



Persimmon

Together, we make your home



Grange Paddocks

Stanway • Colchester



Persimmon

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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
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.



Grange Paddocks

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 24](#)

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



“Building sustainable homes and community hubs”

Save money on your energy bills

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



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



Real Living Wage

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

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



Giving back

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

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



Happy hour

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



10-year warranty

When you buy a Persimmon home it comes complete with a 'peace of mind' 10-year insurance-backed warranty and our own two-year Persimmon warranty.



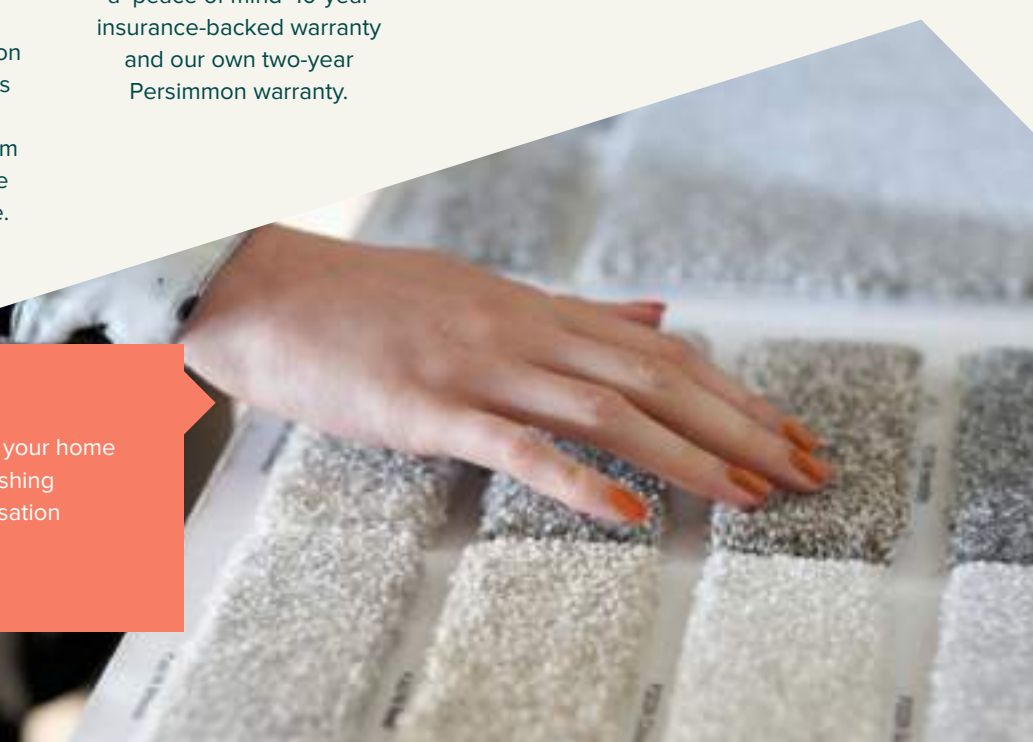
Help when you need it

You'll have a dedicated customer care helpline, plus cover for emergencies like complete loss of electricity, gas, water or drainage.

Finishing Touches

We know you'll want to make your home your own, so we created 'Finishing Touches', our home personalisation service.

Read more on page 26





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.

- 
- Choice of 2, 3 & 4-bedroom homes
 - Great range of local amenities
 - Selection of attractions minutes away
 - Handy transport links



Scan me!

For availability and pricing
on our beautiful new homes
at Grange Paddocks.



Stanway • Colchester

Grange Paddocks

Grange Paddocks offers a range of brand new two, three and four-bedroom homes in Stanway, a friendly village on the outskirts of Colchester.

Designed with community in mind

Living at Grange Paddocks you'll be within easy reach of Stanway's local amenities, and only three miles from bustling Colchester, England's oldest recorded town.

Stanway's Tollgate Centre Shopping Park is a great local asset, with restaurants as well as shops to choose from. For your weekly shop, there's a local Sainsbury's, an Aldi, and a Co-op in the Stanway Retail Park. Schools are nearby and include St Mary's Kindergarten, Busy Bees Kindergarten, Stanway Primary school, and the Stanway School - a secondary school with academy status.

Travel into Colchester couldn't be easier - Grange Paddocks is set just off the London Road, a direct route into the town centre.

Colchester's range of high street shops includes a Fenwick's department store, and for entertainment there's a theatre and cinema along with great bars and restaurants.

There's plenty of history in the town's castle and its lovely gardens, while for a family day out, the fantastic Colchester Zoo is right on your doorstep in Stanway.

Easily within reach

Grange Paddocks is located just off the A12, which leads north to Ipswich and south to Chelmsford and eventually London. Mainline train services from Colchester reach London in just under an hour, and for travel further afield Stansted Airport is around a 40-minute drive away.

EXPLORE

Start exploring ...

Colchester Zoo
2.6 miles

Colchester Town Centre
3.9 miles

Highwoods Country Park
4.6 miles

Stansted Airport
32.0 miles



Grange Paddocks



Our homes

2 bedroom

 The Coralin

3 bedroom

 The Tey

 The Gallows



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 Grantley

4 bedroom

The Albright

 The Kingsbury

The Albright Bay

 The Kingsbury Corner

The Bellington

 Affordable Housing

The Hollington



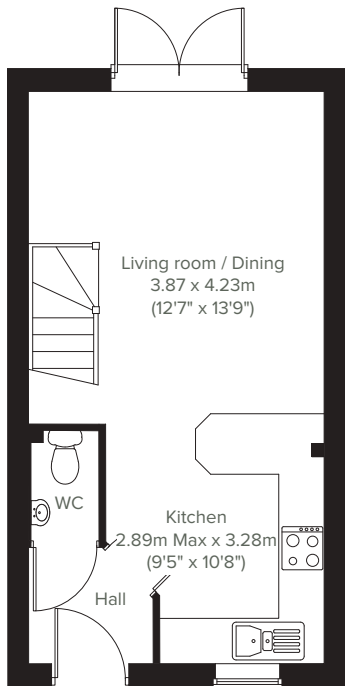


2 bedroom home

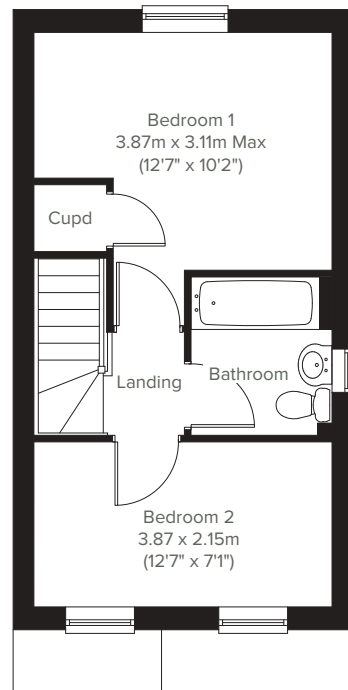
The Coraline



Perfectly-proportioned, the Coraline has a kitchen/living/dining room with French doors leading into the garden, two double bedrooms, a family bathroom, storage cupboard and downstairs WC. Ideal if you're a first-time buyer looking for a fresh modern home you can make your own.



GROUND FLOOR



1ST FLOOR

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12

EPC: B

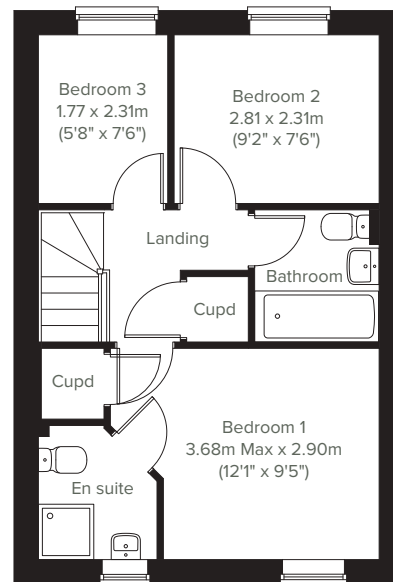
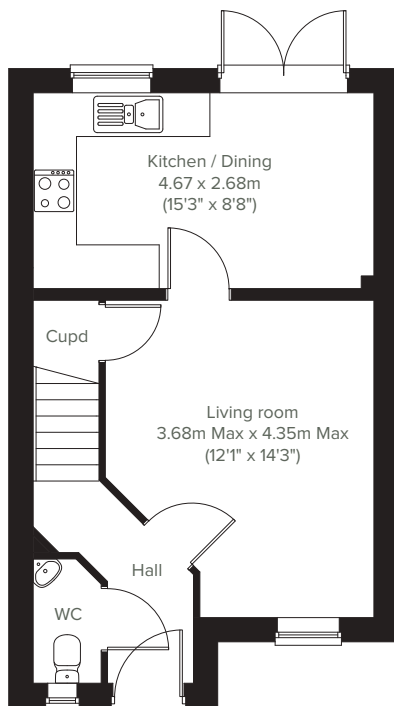


The Tey

3 bedroom home



The Tey has a stylish open plan kitchen/dining room with French doors leading into the garden, a spacious living room, handy storage cupboard and WC. The first floor is home to three bedrooms - bedroom one with an en suite - two further storage cupboards and a family bathroom.



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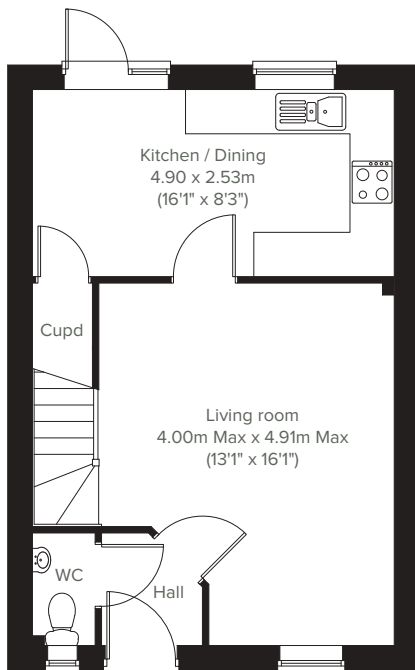


3 bedroom home

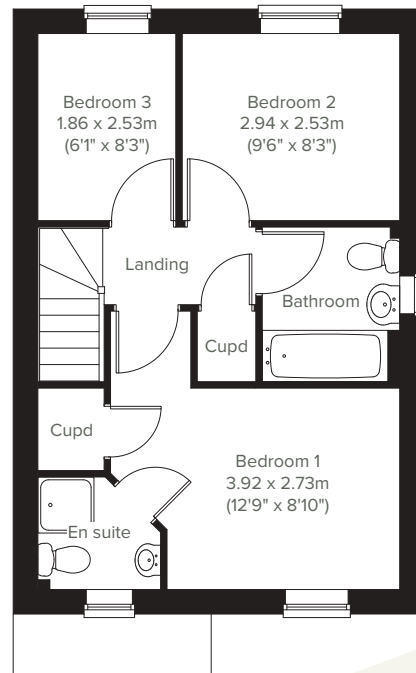
The Gallows



Enjoy the best of modern living in this three-bedroom home which benefits from a stylish open-plan kitchen/dining room with a door leading into the garden. The Gallows' front-aspect living room, handy storage cupboard and WC complete the ground floor. Upstairs, bedroom one has an en suite and there's a family bathroom plus further storage.



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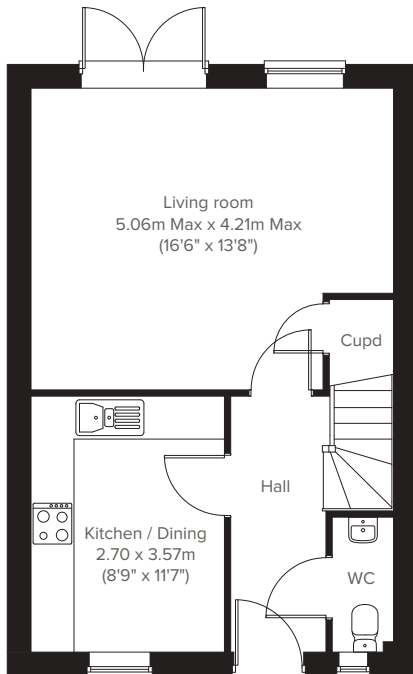


The Grantley

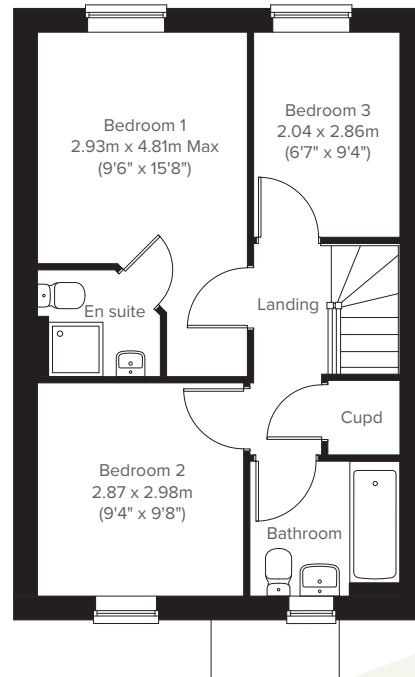
3 bedroom home



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



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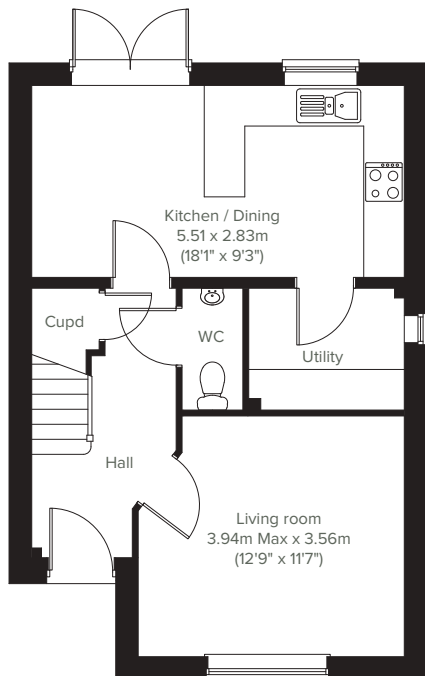


3 bedroom home

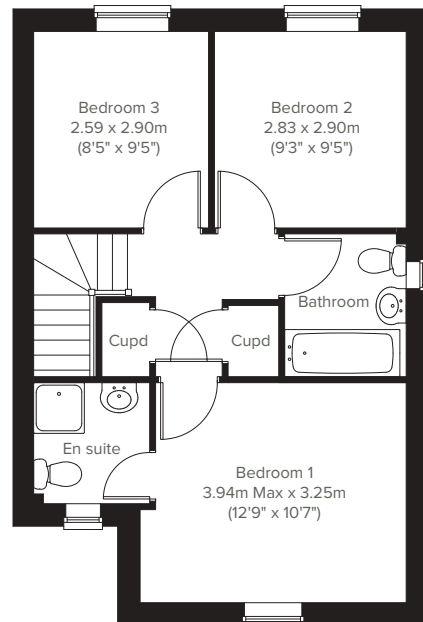
The Albright



The Albright features a stylish open plan kitchen/dining room that benefits from French doors to the garden, plus a good-sized utility. There is also a bright front-aspect living room with a triple window and convenient downstairs WC. Upstairs there are three bedrooms - bedroom one with an en suite - a modern family bathroom and plenty of storage.



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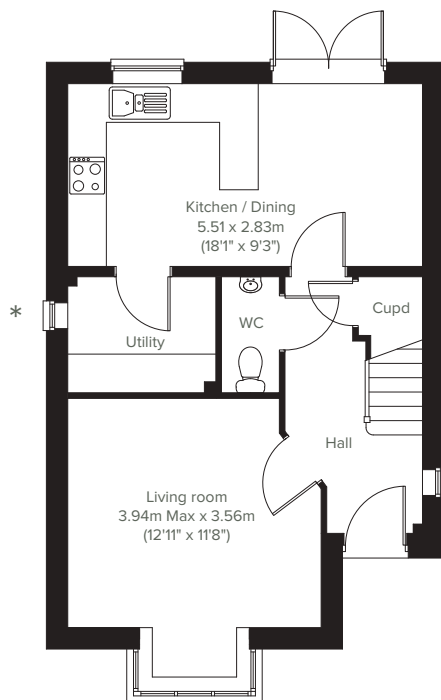


The Albright Bay

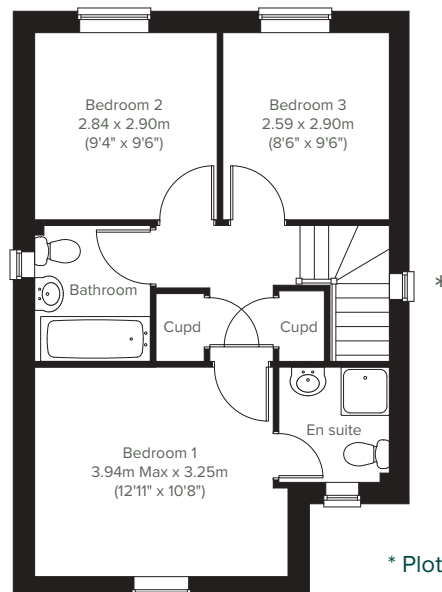
3 bedroom home



The Albright Bay features a stylish open plan kitchen/dining room that benefits from French doors to the garden, plus a good-sized utility. There is also a bright front-aspect living room with a bay window. A convenient downstairs WC is off the hallway. Upstairs there are three bedrooms - bedroom one with an en suite - a modern family bathroom and plenty of storage.



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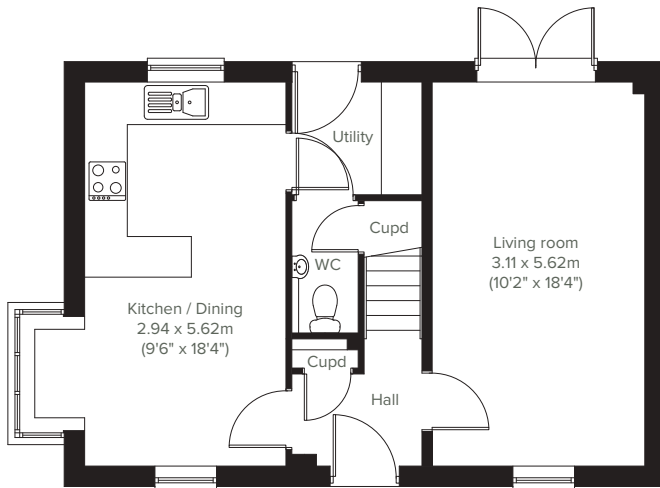


3 bedroom home

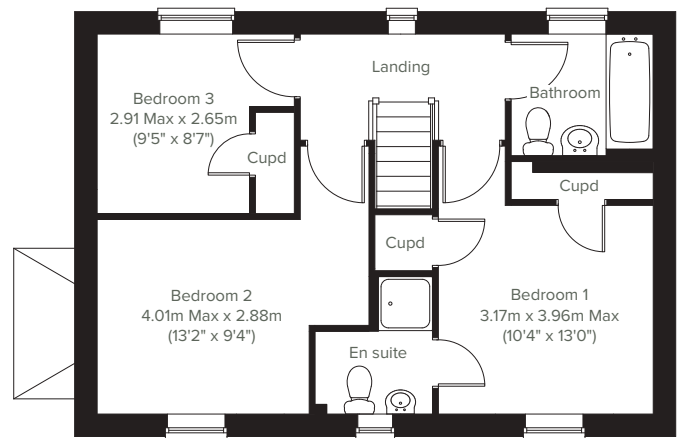
The Bellington



A perfectly-proportioned detached home, the Bellington's bright kitchen/dining room with a bay window is perfect for spending time as a family and for entertaining. There's also an equally impressive living room with French doors to the garden, a downstairs WC, two cupboards and handy utility with outside access. Upstairs there are three bedrooms - bedroom one with an en suite - a family-sized bathroom and three further storage cupboards.



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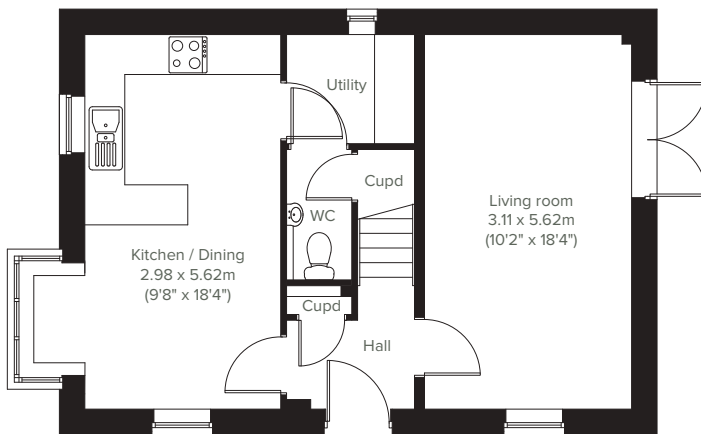


The Hollington

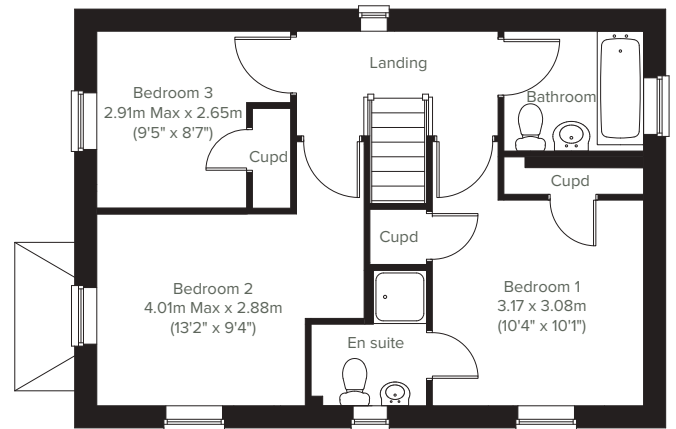
3 bedroom home



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



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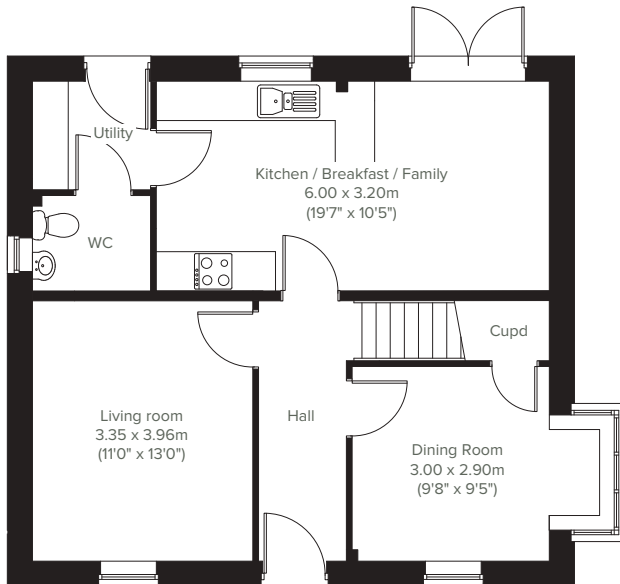


4 bedroom home

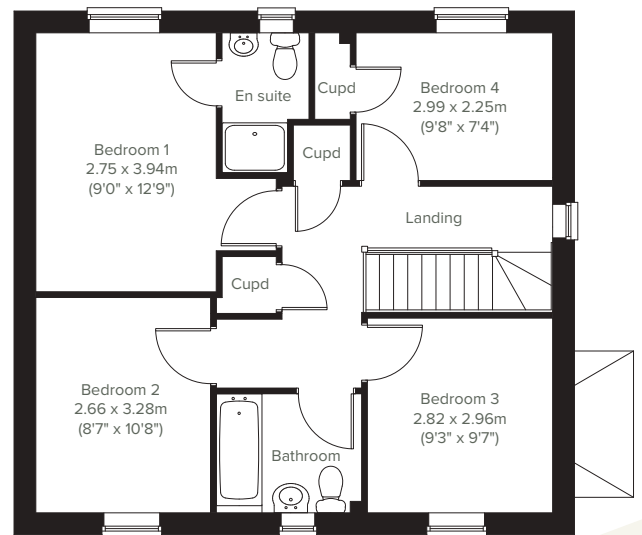
The Kingsbury



The four-bedroom Kingsbury has been designed with growing families in mind. The kitchen/breakfast/family room has French doors opening into the garden, whilst the utility also offers outside access. There is a separate dining room with a bay window, a separate living room, downstairs WC and understairs storage. All four bedrooms are generously-sized - bedroom one has an en suite - and the other three share a family bathroom. For convenience, there are storage cupboards on the landing. For convenience, there are storage cupboards on the landing.



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20

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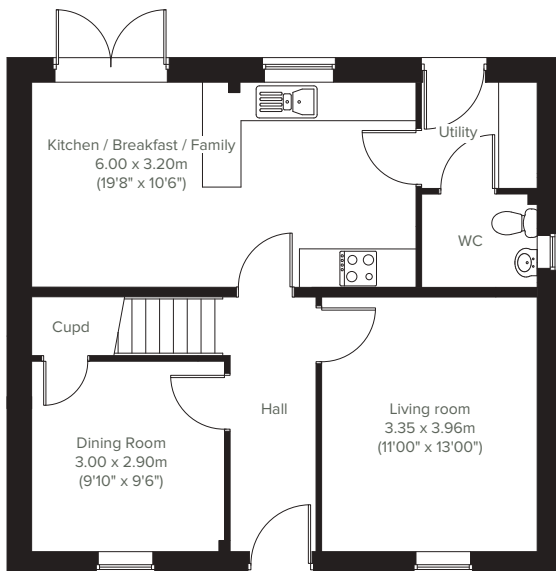


The Kingsbury Corner

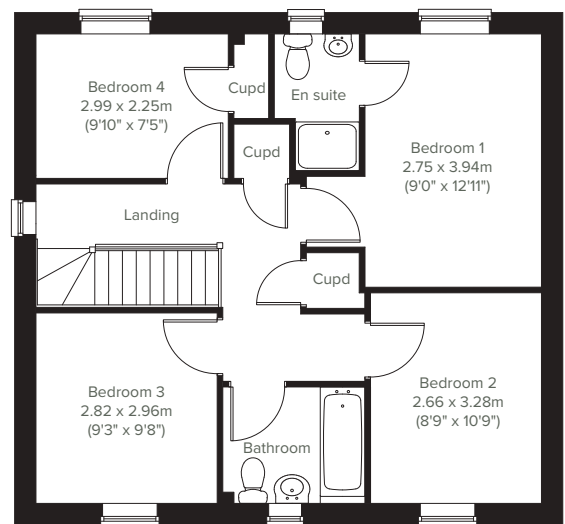
4 bedroom home



The four-bedroom Kingsbury Corner has been designed with growing families in mind. The kitchen/breakfast/family room has French doors opening into the garden, whilst the utility also offers outside access. There is a separate dining room with a bay window for grown-up entertaining, a separate living room, downstairs WC and understairs storage. All four bedrooms are generously-sized - bedroom one has an en suite - and the other three share a family bathroom. For convenience, there are storage cupboards on the landing. For convenience, there are storage cupboards on the landing.



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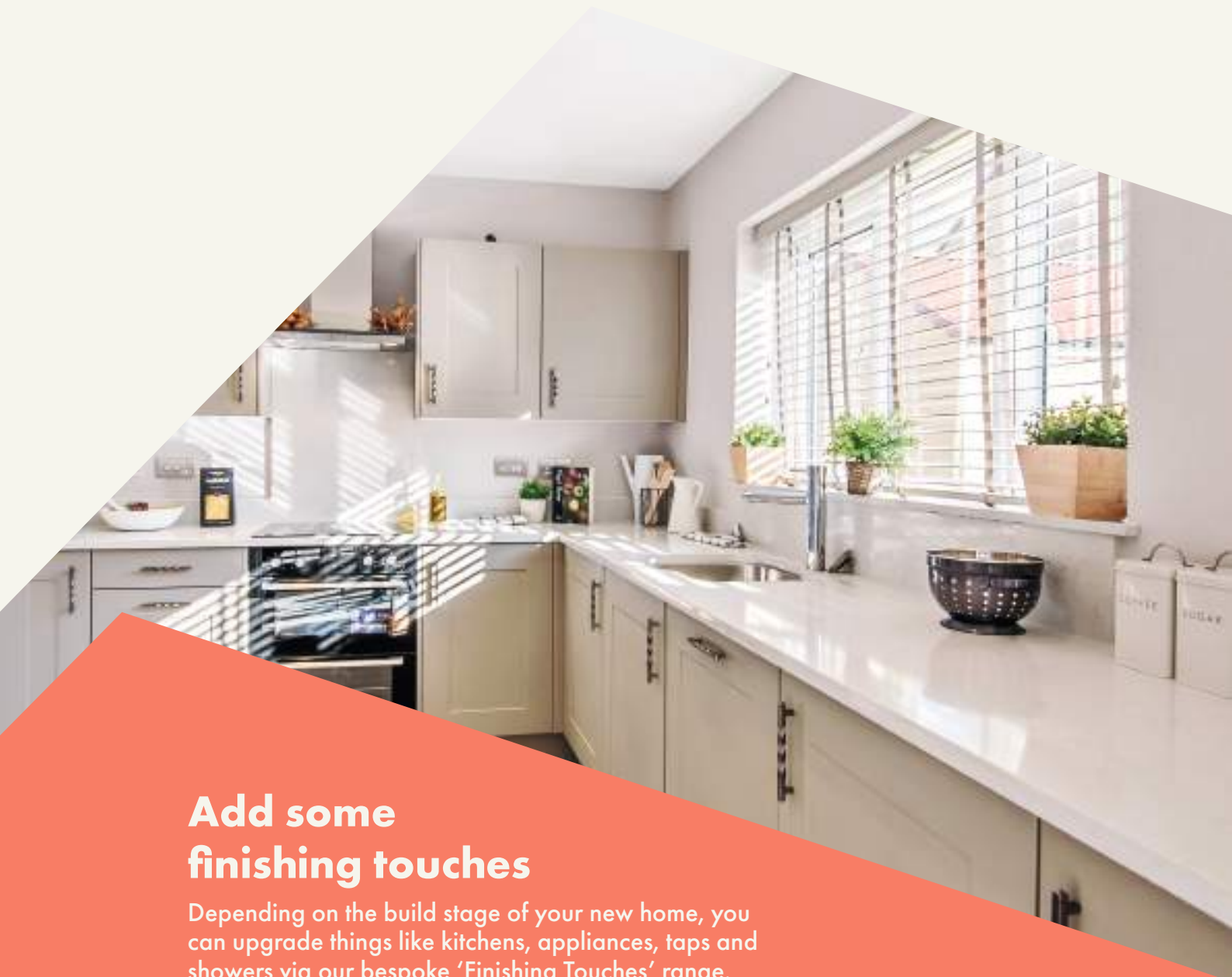
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Grange Paddocks

Specifications

Our homes include these items as standard to ensure you have everything you need to be comfortable from the day you move in. Built for today's modern lifestyles with sustainability in mind.



Add some finishing touches

Depending on the build stage of your new home, you can upgrade things like kitchens, appliances, taps and showers via our bespoke 'Finishing Touches' range.



External

Walls

Traditional cavity walls.
Inner: timber frame or block.
Outer: Style suited to planned architecture.

Roof

Tile or slate effect with PVCu rainwater goods.

Windows

Double glazed E-glass windows in PVCu frames.

Doors

GRP-skinned external doors with PVCu frames.
French doors to garden or balcony
(where applicable).

Electrics

Doorbell and external light to front.



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. Moulded 5 panel textured. Internal door stops as standard

Heating

Gas fired combi boiler with radiators in all main rooms, with thermostatically controlled valves to bedrooms.

Insulation

Insulated loft and hatch to meet current building regulations.

Electrics

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

General

Media plate incorporating FibreNest, TV and telecommunication outlets to living room.



Kitchen

General

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

Plumbing

Plumbing for washing machine/dryer.

Appliances

Single stainless steel oven, gas hob in stainless steel, integrated cooker hood and glass splashback.



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, Mira thermostatic shower with wall mounted shower head, complete with shower screen.

Tiling

Half height tiling to sanitaryware walls in bathroom. Full height tiling to shower enclosure in en suite.

Splashbacks

1-course splashback to WC and en suite basin
3-course splashback to bath

General

En suite to bedroom one where applicable.



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 backup.



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.





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

A photograph showing three people in a professional setting. On the left, a man with a beard and a blue patterned shirt is looking towards the center. In the middle, a woman with long dark hair in a ponytail, wearing a yellow top and a light blue denim jacket, is smiling and looking at a laptop. On the right, a woman with blonde hair, wearing a light blue blazer, is holding a pen and looking at the laptop. They appear to be in a meeting or consultation. The background is a bright, modern office with white walls and blurred furniture.

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 Grange Paddocks, 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. Grange Paddocks 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, healthcare and recreation facilities, as well as initiatives to generate biodiversity.



“We’ve actively enhanced biodiversity at Grange Paddocks.”

EDUCATION

£387,601

Funding to local schooling.

PRIMARY HEALTHCARE

£40,300, plus £21,518
ambulance contribution.

HIGHWAYS

£355,038

Maintenance and new
projects.

COMMUNITY

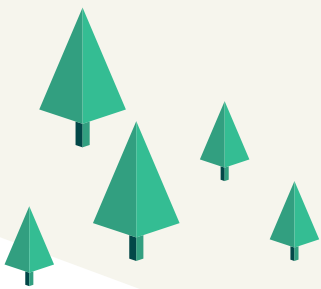
£172,369

Supporting local
community.

PARKS AND RECREATION

£243,342

Public open spaces including
children's play areas.





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)



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for a brighter future



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support@fibrenewest.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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