



Monkwood Phase 2

Cross Lane
Sacriston
County Durham
DH7 6DD

T: 0191 917 0599
E: monkwood.durh@persimmonhomes.com
persimmonhomes.com/monkwood

Head Office

Persimmon Homes Durham
Bowburn North Industrial Estate
Durham Road
Bowburn
DH6 5PF

T: 0191 377 4000
E: durh.sales@persimmonhomes.com
persimmonhomes.com



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Persimmon

Together, we make your home



Monkswood Phase 2

Sacrison • Tyne and Wear



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.

“We have over 50 years of building expertise, 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.



Monkswood Phase 2

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...

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:

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.



Real Living Wage

We're proud to be accredited to the Real Living Wage. We value our employees and want to pay them fairly for the good work they do.

Like to know more? Just scan the QR code below.



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.

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.

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.

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.

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



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.



**EARLY
BIRD**

Early Bird

If you've found a plot that's perfect for you, the Early Bird Scheme could be just what you need to secure your dream home.

- 
- ③ Beautiful range of 2, 3 and 4-bed-room homes
 - ③ Close to the historic city of Durham
 - ③ Fantastic commuter links
 - ③ Choice of schooling for all ages



Scan me!

For availability and pricing
on our beautiful new homes in
Monkwood



Sacrison • County Durham

Monkwood Phase 2

Monkwood is our collection of new homes for sale in the semi-rural village of Sacrison in County Durham.

Sacrison is a historic village situated just three miles north of the city of Durham. The area itself has been populated since the thirteenth century. The old farm and manor house once belonged to the Sacrison, a monk who held the office of Sacrison of the monastery at Durham cathedral.

Nowadays, the village has a strong sense of community and has a new community centre which boasts a wide range of fun activities for all age groups. There are a large number of amenities in this quaint village including a Tesco express, a barbers, off-licences, plenty of takeaways and newsagent.

Plenty of fun to be had

There are many leisure options close by. Sacrison Broom House Farm and Forest Adventure is an ideal spot for families and has stunning views over the countryside farm and forest as well as many fun activities for all ages to enjoy. Holmside Park also has over 50,000ft of indoor play available ranging from a giant inflatable obstacle course to archery.

For a spot of culture, Crook Hall and Gardens has a selection of beautiful gardens including the Secret Walled Garden and the Shakespeare Garden. Kids will also love the fun, yet challenging cotoneaster meadow maze. A short distance away, there are plenty of places to eat, drink and stay entertained in Durham city centre. The Cathedral is well worth a visit whether you're interested in history, religion or even impressive architecture.

Selection of schools for all ages

Sacrison has three schools including Sacrison Academy, a new Roman Catholic primary school which opened in September 2017. Fyndoune Community College is a sixth form which affords students an excellent secondary education up to A levels. Durham city also has its own university with many available undergraduate and postgraduate courses to study.

EXPLORE

Start exploring...

Durham city centre
4 miles

Newcastle Upon Tyne
10.3 miles

Sunderland
11 miles

Middlesborough
23.6 miles



Monkswood Phase 2



Our homes

2 bedroom

 The Alwick

3 bedroom

 The Barton

 The Grasmere

 The Windermere

 The Lockwood Corner

 The Derwent Corner

4 bedroom

 The Earlswood Corner

 The Hornsea

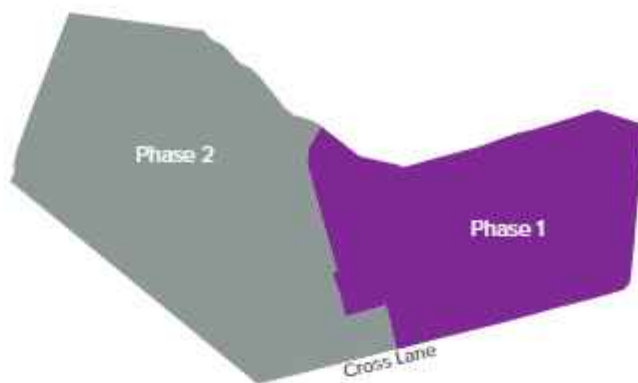
 The Coniston

 The Belmont

 DOMV 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 advice.

MASTER PLAN



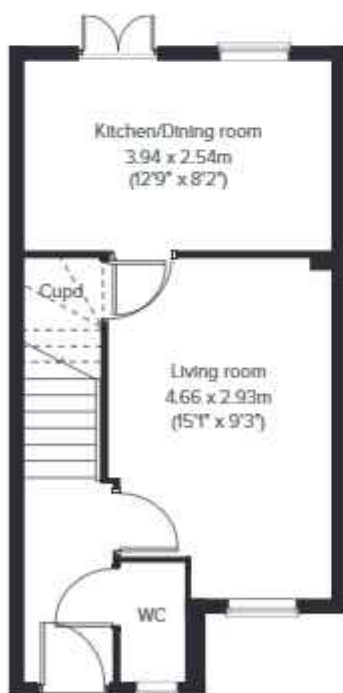


The Alnwick

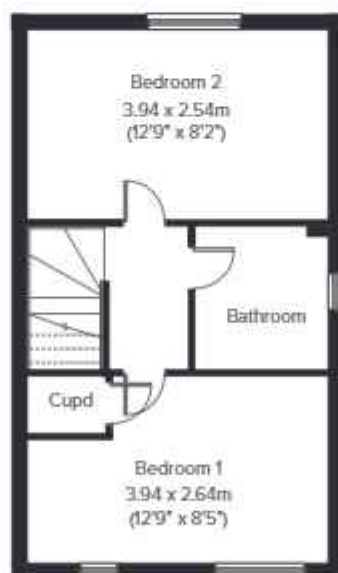
2 bedroom home



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



FIRST FLOOR

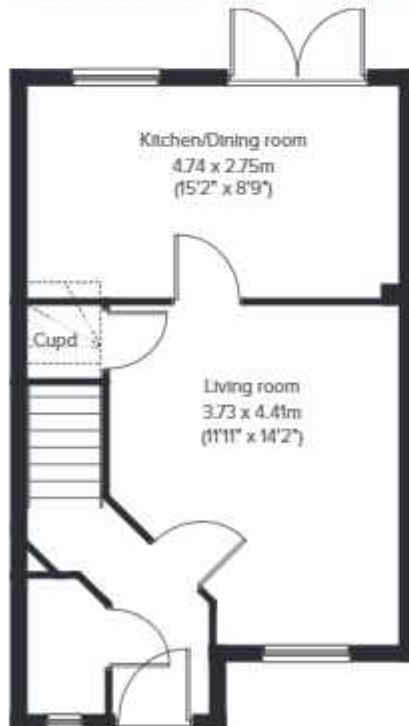
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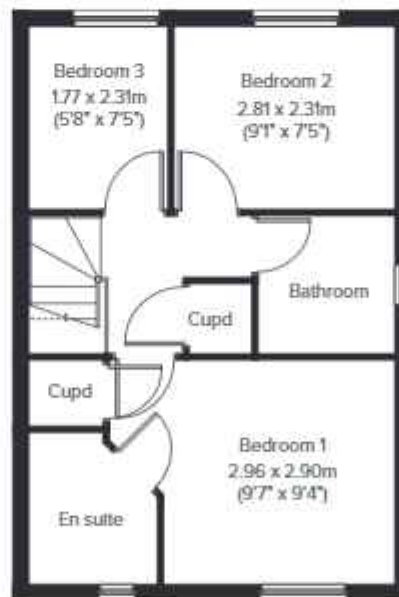



The Barton
3 bedroom home

The popular Barton 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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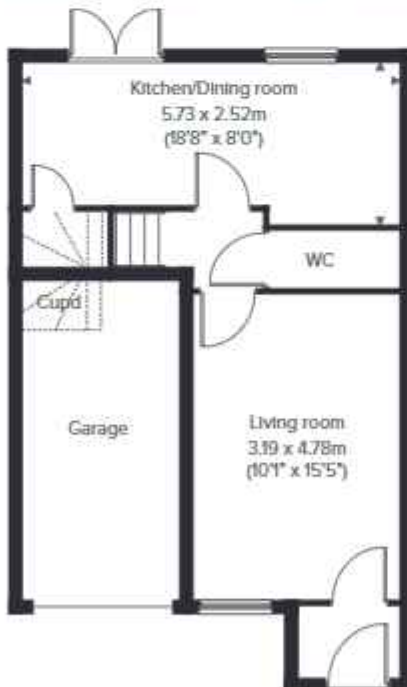


The Grasmere

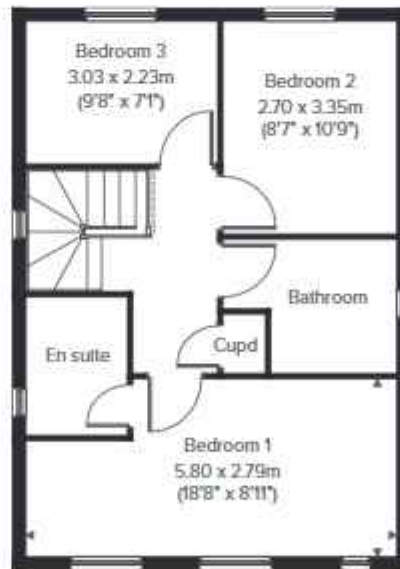
3 bedroom home



An attractive three-bedroom family home, the Grasmere is ideal for modern living. The bright open plan kitchen/dining room with French doors leading into the garden is perfect for entertaining and family meals. The front porch, downstairs WC and two storage cupboards take care of everyday storage. Plus there's an en suite to bedroom one, family bathroom and integral garage.



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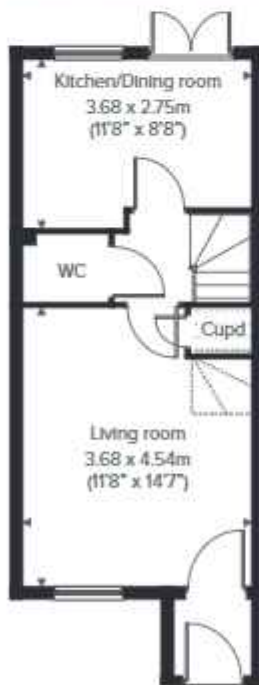
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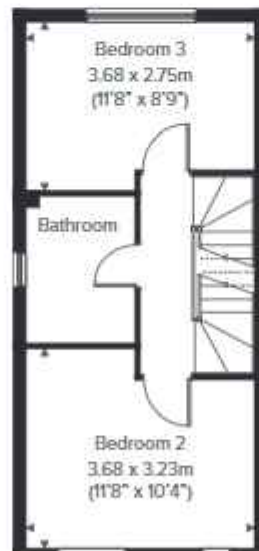

The Windermere

3 bedroom home

An attractive three-storey, three-bedroom home, the Windermere 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.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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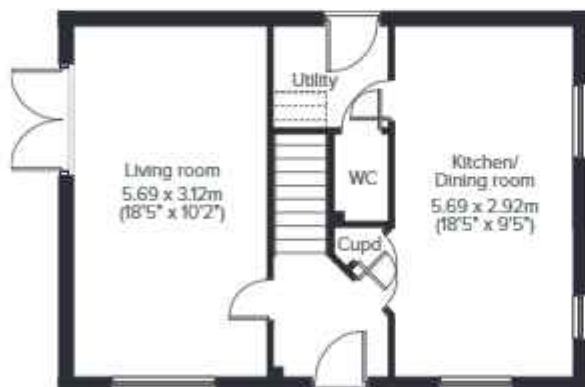


3 bedroom home

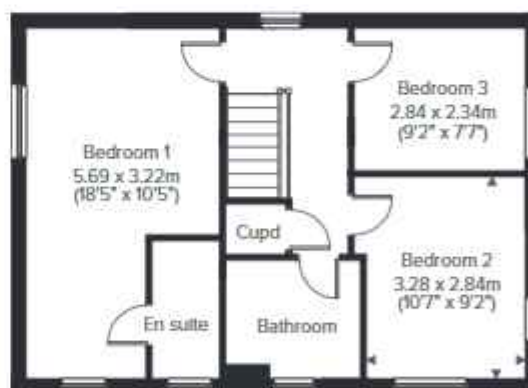
The Lockwood Corner



A fantastic family home, the Lockwood Corner features a stunning open plan kitchen/dining room and equally impressive living room with French doors opening into the garden. A utility room, WC and storage cupboard ensure it's practical as well as stylish. Upstairs you'll find three bedrooms, including a large bedroom one with en suite, a family-sized bathroom and handy storage cupboard.



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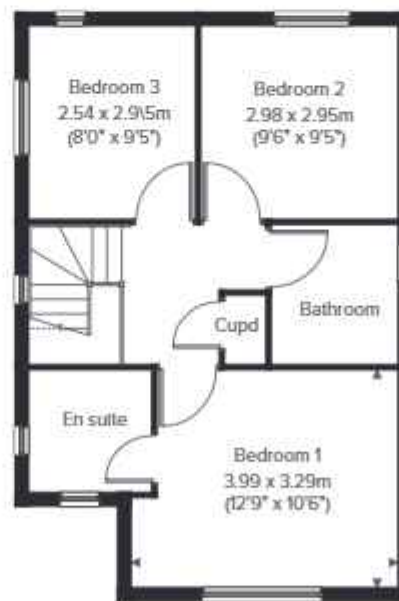
The Derwent Corner

3 bedroom home

Made for modern living, the Derwent Corner is a popular three-bedroom home which benefits from a stylish open plan kitchen/dining room with French doors leading into the garden. A bright front-aspect living room, separate utility room, handy storage cupboards and downstairs WC complete the ground floor. Upstairs, bedroom one has an en suite and there's a good-sized family bathroom and further storage.



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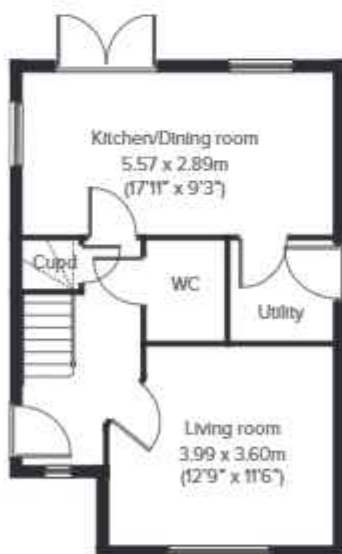


The Earlswood Corner

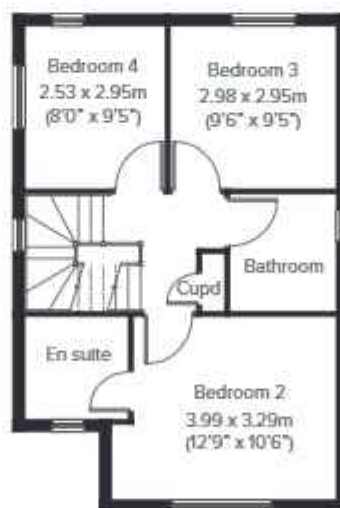
4 bedroom home



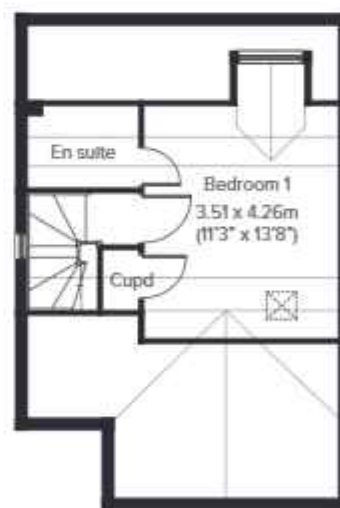
Designed with modern family life in mind, the Earlswood Corner is a four-bedroom home featuring an open plan kitchen/dining room with French doors leading into the garden, a handy utility room, a front-aspect living room, plus under-stairs storage and a WC. The first floor has three good-sized bedrooms,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



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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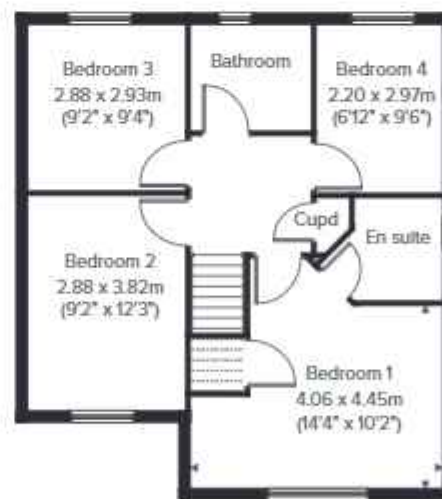

The Hornsea

A bedroom home

The Hornsea is a superb 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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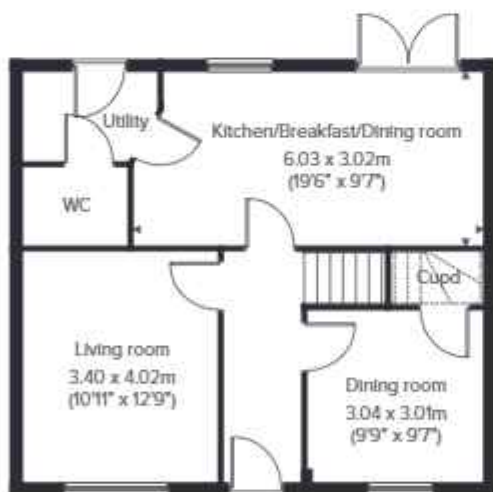


The Coniston

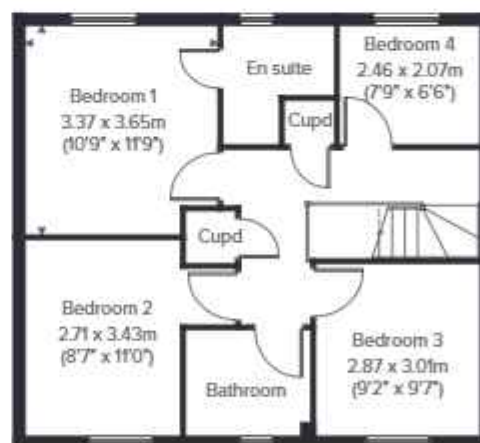
4 bedroom home



A popular family home, the Coniston ticks all the boxes. The modern and stylish open plan kitchen/ breakfast/dining 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 large family-sized bathroom and a storage cupboard.



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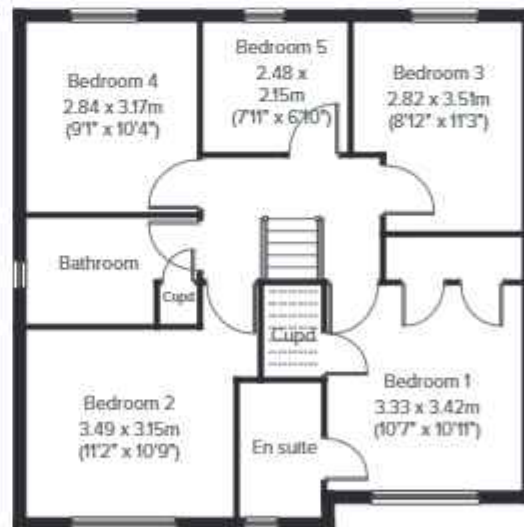

The Belmont

5 bedroom home

Ideal for family life, the Belmont is a beautiful five-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 and en suite to the bedroom one.



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Monkswood Phase 2

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 1.
 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). External front door numbering.

General

Door bell/chime and external wall light to front door.
 Block Paved Drives.



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 and internal door stops.

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

Living room electrical media plate. Smoke or Heat
 Detectors to all habitable rooms.
 EV Charging – Capacity to install EV Charge points as FT
 or at a later date (site specific – please speak to your sales
 advisor).



Kitchen

General

Fully-fitted kitchen with a choice of doors and laminate
 worktop with upstands to match (depending on build
 stage). Stainless steel single bowls sink with pillar taps to
 kitchen only and metal base liner to under kitchen sink.
 Soft close door and drawers.

Plumbing

Plumbing for washing machine.

Appliances

Stainless steel single convention oven, gas hob 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).

Tiling

Half height tiling to sanitaryware walls.

Splash-backs

En suite splash-back to basin and full height to shower
 enclosure. Three-course splash-back to bath area or separate
 cubicle.

General

Mira showers with chrome fittings – Thermostatic shower
 over bath to 4+ bed, exceeding 1,250 sqft houses with only 1
 ensuite.

Floor mounted white shower trays to generally match sanitary
 ware (not on legs, no plastic skirting).

En suite

En suite to bedroom one (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 with single roller shutter or up- and-over black or white
 door (site specific planning approvals); or car ports or parking
 space. Walls / ceilings to Integral garages (where dry lined only,
 not to block walls with point finish) – 1 mist and 2 full coats matt
 emulsion. White to walls and ceilings.

Garden

Front lawn turfed or landscaped (where applicable).

Fencing

1800mm rear fence, divisional fence and side gate.

Path

Rear patio area outside French doors – 1200mm x 1200mm.
 Standard 600mm x 600mm 40mm thick buff or grey 'Riven'
 style slabs on 25mm sand and cement bed on 100mm granular
 sub-base material.





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:

- ✓ **EPC 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 CO₂ per house built.



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)



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 Next voucher. There is one up for grabs every month. For inspiration, check out past winners' homes on our Instagram page @persimmon_homes

#lovemypersimmonhome

A photograph showing a young man and woman looking at a folder held by a sales advisor in a home office setting. The man is on the left, the woman is in the middle, and the sales advisor is on the right. They are all looking at the folder with interest.

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.