



Persona Homes

by Home Group

TRINITY PARK

HOLLAND-ON-SEA



Welcome to

Trinity Park

Make yourself at home in our new development of 1-4-bedroom homes in the Essex countryside.

Located on the outskirts of Holland-on-Sea, with rural views. Trinity Park offers a peaceful retreat to modern-day life.

It's within easy reach of Chelmsford and Colchester, and with London being an hour and a half away by train, you can really have the best of both worlds living here.

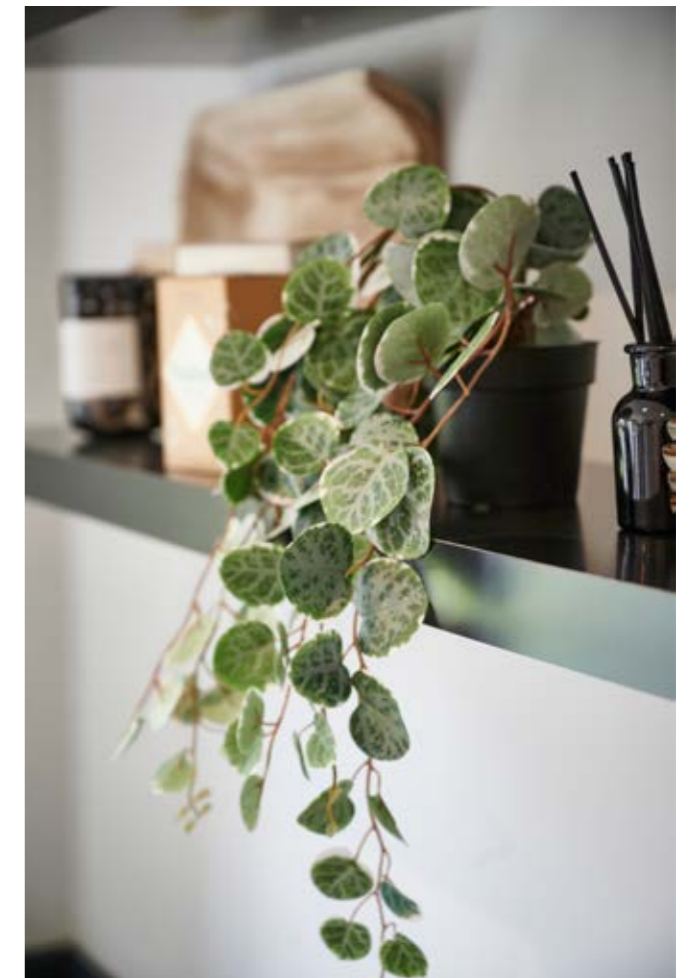




Our range of homes offer you a life less ordinary and have been designed and built to complement their surroundings.



At the centre of Trinity Park is the green heart of the development - The Meadows. This wonderful space features a pond and dedicated play area for children. It's the perfect place to meet your neighbours and make precious memories with your little ones.





About Persona

We make it personal

Your Persona experience is our top priority, that's why we make it personal.

From the moment you first connect with Persona Homes it becomes all about you.

Our aim is to make your home-buying experience enjoyable and hassle-free. We will help you find the home that's right for you and, through our range of buying options ensure, that your dream home also fits within your budget.

We know that the key to a happy move is clear and regular communication, we will make sure this happens, by being with you during the whole process and keeping you regularly updated.

From the moment you contact Persona Homes you will be appointed a host, they will guide you throughout your Persona Homes journey. They'll show you around one of our beautifully appointed show homes, helping you choose the right home for you. They will be with you every step of the way, answering any questions you may have, and, once you have decided on the home for you, support you from reservation through to completion and beyond





The place to be


Discover Holland-on-Sea – there's more than you think


This seaside town has a lot to offer with a variety of shops, pubs, bars and beaches. With Colchester only 16 miles away, you'll have access to an even wider choice of shops, bars and restaurants.




- 
Food shopping
 Tesco Superstore, 2.4 miles
 Morrisons, 2 miles
 Tesco express, 0.6 miles

- 
Lifestyle and leisure
 Holland-on-Sea beach, 1.1 miles
 Clacton Pier, 2.1 miles
 Playpalz Soft Play Centre, 0.7 miles
 Clacton sailing club, 1.9 miles
 Holland Haven Country Park, 2.4 miles

- 
Education
 Holland Haven Primary school, 1.1 miles
 Shorefields School, 0.9 miles
 Clacton County High School, 1.4 miles

- 
Doctors
 Frinton Road Medical Centre, 0.7 miles
 MedicSpot Clinic, 0.6 miles

- 
Places to eat
 The Vintage Tea Rooms, 0.4 miles
 Roaring Donkey, 0.5 miles
 Faluso Pizzeria, 0.6 miles
 Maffias, 0.9 miles
 Beaches Café, 1.2 miles

From Holland-on-Sea

All is within reach

Work or play, there is plenty to keep you busy in the local area

Holland-on-Sea is a charming coastal haven that blends the tranquility of seaside living with convenient access to amenities.

Whether you want to explore the Essex countryside, promenade along the coastline or get lost in local villages or a big city you will never be short of something to do.




17
MIN

Kings Parade
Take a leisurely stroll along the sea front


19
MILES

Colchester
Eat, drink, shop – whatever takes your fancy


90
MIN

London Liverpool Street
Enjoy yourself in the nation's capital



Trinity Park


7
MIN

Clacton Pier
Spend the day playing arcade games




13
MIN

Frinton-on-Sea
Make the most of the Essex coastline and explore other seaside towns


51
MIN

Chelmsford
Spend a day at the birthplace of radio



The perfect escape from the hustle and bustle

Trinity Park gives you great access to the beautiful Essex countryside and coastline.

Nature lovers are spoilt for choice with a great range of local reserves and country parks to discover, get those hiking boots out, you will definitely get your wear out of them. There are a range of local walks in the area taking you to different beaches, through fields and along a river estuary.

Every home we sell makes a difference. The money we make by selling homes is reinvested into our social enterprise, Home Group. This has given us the opportunity to provide much needed affordable housing within Trinity Park. This includes our offering of homes for sale with shared ownership and homes for rent.

Place-making is a term often used at Persona Homes, and to us it means building a community – thinking about who will be living in our new homes and what we can do to create a place that people want to live, work and play in. We want to connect our homes to the existing community and enhance what is already there.

Everyone deserves a home, and when you buy one of our homes, you are enabling that to happen.



Family focused

You can be comfortable in the knowledge that your children will be provided with a great start in life.

The local schools offer a high standard of education with some of them being proud owners of an Ofsted Outstanding rating*

Being surrounded by the best of Essex countryside and with access to a range of leisure activities, getting out and about and active will benefit you all.



Education

Holland Haven Primary School

24 mins walk | 1.1 miles

Clacton County High School

5 mins drive | 1.4 miles

Leisure centres

Amazing Activities

5 mins drive | 1.6 miles

Clacton Leisure Centre

6 mins drive | 1.6 miles

Playpalz Party & Soft Play Centre

16 mins walk | 0.8 miles

Holland Haven Country Park

8 mins drive | 2.3 miles

Brook Country Park

7 mins drive | 2.2 miles

Bursville Park

3 mins drive | 1.3 miles

Clubs

Curve Water Sports

15 mins drive | 5.3 miles

Links Karate

6 mins walk | 1.6 miles






















Gunfleet Sailing Club

17 mins walk | 0.8 mile

* foot note to say correct at time of print.

Development layout

Each of our one, two, three and four-bedroom homes has been carefully designed with you and your family in mind. From the location, to the development layout, each piece has been thoughtfully put together to provide you with the best living experience.

- | | | | |
|---|-------------------|---|-----------|
|  | Lapwing |  | Heron |
|  | Skylark |  | Falcon |
|  | Firecrest |  | Serin |
|  | Warbler |  | Owl |
|  | Blackcap |  | Egret |
|  | Whinchat |  | Shelduck |
|  | Diver |  | Tern |
|  | Dunlin |  | Wagtail |
|  | Merlin |  | Goldcrest |
|  | Sanderling |  | Bunting |
|  | Rental Properties | | |



A home with personality

Our homes at Trinity Park have been built with you in mind. We are sure you will find the right one for you.



ONE-BEDROOM BUNGALOWS

Owl

1-bedroom home

The Owl has an open plan design, modern specification and ample storage throughout.

TWO-BEDROOM BUNGALOWS

Bunting

2-bedroom bungalow

A lovely home with an open-plan kitchen/dining room and spacious living room.

THREE-BEDROOM BUNGALOWS

Falcon

3-bedroom home

Falcon has a great open-plan living area, an en-suite to the main bedroom and a family bathroom making this a great home.

Serin

3-bedroom home

Similar to the Falcon, the Serin has a great open-plan living area, an en-suite, a family bathroom and ample storage throughout the home.

ONE-BEDROOM HOUSE

Shelduck

1-bedroom home

The Shelduck has everything you could want from a one-bedroom home; a separate kitchen, a handy downstairs cloakroom and a study.

TWO-BEDROOM HOUSE

Lapwing

2-bedroom home

This is a great starter home with a living and dining area that opens onto the garden, ample storage and driveway parking.

Skylark

2-bedroom home

Skylark's unique with a completely open-plan ground floor.

Firecrest

2-bedroom home

With an en-suite to the main bedroom, a modern family bathroom and lots of storage throughout, the Firecrest offers more than you'd expect.

Wagtail

2-bedroom home

The Wagtail has a lovely open plan living and dining space which is sure to be the heart of the home.

Goldcrest

2-bedroom home

Similar to the Skylark, Goldcrest has an open plan ground floor, a modern family bathroom and en-suite to the main bedroom.

THREE-BEDROOM HOUSE

Warbler

3-bedroom home

With an attractive frontage, driveway parking and a spacious layout, the Warbler is a great choice.

Blackcap

3-bedroom home

Blackcap comes with bi-folding doors in the kitchen and dining area, a garage and modern specification throughout.

Whinchat

3-bedroom home

This lovely home comes with a utility room, bi-fold doors that flood the kitchen with light and driveway parking.

Egret

3-bedroom home

Egret has a really spacious living and dining area, a breakfast bar and a modern family bathroom.

Tern

3-bedroom home

Tern also comes with bi-fold doors in the kitchen and dining area, a separate living room and a modern en-suite and family bathroom.

Diver

3-bedroom home

Diver has a few features to create a characterful home; bi-fold doors in the dining area and bay windows in the living room and main bedroom.

FOUR-BEDROOM HOUSE

Dunlin

4-bedroom home

Dunlin comes with a utility, extra storage in the kitchen/dining area and modern specification throughout.

Merlin

4-bedroom home

Merlin is a home you'll want to show off! bi-fold doors in the kitchen and also the separate living room will make this great for entertaining in the summer.

Sanderling

4-bedroom home

Sanderling is a spacious home with a separate living room, a family snug, and an open-plan kitchen/dining room.

Heron

4-bedroom home

A family home that offers plenty of storage and great entertaining spaces.

Why buy new

Your new home is a blank canvas, its ready for you to put your personality into it. Buying new gives you the opportunity to make it yours right from the start.

You're protected

Your home at Trinity Park will come with a ten-year NHBC warranty, giving you peace of mind.

Clean and green

Your new home is energy efficient and built to the latest environmental standards meaning you are not only looking after the planet you are looking after your pennies too.

Ready to move into

Your new home will be brand new, fresh and clean. All you need to do is unpack and settle right in.

Award winning

We are proud of our award-winning homes, designed with your lifestyle in mind. We are proud to be creating unique spaces to live.

Get moving

As soon as your home is ready you can move in! No need to wait for a buyer to move out, or worrying about a disruption to the buying chain.



Own your home with shared ownership

Getting the keys to your first new home could be easier than you think with this popular government-backed scheme. If you've found the Persona home that is right for you, take the first steps to owning it with shared ownership.

This part-rent, part-buy scheme is an opportunity for first time buyers and those that do not currently own a home to get on the property ladder. It's an ideal stepping stone for aspiring homeowners who are unable to buy a home outright and would rather buy what they can afford, when they can afford it. You start off buying a share in your new home on a leasehold basis and as time goes on, you can buy more shares when you can afford it; this process is called staircasing. The more shares you have in your home, the less rent you will pay until eventually you own your home outright and no longer pay rent to us.

You qualify for shared ownership if:

- You don't currently own a home or have an interest in a home and can't afford to buy one outright
- You have at least a 5% mortgage deposit available for the percentage of the home you would like to buy
- Your combined household income is less than £80,000 or less than £90,000 in London
- You can afford the monthly mortgage, rent and service charge payments



Our guide to buying with Shared ownership

With shared ownership you only buy between 25% and 75% of the value of your chosen home. You then pay a reduced rent on the remaining share of the home that you have not purchased.

Depending on your personal financial circumstances, your mortgage deposit could be as low as 5% of the value of the share that you purchase - a lot less than it would be if you were buying a home outright!



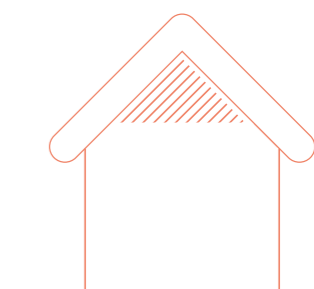
Step 1

Choose your property that qualifies for Shared Ownership



Step 2

Buy between 25% and 75% share of the property meaning less of a deposit up front



Step 3

Pay rent on the remaining share not owned by you



General Enquiries

T: 0800 030 8888

E: contactus@yourpersonahome.com

Marketing Suite

Sladbury's Lane, Clacton-on-Sea, Essex, CO15 4BE

Visit: yourpersonahome.com

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk



The details shown in this brochure are a general outline for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract. Computer generated images are for illustrative purposes and individual features such as windows, render, bricks and other material colours may vary. All images, descriptions, dimensions, references to measurements and other details used in this brochure are for illustrative purposes only and are given in good faith but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. All services and facilities may not be available on the completion of the property. Should you have any queries, please direct them through your legal representatives. July 2022.