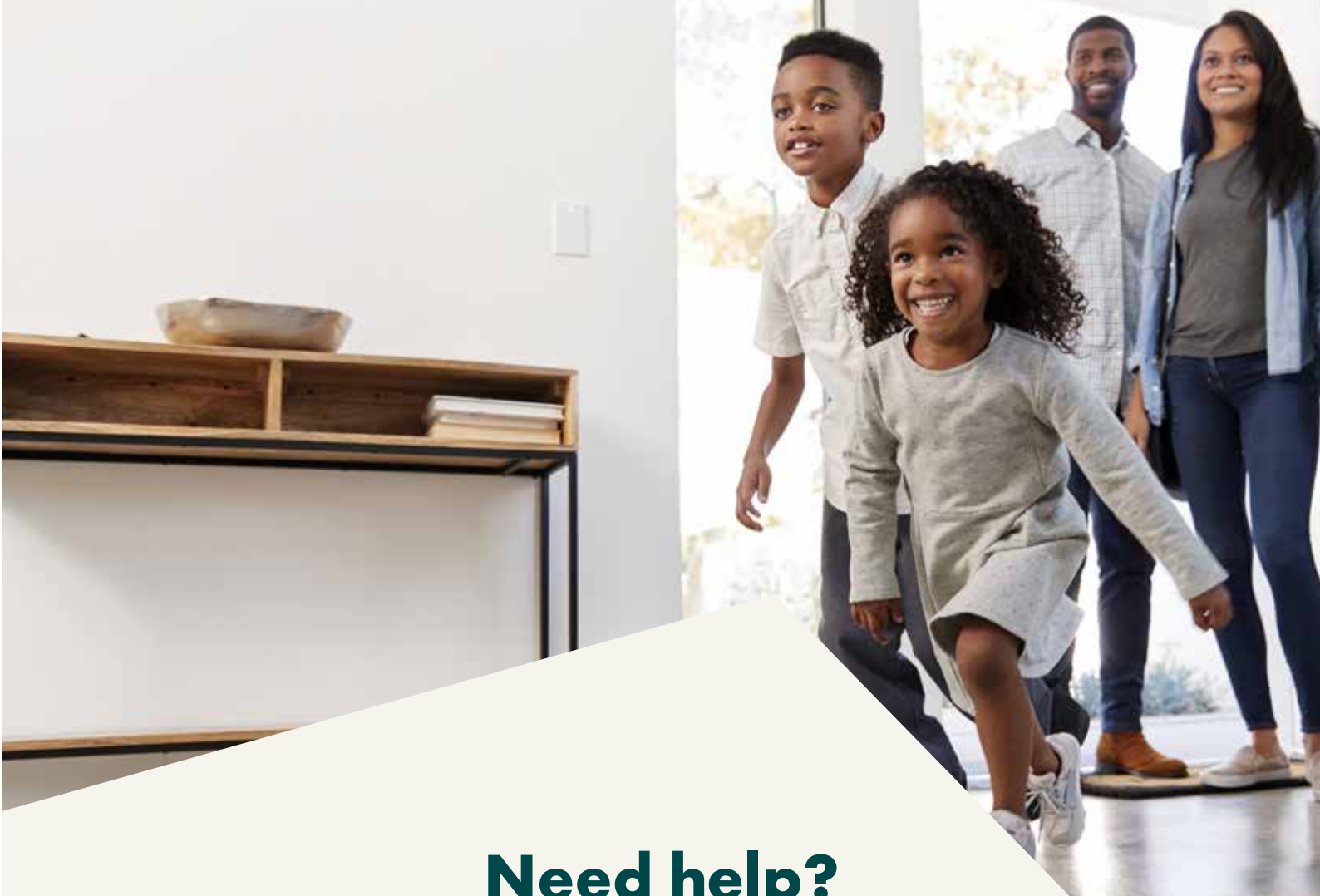
## Handover

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.



- 
- A photograph of a modern kitchen with grey cabinets, a white countertop, and a built-in oven. A wooden cutting board, a toaster, and a potted plant are on the counter. A dark apron hangs on the wall to the left.
- Choice of 3 & 4-bedroom homes
  - Excellent location near Rainton Gardens Nature & Herrington Park
  - Good transport links
  - Approximately 6 miles from Durham City



**Scan me!**

For availability and pricing  
on our beautiful new homes  
at Rainton Gardens.





Chilton Moor • Houghton le Spring

## Rainton Gardens

In a sought after rural location not far from the beautiful city of Durham, Rainton Gardens has good access to the A19 and A1. With a selection of three and four-bedroom homes available, there's sure to be something for everyone.

### Perfect for family life

Our stunning new development sits in Chilton Meadows, a residential area on the outskirts of popular Houghton-le-Spring. Those living at Rainton Gardens will benefit from the range of shops, schools and eateries just minutes away in Houghton, along with all the cultural attractions and retail opportunities of historic Durham a short drive away.

This is also a great place to call home if you need to commute. You can be in Newcastle-upon Tyne in just over half an hour, or on the coast at Sunderland in about 20 minutes.

### Great local area

Rainton Gardens is conveniently located within easy reach of Houghton's high street, which boasts independent and high street shops, convenience stores, supermarkets, pubs and takeaways.

There are great sports and fitness facilities nearby too, including Houghton Sports Centre, Houghton-le-Spring golf club, and Hetton Community Pool - something for every member of the family. For outdoor fun you could visit Hetton Lyons County Park, Adventure Valley, or travel 15 minutes to beautiful Seaham Beach on the Durham Heritage Coast. For something even closer to home, Rainton Meadows Nature Reserve is a short walk away and is the perfect place to spend a tranquil afternoon.

## EXPLORE

Jump in the car and start exploring

Durham city centre  
**5.7 miles**

Sunderland  
**6.5 miles**

Newcastle city centre  
**10.8 miles**

Whitby  
**43. miles**



Rainton Gardens

# Our homes

## 3 bedroom

-  **The Barton**
-  **The Grasmere**
-  **The Windermere**
-  **The Derwent**
-  **The Derwent Corner**

## 4 bedroom

-  **The Hornsea**
-  **The Earlswood**
-  **The Earlswood Corner**
-  **The Coniston**
-  **The Coniston Corner**
-  **The Belmont**

 **Affordable housing**

★ **DOMV**





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



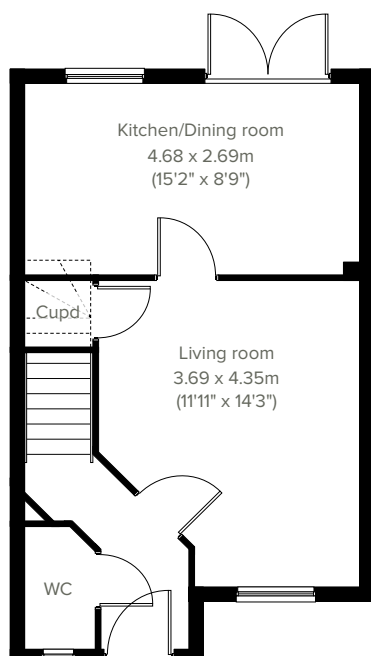


3 bedroom home

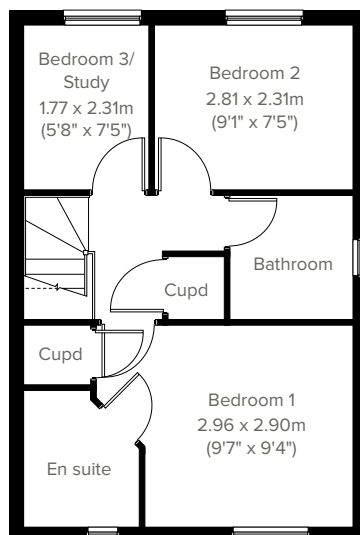
# The Barton



The popular Barton is a three-bedroom family home with 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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12  
EPC: B

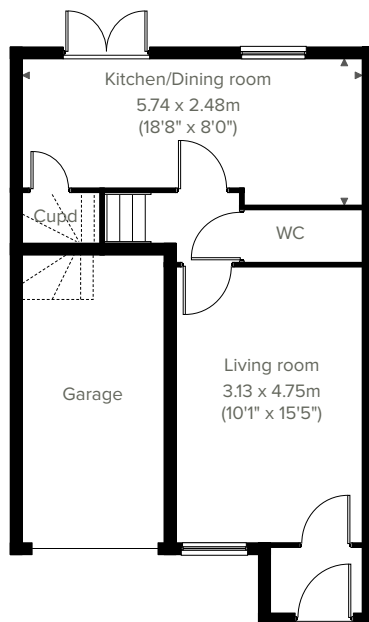


# The Grasmere

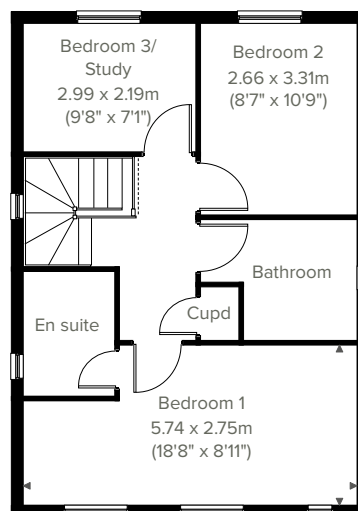
3 bedroom home



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, a family bathroom and integral garage.



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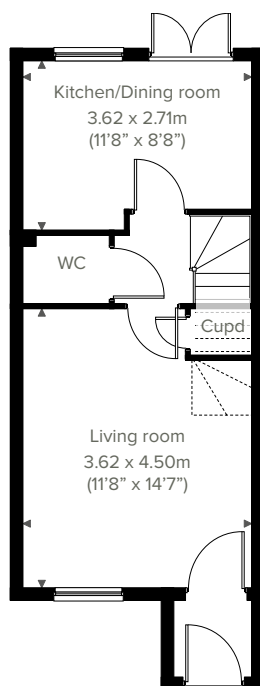


3 bedroom home

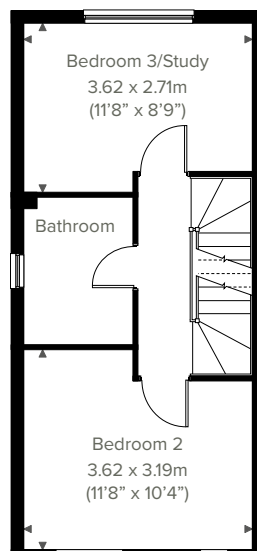
# The Windermere



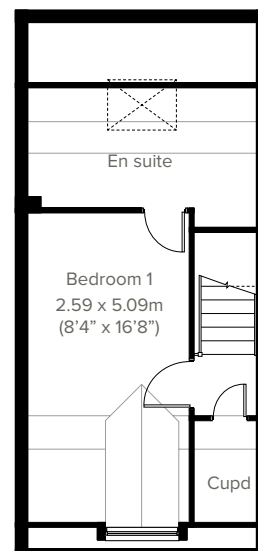
An attractive three-storey, three-bedroom home, the Windermere has a modern open plan kitchen/dining room, well-proportioned living room and three good-sized bedrooms. The top floor bedroom one also has a spacious en suite. The enclosed porch, downstairs WC, two storage cupboards and off-road parking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



**GROUND FLOOR**



**1ST FLOOR**



**2ND FLOOR**

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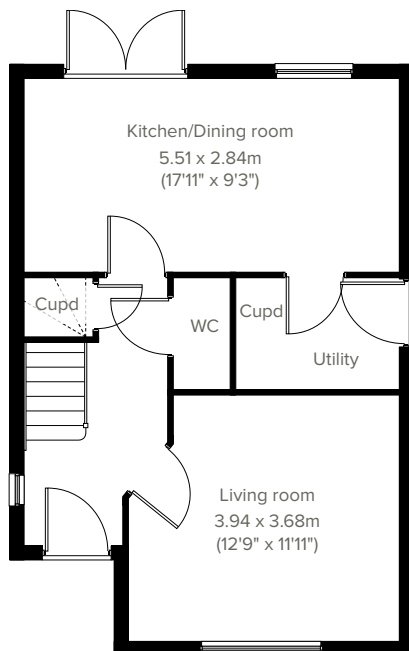


# The Derwent

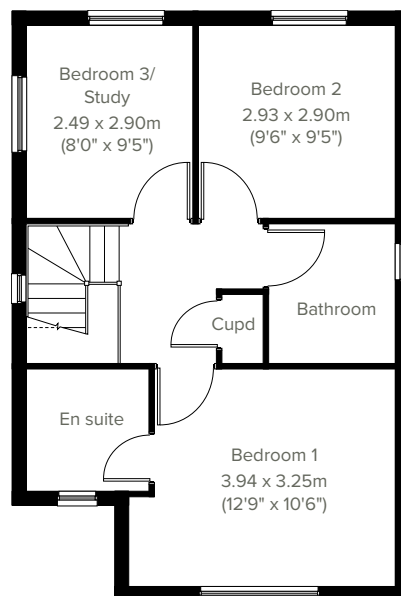
3 bedroom home



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'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.



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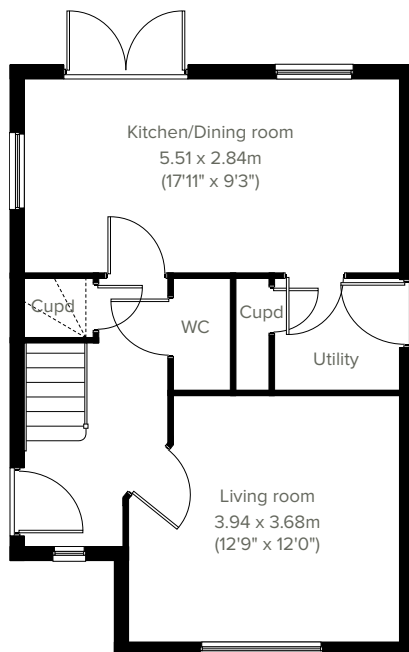


3 bedroom home

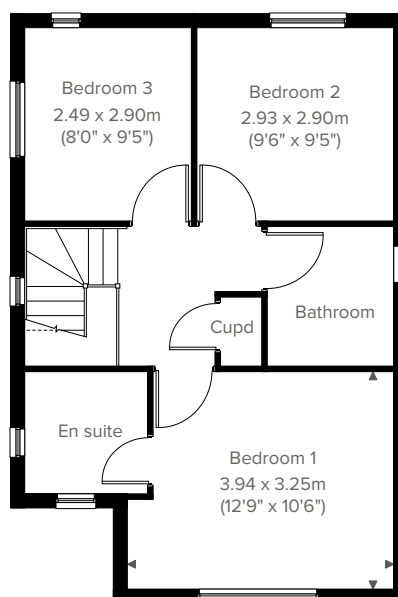
# The Derwent Corner



Made for modern living, the Derwent Corner is a popular three-bedroom home which benefits from a stylish open plan kitchen/dining room with French doors leading into the garden. A bright front-aspect living room, separate utility room, handy storage cupboards 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.



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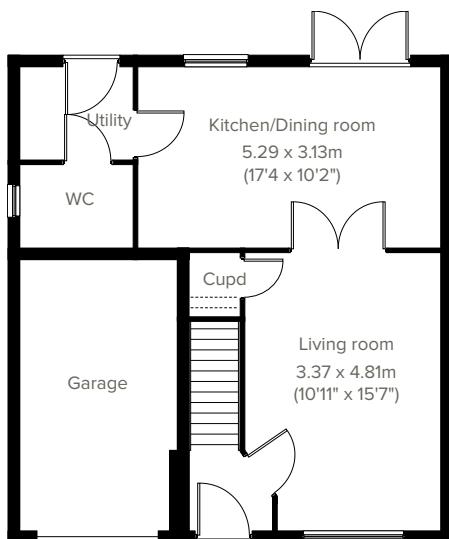


# The Hornsea

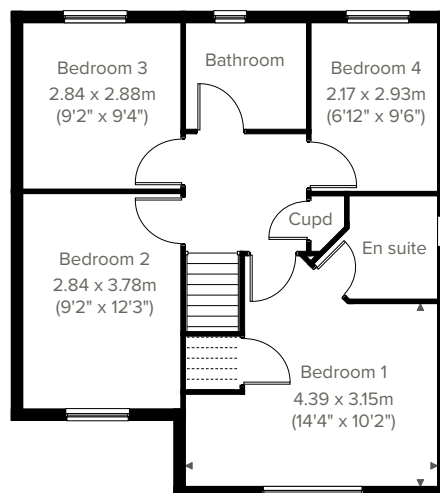
4 bedroom home



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 three 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.



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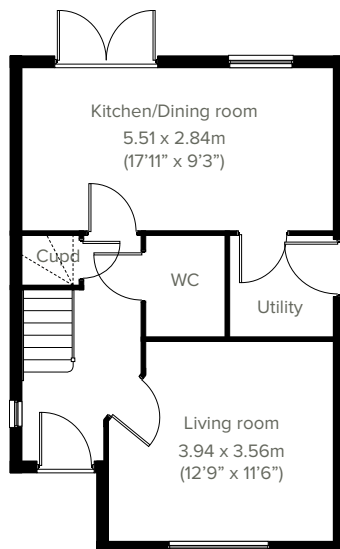


4 bedroom home

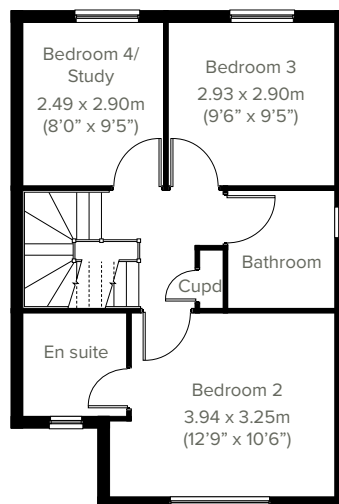
# The Earlswood



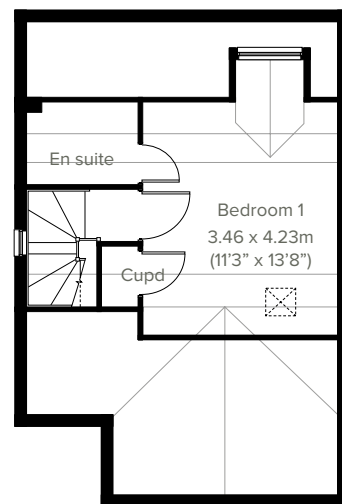
This modern three-storey home is ideal for family life. The Earlswood is a four-bedroom home featuring an open plan kitchen/dining room with French doors leading into the garden, a handy utility room, a front-aspect living room, plus under-stairs storage and a WC. The first floor has three good-sized bedrooms, one with an en suite, and the main family bathroom, and on the top floor there's an impressive bedroom one with an en suite.



**GROUND FLOOR**



**1ST FLOOR**



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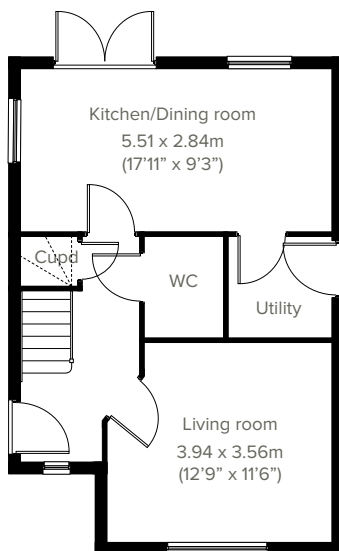


# The Earlswood Corner

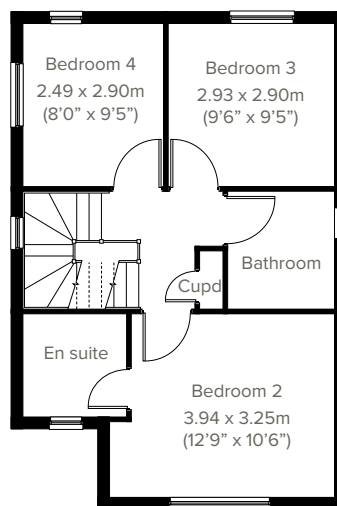
4 bedroom home



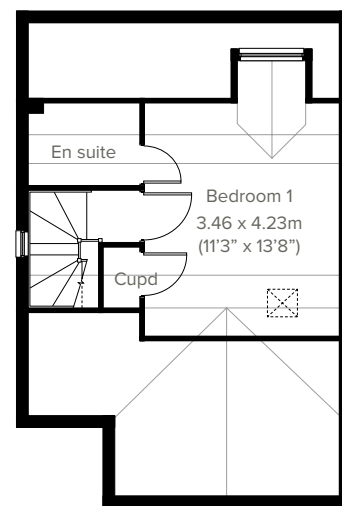
Designed with modern family life in mind, the Earlswood Corner is a four-bedroom home featuring an open plan kitchen/dining room with French doors leading into the garden, a handy utility room, a front-aspect living room, plus under-stairs storage and a WC. The first floor has three good-sized bedrooms, one with an en suite, and the main family bathroom. On the top floor there's an impressive bedroom one with an en suite and handy storage cupboard.



**GROUND FLOOR**



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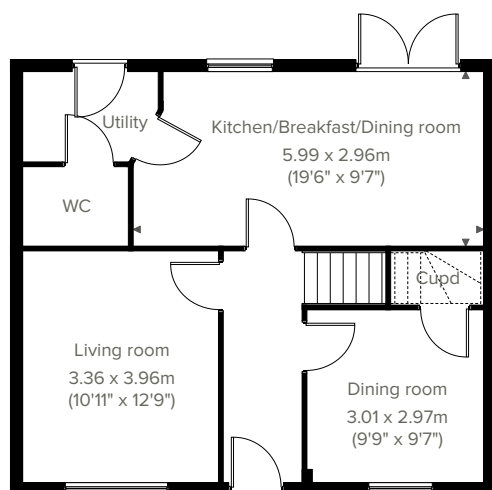


4 bedroom home

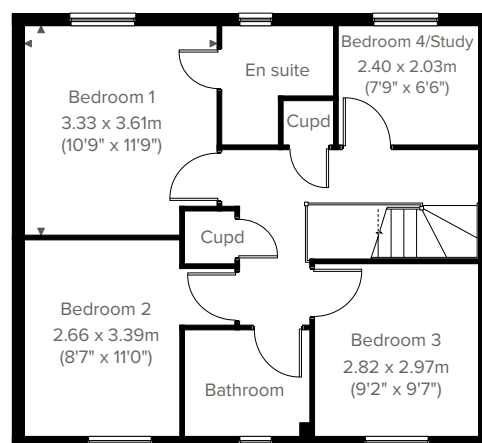
# The Coniston



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 a storage cupboard.



**GROUND FLOOR**



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**20**  
EPC: B



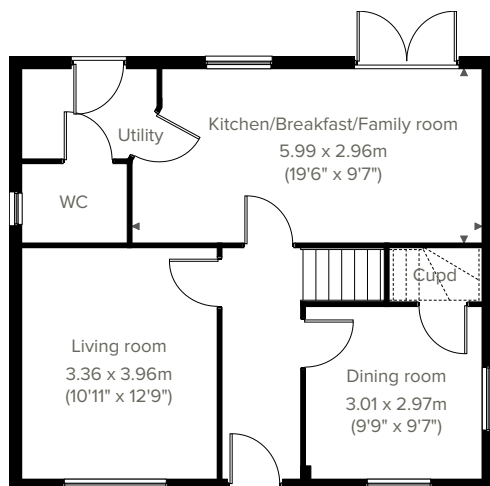


# The Coniston Corner

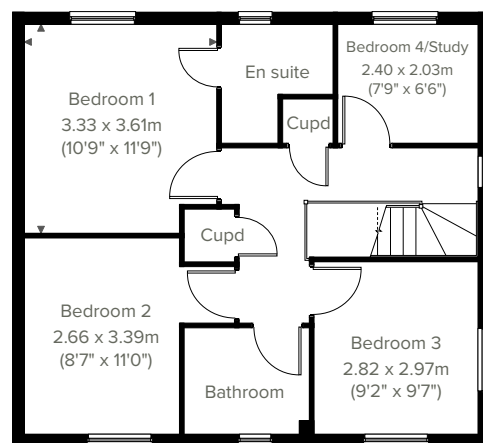
4 bedroom home



A perfectly-proportioned detached home, the Coniston Corner is a popular choice with families. The modern and stylish open plan kitchen/breakfast/family room is perfect for spending time as a family and entertaining. There's also a bright front-aspect living room, separate dining room, down-stairs WC and handy utility with outside access. Upstairs there are four bedrooms - the bedroom one has an en suite - a large family-sized bathroom and a storage cupboard.



**GROUND FLOOR**



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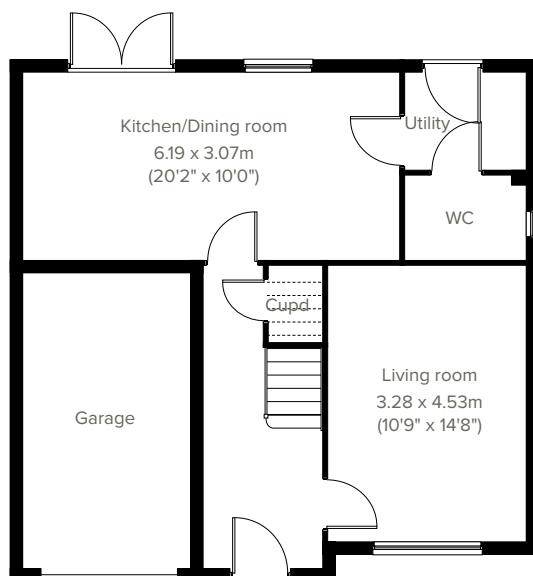


4 bedroom home

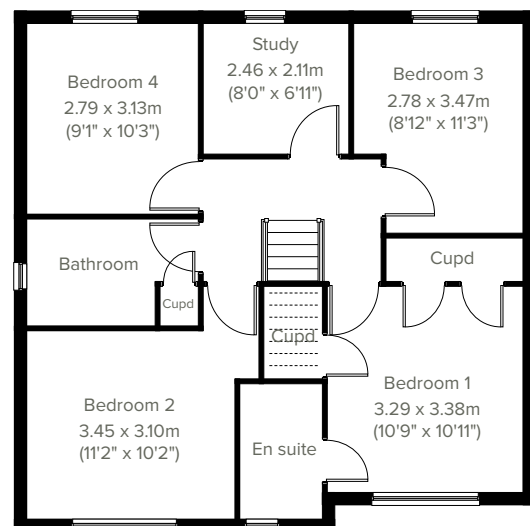
# The Belmont



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, downstairs WC, and an en suite to the bedroom one.



**GROUND FLOOR**



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Energy efficiency built in

# Sustainability

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

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

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

## Energy efficiency built in:

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



6 reasons why it pays to buy new

## Did you know?

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

1.

### No chain

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

2.

### Energy efficient

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

3.

### Brand new

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

4.

### More ways to buy

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

5.

### 10 year warranty

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

6.

### Safe & secure

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

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



Your home, your way

## Finishing Touches to make it yours

Our goal is to make your house feel like your home before  
you've even collected the keys.

Key to achieving this is giving you the creative freedom to add your own style and personality to every room through our fabulous Finishing Touches collection.

Featuring the very latest designs from a host of leading brands, Finishing Touches lets you personalise your home inside and out. And rest assured, every upgrade and item available has been carefully chosen to complement the style

and finish of your new home. Of course, the real beauty is that all these extras will be ready for the day you move in.

Thanks to our impressive buying power we can offer almost any upgrade you can imagine at a highly competitive price. It can all be arranged from the comfort and convenience of one of our marketing suites, in a personal design appointment.

### You can choose:



Kitchens



Appliances



Bathrooms



Flooring



Wardrobes



Fixtures & fittings

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





## Share & win!

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

**#lovemypersimmonhome**

## The earlier you reserve, the greater the choice

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

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

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



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