



# Persimmon

Together, we make your home



## Newlands Meadows

Bedworth • Warwickshire



**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"**

**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.



Newlands 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 24](#)

## 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.



### 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 26**





With you all the way

# Your journey with us

From finding your perfect new home to moving in,  
we're here to help every step of the way.

1. .....→ 2. .....→ 3. ....

## Reservation

So you've seen a home you love? Speak to one of our friendly sales advisors who will help you secure your dream home.

## Solicitor

You'll need to instruct a solicitor or conveyancer at the point of reservation. Your sales advisor can recommend a local independent company.

## Mortgage application

Most people will need to apply for a mortgage. We can recommend independent financial advisors to give you the best impartial advice.

4. .....→ 5. .....→ 6. ....

## Personalise!

The bit you've been waiting for! Making the final choices for your new home. Depending on build stage you can also choose from a range of Finishing Touches.

## Exchange contracts

One step closer to moving in – this is where we exchange contracts 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.



Deposit Unlock



Bank of Mum and Dad





- Choice of 2, 3 & 4-bedroom homes
- Local train station is less than 3 miles away from the development
- Close to Coventry, Warwick, Birmingham, Rugby & Leicester
- Good range of local amenities



**Scan me!**

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





Bedworth • Warwickshire

# Newlands Meadows

Discover our modern, energy-efficient homes at Newland Meadows, and call the sought-after market town of Bedworth home – where you can enjoy beautiful green spaces, excellent schools and easy transport links.

Offering a range of exciting two, three and four-bedroom homes, a new home in Newlands Meadows provides you with Bedworth's thriving community, family-friendly modern living, access to scenic country views and excellent local amenities.

Located on the western edge of the town, the development is surrounded by open green space and gives you that sense of everyday relaxation. Daily essentials are covered by the town's nearby shops and leisure facilities.

Situated between Coventry, Nuneaton and Hinckley, you have a range of city and town amenities close by, including a

Waitrose just off the M6. And for everyday shopping, the amenities of Bedworth are on your doorstep.

For children of all ages, locally there are a wealth of options available, such as The Canons CofE Primary School, which has been rated as 'Outstanding' by Ofsted. There is also St Francis Catholic Academy and St Michael's Church of England, both of which were rated 'Good' by Ofsted.

With excellent road and rail links, Newlands Meadows makes commuting and travel simple. Major routes connect you to nearby towns and cities. From Bedworth Rail Station, West Midlands Railway provides convenient routes to Leamington Spa, Nuneaton and Coventry. And for effortless international travel, Birmingham Airport is only 20 minutes away by car.

## EXPLORE

Start exploring...

Bedworth train station  
**2.9 miles**

Coventry  
**4.8 miles**

Warwick  
**15.4 miles**

Rugby  
**17.3 miles**

Birmingham  
**22.6 miles**

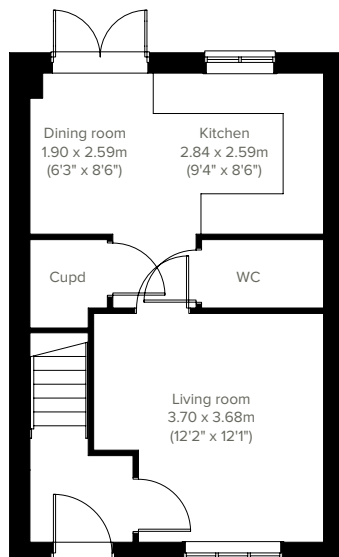


2 bedroom home

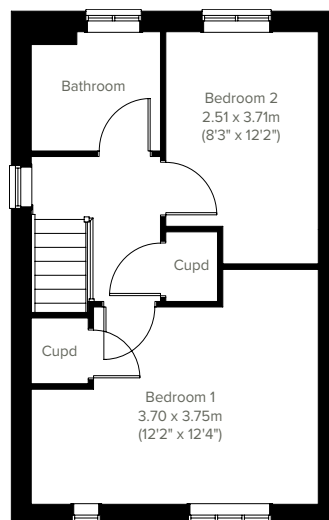
# The Addlebrough



The Addlebrough features a bright open plan kitchen/dining room with French doors leading into the garden and a front-aspect living room. Upstairs there are two nicely-proportioned bedrooms and a family-sized bathroom. With plenty of storage cupboards too, this house is perfect for first-time buyers and young professionals.



**GROUND FLOOR**



**1ST FLOOR**

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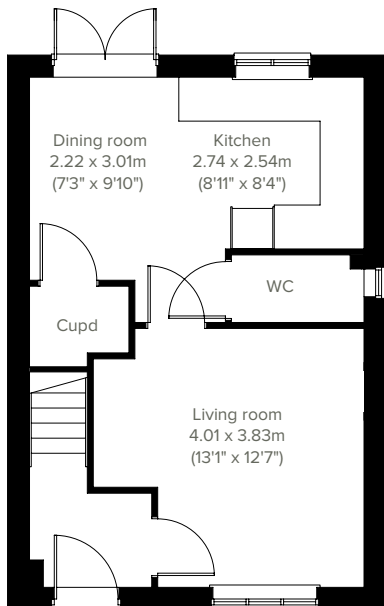


# The Danbury

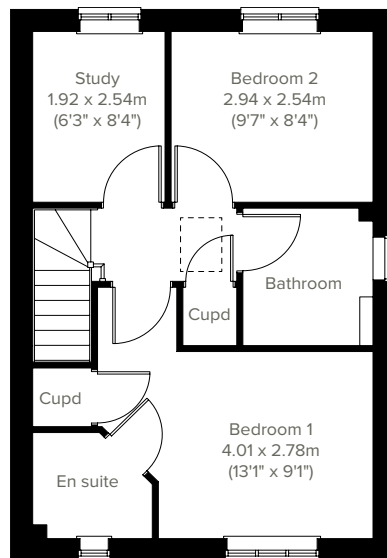
2 bedroom home + study



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



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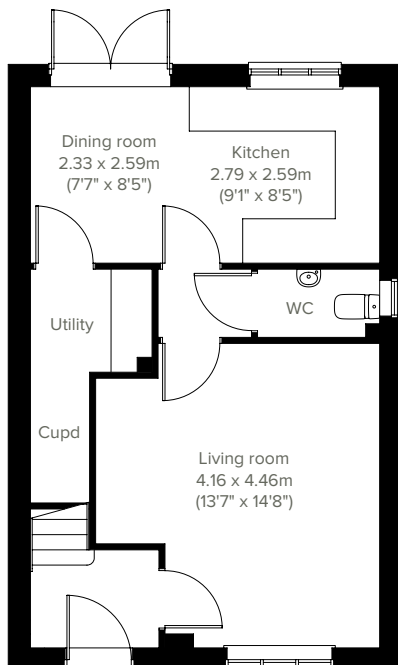


3 bedroom home

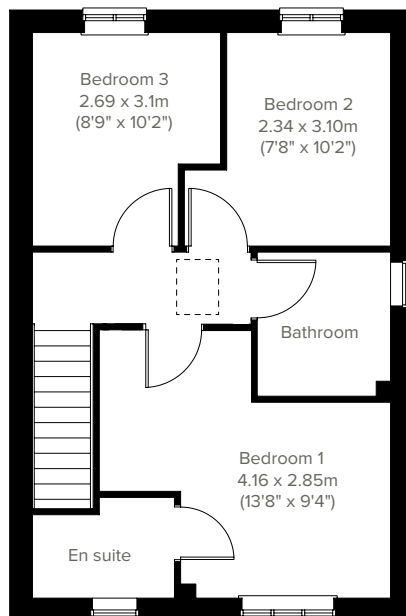
# The Galloway



The popular Galloway is a three-bedroom family home with a bright and modern open plan kitchen/ dining room with French doors leading into the garden. The downstairs WC, a handy storage cupboard and an en suite to bedroom one mean it ticks all the boxes for practical family living.



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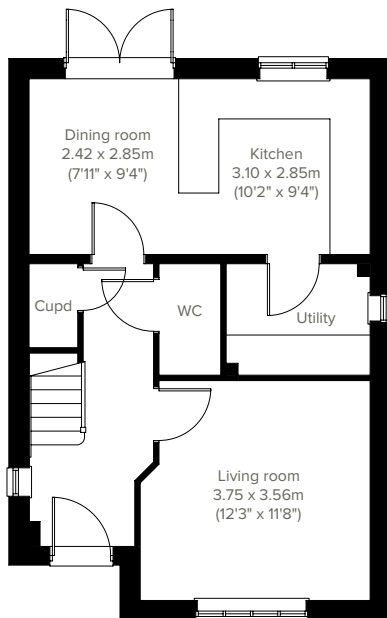


# The Sherwood

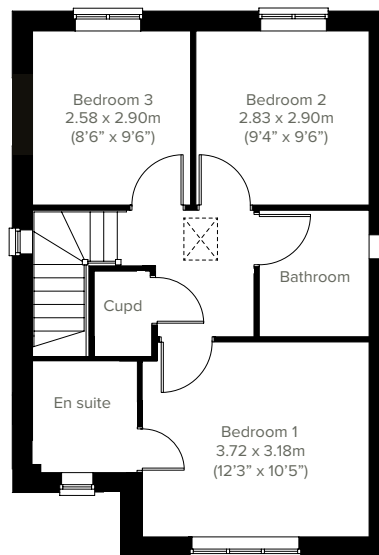
3 bedroom home



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.



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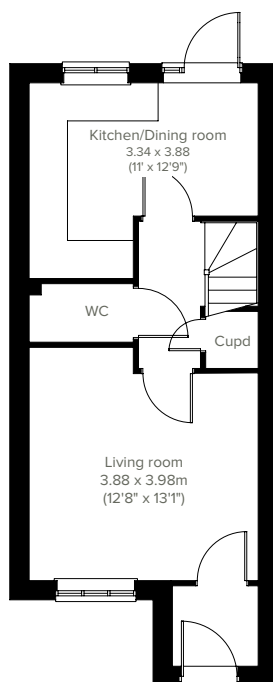


3 bedroom home

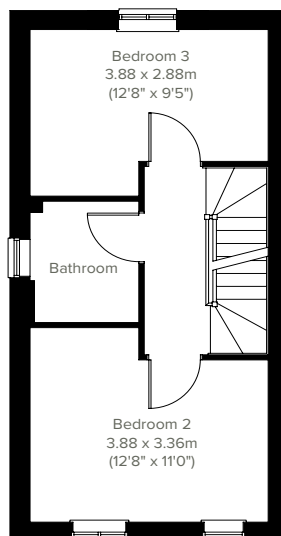
# The Saunton



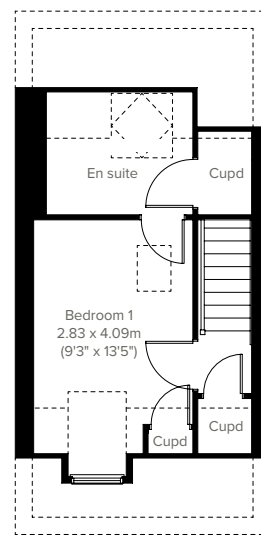
An attractive three-storey, three-bedroom home, the Saunton has a modern open plan kitchen/dining room with garden access, well-proportioned living room and three good-sized bedrooms. The top floor bedroom one also has a spacious en suite. The enclosed porch, downstairs WC, three storage cupboards and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



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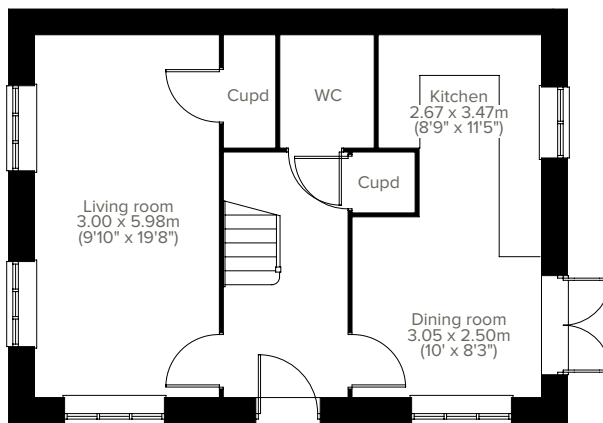


# The Silverdale

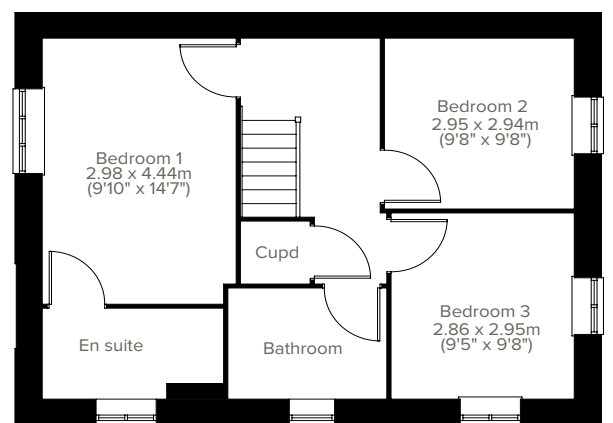
3 bedroom home



A modern three-bedroom home, the Silverdale has a bright open plan kitchen/dining room with French doors leading into the garden and a spacious dual-aspect living room. The inner hallway, downstairs WC and cupboards take care of everyday storage. On the first floor there are three good-sized bedrooms, an en suite to bedroom one and a family bathroom.



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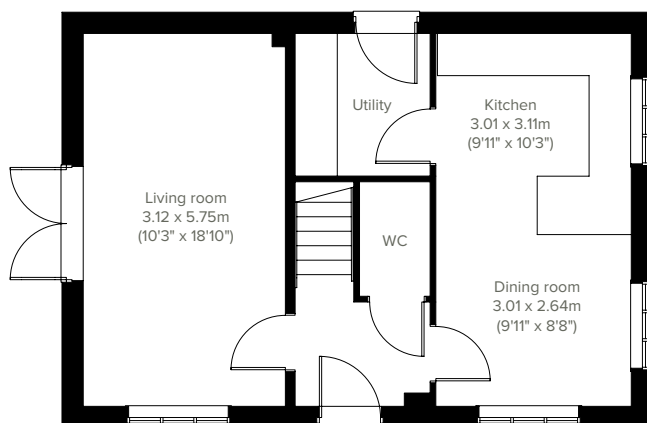


3 bedroom home

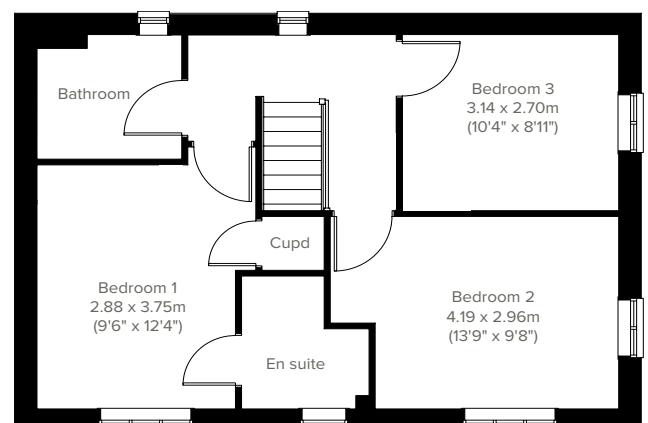
# The Barndale



A thoughtfully-designed three-bedroom family home with much to offer, the Barndale has a bright and modern open plan kitchen/dining room and a spacious living room with French doors leading into the garden. The inner hallway, downstairs WC and utility are practical features. Plus there's an en suite to bedroom one and a family bathroom.



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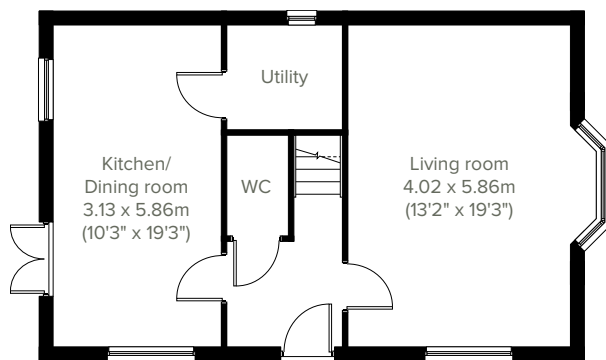


# The Broadwell

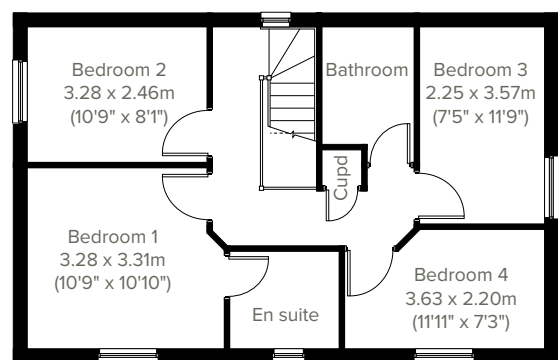
4 bedroom home



The Broadwell is a stunning four-bedroom detached home designed for contemporary living. The ground floor boasts an impressive living room with a charming bay window, a spacious open-plan kitchen/dining room with French doors that open to the garden, a separate utility room, and a convenient WC. Upstairs, you'll find a generous bedroom one with an en suite and a further three bedrooms, along with a family bathroom and a handy storage cupboard.



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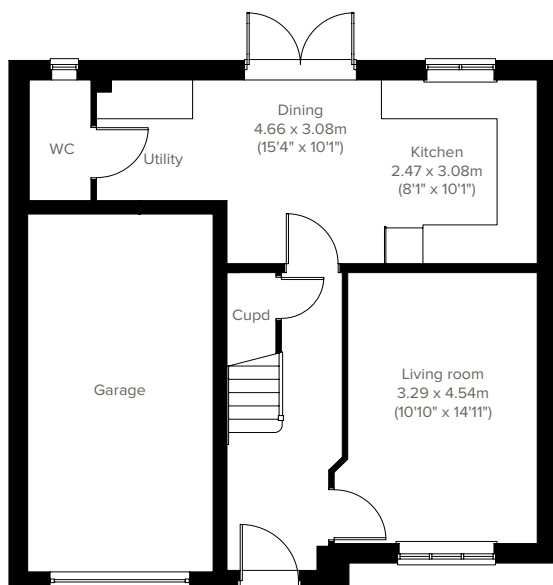


4 bedroom home

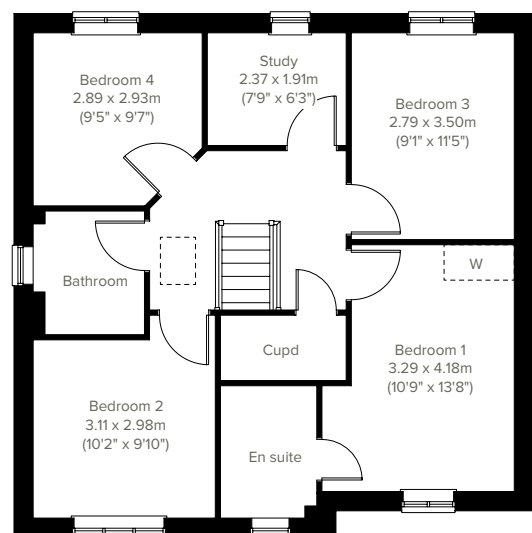
# The Marston



A popular family home, the Marston ticks all the boxes. The modern and stylish open plan kitchen/dining room with French doors leading into the garden is perfect for spending time as a family and entertaining. There's also a well-proportioned living room, downstairs WC and a handy utility area. Upstairs there are four bedrooms - bedroom one with an en suite - a large family-sized bathroom, a study and further storage.



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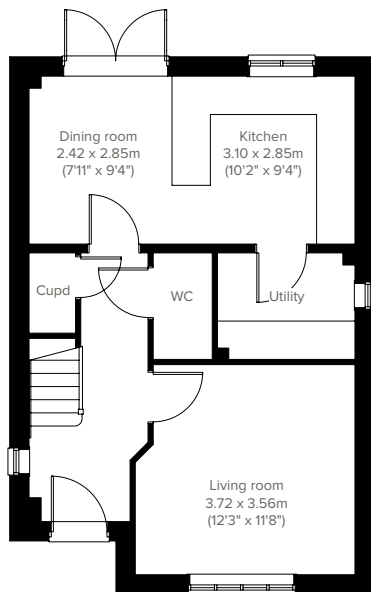


# The Greenwood

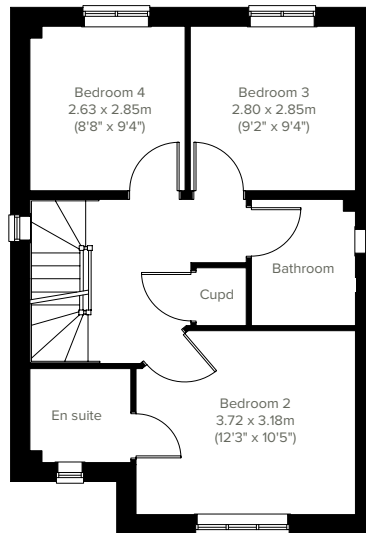
4 bedroom home



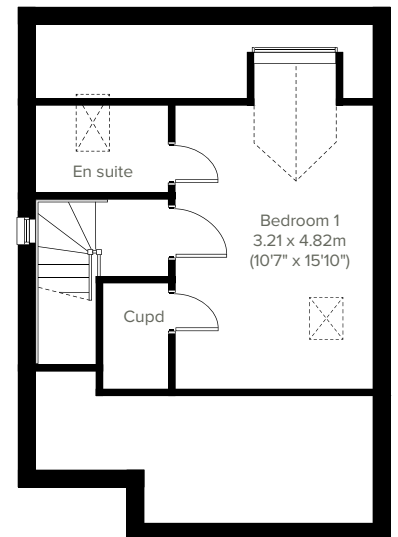
Enjoy the best of modern living in this popular four-bedroom home. The Greenwood's bright front-aspect living room, spacious kitchen/dining room, separate utility room, handy storage cupboard and downstairs WC complete the ground floor. The first floor consists of three bedrooms - bedroom two with an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



**GROUND FLOOR**



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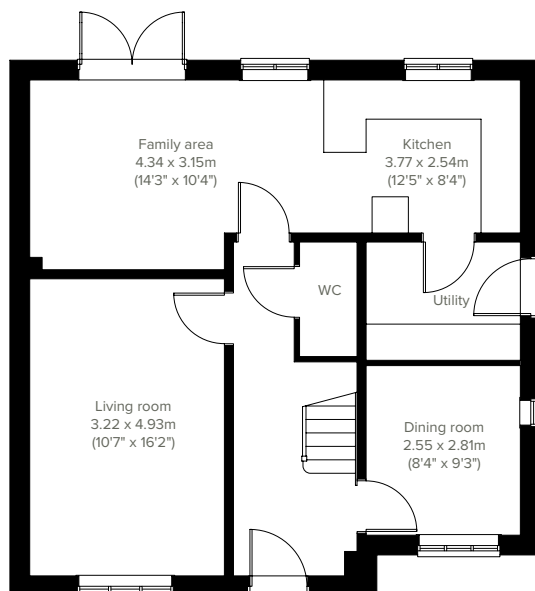


# The Kielder

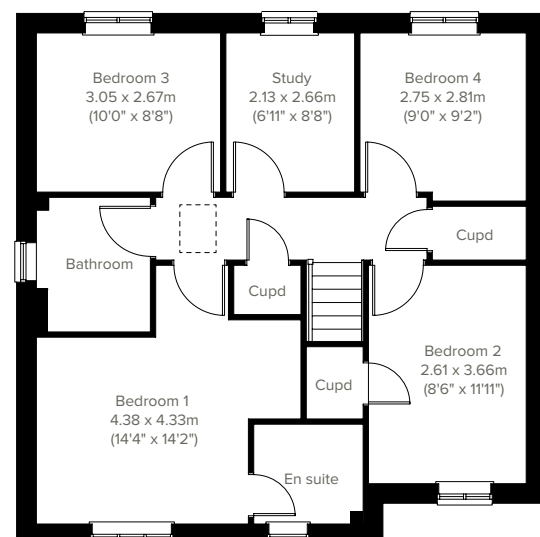
4 bedroom home



The Kielder is a superb detached home with a good-sized living room, and a bright open plan kitchen/ family room with French doors leading to the garden - perfect for family life and entertaining. It's practical too, with a utility, downstairs WC and three storage cupboards. The large bedroom one has an en suite with the spacious landing leading on to three further bedrooms, a study and the main family bathroom.



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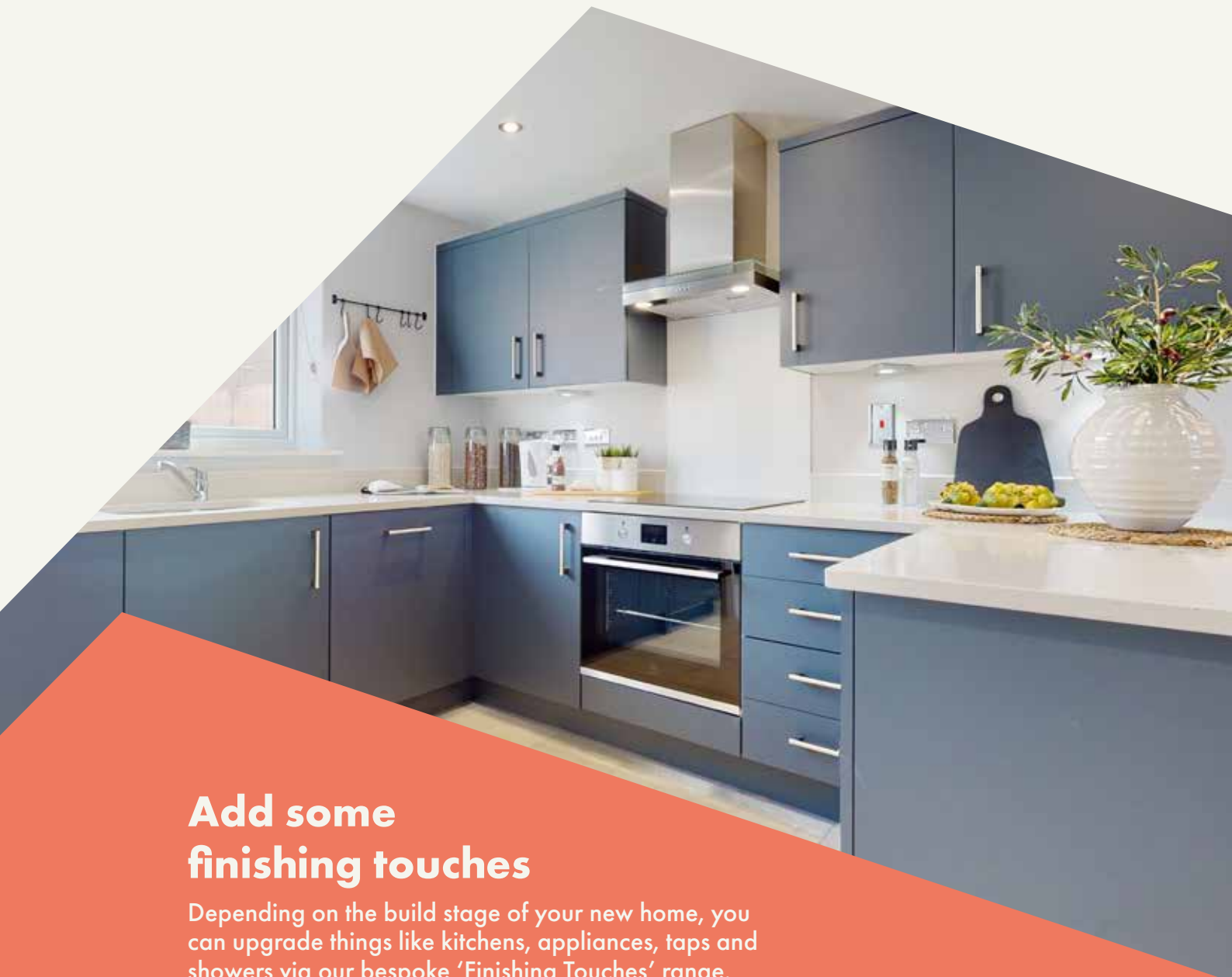




Newlands Meadows

# 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

Inner: timber frame or block.

Outer: Style suited to planned architecture.

### Roof

Tiled 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).

External front door numbering.

## 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.

### General

Media plate incorporating 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).

Soft close doors and drawers.

### Plumbing

Plumbing for washing machine.

### Appliances

Single electric stainless steel oven, ceramic hob with stainless steel cooker hood and stainless steel splash-back.



## 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(s). Shower and screen to bath where there's no en suite.

Shower over bath to housetypes over 1250sqft.

### Splashbacks

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

### 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).

### Alarm

Alarm system fitted.

### Fire

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



## Garage & Gardens

### Garage

Garage or parking space. Double socket and fluorescent light to internal and detached garages (within boundary of plot - refer to site plan and sales advisor).

### 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 modern home

Space4 is one of the UK's leading producers of precision-engineered construction systems, aiming to include their PEFC-certified sustainable timber frames in 50% of homes by 2025.

Many Persimmon homes already benefit from Space4's modern method of construction, with its technology offering improved insulation and air-tightness. For you, this means a reduction of 50% in heating costs compared to the average home in the UK\*, plus you'll own a cosier, more comfortable home.

On the outside, your Space4 home will feature the familiar design of a Persimmon home which uses traditional materials such as brick, stone or render. Underneath, the hi-tech timber frame backbone creates new levels of efficiency and building rigidity. Your property will be durable and finished to an excellent standard.

High-performance insulation, together with Space4 construction, an efficient boiler, and attention to air-tightness and ventilation during the construction process, means that our homes can use 59% less gas than the average home in the UK\*.

The use of Space4 technology creates a better place to live and work. Lower consumption of heating fuels and transport helps reduce CO2 emissions, while sustainable, recyclable materials create less impact on the wider environment. The overall carbon dioxide emissions for timber construction (the embodied carbon dioxide) are up to six times lower than for masonry.\*

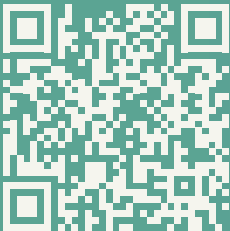
Concerning the Government's code for sustainable homes, most building elements with timber specifications largely fall into the 'A+' or 'A' rated categories compared to masonry\*\*.

## 50% lower energy bills

According to recent research by the HBF, those who live in new build homes constructed to today's standards could save more than £3,100 a year on their energy bills compared to neighbours in older homes.\* This means families could save approximately £77,500 over the lifetime of a 25-year mortgage.

## Scan me!

For the HBF Watt a Save report Feb 2023.



\*Source: [www.nhbcfoundation.org](http://www.nhbcfoundation.org) \*\*Source: "10 Department of Energy and Climate Change Regional and local authority energy consumption statistics".  
\*\*\*Source: UK Timber Frame Association Comfort and Cost. Details correct at time of going to press.



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/finishing-touches](https://persimmonhomes.com/finishing-touches)**

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 Newlands Meadows, 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. Newlands Meadows 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 transport, education, retail and recreation facilities, as well as initiatives to generate biodiversity.



**“We’ve actively enhanced biodiversity at Newlands Meadows.”**

An isometric illustration of a community development project. It features a central road with a bus, surrounded by various buildings, trees, and open spaces. Six callout boxes provide details on contributions for Education, Housing, Healthcare, Transport, Community Spaces, and Open Spaces. The background is a light beige color with a large orange triangle at the bottom right.

### EDUCATION

Contribution of £1,700,000 towards an increased secondary provision, post-16 provision and additional SEND learning support facilities.

### HOUSING

Affordable and extra care housing provision.

### TRANSPORT

£848,000 towards bus infrastructure and £467,000 towards footways/cycleways.

### HEALTHCARE

£447,000 contribution towards Acute and Accident and Emergency Care.

### COMMUNITY SPACES

£1,127,000 contributed towards sports, recreation and community spaces.

### OPEN SPACES

Contribution of £945,000 towards off-site open space.





## 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.



Your home, better connected  
for a brighter future

## Hyperfast 900Mb 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

Information correct at June 2025. Please see [www.fibrenew.com](http://www.fibrenew.com) for the latest information and prices.

## Get connected today!

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

C:

D:

P:



Persimmon

# Notes

Handwriting practice lines consisting of 12 horizontal dotted lines.







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