BISHOPS MEAD PHASE 2

Lydney · Gloucestershire



TOGETHER, WE MAKE A 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 promise to provide:

- An expertly-designed home that's sympathetic to the area
- A dedicated customer care helpline
- Two-year Persimmon defect cover
- Ten-year insurance-backed new homes warranty
- Energy-efficient features that promote sustainable living
- The creative freedom to personalise your home
- Landscaping schemes to enhance your surroundings

HERE TO HELP

One of the best things about buying a new-build home are the amazing offers and schemes you could benefit from.



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

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



HELP TO BUY

This Government-backed equity loan scheme enables first-time buyers to move with just a 5% deposit.

If you're buying in London, Scotland and Wales the schemes are different. See **persimmonhomes.com/help-to-buy** for more information.



OUR STAR RATING

We've been awarded a five star rating by the Home Builders Federation in their 2022 survey.





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.

As part of the pledge, we carry out comprehensive inspections of all key build stages on every new home we build to ensure everything meets our exacting standards. Once you've picked up the keys, we'll give you a few days to settle in before getting in touch to check everything's okay and to answer any questions you may have. We're happy to hear from you at any point however, so always contact us if you have any issues.

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Becoming part of the scenery

While we may have over 400 locations around the UK, we go to great lengths to adopt a local approach when it comes to building your home. So when we provide you with the local specification, you can be confident it'll be a perfect fit for the area in terms of the style of architecture and choice of materials. We also incorporate local scenery such as trees and lakes, and work with ecologists to protect the landscape and biodiversity. lò

Always by your side

Your safety will always be our priority, which is why we'll give you an exclusive emergency cover number when you move in which you can call in the unlikely event of a complete power failure, gas leak, water escape or severe drain blockage. And don't forget, when you buy a new home with us you'll benefit from our **two-year Persimmon warranty**, which runs alongside a **tenyear insurance-backed new homes warranty**.





Bishops Mead Phase 2

Lydney · Gloucestershire





Bishops Mead Phase 2 at a glance:

- () Range of 2, 3 and 4-bedroom homes
- () Great choice of local amenities
- Ideal for first time buyers, professionals, downsizers and families
- () Close to good rail networks
- Surrounded by areas of outstanding natural beauty

WELCOME TO LYDNEY: A THRIVING TOWN ON THE EDGE OF THE FOREST OF DEAN

Bishops Mead Phase 2 is our new collection of homes in the charming town of Lydney in Gloucestershire. Offering a range of two, three and four bedroom homes, it's in a fantastic location on the southern outskirts of the town.

Situated on the west bank of the River Severn, surrounded by Forest of Dean and just 21 miles from Gloucester, Lydney is a lovely place to call home. The town's unspoilt harbour area, which dates from the 1870s, is historically important and a perfect place for an evening stroll.

Everything you need close to home

Lydney has excellent transport links which ensure it's a vibrant place to both live and work. You'll find a good range of shops, a leisure centre and sports facilities, as well as a selection of thriving businesses. The town is also home to a wide variety of pubs, cafés and restaurants, catering for everyone's tastes.

If you enjoy getting out and about, there's a wealth of beautiful walks and cycle paths surrounding the town. There are plenty of green open spaces to enjoy too, with Lydney Park Estate just a fourminute drive, and Bathurst Park 1.3 miles away, next to Lydney Recreation Trust Ground. A little further afield, the Forest of Dean is a 15-minute drive north, where you can take in the stunning surroundings in an Area of Outstanding Natural Beauty. There's a great range of leisure facilities to enjoy, too. Lydney's popular outdoor Bathurst Swimming Pool, built in the 1920s, is open from May until early September. Freedom Leisure Lydney is located at Dean Academy, the local secondary school. And Lydney Golf Club has a nine-hole course, while Lydney Rugby Club is famous locally and nationally.

Lydney caters for all ages, with primary schools and an academy within easy reach of the development. There's Lydney Church of England Community School (2.4 miles), Severnbanks County Primary School (3.2 miles), Primrose Hill C of E Primary School (3.6 miles) and Dean Academy (1.2 miles).

You'll be well connected...

Lydney train station is less than a five-minute drive from Bishops Mead heading west to Chepstow and Newport, and east to Gloucester. The A48 runs along the edge of Lydney heading west to Chepstow, which then links to the M48.

With its beautiful surroundings, variety of local amenities and wide choice of house types, you're sure to find your perfect home at Bishops Mead.

JUMP IN THE CAR AND START EXPLORING:

- () Lydney Train Station 1 mile
- () Chepstow Train Station 8.8 miles
- Ross on Wye 17.2 miles
- () Gloucester Train Station 19.8 miles





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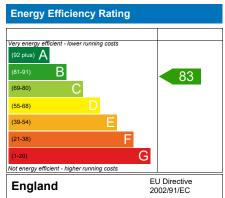
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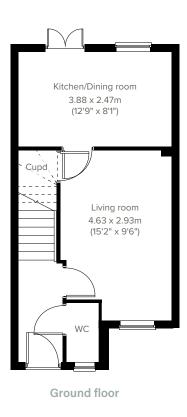


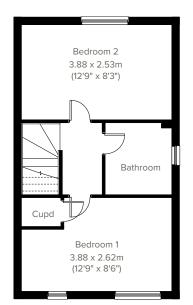


ALNWICK Two bedroom home



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.





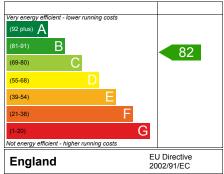
First floor

THE TRAFALGAR

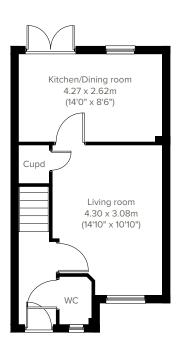
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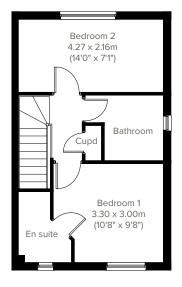






A beautifully proportioned two-bedroom home, the Trafalgar is designed for modern living. Its features include a front aspect living room and open plan kitchen/dining room with French doors leading into the garden. It's practical as well, with two handy storage cupboards and an en suite to bedroom one.





First floor

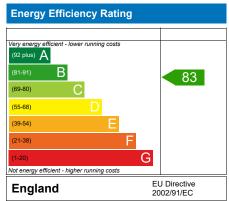
Ground floor

THE BARTON

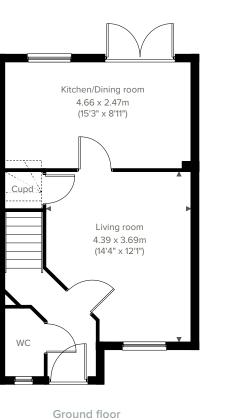
BISHOPS MEAD PHASE 2

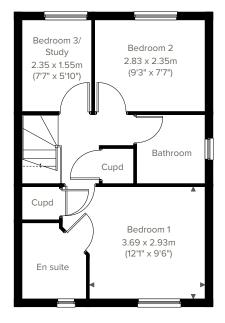


BARTON Three bedroom home



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.

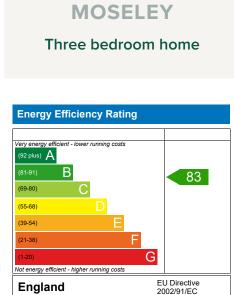




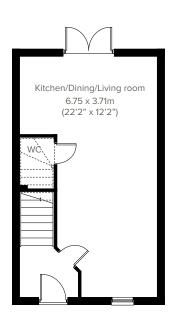
First floor

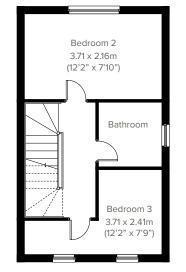
THE MOSELEY

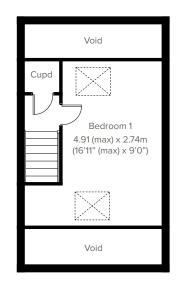




Perfect for the way we live today, the three-bedroom, 2.5 storey Moseley has a modern open plan kitchen/dining/living room. French doors also open into the garden making it a home that's ideal for entertaining. Upstairs there are three nicely-proportioned bedrooms and a familysized bathroom. Appealing to families, first-time buyers and young professionals.







Ground floor

First floor

Second floor

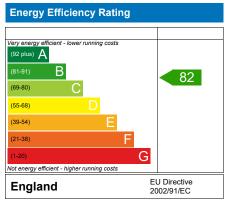
BISHOPS MEAD PHASE 2



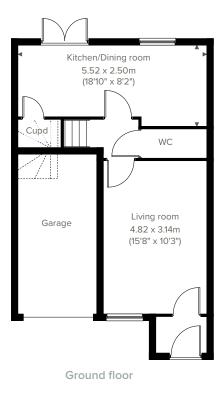


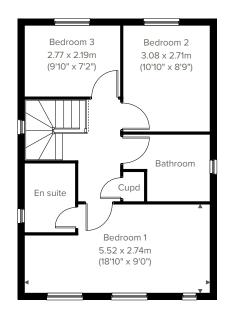
GRASMERE

Three 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.





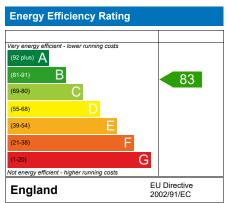
First floor



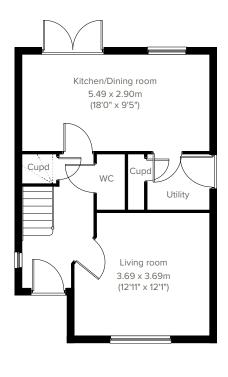


DERWENT

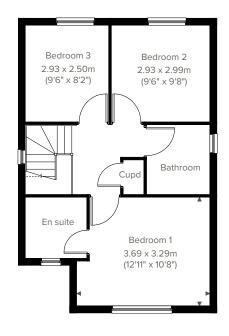
Three bedroom home



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 Derwent's bright front aspect living room, separate utility room, handy storage cupboard 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.



Ground floor



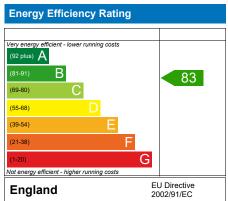
First floor

THE WINDERMERE



WINDERMERE

Three bedroom home



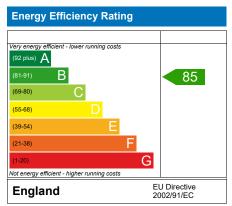
An attractive three-storey, three-bedroom home, the Windermere has a modern open plan kitchen/dining room, wellproportioned living room and three good-sized bedrooms. The top floor bedroom one also has a spacious en suite. The enclosed porch, downstairs WC, two storage cupboards and off-road parking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



THE CARLETON



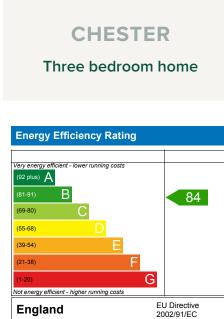




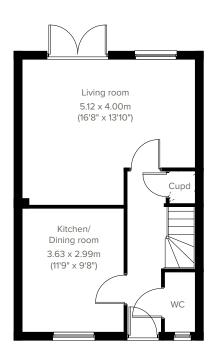
An attractive three-storey, three-bedroom home, the Carleton has a modern open plan kitchen/dining room, wellproportioned living room and three good-sized bedrooms. The top floor bedroom one also has a spacious en suite. The enclosed porch, downstairs WC, two storage cupboards and off-road parking mean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



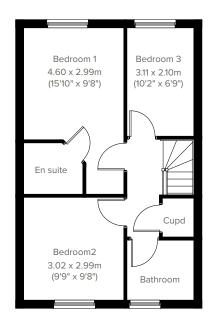




A beautifully-proportioned three-bedroom detached home, the Chester has everything you need for modern living. Downstairs there's a front aspect kitchen/dining room, spacious living room with French doors leading into the rear garden, a large storage cupboard under the stairs and a WC. The first floor is home to a generous bedroom one and en suite plus two further bedrooms, a storage cupboard and family bathroom.



Ground floor

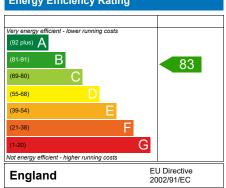




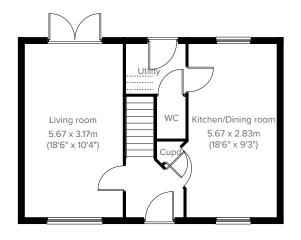




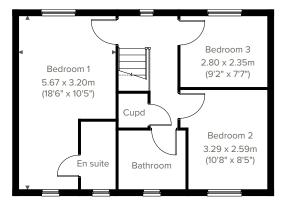




A superb family home, the Lockwood features a stunning open plan kitchen/dining room and equally impressive living room with French doors opening into the garden. A utility room, WC and storage cupboard ensure it's practical as well as stylish. Upstairs you'll find three bedrooms, including a large bedroom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



Ground floor



First floor

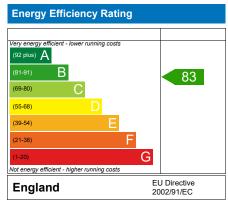
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THE LOCKWOOD CORNER

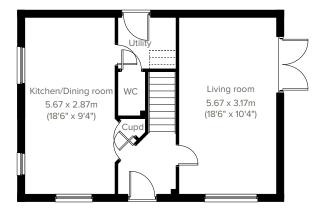


LOCKWOOD CORNER

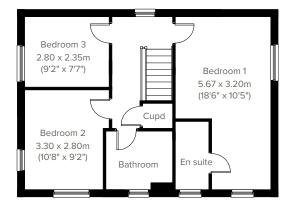
Three bedroom home



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 an en suite, a family-sized bathroom and handy storage cupboard.



Ground floor

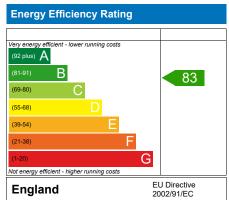


First floor

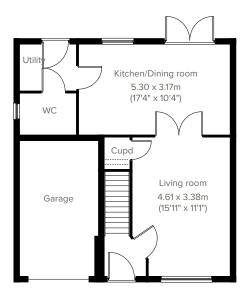


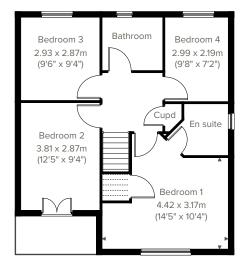
HORNSEA

Four 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 two 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.





First floor

Ground floor







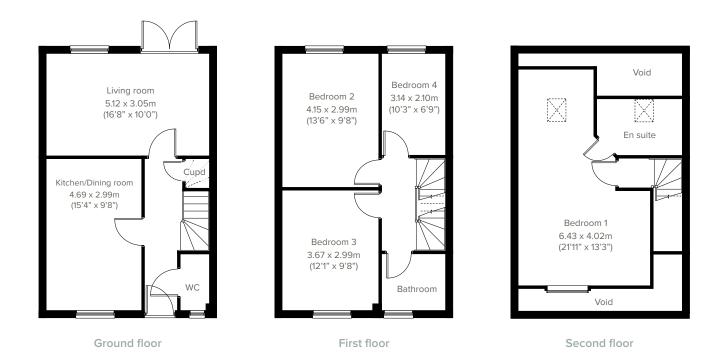
Not energy efficient - higher running costs

England

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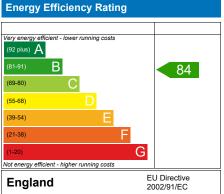
EU Directive 2002/91/EC

Modern three-storey living at its best; the Leicester is a four-bedroom home ideal for families. It features an open plan kitchen/dining room, a light-filled living room with French doors leading into the garden, plus a handy under-stairs storage cupboard and WC. The first floor has three good-sized bedrooms and the main family bathroom, and on the top floor there's an impressive bedroom one with an en suite.

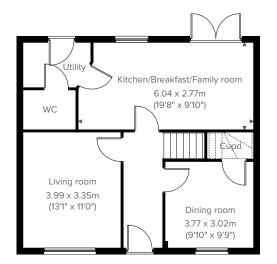


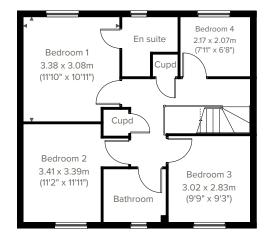






A popular family home, the Coniston ticks all the boxes. The modern and stylish open plan kitchen/breakfast/ family room is perfect for spending time as a family and entertaining. There's also a well-proportioned living room, separate dining room, downstairs WC and handy utility with outside access.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



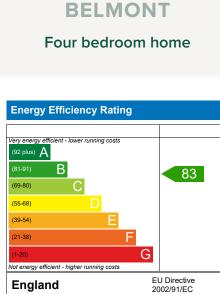


First floor

Ground floor



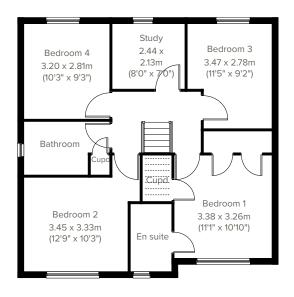




Ideal for family life, the Belmont is a beautiful four-bedroom detached home. The open plan kitchen/dining room is spacious and bright with French doors leading onto the garden - perfect for gatherings with friends and family. It comes complete with an integral single garage, downstairs WC and en suite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



Ground floor



First floor



IT PAYS TO BUY NEW

✓ NO CHAINS

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.

✓ NO SPACE GOES TO WASTE

Research shows that 17% of living space often goes unused in older properties. Modern homes are proven to use every inch of room as effectively as possible.

✓ LIVING IT UP IN STYLE

When you buy a new Persimmon home you can expect a brand spanking new fitted kitchen, bathroom suite, and in some cases an en suite and dressing room.

🧭 LESS WORK, MORE FREEDOM

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.

S FLEXIBLE WAYS TO BUY

We offer a range of schemes to help get you on the property ladder, including Home Change and Part Exchange. You may also be eligible to use the Government's Help to Buy scheme.

🧭 BETTER SAFE THAN SORRY

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.

⊘ LOWER ENERGY BILLS

New homes have to meet stringent energy-efficient standards, which means you'll spend less on your energy bills from day one. All our homes come with a cost-effective combi boiler, firstrate loft insulation and draught-free double glazed windows.

🧭 FIRST-RATE, NOT SECOND-BEST

From your boiler and windows to your carpets and curtains, everything in your new home is new. This means you get to enjoy all the latest designs and tech, while also benefiting from the manufacturers' warranties that come with them.

✓ LONG-TERM PEACE OF MIND

All our new homes come with a ten-year, insurance-backed warranty, as well as our very own two-year Persimmon warranty. In the unlikely event you ever need to make a claim, our Customer Care Team will be happy to provide all the help you need.

⊘ THE CHOICE IS ALL YOURS

A new home offers you a blank canvas and a chance to showcase your own style and personality at every turn. So while our homes come with fitted kitchens and bathrooms, which you can fully customise them with our Finishing Touches (depending on the build stage).



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 low E-glass windows in PVCu frames
Doors	GRP-skinned external doors with PVCu frames. Patio or 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	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 extension point in living room



Kitchen

General	Fully-fitted kitchen with a choice of doors and laminate worktop with upstands to match (depending on build stage)
General	Stainless steel 1.5 bowl sink with monobloc taps to kitchen only
Appliances	Plumbing for washing machine
Appliances	Single electric oven in white, gas hob in white and integrated cooker hood



Bathroom

Suites	White bathroom suites with chrome-finished fittings
Extractor fans	Extractor fan to bathroom and en suite (where applicable)
General	Mira showers with chrome fittings I bath tap shower mixer (only where there is no en suite)
Tiling	Half height tiling to sanitaryware walls
Splash-backs	En suite splashback to basin and full height to shower enclosure I three-course splashback to bath area or separate cubicle
En suite	En suite to bedroom one (where applicable)

6

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 backup

Garage & Gardens

Garage	Garage with single roller shutter or up-and-over white door; or car ports or parking space
Gardens	Front lawn turfed or landscaped (where applicable)
Fencing	1.8 metre fence to rear garden, plus gate



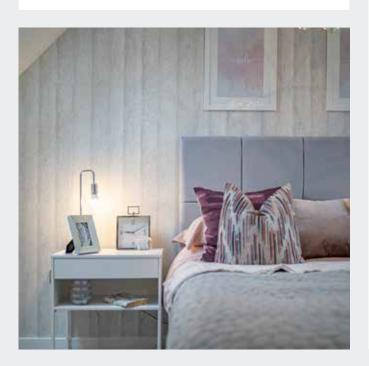
BUILT BY US, STYLED BY YOU

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.

FINISHING TOUCHES

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.





Our Finishing Touches collection includes:

- 🧭 Carpets
- 🧭 Lighting packages
- ✓ Wardrobes
- 🧭 Kitchen upgrades
- Sathroom upgrades
- ✓ Fixtures
- ✓ Appliances

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

The earlier you reserve, the greater the choice.

We'll always try and accommodate the Finishing Touches you want, however it's worth remembering that the earlier you reserve your home in the build stage, the more options you'll have available.

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.



#LOVEMYPERSIMMONHOME

A new home is the perfect opportunity to showcase your unique style, creativity and personality at every turn which is why we love seeing how you transform your interior and exterior spaces. If you're thinking about redecorating but aren't sure where to start, head over to our Instagram page at **@persimmon_homes** for home décor ideas and colour inspiration.















Upload your own photos with the hashtag **#lovemypersimmonhome** and you could be one of the three lucky winners we pick every month to receive a **£100 Next voucher.** We've included a few past winners on this page so you can check out the competition.

Good luck!



Visit our Instagram page for terms and conditions.

Bishops Mead Phase 2

For prices, opening times and availability contact:

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persimmonhomes.com







Issue: July 2021 Ref: 270-627 Persimmon plc, Registered office: Persimmon House, Fulford, York YO19 4FE Registered in England no: 1818486

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www.persimmonhomes.com