



**Persimmon**  
Together, we make your home



## **Germany Beck Phase 6A & 6B**

Fulford • 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.

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



Germany Beck Phase 6A & 6B

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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 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



## The Persimmon Pledge

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

**Find out more about the Persimmon Pledge.**



## Accessible homes

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



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



## Happy hour

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

# "Building sustainable homes and community hubs"

## Save money on your energy bills

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



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

## Giving back

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

Our 'Community Champions' and 'Building Futures' programmes help to raise funds for projects and charities across Great Britain. If you'd like to get involved visit [persimmonhomes.com/community-champions](http://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.

## 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 32](#)





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](http://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  
THE NEW BUILD HOME SHOWDOWN

**Deposit Unlock**



**Bank of Mum  
and Dad**



**Deposit Boost**



**Armed Forces/Key  
Workers Discount**



**Own New**



- ⑤ Beautiful range of 2, 3 and 4-bedroom homes
- ⑤ Ideal location for commuting to York and Leeds
- ⑤ Great local amenities
- ⑤ Excellent schools



**Scan me!**

For availability and pricing  
on our beautiful new homes  
at Germany Beck.



Fulford • North Yorkshire

# Germany Beck Phase 6A & 6B

Discover energy-efficient homes in the historic village of Fulford, York. Enjoy the best of both with incredible amenities, stunning green spaces and convenient city links.

Offering nearby countryside views, our Germany Beck development is an established community of modern homes situated south of York, on the edge of the historic village of Fulford. This means you have a range of on-your-doorstep amenities available, and the city-sized yet quaint streets of Yorkshire's capital are within easy reach.

World-renowned as one of the UK's most beautiful destinations, York is under a 15-minute drive away or accessible by good public transport links. And for escapes to the country and coast, you're well placed for journeys to the Howardian Hills National Landscape, or the seaside resorts of Bridlington, Whitby and Scarborough are all under an hour and a half by car.

## Days out in York

The historic university city of York is settled along the River Ouse and offers a wealth of culture, green space, history, restaurants and bars to discover.

Highlights include the impressive York Minster Cathedral that sits inside the city's walls, and the famous Shambles and the Shambles Market with cobbled streets and independent shops.

## Easy amenities

A new base in Fulford offers a good selection of local shops and facilities, and you also have the city shopping of York less than 15 minutes away by car, including the York Designer Outlet.

The winding streets in York's old centre are an endless pleasure to explore, and various shopping and retail parks around the city are home to a range of well-known brands.

## A prime location

York train station offers efficient services to London, taking two hours and 20 minutes, and to Manchester in approximately one hour and a half. For international travel, Leeds Bradford Airport is under an hour's drive.

## EXPLORE

Start exploring...

York  
**2.7 miles**

Harrogate  
**26.8 miles**

Leeds Bradford Airport  
**29.7 miles**

Scarborough  
**44.1 miles**



Germany Beck



## Our homes

### 2 bedroom

-  **The Pannal**
-  **The Buttercrambe**
-  **The Wistow**

### 3 bedroom

-  **The Butterwick**
-  **The Malton**
-  **The Cawood**
-  **The Brandsby**
-  **The Carlton**
-  **The Flaxyb**

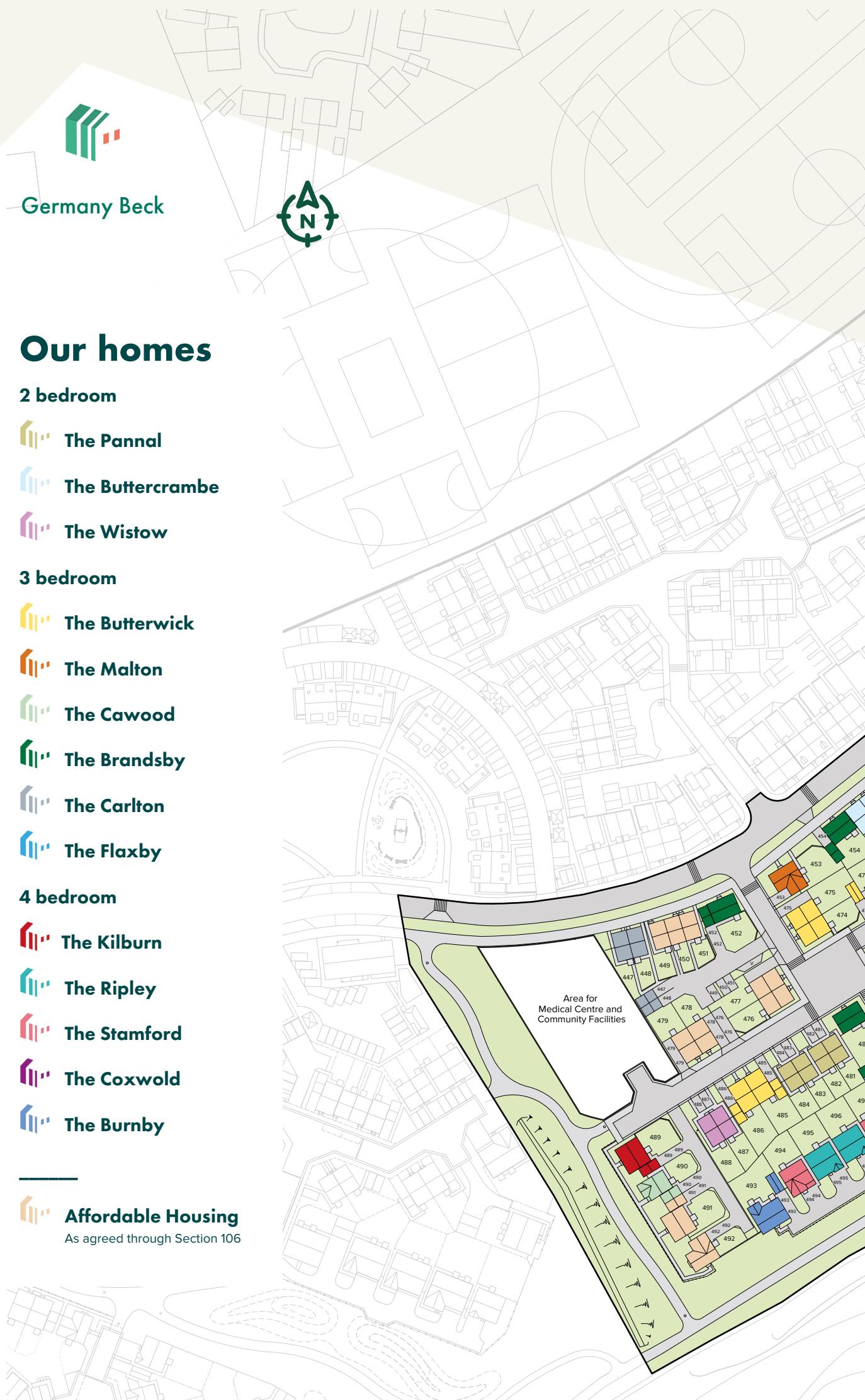
### 4 bedroom

-  **The Kilburn**
-  **The Ripley**
-  **The Stamford**
-  **The Coxwold**
-  **The Burnby**

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### **Affordable Housing**

As agreed through Section 106





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.

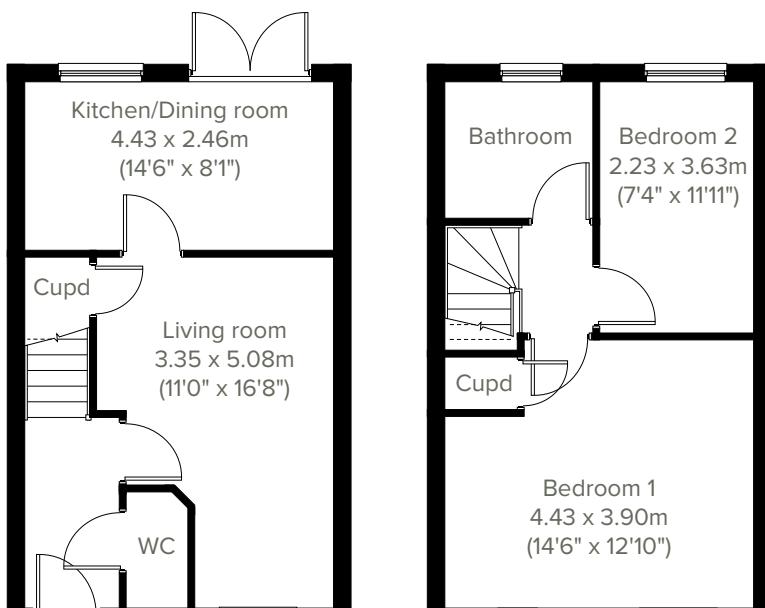


# The Pannal

2 bedroom home



The Pannal is a two-bedroom home featuring a bright open-plan kitchen/dining room with French doors leading into the garden, plus a spacious living room, storage cupboard and WC. Upstairs, there are two bedrooms, a storage cupboard and the bathroom.



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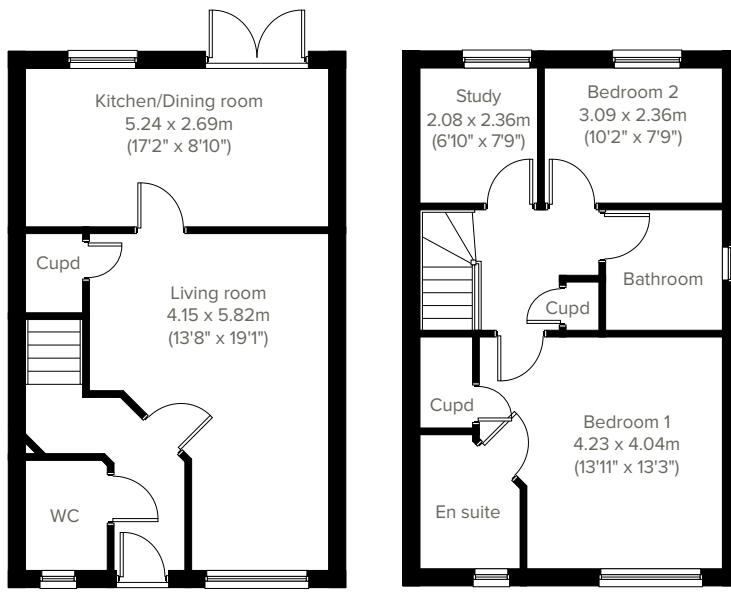
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# The Buttercrambe



\* The Buttercrambe has solar panels on the rear elevation of the property.

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



**GROUND FLOOR**

**1ST FLOOR**

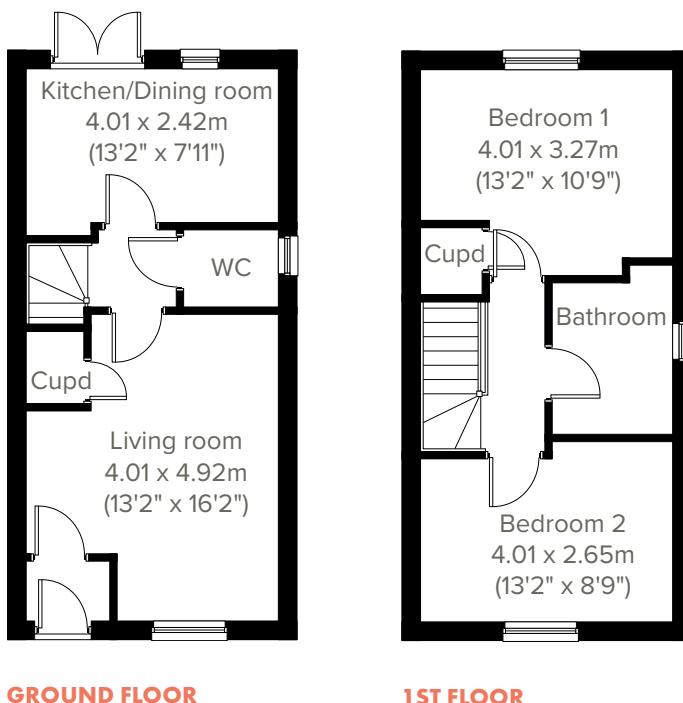
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\* The Wistow has solar panels on the rear elevation of the property.

The Wistow is perfect for convenient and modern living. There's a stylish open-plan kitchen/dining room with French doors leading into the garden making it lovely and bright. There's a spacious living room, downstairs WC and a built-in storage cupboard. Upstairs, two good-sized bedrooms share the bathroom and there's further storage on the landing. This home comes with off-road parking too.

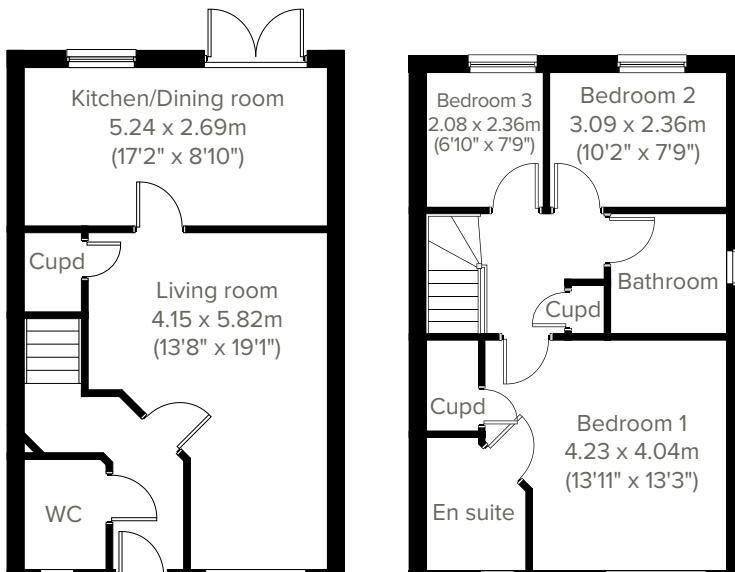


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The Butterwick is a three-bedroom family home with a bright and modern open-plan kitchen/dining room with French doors leading into the garden. The downstairs WC, three handy storage cupboards and en suite to bedroom one mean that this home ticks all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



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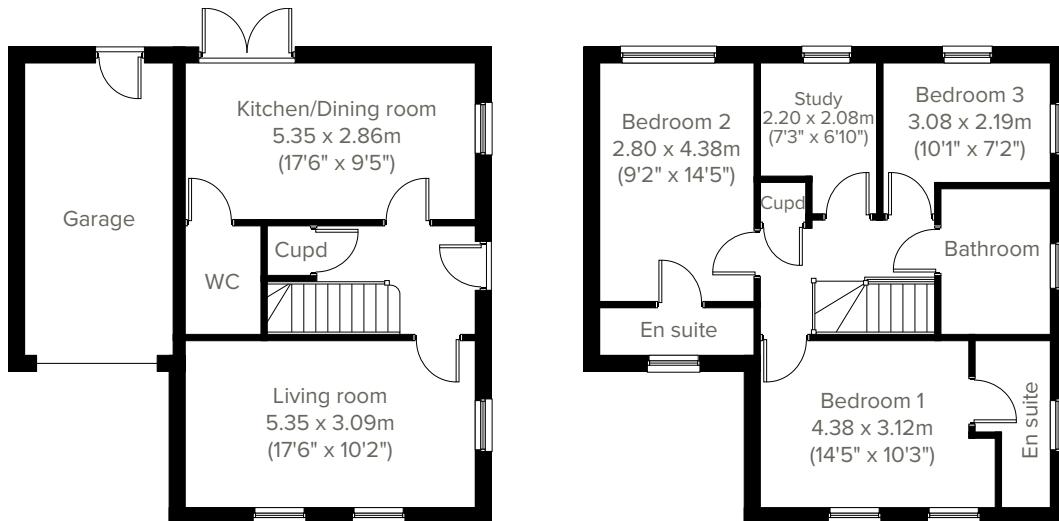


# The Malton

3 bedroom home



The Malton is a three-bedroom family home boasting a spacious open-plan kitchen/dining room with French doors leading outside and a bright and well-proportioned living room. Bedrooms one and two both include en suites, there's also a large family bathroom, study and a handy storage cupboard. The downstairs WC, storage cupboard and attached garage mean this home is as practical as it is stylish.



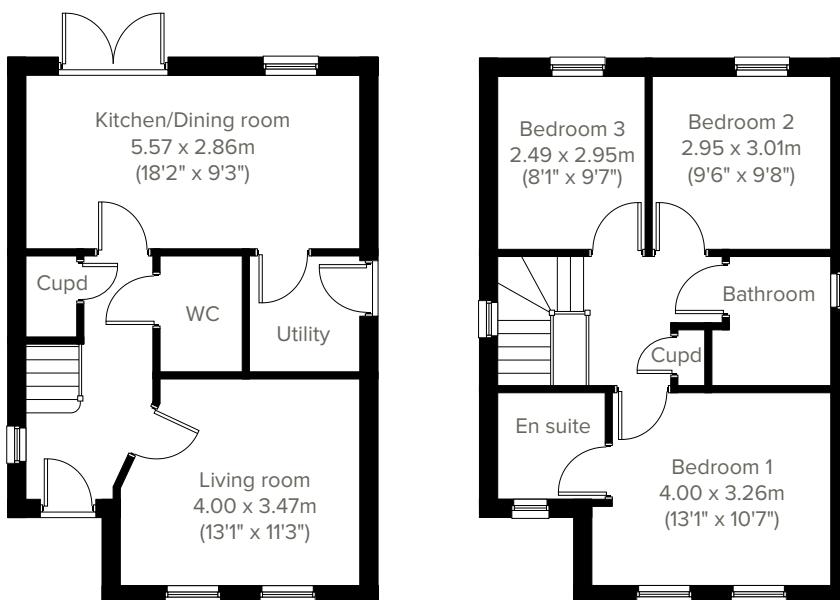
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\* The Cawood has solar panels on the rear elevation of the property.

A nicely-proportioned three-bedroom detached home, the Cawood has everything you need for modern living. Downstairs there's an open plan kitchen/dining room with French doors leading to the garden, a front-aspect living room, downstairs WC, utility room and handy storage cupboard. The first floor is home to a generous bedroom one with an en suite, plus two further bedrooms, a storage cupboard and a family bathroom.



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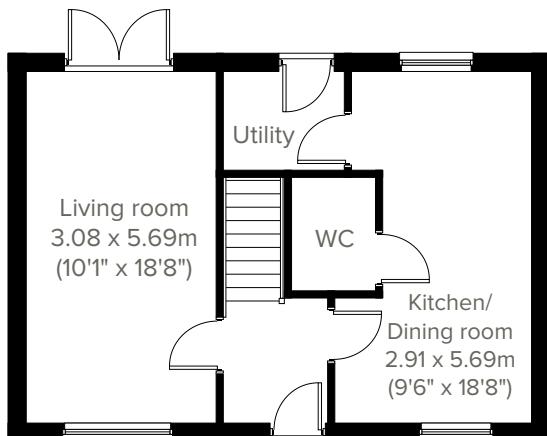


# The Brandsby

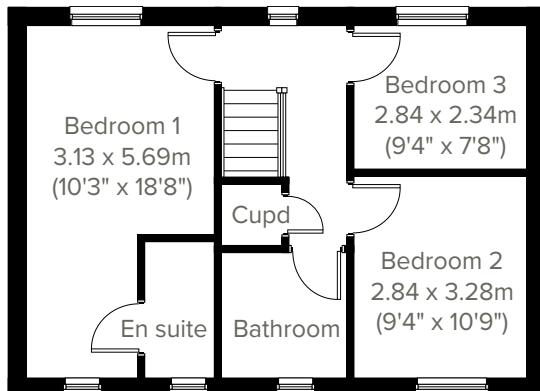
3 bedroom home



The Brandsby is an excellent three-bedroom family home with an open-plan kitchen/dining room and living room with French doors to the garden, both are dual-aspect and enjoy the full depth of the house plus a downstairs WC. Upstairs, there's a large bedroom one with an en suite, two more bedrooms, the family bathroom and another built-in storage cupboard.



**GROUND FLOOR**



**1ST FLOOR**

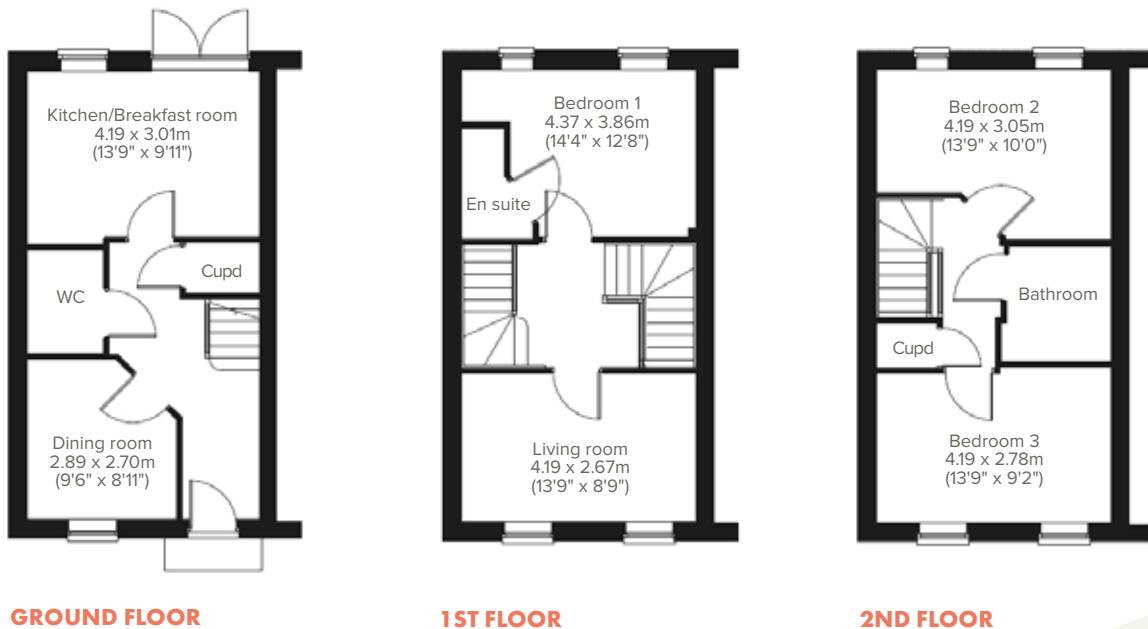
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\* The Carlton has solar panels on the rear elevation of the property.

Popular with families, the Carlton has a lot to offer. The modern and stylish open-plan kitchen/breakfast room is perfect for spending time as a family and entertaining. There's also a well-proportioned dining room, downstairs WC and handy storage cupboard. There are three bedrooms - bedroom one has an en suite - a large family-sized bathroom, living room to the first floor and a further storage cupboard.



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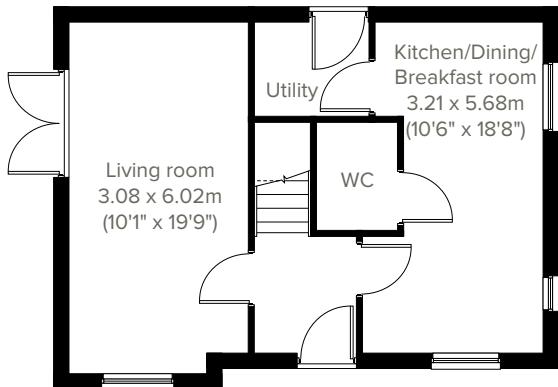
# The Flaxby

3 bedroom home

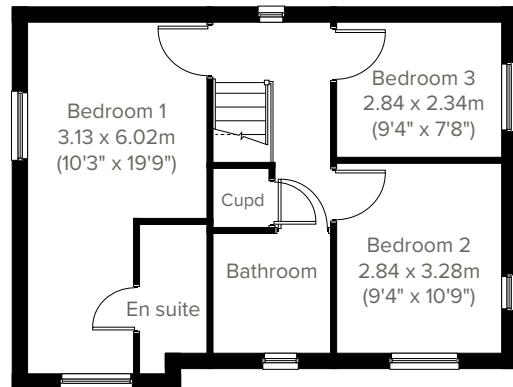


Please see page 30 for further styles of this house type.

Enjoy the best of modern living in this popular three-bedroom home which benefits from a stylish open plan kitchen/dining/breakfast room and separate utility with garden access. The Flaxby features a bright dual-aspect living room with French doors leading into the garden, utility and downstairs WC. Upstairs there are three good-sized bedrooms - bedroom one with an en suite with a family bathroom and storage cupboard.



GROUND FLOOR



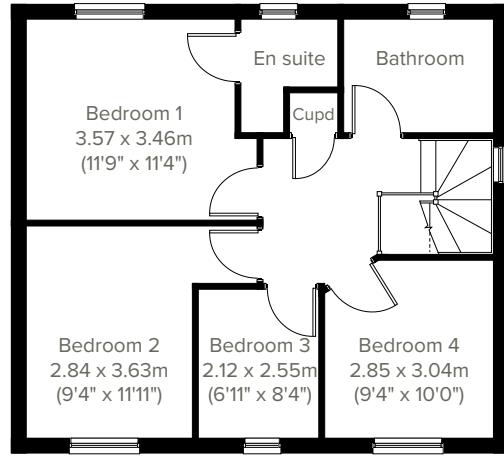
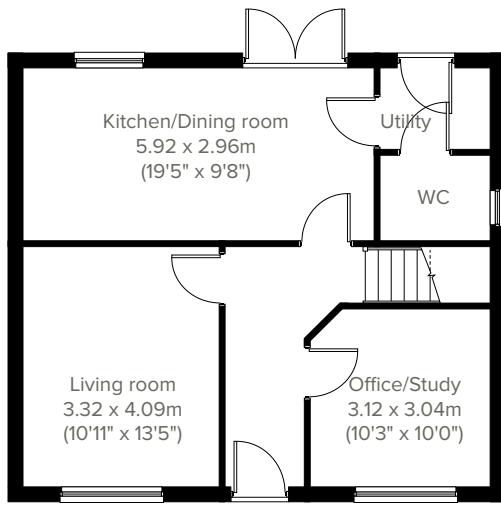
1ST FLOOR

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The Kilburn is a popular detached family home. 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, separate study, 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 handy storage space.



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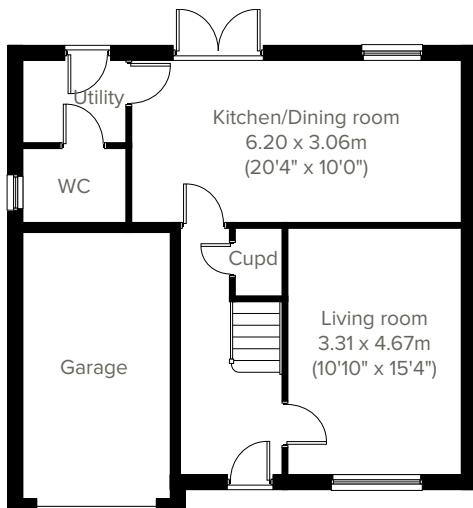


# The Ripley

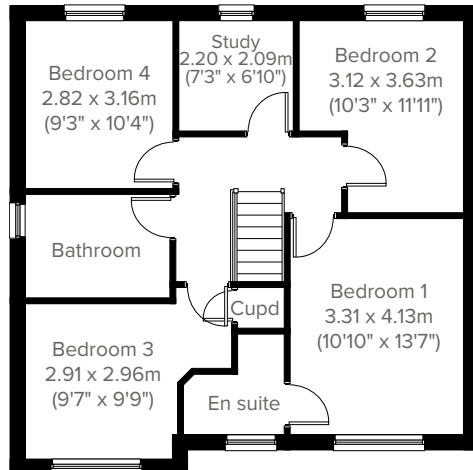
4 bedroom home



Ideal for family life, the Ripley is a beautiful four-bedroom detached home with an integral garage. The open-plan kitchen/dining room is spacious and bright with French doors leading out into the garden – creating the perfect inside/outside space for friends and family to enjoy - and there's a lovely separate living room. Practical features include a utility room, downstairs WC and a storage cupboard on each floor. Upstairs, bedroom one has an en suite, and there's a good-sized family bathroom and study.



**GROUND FLOOR**



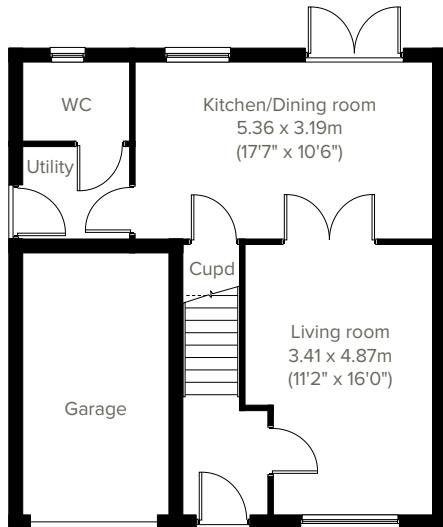
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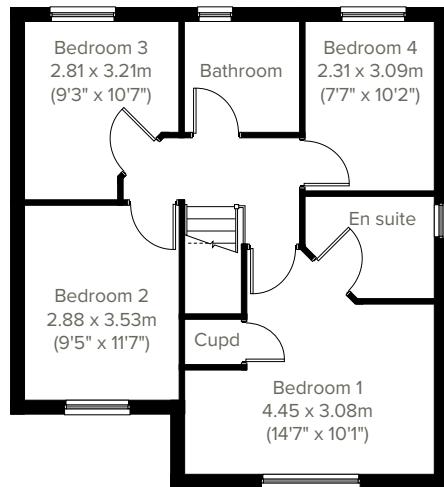
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A superb detached family home, the Stamford has a spacious open-plan kitchen/dining room with French doors leading to the garden, a front aspect living room with French doors and a handy utility and downstairs WC. Upstairs, there are four generous bedrooms - bedroom one has the bonus of an en suite - and a fresh modern bathroom. There are also two handy storage cupboards.



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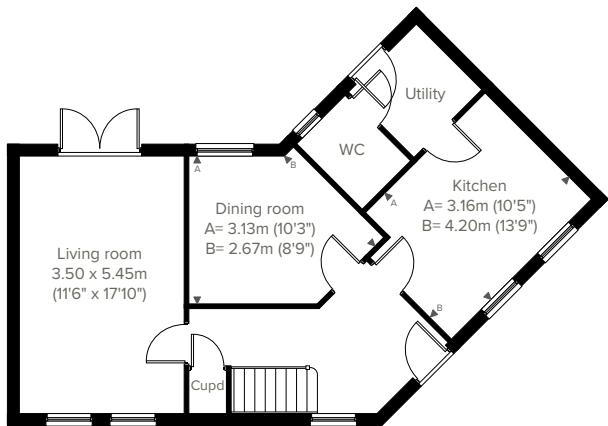


# The Coxwold

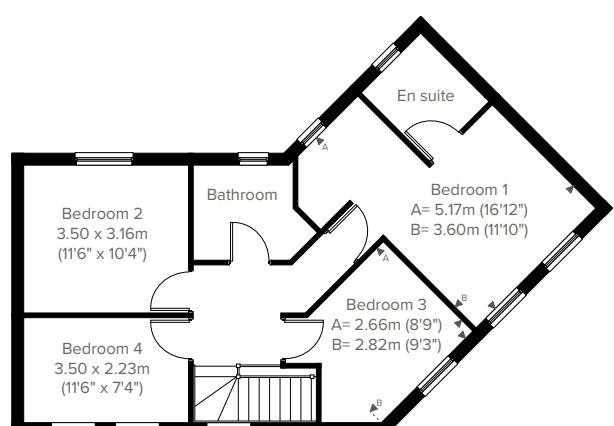
4 bedroom home



The Coxwold is a four-bedroom family home with a great sense of space. The dual-aspect living room is a lovely relaxing room with French doors opening into the garden. There's a separate dining room, and the kitchen has a utility room with a door to the garden as well as to the WC. Upstairs, bedroom one has an en suite. Three further bedrooms, and a family bathroom make up the rest of the first floor.



**GROUND FLOOR**



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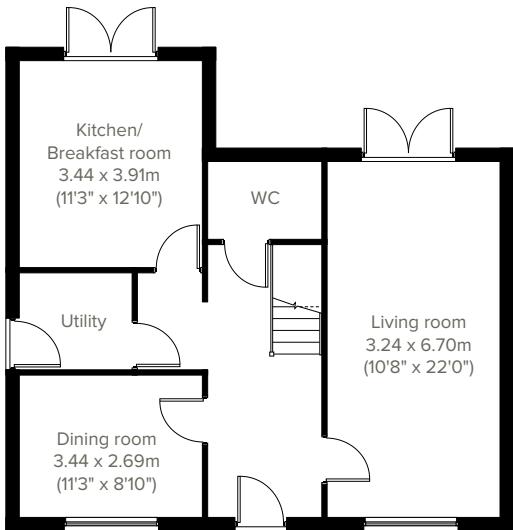


# The Burnby

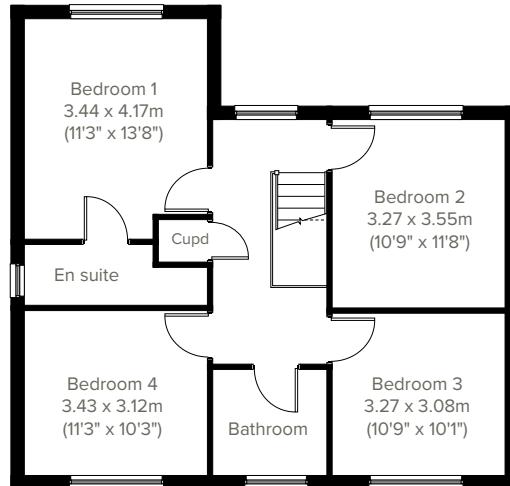
4 bedroom home



The Burnby is a four-bedroom detached family home offering the best of modern living. The light and airy kitchen/breakfast room enjoys French doors that lead into the rear garden. There's a bright dual-aspect living room, dining room, a downstairs WC and large utility room with outside access. Upstairs there are four bedrooms with bedroom one benefiting from an en suite, plus a modern-fitted family bathroom and handy storage space.



GROUND FLOOR



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Germany Beck Phase 6A & 6B

## 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

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 with white hinges.

### Heating

Gas fired combi boiler with radiators in all main rooms, most with thermostatically-controlled valves.

### 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) with soft closure to all doors and drawers.

### Plumbing

Plumbing for washing machine.

### Appliances

Single electric stainless steel oven, gas hob in stainless steel and integrated 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, Mira thermostatic shower with wall mounted shower head, complete with shower screen.

### Tiling

Half height tiling to sanitaryware walls in bathroom and en suite.

### Splashbacks

1-course splashback to WC basin / 3-course splashback to bath / fully tiled shower.

### Toilets

Soft close toilet seat(s).

### General

En suite to bedroom(s) 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 back-up.



## Garage & Gardens

### Garage

Garage, car ports or parking space (where applicable).

### Garden

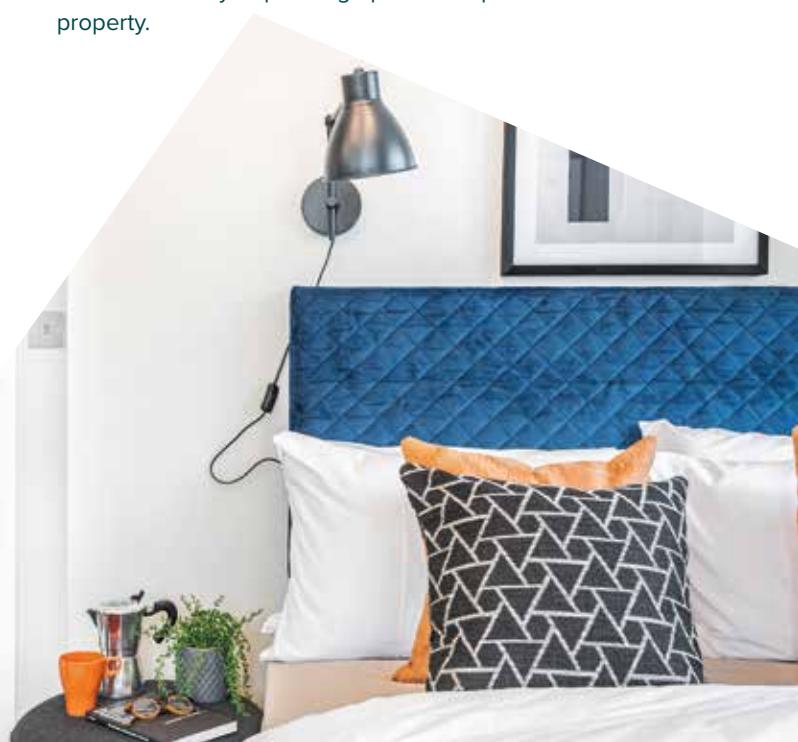
Front lawn turfed or landscaped (where applicable).

### Fencing

1.8 metre fence to rear garden, plus gate.

### Solar panels

Position will vary depending upon the aspect of the property.



Please note that plot specifications may vary from plot to plot and are subject to change. Plot specific information will be confirmed on your reservation check list. Please speak to a sales advisor for more information.





## Persimmon

## Notes





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 CO<sub>2</sub> 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 be in with a chance of winning a voucher. For more details, see 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.

[persimonhomes.com/finishing-touches](http://persimonhomes.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.



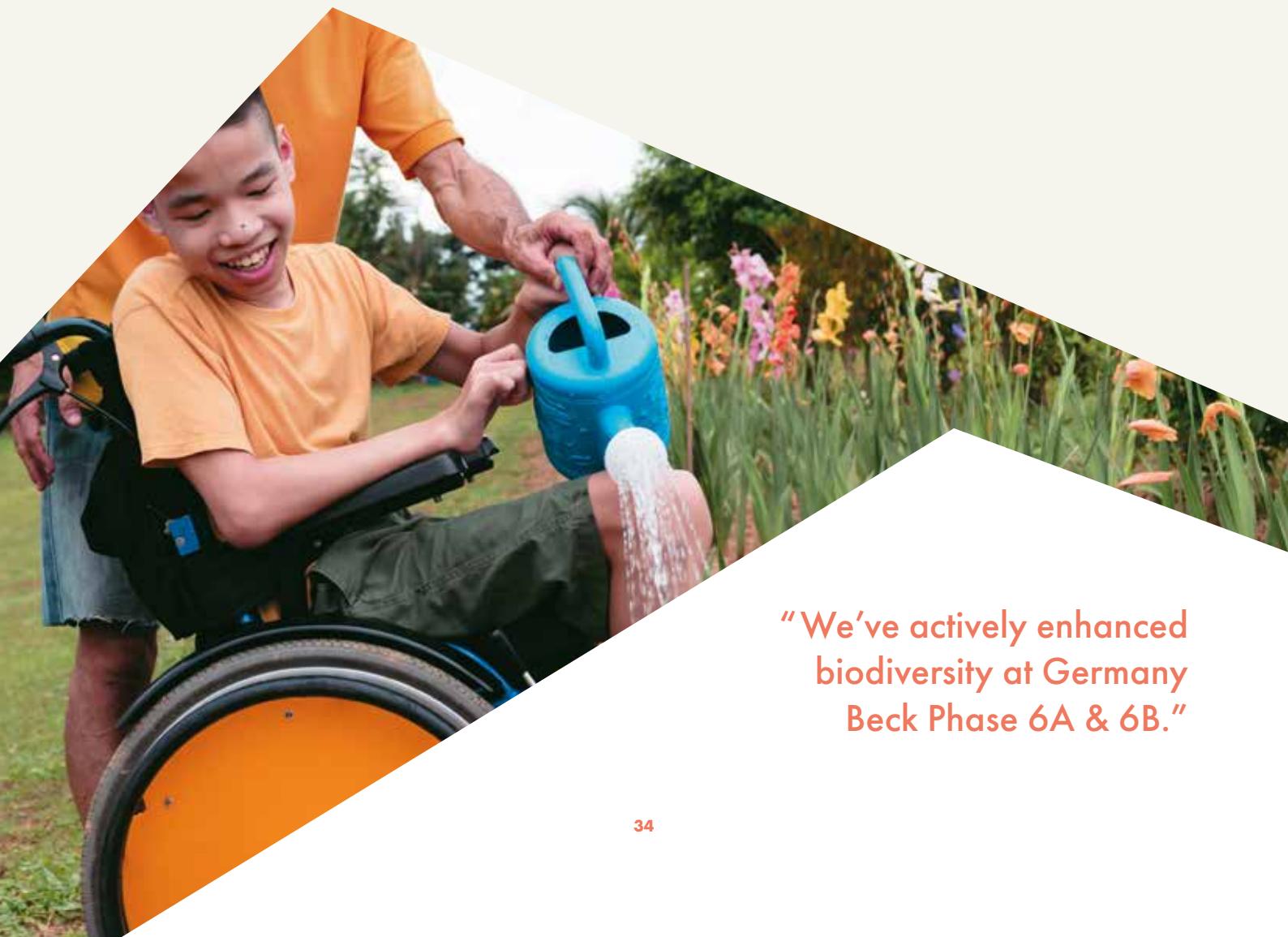
All about community

## Proud to be building communities

When creating this new phase at Germany Beck Phase 6A & 6B, 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. Germany Beck Phase 6A & 6B 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 Germany Beck Phase 6A & 6B.”**

#### EDUCATION

£2,205,000 contribution towards education.



#### REFUGE WORKS

Contribution to Pedestrian Refuge Works worth £20,000.

#### CAR CLUB SCHEME

Car Club Registration Scheme and contribution of £118,000.

#### TRAFFIC SIGNALS

£200,000 contributed to Traffic Signal Works. £40,000 towards Toucan Crossing works to Fordlands Road, Main Street, Selby Road and the A19 junction.



#### FOOTPATHS AND ROADS

A contribution of £165,000 towards Millennium Way and Minster Way Footpath.

#### SPORTS

Recreational contribution of £1,740,000.





## 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

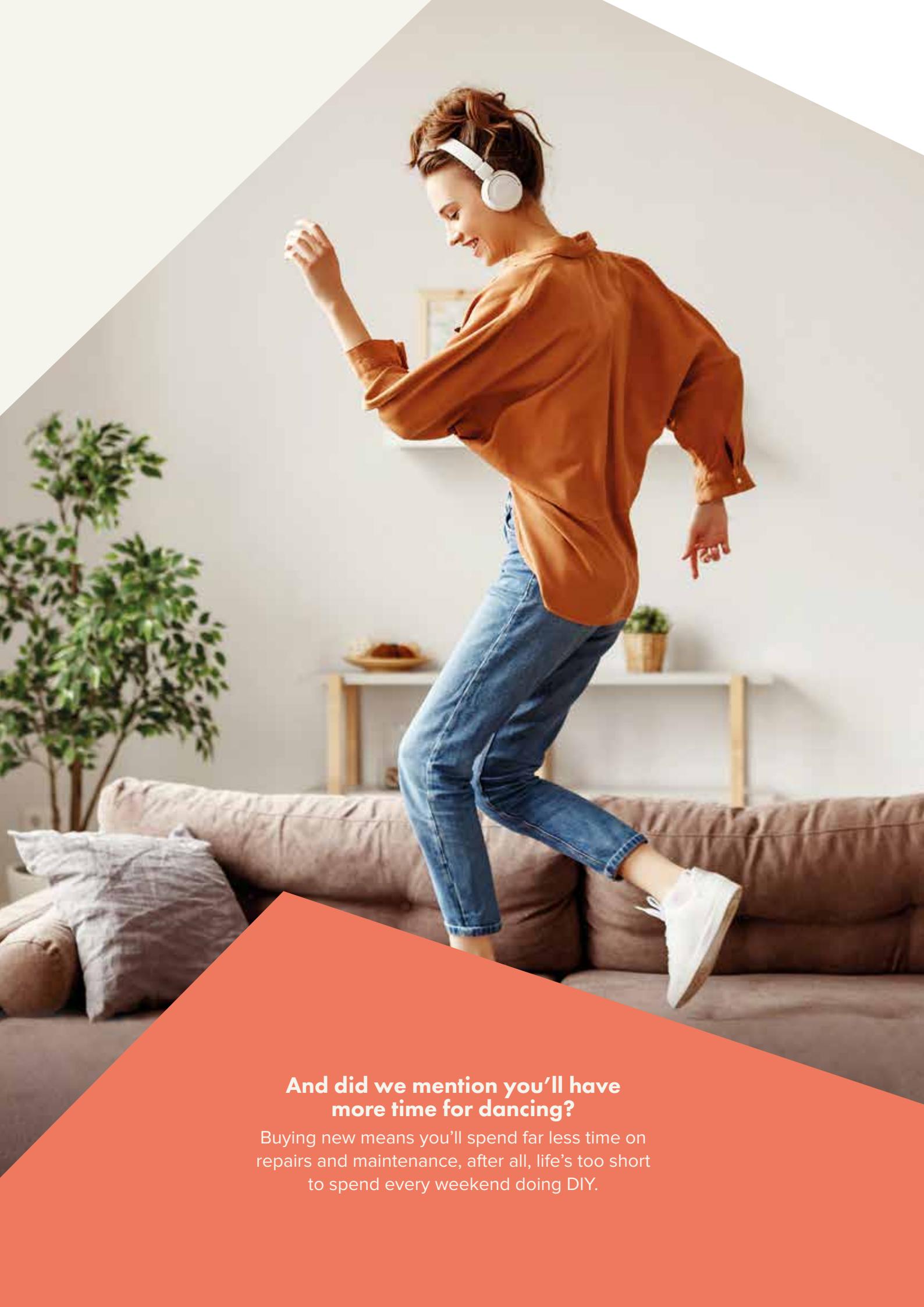
All our new homes come with a ten-year, insurance-backed warranty, as well as our own two-year Persimmon warranty. In the unlikely event you ever need to claim, our Customer Care Team are there to help you.

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](http://persimmonhomes.com)



**And did we mention you'll have  
more time for dancing?**

Buying new means you'll spend far less time on repairs and maintenance, after all, life's too short to spend every weekend doing DIY.



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@fibrenest.com](mailto:support@fibrenest.com)

Information correct at June 2025. Please see [www.fibrenest.com](http://www.fibrenest.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:





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