



# Persimmon

Together, we make your home



## Harebell Meadows

Stockton-on-Tees • County Durham



**Persimmon**

Together, we make your home

# Together, we make your home

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

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



**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.



Harebell 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

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 in numbers

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

**9,922**

homes  
delivered in  
2023

**200+**

locations  
across  
the UK

**4800+**

employees  
make it all  
happen

**452**

acres of  
public space  
created

**£2.3bn**

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

We believe keeping you fully informed throughout the home-buying process is key to making the whole experience enjoyably simple. That's why we created The Persimmon Pledge. It's our way of making sure you receive exceptional customer service and relevant communications before, during and after you've moved in.



Like to know more?  
Just scan the QR code.

### 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.



### 10-year warranty

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



### Help when you need it

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

### Finishing Touches

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



- 
- ③ Choice of 2, 3 and 4-bedroom homes
  - ③ Proximity to sought after town amenities and schools
  - ③ Close to countryside and family-friendly attractions
  - ③ Excellent transport links by road, rail and air



**Scan me!**

For availability and pricing  
on our beautiful new homes in  
Harebell Meadows





Stockton-on-Tees • County Durham

# Harebell Meadows

**Our development offers a range of stunning two, three and four-bedroom homes, plus new play areas and open spaces, close to the popular town of Yarm.**

Harebell Meadows is located a few miles north of Yarm, a gem of a town which has held titles such as one of the best towns to bring up a family in England and Wales, and Rising Star in the High Street Awards. The pretty high street features a range of boutique and high street shops, along with fantastic pubs and eateries. Eaglescliffe, 3.3 miles away, hosts a post office, Sainsbury's Local, Tesco Superstore and several takeaways, and for a wider range of high street stores you can head into nearby Stockton-on-Tees and Middlesbrough.

## Put family first

Children of all ages will be catered for in Eaglescliffe, which is home to several nurseries, primary schools, and a secondary school and sixth form college (most recently rated 'Outstanding' by Ofsted), and a private high school.

Further education is available at Stockton Riverside and Middlesbrough College, as well as Teesside University. The development will also benefit from a brand new play park and open spaces, making this a truly family-friendly location.

## Enjoy days out

Despite its proximity to large towns, Harebell Meadows is surrounded by open countryside, with several places of interest nearby. 4.6 miles north is Wynyard Woodland Park, where you'll find peaceful walking routes and a playground. 3.3 miles southeast is Preston Park Museum and Garden, with a recreated Victorian street and beautiful riverside grounds. The estate is also home to Butterfly World, sure to be a hit with children.

Harebell Meadows is ideally positioned for travel. The development sits just off the A66 which links Darlington, Stockton and Middlesbrough, making commuting simple, and Teesside International Airport is just an 8-minute drive away. With all that's on offer, it's easy to see why Harebell Meadows is the perfect place to call home.

## EXPLORE

**Start exploring...**

Stockton-on-Tees  
**3.1 miles**

Stockton station  
**3.4 miles**

Yarm  
**3.8 miles**

Durham  
**6.9 miles**



Harebell Meadows

## Our homes

### 2 bedroom

-  The Haldon
-  The Danbury

### 3 bedroom

-  The Sherwood
-  The Delamare
-  The Charnwood
-  The Saunton
-  The Braunton

### 4 bedroom

-  The Burnham
-  The Whinfall
-  The Greenwood
-  The Marston
-  The Whiteleaf

 Affordable housing



and plots  
(vs phase 4)



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.



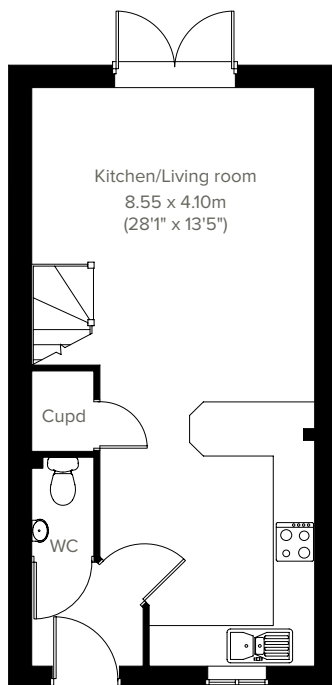


2 bedroom home

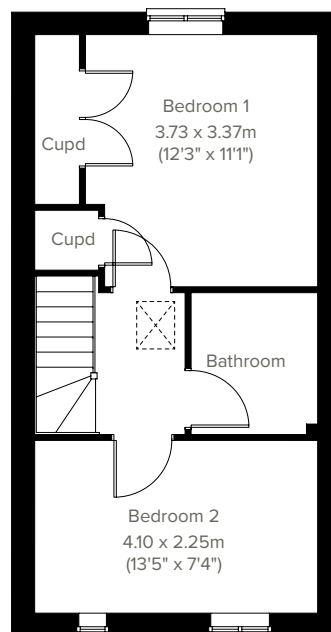
# The Haldon



Modern living at its best, the Haldon's open plan kitchen/living room is bright and ideal for the way we live today, along with the added benefits of a storage cupboard and downstairs WC. Upstairs there are two nicely-proportioned bedrooms and a family-sized bathroom. Perfect for first time buyers and young professionals.



**GROUND FLOOR**



**1ST FLOOR**

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**12**

**Predicted Energy Assessment: B**

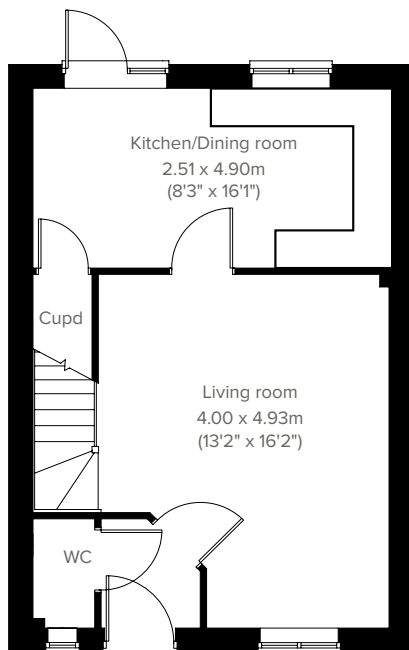


# The Danbury

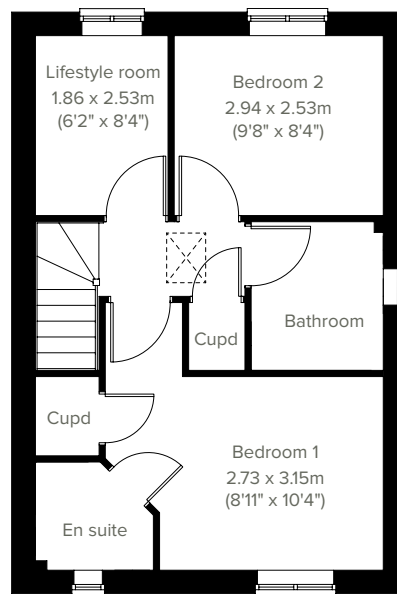
2 bedroom home + Lifestyle room



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



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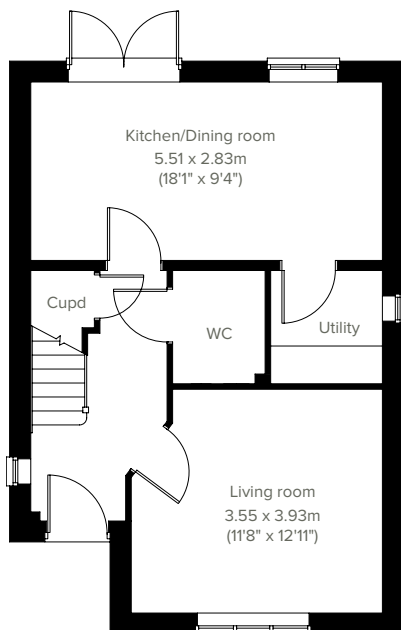


3 bedroom home

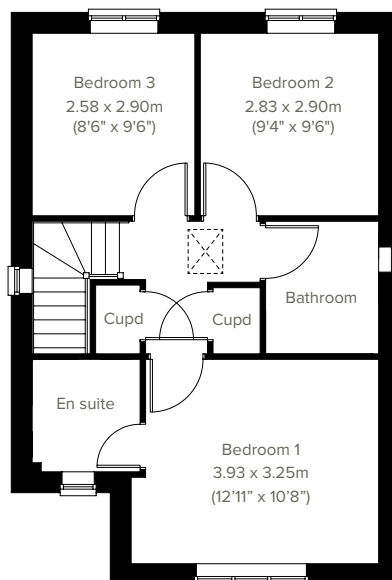
# The Sherwood



A nicely-proportioned three-bedroom detached home, the Sherwood has everything you need for modern living. Downstairs there's an open plan kitchen/dining room with French doors leading to the garden, a front-aspect living room, downstairs WC, utility room and handy storage cupboard. The first floor is home to a generous bedroom one and an en suite plus two further bedrooms, two storage cupboards and a family bathroom.



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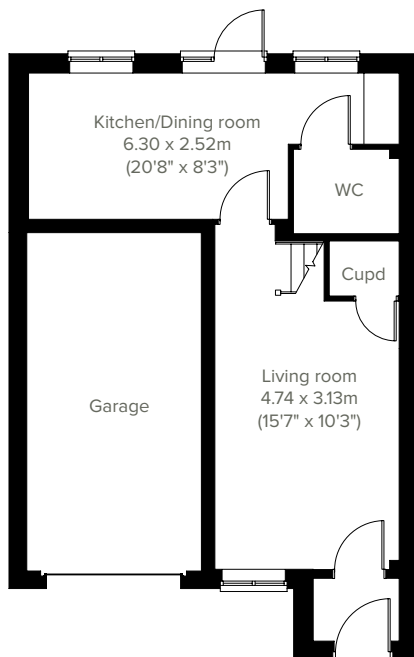


# The Delamare

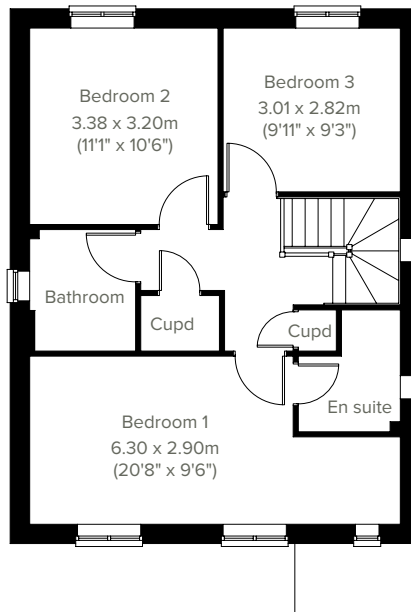
3 bedroom home



The Delamare is a three-bedroom family home, featuring an integral garage, a bright and modern open plan kitchen/dining room with a door leading into the garden, and a front-aspect living room making the perfect place to relax. The downstairs WC, three handy storage cupboards, family bathroom and en suite to bedroom one means it ticks all the boxes for practical family living.



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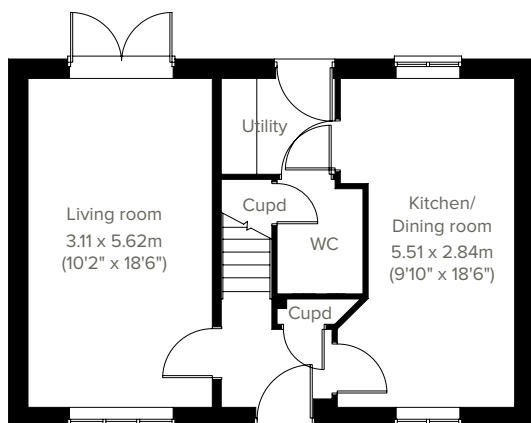


3 bedroom home

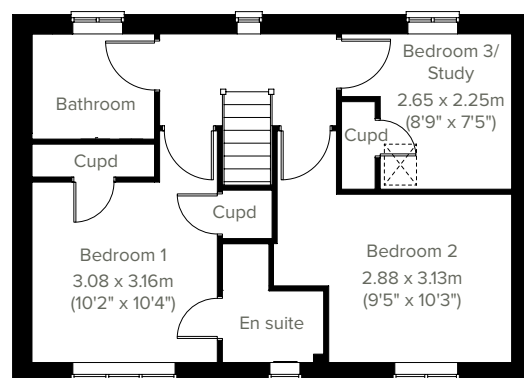
# The Charnwood



Enjoy the best of modern living in this popular three-bedroom home which features a stylish open plan kitchen/dining room and separate utility with garden access. The Charnwood also offers a bright dual aspect living room with French doors leading into the garden, handy storage cupboards and a downstairs WC. Upstairs there are three good-sized bedrooms - bedroom one with an en suite - a good-sized family bathroom and further storage cupboards.



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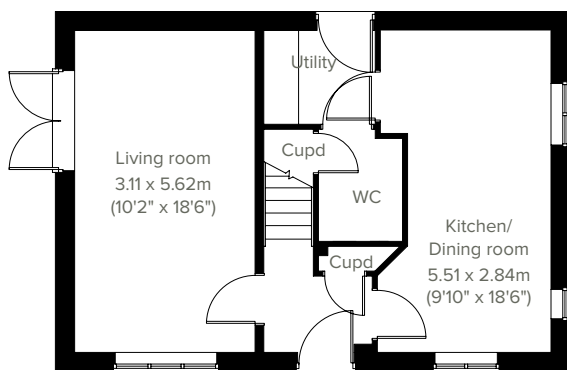


# The Charnwood Corner

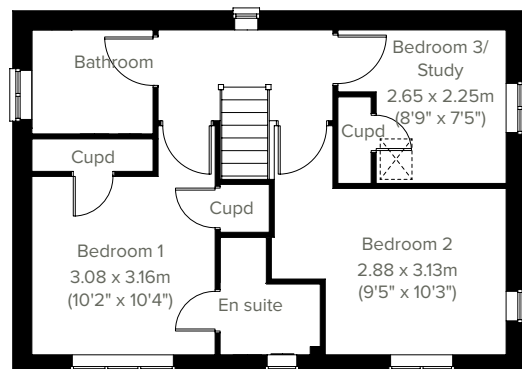
3 bedroom home



This modern, three-bedroom home has been designed with modern living in mind. It features a stylish open plan kitchen/dining room and separate utility with garden access. There's also a bright dual aspect living room with French doors leading into the garden, handy storage cupboards and a downstairs WC. Upstairs there are three good-sized bedrooms - bedroom one has its own en suite - a good-sized family bathroom and three further storage cupboards.



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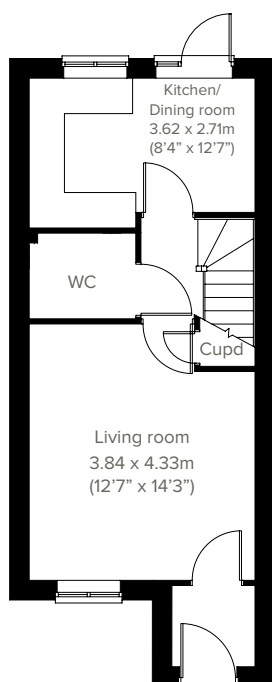


3 bedroom home

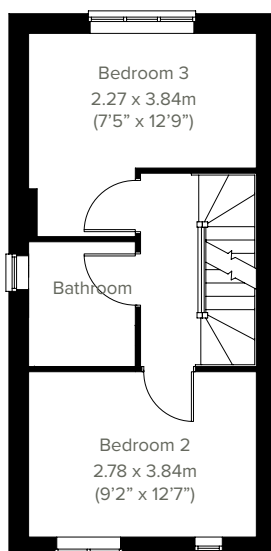
# The Saunton



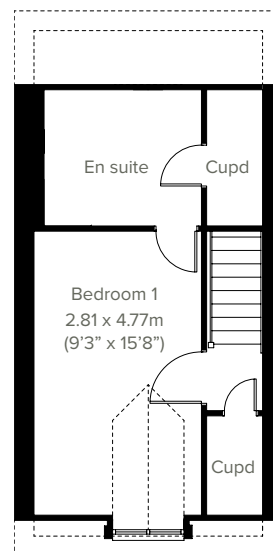
An attractive three-storey, three-bedroom home, the Saunton has a modern open plan kitchen/dining room, a nicely-proportioned living room and three good-sized bedrooms. The enclosed porch, downstairs WC, three storage cupboards and off-road parking mean it's practical as well as stylish. The top floor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



**GROUND FLOOR**



**1ST FLOOR**



**2ND FLOOR**

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**18**

**Predicted Energy Assessment: B**

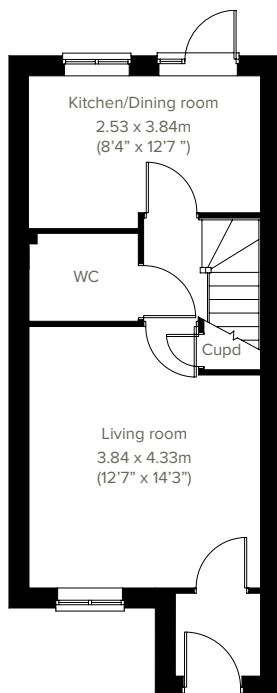


# The Braunton

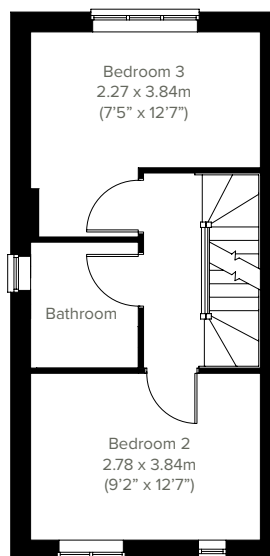
3 bedroom home



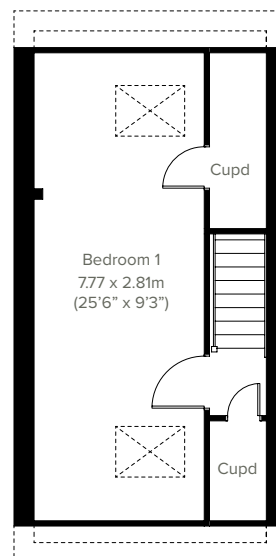
A superb home, the Braunton features a bright open plan kitchen/dining room with access to the garden, and a spacious front-aspect living room. The downstairs WC and storage cupboard ensure it's practical as well as stylish. Upstairs you'll find two bedrooms and a family-sized bathroom, while on the top floor bedroom one benefits from handy storage cupboards.



**GROUND FLOOR**



**1ST FLOOR**



**2ND FLOOR**

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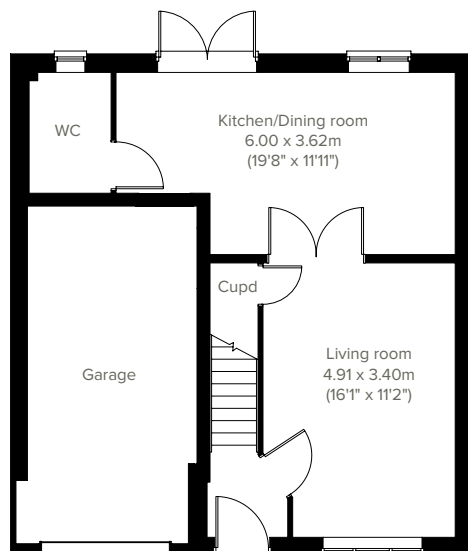


4 bedroom home

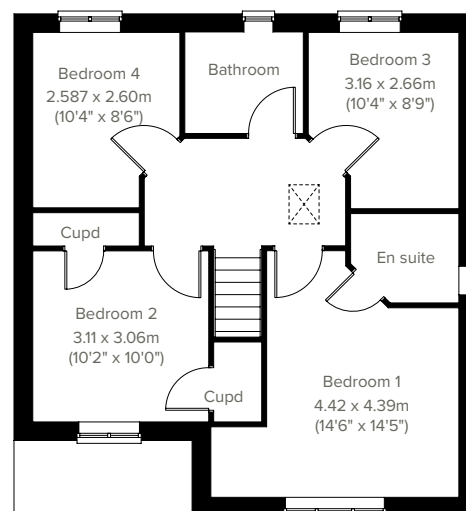
# The Burnham



An impressive family home with an integral garage, the four-bedroom Burnham is 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, downstairs WC and handy storage. Upstairs there are four bedrooms - bedroom one with en suite - a large family-sized bathroom and handy storage cupboards in bedroom two.



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**20**

**Predicted Energy Assessment: B**



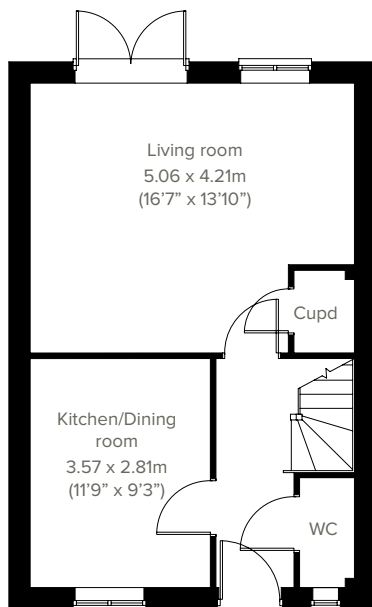


# The Whinfell

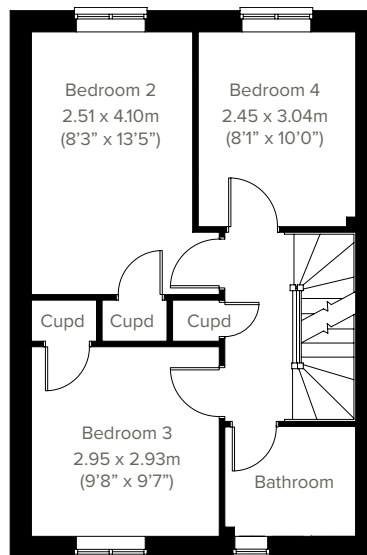
4 bedroom home



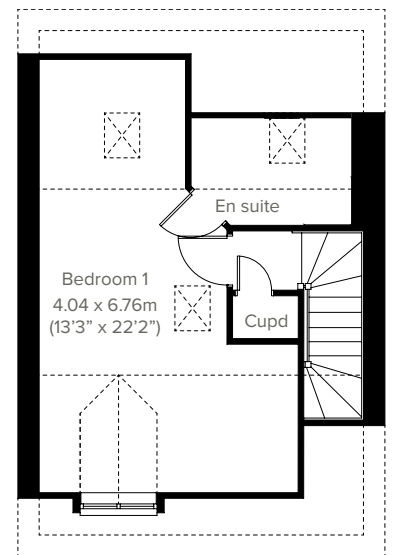
This impressive three-storey townhouse has space in abundance. The Whinfell is a four-bedroom family home boasting a kitchen/dining room and bright living room with French doors leading into the garden. There are four bedrooms, with bedroom one including an en suite. The large family bathroom, downstairs WC and five storage cupboards mean this home is as practical as it is stylish.



**GROUND FLOOR**



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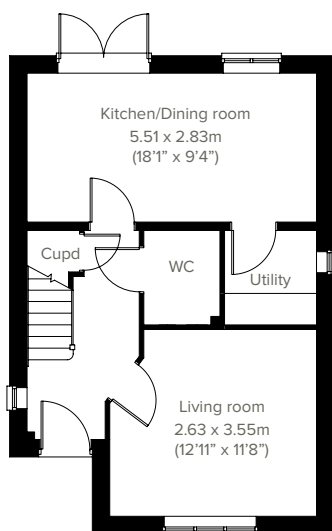


4 bedroom home

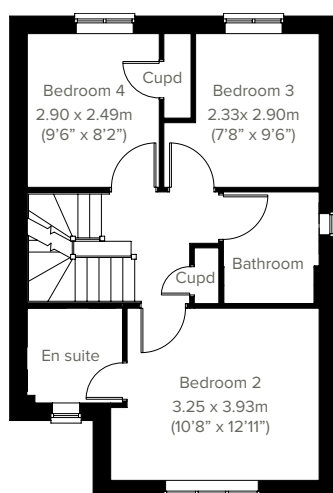
# The Greenwood



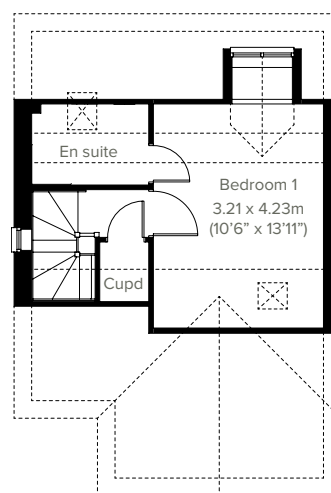
The Greenwood is an attractive three-storey townhouse with flexible living space to suit modern families. This four-bedroom family home has a practical ground floor, including a bright open plan kitchen/dining room, front-aspect living room, utility, WC and storage cupboard. The first floor consists of three bedrooms, a family-sized bathroom and an en suite to bedroom two. The second floor is home to bedroom one, including an en suite and storage cupboard.



**GROUND FLOOR**



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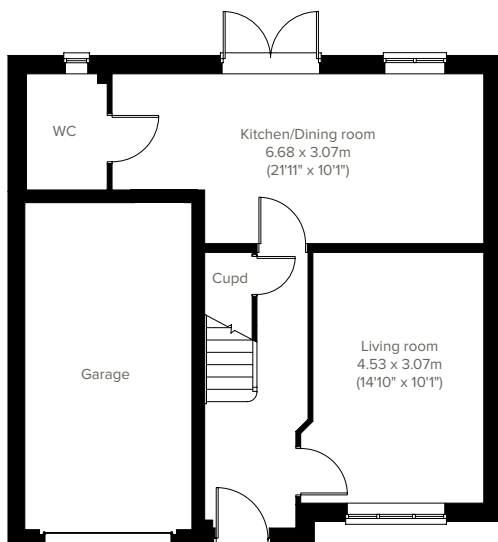


# The Marston

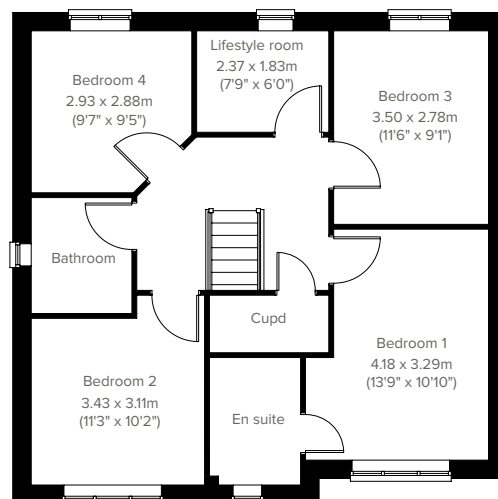
4 bedroom home + Lifestyle room



The Marston is a contemporary four-bedroom detached home offering open plan living. The light and airy kitchen/dining room enjoys an open aspect through French doors to the rear garden. There's a bright front-aspect living room, a downstairs WC, storage cupboard and an integral garage. Upstairs there are four good-sized bedrooms with a spacious bedroom one benefiting from an en suite, a lifestyle room and a modern fitted family bathroom.



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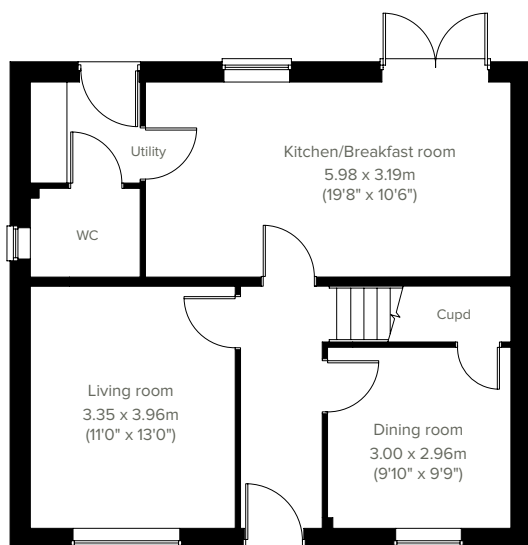


4 bedroom home

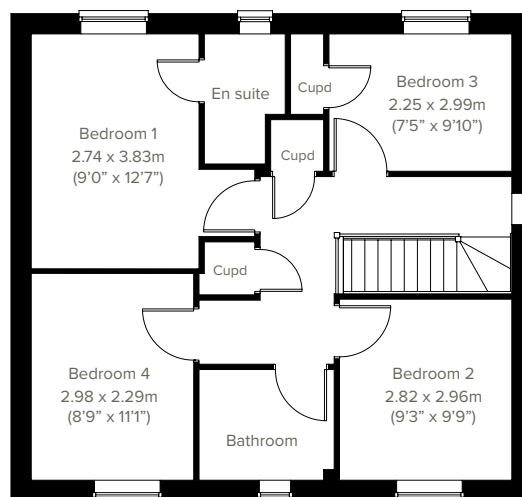
# The Whiteleaf



The Whiteleaf is a four-bedroom detached family home offering the best of modern living. The light and airy kitchen/breakfast room enjoys an open aspect through French doors to the rear garden. There's a bright front-aspect living room, a dining room with storage space, a downstairs WC and handy utility. Upstairs there are four bedrooms, with bedroom one benefiting from an en suite, plus a modern-fitted family bathroom and three storage cupboards.



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**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.



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.



## Choose the best package for you

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



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

C:

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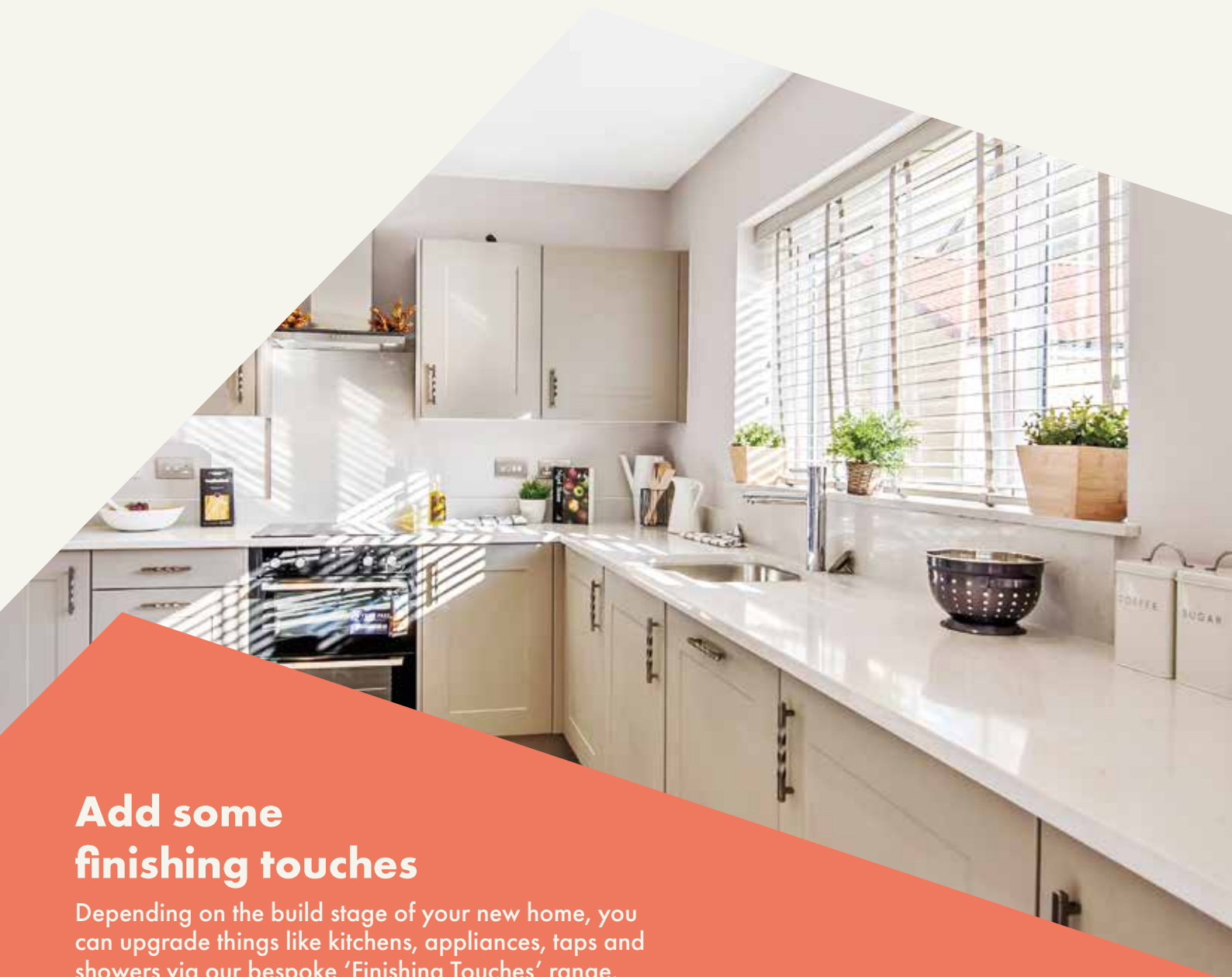
P:



Harebell Meadows

# Specifications

Our homes include these items as standard to ensure you have everything you need to be comfortable from the day you move in. Built for today's modern lifestyles with sustainability in mind.



## Add some finishing touches

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





## External

### Walls

Traditional cavity walls.

Inner: block.

Outer: Style suited to planned architecture.

### Roof

Tile or slate-effect with PVCu rainwater goods.

### Windows

Double glazed E-glass windows in PVCu frames.

### Doors

GRP-skinned external doors with PVCu frames.

French doors to garden (where applicable).



## Internal

### Ceilings

Painted white.

### Lighting

Pendant or batten fittings with low-energy bulbs.

### Stairs

Staircase painted white.

### Walls

Painted in white emulsion.

### Doors

White pre-finished doors with white hinges.

### Heating

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

### Insulation

Insulated loft and hatch to meet current building regulations.

### Electrics

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



## Kitchen

### General

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

### Plumbing

Plumbing for washing machine.

### Appliances

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



## Bathroom

### Suites

White bathroom suites with chrome-finished fittings.

### Extractor fan

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

### Shower

Shower to en suite.

### Splashbacks/tiling

Splashback to WC sink

Splashback to sanitary walls in bathroom and en suite

Full height tiling to shower cubicle (where applicable).

### General

En suite to bedroom(s) where applicable.



## Security

### Locks

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

### Fire

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



## Garage & Gardens

### Garage

Garage or parking spaces.

### Garden

Front lawn turfed or landscaped (where applicable).

### Fencing

1.8 metre fence to rear garden, plus gate.





Energy efficiency built in

# Sustainability

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

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

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

## Energy efficiency built in:

- ✓ **PEA rating – B**  
Our typical B rating makes our homes much more efficient than traditional D-rated homes.
- ✓ **Up to 400mm roof space insulation**  
Warmer in winter, cooler in summer, reducing energy bills.
- ✓ **Argon gas filled double glazing**  
Greater insulation and reduced heat loss.
- ✓ **Energy efficient lighting**  
We use energy-saving LED lightbulbs in all our homes.
- ✓ **A-rated appliances**  
Many of our kitchen appliances have a highly efficient A rating.
- ✓ **A-rated boilers**  
Our condenser boilers far outperform non-condensing ones.
- ✓ **Local links**  
We're located close to amenities and public transport to help reduce your travel footprint.
- ✓ **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.







Your home, your way

# Finishing Touches to make it yours

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

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

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

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

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

## You can choose:



Kitchens



Appliances



Bathrooms



Flooring



Wardrobes



Fixtures & fittings

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



## Share & win!

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

**#lovemypersimmonhome**

## The earlier you reserve, the greater the choice

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

[persimmonhomes.com/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.



## Harebell Meadows

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