





# 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 excellence, find out more about us on page 4"





# Find out more

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# 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 20** 

# Persimmon in numbers

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

9,922

homes delivered in 2023 200+

locations across the UK 4800+

employees make it all happen 452

acres of public space created £2.3bn

invested in local communties over the last 5 years



#### The Persimmon Pledge

The Persimmon Pledge is our commitment to making sure you receive exceptional customer service and relevant communications before, during and after you've moved in.

Find out more about the Persimmon Pledge.



#### **Accessible homes**

It's crucial that your new home works perfectly for you and your needs. We build in line with Approved Document M accessibility requirements.



Scan the QR code to find out what each rating means.



#### 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.



# 1

#### 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

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 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.

#### 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.

#### 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.

#### 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

















Bank of Mum and Dad



**Deposit Boost** 



Armed Forces/Key Workers Discount





#### Selby • North Yorkshire

# **Staynor Hall Phase 4A**

Following on from the success of the previous phases at Staynor Hall, we now have a new phase of two, three and four-bedroom homes in the popular town of Selby, North Yorkshire.

Living at Staynor Hall means you'll be in a fantastic commuter position for York and Leeds city centres with easy access to the A 19, A 1 and M62 for travel around the wider area. The development is in a particularly interesting spot, on the grounds of a ruined fortified manor house, previously the site of a medieval moated enclosure. Along with homes, a new primary school has been built for local residents and there are plans for future development at Staynor Hall.

#### **Great local amenities**

The development is close to a large retail park and within walking distance of Selby town centre with its selection of supermarkets, high street stores and independent shops. The town is also well-known for its popular weekly market which offers a selection of local produce and interesting stalls.

#### Easily within reach

Selby is a great place to stay active as it's home to a selection of sporting clubs, including football, rugby, golf, tennis and ten-pin bowling – it also has its own leisure centre. The River Ouse and Selby Canal run through the town meaning you're never far from a stunning waterside walk, plus the local Barlow Common nature reserve is a great place for a spot of fishing or to enjoy the local wildlife. Selby Park, with its five-acres of beautiful gardens and children's play area is a popular place for a picnic.

If you're after culture, Selby's Globe Community Cinema hosts all the latest film releases and Selby Town Hall Arts Centre holds music, dance and drama events. The jewel in Selby's crown has to be its majestic Abbey – even at 900 years old it still remains one of England's finest examples and is a well worth a visit.

With its great selection of shops, open green spaces, well-respected schools and convenient routes to York, Leeds, Doncaster and Barnsley, Staynor Hall is a great place to set up home.

#### **EXPLORE**

Start exploring...

Selby train station

1.5 miles

York
16.2 miles

Doncaster **20.7 miles** 

Leeds **26.1 miles** 



Staynor Hall (Phase 4 & Phase 4A)

## Phase 4A

2 bedroom

The Danbury

3 bedroom

The Kingley

The Braunton

The Barndale



The Linton

2 bedroom

The Morden

3 bedroom

The Barton

The Stafford

The Derwent

The Carleton

The Lockwood

The Lockwood Corner

4 bedroom

The Ennerdale

The Hornsea

4 bedroom

The Elvington

The Coniston Corner

The Belmont

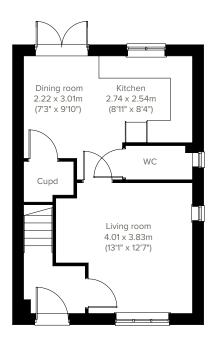
Affordable Housing

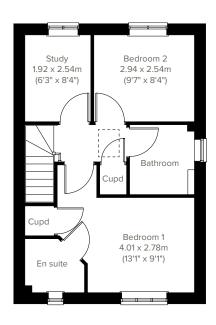






Perfect for the way we live today, the two-bedroom Danbury has a modern open plan kitchen/dining room with garden access and a spacious front-aspect living room, that's ideal for entertaining. Upstairs there are two bedrooms, bedroom one has an en suite and a family-sized bathroom and a study complete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





#### **GROUND FLOOR**

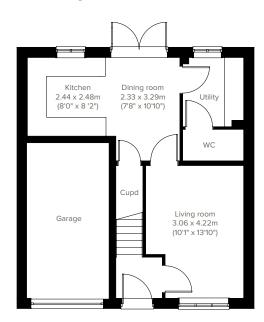
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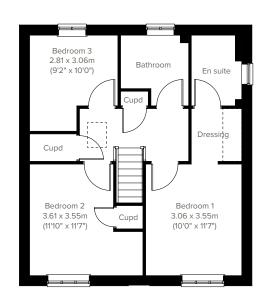
Please note that elevation treatments and window/door positions may vary from plot to plot. Plot specific information will be confirmed on your reservation check list.





An attractive three-bedroom family home, the Kingley is ideal for modern living. The bright open plan kitchen/dining room has French doors leading into the garden perfect for entertaining and family meals. The downstairs WC and four storage cupboards take care of everyday storage. Plus there's an en suite and dressing room to bedroom one, modern family bathroom and integral garage.





**GROUND FLOOR** 

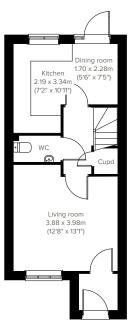
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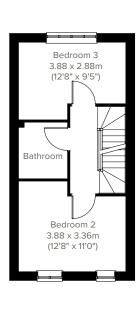
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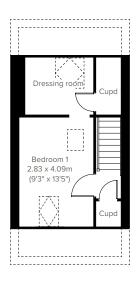




A superb family home, the Braunton features a bright open plan kitchen/dining room with access to the garden, and a spacious front-aspect living room. The WC and storage cupboard ensure it's practical as well as stylish. Upstairs you'll find two bedrooms and a family-sized bathroom and on the top floor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







#### **GROUND FLOOR**

#### **1ST FLOOR**

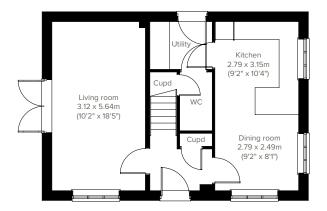
#### **2ND FLOOR**

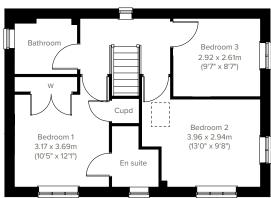
Please note that elevation treatments and window/door positions may vary from plot to plot. Plot specific information will be confirmed on your reservation check list.





A thoughtfully designed three-bedroom family home with much to offer. The Barnwood has a bright and modern open plan kitchen/dining room leading to a handy utility room. The spacious living room has French doors leading into the garden. The inner hallway, downstairs WC and cupboards take care of everyday storage. Plus there's an en suite to bedroom one and a family bathroom serving two other generous bedrooms.





**GROUND FLOOR** 

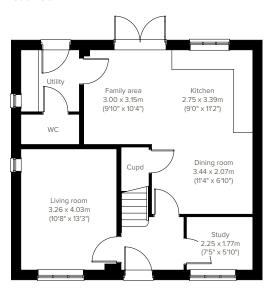
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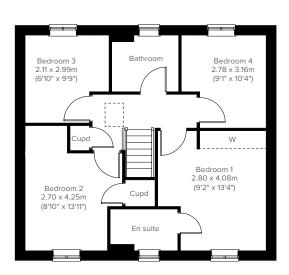
Please note that elevation treatments and window/door positions may vary from plot to plot. Plot specific information will be confirmed on your reservation check list.





A beautifully-designed four-bedroom detached home, the Brampton has everything you need for modern living. Downstairs there's a front-aspect living room, a spacious kitchen/dining/family room with French doors leading into the rear garden and a separate study. The first floor is home to a generous bedroom one with an en suite, plus plenty of storage cupboards plus three spactious bedrooms served by a family bathroom.



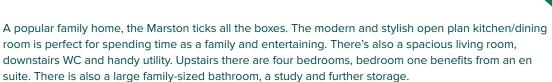


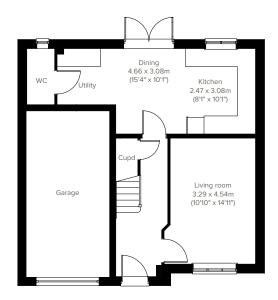
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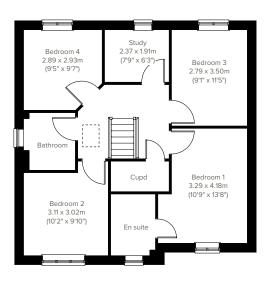
#### **1ST FLOOR**

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#### **GROUND FLOOR**

#### **1ST FLOOR**

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Staynor Hall Phase 4A

# **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.





#### **External**

#### Walls

Traditional cavity walls.

Inner: block.

Outer: Style suited to planned architecture.

Tile or slate-effect with PVCu rainwater goods.

#### **Windows**

UPVC double glazed windows.

Pre-finished GRP door with UPVC frames. French doors to garden or balcony (where applicable).

#### Other

Solar panels.

Waste water heat recovery to en-suite or bathroom as applicable.



#### Internal

## Ceilings

Painted white.

#### Lighting

Pendant or batten fittings with low-energy bulbs.

Staircase painted white.

#### Walls

Painted in white emulsion.

#### **Doors**

White pre-finished doors with white hinges.

#### Heating

Electric or gas fired combi boiler (plot specific) with radiators in all main rooms, with thermostatically-controlled valves to bedrooms.

#### Insulation

Insulated loft and hatch to meet current building regulations.

#### **Electrics**

Individual circuit breakers to consumer unit and double electric sockets to all main rooms.



#### Kitchen

#### General

Fully-fitted kitchen with a choice of doors and laminate worktop with upstands to match (depending on build stage).

#### **Plumbing**

Plumbing for washing machine.

#### **Appliances**

Single electric stainless steel oven and electric or gas hob (plot specific) in stainless steel with integrated stainless steel cooker hood.



#### **Bathroom**

#### Suites

White bathroom suites with chrome-finished fittinas.

#### **Extractor fan**

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

Mira showers with chrome fittings to en suite. Where there is no en suite, wall mounted shower head hair rise facility.

#### **Splashbacks**

Splashback to sanityware walls in bathroom and en suite. Splashback to bath and full height tiled shower where separate enclosure only.



#### Security

#### Locks

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

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.

#### **Electrics**

EV car chargers.





#### 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:**

PEA 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.
- We use energy-saving LED lightbulbs in all our homes.
- A-rated appliances

  Many of our kitchen appliances have a highly efficient A rating.

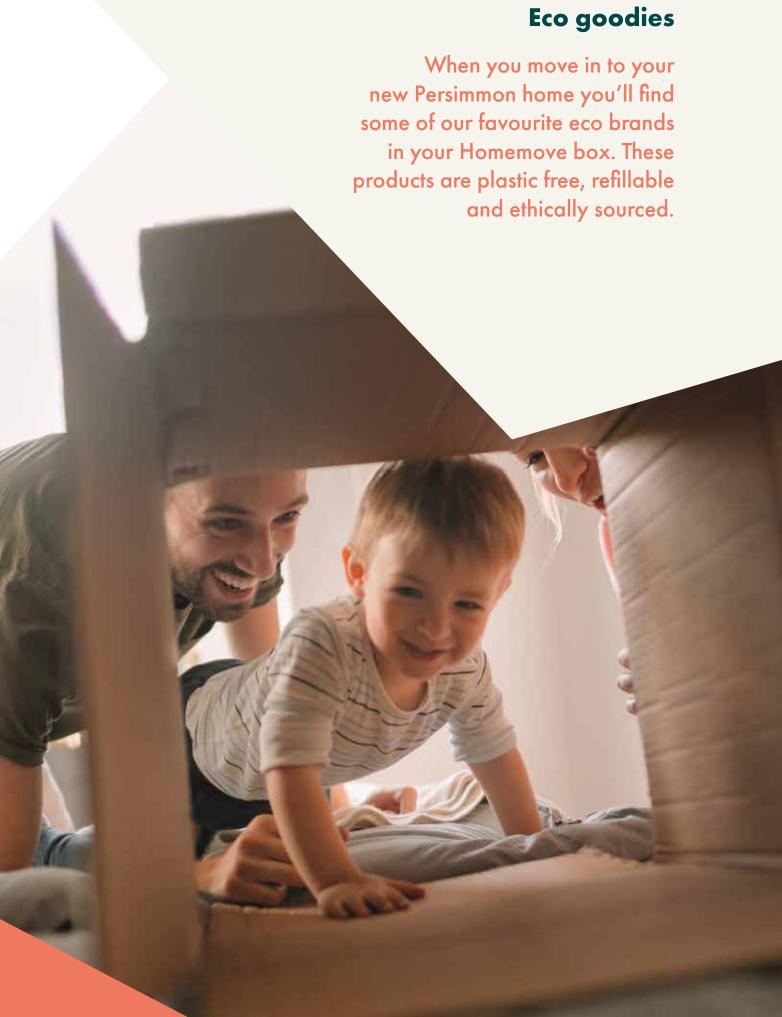
- A-rated boilers

  Our condenser boilers far outperform non-condensing ones.
- (i) 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.
- 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.







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."





All about community

# Proud to be building communities

When creating Staynor Hall Phase 4A, 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. Staynor Hall Phase 4A 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.





£490,000 contribution towards health care provisions.

#### **EDUCATION**

New primary school on site and £2,000,000 primary education contribution.

#### ROADS

£51,960 contribution towards offsithighways for a new roundabout at Bawtry Road.

#### PUBLIC TRANSPORT

£187,500 contribution

#### COMMUNITY SPACES

Construction of a community centre.



#### RAILWAY CONTRIBUTION

£ 122,000 contribution towards Selby Railway.



#### **Energy efficient homes**

# **Solar Panels**

As part of our ongoing mission to build sustainable communities, we've introduced solar panels as an eco-conscious solution that helps you save money on bills.

- How does the solar photovoltaic system work?
  The Viridian Solar Clearline Fusion solar PV panels
  convert sunlight directly into electricity. The direct current
  (DC) produced by the panels is converted to alternating
  current (AC) that matches your mains supply by a gridtied inverter. This means that during daytime, any unused
  energy is returned to the National Grid.
- Oo solar panels need direct sunlight to work?
  No, whilst the panels generate more power in increased brightness they will still work in general daylight.
- How do I know what power has been generated?

  The generation meter works similar to a standard of

The generation meter works similar to a standard electric meter with a visual display readout.

- With our Microgeneration Certification Scheme (MCS) installed systems, owners are eligible to feed in tariff rates. Speak to your energy provider for more information and how to benefit from this additional income.
- Will the system power my whole home?

  Whilst the generation will be used within your home, it will be unable to provide all of your energy needs. Any electric usage at night will be taken direct from grid at your agreed tariff.
- What are the dimensions of the solar panels? Size may vary depending on plot, along with the plot's location and orientation on the development.
- What about roof maintenance?

  The roof covering can be easily maintained or replaced without the cost of dismantling a solar installation.

- Does my system have battery storage?

  The systems we install do not come with battery storage, future investment in one is at the homeowner's discretion.
- Yes, provided you have usage during daylight hours then the panels will reduce the associated usage charges by using their energy first. If you exceed their output you will again be taking energy from the grid.
- Who would own the solar panels?

  The system is sold freehold along with your property, no third party ownership exists on our systems.
- Would the solar panels sit flush with tiles or be on rails?

  Our Viridian Solar Roof integrated panels sit lower to the

roofline, without brackets and racking on show, to look like an intended part of the roof.

- Where will the solar panels be located?

  Depending on your plot and its orientation within the development the panels may be on the front or rear depending on which elevation benefits from the highest solar gains.
- What colour are the solar panels?

  Depending on the product installed the panels will either be dark blue or black. Lighter blue panels are no longer supplied.



#### 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:

#### 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.

#### More ways to buy

We offer a range of schemes to help get you on the property ladder, including Home Change and Part Exchange.

#### **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.

Absolutely everything in your new home is brand new. You get all the latest designs

and tech, complete with manufacturers' warranties. Win-win.

**Brand new** 

#### 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.

#### 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.



# **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 mortage.



# Part L building regulation updates

## 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.



# 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 bingewatching 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.





) support@fibrenest.com

#### Get connected today!

To sign up you will need your Unique Customer Reference.

Please ask your sales advisor for this:

C: D:



# **Notes**

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