



Persimmon

Together, we make your home



Kingsbrook

Northallerton • North Yorkshire

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.



Kingsbrook

Find out more

About Persimmon Homes	4
Your journey with us and schemes to help	6
Living at Kingsbrook	8
Development layout	10
Our homes	12
Specifications	26
Sustainability	28
Personalise with Finishing Touches	30



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 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



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.



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.

"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.

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.



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.



**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.

- 
- Variety of stylish 2, 3 & 4-bedroom homes
 - Popular market town location
 - Excellent transport links
 - Good range of local amenities
 - Close to the Yorkshire Dales National Parks and North York Moors



Scan me!

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



Northallerton • North Yorkshire

Kingsbrook

Located in the picturesque market town of Northallerton in North Yorkshire, Kingsbrook offers a range of modern two, three and four-bedroom homes.

Northallerton is situated in the district of Hambleton in North Yorkshire. Lying perfectly between the Yorkshire Dales National Park and the North York Moors, and with a selection of local amenities, the historic town is a lovely place to call home.

Designed with community in mind

You'll find everything you need for day-to-day life in the centre of Northallerton, within walking distance of Kingsbrook. The attractive high street is home to a large supermarket, several small food outlets and a choice of local shops and essential services. Taking place every Wednesday, the weekly market is the perfect place to sample delicious local produce and meet others in the community.

Good local schooling

A great place to bring up children, Northallerton has several local nurseries and primary schools. Alverton and Broomfield primary schools are both rated 'Good' by Ofsted, while older students can attend Northallerton School and Sixth Form College, also 'Good' rated.

Living at Kingsbrook means you'll also be well-placed for travel. The location is between the A1(M) and the A19, providing easy access to York and Harrogate to the south, and Darlington and Middlesbrough to the north.

With its range of homes, sought-after location and excellent transport links, Kingsbrook could be the ideal setting for your new home.

EXPLORE

Start exploring ...

North York Moors
National Park
14.6 miles

Darlington
14.9 miles

Stockton-on-Tees
18.9 miles

York
32.8 miles



Kingsbrook

Our homes

2 bedroom



The Wentwood



The Haldon



The Danbury

3 bedroom



The Rendlesham



The Sherwood



The Delamare



The Charnwood



The Saunton



The Braunton

4 bedroom



The Burnham



The Greenwood



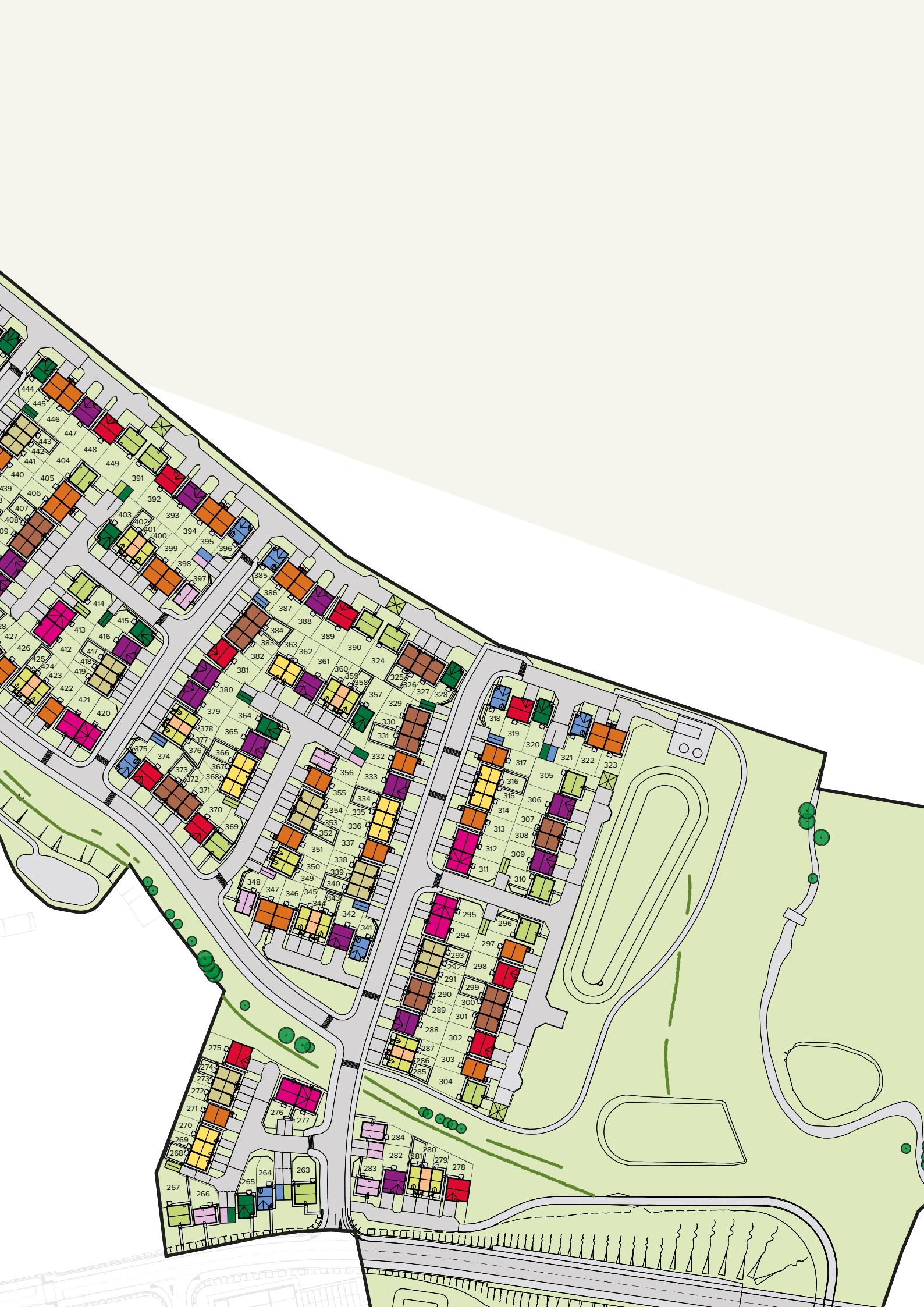
The Marston



The Whiteleaf



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.



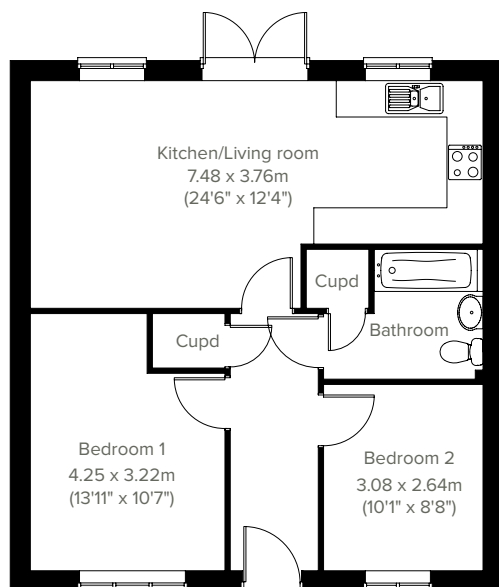


2 bedroom home

The Wentwood



The Wentwood's spacious open plan kitchen/living room is bright and ideal for the way we live today with French doors leading to the garden. There are also two nicely-proportioned bedrooms, a good-sized bathroom and storage cupboards. Perfect for first-time buyers and young professionals.



GROUND FLOOR

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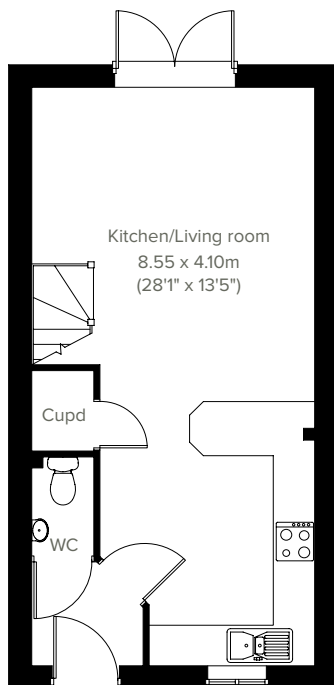


The Haldon

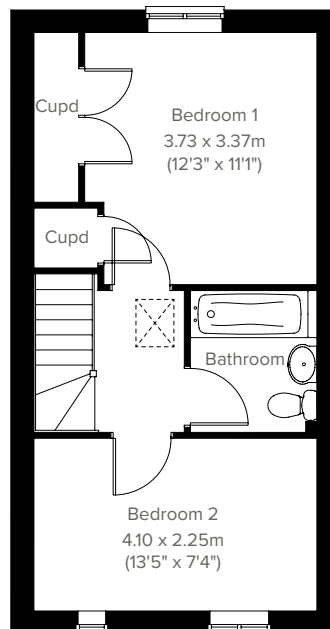
2 bedroom home



The Haldon has a stylish open plan kitchen/living room with French doors leading into the garden, two double bedrooms, a good-sized family bathroom, 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.



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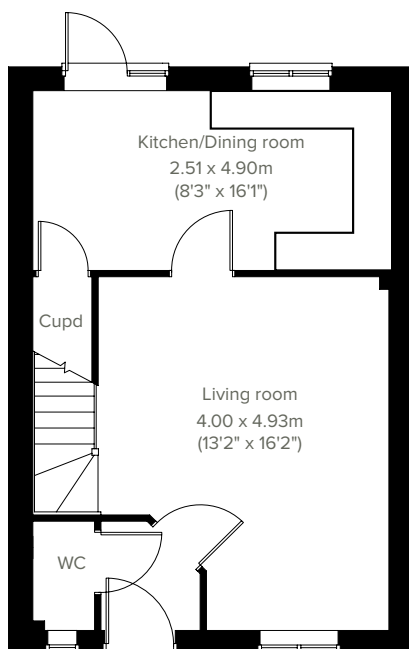


The Danbury

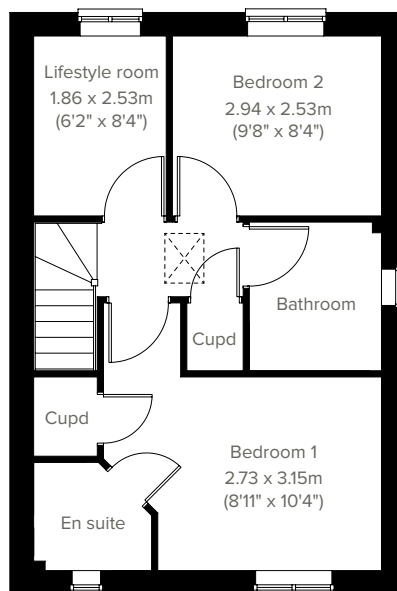
2 bedroom home + Lifestyle room



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



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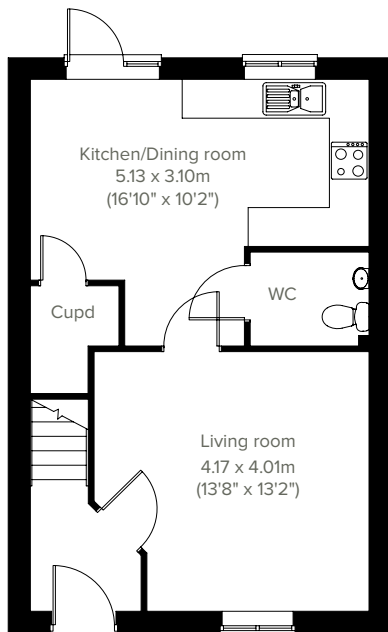


The Rendlesham

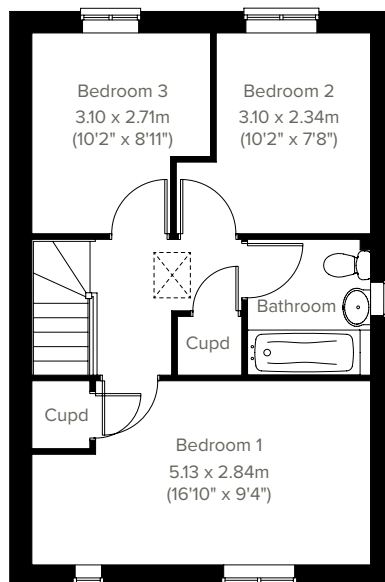
3 bedroom home



The Rendlesham is an ergonomic three-bedroom home with a good-sized living room, open plan kitchen/dining room, downstairs WC and plenty of storage space on both floors. Upstairs there are three spacious bedrooms and a modern family bathroom.



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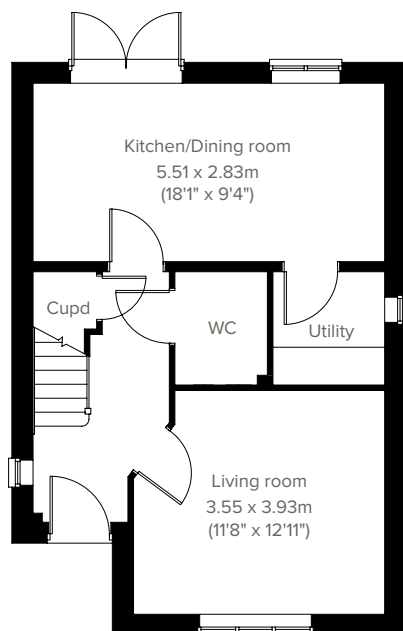


3 bedroom home

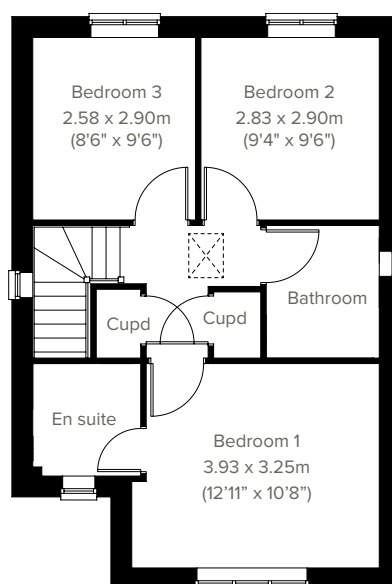
The Sherwood



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



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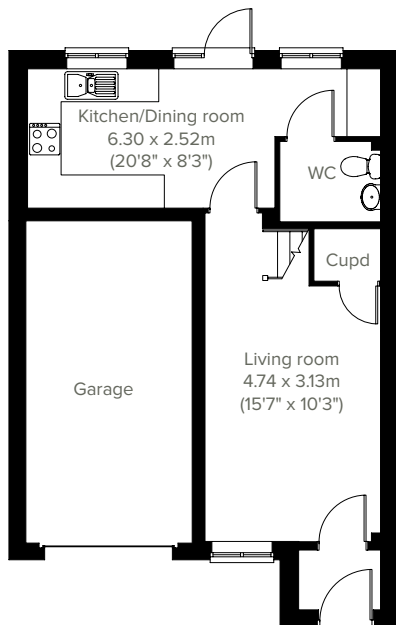


The Delamare

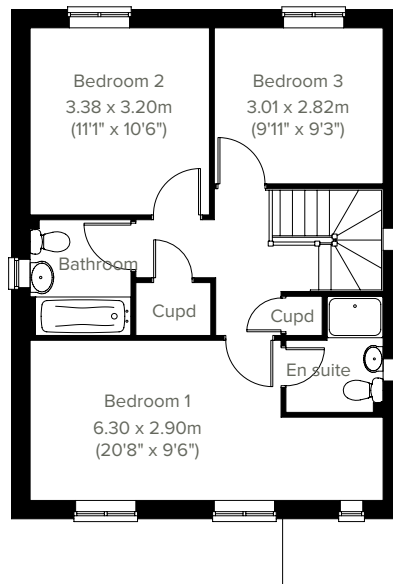
3 bedroom home



The Delamare is a three-bedroom family home with a bright and modern open plan kitchen/dining room with a door leading into the garden, plus a front aspect living room and integral garage. The downstairs WC, three handy storage cupboards, family bathroom and en suite to bedroom one mean it ticks all the boxes for practical family living.



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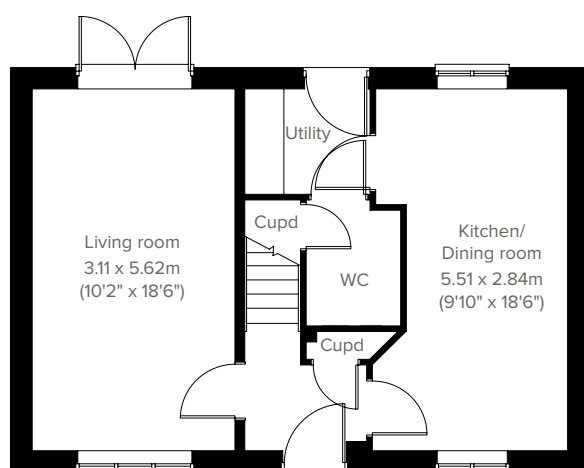


3 bedroom home

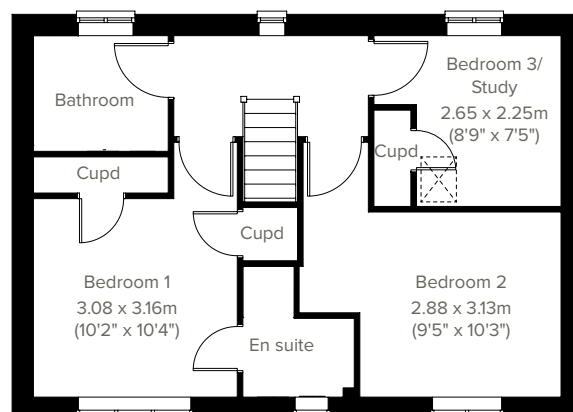
The Charnwood



Enjoy the best of modern living in this popular three-bedroom home which features a stylish open plan kitchen/dining room and utility room. The Charnwood also benefits from a bright dual-aspect living room with French doors leading into the garden, handy storage cupboards and a downstairs WC. Upstairs there are three good-sized bedrooms - bedroom one with an en suite - and a spacious family bathroom.



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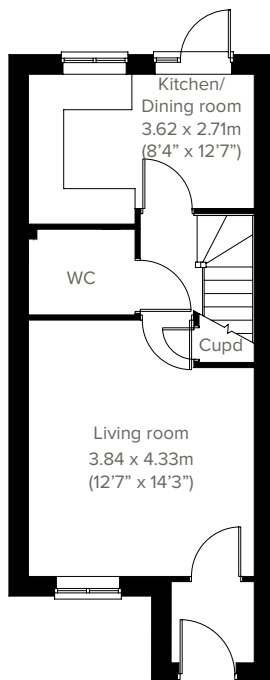


The Saunton

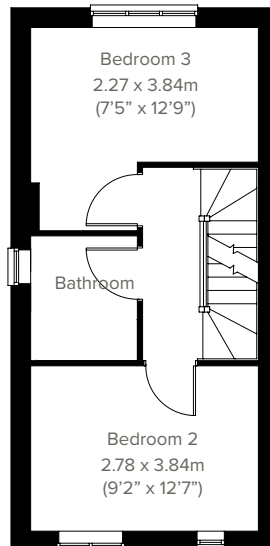
3 bedroom home



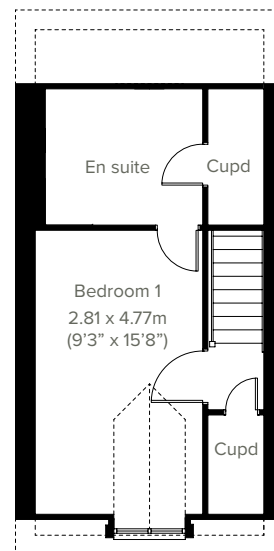
An attractive three-storey, three-bedroom home, the Saunton has a modern open plan kitchen/dining room, well-proportioned living room and three good-sized bedrooms. The top floor bedroom one also has a spacious en suite. The enclosed porch, downstairs WC, three storage cupboards and off-road parking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



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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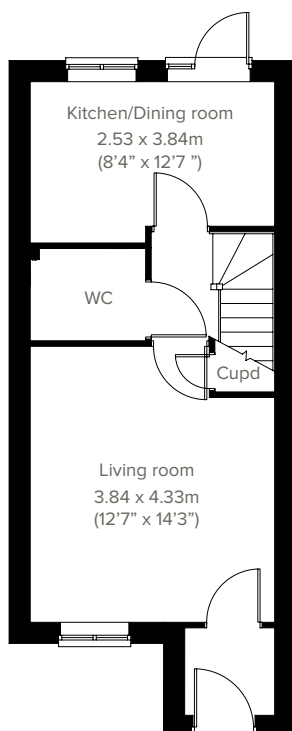


3 bedroom home

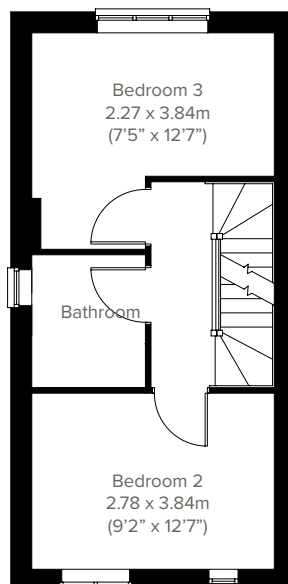
The Braunton



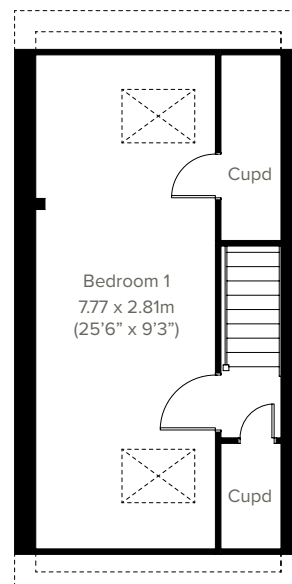
A superb family home, the Braunton features a bright open plan kitchen/dining room with access to the garden, and a spacious front aspect living room, WC and storage cupboard ensure it's practical as well as stylish. Upstairs you'll find two bedrooms and a family-sized bathroom and on the top floor there's a large bedroom one and two handy storage cupboards.



GROUND FLOOR



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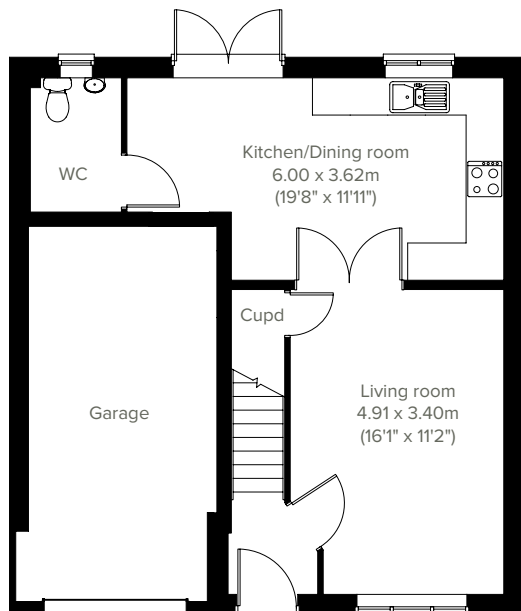


The Burnham

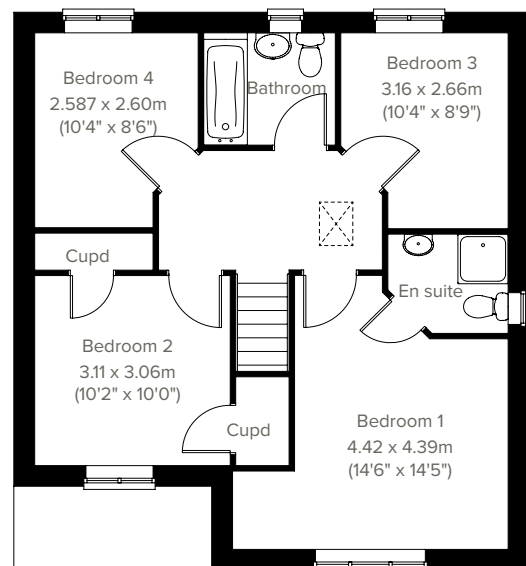
4 bedroom home



An impressive family home, the four-bedroom detached Burnham is perfect for modern living. The stylish open plan kitchen/dining room is ideal for spending time as a family and entertaining guests. There's also a well-proportioned living room, downstairs WC, handy storage and a large integral garage. Upstairs there are four bedrooms - bedroom one with en suite - a family-sized bathroom and further storage in bedroom two.



GROUND FLOOR



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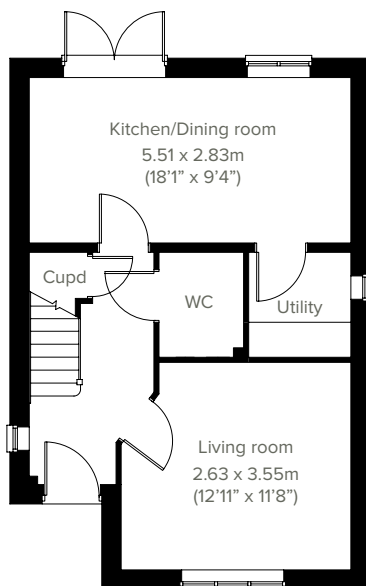


4 bedroom home

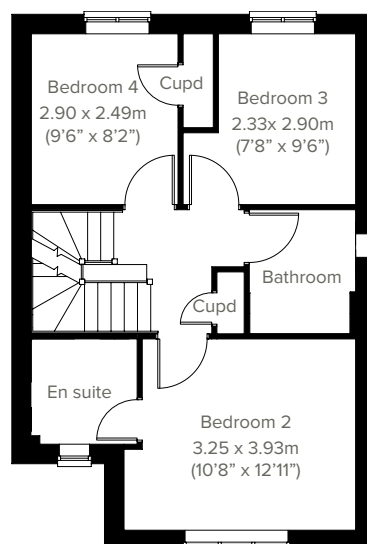
The Greenwood



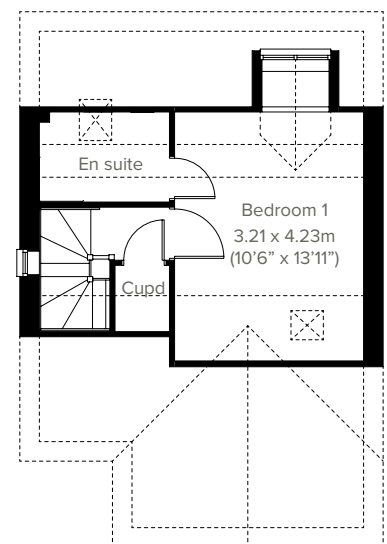
The Greenwood is an attractive three-storey townhouse with flexible living space to suit modern families. This four-bedroom family home has a practical ground floor including a bright open plan kitchen/dining room, front aspect living room, utility, WC and storage cupboard. The second floor consists of three bedrooms, a family-sized bathroom and en suite to bedroom two. The top floor is home to bedroom one, including an en suite and storage cupboard.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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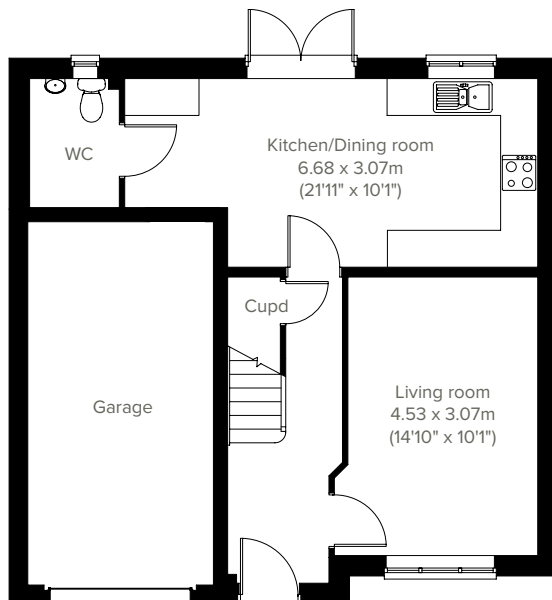


The Marston

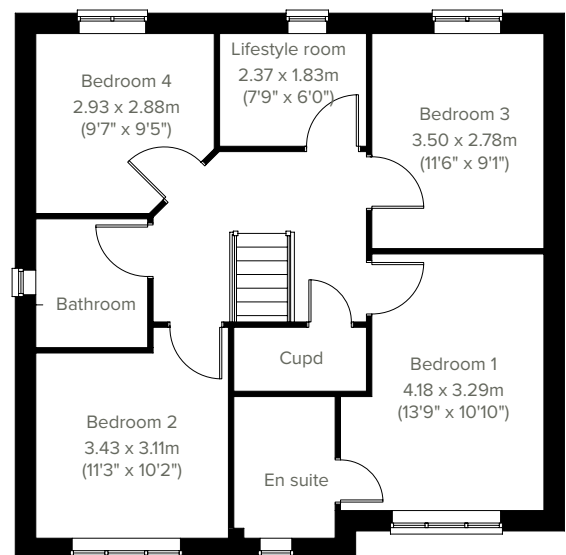
4 bedroom home + Lifestyle room



The Marston is a contemporary four-bedroom detached home offering open plan living. The light and airy kitchen/dining room enjoys an open aspect through French doors to the rear garden. There's a bright front-aspect living room, a downstairs WC, storage cupboard and an adjoining integral garage. Upstairs there are four good-sized bedrooms with a spacious bedroom one benefiting from an en suite, plus a lifestyle room and modern fitted family bathroom.



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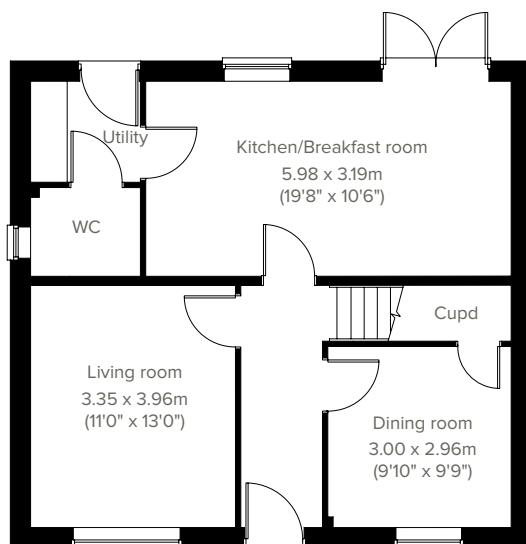


4 bedroom home

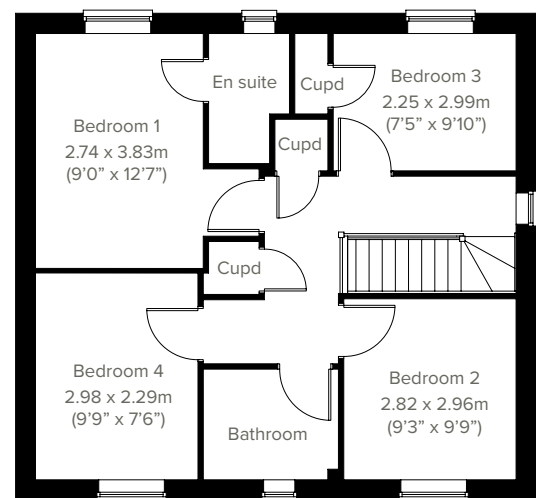
The Whiteleaf



The Whiteleaf is a four-bedroom detached family home offering the best of modern living. The light and airy kitchen/breakfast room enjoys an open aspect through French doors to the rear garden. There's a bright front-aspect living room, a dining room with storage space, a downstairs WC and handy utility. Upstairs there are four bedrooms with bedroom one benefiting from an en suite, plus a modern fitted family bathroom and three storage cupboards.



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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

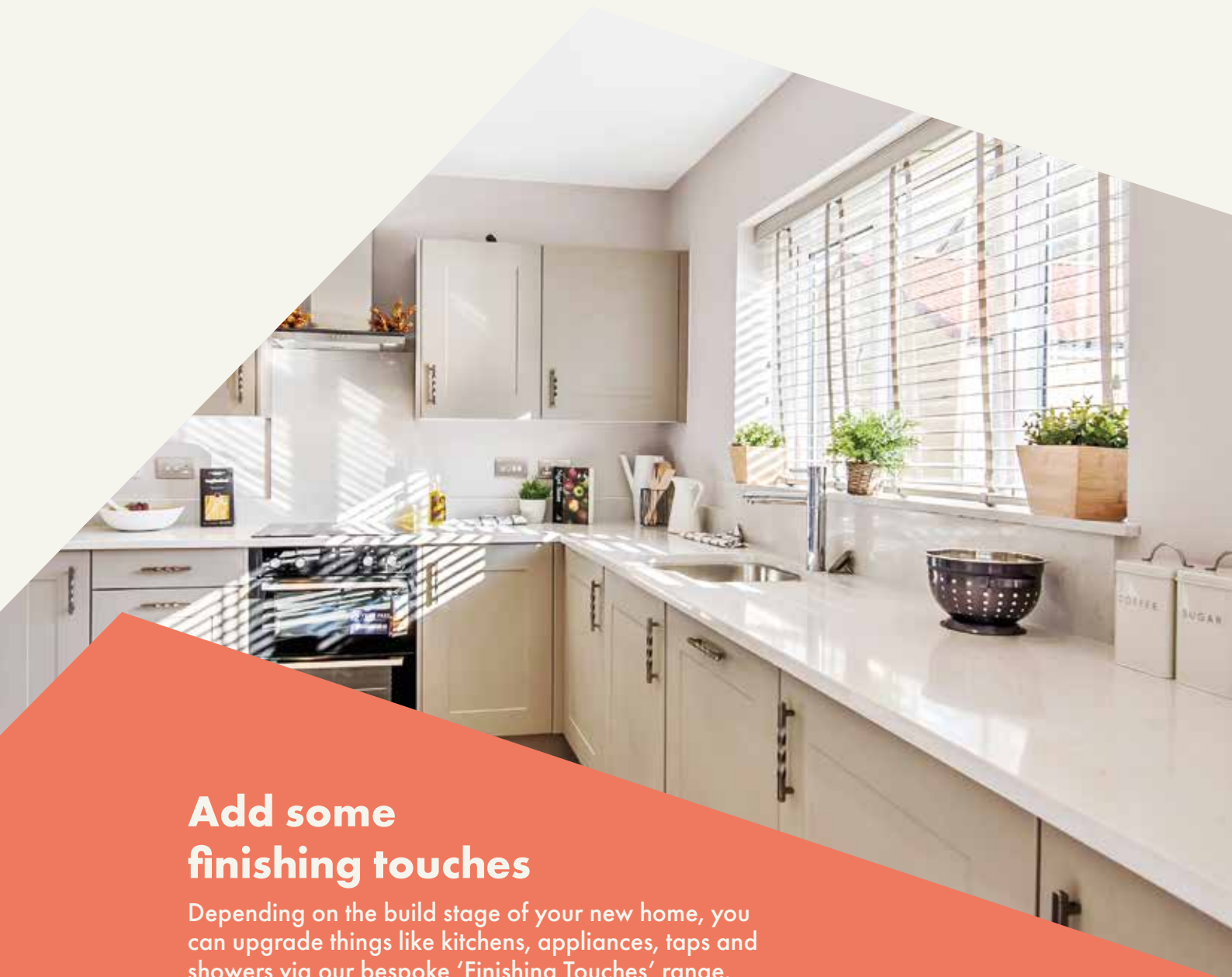
"One of the most exciting things about buying a brand new home is putting your own stamp on a blank canvas."



Kingsbrook

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

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

Insulation

Insulated loft and hatch to meet current building regulations.

Electrics

Individual circuit breakers to consumer unit and double electric sockets to all main rooms.



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 stainless steel oven, gas hob in stainless steel and integrated 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, complete with shower screen.

Splash-backs

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

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.





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.



Persimmon

Notes

Handwriting practice lines consisting of 12 horizontal dotted lines.





Kingsbrook

Darlington Road
Northallerton
North Yorkshire
DL6 2XB

T: 01609 713 959

E: kingsbrook.tees@persimmonhomes.com
persimmonhomes.com/kingsbrook

Head Office

Persimmon Homes Teesside
Radcliffe Crescent
Thornaby
Stockton-on-Tees
TS17 6BS

T: 01642 660 200

E: teessales@persimmonhomes.com
persimmonhomes.com



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