



# Persimmon

Together, we make your home



## Orchard Meadows

Iwade • Kent



**Persimmon**  
Together, we make your home

# 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  
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.



Orchard Meadows

# 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

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 20](#)

## 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



# “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](https://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 22**





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.



## Orchard Meadows

- Choice of 3 & 4-bedroom homes
- Great commuter links
- Excellent local amenities
- Close to countryside and nature



**Scan me!**

For availability and pricing  
on our beautiful new homes in  
Orchard Meadows





Iwade • Kent

# Orchard Meadows

Orchard Meadows offers a choice of three and four-bedroom homes in the village of Iwade, outside Sittingbourne. It's not just families who will enjoy setting up a home in this great location.

The development here will also suit first-time buyers who want that extra space – perhaps for a home office – down-sizers who wish to be near the sea, and professionals who want to be in the city in under an hour and a half by train. For commuters, a new home in Iwade puts you a stone's throw from Sittingbourne, a 12-minute walk from the train station at Kemsley and a 26-minute drive from Maidstone. The M2 and A2, and the M20, are on hand, with their direct connections to the M25.

Families are well looked after in Iwade; the village features lots of open space and play areas to keep the little ones entertained, as well as a variety of clubs. Children can enjoy taking part in practical guiding activities with the local Scouts and Brownies. Sports groups on offer include dance, yoga, a fitness bootcamp, a martial arts class and a very successful football club - Iwade Herons FC. The local village hall is buzzing with weekly activities for all ages, and the Woolpack pub is on hand to offer delicious food and evening entertainment such as live music and quiz nights.

The village also benefits from a local primary school, a nursery, post office, pharmacy, café, takeaway and shop - those everyday amenities you cannot live without!

Sittingbourne, just two miles away, is undergoing an exciting regeneration project. The town now offers a new cinema, as well as several restaurants, with more additions in the pipeline. The development's local amenities are topped up with several secondary schools on offer and The Swallows Leisure Centre which has three swimming pools, fun water features, a state of the art fitness suite plus more.

You will find all of your shopping needs are taken care of with a choice of supermarkets, The Forum Shopping Centre and the Sittingbourne Retail Park, plus the Sittingbourne Memorial Hospital is nearby to cover any medical necessities.

Iwade is in just the right place to enjoy the local countryside, the nature reserves, the estuary landscapes of the River Medway and The Swale. For time out and days out, local routes take you to Sheerness on the Isle of Sheppey and down the coast to Whitstable and Herne Bay. For a change of scenery, you can head deep into the Kent Downs Area of Outstanding Natural Beauty. It stretches all the way to Folkstone and Dover on the south coast.

## EXPLORE

Start exploring...

Kemsley  
**0.6 miles**

Sittingbourne  
**2.8 miles**

Rainham  
**6.3 miles**

London  
**47.2 miles**



## Orchard Meadows

### Our homes

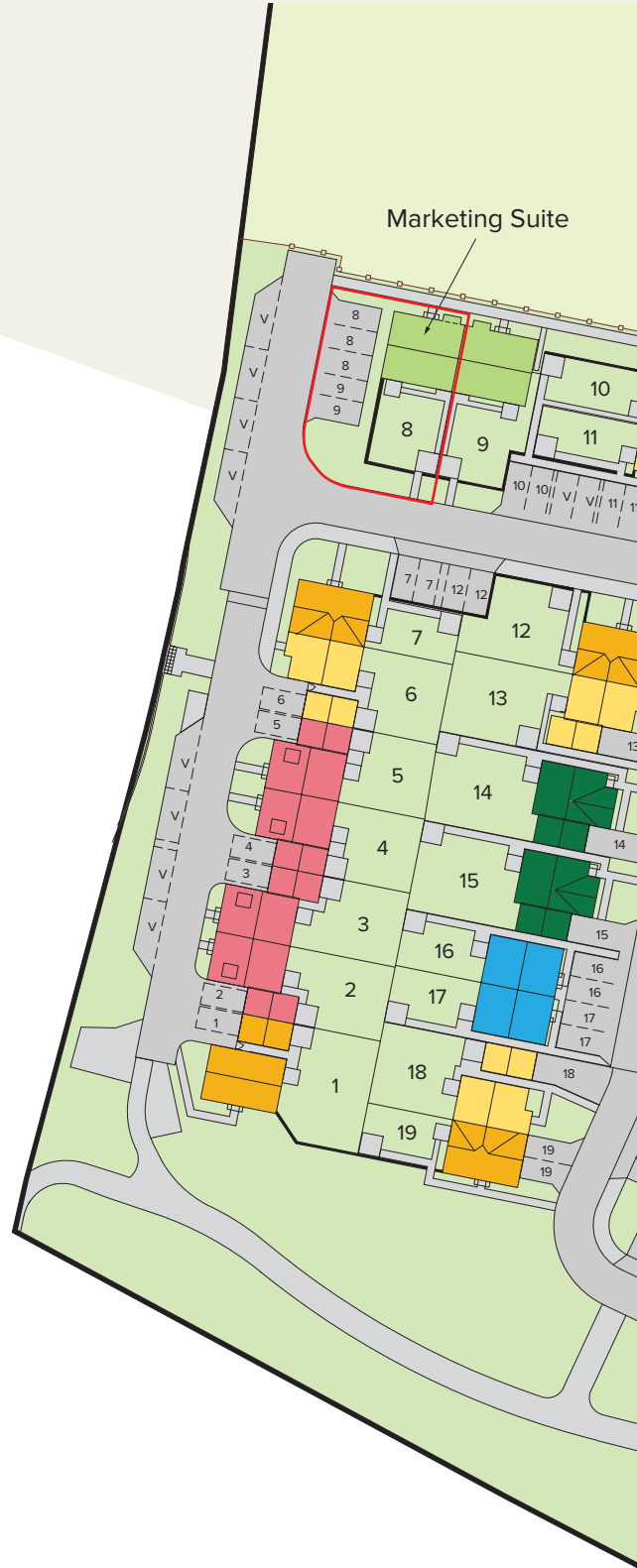
#### 3 bedroom

-  **The Barton**
-  **The Ashworth**
-  **The Derwent**
-  **The Lockwood**
-  **The Lockwood Corner**

#### 4 bedroom

-  **The Foxcote**
-  **The Coniston**

- 
-  **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.

Area not accessible to public



Pond

Public Open Space

Balancing Pond

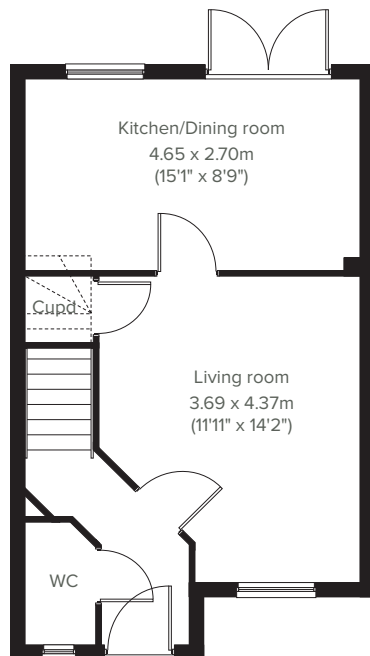


3 bedroom home

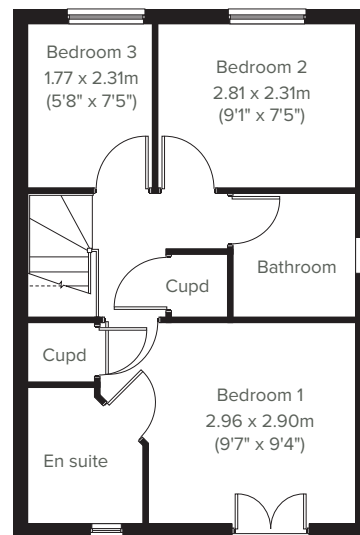
# The Barton



The popular Barton is a three-bedroom home with a bright and modern open plan kitchen/dining room with French doors leading into the garden. The downstairs WC and three handy storage cupboards mean it ticks all the boxes for practical family living. Bedroom one benefits from an en suite and Juliet balcony, making this a light and airy room to relax in.



**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.

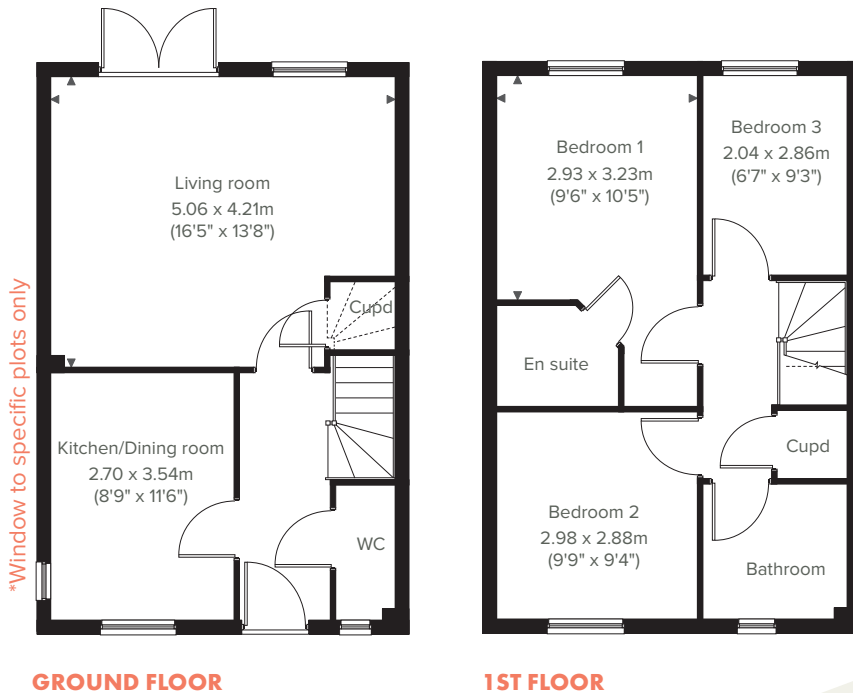


3 bedroom home

# The Ashworth



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



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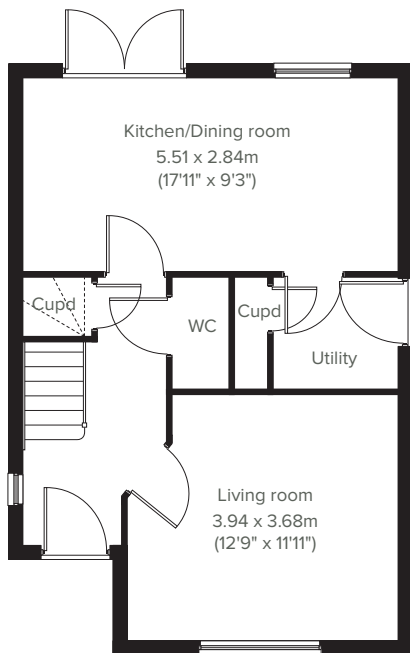


3 bedroom home

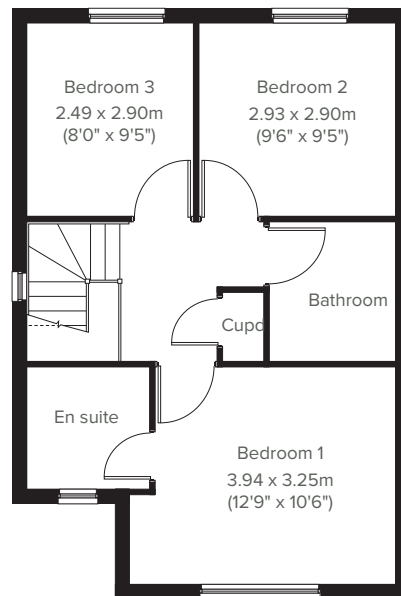
# The Derwent



Enjoy the best of modern living in this popular three-bedroom home which benefits from a stylish kitchen/dining room with French doors leading into the garden. There's a spacious front aspect living room, downstairs WC and handy utility room with outside access. Upstairs there are three good-sized bedrooms - bedroom one has an en suite - a family bathroom and a further storage cupboard.



**GROUND FLOOR**



**1ST FLOOR**

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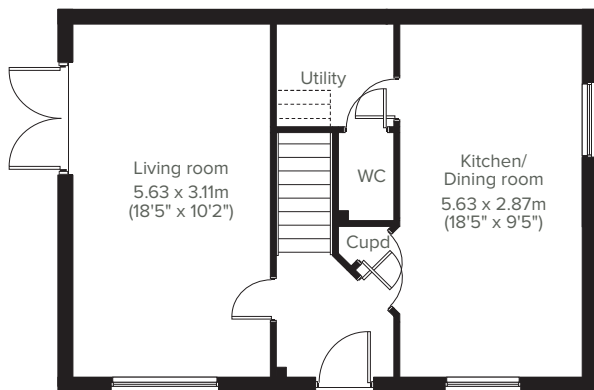


3 bedroom home

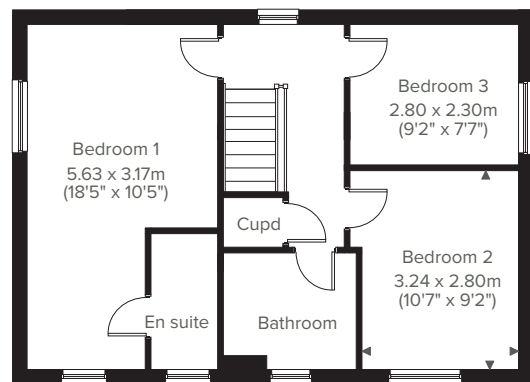
# Lockwood Corner/Lockwood



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



**GROUND FLOOR**



**1ST FLOOR**

\* Window and door positions differ for the Lockwood -  
Please speak to our sales advisor for details.

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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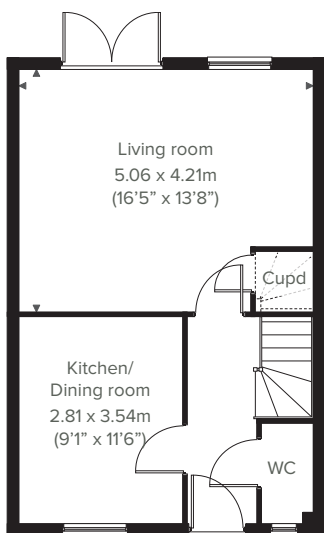


4 bedroom home

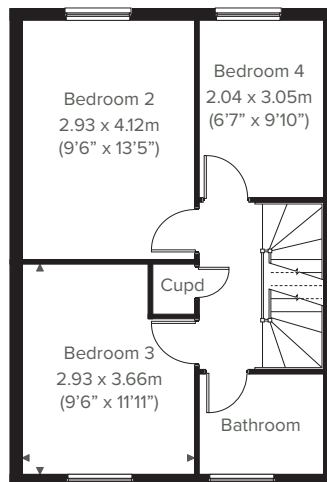
# The Foxcote



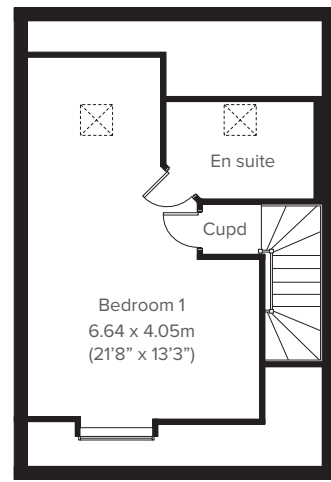
Modern three-storey living at its best, the Foxcote is a four-bedroom home ideal for families. It features an open-plan kitchen/dining room, a light-filled living room with French doors leading into the garden, plus a handy under-stairs storage cupboard and WC. The first floor has three good-sized bedrooms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



**GROUND FLOOR**



**1ST FLOOR**



**2ND FLOOR**

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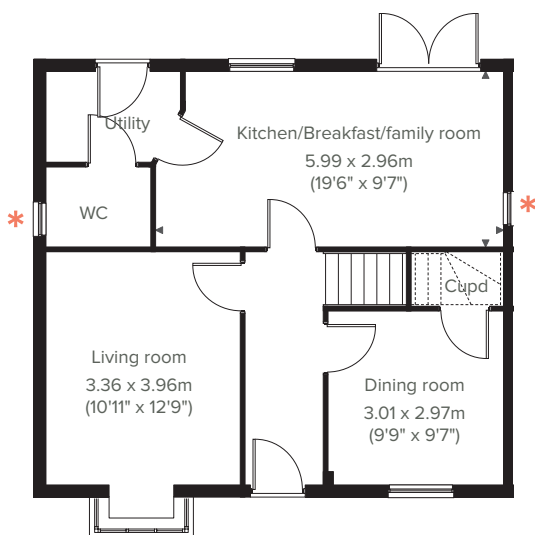


# The Coniston

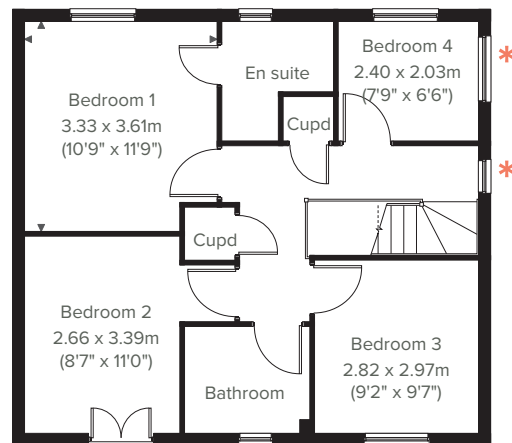
4 bedroom home



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



**GROUND FLOOR**



**1ST FLOOR**

\* Windows are plot specific

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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Orchard Meadows

# 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.

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 external light to front.

### Front door

Chrome numerals to front door.



## Internal

### Ceilings

Painted white.

### Lighting

Chrome downlights to kitchen, bathroom and en suite. Pendant or batten fittings with low energy bulbs to all other rooms.

### 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.

Television point to bedroom 1.

### Broadband

FibreNest broadband.



## 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.



## 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 and dishwasher.

### 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 and soft close toilet seats.

### 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 sanitary-ware walls in bathroom and en suite.

1 course splash-back to WC basin.

## Parking & Gardens

### Parking

Car barn and/or parking space.



### Garden

Front lawn turfed/landscaped as per planning drawings.

Rear gardens turfed.

Garden shed with slab base and cycle store.

### Fencing

1.8 metre close board fence to rear garden, plus gate.

### Charging

Car charging point.





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 CO<sub>2</sub> 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.

Fundamental 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 enables you to 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](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.



All about community

## Proud to be building communities

When creating Orchard Meadows, not only did we create a lovely local environment for you and your family, we also contributed to the wider community.

Throughout the development process, we proactively engage with local communities and work closely with planning authorities. Orchard Meadows has achieved the right balance of homes and open space and the ideal mix of house types for a thriving community.

We also include much-needed homes for our Housing Association partners. Our plan enhances local facilities too, providing investment in local infrastructure such as transport, education, retail and recreation facilities, as well as initiatives to generate biodiversity.



**“We’ve actively enhanced biodiversity at Orchard Meadows.”**



**EDUCATION**

£850,676 contribution towards build costs for a new primary & secondary school.



**HOUSING**

Affordable housing provision.



**HIGHWAYS**

£204,604 contribution towards Grovehurst Road & A249 highway improvements.



**TRAVEL**

£350 travel voucher for each home (bus/cycle/rail).

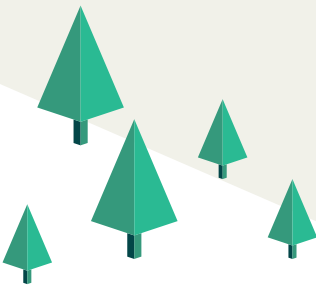


**COMMUNITY SPACES**

£157,609 contribution towards a new village hall.

**SPORTS**

Off-site sports provision contribution of £45,033.





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.



Persimmon

# Notes

A series of 18 horizontal dotted lines for taking notes.





# 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:



## Orchard Meadows

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ME9 8RD

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E: [orchardmeadows.sest@persimmonhomes.com](mailto:orchardmeadows.sest@persimmonhomes.com)  
[persimmonhomes.com/orchard-meadows](https://persimmonhomes.com/orchard-meadows)

## Head Office

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Kent  
ME15 6SJ

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[persimmonhomes.com](https://persimmonhomes.com)



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