



Fallow Park Phase 2

Wallsend • Tyne and Wear

Together, we make your home

When it comes to designing a new development, we apply the same philosophy every time – make it unique, make it personal. That's because we understand your new home is more than simply bricks and mortar. It's a private place of sanctuary where we hope you'll laugh, entertain and escape for many years to come.

**"With over 50 years of building excellence,
find out more about us on page 4"**



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.



Fallow Park Phase 2

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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 26](#)

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.



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 28**





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.

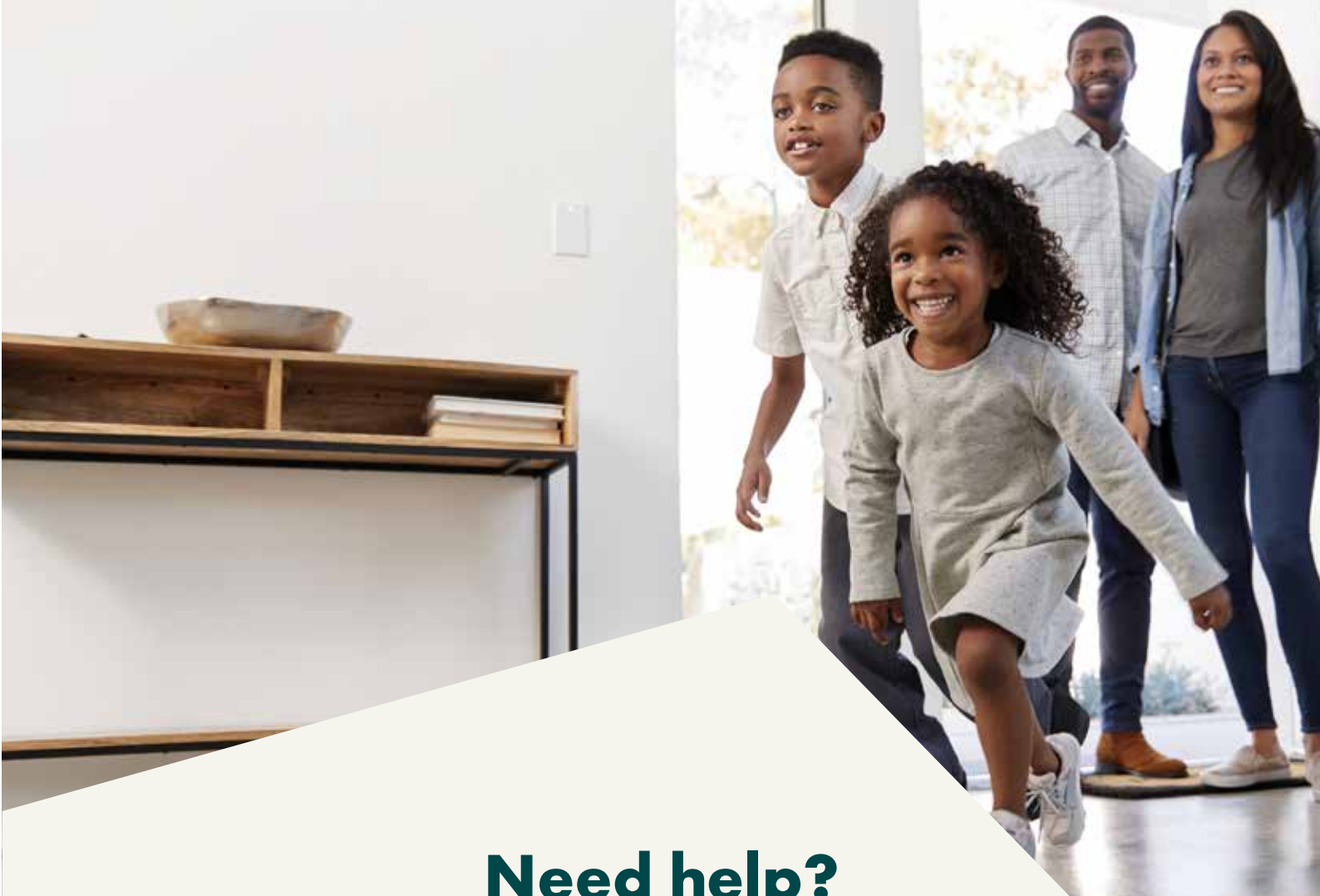
Handover

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...

Aftercare

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.

- 
- 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 kitchen utensils. A dark apron hangs on the wall to the left.
- Choice of 2, 3 and 4-bedroom homes
 - Close to parks and nature reserve
 - Excellent range of shops and amenities nearby
 - 10 minutes from the centre of Newcastle
 - Selection of good schools within easy reach



Scan me!

For availability and pricing on our beautiful new homes at Fallow Park.



Wallsend • Tyne and Wear

Fallow Park Phase 2

Fallow Park is our stunning new phase of two, three, four and five-bedroom homes situated between Newcastle upon Tyne and the golden beaches of Tynemouth and South Shields.

Designed with community in mind

Fallow Park lies on the outskirts of Wallsend, an active town less than 5 miles from the centre of Newcastle. Redesdale and Wallsend Jubilee primary schools are both within a mile of the development, and for secondary age children, Longbenton High School, Churchill Community College and George Stephenson High School are within easy reach. Several nurseries are nearby too, making this an ideal location for families of all ages.

Enjoy the outdoors

There are plenty of leisure activities nearby. Fallow Park is less than 2 miles from The

Rising Sun Countryside Centre, a 400-acre park including a nature reserve; further into Wallsend, Segedunum Roman Fort and Museum gives an insight into the Roman Empire and Hadrian's Wall.

Just 6 miles north-east of the development is Long Sands Beach, a Blue Flag-rated stretch of golden sand that's a popular choice for families, runners, dog walkers and surfers. Further along the coastline is the charming seaside town of Whitley Bay, while to the south of Long Sands you'll find Tynemouth, with its historic priory and castle, a fantastic spot for nature lovers.

Plentiful local facilities, excellent transport links and the perfect blend of city and coastal living make Fallow Park a great choice for all types of buyer.

EXPLORE

Get out and about and start exploring

Wallsend
1.8 miles

Newcastle
4.2 miles

Tynemouth
6.6 miles

Metrocentre
10.4 miles



Fallow Park

Our homes

2 bedroom

 The Seaton

3 bedroom

 The Kirkley

 The Horton

4 bedroom

 The Roseden

 The Polwarth

 The Laurel

 The Callerton

 The Clayworth

5 bedroom

 The Glamis

 DOMV

 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.



Fallow Park

Homes at a glance

Fallow Park has something for everyone, from the 2-bedroom Seaton to the 5-bedroom Glamis.

2 bed



PAGE 14 **THE SEATON**

2 beds • Study • Garden
EPC: B

3 beds



PAGE 15 **THE KIRKLEY**

3 beds • En suite • Garden
Garage • EPC: B



PAGE 16 **THE HORTON**

3 beds • En suite • Garden
Parking • EPC: B

4 beds



PAGE 17 **THE ROSEDEN**

4 beds • En suite • Garden
Garage • EPC: B



PAGE 18 **THE POLWARTH**

4 beds • En suites • Garden
Parking • EPC: B



PAGE 19 **THE LAUREL**

4 beds • En suite • Garden
Parking • EPC: B



5 beds



PAGE 20
THE CALLERTON

4 beds • En suite • Garden
Parking • EPC: B



PAGE 21
THE CLAYWORTH

4 beds • En suite • Garden
Garage • EPC: B



PAGE 22
THE GLAMIS

5 beds • En suites • Garden
Parking • EPC: B

We've highlighted some of the key things we know are important to you, like bedroom number, gardens, en suites and parking.



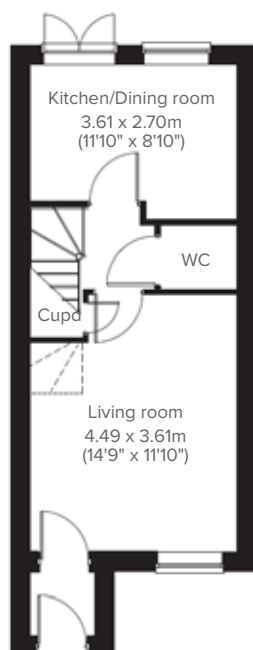


2 bedroom home

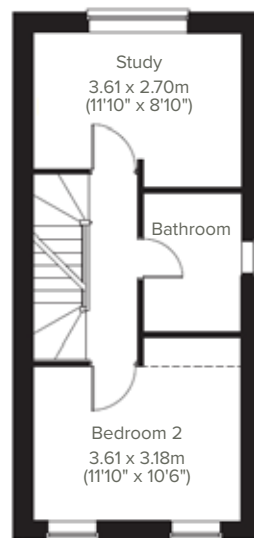
The Seaton



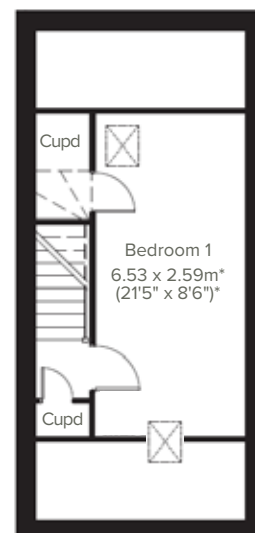
A stunning modern home, the Seaton features a stunning open plan kitchen/dining room with French doors opening into the garden and equally impressive living room. The downstairs WC and storage cupboard ensure it's practical as well as stylish. The first floor is home to bedroom two, a spacious study and the family bathroom. The second floor has a large bedroom one with two handy storage cupboards.



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.

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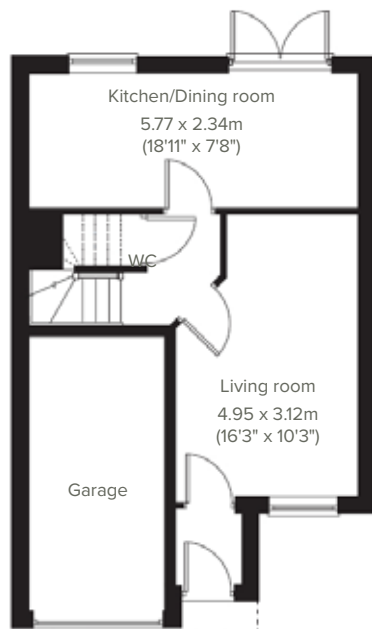


The Kirkley

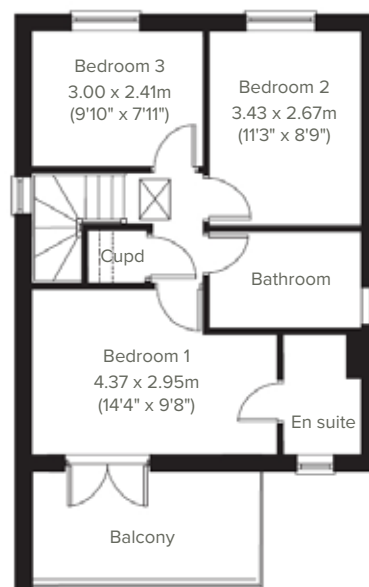
3 bedroom home



A superb family home, the Kirkley features an open plan kitchen/dining room and a spacious living room with French doors opening into the garden. Upstairs you'll find three bedrooms, including a large bedroom one with en suite and balcony access, a family-sized bathroom and another handy storage cupboard.



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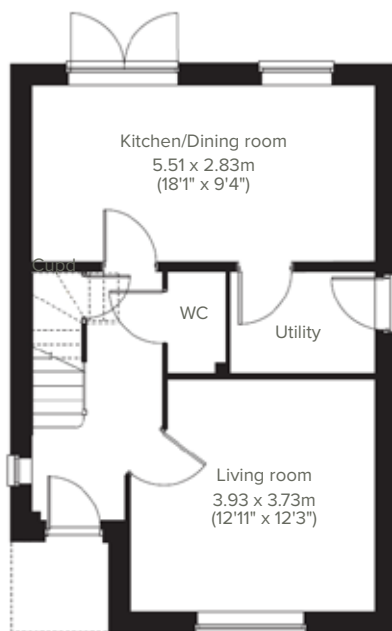


3 bedroom home

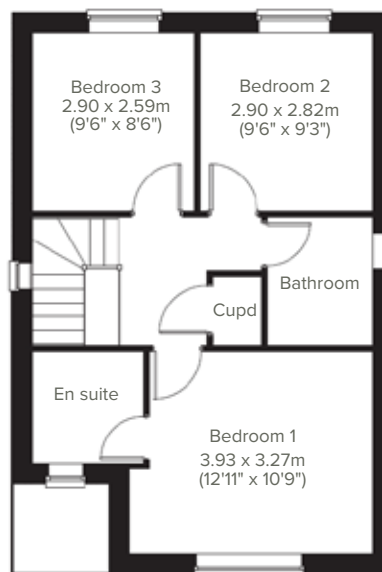
The Horton



Ideal for family life, the Horton is a three-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. There's also another useful storage cupboard.



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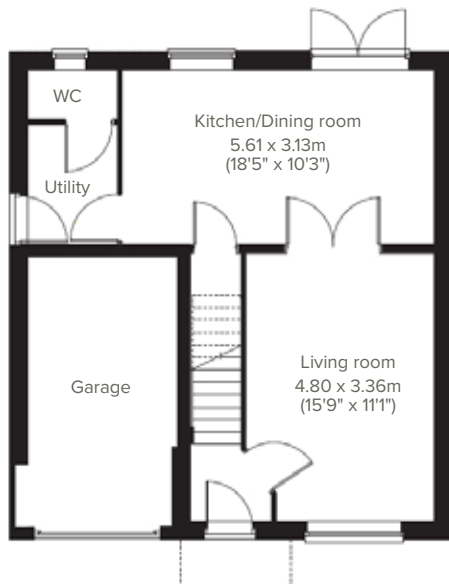


The Roseden

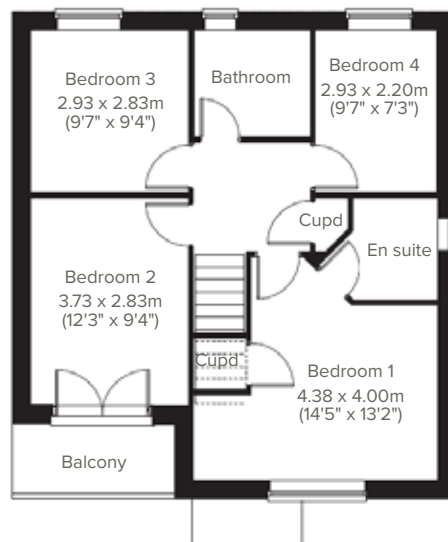
4 bedroom home



The Roseden 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 and downstairs WC. The large bedroom one has an en suite with the spacious landing leading on to three further bedrooms, the main family bathroom and two more storage cupboards.



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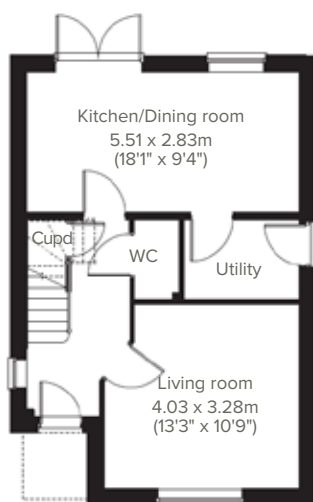


4 bedroom home

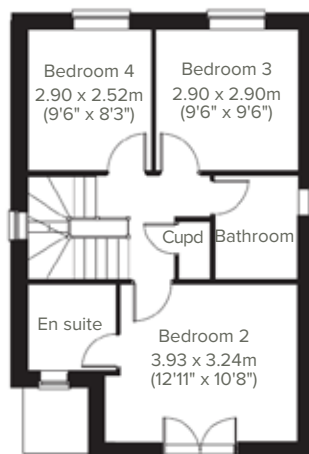
The Polwarth



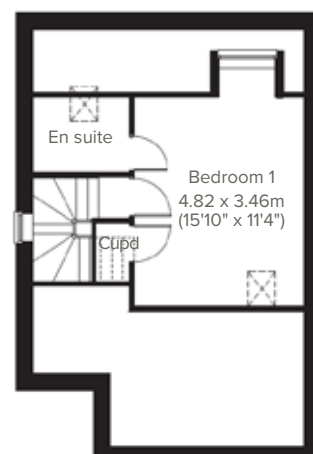
This modern three-storey home is ideal for family life. The Polwarth is a four-bedroom home featuring an open plan kitchen/dining room with French doors leading into the garden, a handy utility room, a front-aspect living room, plus under-stairs storage and a WC. The first floor has three good-sized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



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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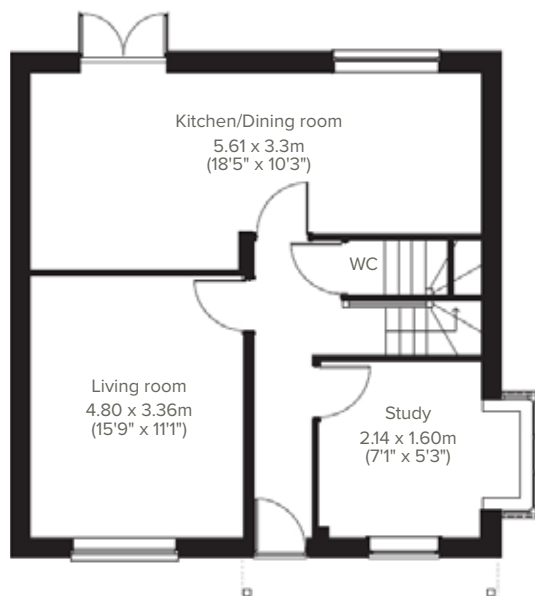


The Laurel

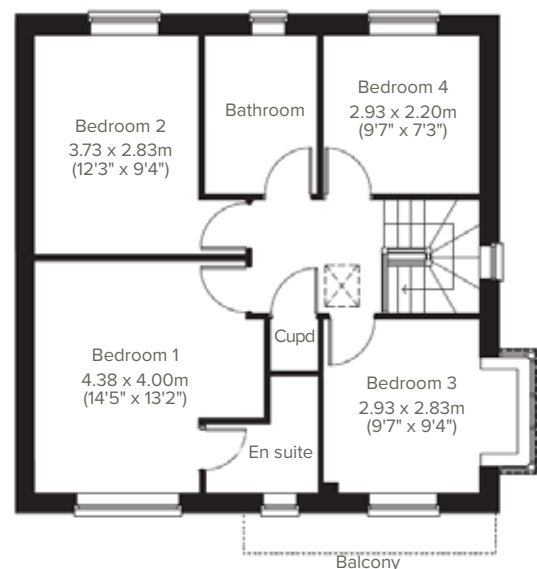
4 bedroom home



A popular family home, the Laurel 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, a bright and airy study with bay window and downstairs WC. Upstairs there are four bedrooms - bedroom one benefitinh from an en suite - a large family-sized bathroom and a storage cupboard.



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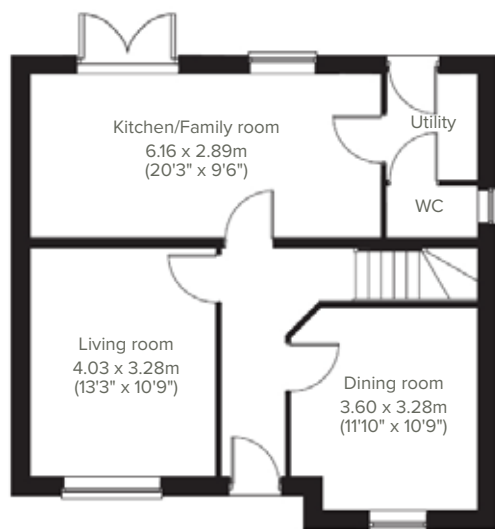


4 bedroom home

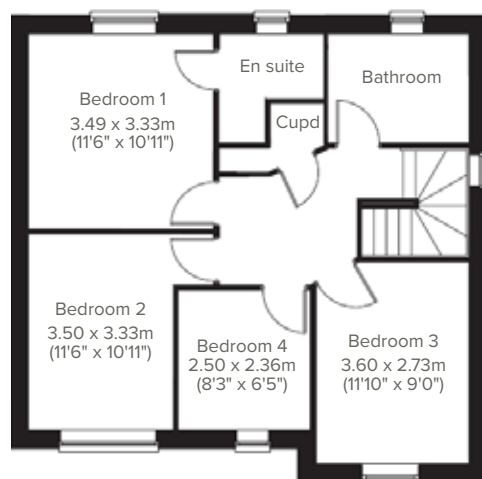
The Callerton



A perfectly-proportioned detached home, the Callerton is a popular choice with families. The modern and stylish open plan kitchen/family room is perfect for spending time as a family and entertaining. There's also a bright front-aspect living room, separate dining room, 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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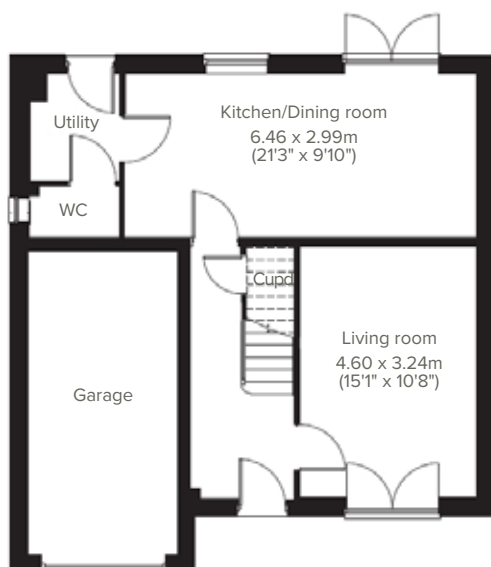


The Clayworth

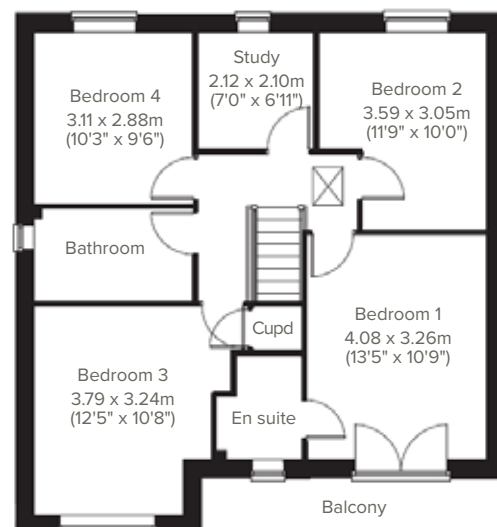
4 bedroom home



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



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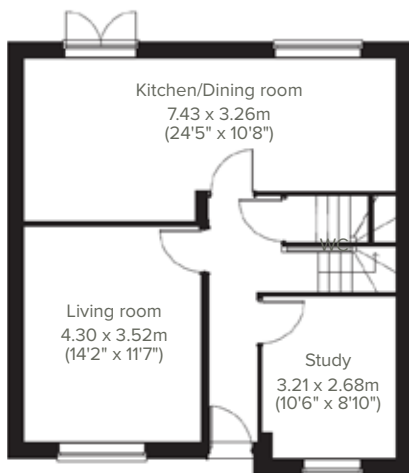


5 bedroom home

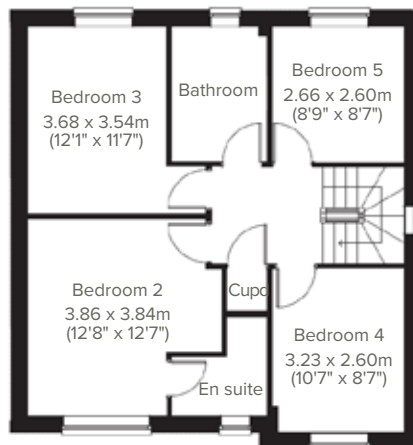
The Glamis



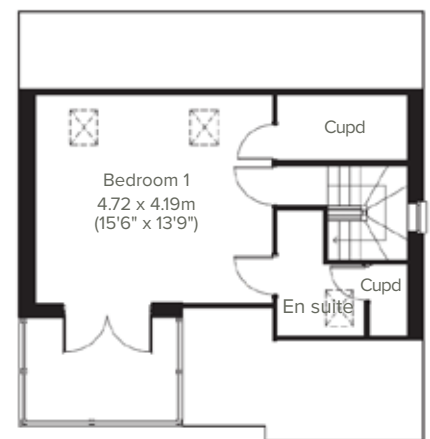
The Glamis is an impressive three-storey townhouse with flexible living space to suit modern families. This five-bedroom family home has a practical ground floor including a spacious open plan kitchen/dining room, WC, living room and separate study. The first floor consists of four bedrooms, one with an en suite and a family bathroom. The top floor is home to bedroom one, which is en suite and has a balcony and two storage cupboards.



GROUND FLOOR



1ST FLOOR

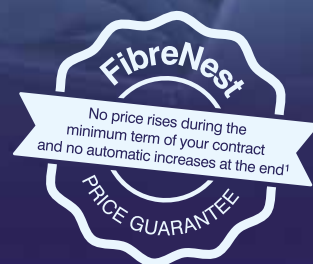


2ND FLOOR

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Your home, better connected
for a brighter future



Ultrafast 500Mb broadband is available
on this development.

FibreNest provides you with high-speed, totally unlimited
full-fibre broadband to your home, at great prices.



Choose the best package for you

We know every household is different, that's why we've put together six amazing packages to suit everyone's needs. From surfing the net on the sofa to binge-watching the latest box set, streaming music with friends to ruling the galaxy in the latest must-have game - we've got the service for you.



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For packages & pricing.



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support@fibrenew.com

Get connected today!

To sign up you will need your Unique Customer Reference.
Please ask your sales advisor for this:

C:

D:

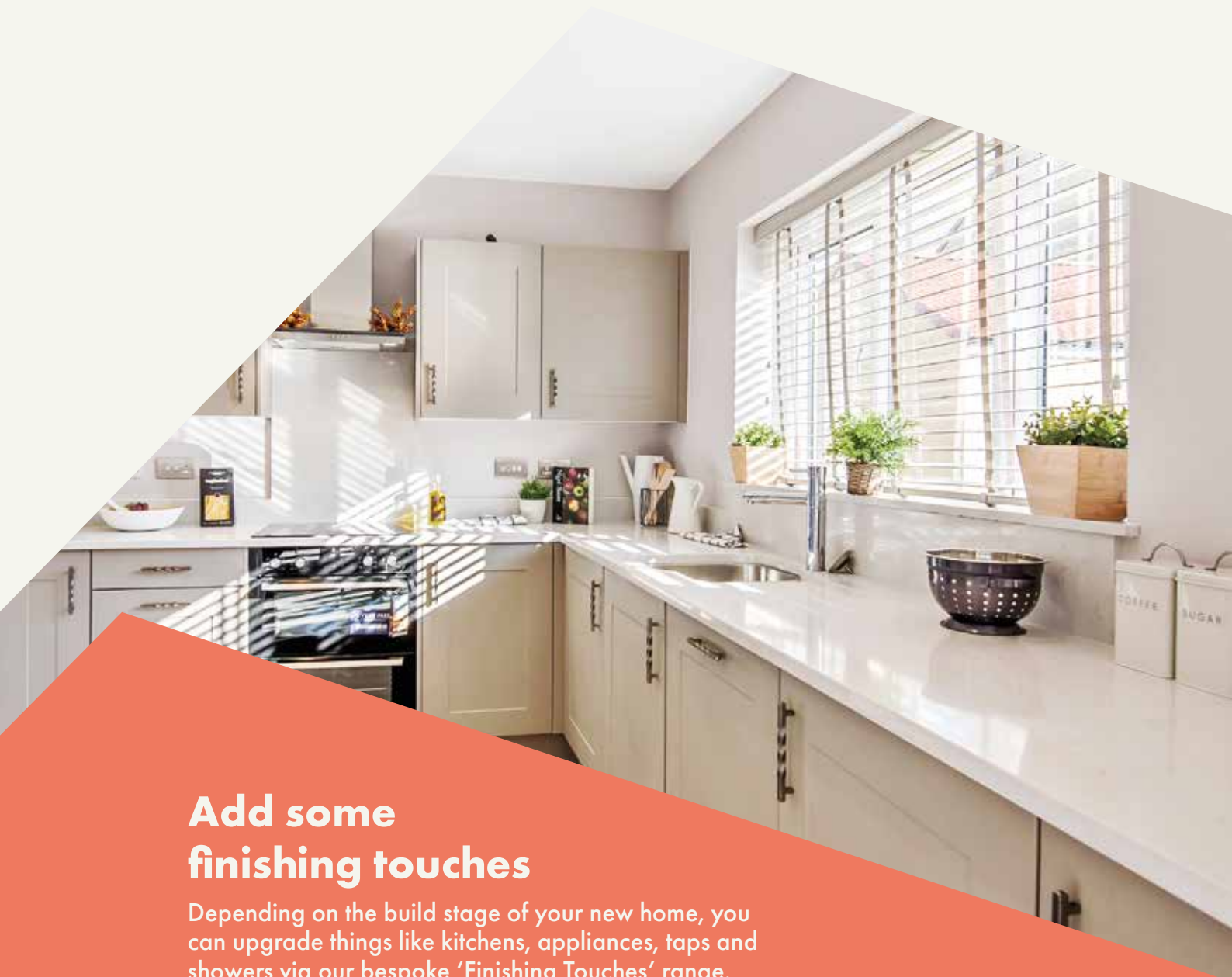
P:



Fallow Park 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.
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

General

Media plate incorporating TV and telecommunication outlets to living room.

Kitchen



General

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

Plumbing

Plumbing for washing machine.

Appliances

Single electric stainless steel oven, gas hob in stainless steel and integrated cooker hood and splashback.



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.

Tiling

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

General

En suite to bedrooms 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:

- ✓ **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.

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 Next voucher. There is one up for grabs every month. 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](https://www.persimmonhomes.com)



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