



**Persimmon**  
Together, we make your home



# Regency Meadows

Grimsby • Lincolnshire

# 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.



Regency 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 30](#)

## 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

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.



### 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.



### 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 32**





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**  
THE LOW DEPOSIT MORTGAGE SOLUTION

Deposit Unlock



**OWN NEW  
RATE REDUCER**

Own New



**DEPOSIT BOOST**


Deposit Boost



**ARMED FORCES/KEY  
WORKERS DISCOUNT**

Armed Forces/Key  
Workers Discount



- 
- A photograph of a modern kitchen with grey cabinetry, a white countertop, and a built-in oven. On the counter, there is a yellow cutting board, a white toaster, a metal pot with utensils, a potted plant, and some food items. A dark apron hangs on the wall to the left.
- ③ Choice of 2, 3 & 4-bedroom homes
  - ③ Just 4.5 miles from the beach
  - ③ Excellent choice of school
  - ③ Good range of local amenities



**Scan me!**

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





Grimsby • Lincolnshire

# Regency Meadows

Offering a range of stunning two, three and four-bedroom homes, our new development Regency Meadows sits on the southern edge of Grimsby, between the Lincolnshire Wolds Area of Outstanding National Beauty and popular beaches on the estuary of the Humber.

Ample amenities and attractions make this a great choice for a range of buyers, whether you're taking your first step onto the property ladder or looking for more space for your family. The bustling centre of Grimsby is just 3.3 miles away, while a short drive takes you to the fun-filled seaside resort of Cleethorpes.

Local provision, including several schools and the Diana, Princess of Wales Hospital (just 1.2 miles from the development) make Regency Meadows a convenient and practical choice for families, while handy road and rail links put Hull, Lincolnshire Wolds, Viking Link Walk and Scunthorpe within commuting distance.

Nearby, Cleethorpes is home to a great range of activities, including a boating lake and Country Park – everything you could need for a fantastic day out. For something quieter and away from the crowds, RSPB Tetney Marshes is a scenic walking spot, as is the peaceful Yacht Club.

## Put family first

Families with children will have a choice of local schools, with primary schools Fairfield Academy, Tollbar Academy and Scartho Infants and Junior schools all within 2 miles. Older children can attend Oasis Academy Wintringham, and several special and alternative schools are nearby.

## EXPLORE

Start exploring...

Grimsby  
**3.3 miles**

Cleethorpes Beach  
**4.5 miles**

Lincolnshire Wolds AONB  
**14.9 miles**

Hull  
**36.6 miles**



## Regency Meadows



### Our homes

#### 2 bedroom



**The Arden**



**The Alnmouth**



**The Haldon**

#### 3 bedroom



**The Danbury**



**The Epping**



**The Glenmore**



**The Sherwood**



**The Saunton**



**The Braunton**



**The Charnwood**



**The Barnwood**

#### 4 bedroom



**The Rivington**



**The Greenwood**



**The Selwood**



**The Brampton**



**Affordable Housing**



**Eco 'L' Range Homes**



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

Existing Housing

Existing Development

Customer Hub

Caspian Crescent

Matthew Telford Park

Aldi Shopping Centre

BUS STOP

Future Development

Future Development





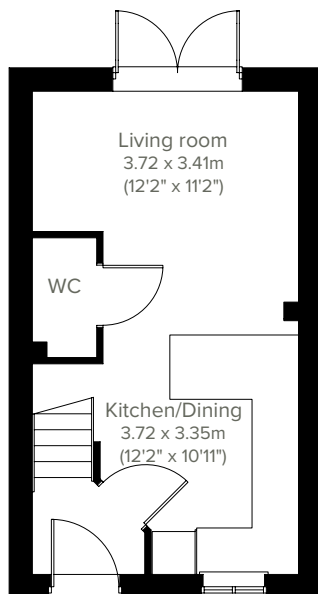


2 bedroom home

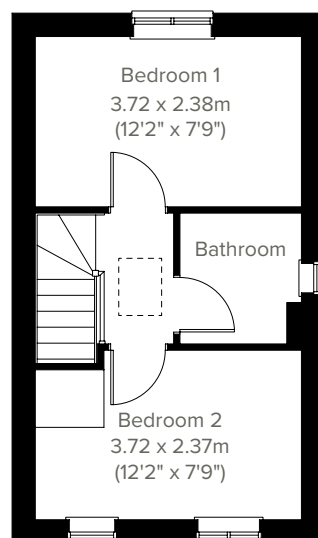
# The Arden



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

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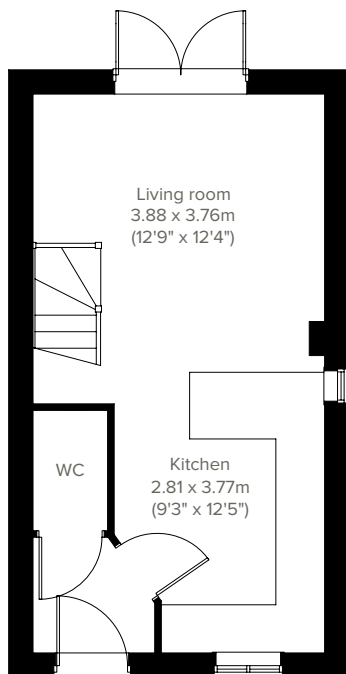


# The Alnmouth

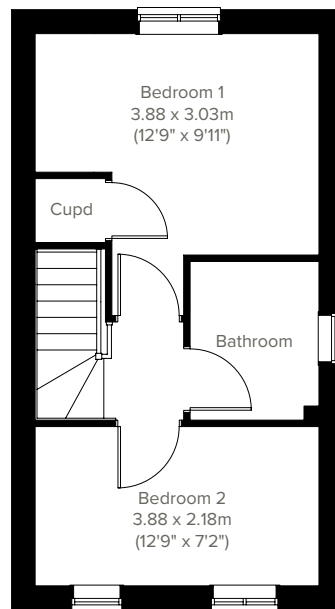
2 bedroom home



Perfectly-proportioned, the Alnmouth has a stylish open plan kitchen/living room with French doors leading into the garden. It also features flexible first floor rooms, a good-sized family bathroom 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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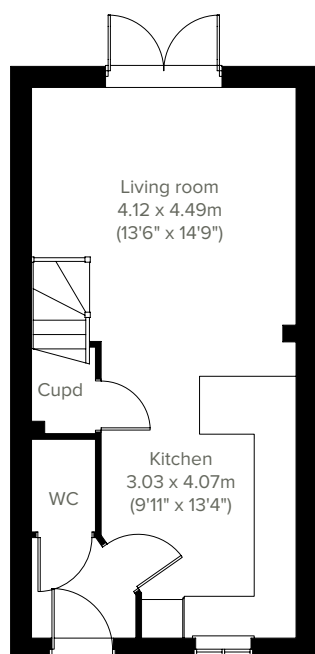


2 bedroom home

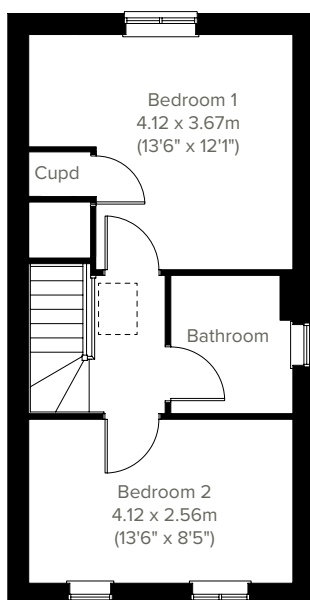
# The Haldon



The Haldon has a stylish open plan kitchen/living room with French doors leading into the garden, two double bedrooms, a good-sized family bathroom, 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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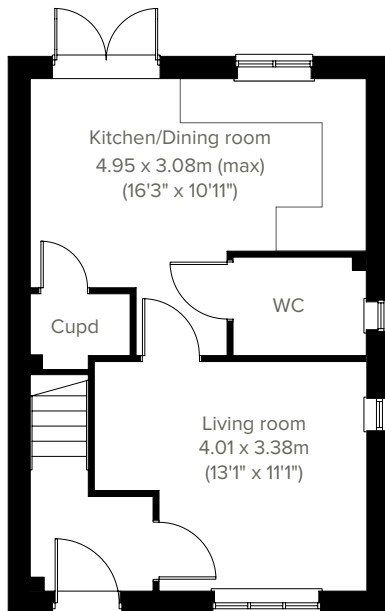


# The Danbury

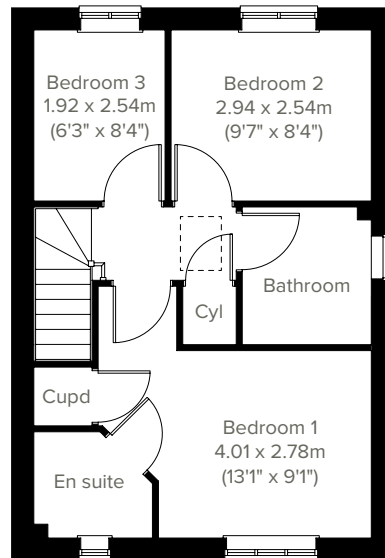
3 bedroom home



The Danbury is an ideal modern starter home you can make your own, featuring a modern open plan kitchen/dining room with French doors leading to the garden access and a spacious front-aspect living room. The three good-sized bedrooms - one benefits from an en suite - a family bathroom and two handy storage cupboards complete the first floor.



**GROUND FLOOR**



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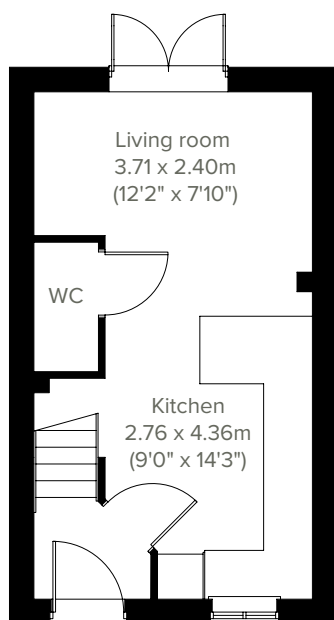


3 bedroom home

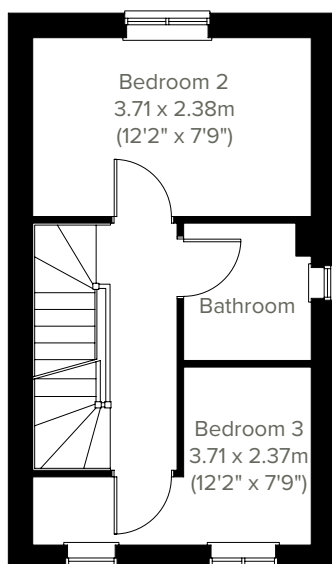
# The Epping



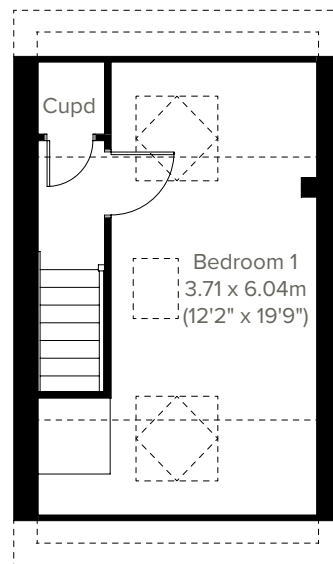
The popular Epping is a three-bedroom home featuring a bright and modern open plan kitchen/living room with French doors leading into the garden. On the first floor you'll find two good-sized bedrooms and a family bathroom. The second floor comprises bedroom one and a handy storage cupboard, meaning it ticks all the boxes for practical living too.



**GROUND FLOOR**



**1ST FLOOR**



**2ND FLOOR**

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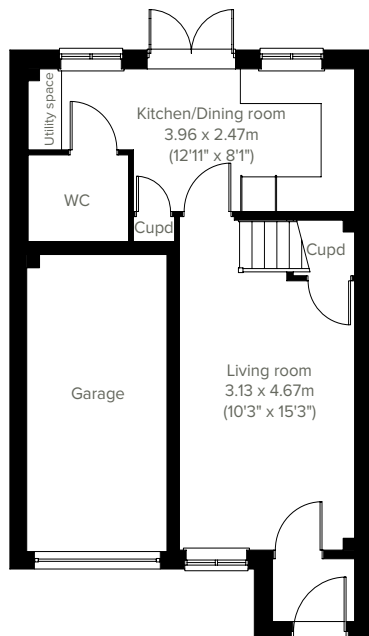


# The Glenmore

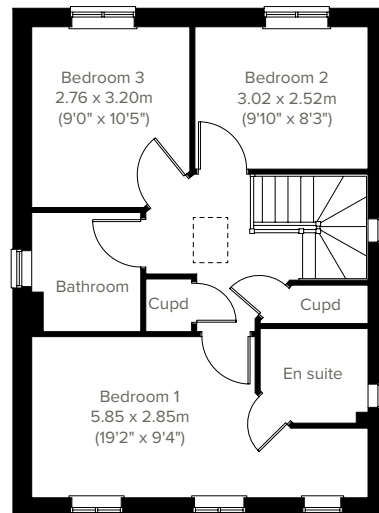
3 bedroom home



The Glenmore is a stunning home with an integral garage, a good-sized living room and a bright open plan kitchen/dining room - perfect for family life and entertaining. It's practical too, with a utility area, downstairs WC and four storage cupboards. The large bedroom one has an en suite with the spacious landing leading on to two further bedrooms and the main family bathroom. The Glenmore comes as both semi-detached and detached.



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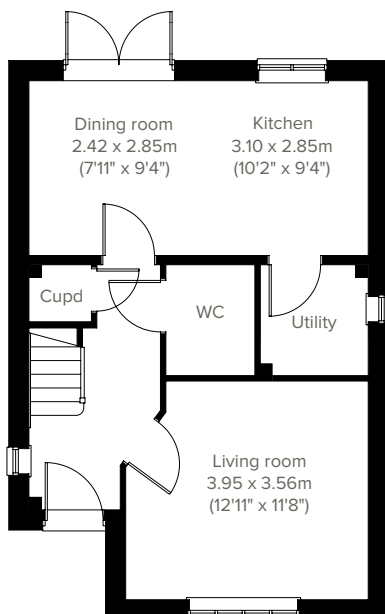


3 bedroom home

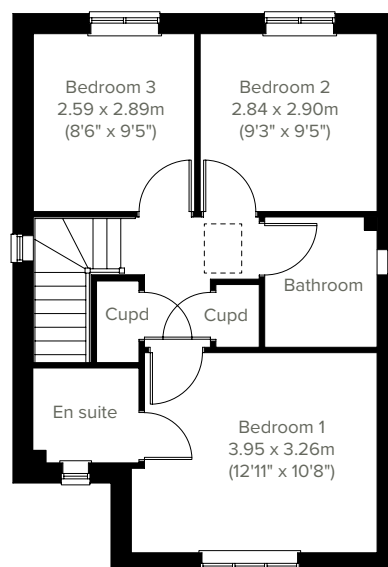
# The Sherwood



The Sherwood is a modern home ideal for family life. This three-bedroom home features 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. The Sherwood comes complete with a detached garage.



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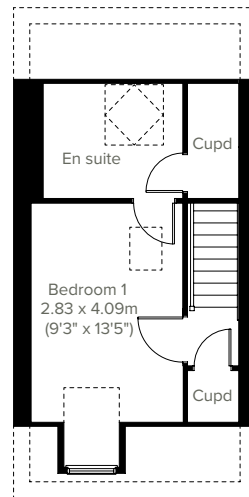
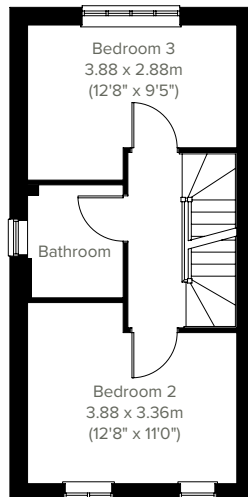
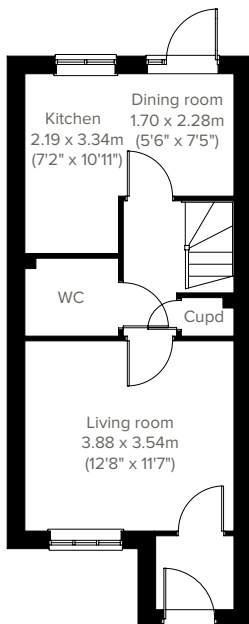


# The Saunton

3 bedroom home



An attractive three-storey, three-bedroom home, the Saunton 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, three storage cupboards and off-road parking means it's practical as well as stylish.



## GROUND FLOOR

## 1ST FLOOR

## 2ND FLOOR

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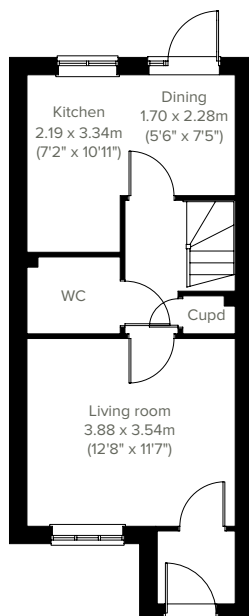


3 bedroom home

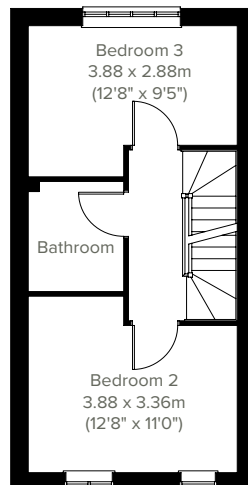
# The Braunton



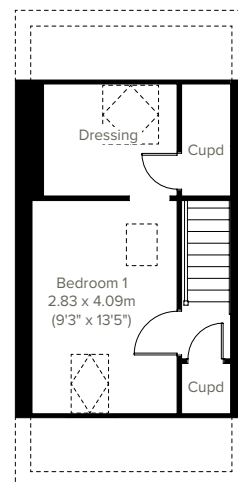
A superb family home, the Braunton features a bright open plan kitchen/dining room with access to the garden, and a spacious front-aspect living room. The WC and storage cupboard ensure it's practical as well as stylish. Upstairs you'll find two bedrooms and a family-sized bathroom and on the top floor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



**GROUND FLOOR**



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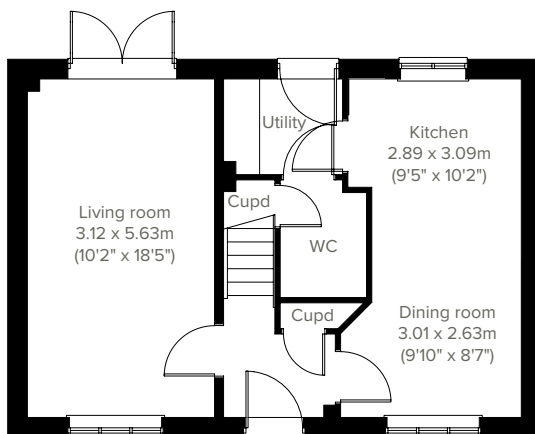


# The Charnwood

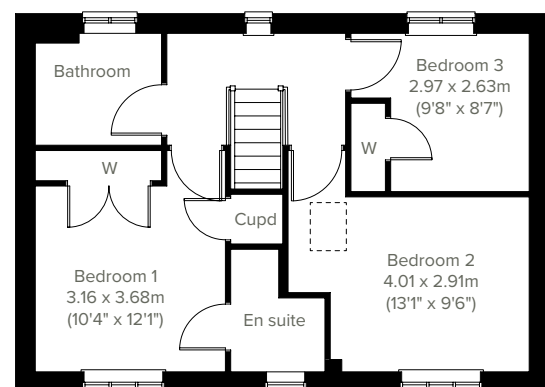
3 bedroom home



Enjoy the best of modern living in this popular three-bedroom home which features a stylish open plan kitchen/dining room and utility room. 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 good-sized bedrooms - bedroom one with an en suite - and a good-sized family bathroom - The Charnwood comes complete with a detached garage.



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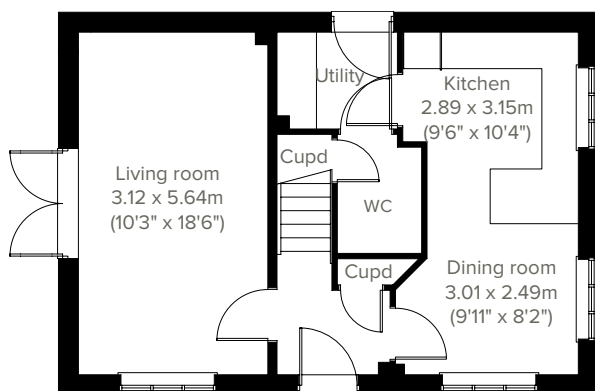


3 bedroom home

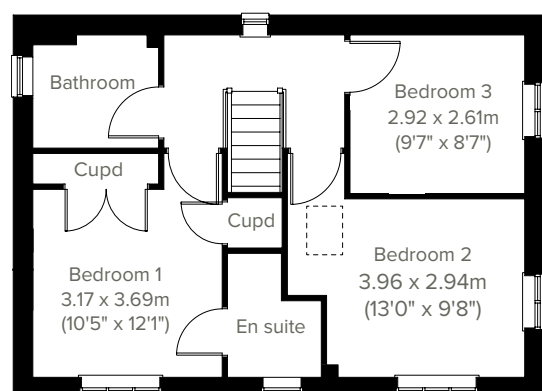
# The Barnwood



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



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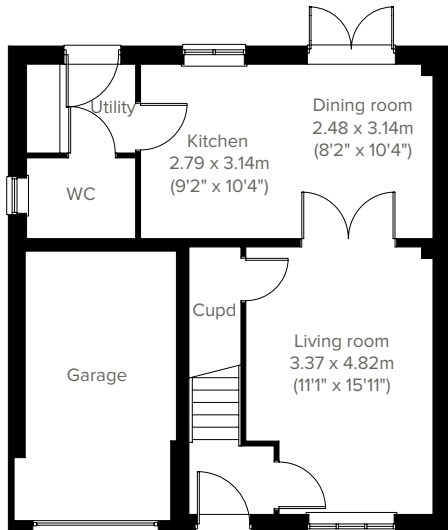


# The Rivington

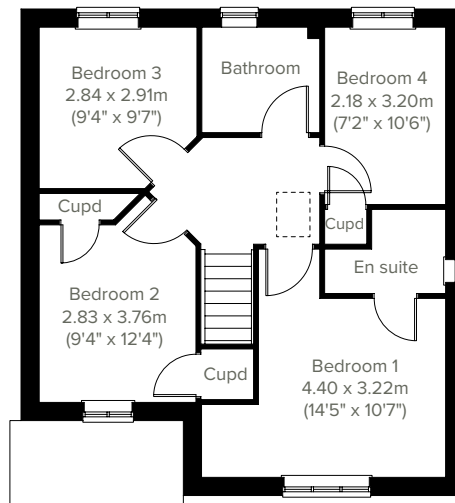
4 bedroom home



An attractive family home, the Rivington is designed for modern living. It's a four-bedroom detached home with an integral garage, a front-aspect living room and a spacious open plan kitchen/dining room with French doors leading out into the garden - ideal for family life and entertaining friends. Bedroom one has an en suite with the roomy landing leading on to three further bedrooms, storage cupboards and the main family bathroom.



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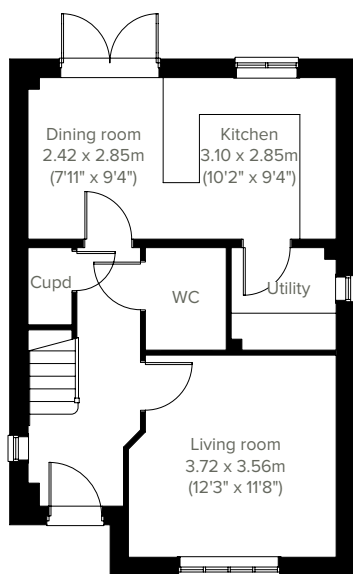


4 bedroom home

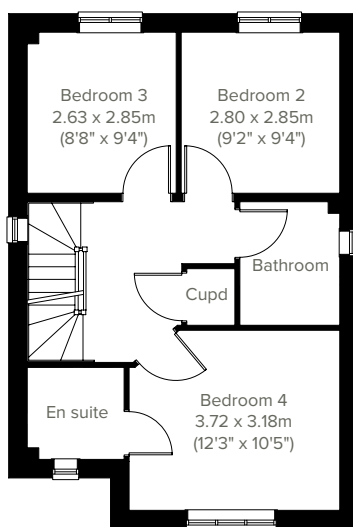
# The Greenwood



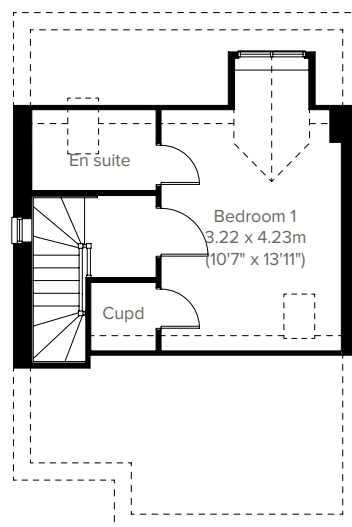
Enjoy the best of modern living in this popular three-storey, four-bedroom home. The Greenwood's bright front-aspect living room, spacious kitchen/dining room, separate utility room, handy storage cupboard and downstairs WC complete the ground floor. The first floor consists of three bedrooms, with an en suite to bedroom two, and a family bathroom. On the second floor, bedroom one has an en suite and further storage. The Greenwood comes complete with a detached garage.



**GROUND FLOOR**



**1ST FLOOR**



**2ND FLOOR**

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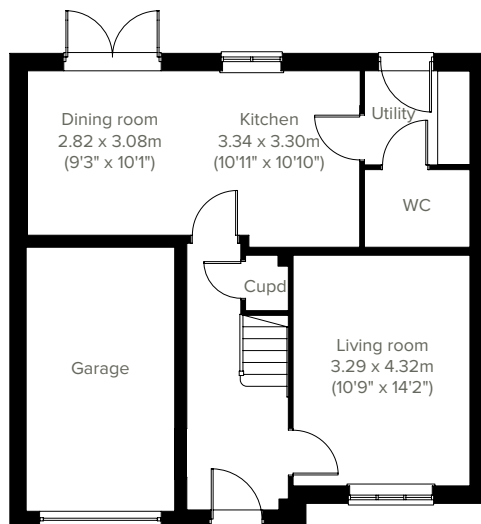


# The Selwood

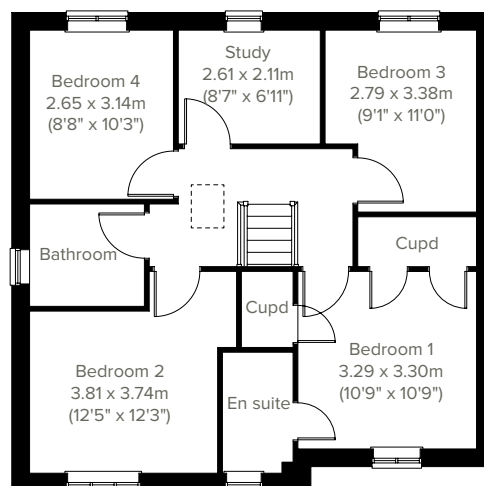
4 bedroom home



A lovely family home, the Selwood ticks all the boxes. The modern and stylish open-plan kitchen/dining room is perfect for spending time as a family and for entertaining. There's also a nicely-proportioned living room, integral garage, downstairs WC and handy utility with outside access. Upstairs, there are four spacious bedrooms - bedroom one includes an en suite - a large family-sized bathroom, study and storage cupboards.



**GROUND FLOOR**



**1ST FLOOR**

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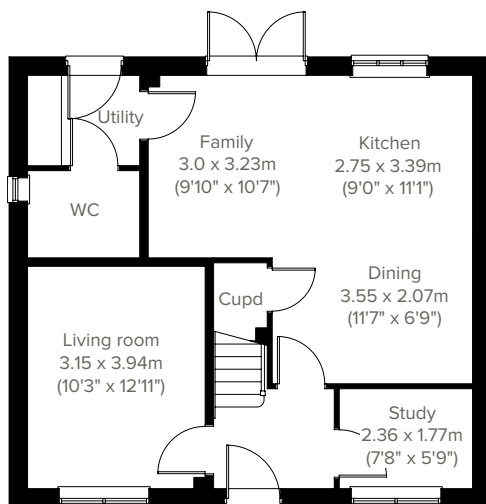


4 bedroom home

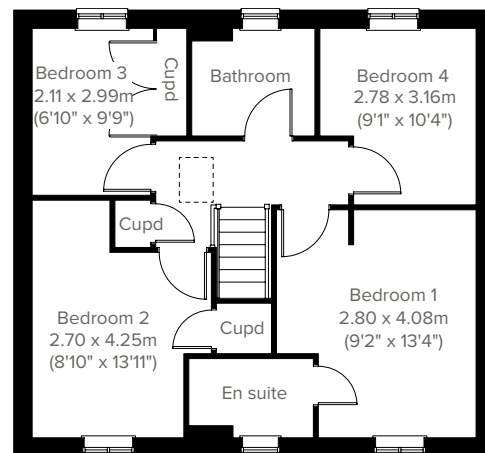
# The Brampton



A beautifully-designed four-bedroom detached home, the Brampton has everything you need for modern living. Downstairs there's a front-aspect living room, a spacious kitchen/dining/family room with French doors leading into the rear garden, and a separate study. The first floor is home to a generous bedroom one with an en suite, plus plenty of storage cupboards and the family bathroom. The Brampton comes complete with a detached garage.



**GROUND FLOOR**



**1ST FLOOR**

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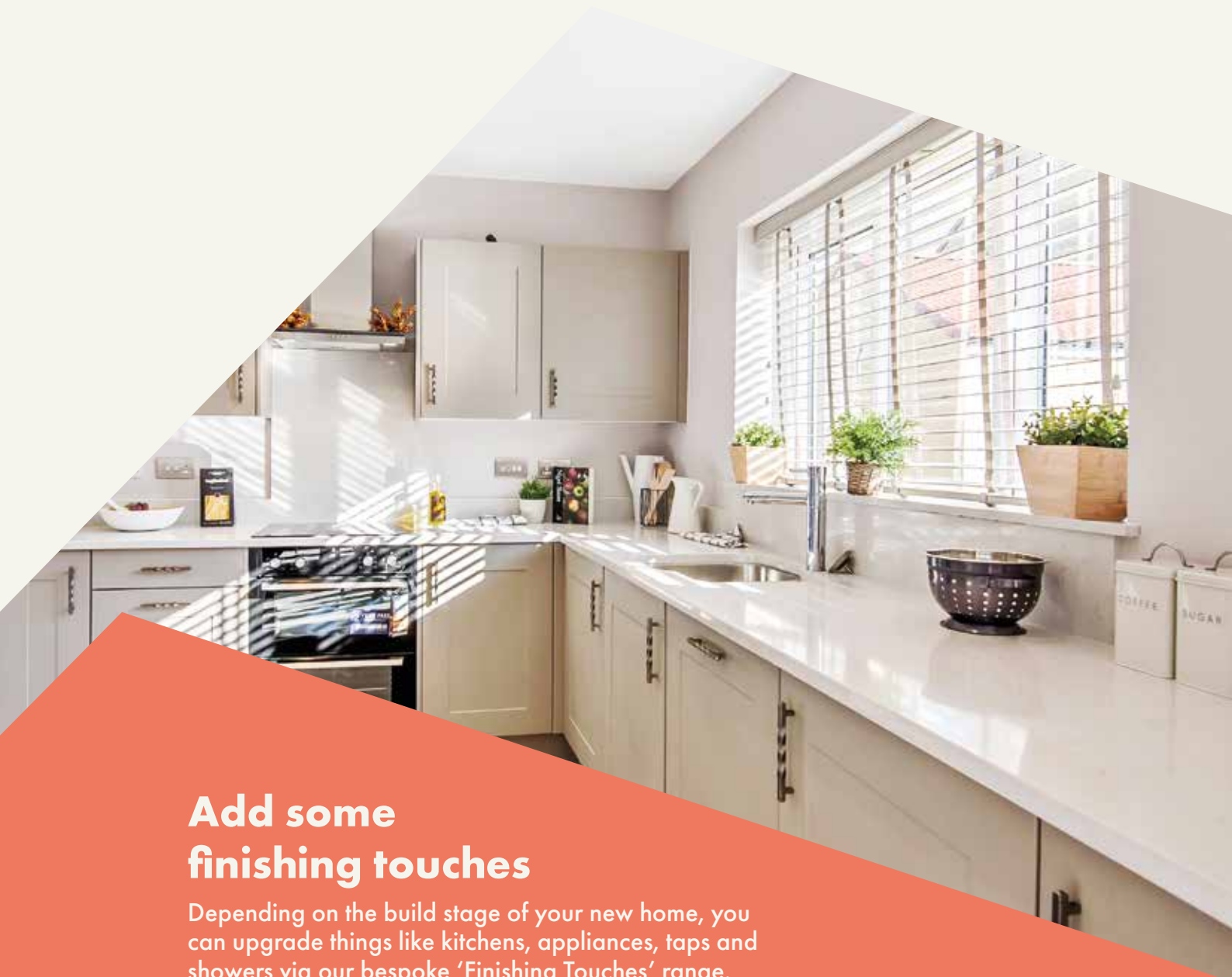
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Regency Meadows

# 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: timber frame or block.  
Outer: Style suited to planned architecture.

### Roof

Tile or slate effect with PVCu rainwater goods.

### Windows

UPVC double glazed windows.

### Doors

Pre-finished GRP door with UPVC frames.  
French doors to garden or balcony  
(where applicable).



## Internal

### Ceilings

Painted white.

### Lighting

Pendant or batten fittings with low-energy bulbs.

### Stairs

Staircase painted white.

### Walls

Painted in white emulsion.

### Doors

White pre-finished doors 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) with soft closure to all doors and drawers.

### Plumbing

Plumbing for washing machine.

### Appliances

Single electric stainless steel oven, gas hob in stainless steel and stainless steel chimney hood.



## 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 - bath mixer with wall mounted shower head.

### Tiling

Splashback to wash basin, splashback around bath and full height tiling within shower enclosure.

### Splashbacks

Splashback to sanitaryware walls in bathroom and en suite. Splashback to bath and full height tiled shower where separate enclosure only.



## 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 close boarded fence to rear garden, plus gate.

### Solar Panels

Please refer to site working drawing & plans for plot specific details'.

### Ev charging

EV charging point, pre-wired for car charging. Socket can be purchased as within our Finishing Touches range.







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.

## 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. There are 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.

## Eco Range homes

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

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



## 31 % reduction in carbon emissions

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

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

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

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

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

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

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

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

\*When compared to a Victorian-built equivalent, savings could be up to £31,640. The £6,730 saving is in comparison to a Persimmon home built to current building regulations (2013).<sup>†</sup>NB: not all homes will be built using timber frame technology.

<sup>†</sup>NB: Not all homes will have EV Chargers, but they can be added from our Finishing Touches range.





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Issue: March 2025 Ref: 110-710

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