



# Persimmon

Together, we make your home



## Staynor Hall Phase 4

Selby • North Yorkshire

# 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.

**"We have over 50 years of building expertise, 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.



Staynor Hall Phase 4

## 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 30](#)

## 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.

### 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 36**

## "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](https://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.





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.

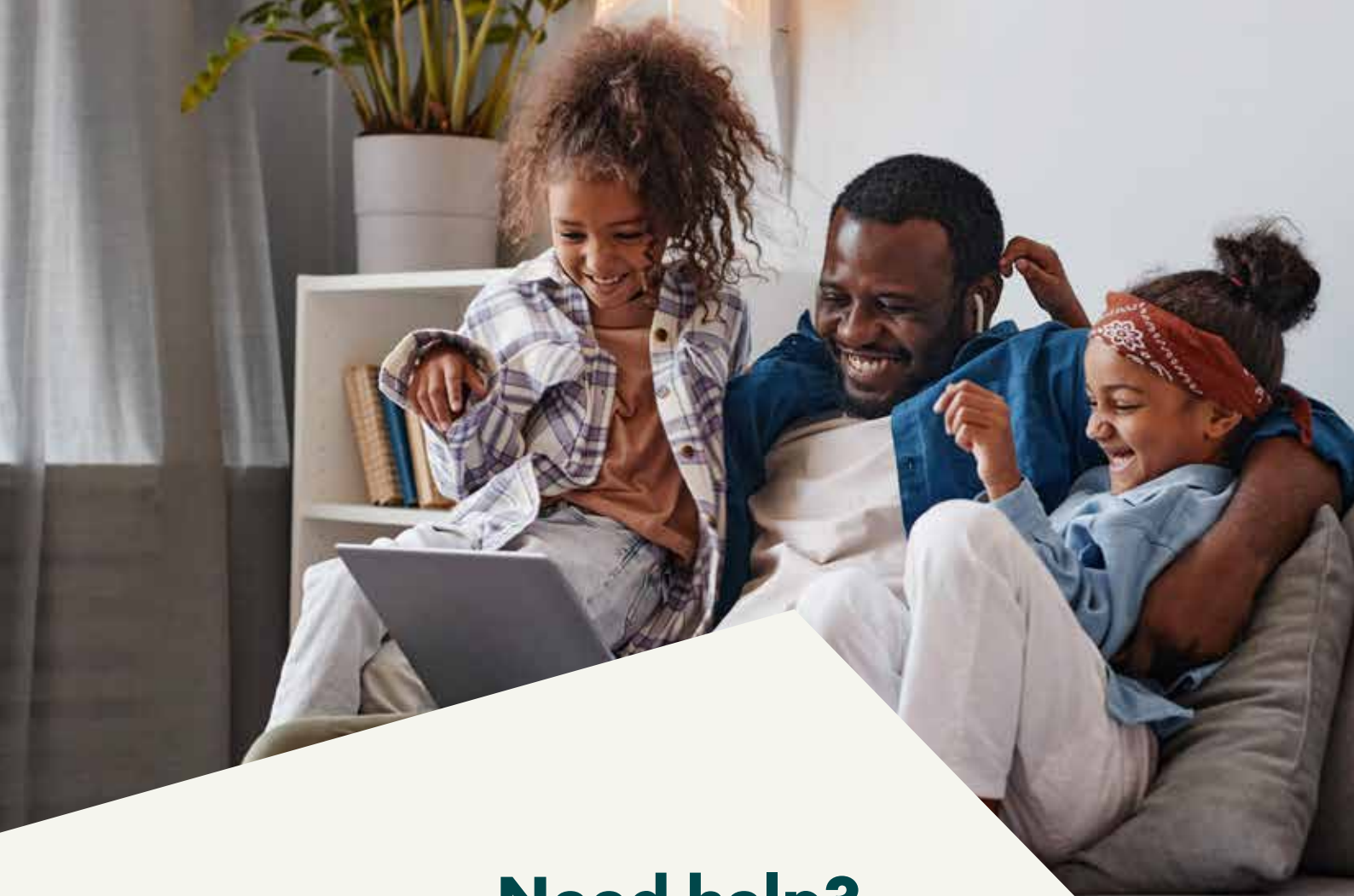
## Handover

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**

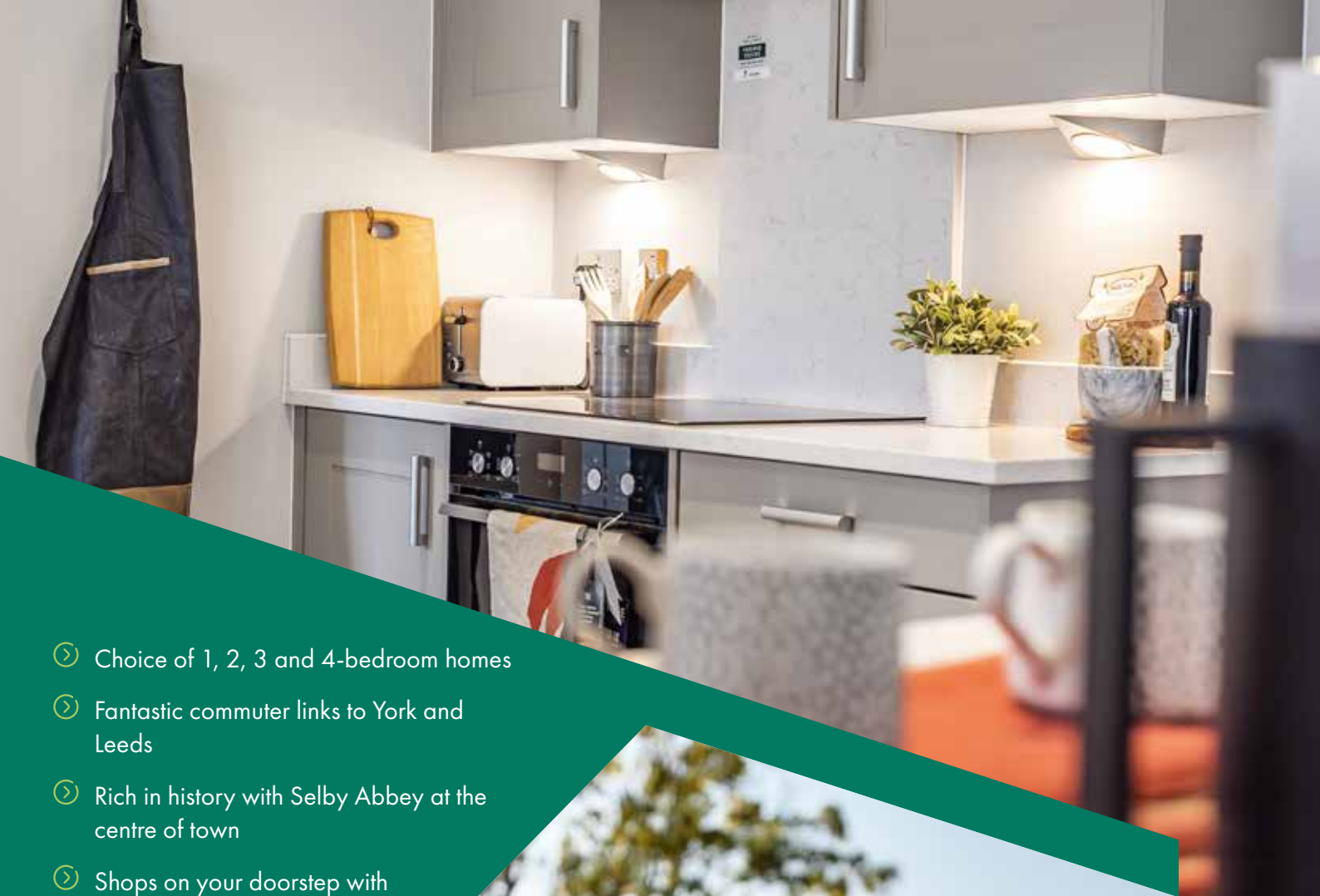
**Home Change**  
Sell your current home with our support. We'll take care of estate agent fees and offer expert advice to help get you moving.



**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.



- 
- ① Choice of 1, 2, 3 and 4-bedroom homes
  - ① Fantastic commuter links to York and Leeds
  - ① Rich in history with Selby Abbey at the centre of town
  - ① Shops on your doorstep with easy access to retail parks and supermarkets



**Scan me!**

For availability and pricing  
on our beautiful new homes in  
Staynor Hall.





Selby • North Yorkshire

# Staynor Hall Phase 4

Following on from the success of the previous phases at Staynor Hall, we now have a new phase of one, 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 A19, A1 and M62 for travel around the wider area. The development is in a particularly interesting spot, consisting of 128 homes constructed on the grounds of a ruined fortified manor house, previously the site of a medieval moated enclosure. Along with the 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)



Future  
Development

## Our homes

### 1 bedroom

 **The Linton**

### 2 bedroom

 **The Morden**

### 3 bedroom

 **The Barton**

 **The Stafford**

 **The Derwent**

 **The Derwent Corner**

### 3 bedroom

 **The Carleton**

 **The Carleton Special**

 **The Lockwood**

 **The Lockwood Corner**

### 4 bedroom

 **The Ennerdale**

 **The Hornsea**

 **The Elvington**

### 4 bedroom

 **The Coniston Corner**

 **The Belmont**

 **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. The location of the affordable housing on this plan is indicative only and both the location and number of affordable housing plots may be subject to change.

Future  
Development





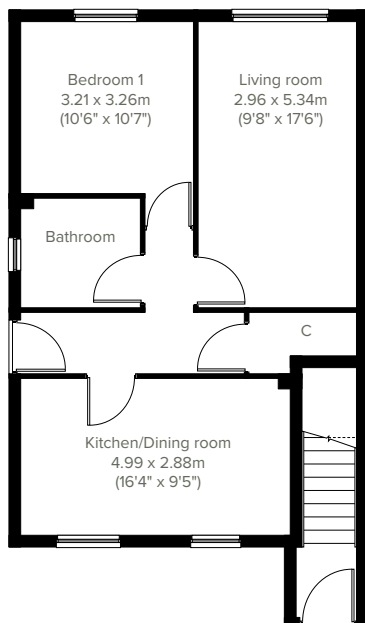


# The Linton

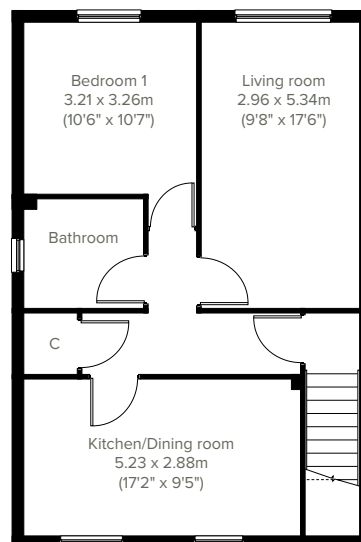
1 bedroom Maisonette



The Linton is a thoughtfully designed one-bedroom maisonette, offering a spacious kitchen/dining room, bright living room, a good-sized double bedroom and a bathroom with modern fixtures and fittings - there's also a handy storage cupboard in the hallway. This home is perfect for first time buyers and investors alike.



**GROUND FLOOR**



**1ST FLOOR**

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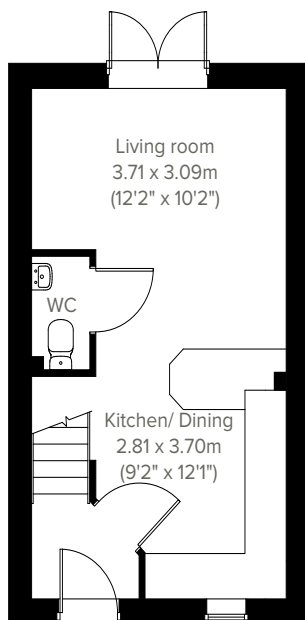


# The Morden

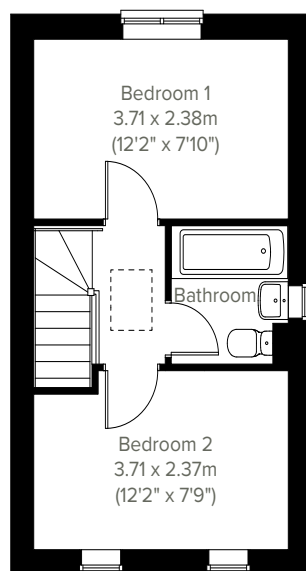
2 bedroom home



Modern living at its best, the Morden's open plan kitchen/dining/living room is bright, sociable and ideal for the way we live today. Upstairs there are two nicely-proportioned bedrooms and a family-sized bathroom. This home is perfect for first-time buyers and young professionals.



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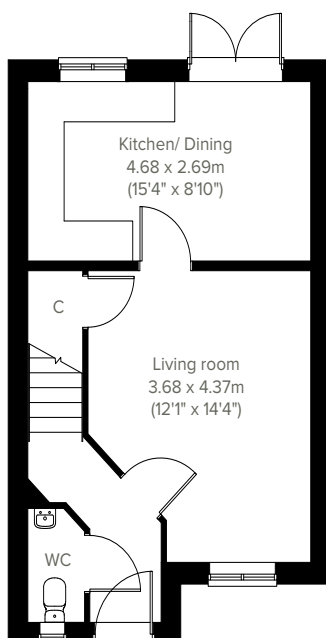


# The Barton

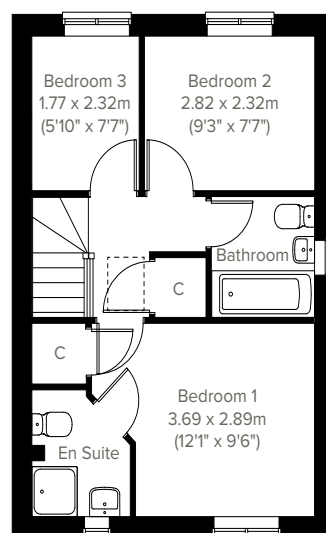
3 bedroom home



The popular Barton is a three-bedroom family home, featuring a bright and modern open plan kitchen/dining room with French doors leading into the garden. The downstairs WC, three handy storage cupboards and en suite to bedroom one mean it ticks all the boxes for practical family living.



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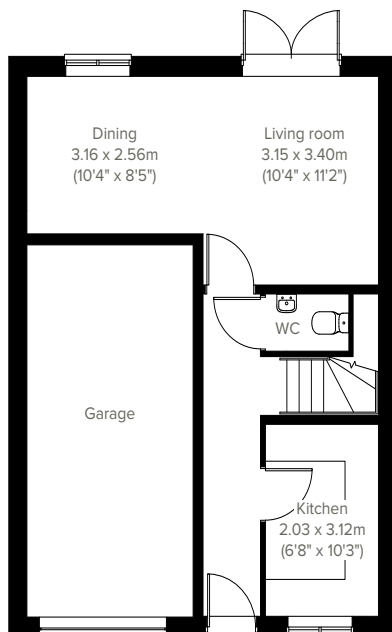


# The Stafford

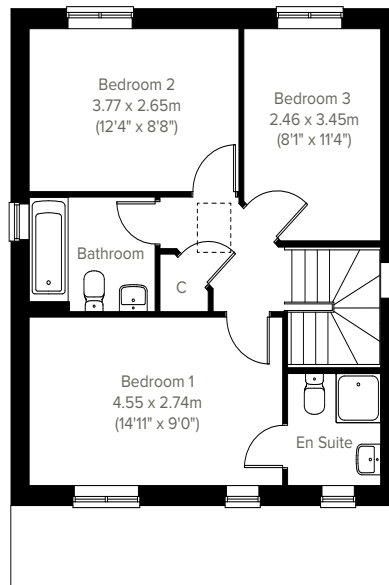
3 bedroom home



Benefiting from a large integral garage, an open plan living/dining room with French doors leading into the garden, plus three double bedrooms, the Stafford is a popular family home. The downstairs WC, handy first-floor storage cupboard, family bathroom and en suite to bedroom one mean it's practical as well as stylish.



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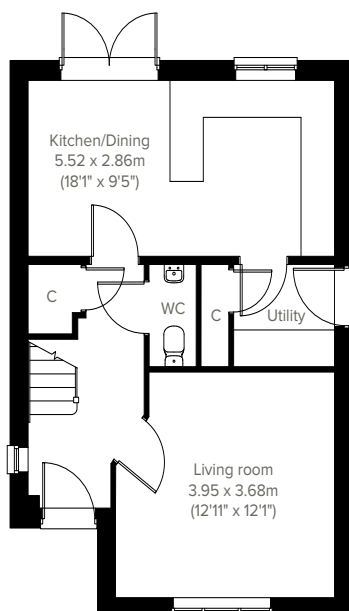


3 bedroom home

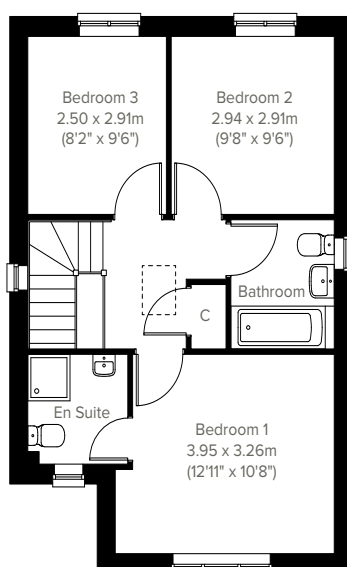
# The Derwent



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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**16**

**EPC: B**



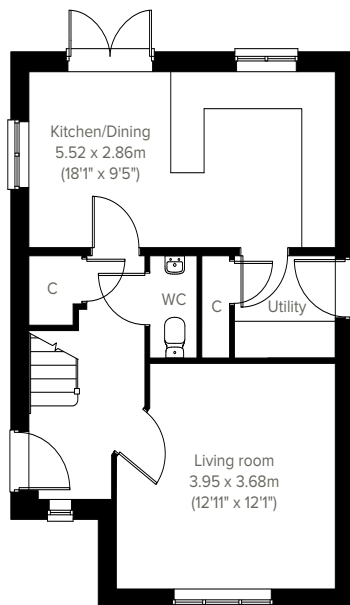


# The Derwent Corner

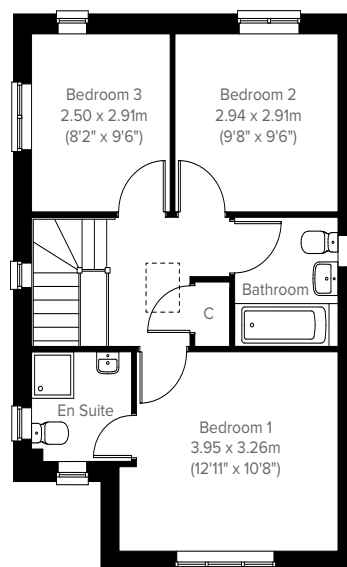
3 bedroom home



Made for modern living, the Derwent Corner is a popular three-bedroom home which benefits from a stylish open plan kitchen/dining room with French doors leading into the garden. A bright front-aspect living room, separate utility room with outside access, handy storage cupboards and downstairs WC complete the ground floor. Upstairs, bedroom one has an en suite, there's a family bathroom and another storage cupboard.



**GROUND FLOOR**



**1ST FLOOR**

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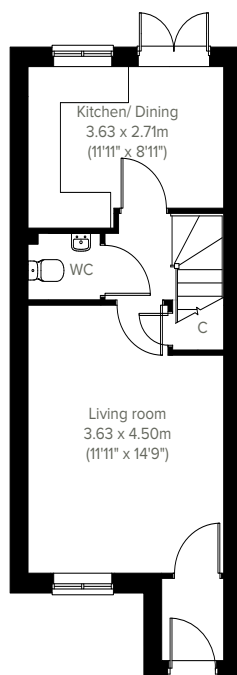


3 bedroom home

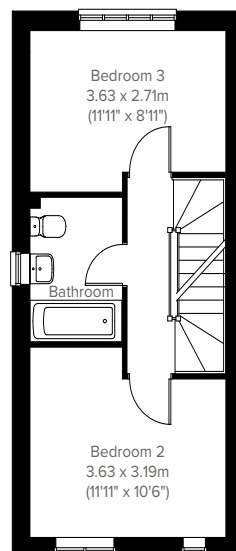
# The Carleton



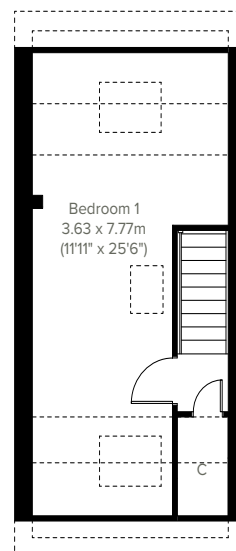
A thoughtfully designed three-storey home, the Carleton has a modern open plan kitchen/dining room, well-proportioned living room and three good-sized bedrooms. The enclosed porch, downstairs WC, two storage cupboards and off-road parking mean it's practical as well as stylish.



**GROUND FLOOR**



**1ST FLOOR**



**2ND FLOOR**

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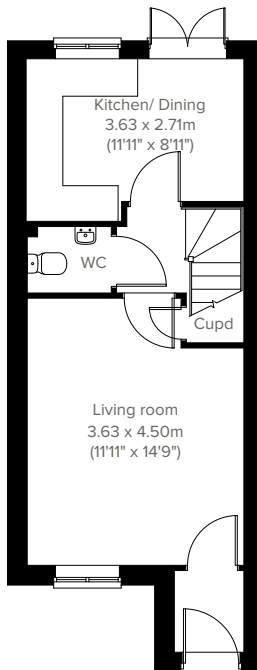


# The Carleton Special

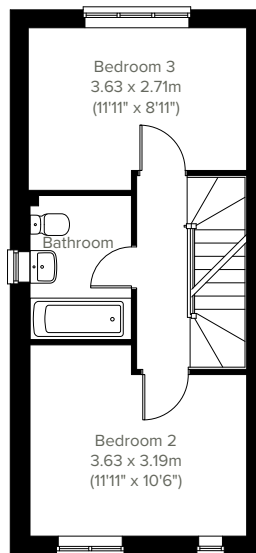
3 bedroom home



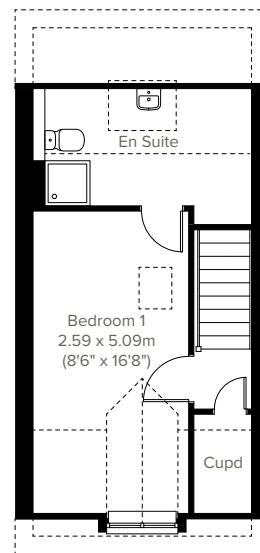
A thoughtfully designed three-storey home, the Carleton Special has a modern open plan kitchen/dining room, well-proportioned living room and three good-sized bedrooms. The top floor bedroom one also has a spacious en suite. The enclosed porch, downstairs WC, two storage cupboards and off-road parking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



**GROUND FLOOR**



**1ST FLOOR**



**2ND FLOOR**

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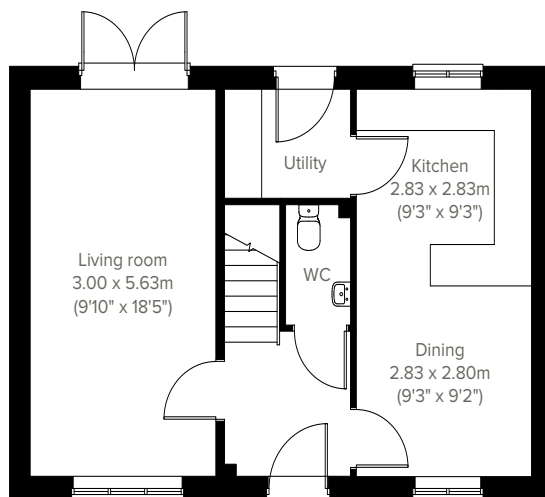


3 bedroom home

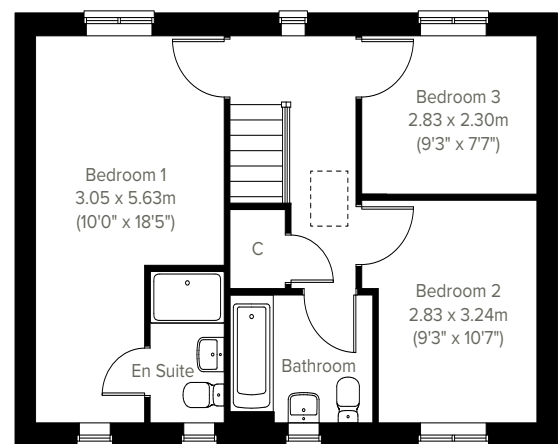
# The Lockwood



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



**GROUND FLOOR**



**1ST FLOOR**

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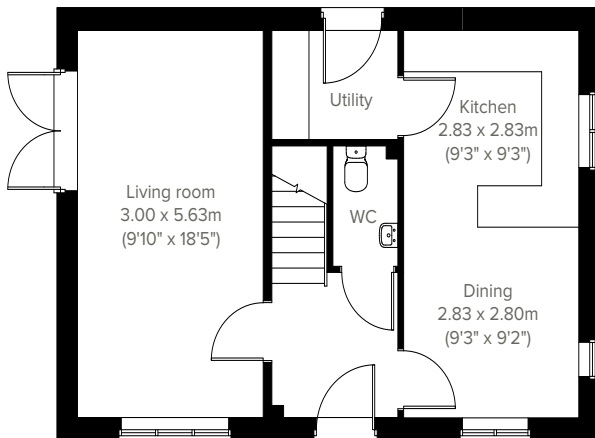


# The Lockwood Corner

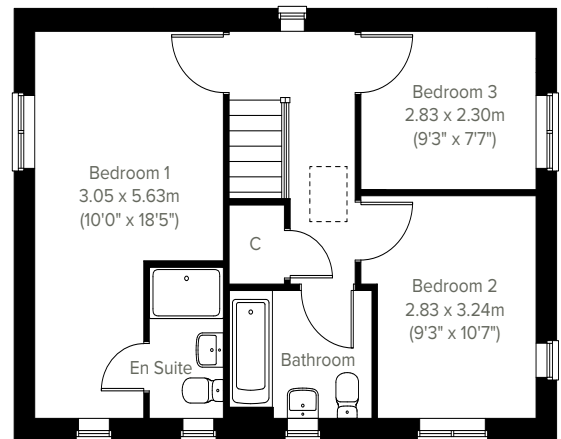
3 bedroom home



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



**GROUND FLOOR**



**1ST FLOOR**

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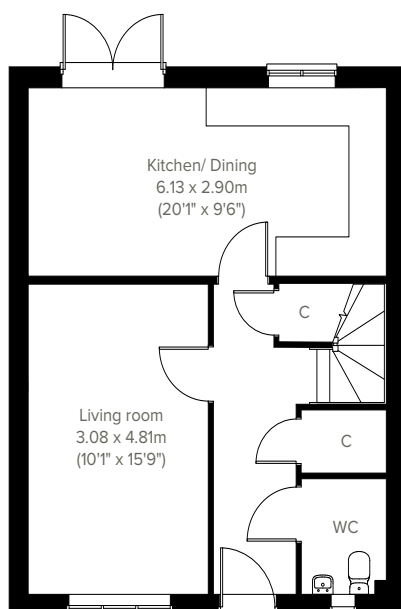


4 bedroom home

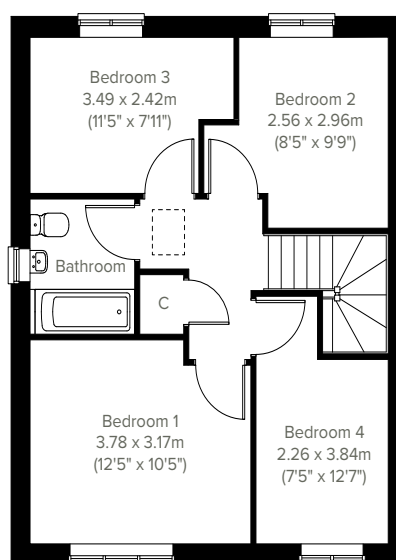
# The Ennerdale



The Ennerdale is a modern home ideal for family life. This four-bedroom home features an open plan kitchen/dining room with French doors leading into the garden, handy storage cupboards, a front-aspect living room, plus a downstairs WC. The first floor has four bedrooms and a modern family bathroom.



**GROUND FLOOR**



**1ST FLOOR**

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**22**

**EPC: B**



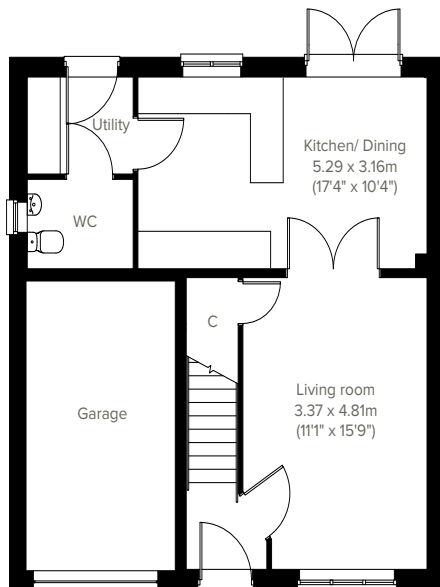


# The Hornsea

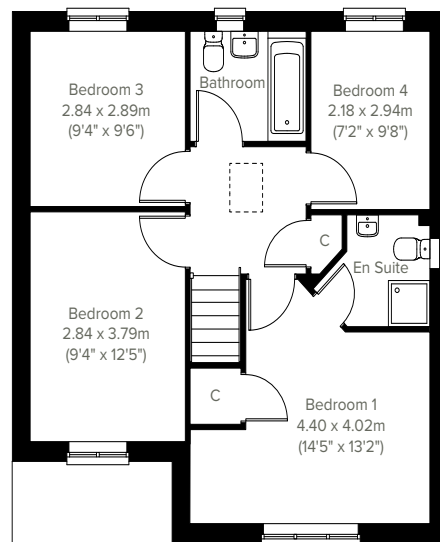
4 bedroom home



The Hornsea is a superb detached home with an integral garage and a good-sized living room with double doors leading into a bright open plan kitchen/dining room - perfect for family life and entertaining. It's practical too, with a utility, downstairs WC and three storage cupboards. The large bedroom one has an en suite, with the spacious landing leading on to three further bedrooms and the main family bathroom.



**GROUND FLOOR**



**1ST FLOOR**

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**23**

**EPC: B**



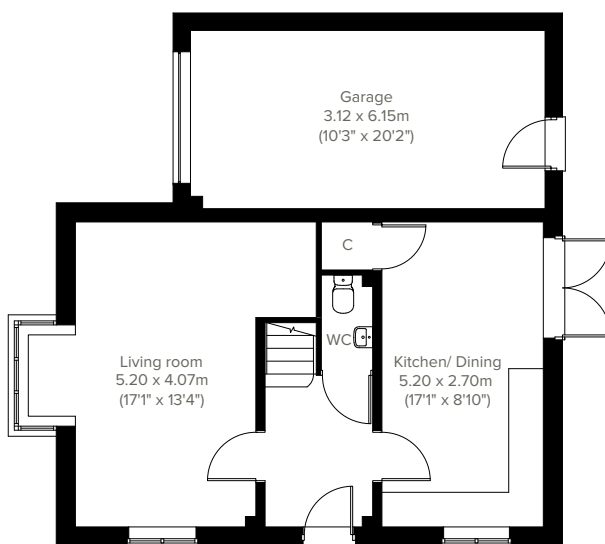


4 bedroom home

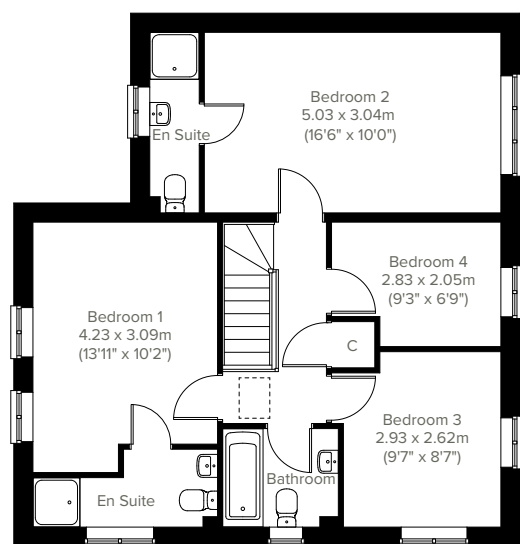
# The Elvington



The Elvington is a contemporary four-bedroom detached home offering open plan living. The light and airy kitchen/dining room enjoys an open aspect through French doors to the rear garden. There's a bright front-aspect living room with a bay window, a downstairs WC, storage cupboard and an adjoining integral garage. Upstairs there are four good-sized bedrooms, with bedrooms one and two benefiting from en suites, plus a modern fitted family bathroom and further storage cupboard.



**GROUND FLOOR**



**1ST FLOOR**

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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.

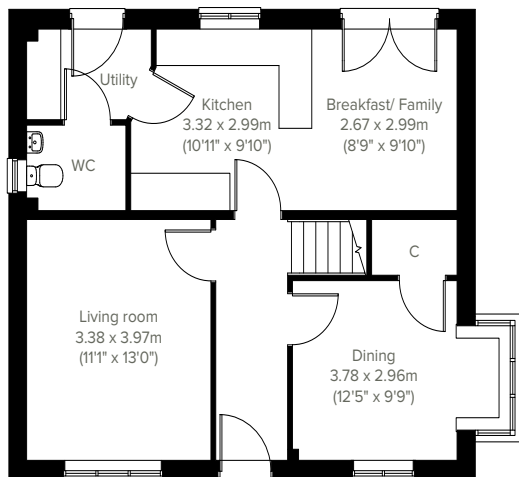


# The Coniston Corner Bay

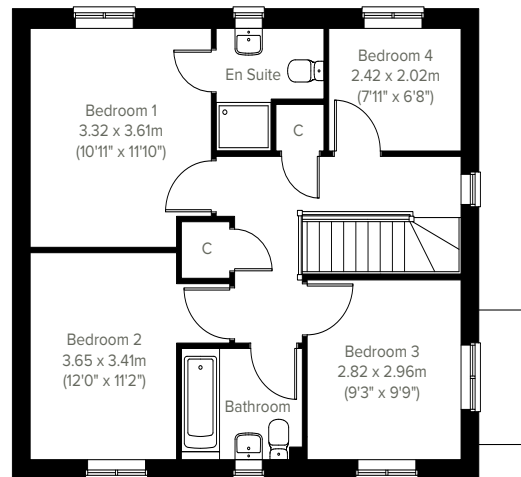
4 bedroom home



A popular family home, the Coniston Corner Bay 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 with bay window, downstairs WC and handy utility with outside access. Upstairs there are four bedrooms - bedroom one has an en suite - a large family-sized bathroom and two storage cupboards.



**GROUND FLOOR**



**1ST FLOOR**

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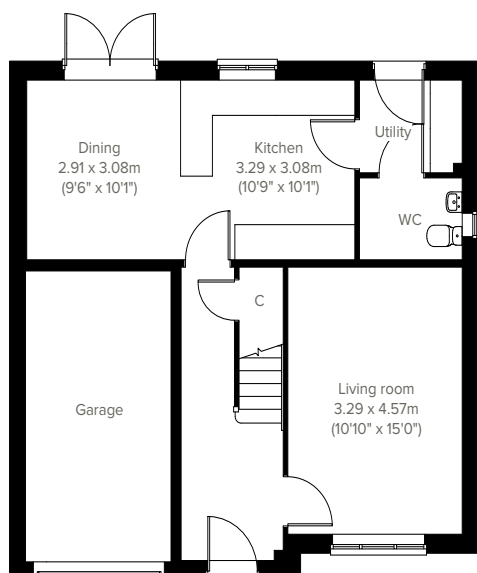


4 bedroom home

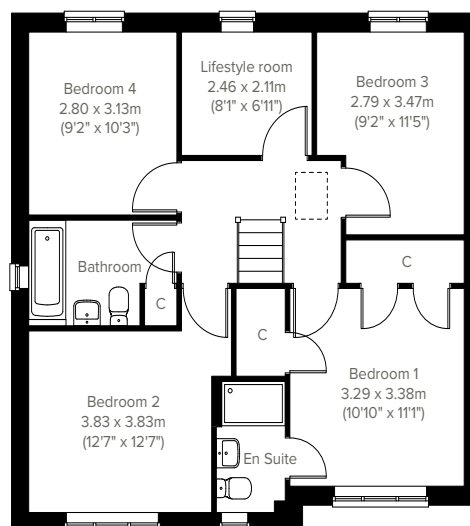
# The Belmont



Ideal for family life, the Belmont is a beautiful four-bedroom detached home. The open plan kitchen/dining room is spacious and bright with French doors leading onto the garden - perfect for gatherings with friends and family. It comes complete with a single integral garage, lifestyle room, downstairs WC, en suite to the bedroom one and four handy storage cupboards.



**GROUND FLOOR**



**1ST FLOOR**

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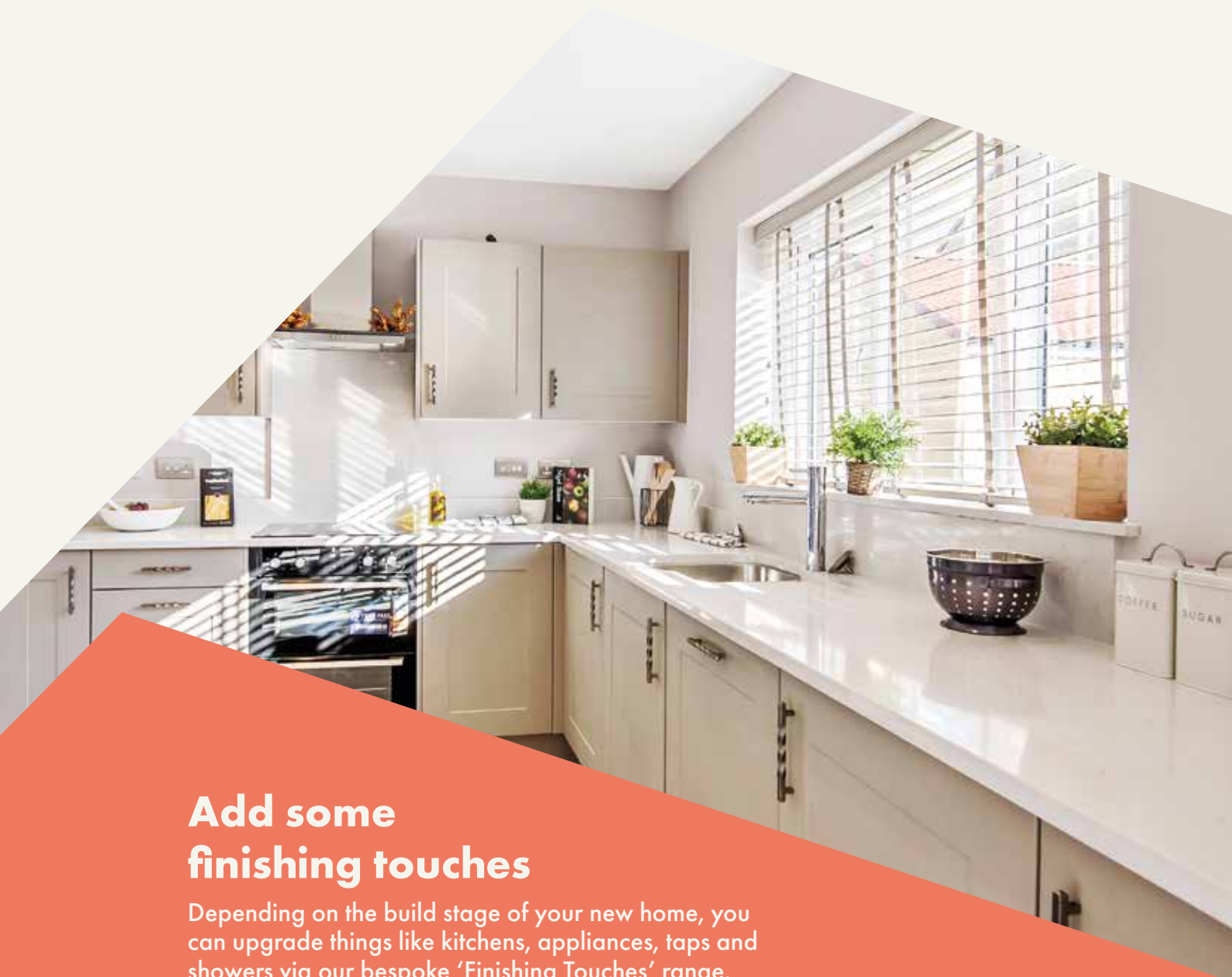




Staynor Hall Phase 4

# 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: block.

Outer: Style suited to planned architecture.

### Roof

Tile or slate-effect with PVCu rainwater goods.

### Windows

UPVC double glazed windows.

### Doors

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.

### Stairs

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 fittings.

### Extractor fan

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

### Shower

Mira showers with chrome fittings to en suite.

Where there is no en suite, 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).

### Fire

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

## Garage & Gardens

### Garage

Garage, car ports or parking space.

### Garden

Front lawn turfed or landscaped (where applicable).

### Fencing

1.8 metre fence to rear garden, plus gate.

### 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.

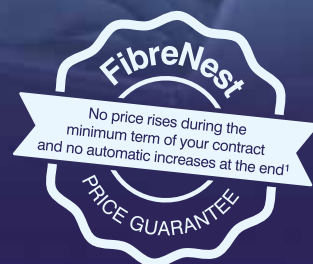
To achieve this, we're working to science-based carbon reduction targets in line with the Paris Agreement's 1.5°C warming pledge, investing in low-carbon solutions and technology that will further reduce the carbon footprints of our homes and our impact on the planet.

## Energy efficiency built in:

- ✓ **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.



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:



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 grid-tied inverter. This means that during daytime, any unused energy is returned to the National Grid.
- ✓ **Do 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 electric meter with a visual display readout.
- ✓ **How do my panels generate a revenue?**  
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.
- ✓ **Will the system save me money on my electric?**  
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:

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://persimmonhomes.com)

## 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).<sup>^</sup>NB: not all homes will be built using timber frame technology.

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



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. 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 Staynor Hall Phase 4, 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 4 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 Staynor Hall Phase 4.”**

#### HEALTH CARE

£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 offsite highways for a new roundabout at Bawtry Road.

#### PUBLIC TRANSPORT

£187,500 contribution towards public transport.

#### COMMUNITY SPACES

Construction of a community centre.

#### RAILWAY CONTRIBUTION

£122,000 contribution towards Selby Railway.





## Staynor Hall Phase 4

Staynor Link  
Selby  
North Yorkshire  
YO8 8GE  
T: 01757 600 339

E: [staynorhall.yrks@persimmonhomes.com](mailto:staynorhall.yrks@persimmonhomes.com)  
**[persimmonhomes.com/staynor-hall](https://persimmonhomes.com/staynor-hall)**

## Head Office

Persimmon Homes Yorkshire  
Persimmon House  
Fulford  
York  
YO1 4FE

T: 01904 642 199  
E: [yrks.sales@persimmonhomes.com](mailto:yrks.sales@persimmonhomes.com)  
**[persimmonhomes.com](https://persimmonhomes.com)**



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