



**Persimmon @ Beaufort Park Phase 3**  
**Bristol**



**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 expertise, you can find out more about us on page 4"

**HBF** Home  
Builders  
Federation



Customer Satisfaction 2025

## **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.





Beaufort Park Phase 3

## 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 22](#)

## 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

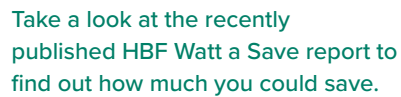
**£2.2bn**

invested in  
local communities  
over the last  
5 years





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.



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.



It's crucial that your new home works perfectly for you and your needs. We build in line with Approved Document M accessibility requirements.



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.

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.



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

We know you'll want to make your home your own, so we created 'Finishing Touches', our home personalisation service. **Read more on page 23**





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**



**Deposit Unlock**



**Bank of Mum and Dad**



**Deposit Boost**



**Armed Forces/Key  
Workers Discount**





- Choice of 3 and 4-bedroom homes
- Close to Bristol city centre
- Great local facilities and amenities
- Schools within walking distance



Scan me!

For availability and pricing on our beautiful new homes at Beaufort Park.





Bristol

## Beaufort Park Phase 3

Beaufort Park is our development of homes on the north west outskirts of Bristol. Offering a selection of beautiful three and four-bedroom homes, the development is sure to attract a wide range of buyers.

Beaufort Park is on the northern fringes of Bristol, and is the ideal location for access to the city centre, the South West, South Wales and the gorgeous countryside of Herefordshire and Gloucestershire. With excellent road links a short drive away, you can get out of the city as easily as you can get into it, so you'll have the best of both worlds living here.

The development is conveniently located for access to some lovely places for quiet downtime – including the Blaise Castle Estate in Henbury, the National Trust's Leigh Woods and Ashton Court, the Clifton Downs between Redland and Westbury-on-Trym, and the University of Bristol Botanic Gardens in Stoke Bishop.

If you fancy a spot of shopping, Cribbs Causeway has the lion's share when it comes to high street shopping, but Beaufort Park is close to a range of independent shops, convenience stores and supermarkets. There are several primary schools to choose from, including Brentry Primary school and for secondary education, there's Blaise High school.

The most obvious advantage of choosing a home here is that you'll have easy access to both the M4 and M5 motorways. Whether your journey is for work or pleasure, these are excellent direct routes for the South West, South Wales, the Midlands and London. For regular travel into Bristol city centre, Filton Abbey Wood is the local train station with services to Bristol Temple Meads taking an average of 13 minutes. Bristol Parkway is just 5 miles away for services to Cardiff and Swansea.

### EXPLORE

Start exploring...

Blaise Castle  
**1.4 miles**

Cribbs Causeway  
**1.7 miles**

Clifton Downs  
**4.2 miles**



Bristol city centre  
**5.6 miles**



## Beaufort Park Phase 3

### Our homes

#### 3 bedroom

-  **The Sherwood**
-  **The Saunton**
-  **The Gateway**
-  **The Gateway Corner**

#### 4 bedroom

-  **The Whinfell**
-  **The Brampton**

#### Affordable housing



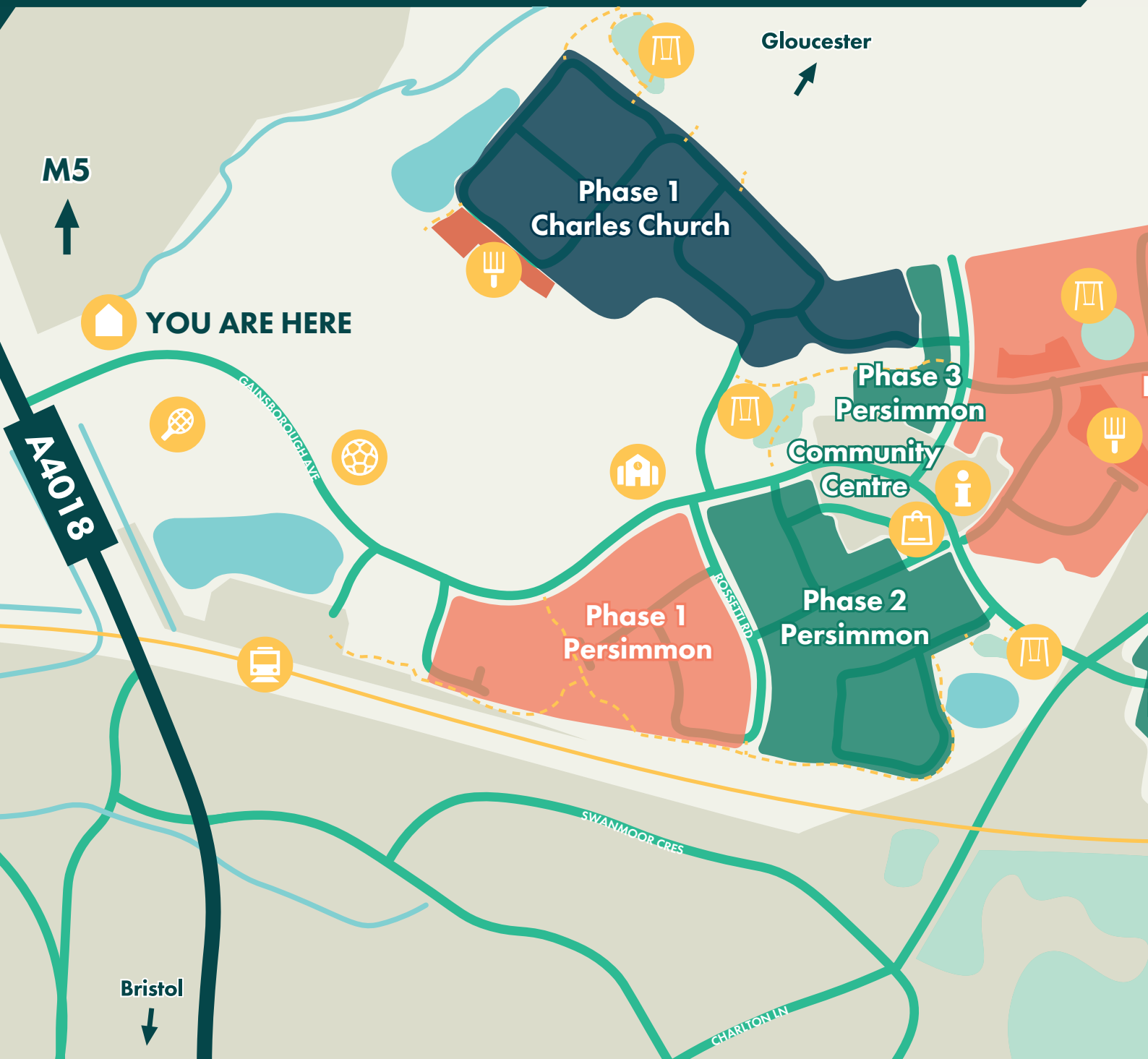
This site layout is intended for illustrative purposes only, and may be subject to change, for example, in response to market demand, ground conditions or technical and planning reasons. Trees, planting and public open space shown are indicative, actual numbers and positions may vary. This site plan 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.





# Beaufort Park


## Master Plan





An exciting new community featuring  
a range of 2, 3, 4 & 5 bedroom homes



 Persimmon  
Customer Hub

 Proposed  
Community Centre


 Proposed  
Train Station

 Proposed  
Play Area

 Proposed  
Shops

 Proposed  
School

 Proposed  
Allotments

 Proposed  
Sports Pitches

 Proposed  
Sports Centre

 Walking  
Route

 Trainline

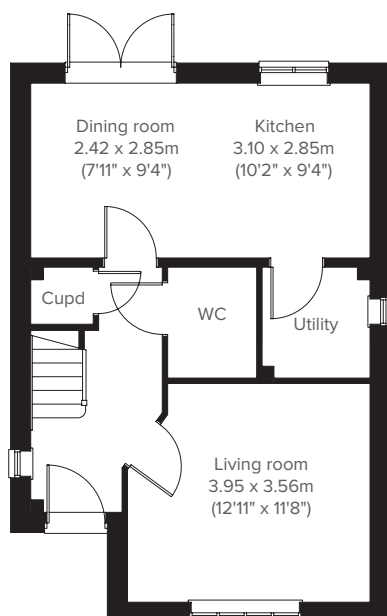


3 bedroom home

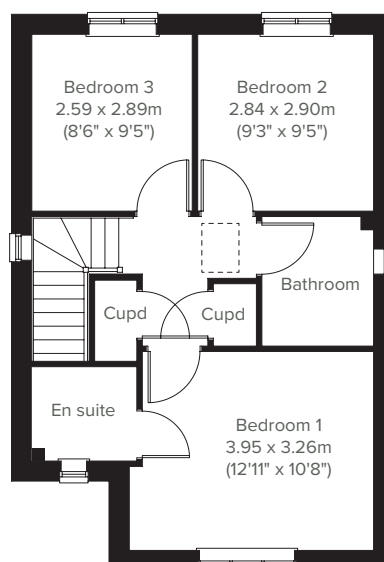
# The Sherwood



The Sherwood is a modern three-bedroom home ideal for family life. Its features include 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.



**GROUND FLOOR**



**1ST FLOOR**

Please note that elevation treatments and window/door positions may vary from plot to plot. Plot specific information will be confirmed on your reservation check list.

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The PEA ratings are estimated and vary between home types, orientation and developments.



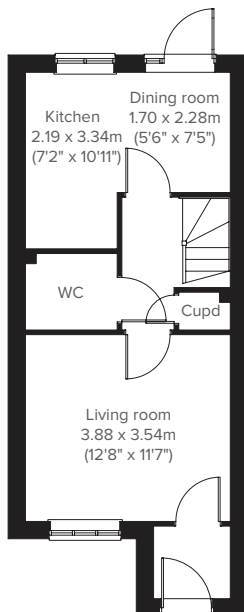


# The Saunton

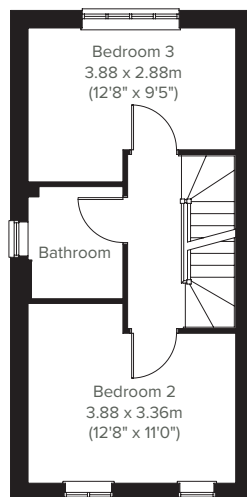
3 bedroom home



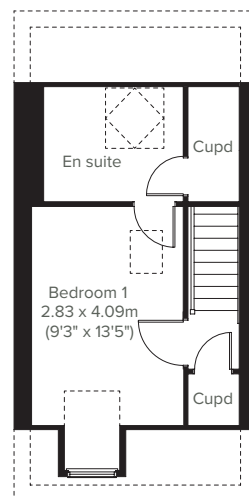
An attractive three-storey, three-bedroom home, the Saunton has a modern open-plan kitchen/dining room with garden access, well-proportioned living room, and three good-sized bedrooms. The top floor bedroom one also has a spacious en suite. The enclosed porch, downstairs WC, three storage cupboards and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



**GROUND FLOOR**



**1ST FLOOR**



**2ND FLOOR**

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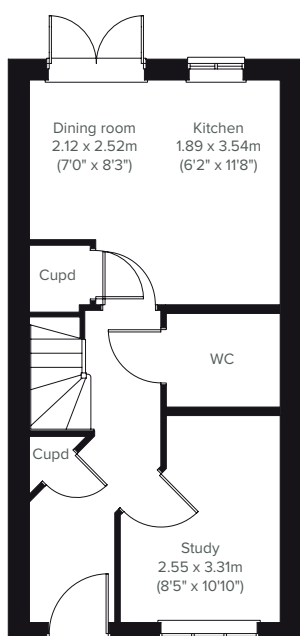


3 bedroom home

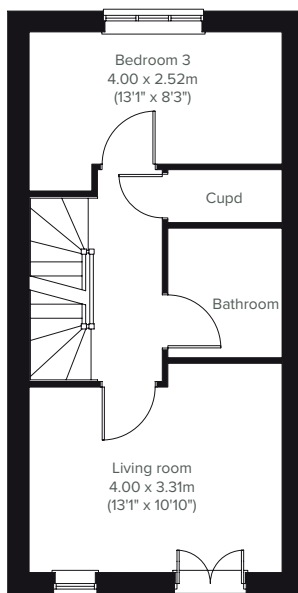
# The Gateway



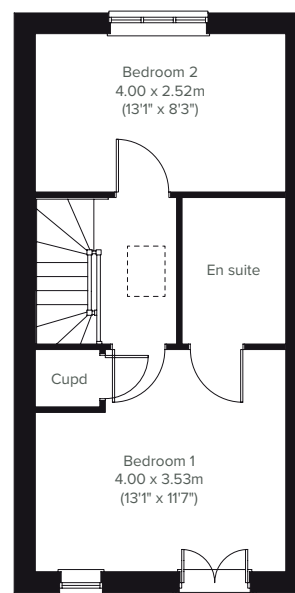
Perfect for the way we live today, the three-storey, three-bedroom Gateway has a bright and modern open-plan kitchen/dining room with French doors opening into the garden, and a separate study. The first floor is home to the living room, bedroom three, and the family bathroom. On the second floor there are two nicely-proportioned bedrooms - one with an en suite - and a handy storage cupboard.



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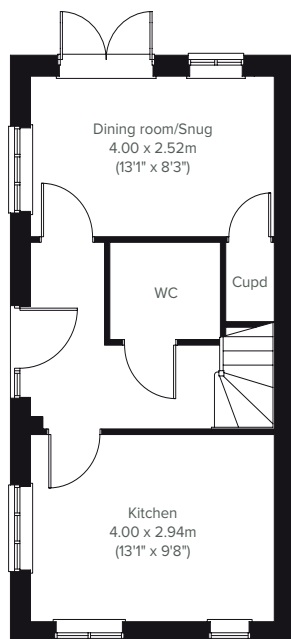




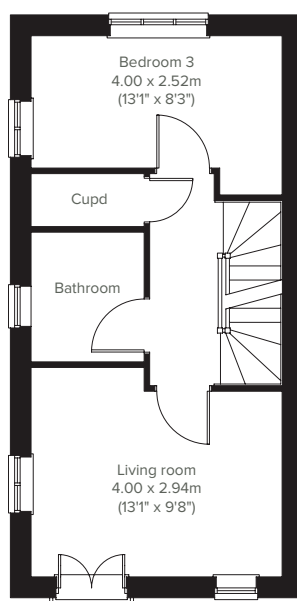
# The Gateway Corner

3 bedroom home

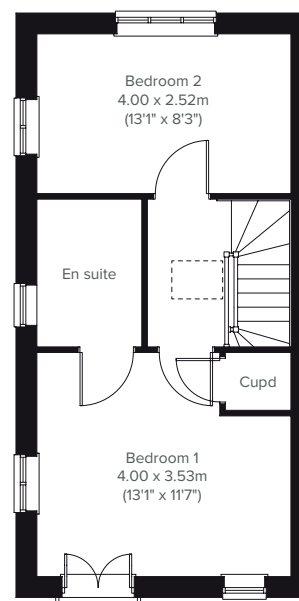
Ideally designed with today's modern living in mind, the Gateway Corner has a spacious kitchen and a separate dining room/snug with French doors leading into the garden. It's practical too, with a downstairs WC and a handy storage cupboard. Bedroom three, a bathroom, and the living room are situated on the first floor. On the second floor there are two further bedrooms - bedroom one has an en suite, and a further storage cupboard.



**GROUND FLOOR**



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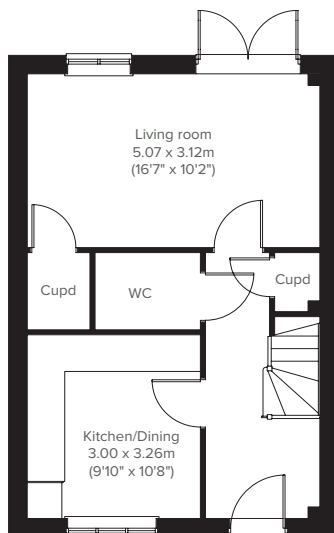


# The Whinfell

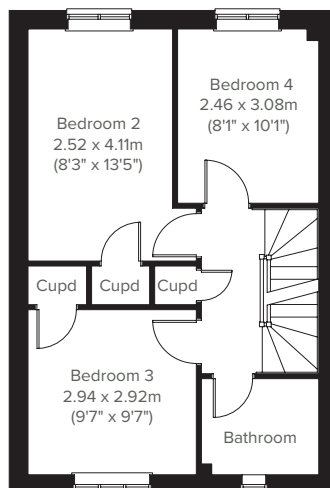
4 bedroom home



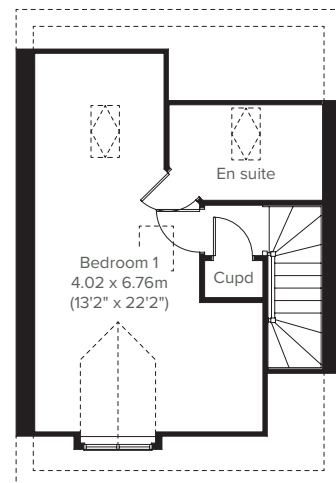
Perfect for the way we live today, the four-bedroom Whinfell has a modern kitchen/dining room and a spacious living room with French doors leading into the garden, making it a home that's ideal for entertaining. The first floor benefits from three nicely-proportioned bedrooms and a family-sized bathroom. The second floor's bedroom one benefits from an en suite and further storage.



**GROUND FLOOR**



**1ST FLOOR**



**2ND FLOOR**

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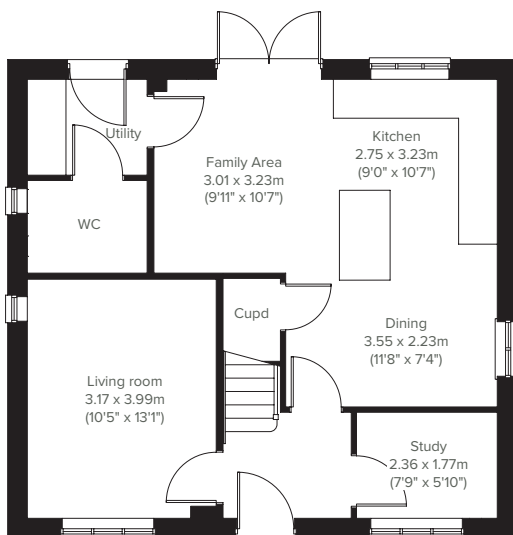


# The Brampton

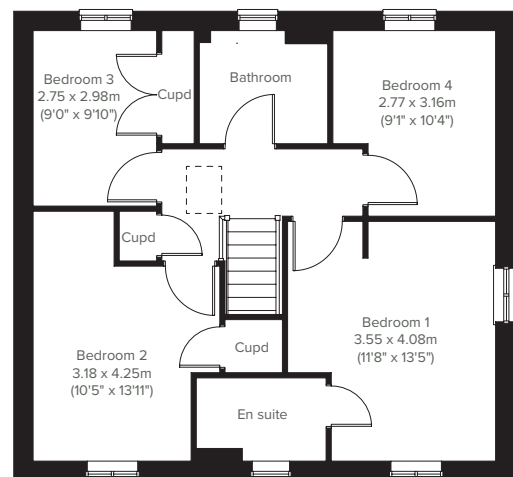
4 bedroom home



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 area with French doors leading into the rear garden, and a separate study. The first floor is home to four bedrooms - bedroom one with an en suite - plus plenty of storage cupboards and the family bathroom.



**GROUND FLOOR**



**1ST FLOOR**

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Beaufort Park

# 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).

### Electric car charging provision

On all homes locations may vary depending position.



## Internal

### Ceilings

Painted in white emulsion.

### Lighting

Pendant or batten fittings with low-energy bulbs.

### Stairs

Staircase painted white.

### Walls

Painted in white emulsion.

### Doors

White finished doors with white hinges.

### Heating

Gas fired combi boiler with radiators in all main rooms.

### Electrics

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

### General

Media plate to living room for TV and telecommunications.



## Kitchen

### General

Fully-fitted kitchen with a choice of doors laminate worktops including upstands to match.

### Plumbing

Plumbing for washing machine.

### Appliances

A single electric oven and gas hob, both in stainless steel, complemented by an integrated stainless steel cooker hood.



## Bathroom

### Suites

White bathroom suites with chrome-finished fittings.

### Extractor fan

Extractor fan to bathroom and en suite

### Shower

Mira showers with chrome fittings to en suite.

### Tiling

Splashback to sink areas and around bath. Full height tiling to shower cubicle.



## 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 to selected plots only. Allocated parking spaces to all properties.

### Garden

Front gardens turfed or landscaped.

### Fencing

1.8 metre panel fencing 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."



All about community

## Proud to be building communities

When creating Beaufort Park, 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 are proactively engaging with local communities as well as working closely with planning authorities. Beaufort Park will achieved the right balance of homes and open spaces and the right mix of house types for a thriving community.

We're also including much-needed homes for our Housing Association partners. Our plan will enhance local facilities too, providing investment in local infrastructure such as transport, education, retail and recreation facilities, as well as initiatives to generate biodiversity.



**“We’re actively enhancing biodiversity at Beaufort Park.”**



# TOTAL CONTRIBUTIONS

## £20,232,042+



### EDUCATION

Transfer of land for one primary school and one nursery centre.



### HOUSING

Affordable and extra care housing provision.



### PUBLIC OPEN SPACE

Play area provision for children and young people including landscaped area of play. Green corridors to support local wildlife. Informal recreational open areas 5,300 sqm of allotments. £387,809 off site public open space contribution.

### FISHPOOL COMMUNITY HUB

Transfer of land for a multi-use community centre, including provision for a youth centre and retail use.

### SPORTS

Provision of outdoor sports facilities, including two sports pitches and a sports pavilion. Multi-use games area and neighbourhood equipped play area.



## 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.



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.









## Persimmon @ Beaufort Park Phase 3

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Bristol  
BS10 7TE

T: 01173 320 696  
E: [beaufortpark.sval@persimmonhomes.com](mailto:beaufortpark.sval@persimmonhomes.com)  
[persimmonhomes.com/beaufort-park](https://persimmonhomes.com/beaufort-park)

## Head Office

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