



Persimmon

Together, we make your home



Coatham Vale

Darlington • County Durham



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

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



5 stars!

We’re proud of our 5 star builder status awarded by the national Home Builders Federation (HBF). It’s a reflection of our commitment to delivering excellence always and putting our customers at the heart of all we do.



Coatham Vale

Find out more

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Who we are

A little bit about us

You're about to make one of the most exciting investments of your life! A beautiful place to call home for years to come. Here are some reasons to invest in a Persimmon home...

Over 50 years of expertise

We've been building homes and communities since the early seventies, and just as fashions have moved on, so too has construction. Over half a century we've perfected processes, fine-tuned materials and honed skills to make us one of today's most modern and progressive home builders.

Sustainability mission

We're committed to reducing our impact on the planet and building for a better tomorrow, with a dedicated in-house team focused on this. [Read more on page 33](#)

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 32**





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.



- ④ Choice of 2, 3 and 4-bedroom homes
- ④ Close to a great range of shops and attractions
- ④ Close proximity to parks and green spaces
- ④ Excellent commuter links to centres in the North



Scan me!

For availability and pricing on our beautiful new homes in Coatham Vale



Darlington • County Durham

Coatham Vale

Set on the northern outskirts of the historic market town of Darlington, our new development of stunning two, three and four-bedroom homes will appeal to a range of buyers.

In an open area backing onto fields, Coatham Vale enjoys excellent access to Darlington and Middlesbrough, Stockton-on-Tees and Durham. With close proximity to three national parks, lovely green spaces nearby, a great choice of schools and an active local community, this could be what you've been looking for.

Darlington is the perfect blend of old and new, with many independent shops complementing well-known high street retailers. The town has an excellent reputation for its weekly markets, and each year there's a packed calendar of events including Proms in the Park, Food and Drink Festival and the Christmas markets. You'll find a wide range of local eateries, and night owls will enjoy the array of bars and pubs. As for leisure and entertainment, Darlington is home to a theatre, cinema, museums and leisure centre.

Enjoy the great outdoors

One of four local nature reserves is Drinkfield Marsh, a 20-acre park and lake just a 20-minute walk from the development. In Darlington, you'll also find several public parks including South Park, a beautiful area hosting gardens, a café, an aviary, and events throughout the year. Hardwick Country Park, 10 miles away, is a great choice for a leisurely stroll, or for a more challenging walk you could travel to the North Pennines AONB, Yorkshire Dales National Park or North York Moors National Park, all less than an hour from Coatham Vale.

Great location for families

Coatham Vale is perfectly situated for families, with several easily accessible primary and secondary schools. There are several sixth forms and colleges in and around Darlington for those with slightly older children, and the nearby town of Middlesbrough hosts the popular University of Teesside. The development will also include open spaces and a play park, making this an even more family-friendly location.

EXPLORE

Start exploring...

Darlington train station
3.1 miles

Teesside International Airport
7.1 miles

Stockton-on-Tees
11.3 miles

Middlesbrough
14.9 miles



Coatham Vale

2 bedroom

The Danbury

3 bedroom

The Rendlesham

The Sherwood

The Sherwood Corner

The Delamare

The Charnwood Corner

The Saunton

4 bedroom

The Burnham

The Greenwood

The Marston

The Whiteleaf

The Harley

5 bedroom

The Fenchurch

The Bond

The Compton

The Portland

Affordable housing

DOMV



Beaumont Hill (A167)



Development by Others



Public Open Space

Public Open Space

Public Open Space

Public Open Space

Beaumont Hill (A167)

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.

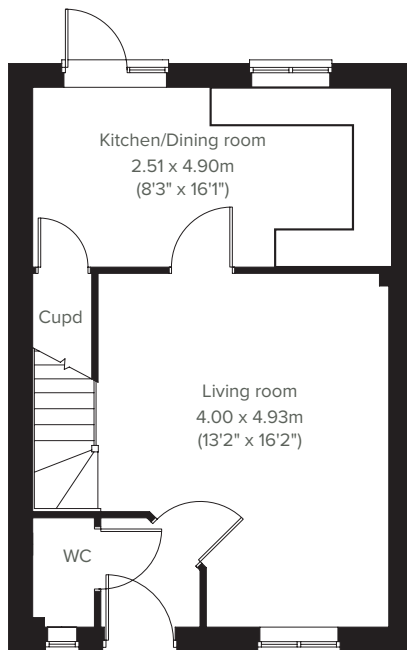


2 bedroom home

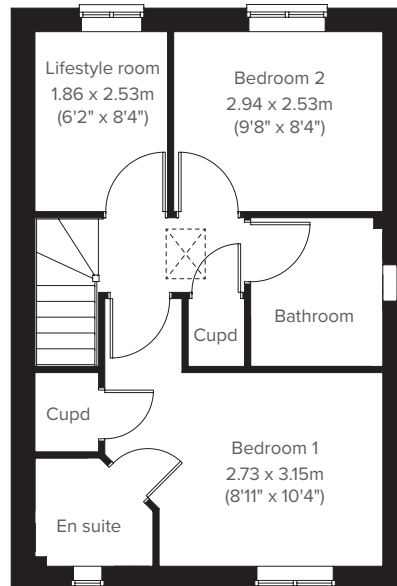
The Danbury



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.



GROUND FLOOR



1ST FLOOR

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12

EPC: B

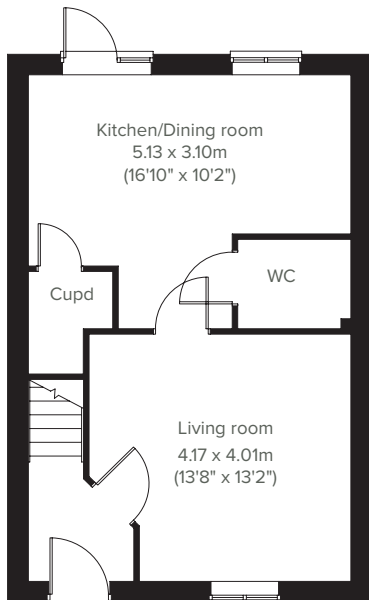


The Rendlesham

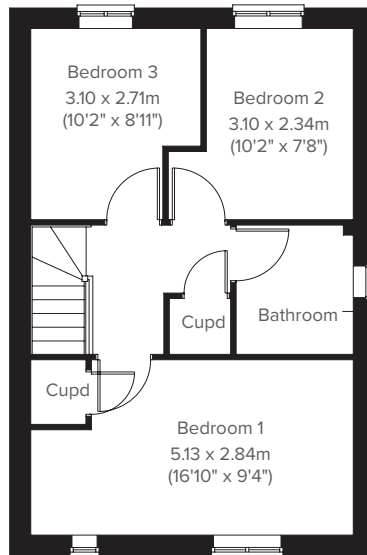
3 bedroom home



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



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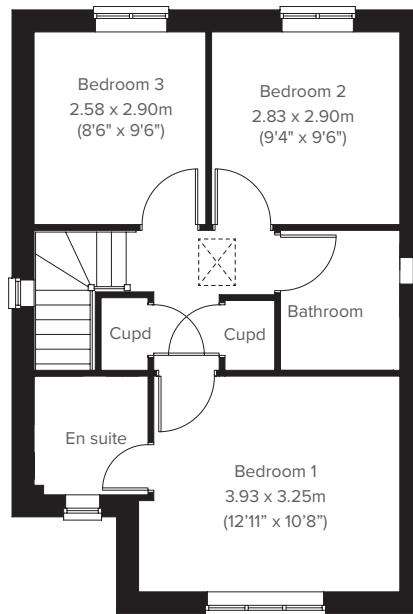
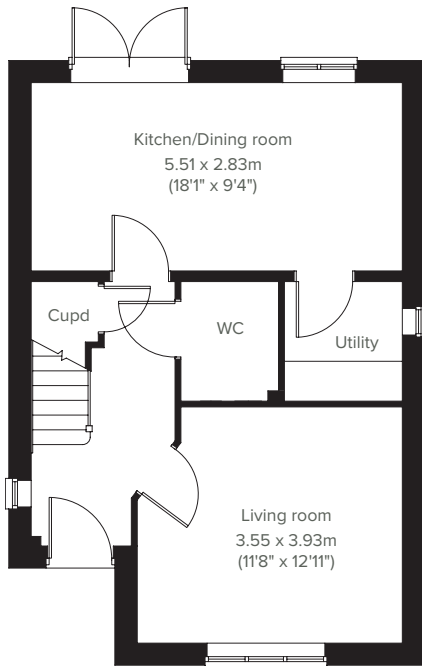


3 bedroom home

The Sherwood



A nicely proportioned three-bedroom detached home, the Sherwood has everything you need for modern living. Downstairs there's an open plan kitchen/dining room with French doors leading to the garden, a front-aspect living room, downstairs WC, utility room and handy storage cupboard. The first floor is home to a generous bedroom one and en suite, plus two further bedrooms, two storage cupboards and a family bathroom.



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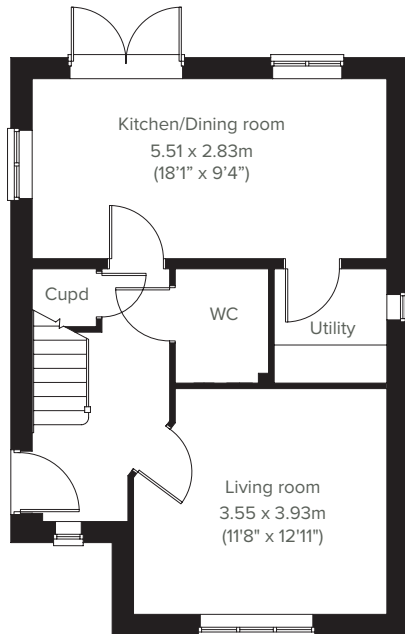


The Sherwood Corner

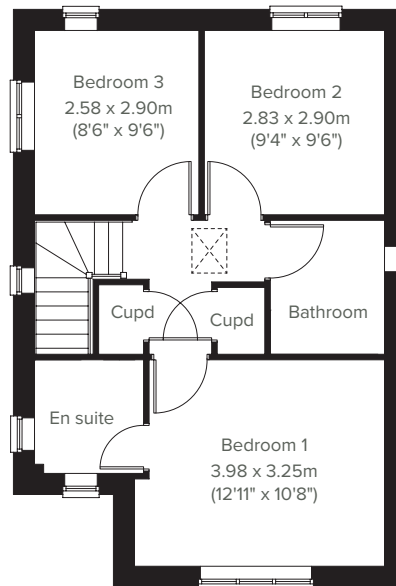
3 bedroom home



A three-bedroom detached home with kerb appeal, the Sherwood Corner has everything you need for modern living. Downstairs there's an open plan kitchen/dining room with French doors leading to the garden, a front-aspect living room, downstairs WC, utility room and handy storage cupboard. The first floor is home to a generous bedroom one and en suite plus two further bedrooms, two storage cupboards and a family bathroom.



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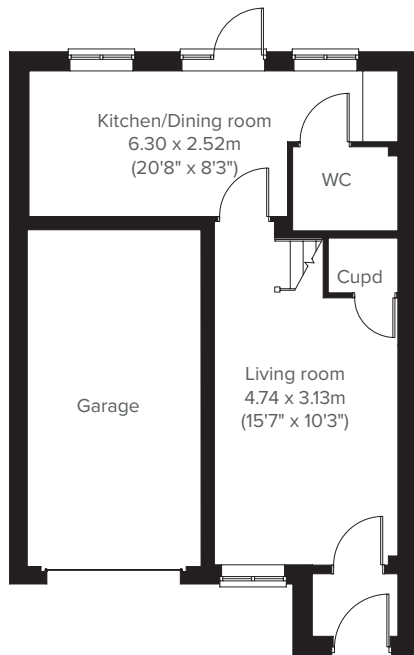


3 bedroom home

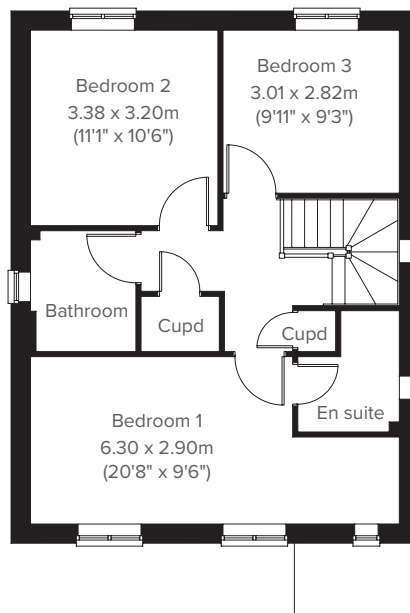
The Delamare



The Delamare is a three-bedroom family home with bright and modern open plan kitchen/dining room with doors leading into the garden. The front-aspect living room is the perfect place to relax, while 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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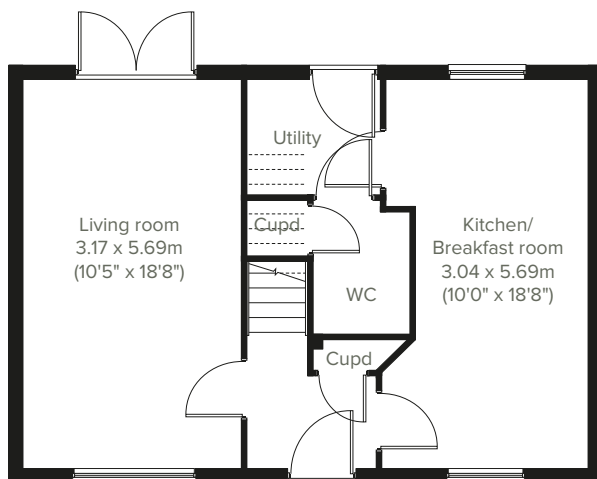


3 bedroom home

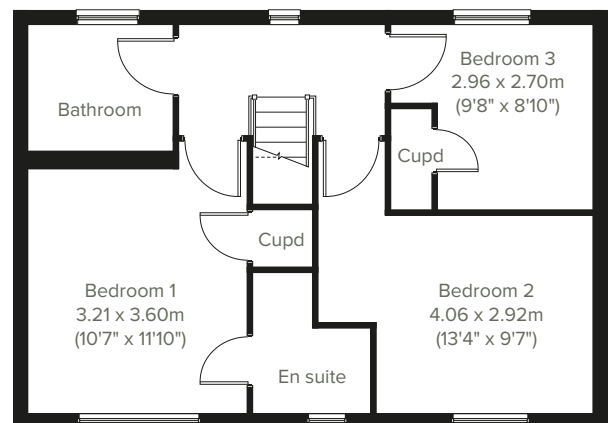
The Charnwood



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



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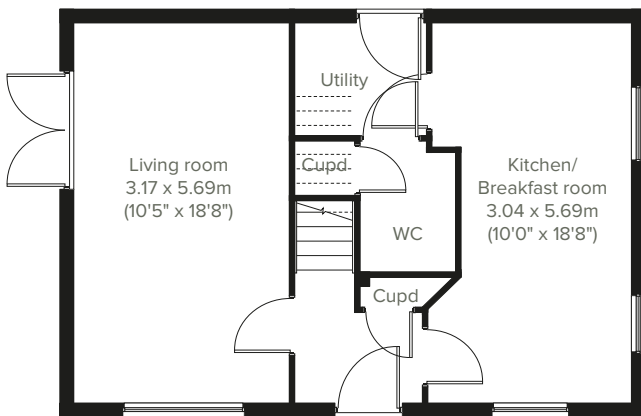


3 bedroom home

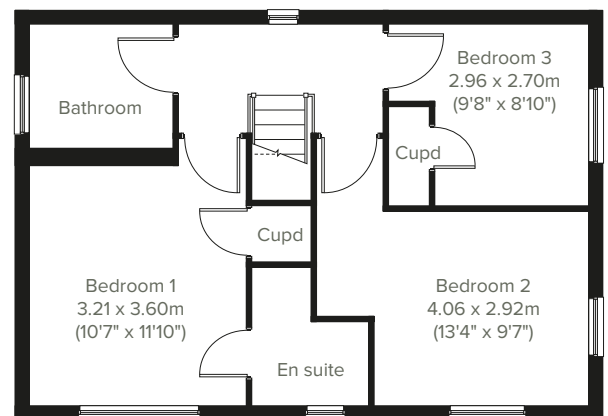
The Charnwood Corner



The Charnwood Corner is a popular three-bedroom home which benefits from a stylish open plan kitchen/breakfast room and separate utility with garden access. The Charnwood Corner features 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 - a good-sized family bathroom and further storage cupboards.



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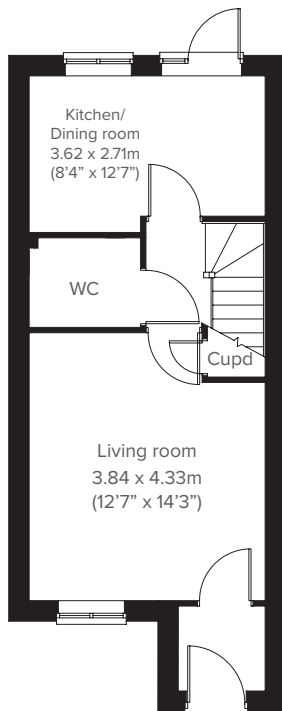


The Saunton

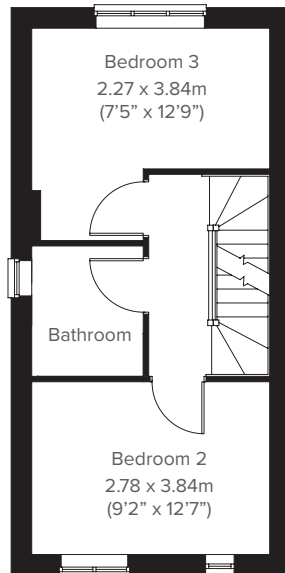
3 bedroom home



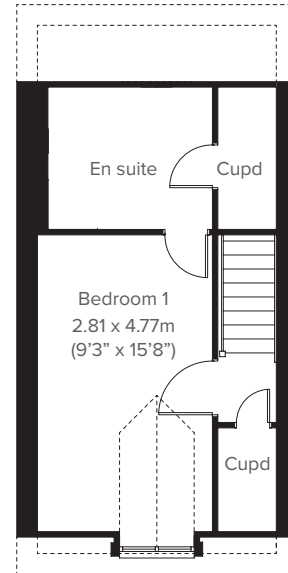
An attractive three-storey, three-bedroom home, the Saunton has a modern open plan kitchen/dining room, a nicely-proportioned living room and three good-sized bedrooms. The enclosed porch, downstairs WC, three storage cupboards and off-road parking mean it's practical as well as stylish. The top floor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



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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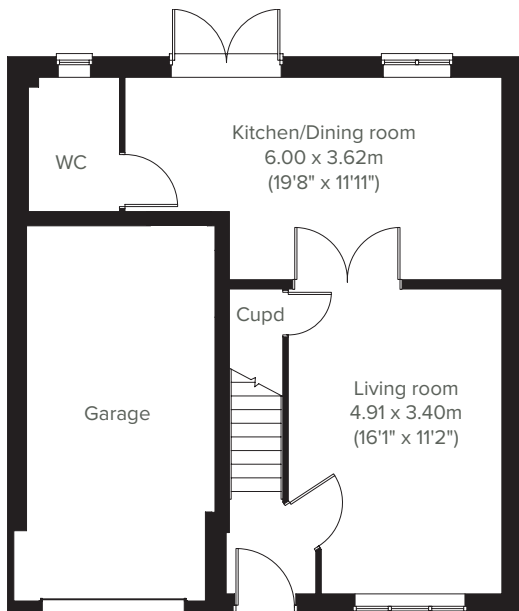


4 bedroom home

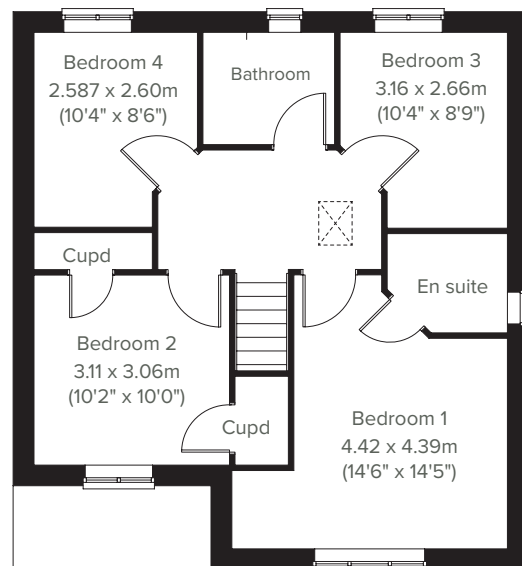
The Burnham



An impressive family home, the Burnham is a four-bedroom detached home 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 cupboard and a single integral garage. Upstairs there are four bedrooms - bedroom one with an en suite - a family-sized bathroom and further storage cupboards in bedroom two.



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20

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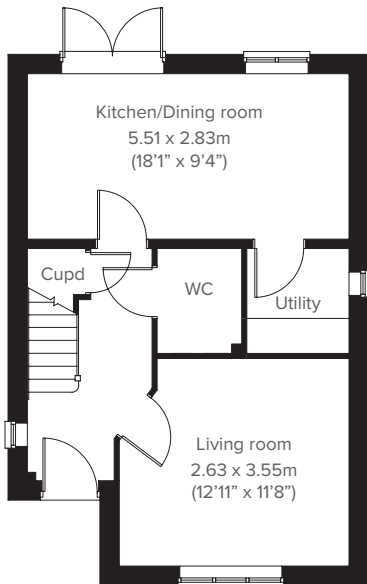


4 bedroom home

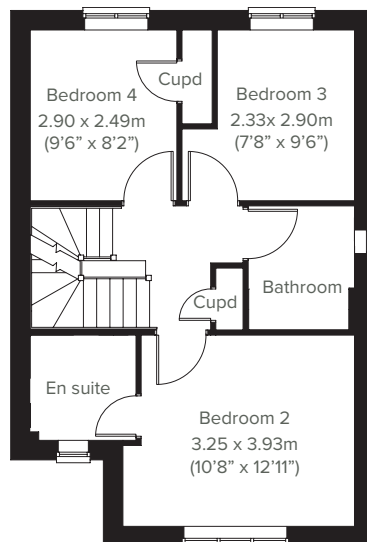
The Greenwood



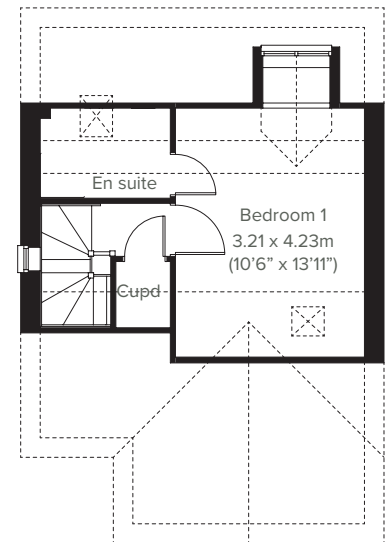
The Greenwood is an attractive three-storey townhouse with flexible living space to suit modern families. This four-bedroom family home has a practical ground floor including a bright open plan kitchen/ dining room, front-aspect living room, utility, WC and storage cupboard. The first floor consists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



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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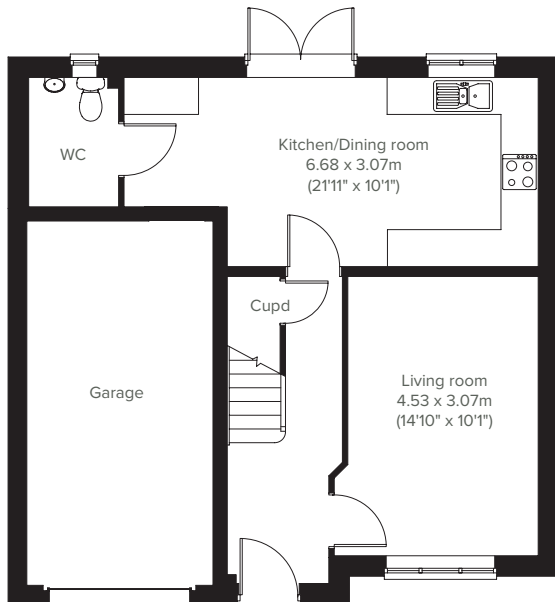


4 bedroom home

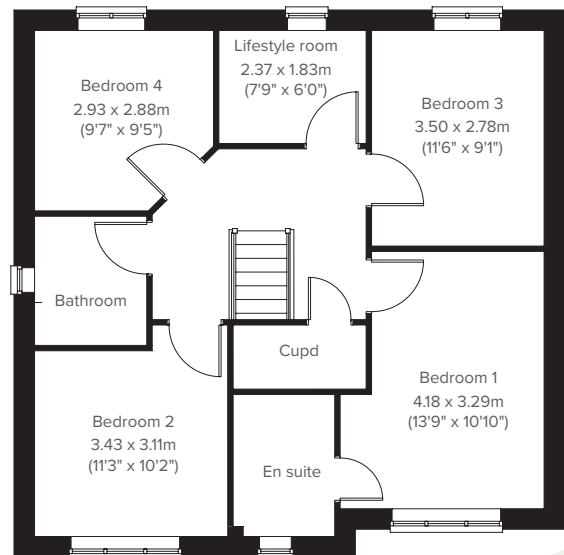
The Marston



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 integral garage. Upstairs there are four good-sized bedrooms with a spacious bedroom one benefiting from an en suite, plus a modern fitted family bathroom and lifestyle room.



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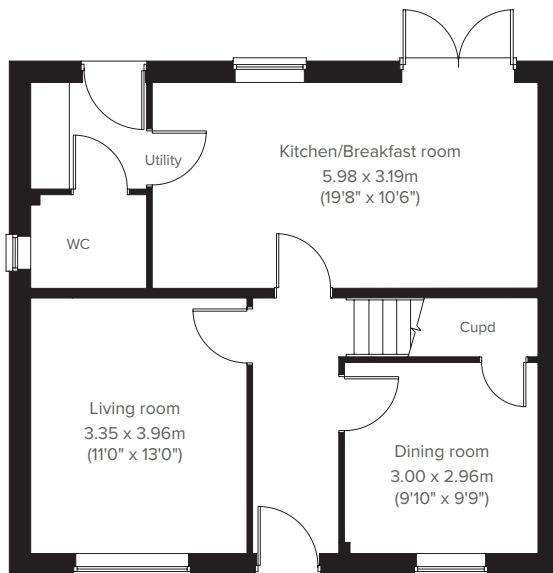


4 bedroom home

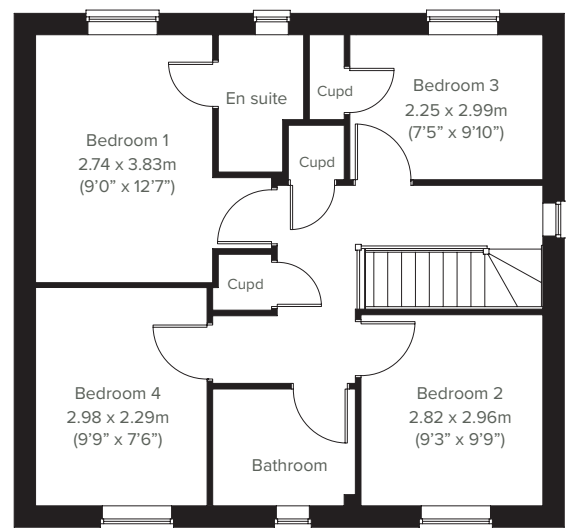
The Whitetail



The Whitetail 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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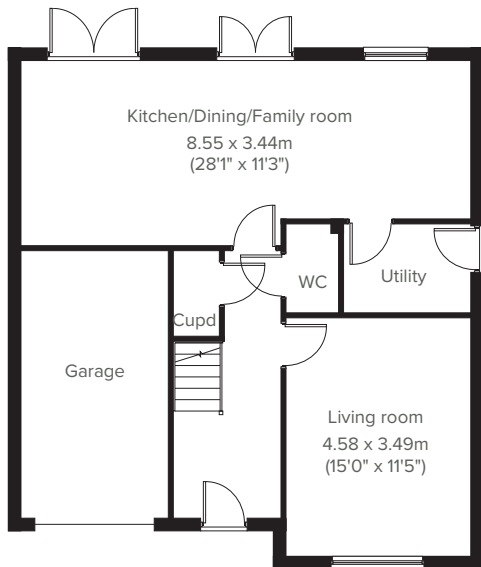


5 bedroom home

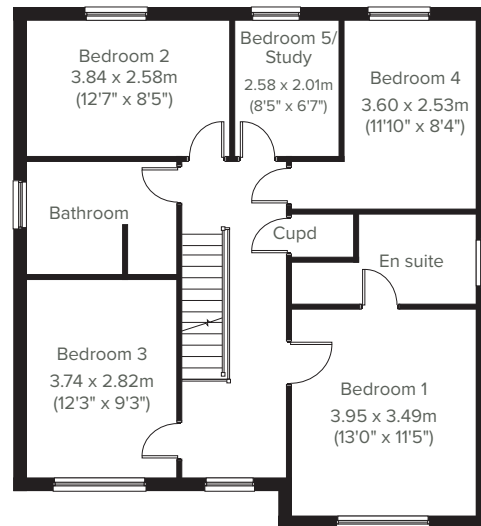
The Harley



Spacious, modern living at its best, the Harley is a five-bedroom home that comes complete with a downstairs WC, separate front aspect living room, open plan kitchen/dining/family room - the perfect place to entertain family and friends. Upstairs there are five bedrooms, a family bathroom with modern fixtures and fittings, and bedroom one has an en suite.



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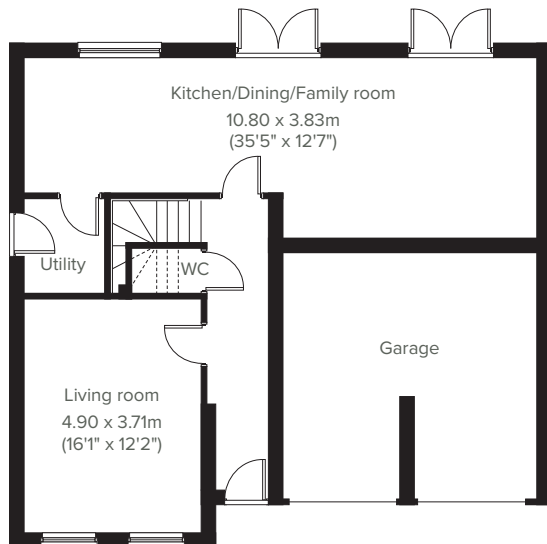


5 bedroom home

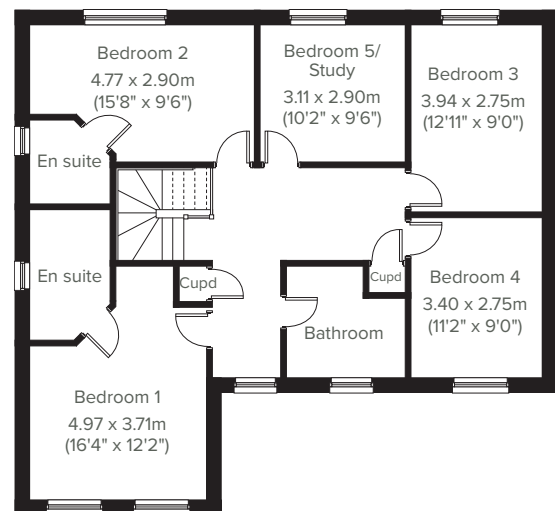
The Fenchurch



The Fenchurch is a beautiful five-bedroom home. The spacious kitchen/dining/family room, with French double doors to leading out to rear garden, is perfect for entertaining. The ground floor also incorporates an integral double garage, a separate utility room with outside access and a convenient downstairs WC. The first floor features a family bathroom and two handy storage cupboards. Bedroom one and bedroom two both enjoy their own en suite, while bedroom five could also be used as a study.



GROUND FLOOR



1ST FLOOR

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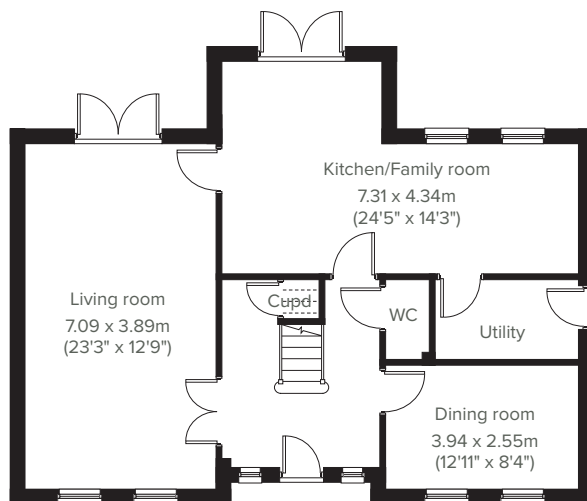


5 bedroom home

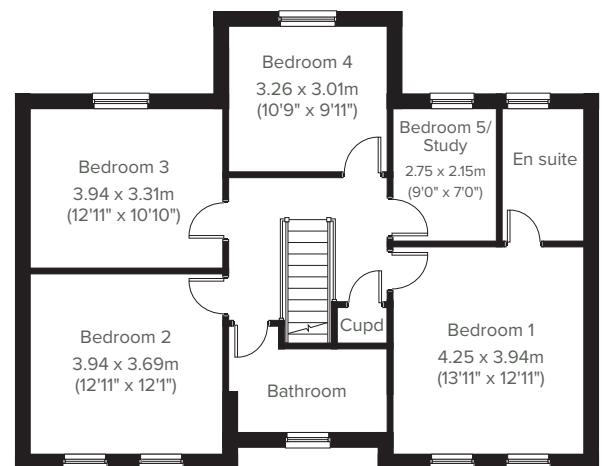
The Bond



The Bond is a stunning five-bedroom detached family home, offering flexible and modern accommodation throughout. The ground floor has a spacious and impressive entrance hall with a staircase to centre. Off the hall is a large kitchen/ family room with French doors giving access to the rear garden. The kitchen leads to the utility which also has outside access. There is a generous separate dual front aspect lounge which also enjoys French doors opening out to the rear garden. Upstairs are the five bedrooms, family bathroom and bedroom one with en suite.



GROUND FLOOR



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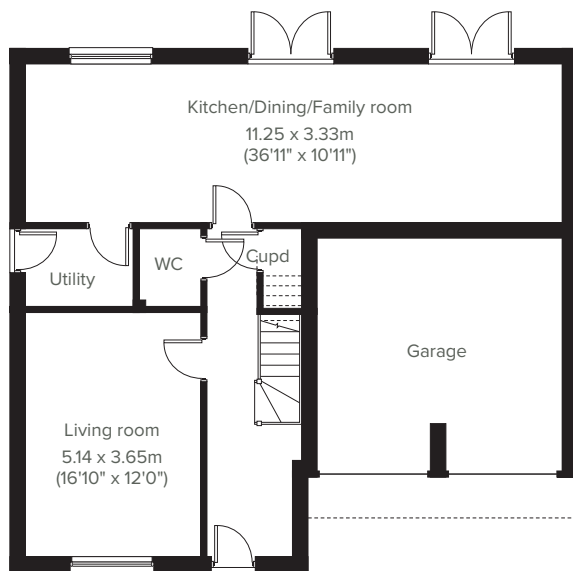


5 bedroom home

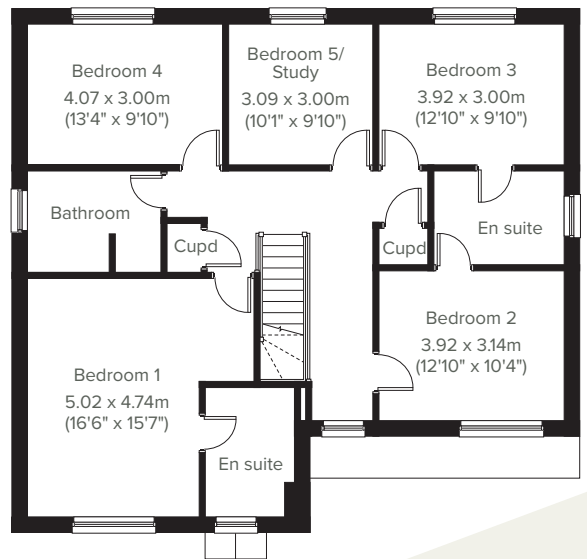
The Compton



The Compton is a five-bedroom home designed for modern family living. The kitchen, dining and family area features double doors leading out to the rear garden. The separate living room offers all of your entertainment needs. A cupboard located in the hallway provides practical storage, while other handy features include a downstairs WC and utility room with outside access. The first floor features five generously-proportioned bedrooms and a family bathroom. The bedroom one has an en suite and there's a Jack and Jill en suite to bedrooms two and three.



GROUND FLOOR



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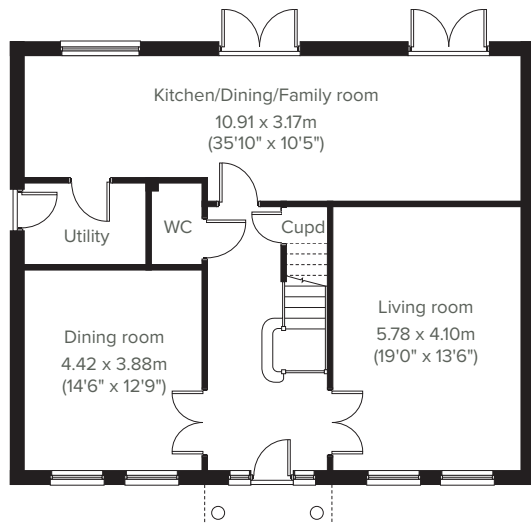


4 bedroom home

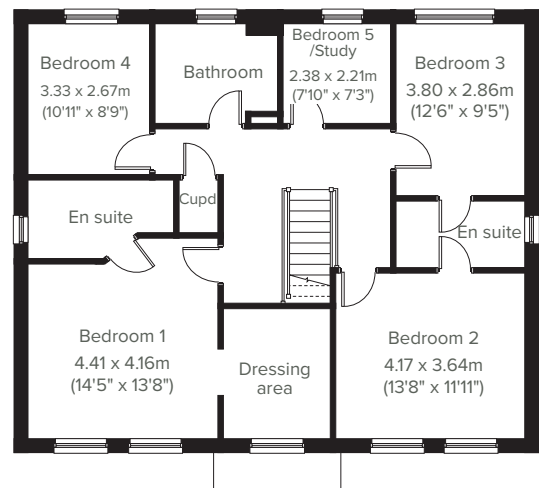
The Portland



The Portland is a five-bedroom detached home with an open plan kitchen/breakfast/family room which has access via double French doors to the rear garden, a separate dining room, living room and a utility room. On the first floor there are the five bedrooms (bedroom five can also be used as a study). Bedroom one has an en suite and a dressing area, and bedrooms two and three share a Jack and Jill en suite.



GROUND FLOOR



1ST FLOOR

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Coatham Vale

Specifications

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



Add some finishing touches

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



External

Walls

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

Roof

Tile or slate-effect with PVCu rainwater goods.

Windows

Double glazed E-glass windows in PVCu frames.

Doors

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

Electrics

Doorbell and contemporary outside light.



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) with soft closure to all doors and drawers.

Plumbing

Plumbing for washing machine.

Appliances

Single electric stainless steel oven, gas hob in stainless steel and integrated cooker hood and a choice of glass splashback in a variety of colours.



Bathroom

Suites

White bathroom suites with chrome-finished fittings.

Extractor fan

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

Shower

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

Tiling

Half height tiling to sanitary-ware walls in bathroom and en suite.

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.
Chrome towel warmer to bathroom & en suite(s) where applicable.
chrome towel rails to bathroom & en suite.



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).

Sheds to rear gardens, dependent on house type

Fencing

1.8 metre fence to rear garden, plus gate.





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."



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 Range homes

New build homes are changing, and together, we're embracing the future. Recent updates to the Government's Part L building regulations mean from June 2023 our new Persimmon Eco Range homes will have a reduction of 31% in carbon emissions. This means a warmer, more energy-efficient home for you and the really cosy feeling of knowing it's better for the environment.

This means... **a saving of up to £6,730*** over the lifetime of a 25 year mortgage.



31% reduction in carbon emissions

Solar panels help boost your existing energy-efficient boiler using sustainable green energy. For full details of the number of solar panels (where applicable) and the location; please refer your sales advisor for details.

EV charging is a handy addition if you have an electric car, as you can charge it from the comfort of your own home. NB: Not all homes will have EV chargers as they're site and plot dependent. They can be added from our Finishing Touches range.

Enhanced loft insulation is a huge cosy blanket that slows down the transfer of heat between your home and the outside world. It not only warms your home in the winter but keeps it cooler in the summer.

Waste water heat recovery ensures the waste water from the shower heats the incoming cold water as it goes up the pipe so that the boiler doesn't have to work as hard to heat it.

More thermally-efficient walls mean less heat escaping, so you aren't as dependent on central heating, and whatever heat is generated is kept in your home.

Our panelised offsite-manufactured timber frame technology uses a unique, sustainable panel system which adds to the thermal efficiency of your home. *NB: not all homes will be built using timber frame technology.

Energy-efficient boilers use the latest technology to warm your already well-insulated home. The controls allow you to optimise your energy saving whilst keeping you comfortable.

A more thermally-efficient ground floor will mean you'll benefit from the additional insulation we're incorporating in the floor construction.



Coatham Vale

Beaumont Hill
Darlington
DL1 3NG

T: 01325 525 118
E: coathamvale.tees@persimmonhomes.com
persimmonhomes.com/coatham-vale

Head Office

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

T: 01642 660 200
E: tees.sales@persimmonhomes.com
persimmonhomes.com



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