



# Persimmon

Together, we make your home



## Kemeneth

Bodmin • Cornwall



**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 2026

## **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.



Kemeneth

## 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 plc 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**

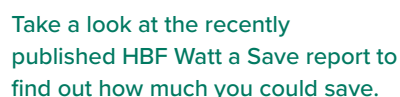
acres of  
public space  
created

**£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 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.

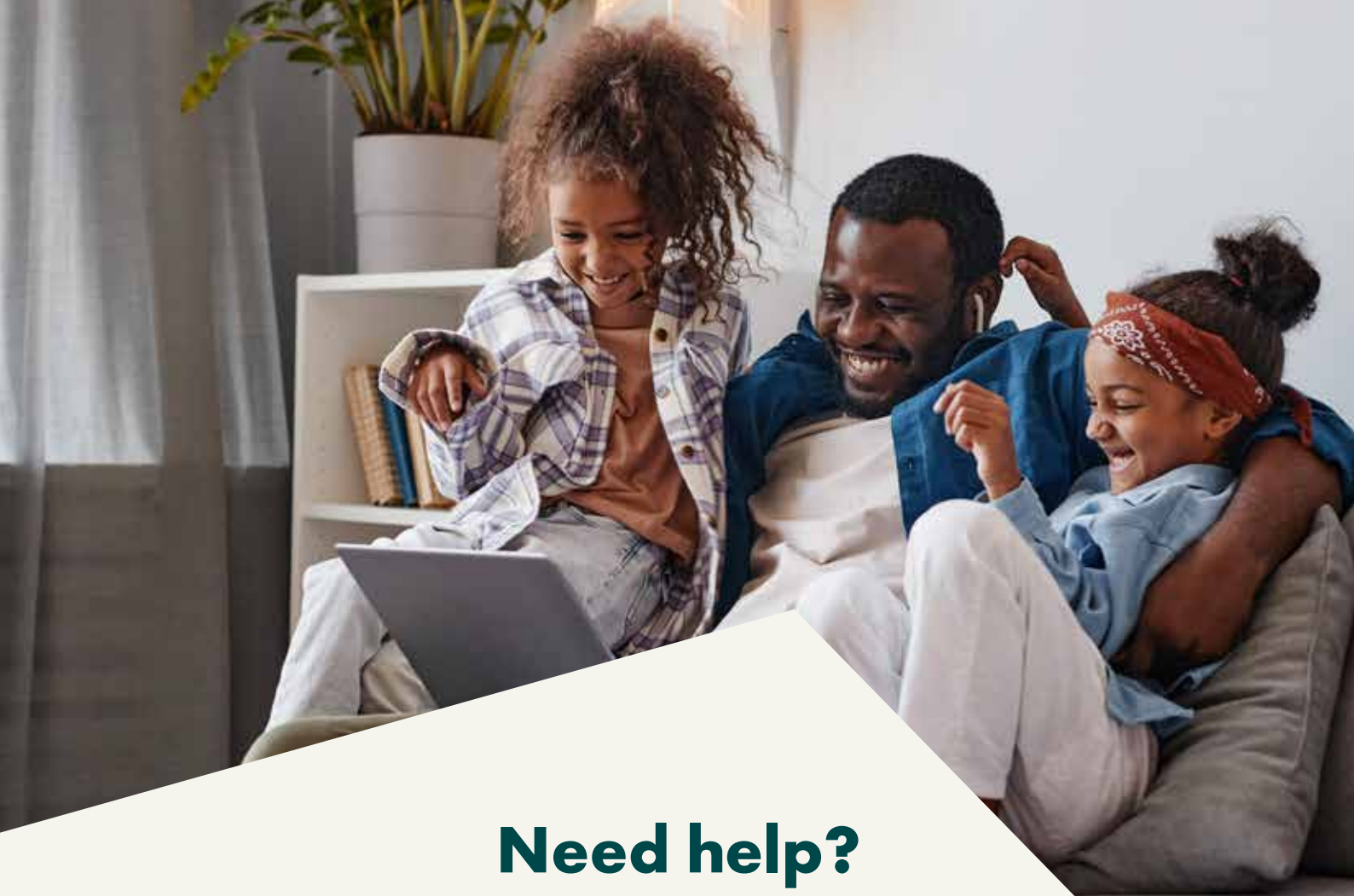
## Handover

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.



Bank of Mum and Dad



Deposit Boost



Armed Forces/Key Workers Discount



- 
- Mix of two, three and four-bedroom homes
  - Near the world-famous Bodmin Moor
  - A desirable, well-connected Cornish town
  - Edge-of-town location with beautiful green surroundings



**Scan me!**

For availability and pricing on our beautiful new homes at Kemeneth.



Bodmin • Cornwall

# Kemeneth

**Set on the edge of the desirable town of Bodmin, Kemeneth is a fresh collection of two, three and four-bedroom homes designed for modern living.**

With practical layouts, energy-saving features and a quiet spot near the beautiful Bodmin Moor, this new neighbourhood makes it easy to enjoy comfortable, stylish homes in Cornwall.

## **A beautiful location**

Kemeneth has plenty of space, greenery and room to breathe. Wide streets, landscaped green areas and open views make it a relaxed, welcoming place to call home. With Bodmin's town centre just a short walk away, you're close to shops, history and a strong community spirit.

## **Excellent transport links to Truro and Plymouth**

Bodmin benefits from strong road connections across Cornwall, making commuting and weekend adventures simple. The A30 and A38 are close by, linking you easily to Truro, Plymouth and the wider region. Bodmin Parkway station is a short drive away, providing direct rail access beyond the county for work and leisure.

## **Everything you need on your doorstep**

From supermarkets and independent shops to cafés, leisure facilities including on-site play parks and everyday essentials, Bodmin is a thriving, well-established town. With local schools, community spaces and sports facilities close by, life here is friendly, connected and easy.

## **EXPLORE**

---

ALDI  
**0.2 mile**

Bodmin town centre  
**0.9 mile**

Callywith College  
**1.5 miles**

Bodmin Leisure Centre  
**1.9 miles**



Kemeneth



## Our homes

### 2 bedroom



The Alnmouth



The Redhill

### 2 bedroom + study



The Danbury



The Deepdale

### 3 bedroom



The Sherwood



The Barndale



The Ashdown



The Ashdown Corner

### 4 bedroom



The Rivington



The Kennet



Affordable Housing

As agreed through Section 106



Sales Office & Parking

Future Development  
by Persimmon Homes





Priory Road

Future Development  
by Persimmon 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.

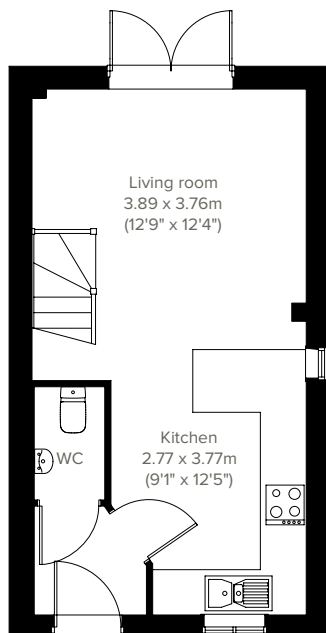


2 bedroom home

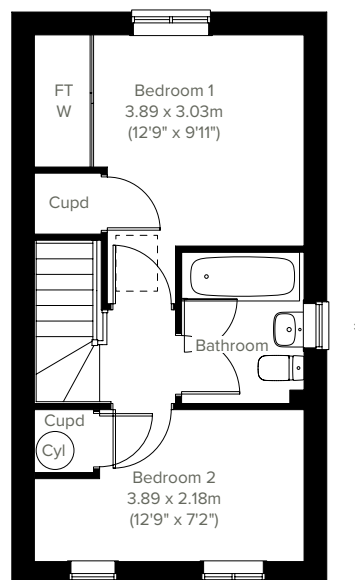
# The Alnmouth



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



**GROUND FLOOR**



**1ST FLOOR**

\* Dependant on plot

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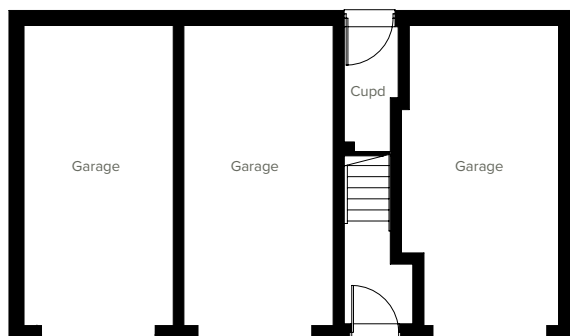


# The Redhill

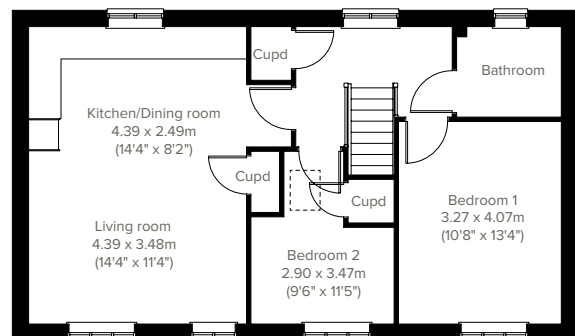
2 bedroom home



Modern living at its best, the Redhill's open plan kitchen/dining/living room is bright and ideal for the way we live today. Upstairs there are two nicely-proportioned bedrooms, plenty of storage and a modern family-sized bathroom. Perfect for first-time buyers and young professionals.



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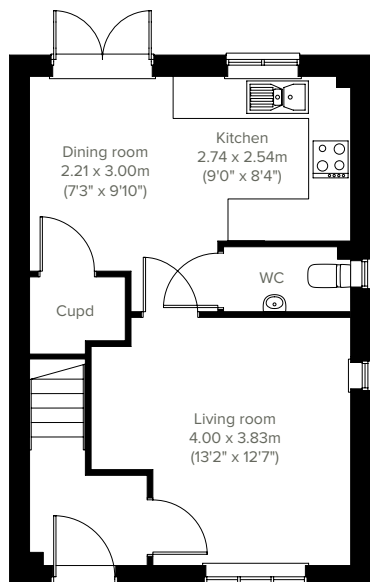


# The Danbury

2 bedroom home & Study

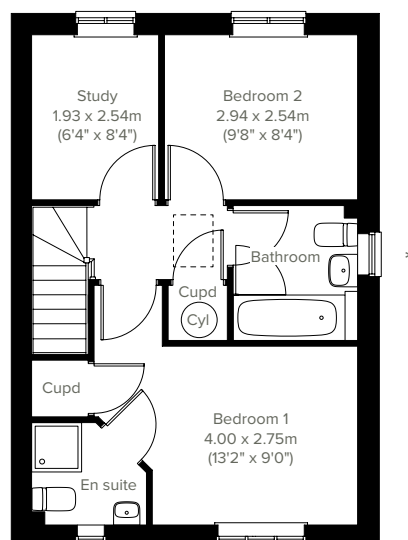


With a front-facing living room full of natural light and a separate kitchen/dining area that opens onto the garden, the Danbury is made for both quiet nights in and hosting guests. Upstairs, bedroom one features an en suite, while another bedroom and a study provide flexibility for growing families or hybrid workers.



## GROUND FLOOR

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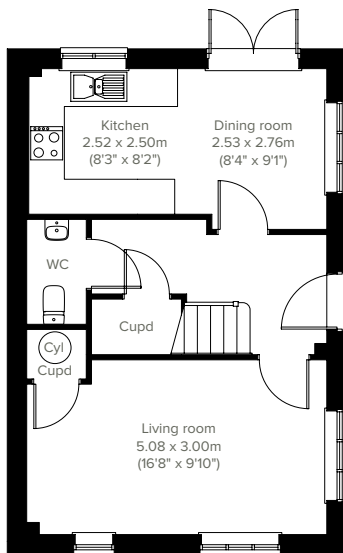


# The Deepdale

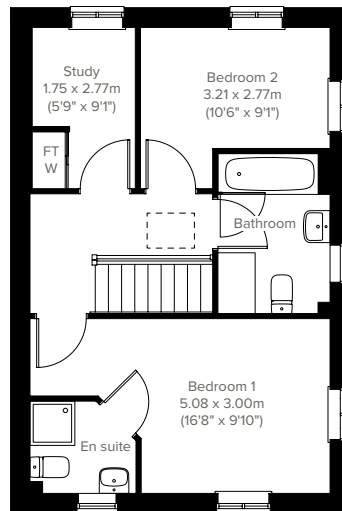
2 bedroom home and study



The Deepdale is a beautifully balanced two-bedroom home designed with families in mind. The open plan kitchen/dining room is a standout space, perfect for gatherings with double doors extending the space to the garden. A separate living room adds further flexibility, while a WC and built-in storage make day-to-day living simple. Upstairs, you'll find two well-sized bedrooms, a versatile study and a generous bedroom one with en suite.



**GROUND FLOOR**



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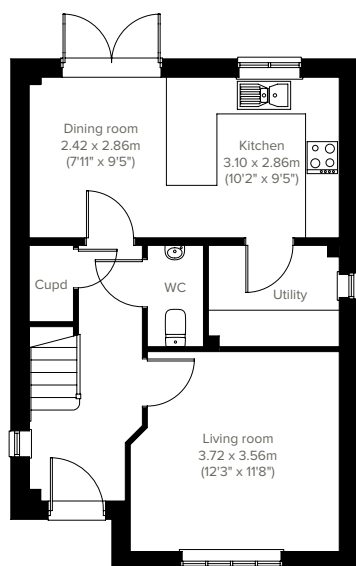


3 bedroom home

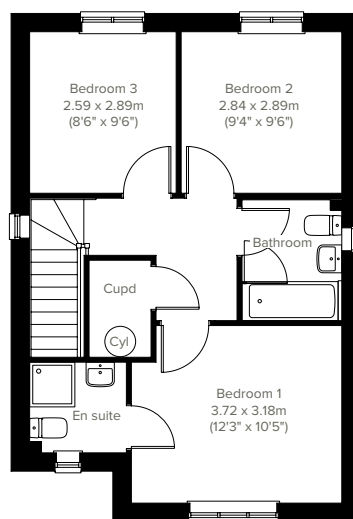
# The Sherwood



The Sherwood is an inviting family home, thoughtfully designed with busy modern life in mind. The ground floor is home to a living room, a utility room, WC and a dining room/kitchen with French doors opening to the garden. Upstairs, there are three bedrooms, bedroom one with an en suite, a family bathroom and ample storage space.



**GROUND FLOOR**



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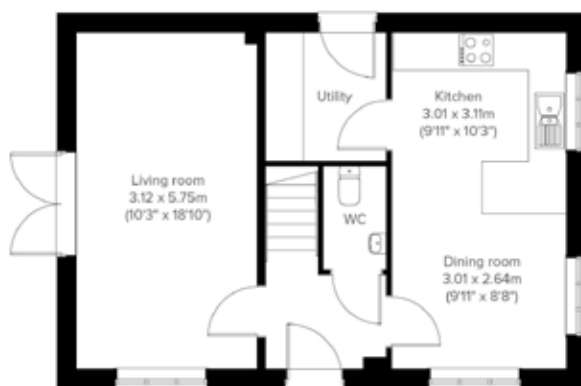


# The Barndale

3 bedroom home



A thoughtfully-designed three-bedroom family home with much to offer, the Barndale 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. Plus there's an en suite to bedroom one and a family bathroom.



**GROUND FLOOR**



**1ST FLOOR**

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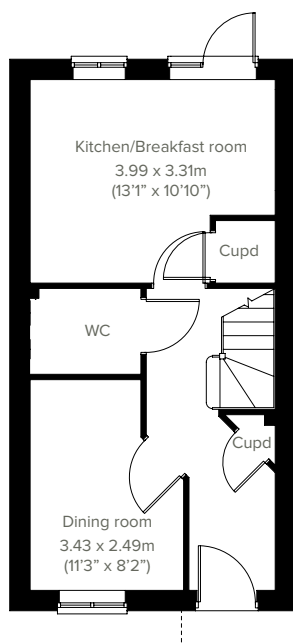


3 bedroom home

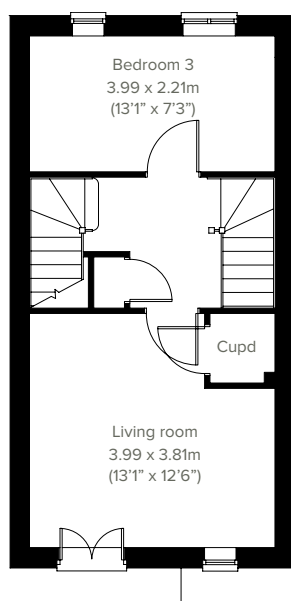
# The Ashdown



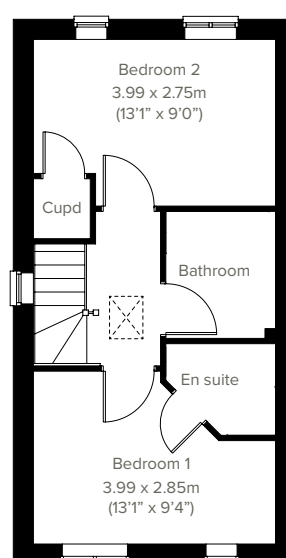
The Ashdown is a superb home with a good-sized dining room and separate kitchen/breakfast room with garden access - perfect for family life and entertaining. It's practical too with a downstairs WC and two storage cupboards. Both bedroom three and the living room (with its attractive Juliet balcony) are situated on the first floor. On the upper floor there are two further bedrooms, a family-sized bathroom, and bedroom one has an en suite.



**GROUND FLOOR**



**1ST FLOOR**



**2ND FLOOR**

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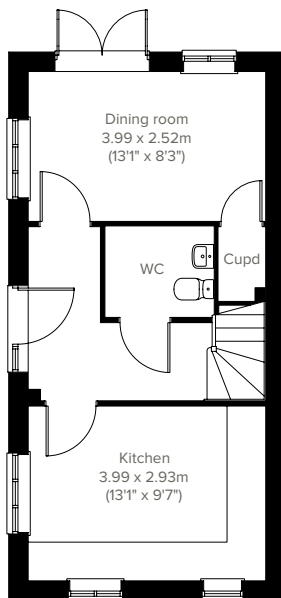


# The Ashdown Corner

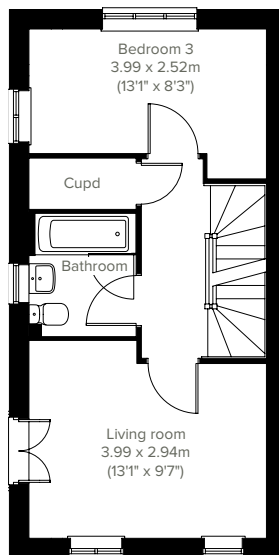
3 bedroom home



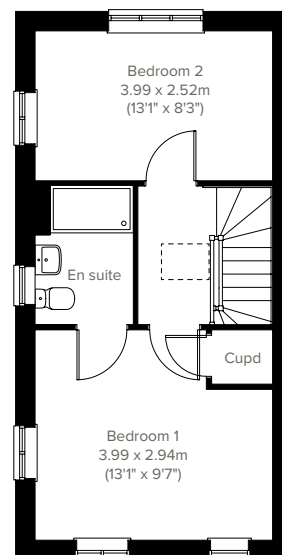
With a separate kitchen and dining room that opens out to the garden, the Ashdown Corner offers distinct and practical spaces for busy days and sociable evenings. There's also a downstairs WC and useful storage. The first floor includes bedroom three, the family bathroom and a spacious living room. Two further bedrooms can be found upstairs, including a light and airy bedroom one with its own en suite. Two further bedrooms can be found upstairs, including a light and airy bedroom one with its own en suite.



**GROUND FLOOR**



**1ST FLOOR**



**2ND FLOOR**

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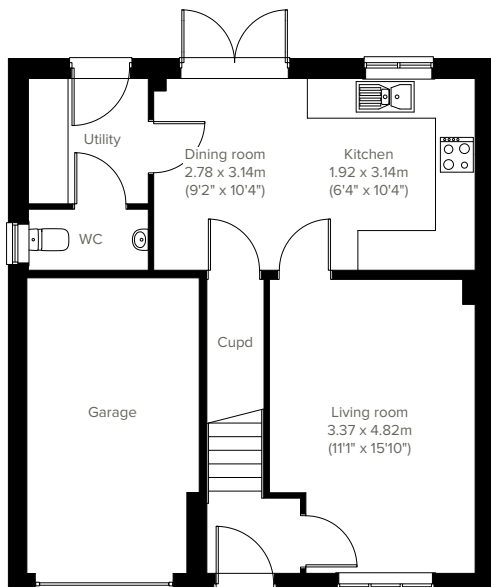


4 bedroom home

# The Rivington

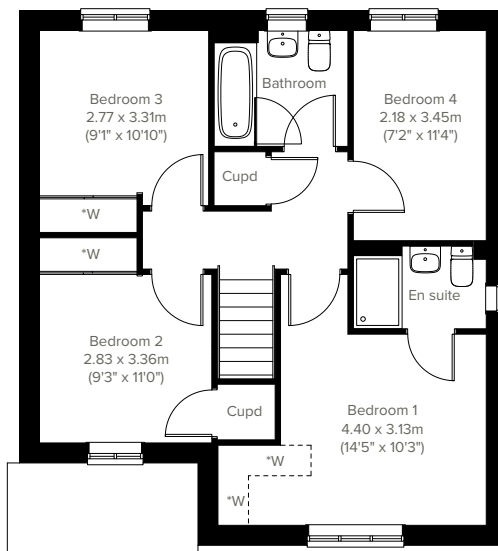


The Rivington is a striking detached home designed for growing families. A sociable kitchen/dining area opens out to the garden, while a generous front-facing living room, WC and utility room make everyday living seamless. Upstairs, the wide landing leads to four well-proportioned bedrooms, including bedroom one with its own en suite, thoughtful storage throughout and a contemporary bathroom.



**GROUND FLOOR**

\* Dependant on plot



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**20**

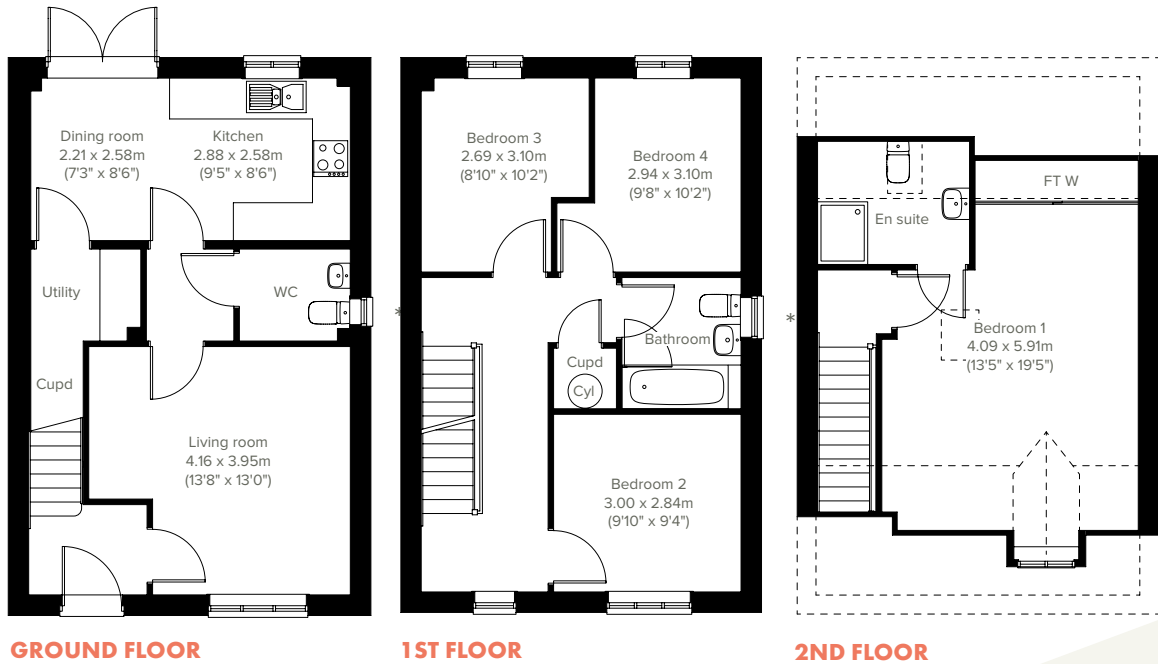
PEA: B

# The Kennet

4 bedroom home



The Kennet is a new home that makes the most of an extra floor to create an en suite bedroom that feels like a grown-up retreat. That still leaves three bedrooms and a bathroom for the rest of the family to call their own, while downstairs, this house has been designed to make sure there's plenty of space for all the action of family life.



\* Dependant on plot

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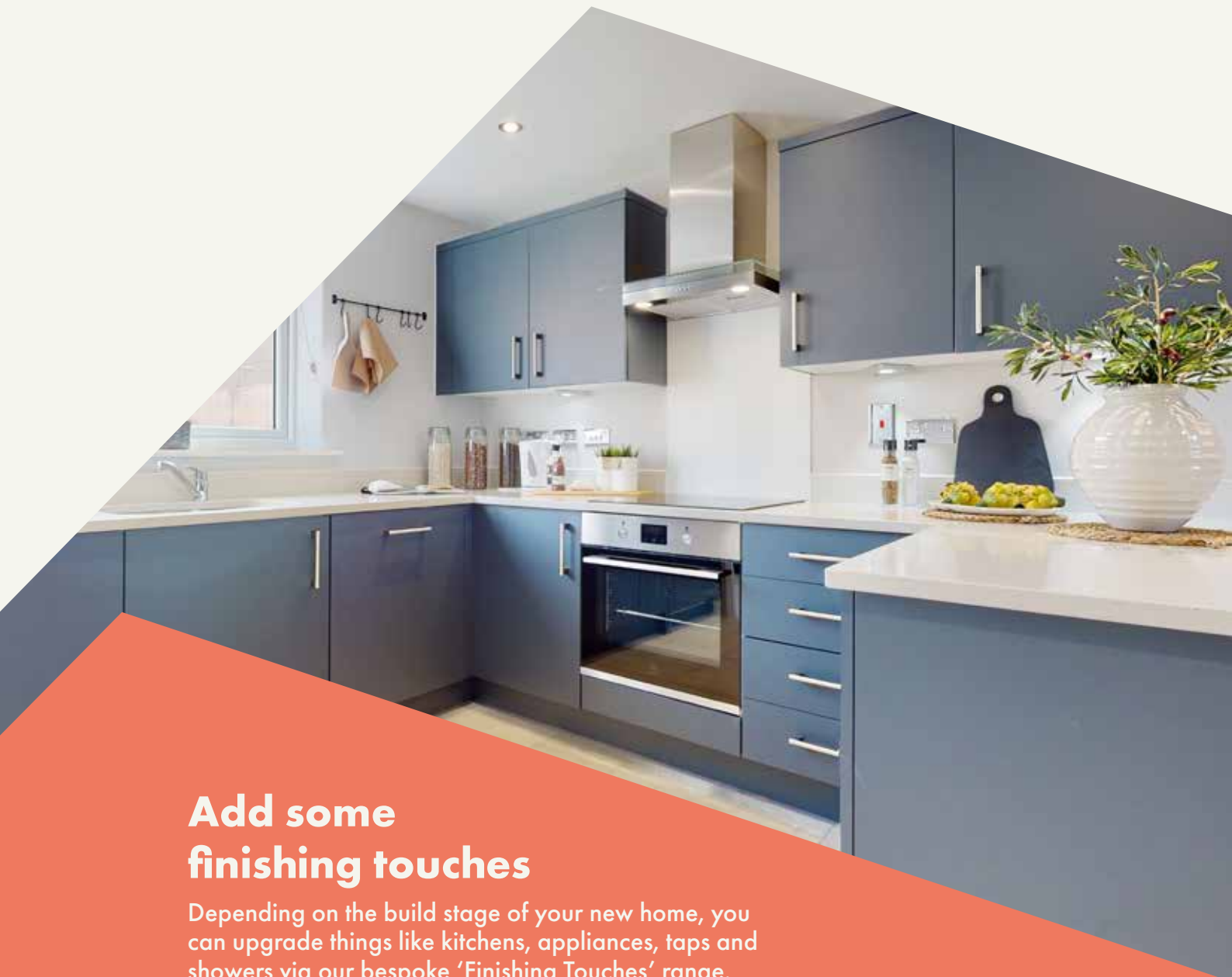
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Kemeneth

# 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).



## 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

Air source heat pump with radiators in all rooms  
with thermostatically controlled 2 zone valves  
upstairs and downstairs.

### 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).

### Plumbing

Plumbing for washing machine.

### Appliances

Single electric stainless steel oven and electric  
hob.  
in stainless steel with integrated stainless steel  
cooker 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, Mira thermostatic  
shower with wall mounted shower head.

### 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).

### Fire

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



## 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.
- ✓ **Air source heat pumps**  
A great, energy efficient choice for heating your home and water.
- ✓ **Up to 400mm roof space insulation**  
Warmer in winter, cooler in summer, reducing energy bills.
- ✓ **Local links**  
We're located close to amenities and public transport to help reduce your travel footprint.
- ✓ **Argon gas filled double glazing**  
Greater insulation and reduced heat loss.
- ✓ **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.
- ✓ **Energy efficient lighting**  
We use energy-saving LED lightbulbs in all our homes.
- ✓ **Hyperfast broadband**  
FibreNest fibre-to-the-home connectivity helps you live and work at home more flexibly.
- ✓ **A-rated appliances**  
Many of our kitchen appliances have a highly efficient A rating.

## 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 be in with a chance of winning a voucher. For more details, see 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 Kemeneth, 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. Kemeneth 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 Kemeneth.”

### EDUCATION

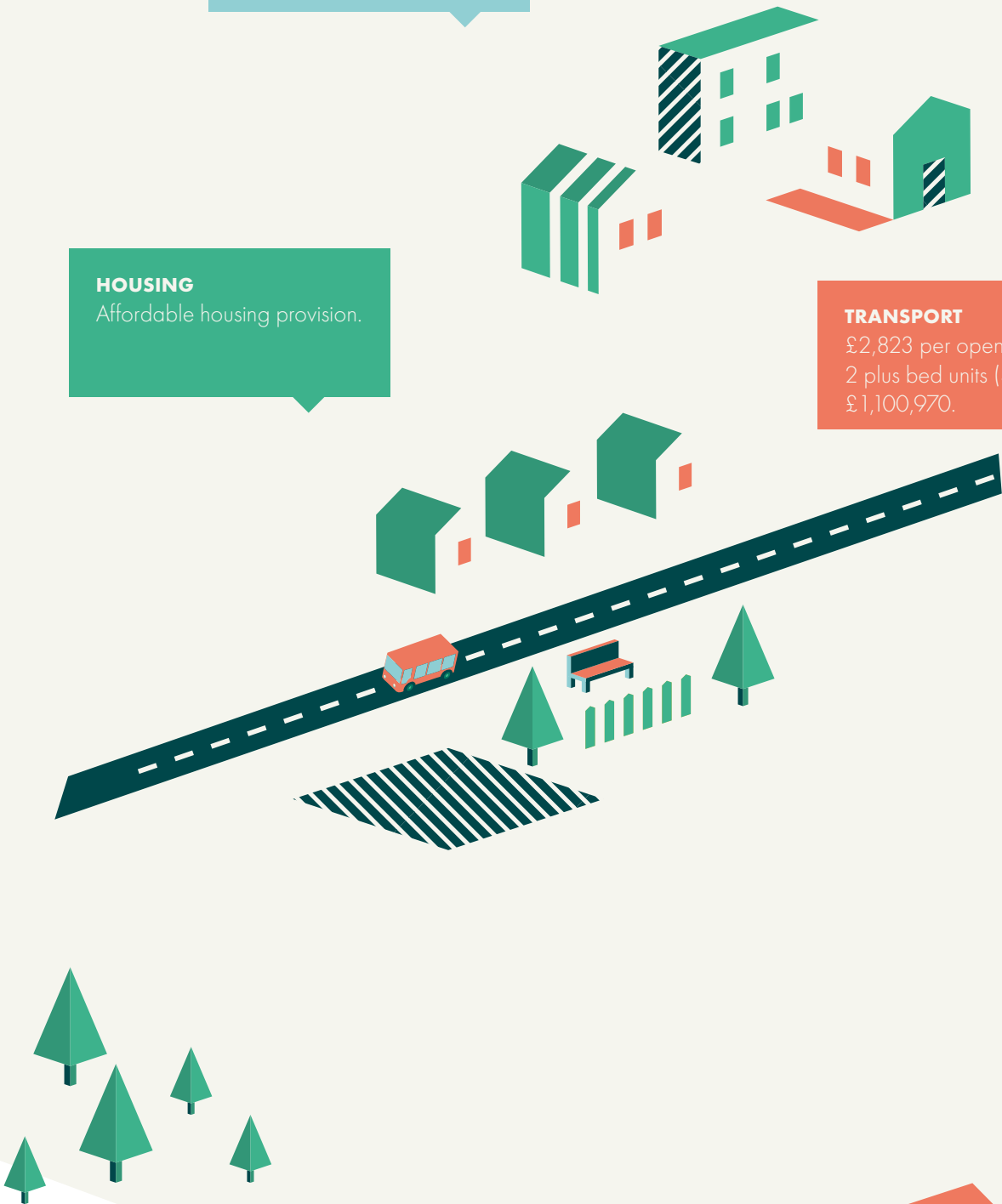
£2,736 per open market  
2 plus bed units (390) =  
£1,067,040.

### HOUSING

Affordable housing provision.

### TRANSPORT

£2,823 per open market  
2 plus bed units (390) =  
£1,100,970.





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 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.





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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