



**Persimmon**

Together, we make your home



## **Springfield Meadows at Glan Llyn**

Llanwern • Newport

# 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.

*“As we celebrate 50 years,  
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.



Springfield Meadows at Glan Llyn

## Find out more

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Who we are

# A little bit about us

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

## 50-year pedigree

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 30](#)

## Persimmon in numbers

It's not all about numbers we know, but to give you sense of scale here are a few:

**14,551**

homes  
sold in  
2021

**200+**

locations  
across  
the UK

**5000+**

employees  
make it all  
happen

**300+**

apprentices  
taken on  
each year

**£1.8m**

donated to  
c.900 charities  
in 2021



## “Target 50 forms part of our 50th Anniversary celebrations”



### Women in construction

‘Target 50’ is a Persimmon initiative based on our ambition to recruit 50 female apprentices or technical trainees into construction-related roles across the UK through 2022.

### Giving back

We do everything we can to give back to our communities and have proudly contributed 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](https://persimmonhomes.com/community-champions) to see if you could apply to support your local community.



### 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.



### 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.



- Choice of 2, 3, 4 and 5-bedroom homes
- Close to a wide range of amenities and attractions
- Good choice of local schooling
- Excellent transport links by road and rail



**Scan me!**

For availability and pricing on our beautiful new homes at Springfield Meadows at Glan Llyn.





Llanwern • Newport

# Springfield Meadows at Glan Llyn

**Situated on the edge of bustling Newport, a stone's throw from fantastic shopping, sports facilities and transport links. Springfield Meadows at Glan Llyn offers a range of two, three, four and five-bedroom homes.**

Whether you're in search of your first home or are looking for more space for your growing family, this great location has something to suit everyone. Springfield Meadows at Glan Llyn is part of an exciting larger collection of new homes just minutes away from Spytty Retail Park and leisure centre. With a huge range of facilities from supermarkets to high street shops, along with restaurants, a cinema and other fun-filled activities, you'll find everything you need close by.

Just a 15-minute drive away, Newport is a hive of activity. The city boasts a fantastic new shopping centre, a buzzing nightlife with a wealth of bars and restaurants,

great schools and scenic views, walks and outdoor activities. With all these nearby, plus superb transport connections to Cardiff and Bristol, Springfield Meadows at Glan Llyn could be your perfect place to call home.

## Great local shopping

In the heart of Newport, the recently redeveloped Friars Walk Shopping Centre is home to all your favourite brands and around a dozen popular restaurants and food outlets. There are also numerous independent high street and independent shops to explore around the city. Closer to home, you'll find all your weekly essentials and more at Spytty Park.

While Newport city centre is a 15-minute drive away, Junction 24 of the M4 is just 4 miles away, providing easy access to both Bristol and Cardiff. Newport train station also operates direct services to Bristol, Cardiff and London.

## EXPLORE

### Start exploring

Newport  
**4.3 miles**

Cwmbran  
**8.7 miles**

Cardiff  
**16.8 miles**

Bristol  
**27 miles**



Springfield Meadows at Glan Llyn

# Our homes



## 2 bedroom

The Alnmouth

## 3 bedroom

The Epping

The Danbury

The Sherwood

The Delamare

The Charnwood

The Charnwood Corner

The Saunton

The Braunton

The Ashdown

The Ashdown v2

## 4 bedroom

The Burnham

The Marston

The Whiteleaf

The Whiteleaf Corner

## 5 bedroom

The Kielder

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.

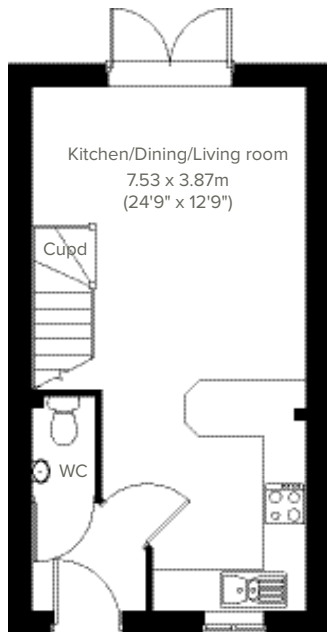


2 bedroom home

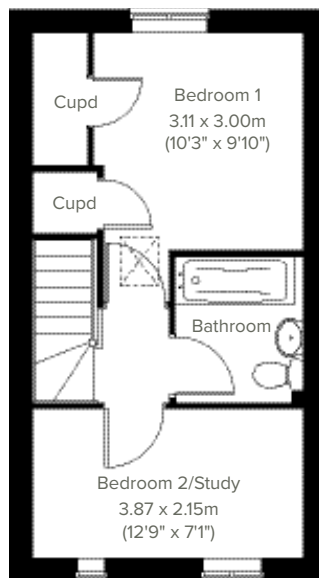
# The Alnmouth



Perfectly-proportioned, the Alnmouth has a stylish open plan kitchen/dining/living room with French doors leading into the garden. It also features flexible first floor rooms, a good-sized family bathroom, three 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.



**GROUND FLOOR**



**1ST FLOOR**

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12

EPC: B

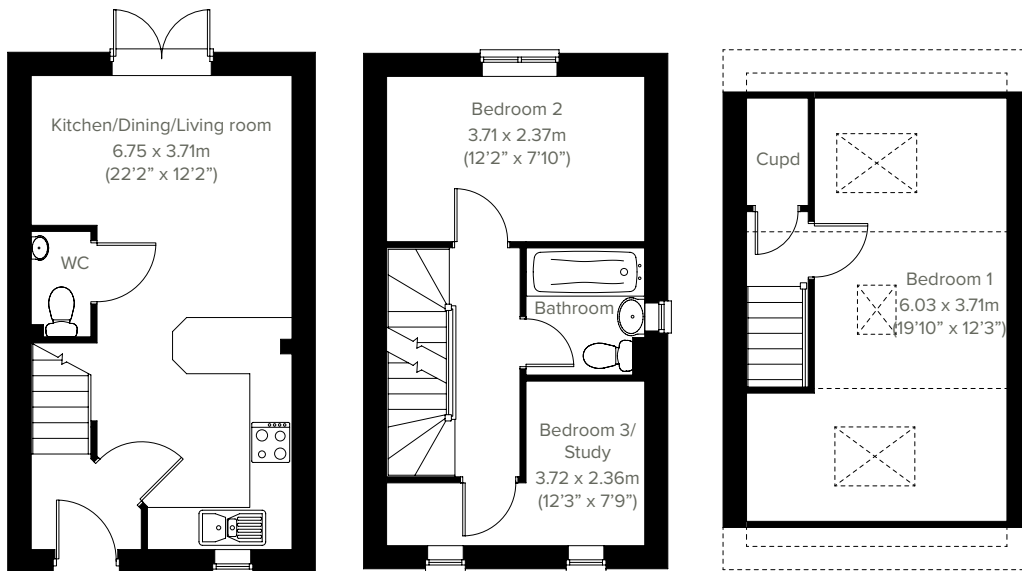


# The Epping

3 bedroom home



The popular Epping is a three-bedroom home featuring a bright and modern open plan kitchen/dining/living room with French doors leading into the garden. Upstairs there are good sized bedrooms, one of which can be used as a study, handy storage cupboard and a family bathroom meaning this home ticks all the boxes for practical family living.



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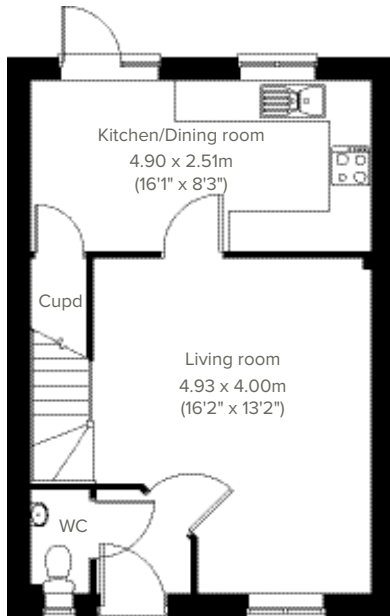


3 bedroom home

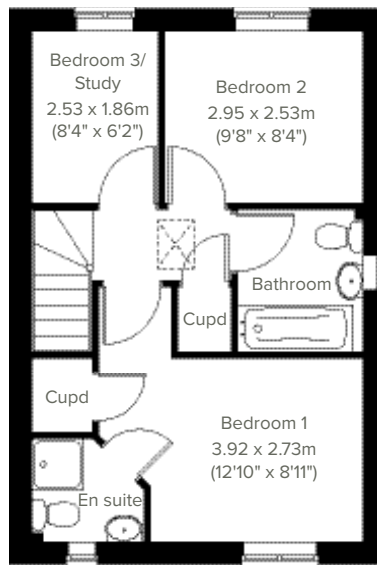
# The Danbury



Perfect for the way we live today, the three-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 three bedrooms - bedroom one benefits from an en suite - and a family-sized bathroom. Appealing to families, first-time buyers and young professionals.



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14

EPC: B

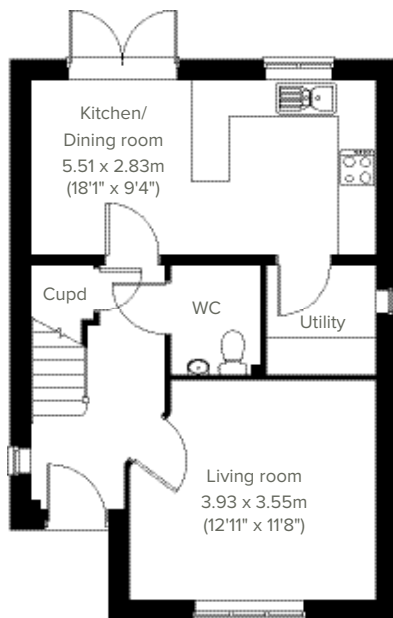


3 bedroom home

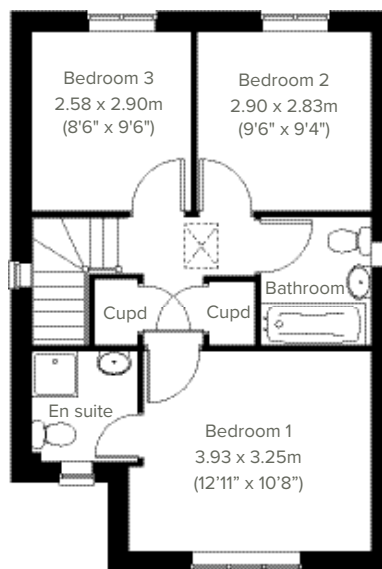
# The Sherwood



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 with en suite plus two further bedrooms, two storage cupboards and a family bathroom.



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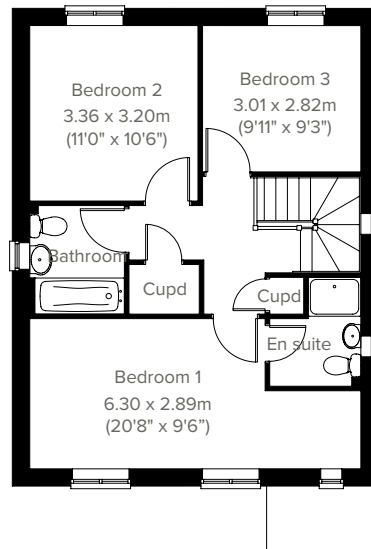
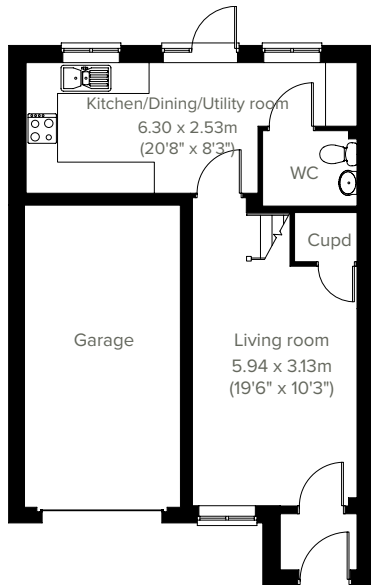


3 bedroom home

# The Delamare



A thoughtfully-designed three-bedroom home with much to offer, the Delamare is popular with families. The light-filled modern open plan kitchen/dining/utility room with French doors leading into the garden is ideal for entertaining and family meals. The front porch, downstairs WC and cupboards take care of everyday storage. Plus there's an en suite to bedroom one, family bathroom and integral garage.



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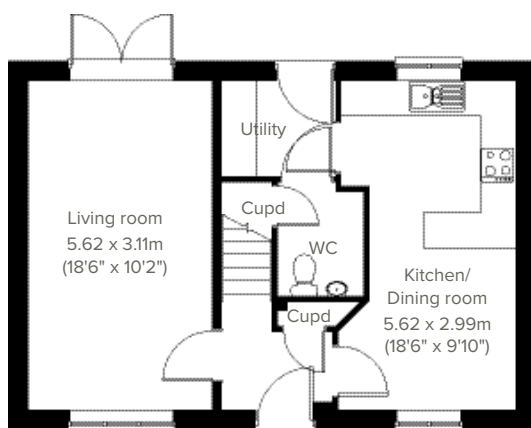


3 bedroom home

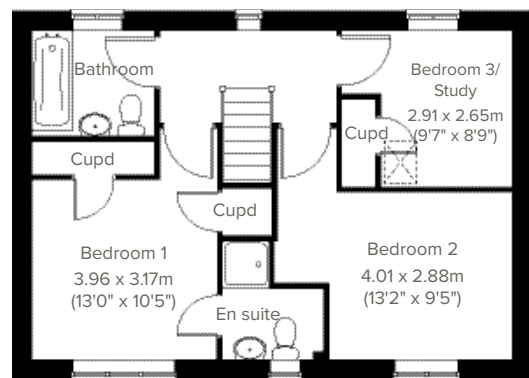
# The Charnwood



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



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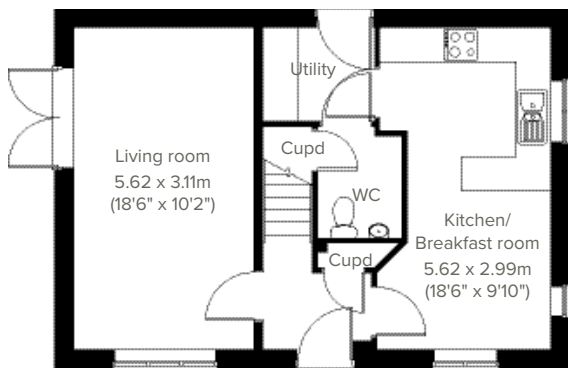


3 bedroom home

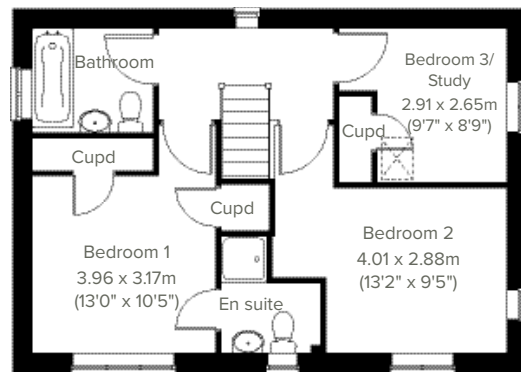
# The Charnwood Corner



Enjoy the best of modern living in this 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 downstairs WC. Upstairs there are three good-sized bedrooms - bedroom one with an en suite, a modern family bathroom and further storage cupboards.



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18

EPC: B

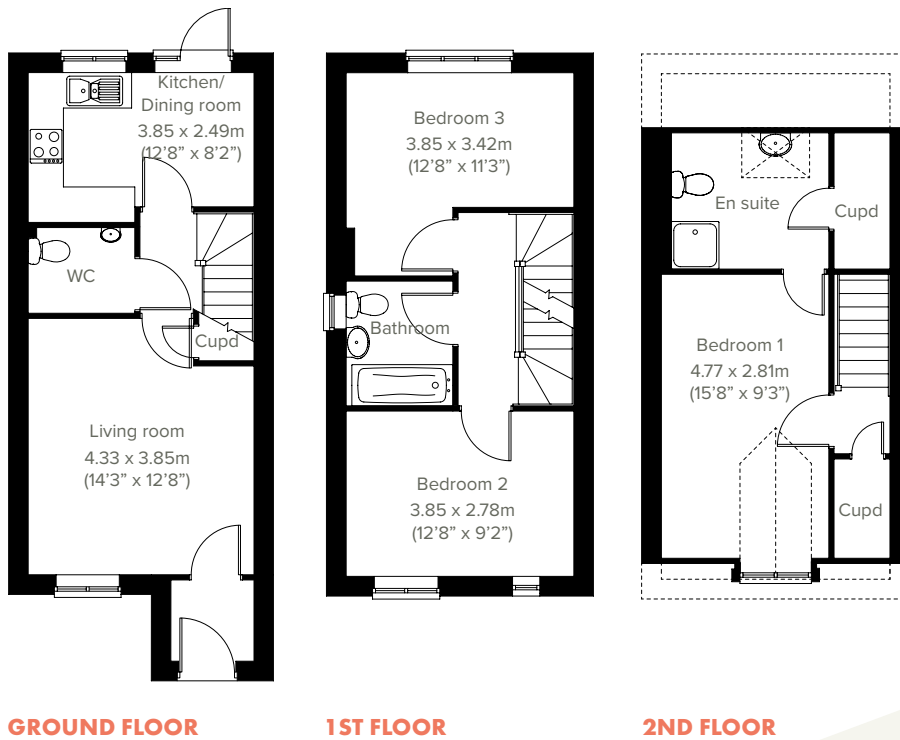


# The Saunton

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 means it's practical as well as stylish. The top floor bedroom one benefits from spacious en suite.



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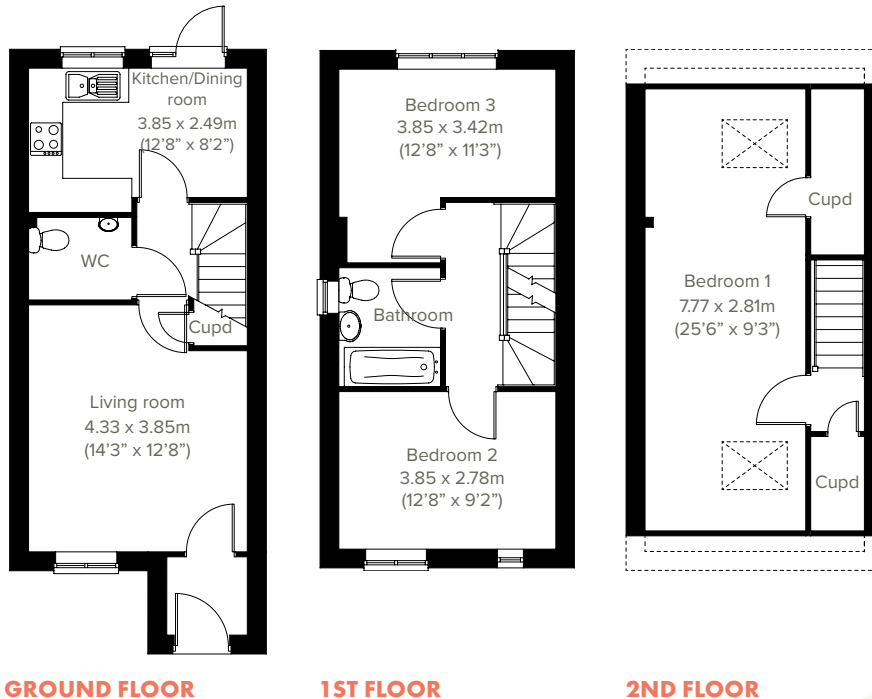


3 bedroom home

# 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. The downstairs WC and storage cupboard ensure it's practical as well as stylish. Upstairs on the first floor you'll find two bedrooms and a family-sized bathroom and on the top floor bedroom one benefits from an en suite, and handy storage cupboards.



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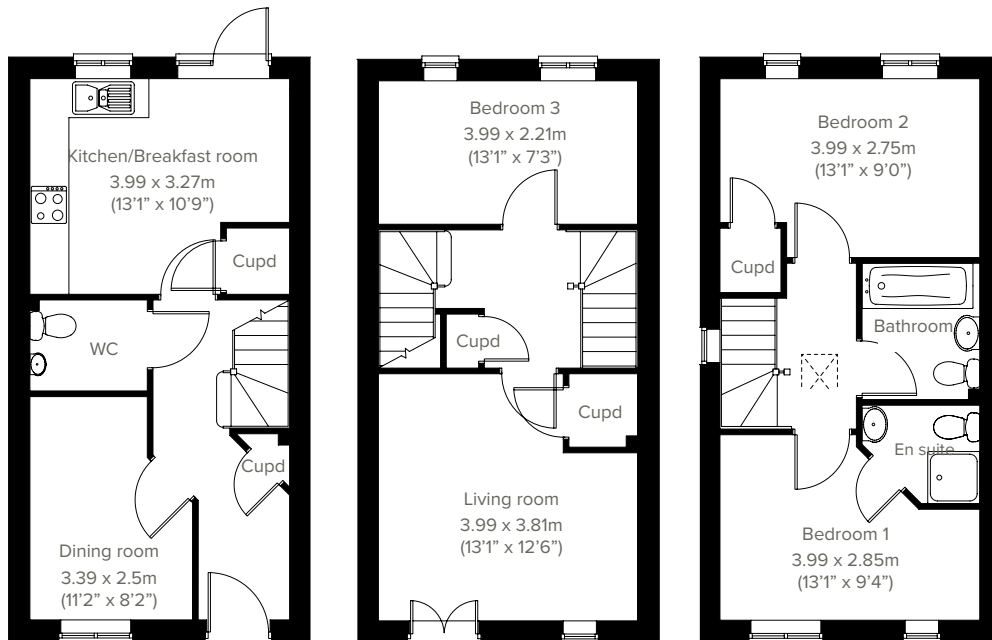


3 bedroom home

# The Ashdown



The Ashdown is a superb three-storey semi-detached home with a good-sized dining room and separate kitchen/breakfast room with garden access. It's practical too with a downstairs WC and five storage cupboards. Both bedroom three and the living room (with its attractive Juliet balcony) are situated on the first floor. On the upper floor there are two further bedrooms, family-sized bathroom and bedroom one has an en suite. \* V2 version is also available, please speak to sales advisor



GROUND FLOOR

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2ND FLOOR

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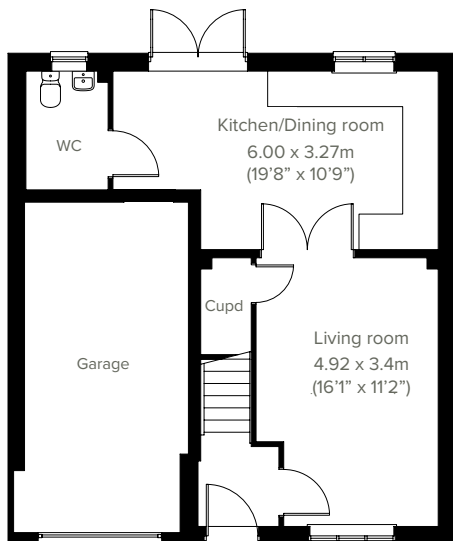


4 bedroom home

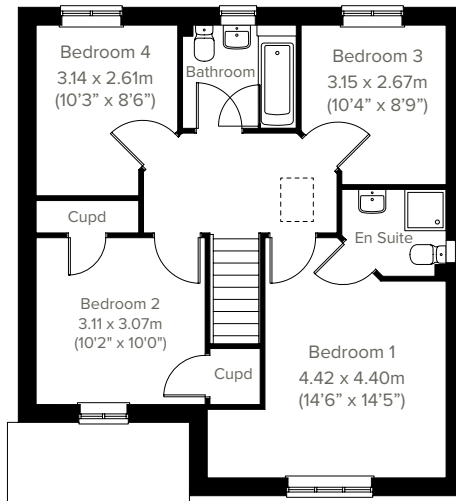
# The Burnham



The Burnham is a superb detached home with an integral garage, and 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 downstairs WC and three storage cupboards. Bedroom one has an en suite, with the spacious landing leading on to three further bedrooms and the main family bathroom.



**GROUND FLOOR**



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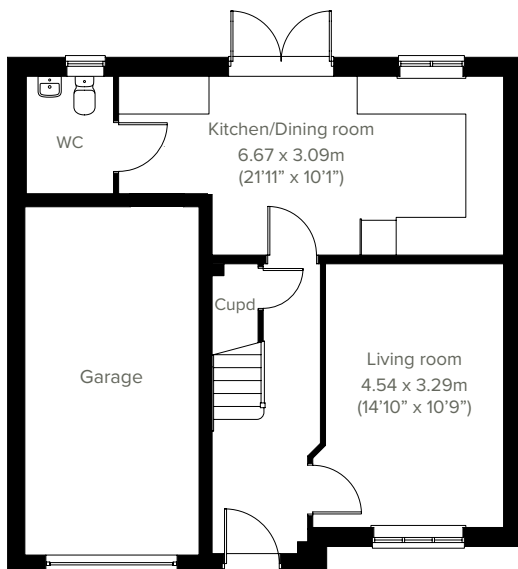


# The Marston

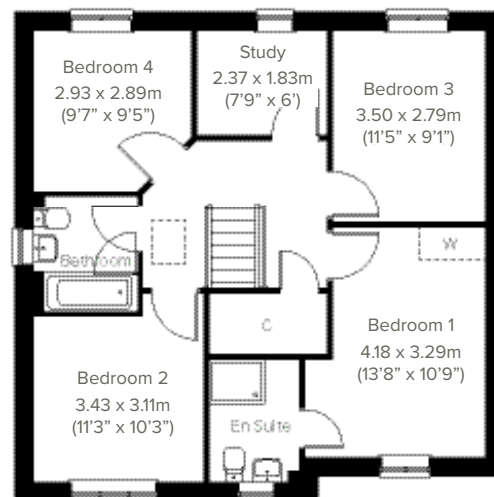
4 bedroom home



A popular family home, the Marston 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, downstairs WC and handy utility. Upstairs there are four bedrooms - bedroom one has an en suite - a family-sized bathroom, a study and further storage.



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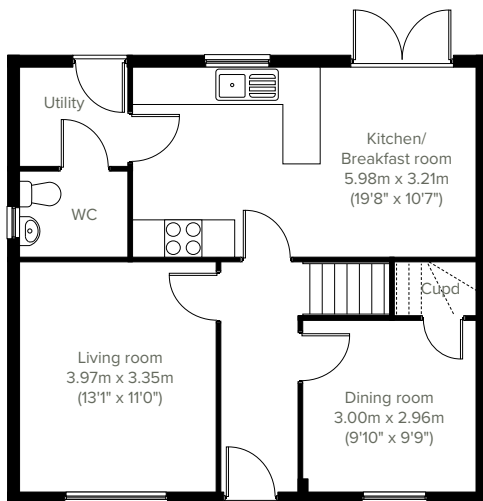


4 bedroom home

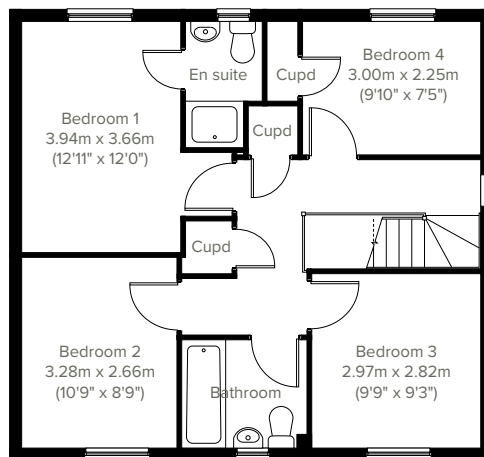
# The Whiteleaf



The Whiteleaf is a superb 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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**24**

**EPC: B**



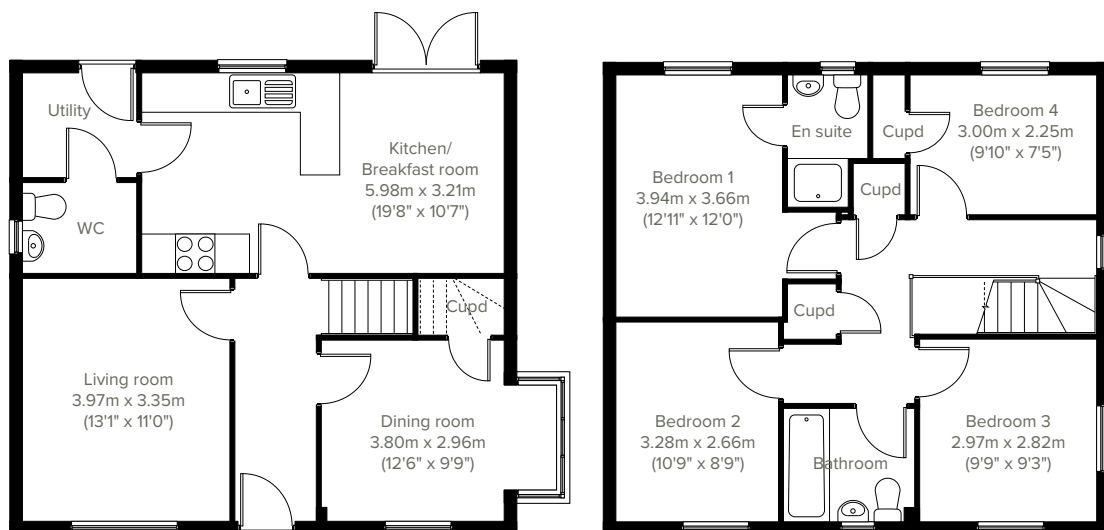


4 bedroom home

# The Whiteleaf Corner



The Whiteleaf Corner a superb 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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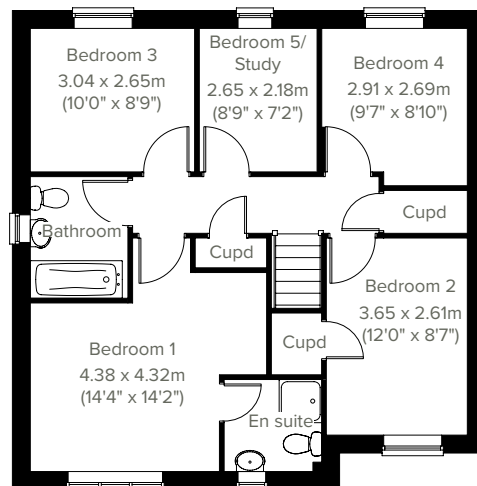
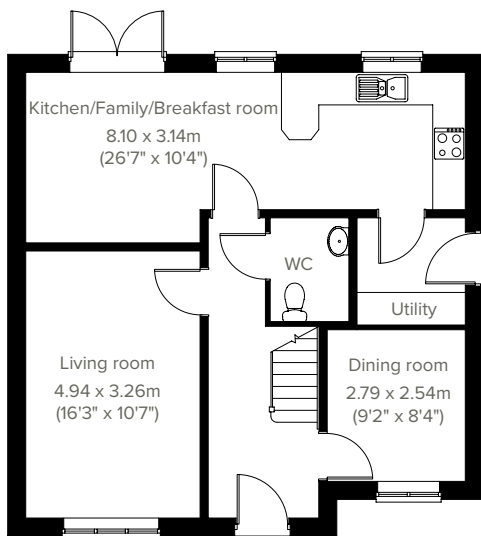


5 bedroom home

# The Kielder



The Kielder is a popular detached family home. The modern and stylish open plan kitchen/family/ breakfast room is perfect for spending time as a family and entertaining. There's also a spacious living room, separate dining room, downstairs WC and handy utility with outside access. Upstairs there are five bedrooms - bedroom one has an en suite - a family-sized bathroom, and three storage cupboards.



## GROUND FLOOR

## 1ST 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.

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between home types, orientation and developments.



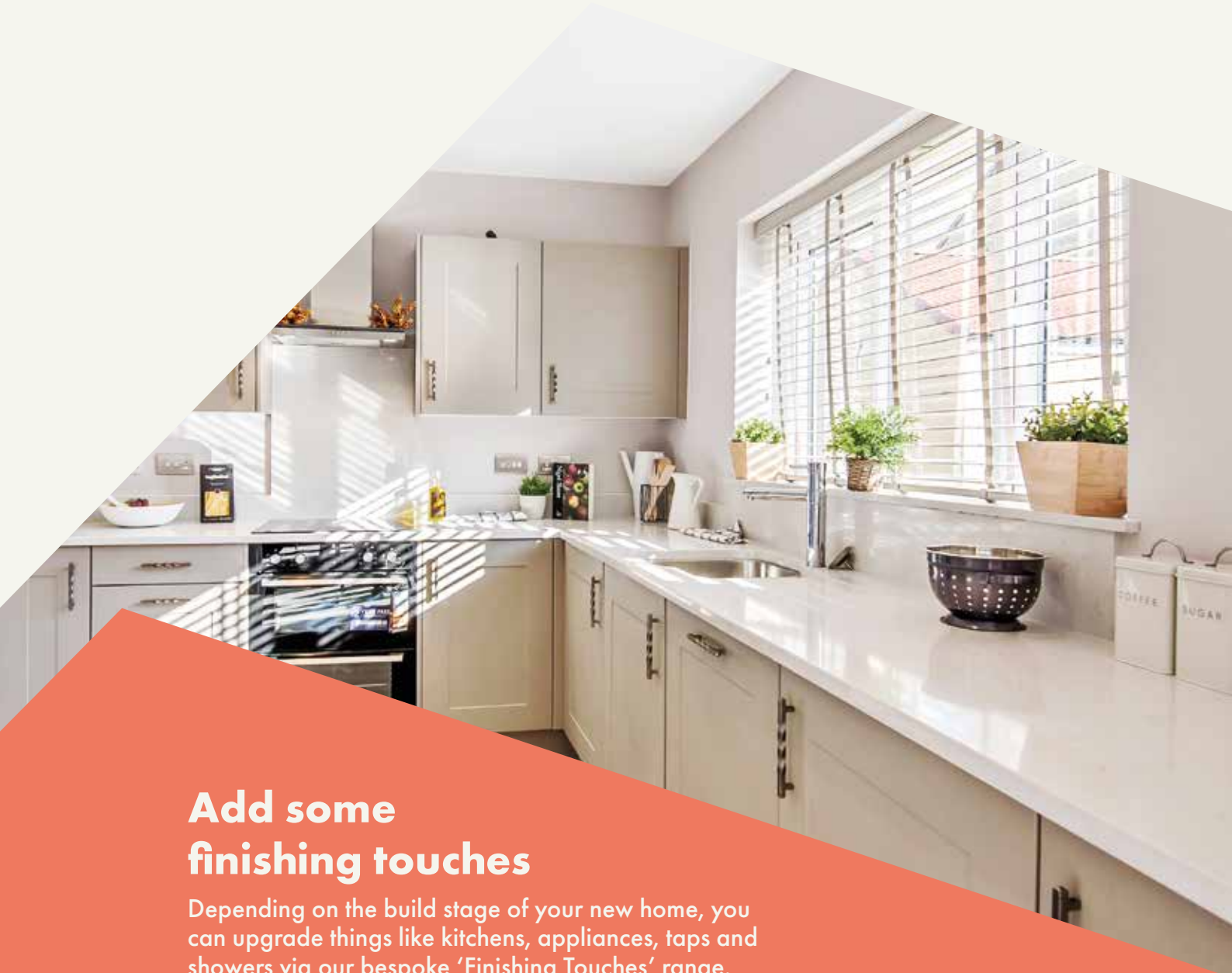
LAUGH HOUSE RULES  
LEARN EAT YOUR GREENS  
SHARE IF YOU DROP IT PICK IT UP  
SMILE IF YOU OPEN IT CLOSE IT  
FORGIVE IF YOU HEAR CHOCOLATE  
PLAY HARD WORK HARD



Springfield Meadows at Glan Llyn

# 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 low 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 external wall lights.



## 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

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) 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 splash-back.



## 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 to bath.

### Tiling

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

### Splashbacks

1-course splashback to cloakroom basin / 3-course splashback to bath / fully tiled shower.

### General

En suite to bedroom one where applicable.



## Security

### Locks

Three-point locking to front and rear doors, locks to all windows (except escape windows).

### Fire

Smoke detectors wired to the mains with battery back-up.



## Garage & Gardens

### Garage

Garage, 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 out 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 CO<sub>2</sub> per house built.



# FibreNest™



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.



Scan me!  
For packages & pricing.



0333 234 2220



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:



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. 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](https://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)



**And did we mention you'll have  
more time for dancing?**

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.



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