



Persimmon

Together, we make your home

The background image shows a scenic view of a canal. In the foreground, a wooden railing runs along a stone-paved path. The canal water is calm, reflecting the sky and the surrounding trees. A small boat is visible in the distance on the canal. The scene is framed by a large, dark, curved structure, possibly a bridge or a tunnel entrance, which adds a sense of depth and perspective. The overall atmosphere is peaceful and natural.

Staynor Hall Phase 4 and 4A

Selby • North Yorkshire



Persimmon

Together, we make your home

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When it comes to designing a new development, we apply the same philosophy every time – make it unique, make it personal. That's because we understand your new home is more than simply bricks and mortar. It's a private place of sanctuary where we hope you'll laugh, entertain and escape for many years to come.

"With over 50 years of building excellence, find out more about us on page 4"

HBF Home
Builders
Federation



Customer Satisfaction 2025

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 and 4A

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 36](#)

Persimmon plc in numbers

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

10,664

homes
delivered in
2024

200+

locations
across
the UK

4,731

direct employees
make it all
happen

484

acres of
public space
created

£2.2bn

invested in
local communities
over the last
5 years



"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.

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.

Giving back

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

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

Help when you need it

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

10-year warranty

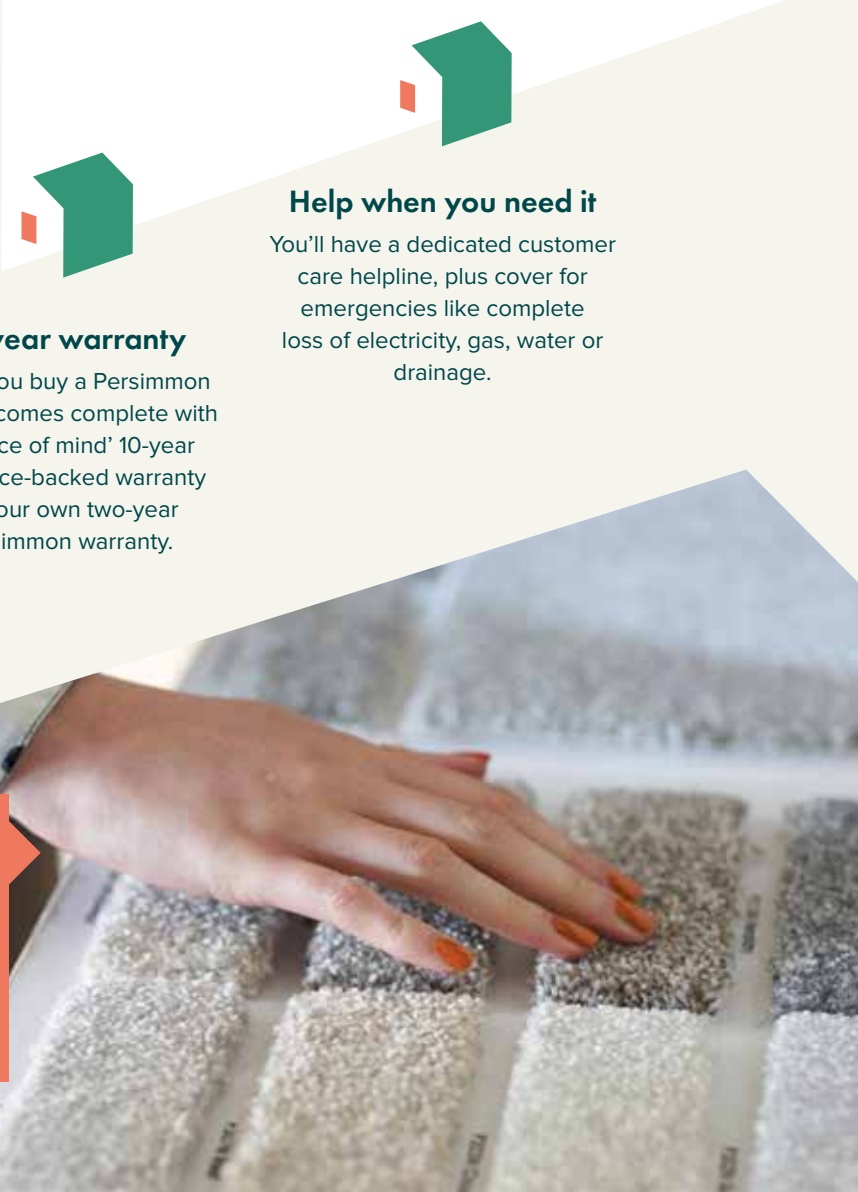
When you buy a Persimmon home it comes complete with a 'peace of mind' 10-year insurance-backed warranty and our own two-year Persimmon warranty.

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 38**





With you all the way

Your journey with us

From finding your perfect new home to moving in,
we're here to help every step of the way.

1.→ 2.→ 3.

Reservation

So you've seen a home you love? Speak to one of our friendly sales advisors who will help you secure your dream home.

Solicitor

You'll need to instruct a solicitor or conveyancer at the point of reservation. Your sales advisor can recommend a local independent company.

Mortgage application

Most people will need to apply for a mortgage. We can recommend independent financial advisors to give you the best impartial advice.

4.→ 5.→ 6.

Personalise!

The bit you've been waiting for! Making the final choices for your new home. Depending on build stage you can also choose from a range of Finishing Touches.

Exchange contracts

One step closer to moving in – this is where we exchange contracts and your solicitor will transfer your deposit.

Quality assurance

Your home will be thoroughly inspected by site teams and will also have an Independent Quality Inspection to make sure it's ready for you to move into.

7.→ 8.→ 9.

Home demo

Another exciting milestone! Here's where you get to see your new home before completion. You'll be shown how everything works and any questions can be answered.

Handover

The moment you've been waiting for! The paperwork has been completed, the money transferred and now it's time to move in and start unpacking...

After-care

Our site and customer care teams will support you every step of the way. You'll receive a dedicated customer care line number to deal with any issues.

[persimmonhomes.com](https://www.persimmonhomes.com)



Need help?

One of the best things about buying a new-build home is the amazing offers and schemes you could benefit from. T&Cs apply.



PART
EXCHANGE



HOME
CHANGE



EARLY
BIRD



Deposit Unlock



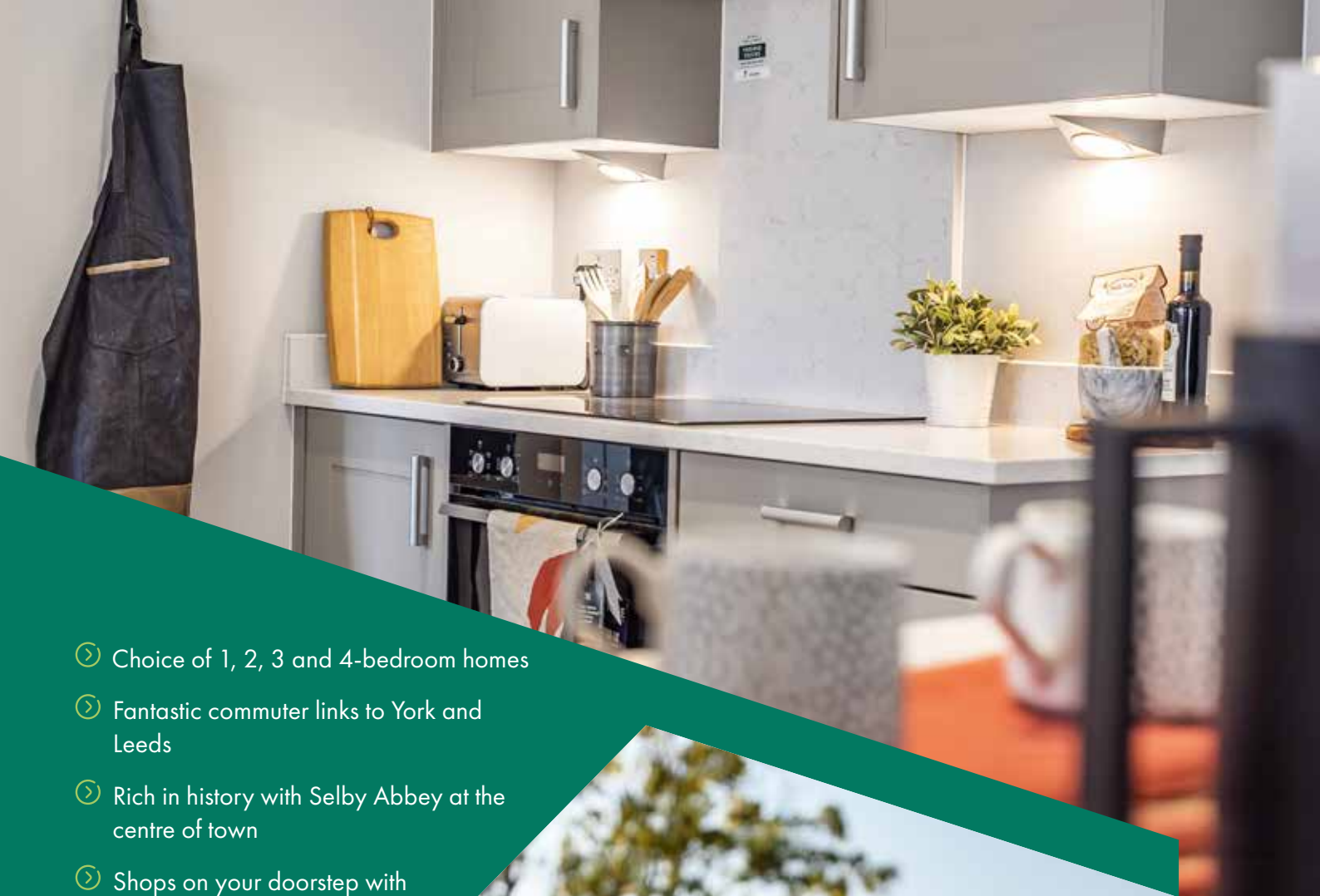
Bank of Mum and Dad



Deposit Boost



**Armed Forces/Key
Workers Discount**

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



Scan me!

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



Selby • North Yorkshire

Staynor Hall Phase 4 and 4A

Following on from the success of the previous phases at Staynor Hall, we now have new phases offering one, two, three and four-bedroom homes in the popular town of Selby in 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, 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
1.6 miles

York
15.7 miles

Doncaster
20.6 miles

Leeds
25.8 miles



Staynor Hall Phase 4



Our homes

1 bedroom

 The Linton

2 bedroom

 The Morden

 The Danbury

3 bedroom

 The Barton

 The Stafford

 The Derwent

3 bedroom (continued...)

 The Derwent Corner

 The Carleton

 The Carleton Special

 The Lockwood

 The Lockwood Corner

 The Kingley

 The Braunton

 The Barndale

4 bedroom





















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.

droom

The Ennerdale

The Hornsea

The Brampton

The Marston

The Elvington

The Coniston Corner Bay

The Belmont

Affordable Housing

As agreed through Section 106

Phase 4A



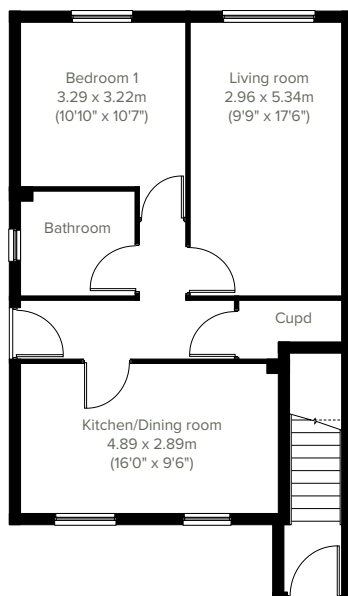


The Linton

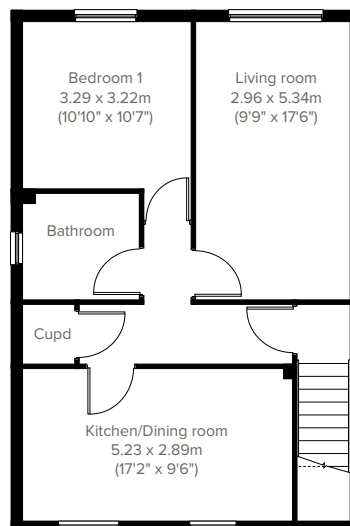
1 bedroom home



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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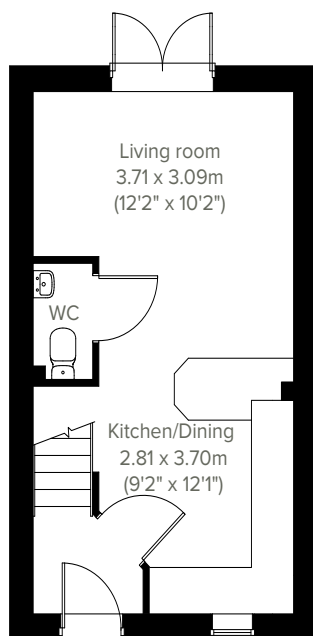


The Morden

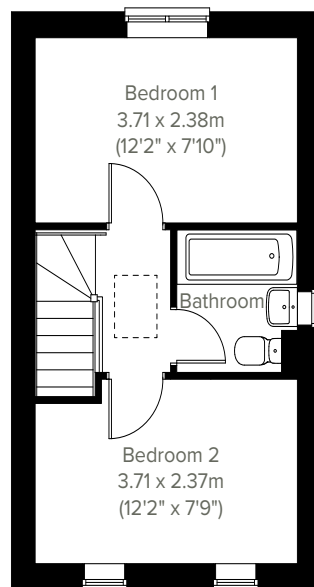
2 bedroom home



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 bathroom. This home is perfect for first-time buyers and young professionals.



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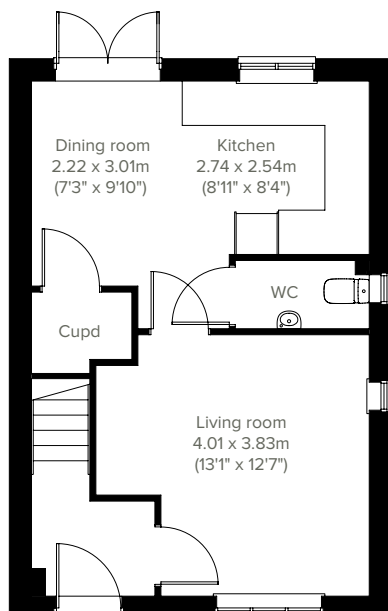


2 bedroom home

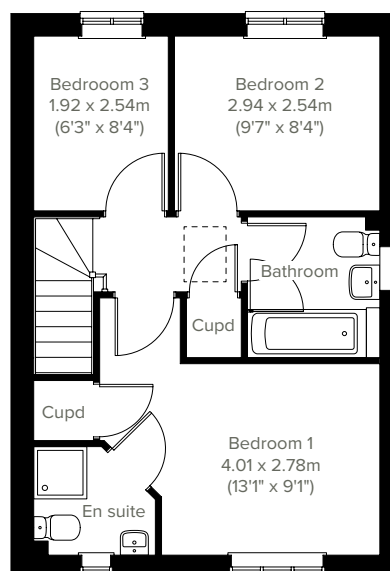
The Danbury



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



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14

PEA: B

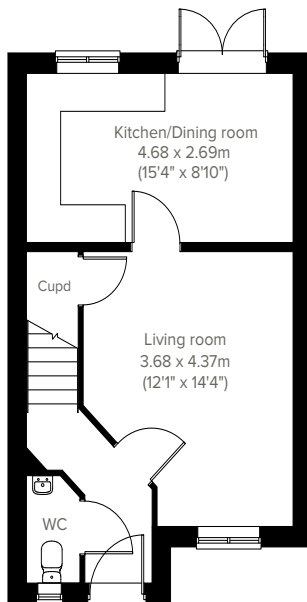


The Barton

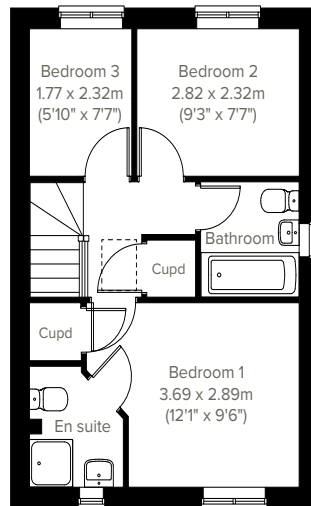
3 bedroom home



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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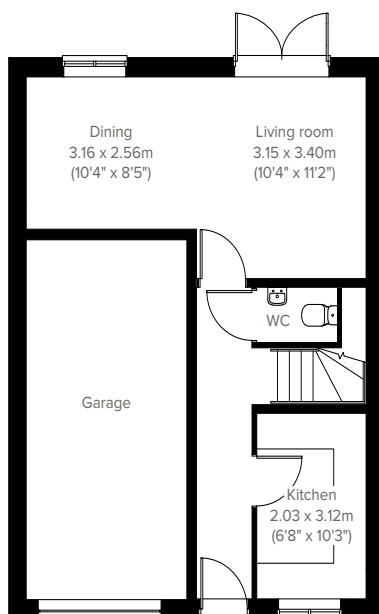


3 bedroom home

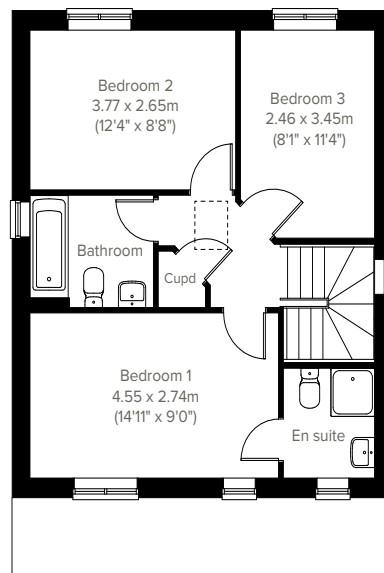
The Stafford



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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16

PEA: B

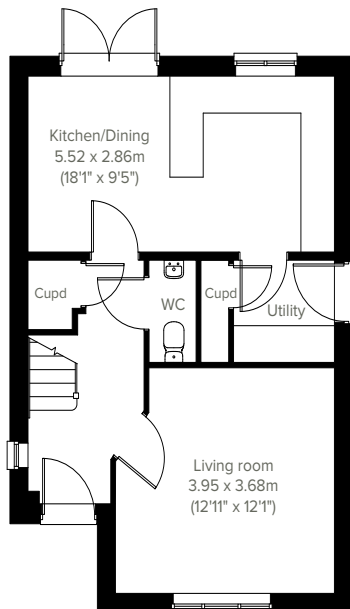


The Derwent

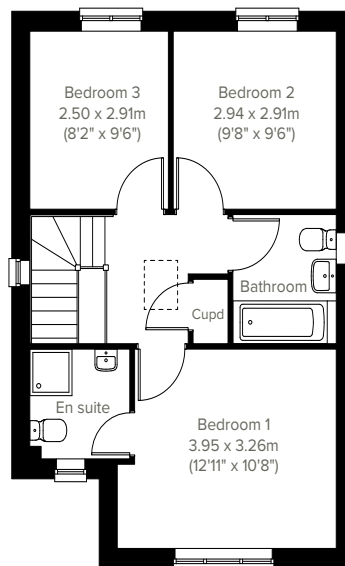
3 bedroom home



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.



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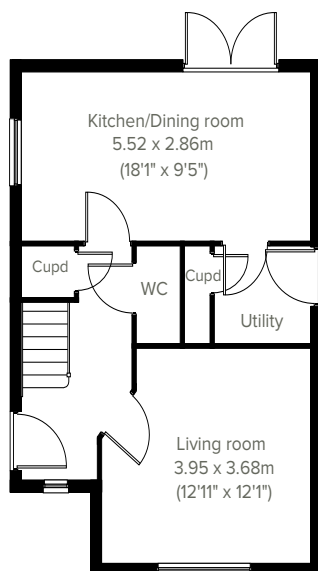


3 bedroom home

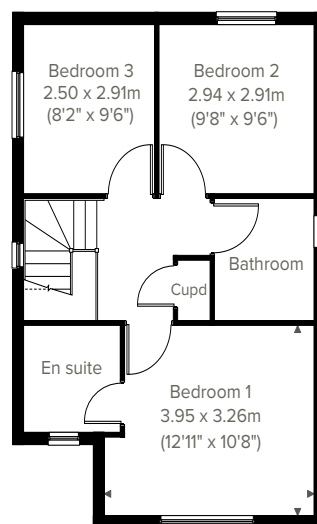
The Derwent Corner



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 WC complete the ground floor. Upstairs, bedroom one has an en suite, there's a family bathroom and another storage cupboard.



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18

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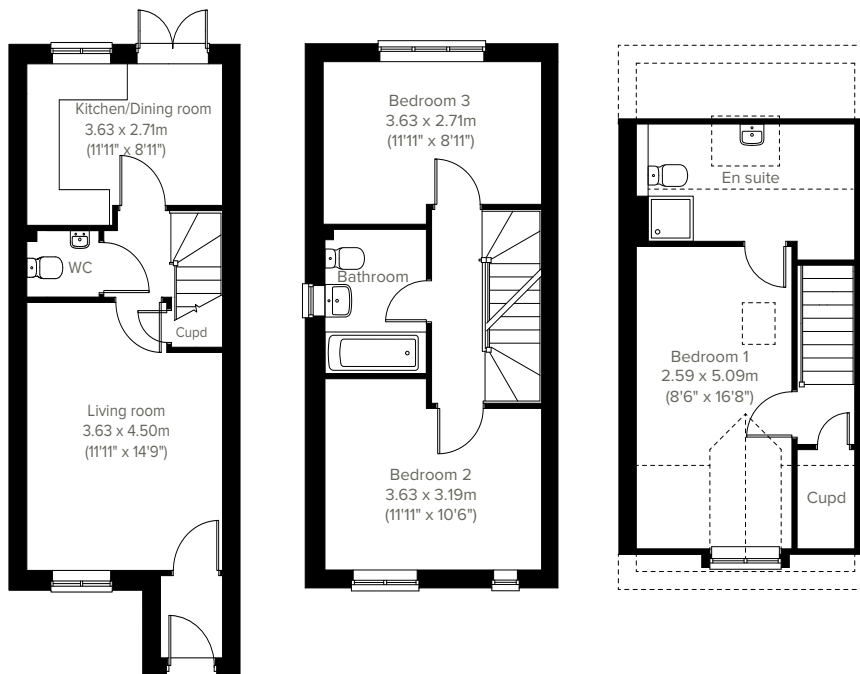


The Carleton

3 bedroom home



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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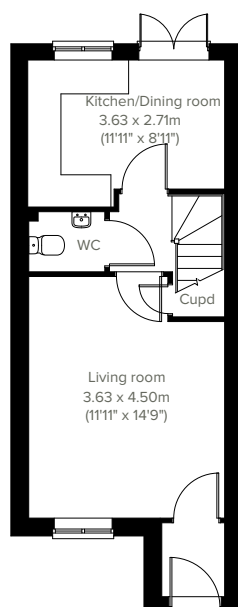


3 bedroom home

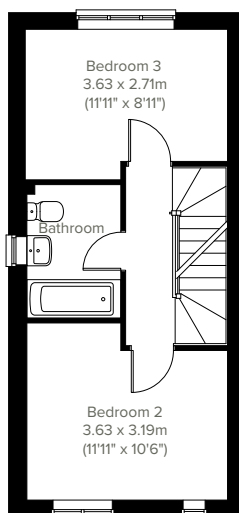
The Carleton Special



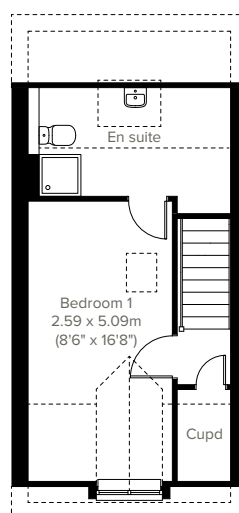
A thoughtfully designed three-storey home, the Carleton Special has a modern open plan kitchen/dining room, well-proportioned living room and three good-sized bedrooms. The top floor bedroom one also has a spacious en suite. The enclosed porch, downstairs WC, two storage cupboards and off-road parking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



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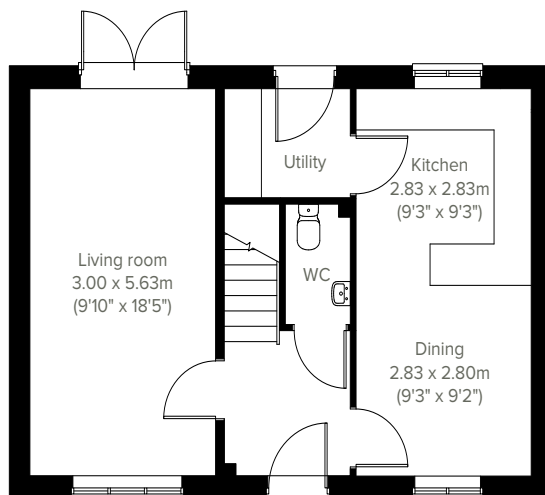


The Lockwood

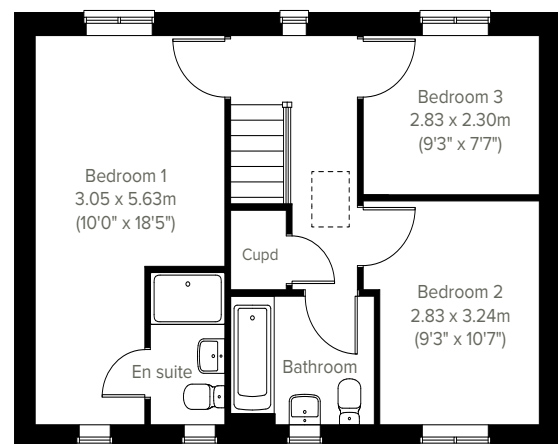
3 bedroom home



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.



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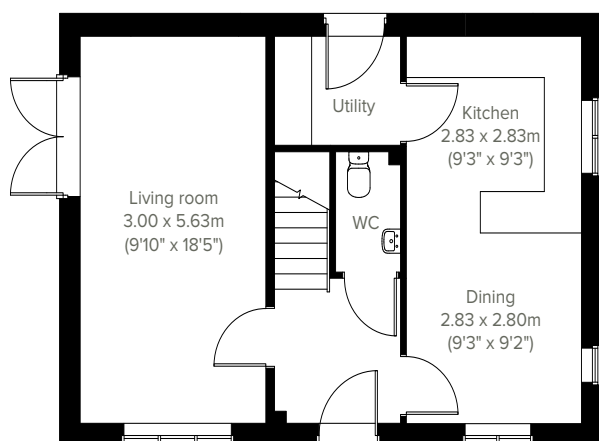


3 bedroom home

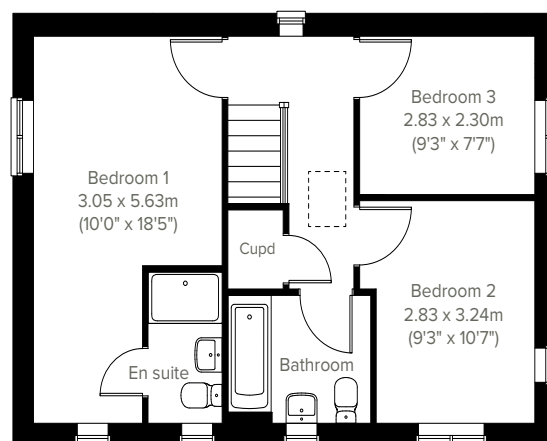
The Lockwood Corner



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.



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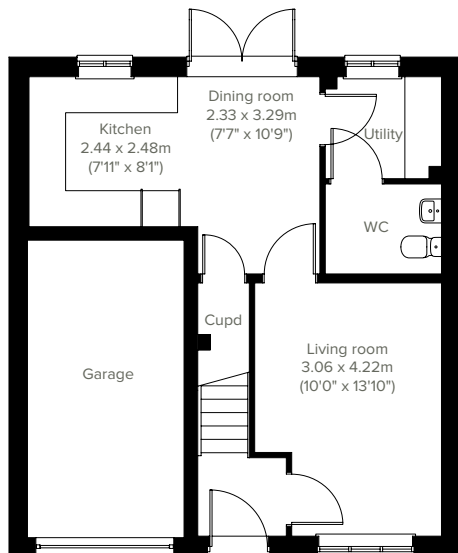


The Kingley

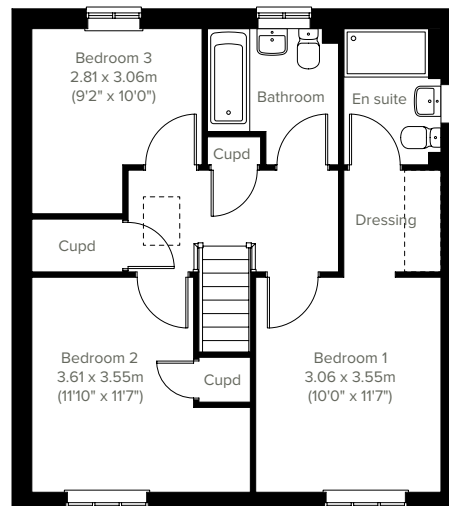
3 bedroom home



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.



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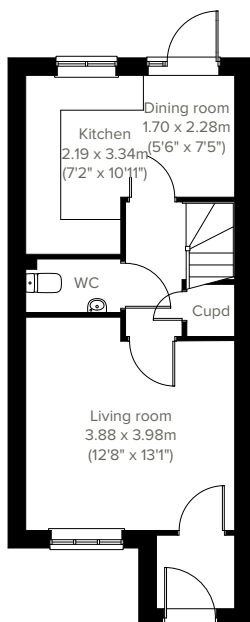


3 bedroom home

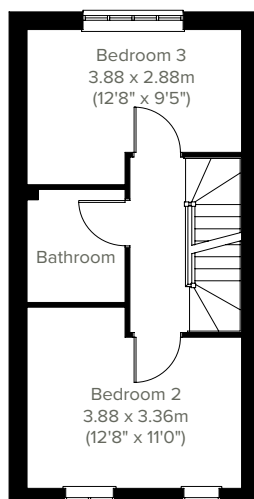
The Braunton



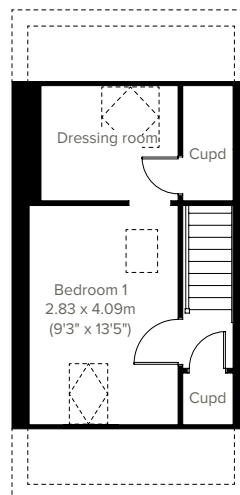
A superb family home, the Braunton features a bright open plan kitchen/dining room with access to the garden, and a spacious front-aspect living room. The WC and storage cupboard ensure it's practical as well as stylish. Upstairs you'll find two bedrooms and a family-sized bathroom and on the top floor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



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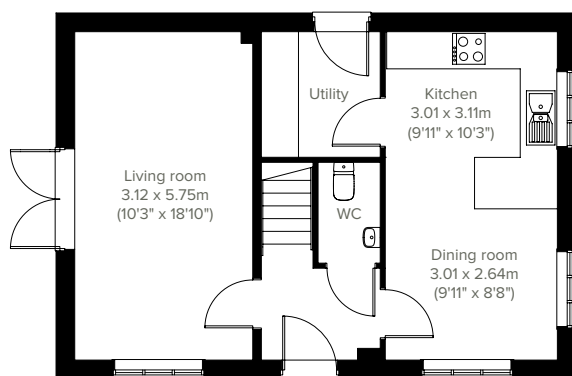


The Barndale

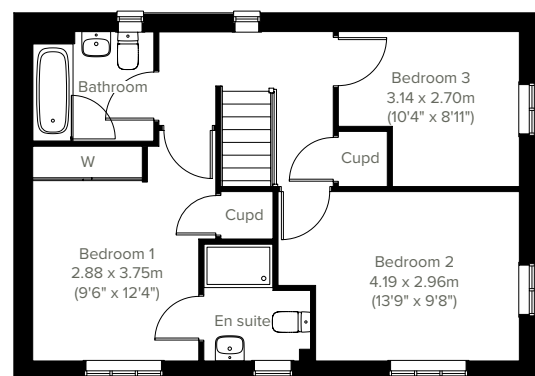
3 bedroom home



A thoughtfully designed three-bedroom family home with much to offer. The Barndale 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



1ST FLOOR

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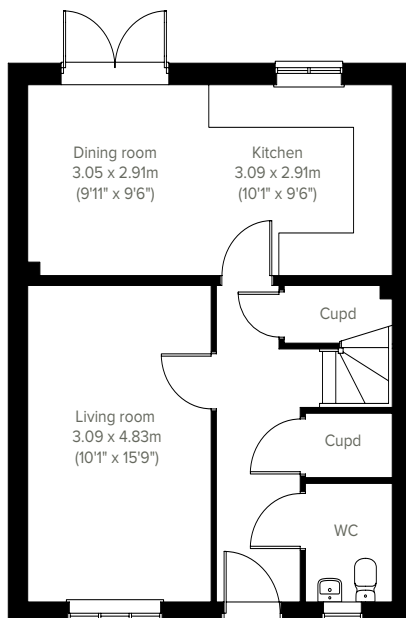


4 bedroom home

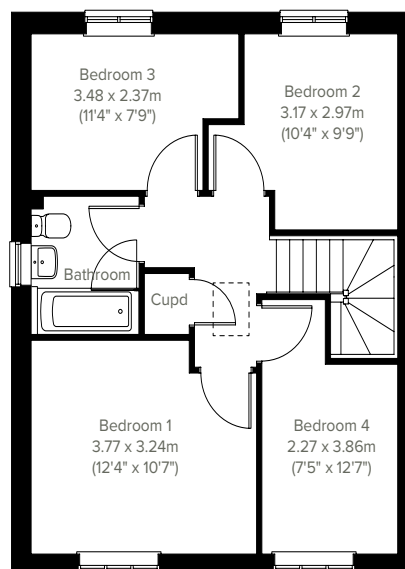
The Ennerdale



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.



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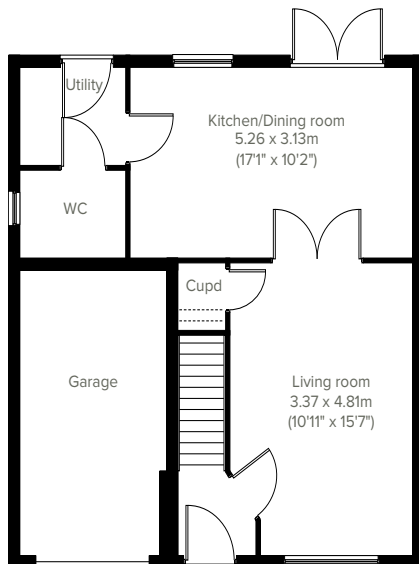


The Hornsea

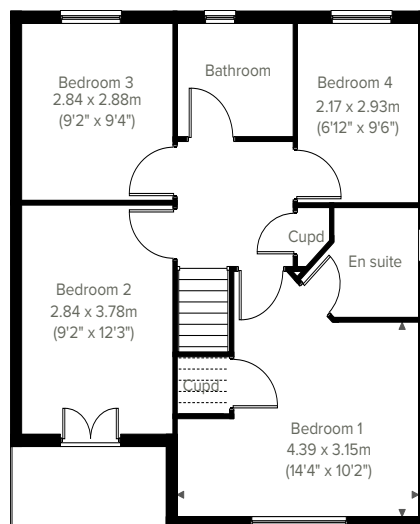
4 bedroom home



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.



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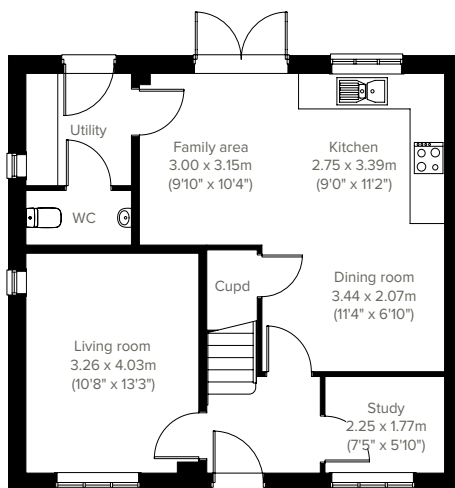


4 bedroom home

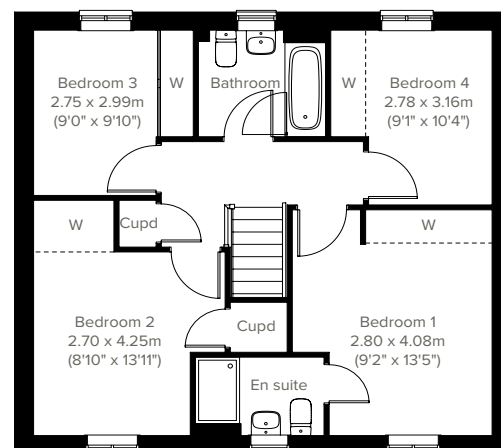
The Brampton



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 and three spacious bedrooms served by a family bathroom.



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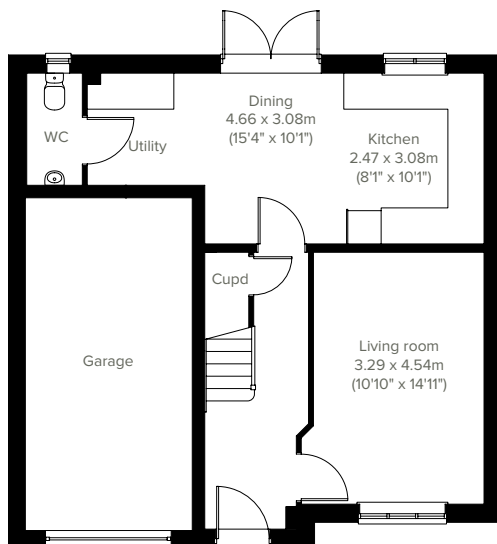


The Marston

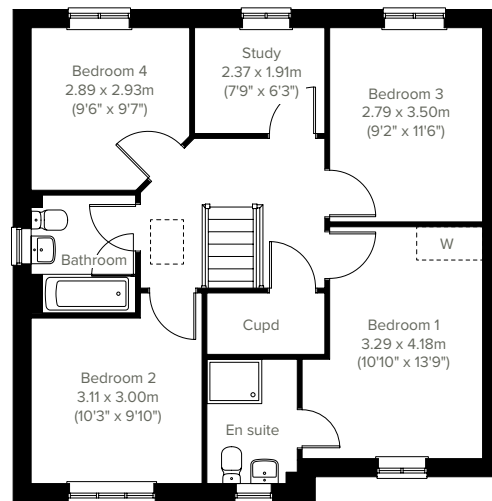
4 bedroom home



A popular family home, the Marston ticks all the boxes. The modern and stylish open plan kitchen/dining room is perfect for spending time as a family and entertaining. There's also a spacious living room, downstairs WC and handy utility. Upstairs there are four bedrooms, bedroom one benefits from an en suite. There is also a large family-sized bathroom, a study and further storage.



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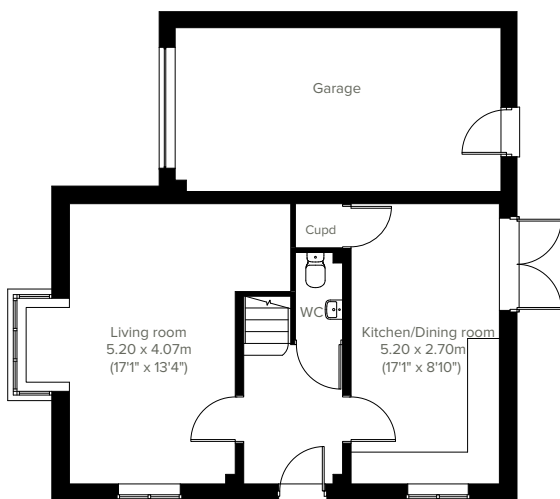


The Elvington

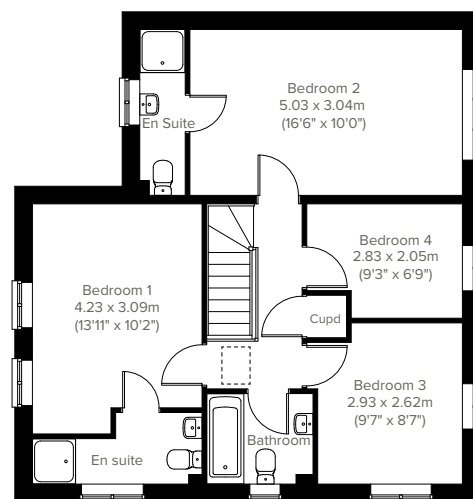
4 bedroom home



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.



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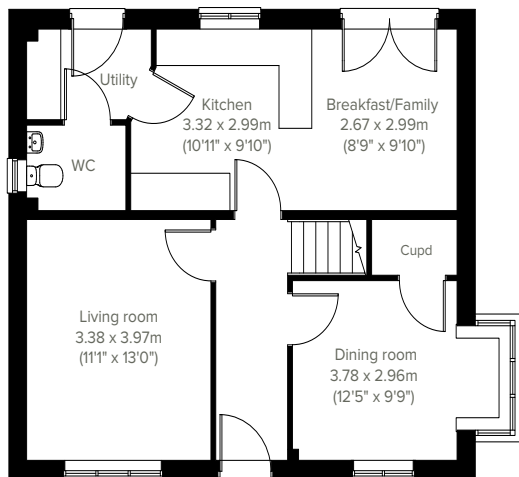


The Coniston Corner Bay

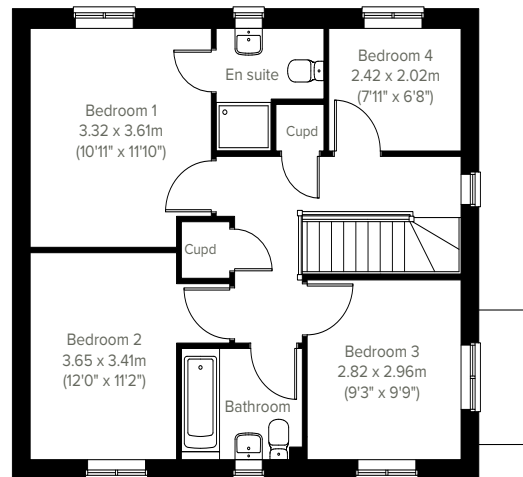
4 bedroom home



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.



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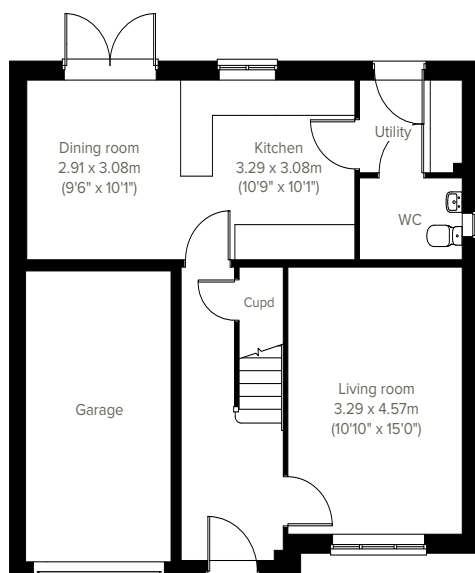


4 bedroom home

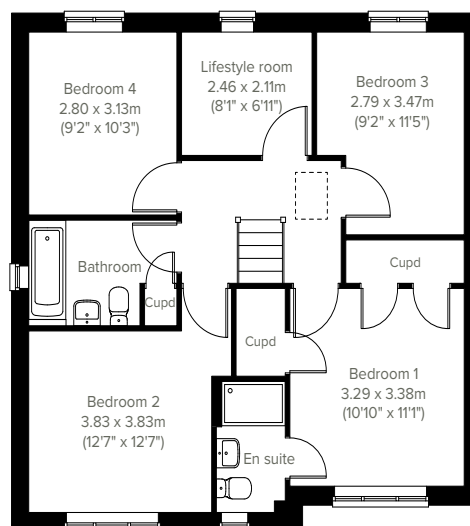
The Belmont



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 on 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.



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32

PEA: B



Your home, better connected
for a brighter future

Hyperfast 900Mb 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

Information correct at June 2025. Please see www.fibrenew.com for the latest information and prices.

Get connected today!

To sign up you will need your Unique Customer Reference.
Please ask your sales advisor for this:

C:

D:

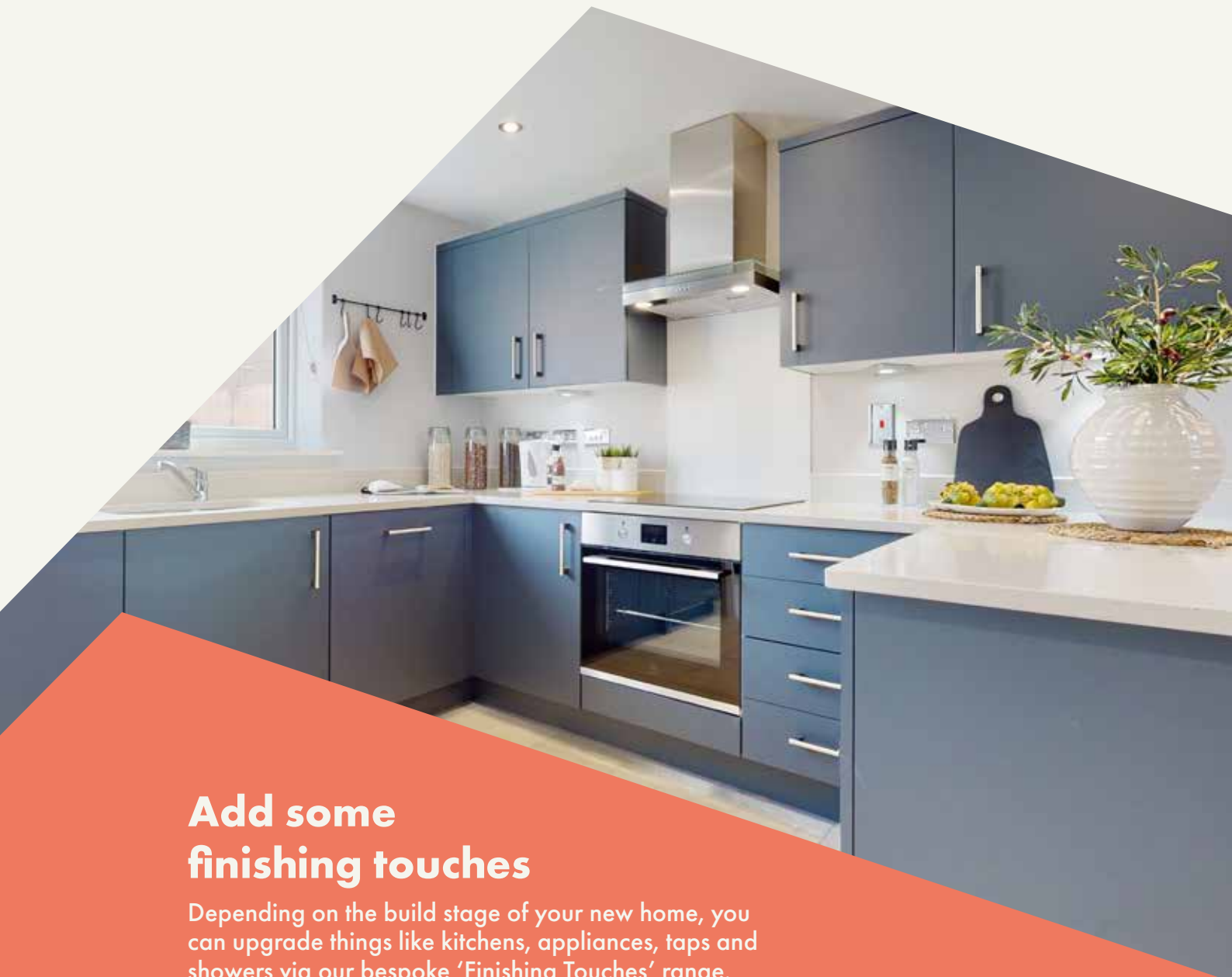
P:



Staynor Hall Phase 4 and 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.



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 sanitaryware 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.

Eco

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.
- ✓ **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.
- ✓ **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.
- ✓ **Ultra-fast broadband**
FibreNest fibre-to-the-home connectivity helps you live and work at home more flexibly.

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 voucher. For inspiration, check out past winners' homes on our Instagram page @persimmon_homes

#lovemypersimmonhome

The earlier you reserve, the greater the choice

We'll always try and accommodate the Finishing Touches you want, but they are build-stage dependent, so the earlier you reserve the better.

persimmonhomes.com/finishing-touches

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 and 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 4 and 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.



“We’ve actively enhanced biodiversity at Staynor Hall Phase 4 and 4A.”

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.





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 Solar panels, also known as photovoltaics (PV), capture the sun's energy and convert it into electricity to use in your new home giving you free and renewable energy, alternatively any excess electricity generated can be sold to the grid.

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 air source heat pump 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 air source heat pumps use the latest technology to warm your already well-insulated home. The controls allow you to optimise your energy saving whilst keeping you comfortable.

A more thermally-efficient ground floor will mean you'll benefit from the additional insulation we're incorporating in the floor construction.

*When compared to a Victorian-built equivalent, savings could be up to £31,640. The £6,730 saving is in comparison to a Persimmon home built to current building regulations (2013).[^]NB: not all homes will be built using timber frame technology. [^]NB: Not all homes will have EV Chargers, but they can be added from our Finishing Touches range. *Whilst the heat pump is extremely efficient, purchasers should take into account the price of energy when considering any cost savings.



Staynor Hall Phase 4 and 4A

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