



Persimmon

Together, we make your home

Udall Grange Phases 3 & 4

Stone • Staffordshire



Persimmon

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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.



Udall Grange Phases 3 & 4

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 28](#)

Persimmon in numbers

It's not all about numbers we know, but to give you sense of scale here are a few:

14,868

homes
sold in
2022

200+

locations
across
the UK

5000+

employees
make it all
happen

700+

apprentices
taken on
each year

£505.6m

invested in
local communities
in 2022



"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

We believe keeping you fully informed throughout the home-buying process is key to making the whole experience enjoyably simple. That's why we created The Persimmon Pledge. It's our way of making sure you receive exceptional customer service and relevant communications before, during and after you've moved in.



Like to know more?
Just scan the QR code.

Giving back

We do everything we can to give back to our communities and proudly contribute towards community hubs, children's play areas, schools and sports facilities.

Our 'Community Champions' and 'Building Futures' programmes help to raise funds for projects and charities across Great Britain. If you'd like to get involved visit persimmonhomes.com/community-champions to see if you could apply to support your local community.



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 30





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.

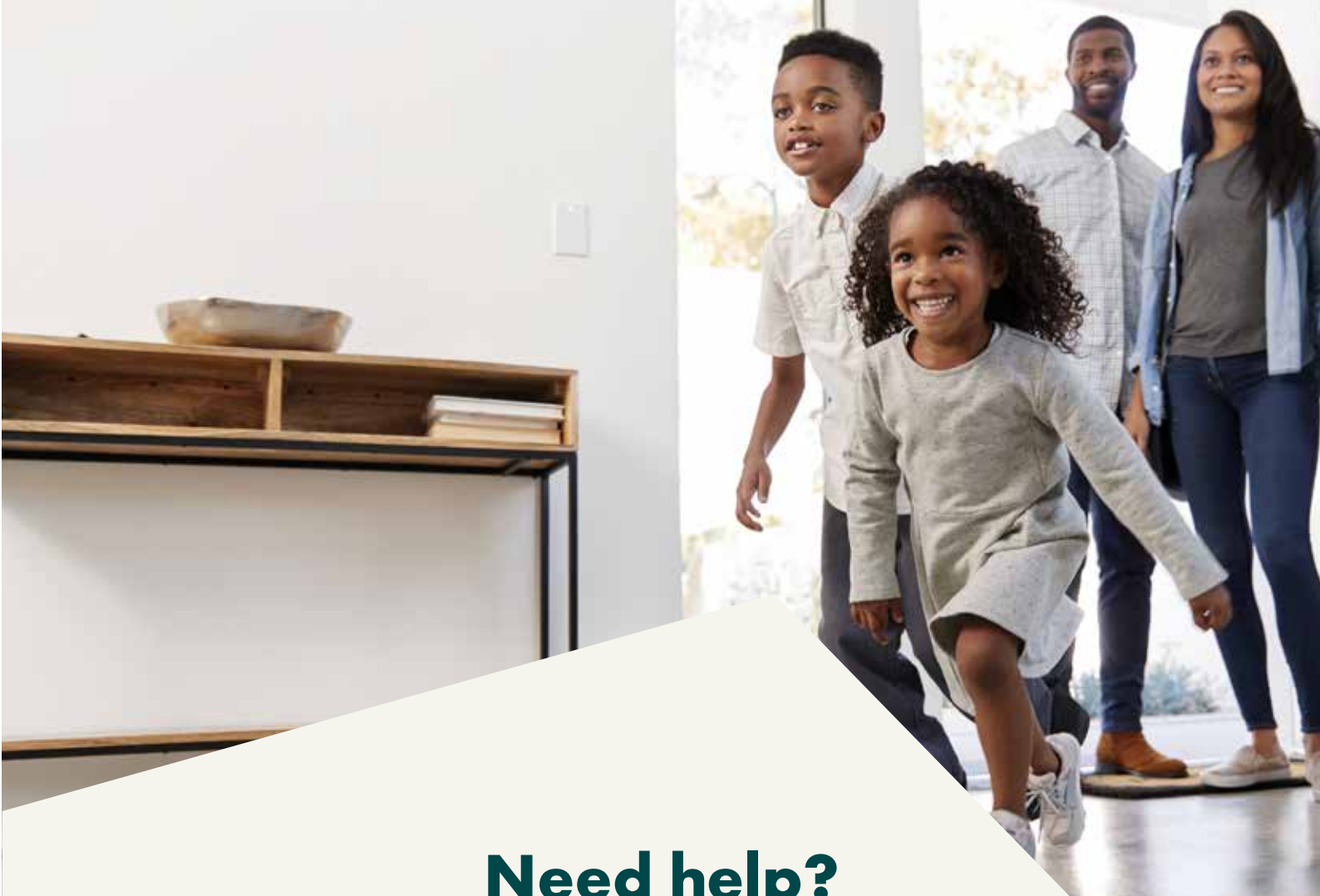
Handover

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

Part Exchange

Need to sell your home? We could be your buyer. Save money and time and stay in your home until your new one completes.



HOME
CHANGE

Home Change

Sell your current home with our support. We'll take care of estate agent fees and offer expert advice to help get you moving.

- 
- A photograph of a modern kitchen with grey cabinetry, a white countertop, and a built-in oven. On the counter, there is a toaster, a cutting board, and some potted plants. A dark apron hangs on the wall to the left.
- Beautiful range of 2, 3, 4 & 5-bedroom homes
 - Excellent transport links
 - Fantastic local amenities and community
 - Ideal for first time buyers, young professionals and families of all ages



Scan me!

For availability and pricing
on our beautiful new homes
at Udall Grange.



Stone • Staffordshire

Udall Grange Phases 3 & 4

Udall Grange Phases 3 & 4 are the latest additions to our popular development in the rural market town of Stone, Staffordshire. The development offers a variety of two, three, four and five-bedroom homes in an idyllic setting, just a short drive from Stafford and Stoke-on-Trent.

The traditional market town of Stone is 7 miles north of Stafford and 7 miles south of Stoke-on-Trent. Boasting a rich history as a canal town, the area has an abundance of local attractions including a canal, marina, golf course, Trentham Gardens and Monkey Forest. Larger attractions nearby include the adrenaline-fuelled Alton Towers and for sport fans, Stoke City Football Club.

You can find everything you need for day-to-day living in the charming town centre, where there's a selection of independent and high street shops. There's also a popular farmers' market on the first Saturday of every month. And to relax and re-fuel, explore a great choice of traditional pubs, bars and restaurants.

For some downtime close to home, Udall Grange provides open spaces, footpaths and cycle ways, plus a football pitch.

If you enjoy getting out and about

As well as the generous open space surrounding Udall Grange, there's a fantastic range of leisure and recreation facilities in the local area. Sports facilities and a swimming pool can be found at Alleyne's Sports Centre, and there's a fully-equipped gym and studios at Westbridge Park Fitness Centre.

Families with children will be pleased to know that there's a range of well-respected schooling for all ages including primary schools, two middle schools (Walton Priory Middle and Christchurch Academy) and a high school (Alleyne's Academy).

EXPLORE

Jump in the car and start exploring

Stone Train Station
2.1 miles

Stafford
8.2 miles

Stoke-on-Trent
9.4 miles

Wolverhampton
26.0 miles



Udall Grange (Phases 3 & 4)

Development layout

Our homes

2 bedroom



The Alnwick

3 bedroom



The Hank



The Ruff



The South



The Hatfield



The Hatfield

HS2 Rail Improvements



Public Open Space

Public Open Space

bury
rd
er
eld
eld Corner

4 bedroom

-  The Roseberry
-  The Lumley
-  The Chedworth
-  The Winstar
-  The Ludlow

5 bedroom

-  The Corfe
-  The Hadleigh
-  The Newton

-  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.

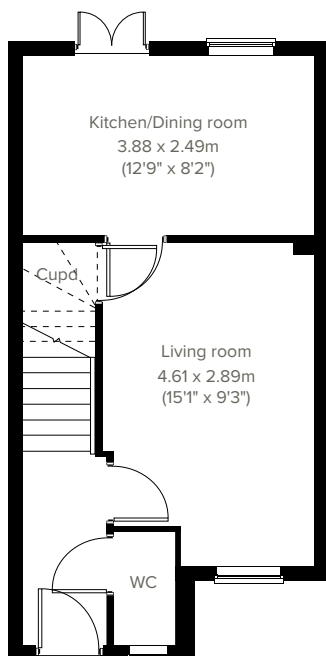


2 bedroom home

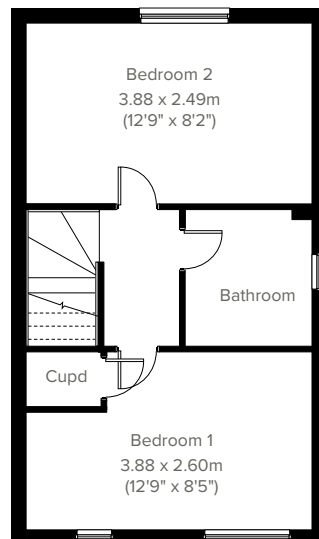
The Alnwick



Perfectly-proportioned, the Alnwick has a stylish open plan kitchen/dining room with French doors leading into the garden, two double bedrooms, a good-sized living room 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

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12

PEA: B

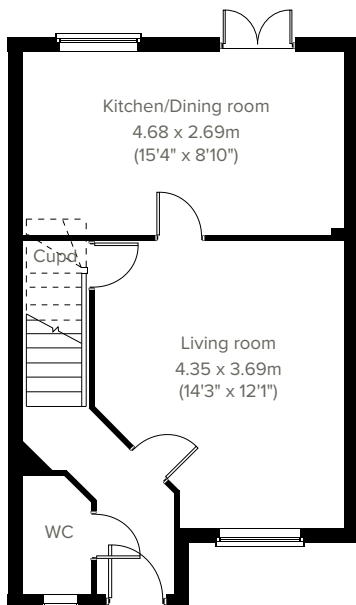


The Hanbury

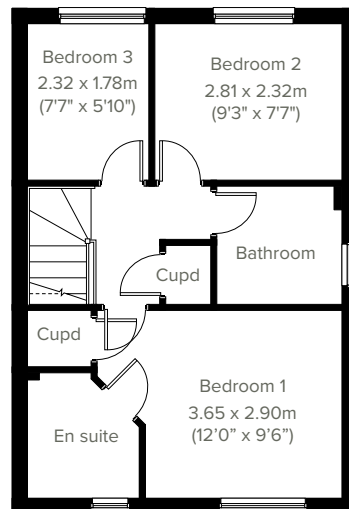
3 bedroom home



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



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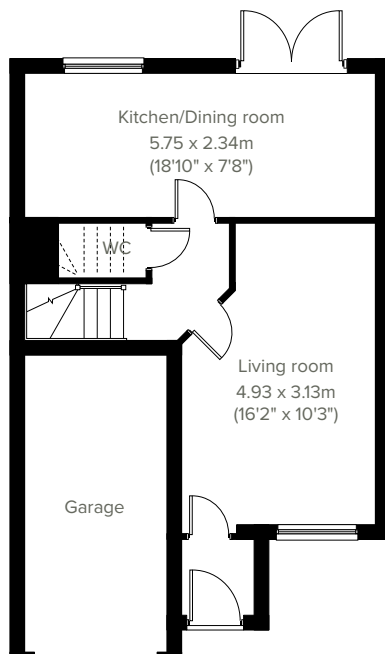


3 bedroom home

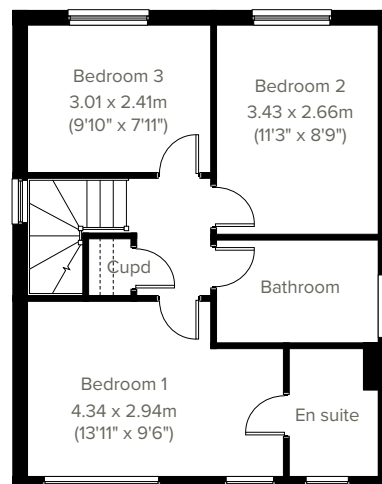
The Rufford



A thoughtfully-designed three-bedroom home with much to offer, the Rufford is popular with families. The bright and modern open plan kitchen/dining room with French doors leading into the garden is ideal for entertaining and family meals. The front porch, inner hallway, downstairs WC and cupboard take care of everyday storage. Plus there's an en suite to bedroom one, family bathroom and integral garage.



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14

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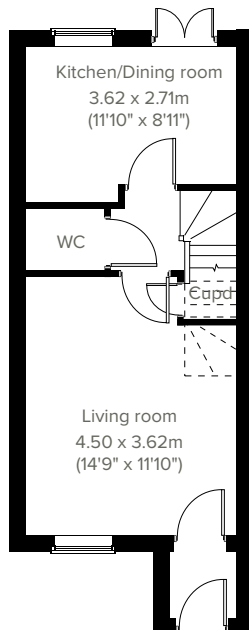


The Souter

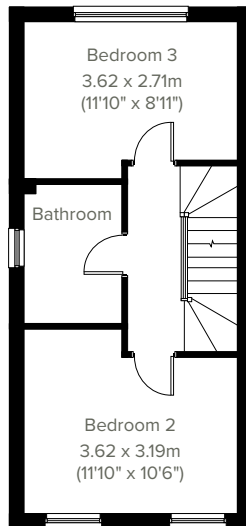
3 bedroom home



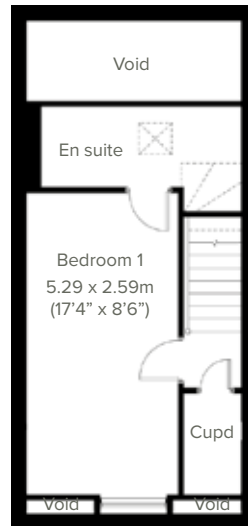
An attractive three-storey, three-bedroom home, the Souter has a modern open plan kitchen/dining room well-proportioned living room and three good-sized bedrooms. The top floor bedroom one also has a spacious en suite. The enclosed porch, downstairs WC, two storage cupboards and off-road parking means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



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2ND FLOOR

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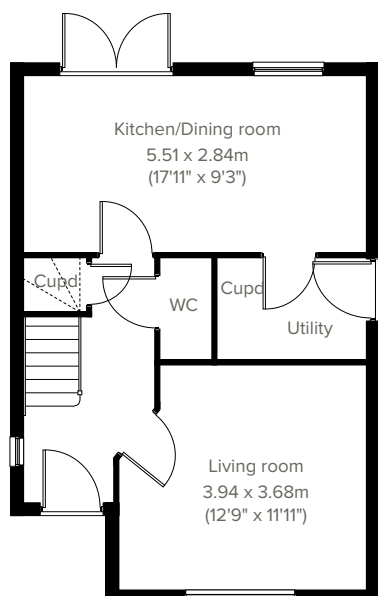


3 bedroom home

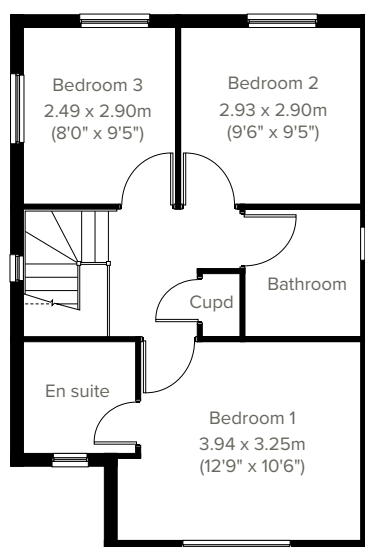
The Hatfield



Enjoy the best of modern living in this popular three-bedroom home which benefits from a stylish kitchen/dining room with French doors leading into the garden, downstairs WC and spacious living room. Upstairs there are three good-sized bedrooms, a family bathroom and a further storage cupboard.



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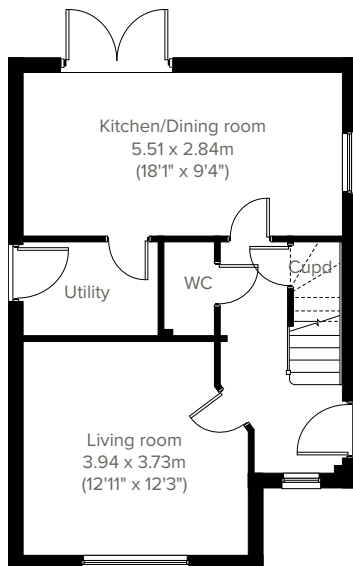


The Hatfield Corner

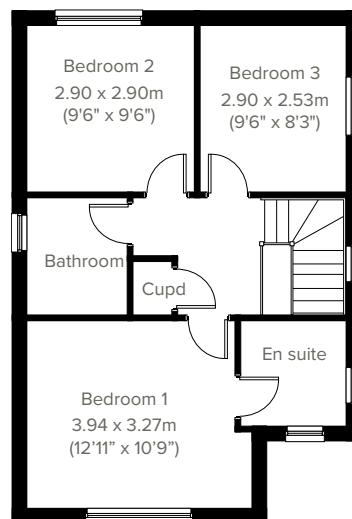
3 bedroom home



Enjoy the best of modern living in this popular three-bedroom home which benefits from a stylish open plan kitchen/dining room with French doors leading into the garden. The Hatfield Corner's bright front aspect living room, separate utility room, handy storage cupboard and downstairs WC complete the ground floor. Upstairs, the bedroom one has an en suite and there's a good-sized family bathroom and further storage.



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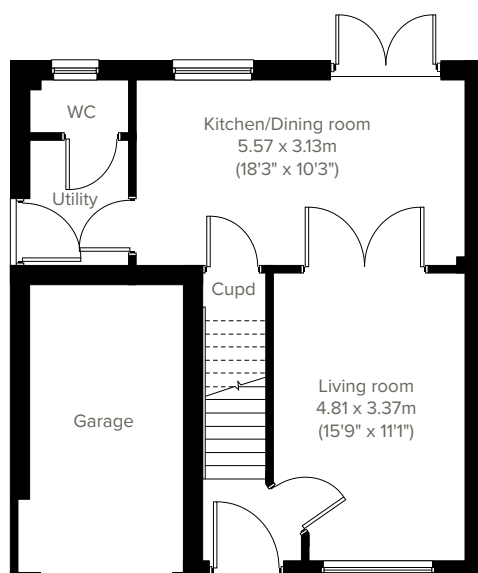


4 bedroom home

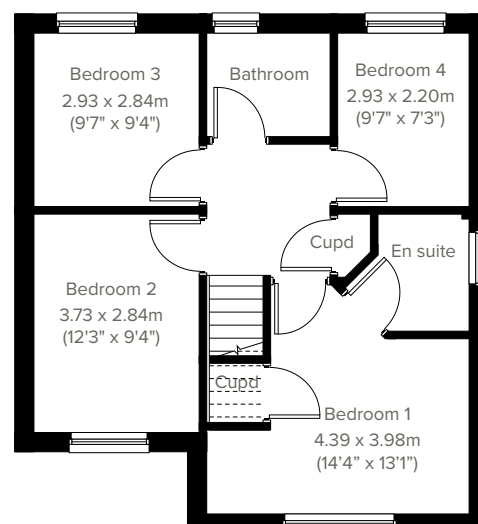
The Roseberry



This eye-catching four-bedroom home has everything you need for family living. The Roseberry is a detached home with an integral garage, a good-sized living room with double doors leading into a bright open plan kitchen/dining room - 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 and the main family bathroom.



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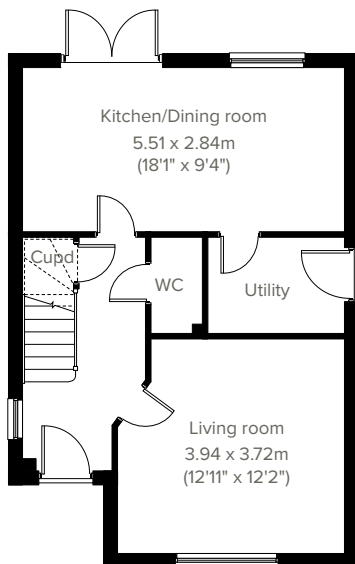


The Lumley

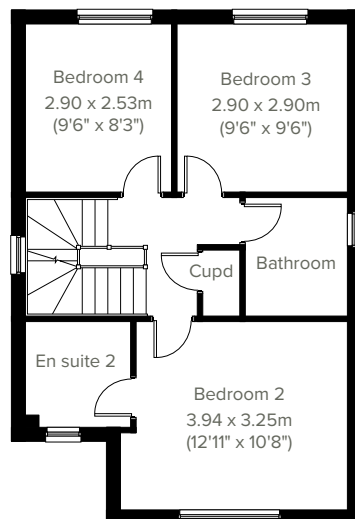
4 bedroom home



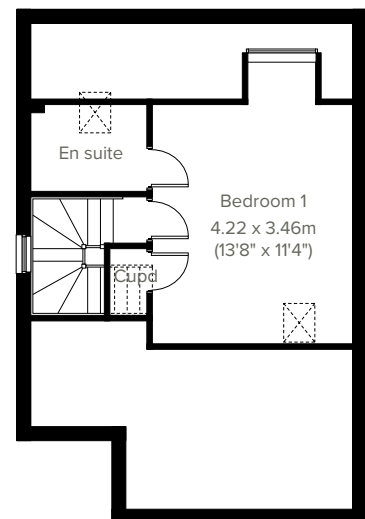
This modern three-storey home is ideal for family life. The Lumley is a four-bedroom home featuring an open plan kitchen/dining room with French doors leading into the garden, a handy utility room, a front aspect living room, plus under-stairs storage and a WC. The first floor has three good-sized bedrooms - one with an en suite - and the main family bathroom. On the top floor there's an impressive bedroom one with an en suite.



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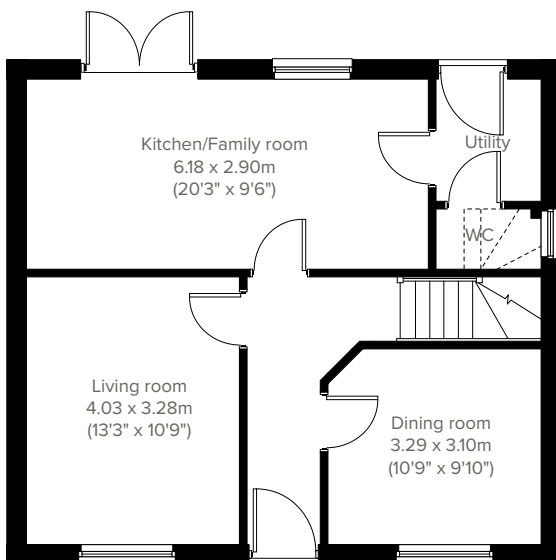


4 bedroom home

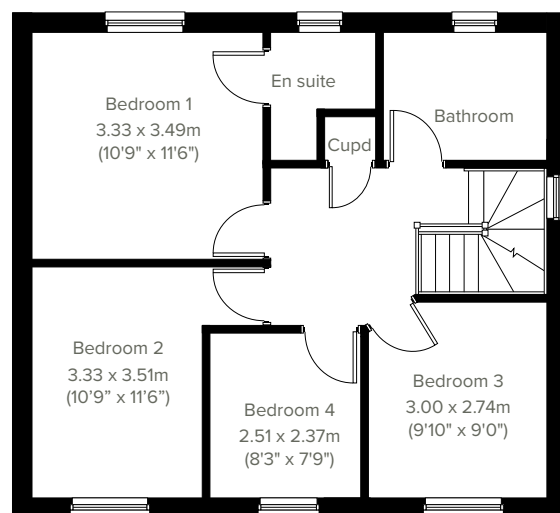
The Chedworth



A popular family home, the Chedworth ticks all the boxes. The modern and stylish open plan kitchen/family room is perfect for spending time as a family and entertaining. There's also a well-proportioned living room, separate dining room, downstairs WC and handy utility with outside access. Upstairs there are four bedrooms - bedroom one has an en suite - a family-sized bathroom and a storage cupboard.



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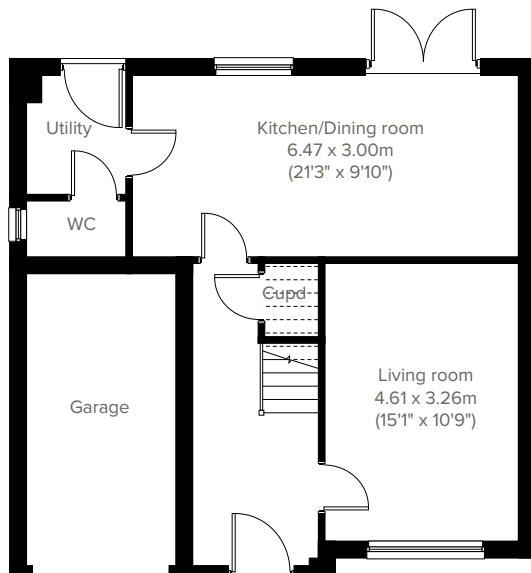


The Winster

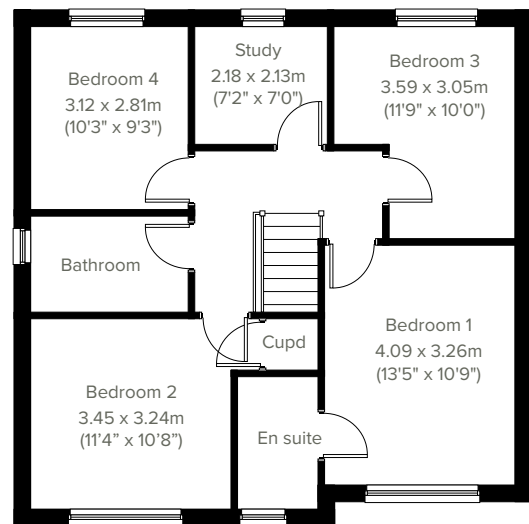
4 bedroom home



Ideal for family life, the Winster is a beautiful four-bedroom detached home. The open plan kitchen/dining room is spacious and bright with French doors leading onto the garden - perfect for gatherings with friends and family. It comes complete with an integral single garage, downstairs WC, study and en suite to bedroom one.



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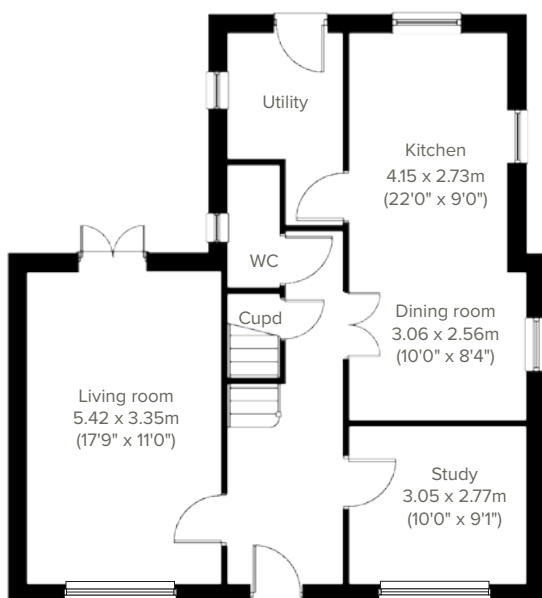


4 bedroom home

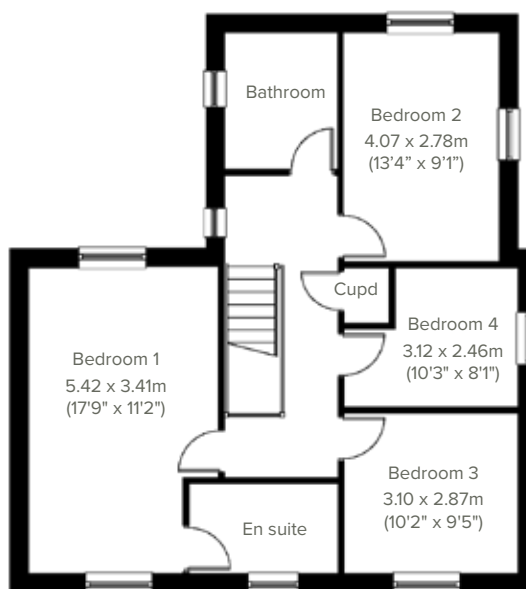
The Ludlow



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



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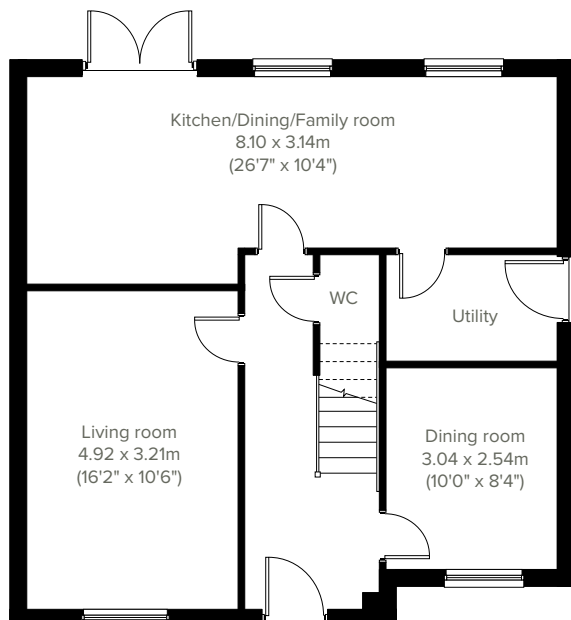


The Corfe

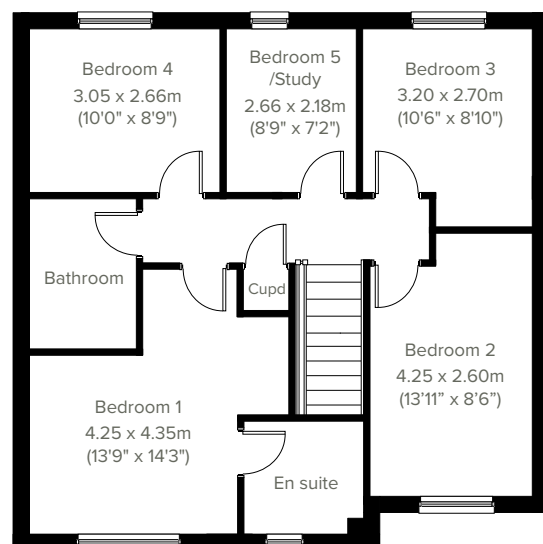
5 bedroom home



An impressive family home, the Corfe is a five-bedroom detached home perfect for modern living. The stylish open plan kitchen/dining/family room is ideal for spending time as a family and entertaining guests. There's also a well-proportioned living room, separate dining room, downstairs WC and handy utility with outside access. Upstairs there are five bedrooms - the bedroom one with an en suite - a large family-sized bathroom and handy storage cupboard.



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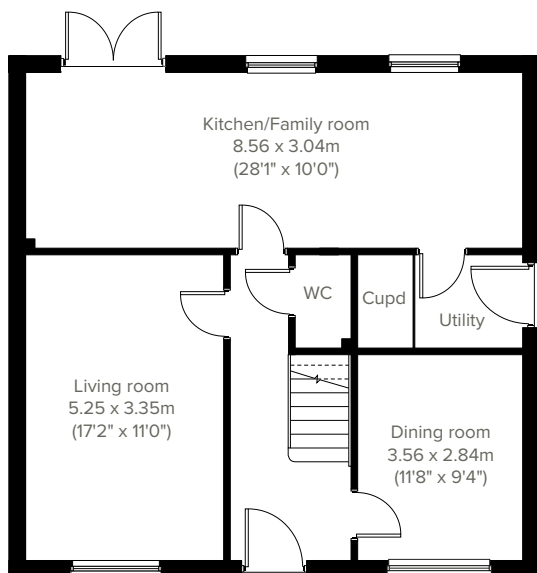


5 bedroom home

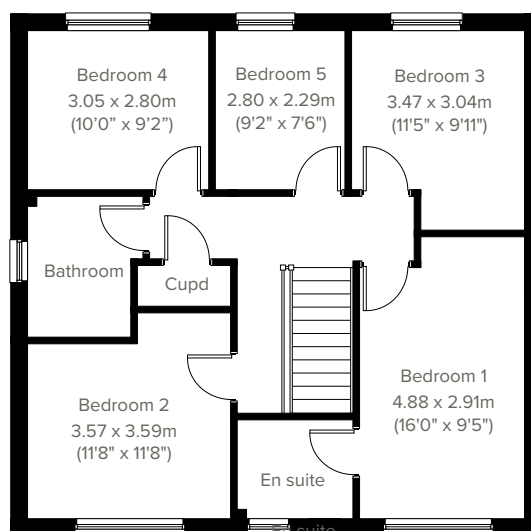
The Hadleigh



A spacious family home, the Hadleigh is a five-bedroom detached property perfect for modern living. The stylish open plan kitchen/family room is ideal for spending time as a family and entertaining guests. There's also a well-proportioned living room, separate dining room, downstairs WC and handy utility with outside access. Upstairs there are five bedrooms - bedroom one with an en suite - a large family-sized bathroom and handy storage cupboard.



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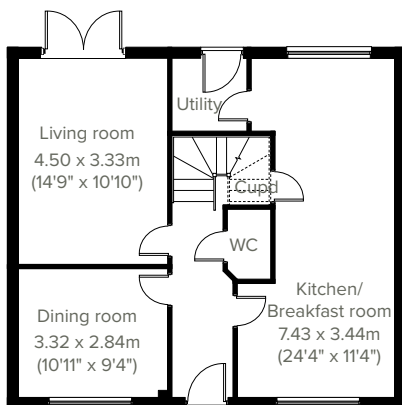


The Newton

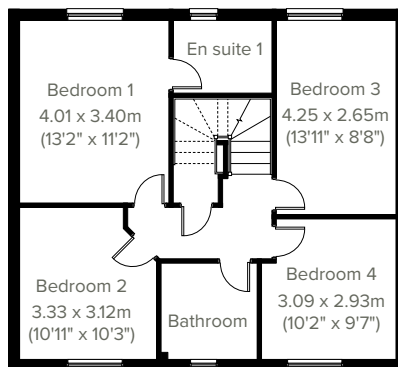
5 bedroom home



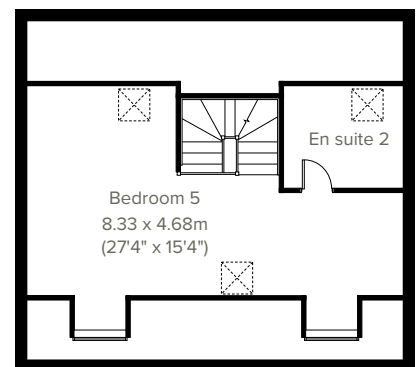
A stunning detached home with an impressive open plan kitchen/breakfast room, the Newton has five bedrooms and is perfectly designed for modern family living. Its other features include a bright family living room with French doors leading into the garden, separate dining room and a handy utility. The top floor bedroom one is a spacious sanctuary with a large en suite. The first floor is home to four further bedrooms - one with a second en suite – and a family bathroom.



GROUND FLOOR



1ST FLOOR



2ND 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.

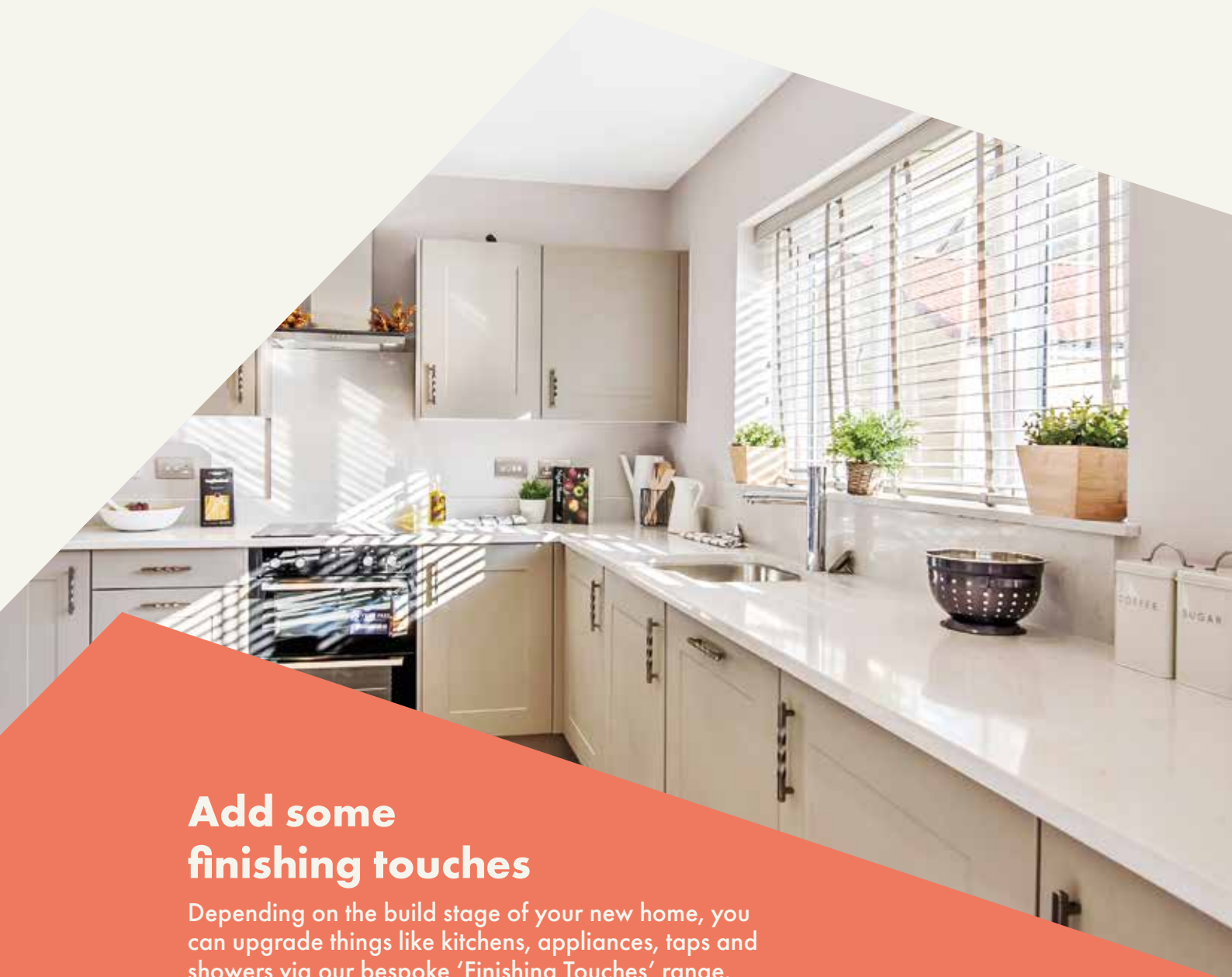
This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on 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.



Udall Grange Phases 3 & 4

Specifications

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



Add some finishing touches

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



External

Walls

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

Roof

Tile or slate-effect with PVCu rainwater goods.

Windows

Double glazed E-glass windows in PVCu frames.

Doors

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

Electrics

External light to front. Wiring for external light
 to rear.



Internal

Ceilings

Painted white.

Lighting

Pendant or batten fittings with low-energy bulbs.

Stairs

Staircase painted white.

Walls

Painted in almond white emulsion.

Doors

White pre-finished doors with white hinges.

Heating

Gas fired combi boiler with radiators in all main
 rooms, most with thermostatically-controlled
 valves.

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

TV point and phone point in living room (where
 living room at rear of property, then phone point
 in entrance hall).



Kitchen

General

Fully-fitted kitchen with a choice of doors and
 laminate worktop with upstands to match
 (depending on build stage) with soft close to all
 doors and drawers.

General

Stainless steel bowl sink with pillar taps to
 kitchen only.

Plumbing

Plumbing for washing machine.

Appliances

Single electric stainless steel oven,
 gas hob in stainless steel and integrated
 cooker hood with splashback from a
 range of colours.



Bathroom

Suites

White bathroom suites with chrome-finished
 fittings.

Extractor fan

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

Shower

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

Tiling

Half height tiling to sanitaryware walls in
 bathroom and en suite.

Splash-backs

1-course splash-back to WC basin /
 3-course splash-back to bath / fully tiled shower.

Toilets

Soft close toilet seat(s).

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.
- ✓ **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.
- ✓ **Lower-carbon bricks**
Our concrete bricks typically use 28% less carbon in manufacture than clay, giving total lifetime carbon savings of 2.4 tonnes of CO₂ per house built.

Eco goodies

When you move in to your new Persimmon home you'll find some of our favourite eco brands in your Homemove box. These products are plastic free, refillable and ethically sourced.





Your home, your way

Finishing Touches to make it yours

Our goal is to make your house feel like your home before
you've even collected the keys.

Key to achieving this is giving you the creative freedom to add your own style and personality to every room through our fabulous Finishing Touches collection.

Featuring the very latest designs from a host of leading brands, Finishing Touches lets you personalise your home inside and out. And rest assured, every upgrade and item available has been carefully chosen to complement the style

and finish of your new home. Of course, the real beauty is that all these extras will be ready for the day you move in.

Thanks to our impressive buying power we can offer almost any upgrade you can imagine at a highly competitive price. It can all be arranged from the comfort and convenience of one of our marketing suites, in a personal design appointment.

You can choose:



Kitchens



Appliances



Bathrooms



Flooring



Wardrobes



Fixtures & fittings

"One of the most exciting things about buying a brand new home is putting your own stamp on a blank canvas."



Share & win!

Share your love for your new Persimmon home and you could win a £100 IKEA voucher. For inspiration, check out past winners' homes on our Instagram page @persimmon_homes

#lovemypersimmonhome

The earlier you reserve, the greater the choice

We'll always try and accommodate the Finishing Touches you want, but they are build-stage dependent, so the earlier you reserve the better.

persimmonhomes.com/finishingtouches

Finishing Touches are subject to availability and stage of construction. Prices for your specific home type will be in our price list. For a full list of Finishing Touches available for your home, please contact the sales advisor on site.



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



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.







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