



Persimmon

Together, we make your home



Birchwood Manor

Gateshead • Tyne and Wear



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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.



Birchwood Manor

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 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



Real Living Wage

We're proud to be accredited to the Real Living Wage. We value our employees and want to pay them fairly for the good work they do.

Like to know more? Just scan the QR code below.



Happy hour

We run Customer Construction Clinics from our on-site sales offices each Monday from 5-6pm. Pop in to see the team both during and after you've moved in to your new home.

"Building sustainable homes and community hubs"

Save money on your energy bills

The increased thermal retention from our insulation and double glazing, along with reduced water use thanks to efficient appliances, mean you'll automatically save money on your energy and water bills – and with the rising cost of living, this can make a real difference.



Take a look at the recently published HBF Watt a Save report to find out how much you could save.

Giving back

We do everything we can to give back to our communities and proudly contribute towards community hubs, children's play areas, schools and sports facilities.

Our 'Community Champions' and 'Building Futures' programmes help to raise funds for projects and charities across Great Britain. If you'd like to get involved visit persimmonhomes.com/community-champions to see if you could apply to support your local community.



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.



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.

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.

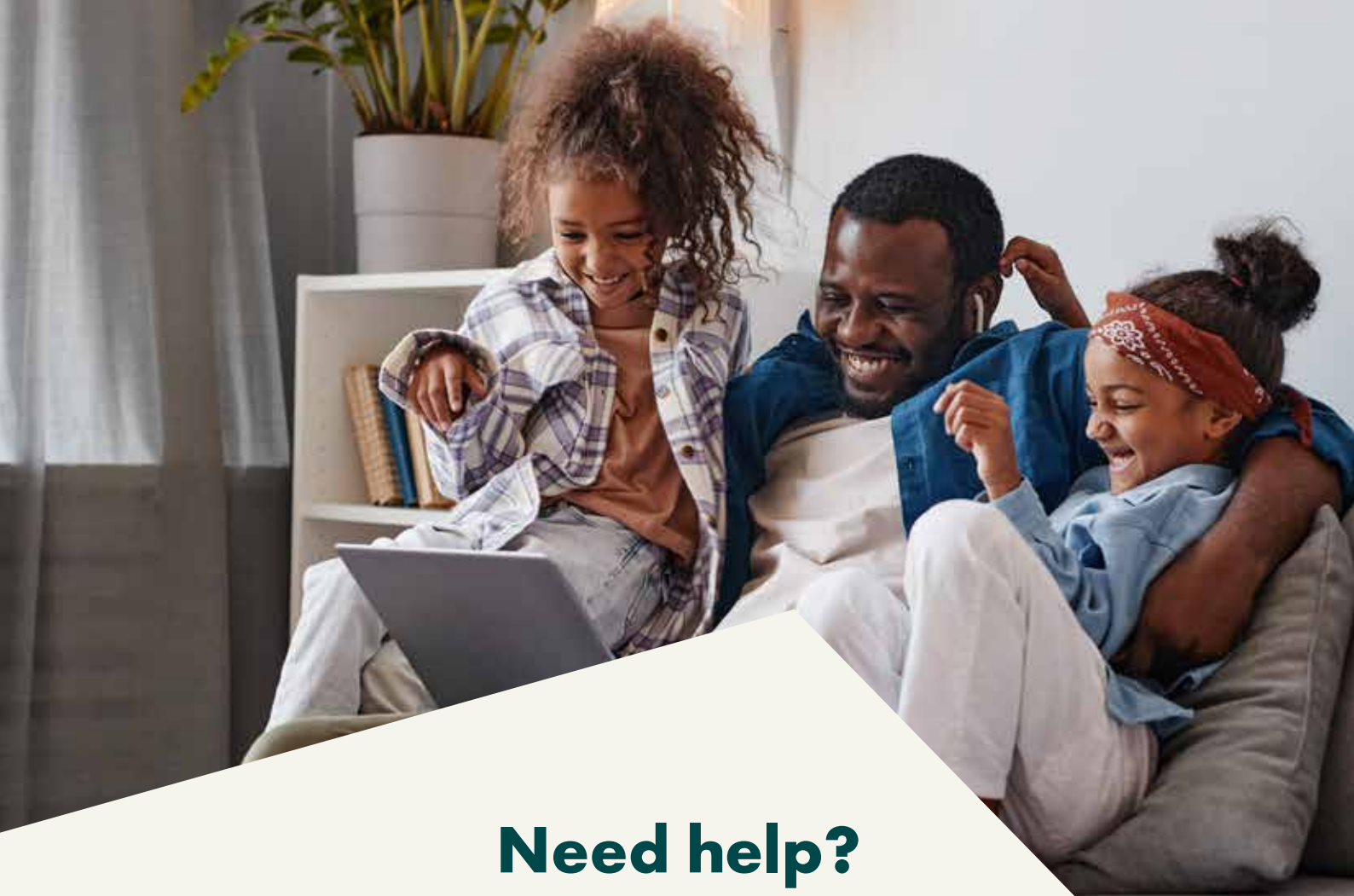
Handover

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...

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**



**HOME
CHANGE**



**EARLY
BIRD**



DEPOSIT UNLOCK
THE LOW DEPOSIT MORTGAGE SOLUTION

Deposit Unlock



BANK OF MUM AND DAD

Bank of Mum and Dad




DEPOSIT BOOST

Deposit Boost



**ARMED FORCES/KEY
WORKERS DISCOUNT**

Armed Forces/Key
Workers Discount
Armed Forces Help to
Buy

- 
- A photograph of a modern kitchen with grey cabinets, 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, 4 & 5-bedroom homes
 - Just 7 miles away from Newcastle city centre
 - Great transport links
 - Good range of local amenities



Scan me!

For availability and pricing
on our beautiful new homes in
Birchwood Manor.



Gateshead • Tyne and Wear

Birchwood Manor

Surrounded by woodland, Birchwood Manor is a self-contained development on the outskirts of Gateshead and Newcastle. The excellent transport links mean it is as easy to get into the city as it is to escape to the country.

Newcastle's vibrant city centre is just 7.9 miles away in the car, across the famous River Tyne. Sunderland is 10 miles away and the historic cathedral city of Durham is 15 miles away. A short trip on the metro will take you into the heart of Newcastle for shops, restaurants and nightlife. There's competition from Gateshead's popular Metrocentre too. This huge purpose-built retail and easy eating-out venue is a 20-minute drive from Birchwood Manor.

Great escapes

Fancy a day out? The development is a short distance from the Northumberland Area of Outstanding Natural Beauty and the stunning beaches of the North East coastline. In complete contrast to the bright lights of

the city, one of Europe's largest Dark Skies Parks, in the Northumberland National Park, has international acclaim and is only just over an hour away. It will take your breath away.

Easily within reach

Birchwood Manor has the benefit of easy access to a range of convenient routes between Gateshead, Newcastle and Sunderland, and further afield to Durham and Middlesbrough. The A184 runs close by and provides a connection with the great north-south route of the A19, just below Jarrow. If you need to head south, the A194(M) joins the A1(M) at Washington. The Tyne and Wear Metro system is another excellent service, with local stations at Pelaw and Heworth. North Shields ferry terminal is a short drive away and Newcastle International Airport is just 12 miles away.

EXPLORE

Start exploring...

Heworth metro station
1.5 miles

Newcastle-upon-Tyne
7.9 miles

Sunderland
9.4 miles

Durham
14.8 miles



Birchwood Manor

Our home

2 bedroom

 The Epping



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.

3 bedroom

 The Danbury

 The Dalby

 The Charnwood

 The Sherwood

 The Sherwood Corner

 The Saunton

 The Braunton

4 bedroom

 The Gisburn

 The Whiteleaf Corner

 The Harley

 The Marlborough

 The Selwood

5 bedroom

 The Compton

 DOMV



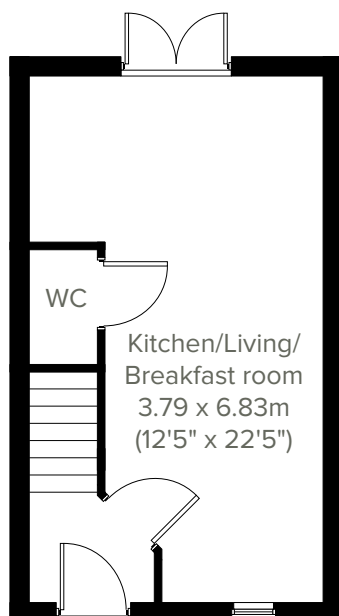


2 bedroom home

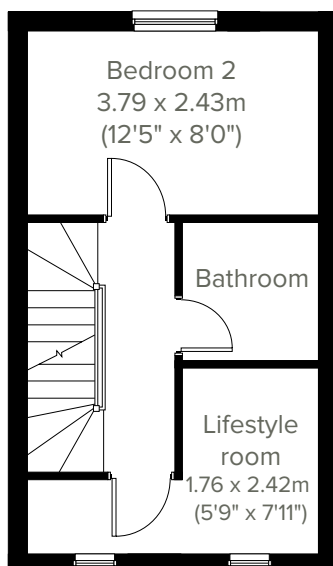
The Epping



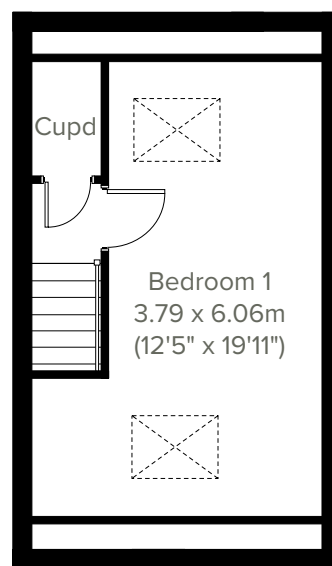
The popular Epping is a two-bedroom home featuring a bright and modern open plan kitchen/dining/living room with French doors leading into the garden. On the first floor you'll find a good-sized bedroom, lifestyle room and a family bathroom. The second floor comprises bedroom one and a handy storage cupboard meaning it ticks all the boxes for practical living too.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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12

EPC: B

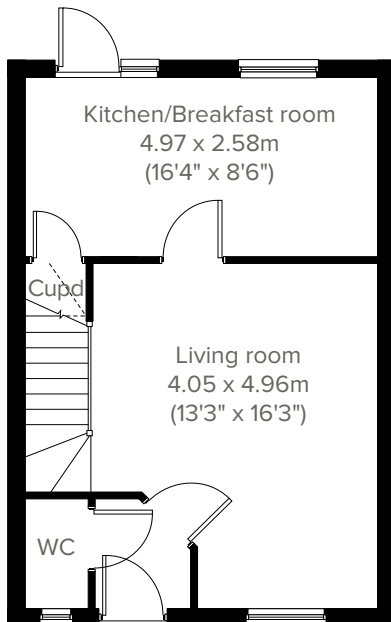


The Danbury

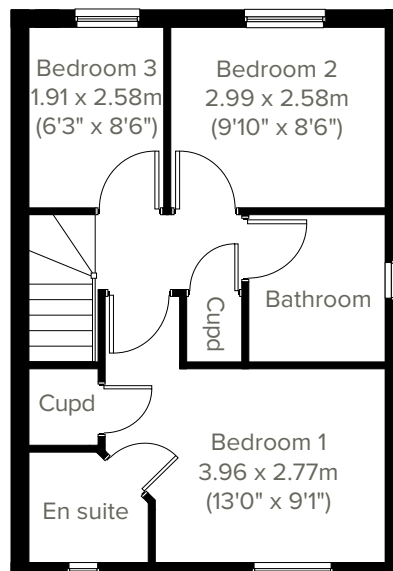
3 bedroom home



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



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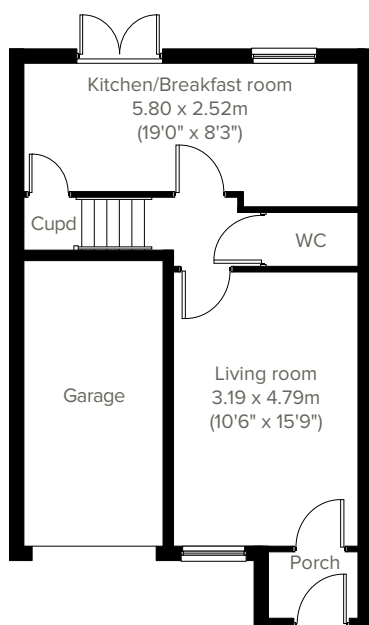


3 bedroom home

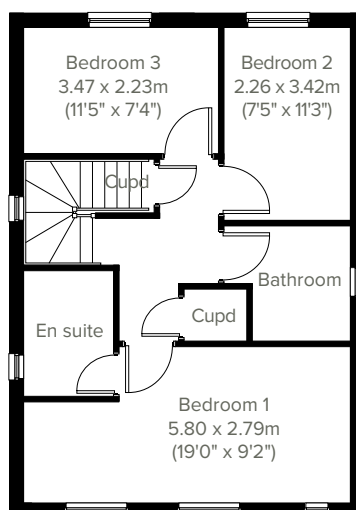
The Dalby



The Dalby is an ideal new home to upsize to as your family grows. With a front-aspect living room and an open plan kitchen/breakfast room, there's space to be together and with three bedrooms, there's space to call your own. The integral garage and three storage cupboards meet the needs for practical family living.



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14

EPC: B

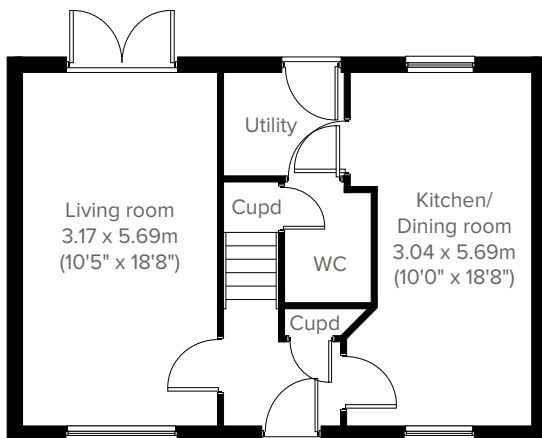


The Charnwood

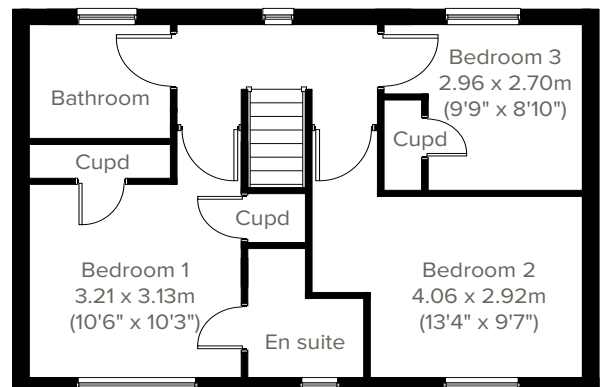
3 bedroom home



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



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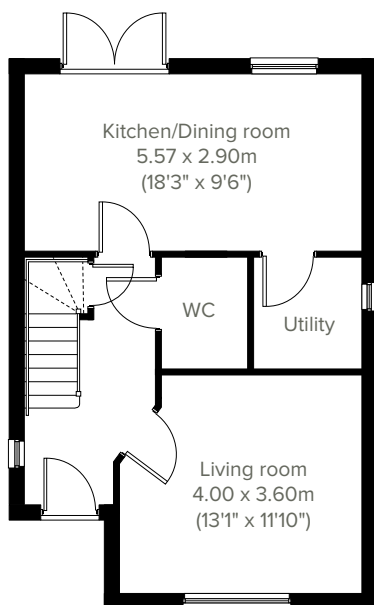


3 bedroom home

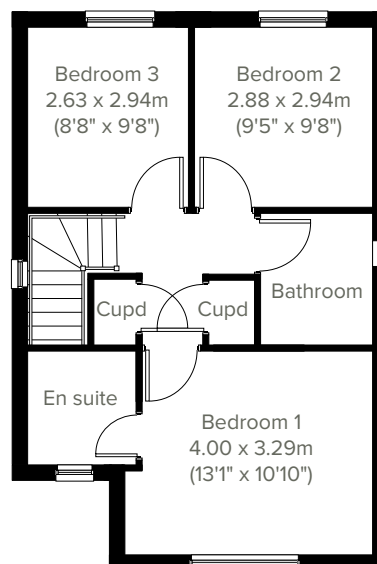
The Sherwood



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



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16

EPC: B

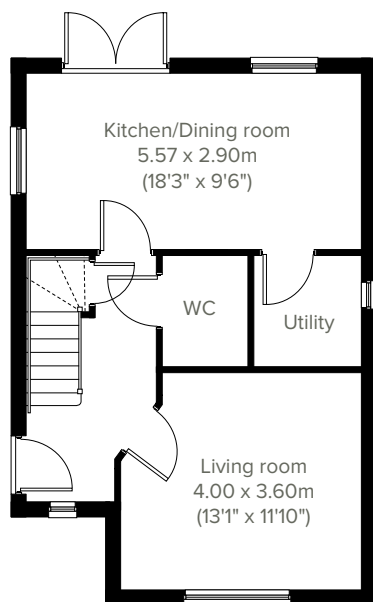


The Sherwood Corner

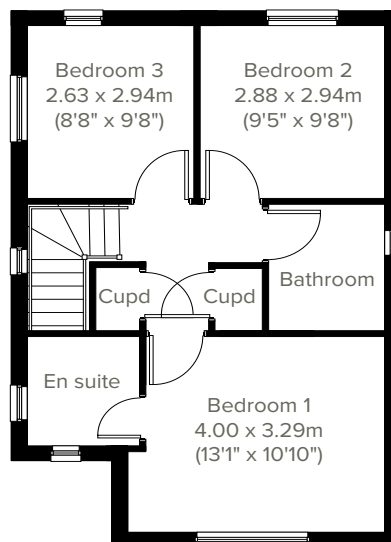
3 bedroom home



A detached corner plot, this new home has a great outlook on family life. The Sherwood Corner gives you a sense of space inside and out. There's room to spread out and space to chill out, rooms to share downstairs and with 3 bedrooms, there's room of your own upstairs.



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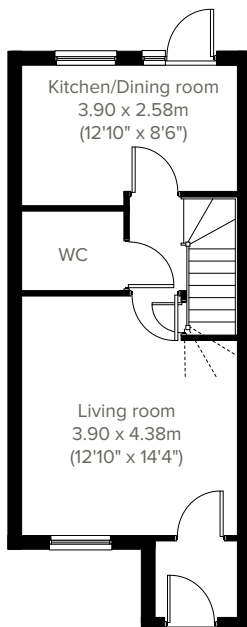


3 bedroom home

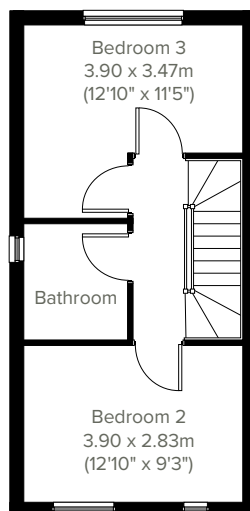
The Saunton



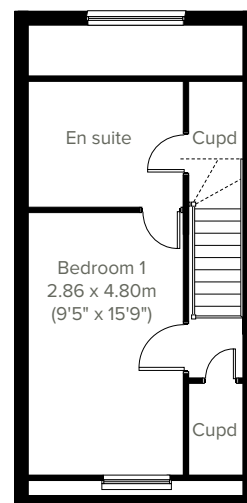
An attractive three-storey, three-bedroom home, the Saunton has a modern open plan kitchen/dining room, well-proportioned living room and three good-sized bedrooms. The top floor bedroom one also has a spacious en suite. The enclosed porch, downstairs WC, two storage cupboards and off-road parking means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



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18

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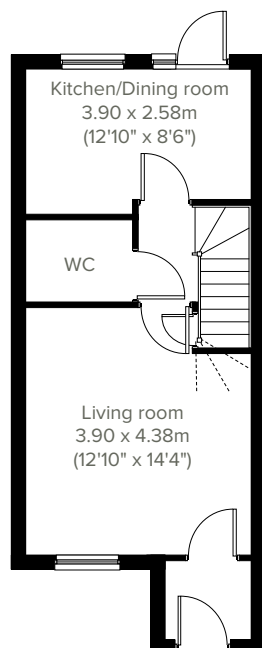


The Braunton

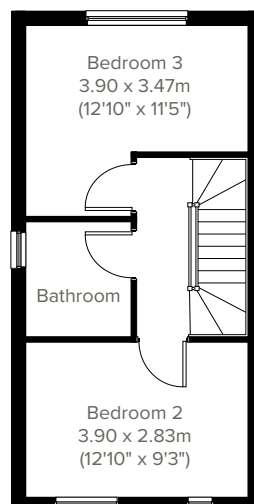
3 bedroom home



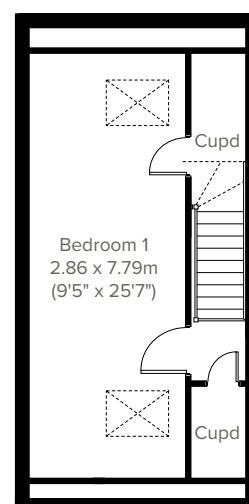
A superb family home, the Braunton features a bright open plan kitchen/dining room with access to the garden, and a spacious front-aspect living room. The WC and storage cupboard ensure it's practical as well as stylish. Upstairs you'll find two bedrooms and a family-sized bathroom and on the top floor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



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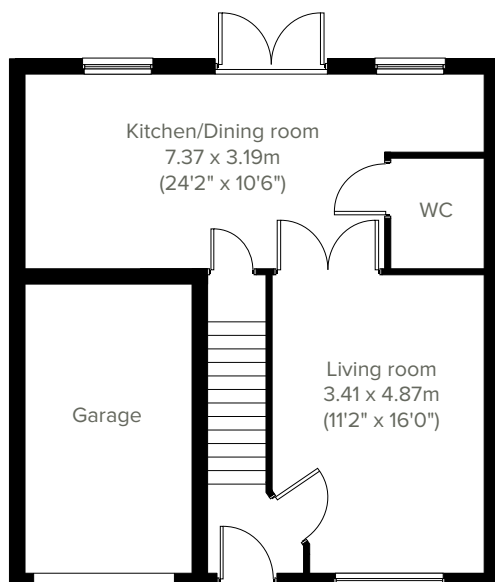


4 bedroom home

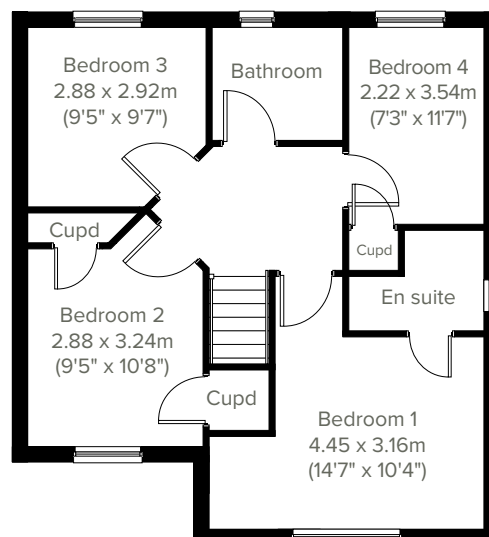
The Gisburn



A fantastic family home, the Gisburn features a bright front-aspect living room leading to a stunning open plan kitchen/dining room with French doors opening into the garden. The WC and integral garage ensure it's practical as well as stylish. Upstairs you'll find four good sized bedrooms, including bedroom one with an en suite, a family-sized bathroom and handy storage cupboards.



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20

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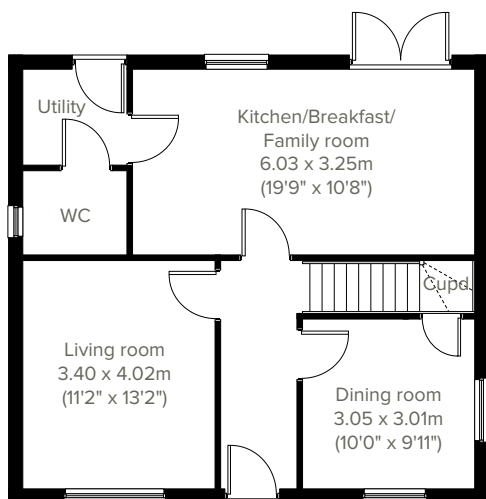


The Whiteleaf Corner

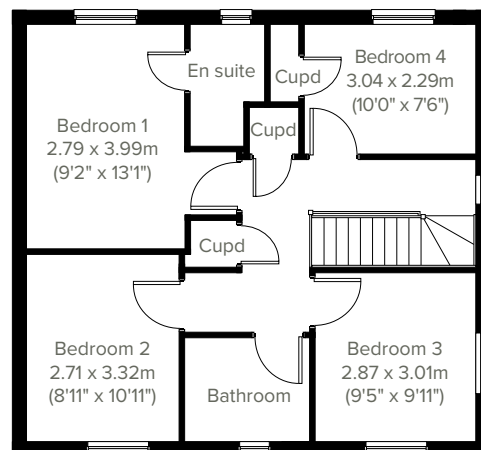
4 bedroom home



The Whiteleaf Corner is a four-bedroom detached family home offering the best of modern living. The light and airy kitchen/breakfast/family 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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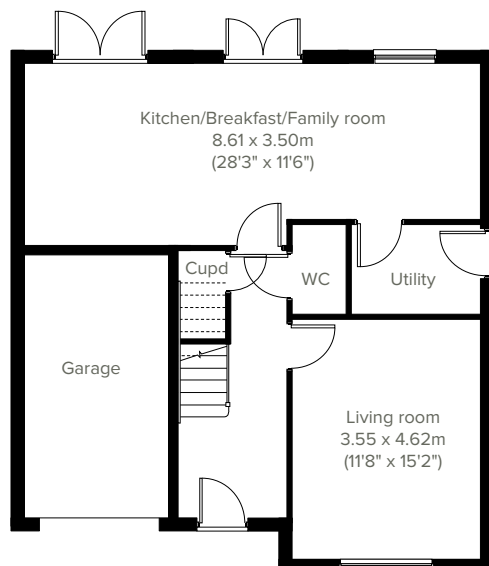


4 bedroom home

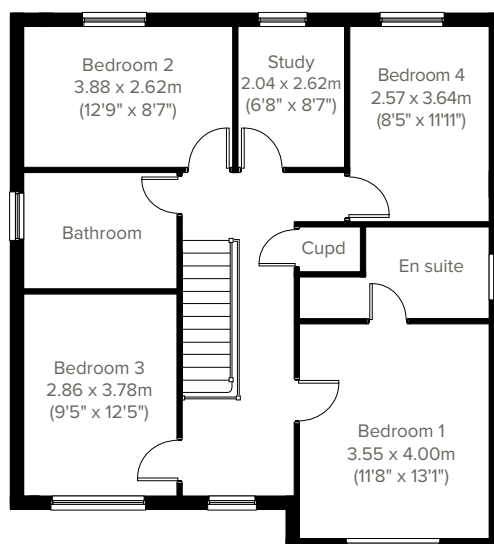
The Harley



The Harley is a spacious, contemporary family home with four bedrooms and an integral garage. The kitchen/breakfast/family room is at the heart of this home and has two sets of French doors leading out into the garden. There's a separate living room, a utility room with outside access, a downstairs WC and built-in storage on both floors. Bedroom one has an en suite and there's a family bathroom. A study on the first-floor, creates flexible extra space for the family.



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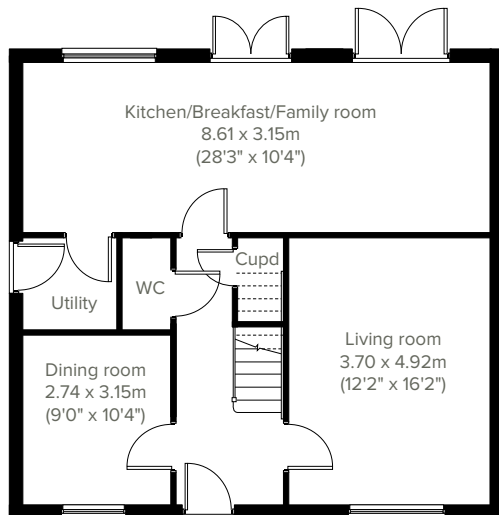


The Marlborough

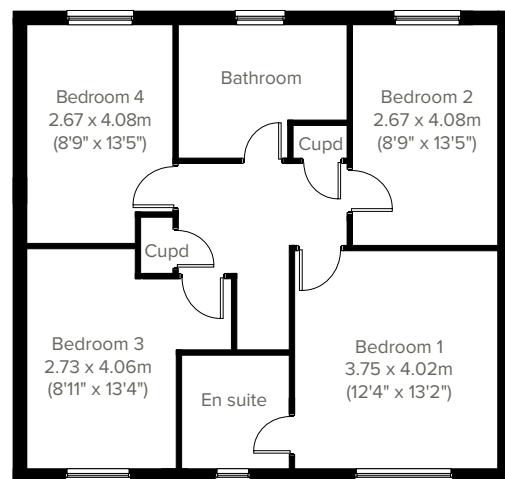
4 bedroom home



The Marlborough is a superb detached four-bedroom family home which balances an open-plan kitchen/breakfast/family room – which has two sets of French doors to the garden – with separate living and dining rooms. It's also got a separate utility room with outside access, a downstairs WC and a built-in storage cupboard. Four generous-sized bedrooms, including bedroom one with an en suite, a family bathroom and another two built-in storage cupboards make up the first floor.



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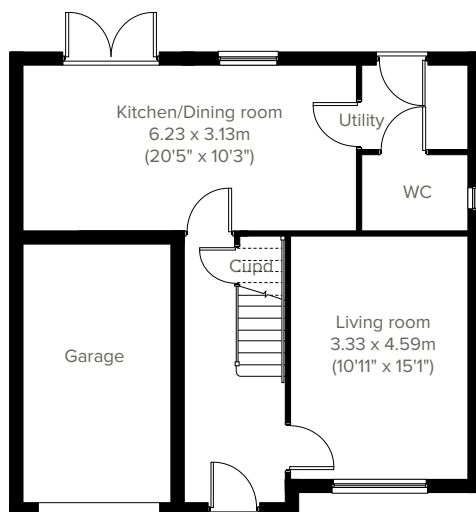


4 bedroom home

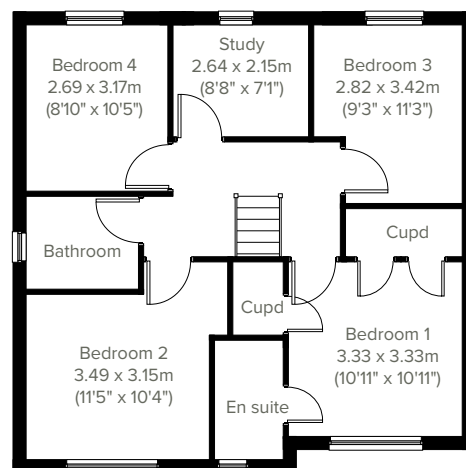
The Selwood



A lovely family home, the Selwood 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 nicely-proportioned living room, integral garage, downstairs WC and handy utility with outside access. Upstairs there are four spacious bedrooms - bedroom one includes an en suite - a large family-sized bathroom, study and two storage cupboards.



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24

EPC: B

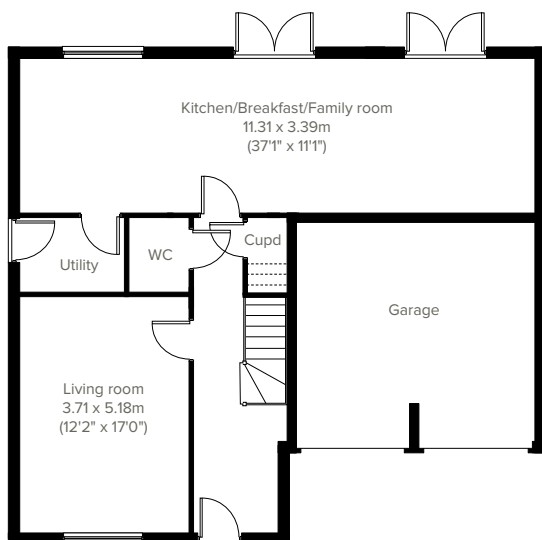


The Compton

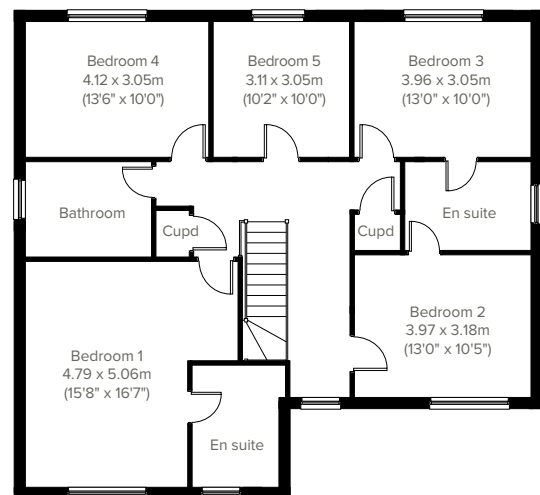
5 bedroom home



The Compton is a five-bedroom, three bathroom home that has been designed for modern family life. There's a front-aspect living room and a spacious kitchen/breakfast/family room which has two sets of French doors to the garden. The utility room has outside access, there's a downstairs WC, built-in storage and an integral double garage. For a growing family, bedroom one has en suite, bedrooms two and three have a Jack and Jill en suite, and there's a family bathroom.



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.

25

EPC: B



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. 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.



All about community

Proud to be building communities

When creating Birchwood Manor, 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. Birchwood Manor has achieved the right balance of homes and open space and the right 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 Birchwood Manor.”



The infographic is a stylized illustration of a community development project. It features a central road with a dashed white line, a bus, and a bench. Surrounding the road are various buildings, trees, and a play area. Six callout boxes provide details about different aspects of the project: Education (top), Housing (left), Transport (right), Ecology (bottom right), Community Spaces (bottom center), and Country Park (bottom left). The background is a light beige color with a large orange triangle at the bottom right.

EDUCATION

Provision of new and additional primary school places.

HOUSING

Affordable and extra care housing provision.

TRANSPORT

Improvements to local bus stops.

COUNTRY PARK

Archaeological Interpretation boards designed and installed in the Country Park.

ECOLOGY

£30,000 contribution to habitat improvements.

COMMUNITY SPACES

On site play area.

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.

*When compared to a Victorian-built equivalent, savings could be up to £31,640. The £6,730 saving is in comparison to a Persimmon home built to current building regulations (2013). NB: not all homes will be built using timber frame technology.

^NB: Not all homes will have EV Chargers, but they can be added from our Finishing Touches range.



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.

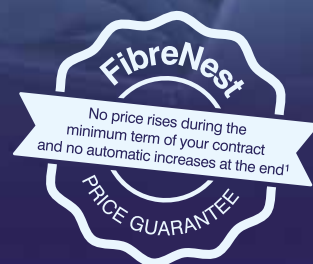
Safe & secure

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)



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:



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