



Persimmon
Together, we make your home



St Michael's Place

Colchester • Essex

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.



St Michael's Place

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 26](#)

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



"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 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 28





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.

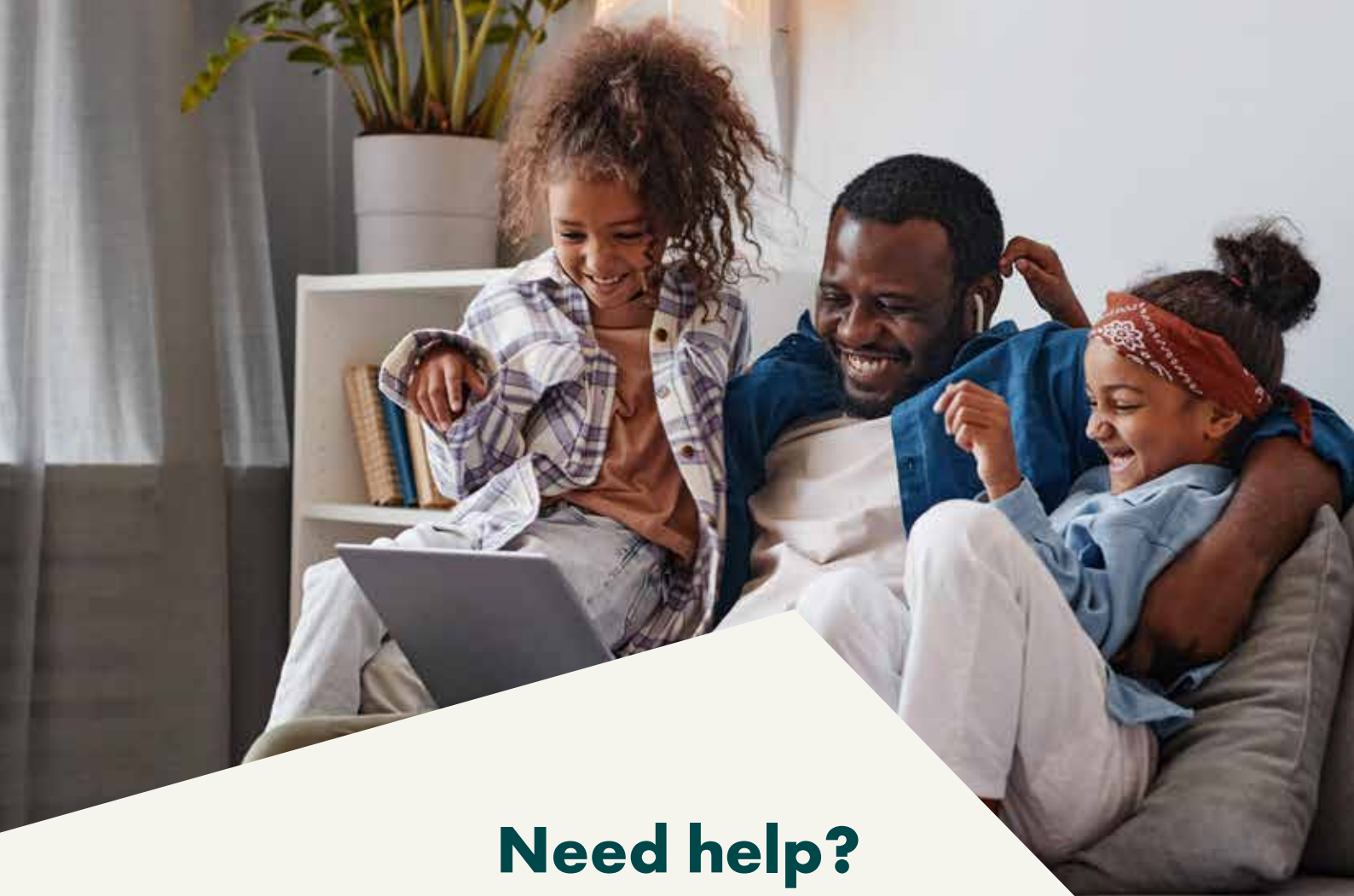
Handover

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**



**HOME
CHANGE**



**EARLY
BIRD**



DEPOSIT UNLOCK

Deposit Unlock



**BANK OF MUM
AND DAD**

Bank of Mum
and Dad



DEPOSIT BOOST

Deposit Boost



**ARMED FORCES/KEY
WORKERS DISCOUNT**

Armed Forces/Key
Workers Discount



**OWN NEW
RATE REDUCER**

Own New



- Range of 2, 3 and 4-bedroom homes
- Close to the bustling centre of Colchester
- Schools within walking distance
- Great transport links including to London



Perfectly located
for commuting,
shopping & schools.



Colchester • Essex

St Michael's Place

On the outskirts of historic Colchester, our development St Michael's Place offers a range of two, three and four-bedroom homes, close to great attractions and family-friendly amenities.

Holding the title of England's oldest recorded town, Colchester offers a fantastic mix of ancient history and modern amenities. Formerly the Roman capital of Britain, the town is now a bustling hub thanks to its position 50 miles north-east of London. The attractive centre is well-stocked with high street and independent stores, bars, restaurants, cafés and music venues.

When you're not enjoying the shops, cuisine and vibrant nightlife, there are plenty of local attractions to explore. Colchester Zoo – one of the finest zoos in Europe – is set in 60 acres of parkland and home to over 270 species. You could also take a tour of Colchester Castle and enjoy leisure activities in the castle grounds including

crazy golf and a boating lake. Enjoy a peaceful stroll at Highwoods or Westlands country parks, go for a round of golf at Birch Grove Golf Club or take part in a huge range of sports at Leisure World.

Education for all

The closest primary schools are St Michael's Primary School and Nursery (just a 3-minute walk from the development) and Montgomery nursery, Infant and Junior Schools, a 12-minute walk away. Secondary schools include Paxman Academy, The Stanway School and Colchester Royal Grammar School, while the University of Essex offers a wide range of degree courses.

With all that's on offer, it's easy to see why St Michael's Place is the perfect place to call home.

EXPLORE

Jump in the car and start exploring

Colchester Train Station
2.5 miles

Chelmsford
23.2 miles

Ipswich
23.2 miles

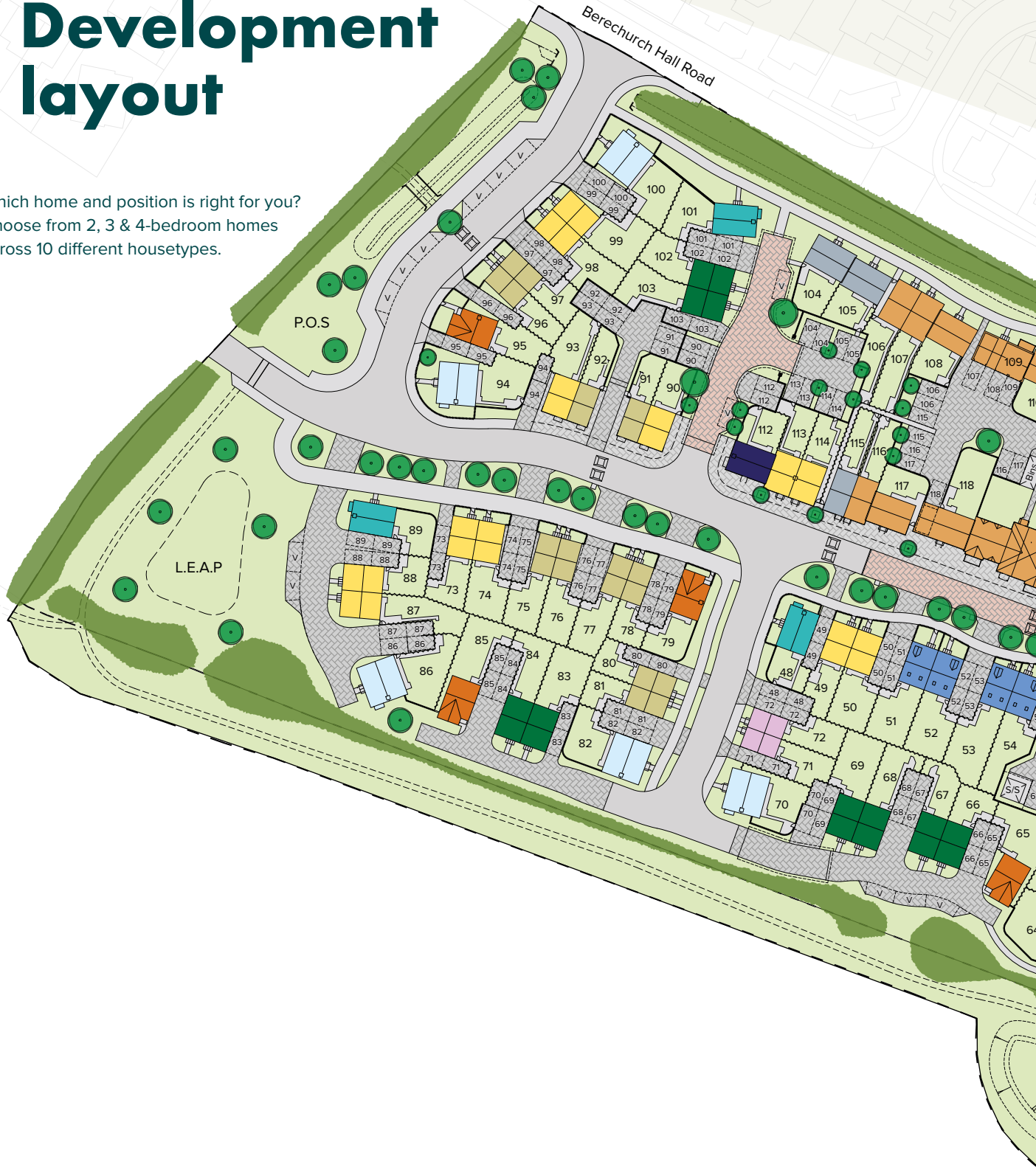
Stansted Airport
32.4 miles



St. Michaels Place

Development layout

Which home and position is right for you?
Choose from 2, 3 & 4-bedroom homes
across 10 different housetypes.



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.

Our homes

2 bedroom

 The Arden

 The Alnmouth

3 bedroom

 The Danbury

 The Ashworth

 The Sherwood

 The Charnwood

 The Charnwood Corner

4 bedroom

 The Whinfall

 The Whiteleaf

 The Whiteleaf V

 Affordable Housing

 Shared Ownership





St Michael's Place

Homes at a glance

St Michael's Place has something for everyone, from the 2-bedroom Arden to the 4-bedroom Whiteleaf V

2 beds



PAGE 14 **THE ARDEN**

2 beds • Parking • PEA: B



PAGE 15 **THE ALNMOUTH**

2 beds • Parking • PEA: B

3 beds



PAGE 16 **THE DANBURY**

3 beds • En suite • Parking •
PEA: B

4 beds



PAGE 20 **THE CHARNWOOD CORNER**

3 beds • En suite • Parking
• Utility • PEA: B



PAGE 21 **THE WHINFELL**

4 beds • En suite • Parking •
PEA: B



PAGE 22 **THE WHITELEAF**

4 beds • En suite • Parking
• Utility • PEA: B



PAGE 17
THE ASHWORTH

3 beds • En suite • Parking •
PEA: B



PAGE 18
THE SHERWOOD

3 beds • En suite • Parking
• Utility • PEA: B



PAGE 19
THE CHARNWOOD

3 beds • En suite • Parking •
Utility • PEA: B



PAGE 23
THE WHITELEAF V

4 beds • En suite • Parking
• Utility • PEA: B

We've highlighted some of
the key things we know are
important to you.



Scan me!

For availability and pricing
on our beautiful new homes
at St Michael's Place.



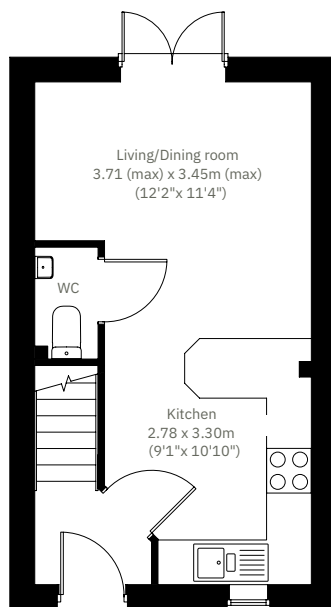


2 bedroom home

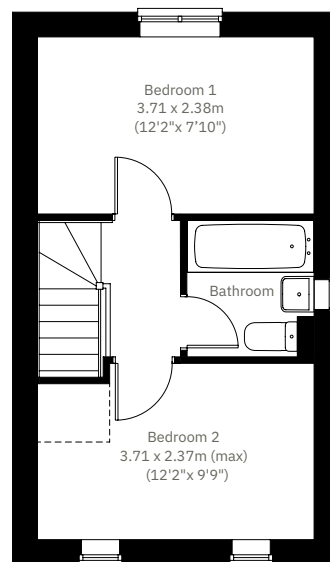
The Arden



The Arden features a bright open plan kitchen/dining/living room with French doors leading into the garden. Upstairs there are two nicely-proportioned bedrooms and a family-sized bathroom. Perfect for first-time buyers and young professionals.



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.

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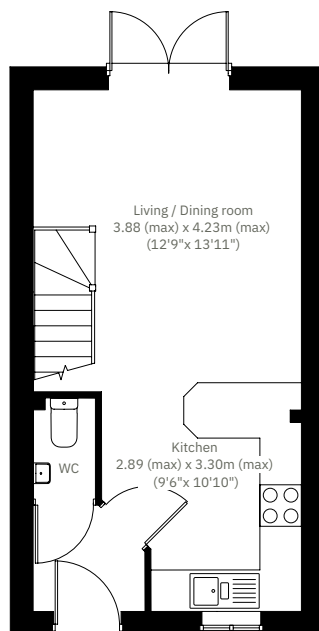


The Alnmouth

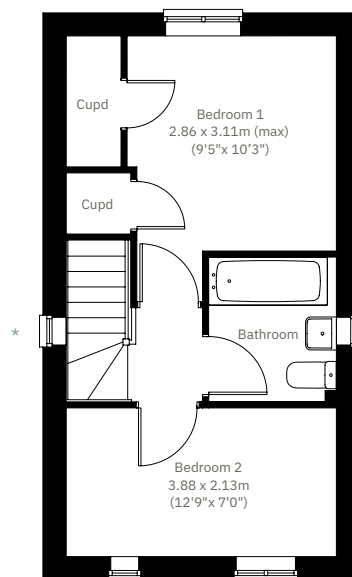
2 bedroom home



Perfectly-proportioned, the Alnmouth has a stylish open plan kitchen/dining/living room with French doors leading into the garden. It also features two first floor bedrooms, a good-sized family bathroom, two handy storage cupboards and off-road parking. Ideal if you're a first-time buyer looking for a fresh modern home you can make your own.



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* Window plot dependent

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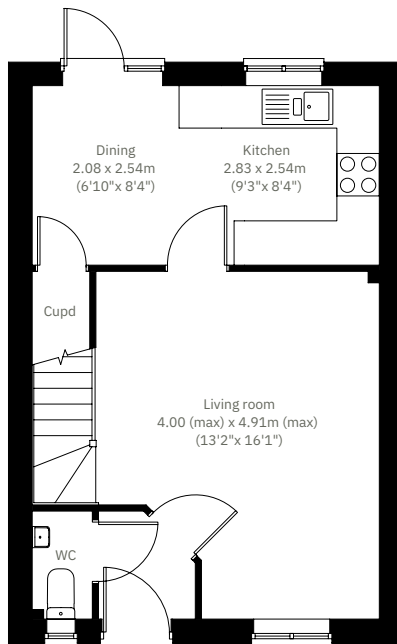


3 bedroom home

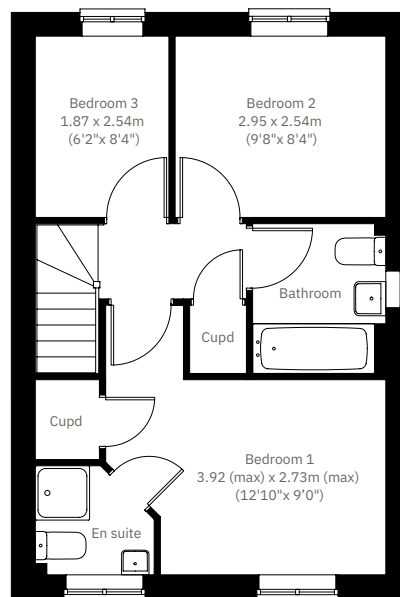
The Danbury



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



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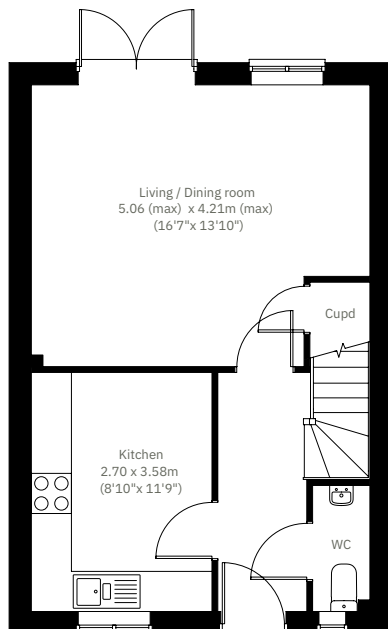


The Ashworth

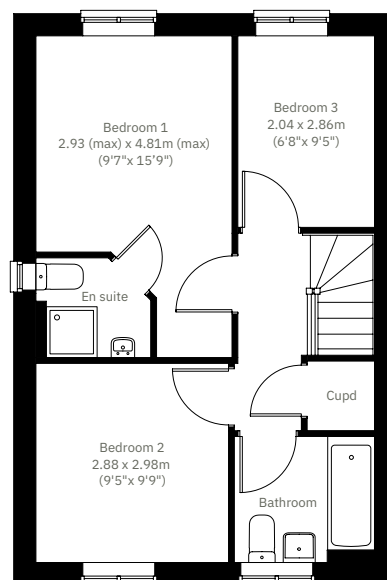
3 bedroom home



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



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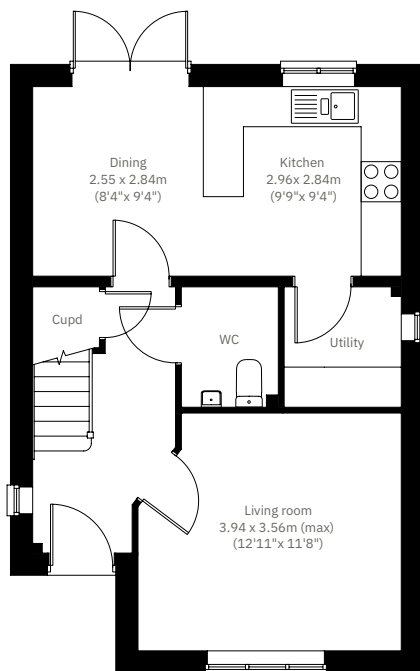


3 bedroom home

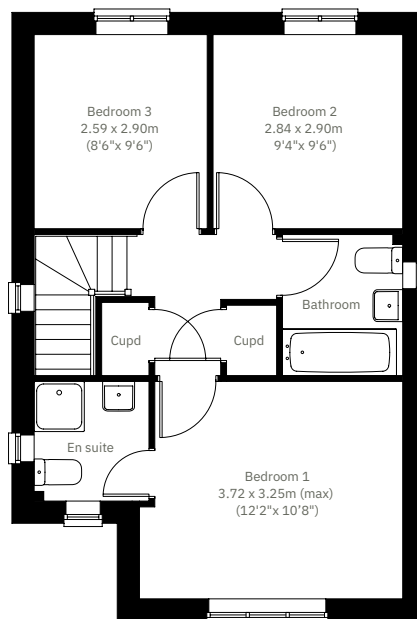
The Sherwood



A nicely-proportioned three-bedroom detached home, the Sherwood has everything you need for modern living. Downstairs features 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 with an en suite plus two further bedrooms, two storage cupboards and a family bathroom.



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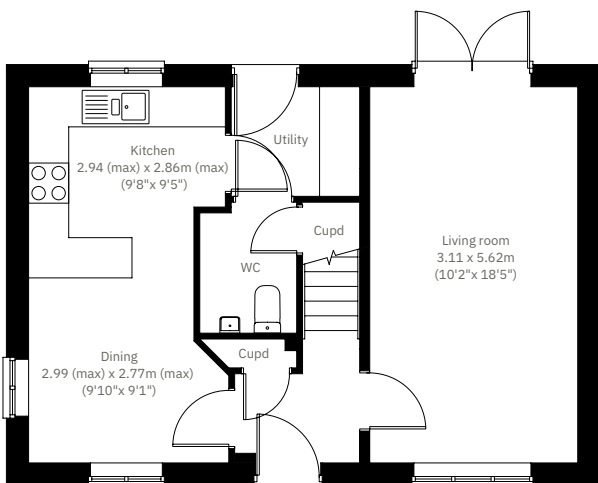


The Charnwood

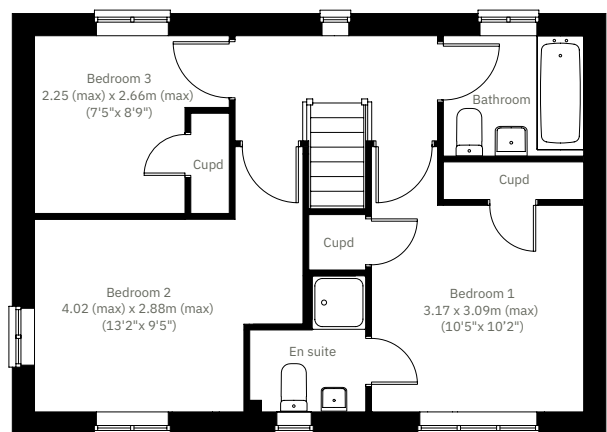
3 bedroom home



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 features a bright dual-aspect living room with French doors leading into the garden, handy storage cupboards and downstairs WC. Upstairs there are three bedrooms - bedroom one with an en suite - a good-sized family bathroom and further storage cupboards.



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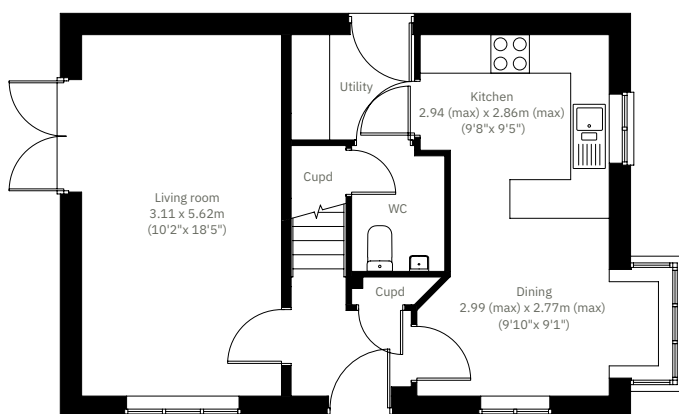


3 bedroom home

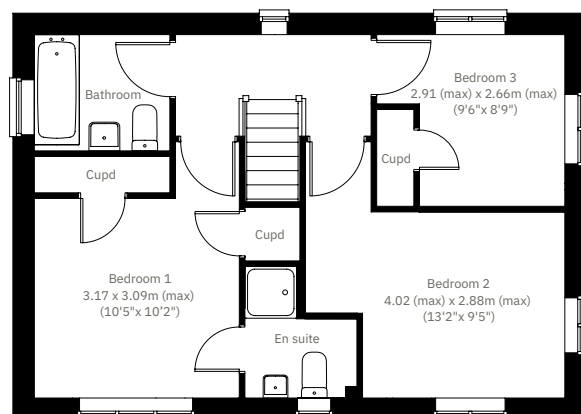
Charnwood Corner



This thoughtfully-designed three-bedroom home offers a stylish open plan kitchen/dining room with a bay window and a separate utility with garden access. The Charnwood Corner features a bright dual-aspect living room with French doors leading into the garden, two storage cupboards and a downstairs WC. Upstairs there are three good-sized bedrooms - bedroom one with an en suite - a modern family bathroom and three further storage cupboards.



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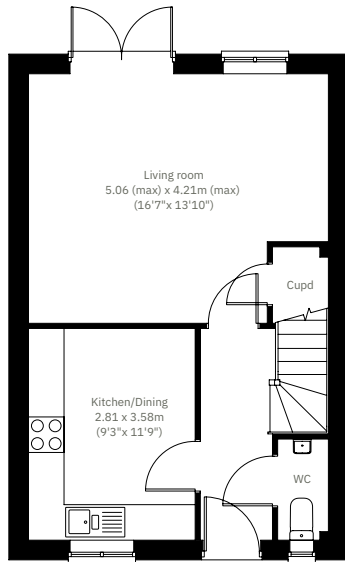


The Whinfell

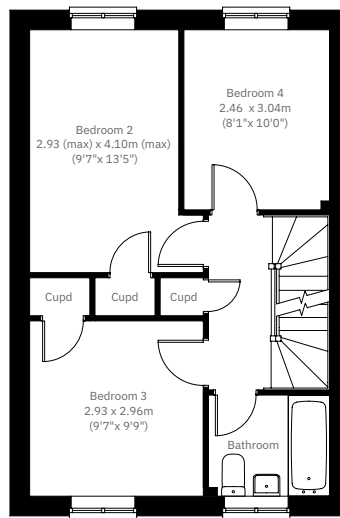
4 bedroom home



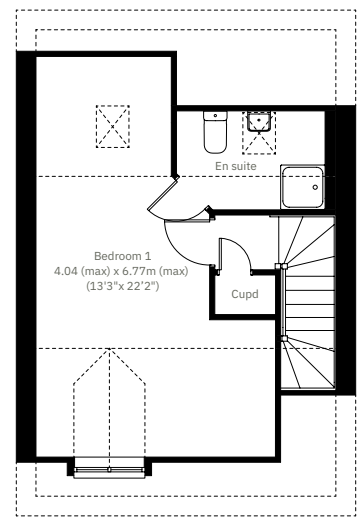
This impressive three-storey townhouse has space in abundance. The Whinfell is a four-bedroom family home boasting a modern kitchen/dining room and spacious living room with French doors leading into the garden. On the second floor, bedroom one features an en suite and storage cupboard. The other three bedrooms, family bathroom and three storage cupboards occupy the first floor. A downstairs WC and understairs storage ensures it's practical as well as stylish.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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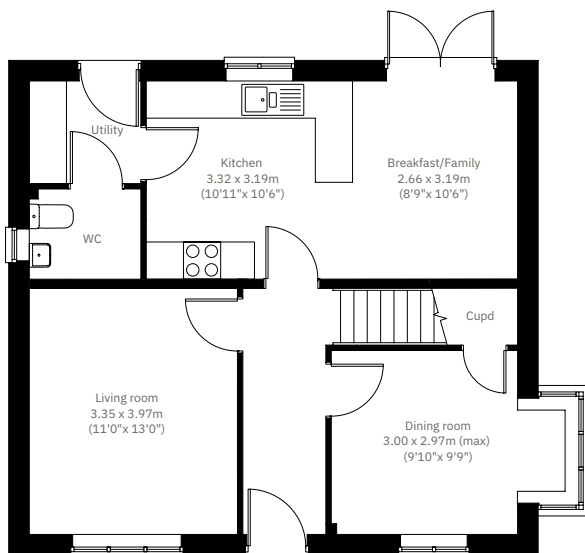


4 bedroom home

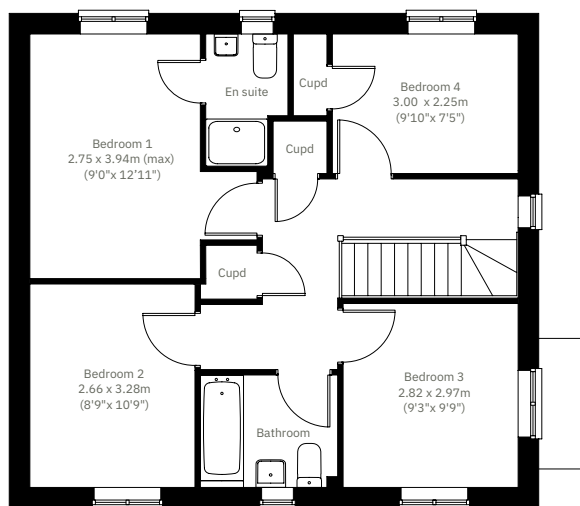
The Whiteleaf



The Whiteleaf is a four-bedroom detached family home offering the best of modern living. The light and airy kitchen/breakfast/family room enjoys an open aspect through French doors to the garden. There's a bright front-aspect living room, separate dining room with bay window, 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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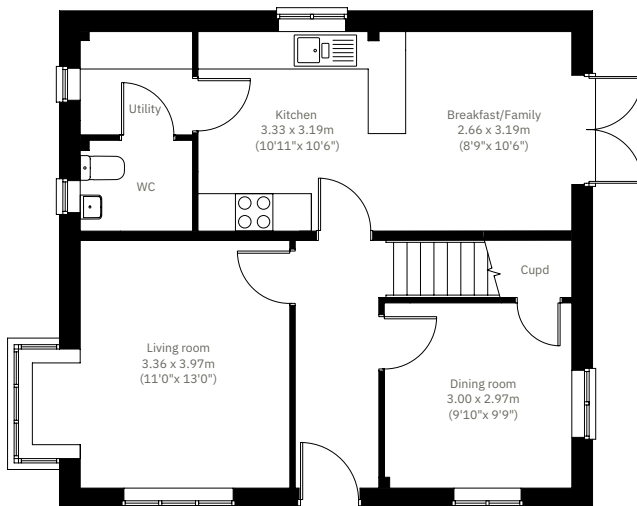


The Whiteleaf V

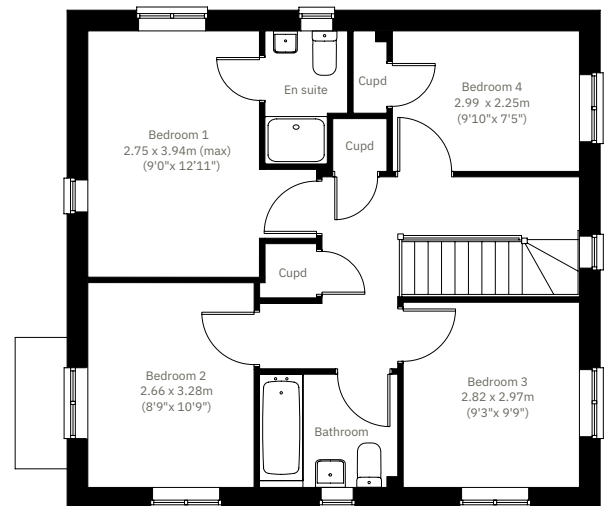
4 bedroom home



The Whiteleaf V is a stunning four-bedroom detached family home. The light and airy kitchen/breakfast/family room enjoys an open aspect through French doors to the garden. There's a bright dual-aspect living room with bay window, a dining room with access to downstairs storage, 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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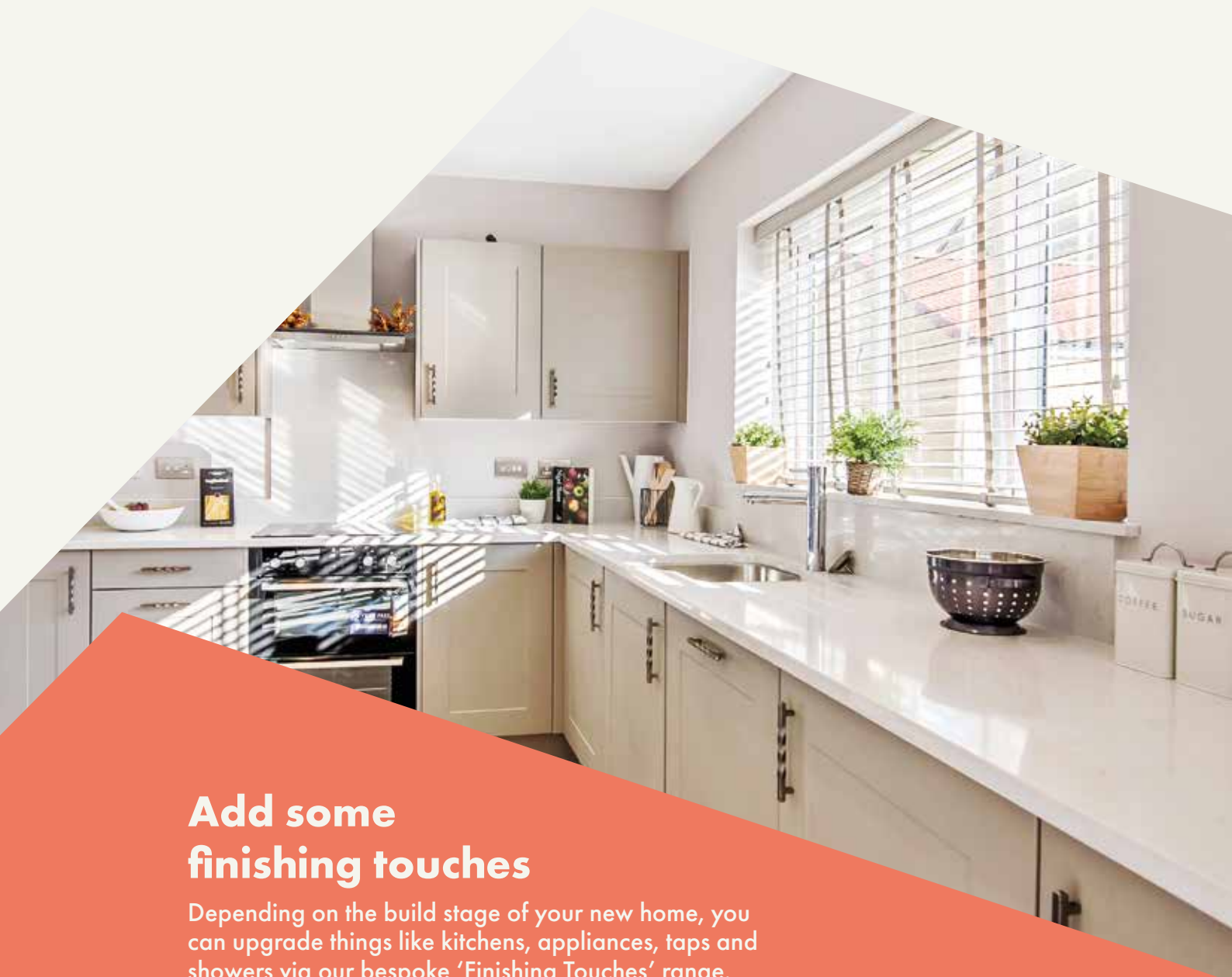
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St Michael's Place

Specifications

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



Add some finishing touches

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



External

Walls

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

Roof

Tile or slate effect with PVCu rainwater goods.

Windows

Double glazed E-glass windows in PVCu frames.

Doors

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

Electrics

Doorbell and external light to front.



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. Moulded 5 panel textured. Internal door stops as standard

Heating

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

Insulation

Insulated loft and hatch to meet current building regulations.

Electrics

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

General

Media plate incorporating FibreNest, 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) with soft closure to all doors and drawers.

Plumbing

Plumbing for washing machine/dryer.

Appliances

Single stainless steel oven, gas hob in stainless steel, integrated cooker hood and glass splashback.



Bathroom

Suites

White bathroom suites with chrome-finished fittings.

Extractor fan

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

Shower

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

Tiling

Half height tiling to sanitaryware walls in bathroom. Full height tiling to shower enclosure in en suite.

Splashbacks

1-course splashback to WC and en suite basin
3-course splashback to bath

General

En suite to bedroom one 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 backup.



Garage & Gardens

Garage

Garage, car ports or parking space.

Garden

Front lawn turfed or landscaped (where applicable).

Fencing

1.8 metre fence to rear garden, plus gate.





Energy efficiency built in

Sustainability

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

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

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

Energy efficiency built in:

- ✓ **PEA rating – B**
Our typical B rating makes our homes much more efficient than traditional D-rated homes.
- ✓ **Up to 400mm roof space insulation**
Warmer in winter, cooler in summer, reducing energy bills.
- ✓ **Argon gas filled double glazing**
Greater insulation and reduced heat loss.
- ✓ **Energy efficient lighting**
We use energy-saving LED lightbulbs in all our homes.
- ✓ **A-rated appliances**
Many of our kitchen appliances have a highly efficient A rating.
- ✓ **A-rated boilers**
Our condenser boilers far outperform non-condensing ones.
- ✓ **Local links**
We're located close to amenities and public transport to help reduce your travel footprint.
- ✓ **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 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 win a £100 IKEA voucher. 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

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 St Michael's Place, 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. St Michael's Place 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 roads, education, healthcare and recreation facilities, as well as initiatives to generate biodiversity.



"We've actively enhanced biodiversity at St Michael's Place."

EDUCATION

Toucan crossing and pedestrian/cycle access to the local primary school.

HOUSING

Affordable and shared housing provision.

HEALTHCARE

Funding for community healthcare.

GARDENS

All plots equipped with gardens.

COMMUNITY SPACES

Public open spaces.

SPORTS

A new play area on-site. Funding towards parks and recreation.



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)



**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

Handwriting practice lines consisting of 12 horizontal dotted lines.





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.



Scan me!
For packages & pricing.



0333 234 2220



support@fibrenew.com

Get connected today!

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

C:

D:

P:



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