



Boyton Place Phase 6

Haverhill • Suffolk

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 expertise find out more about us on page 4"



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.



Boyton Place Phase 6

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 32](#)



Persimmon in numbers

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

14,551

homes
sold in
2021

200+

locations
across
the UK

5000+

employees
make it all
happen

300+

apprentices
taken on
each year

£1.8m

donated to
c.900 charities
in 2021



Real Living Wage

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

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



Happy hour

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

"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 have proudly contributed 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.



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 34





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**

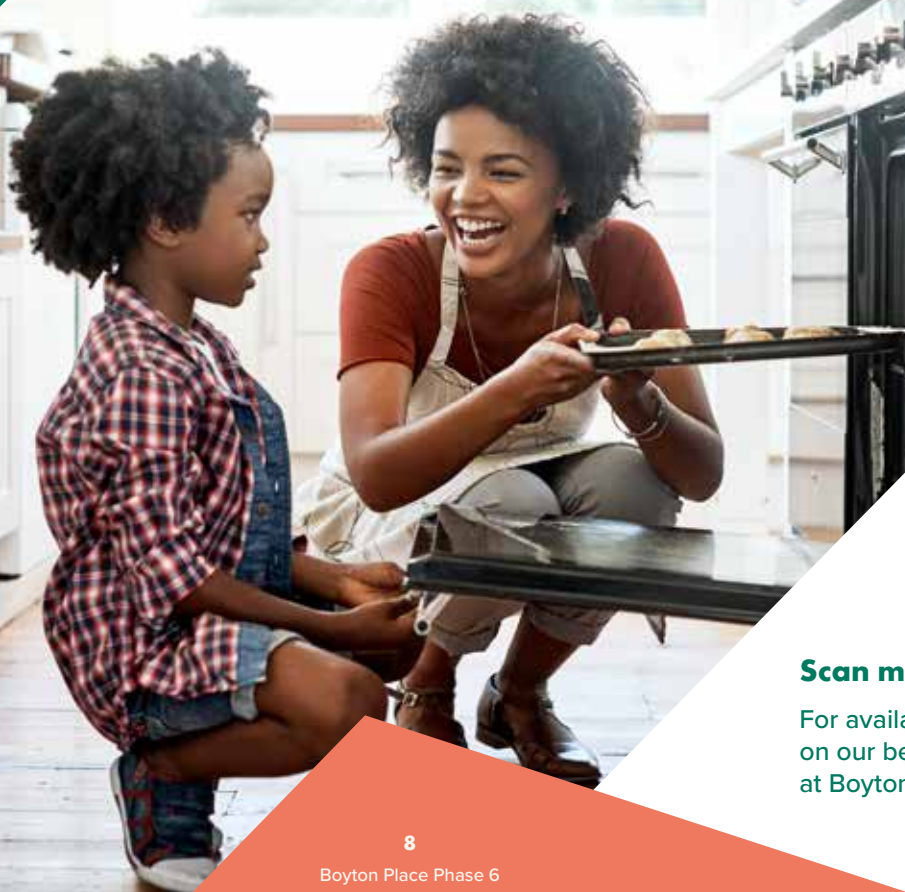
Home Change
Sell your current home with our support. We'll take care of estate agent fees and offer expert advice to help get you moving.



**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.

- 
- Range of 1, 2, 3, 4 and 5-bedroom homes
 - Great choice of schooling for children of all ages
 - Easy access to Cambridge
 - Good range of local amenities



Scan me!

For availability and pricing
on our beautiful new homes
at Boyton Place Phase 6.



Haverhill • Suffolk

Boyton Place Phase 6

Boyton Place Phase 6 is a collection of new homes in the historic market town of Haverhill. Offering a mix of one, two, three, four and five-bedroom homes – there's something to suit everyone's needs.

Haverhill is a charming market town in the county of Suffolk, next to the borders of Essex and Cambridgeshire. It lies about 14 miles southeast of Cambridge and 47 miles northeast of central London.

There's an abundance of restaurants in the town centre and surrounding areas, including the bigger chains such as Prezzo, and smaller independent bistros and tea rooms. Shops are plentiful, including many well-known high street stores, independent retailers and supermarkets. The town is partly pedestrianised, and a market is held every Friday and Saturday in Market Square. East Town Park Countryside Centre is open daily, hosting a brand new children's activity park and a picnic area.

The Arts Centre housed within the Grade 2 listed town hall has a cinema and theatre that hosts live music, drama, dance and comedy shows. You'll also find a five-screen cinema, a leisure centre with a swimming pool, gym and children's soft play area and an 18-hole golf course.

There's a good choice of primary schools in Haverhill, including Burton End Community, Clements Community, Coupals, New Cangle Community, Place Farm Community, Ridgewell, St Felix RCVA and Westfield Community. Secondary schools include Samuel Ward Academy which has an 'outstanding' Ofsted report, as does Linton Village College which is 5.7 miles away.

With its superb local amenities, easy access to larger towns and cities, and excellent transport links, Boyton Place could be your ideal location to set up home.

EXPLORE

Start exploring...

Audley End Station
17 miles

Bury St Edmunds
18 miles

Cambridge
19 miles

Stansted Airport
22 miles



Boyton Place (Phase 6)

Our homes

1 bedroom

-  The Cannock
-  The Copdock
-  The Ashridge


2 bedroom

-  The Thetford
-  The Flatford
-  The Haldon

3 bedroom

-  The Epping
-  The Danbury
-  The Sherwood
-  The Sherwood Corner
-  The Saunton
-  The Barnwood

4 bedroom

-  The Barnwood Variant
-  The Whiteleaf Bay
-  The Burnham

5 bedroom

-  The Kielder
-  The Brightstone
-  Housing for the Community





Proposed
Local Centre

Ann Suckling Road
towards Haverhill
town centre

Existing
Housing



This site layout is intended for illustrative purposes only, and may be subject to change, for example, in response to market demand, ground conditions or technical and planning reasons. Trees, planting and public open space shown are indicative, actual numbers and positions may vary. This site plan does not form any part of a warranty or contract. Further information is available from a site sales advisor.

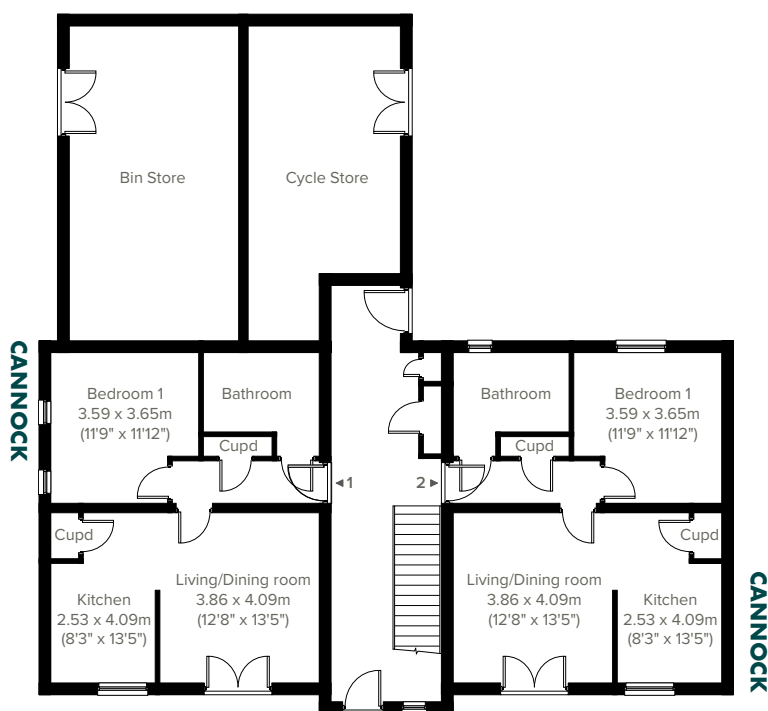


1 bedroom home

The Cannock & Copdock



Enjoy the best of modern living in the one-bedroom Cannock and Copdock apartments, benefiting from a bright open plan dining/living room with a balcony, a good-sized bedroom and two handy storage cupboards. Perfect for first-time buyers and young professionals, or as an investment opportunity.



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COPDOCK



1ST FLOOR

COPDOCK



2ND FLOOR

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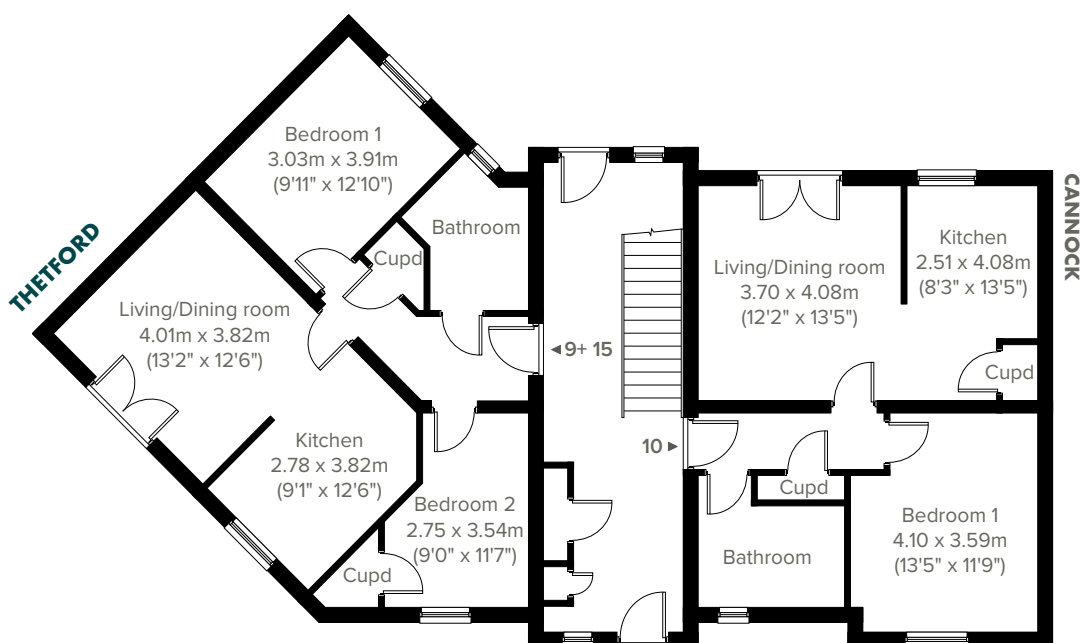


2 (& 1) bedroom homes

The Thetford (& Cannock)



Thoughtfully designed, the Thetford features an open plan kitchen and living/dining room with double doors leading outside/onto the balcony. The hallway leads on to the two bedrooms and the bathroom. Two handy storage cupboards ensure this home is practical as well as stylish.



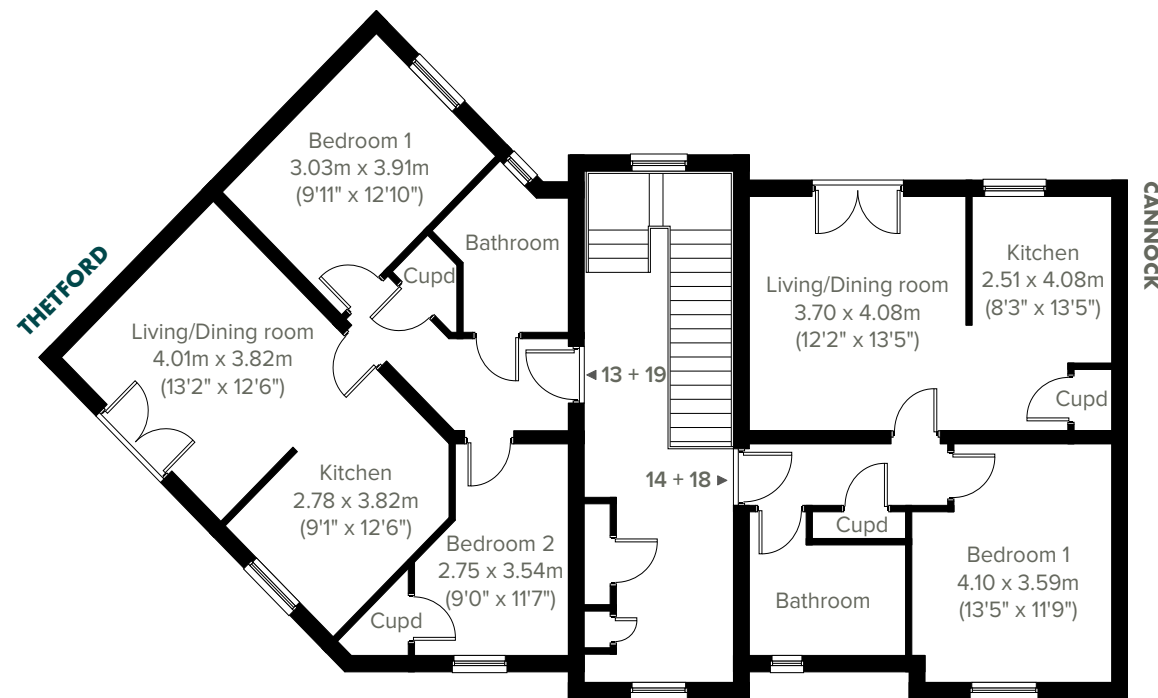
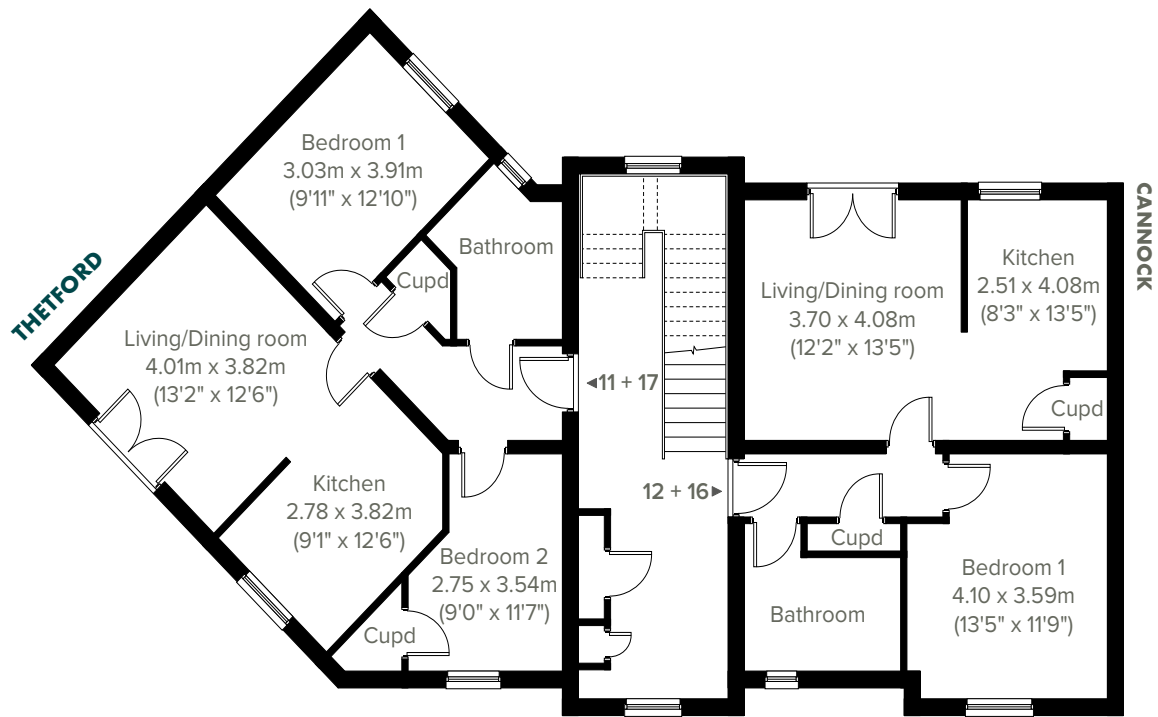
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EPC: B



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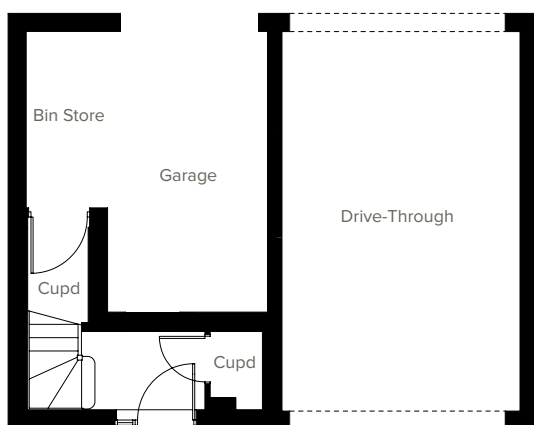


1 bedroom home

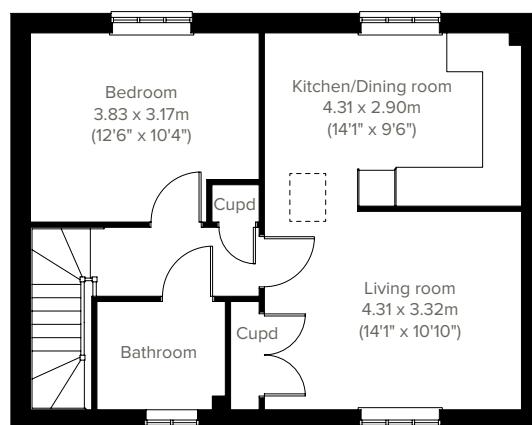
The Ashridge



The Ashridge is a thoughtfully-designed one-bedroom home with a bright living room, open plan kitchen/ dining room, spacious bedroom, garage and plenty of storage space. The perfect place to call your first home or if you are planning to downsize.



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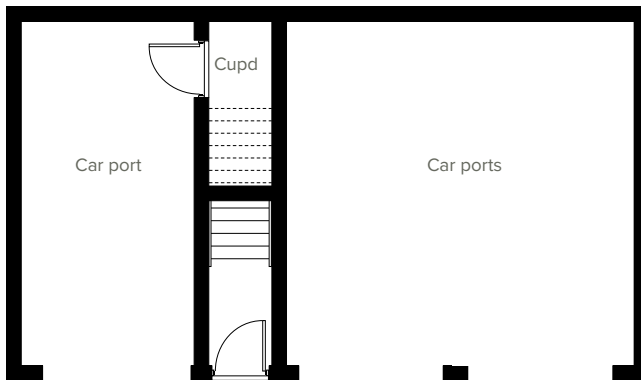


The Flatford

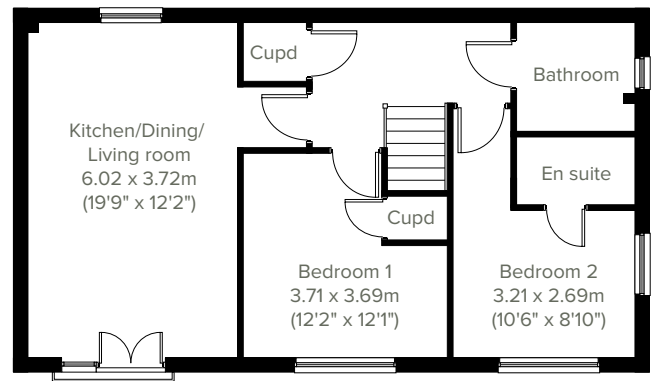
2 bedroom home



The Flatford features a bright open plan kitchen/dining/living room with a Juliet balcony. There are two nicely-proportioned bedrooms - bedroom two with an en suite - and a family-sized bathroom. Perfect for first-time buyers and young professionals.



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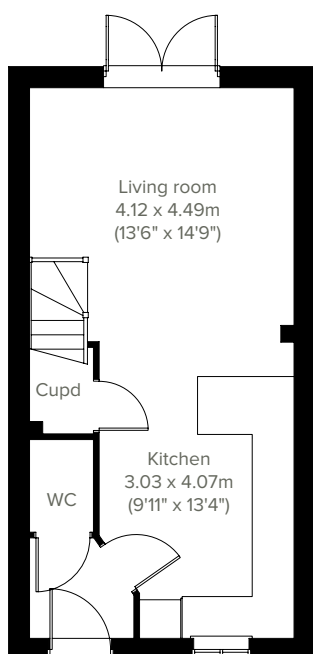


2 bedroom home

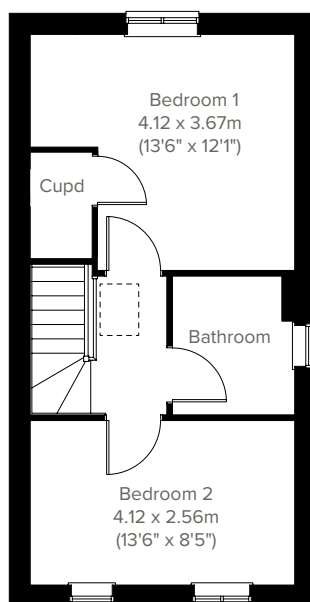
The Haldon



The Haldon has a stylish open plan kitchen/living room with French doors leading into the garden, two double bedrooms, a good-sized family bathroom, handy storage cupboards and off-road parking. Ideal if you're a first-time buyer looking for a fresh modern home you can make your own.



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18

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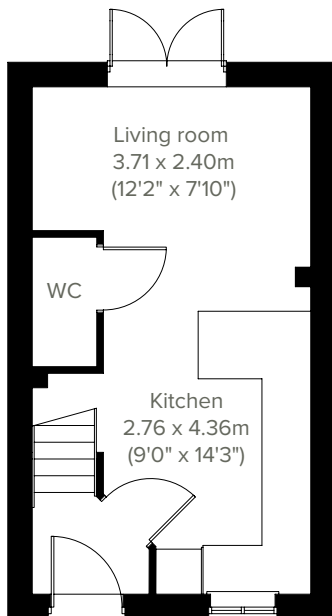


The Epping

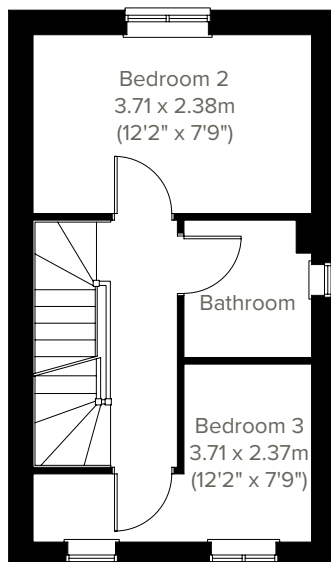
3 bedroom home



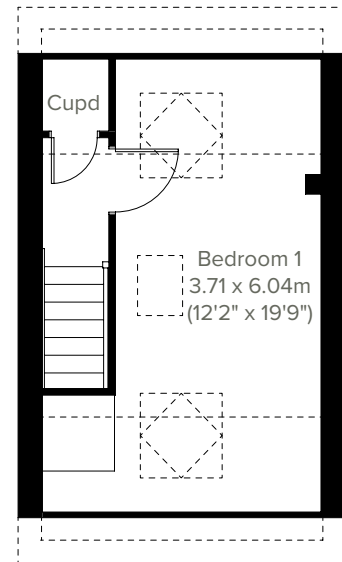
The popular Epping is a three-bedroom home featuring a bright and modern open plan kitchen/living room with French doors leading into the garden. On the first floor you'll find two good-sized bedrooms and a family bathroom. The second floor comprises bedroom one and a handy storage cupboard, meaning it ticks all the boxes for practical living too.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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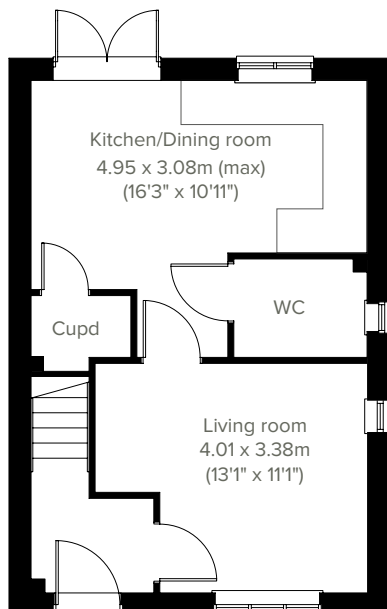


3 bedroom home

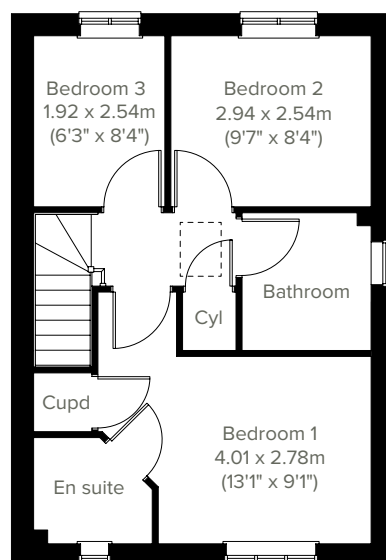
The Danbury



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



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20

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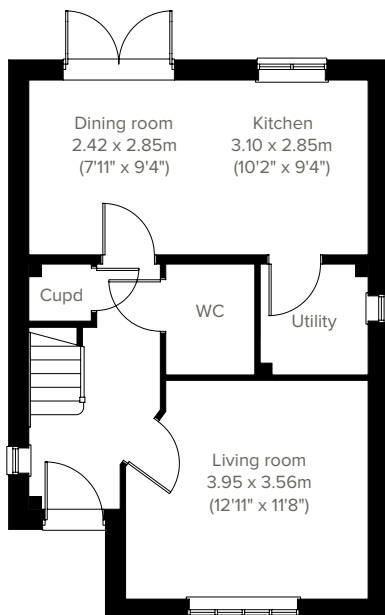


The Sherwood

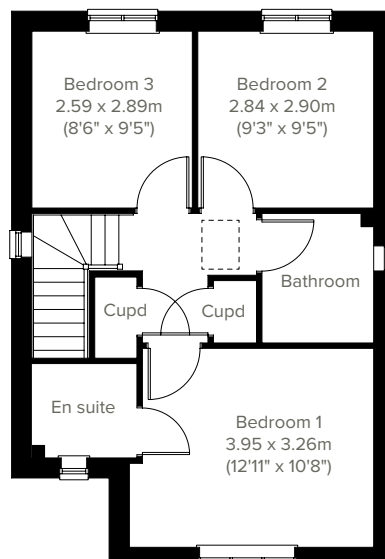
3 bedroom home



The Sherwood is a modern three-bedroom home ideal for family life featuring an open plan kitchen/dining room with French doors leading into the garden, a handy utility room and a front-aspect living room, plus under-stairs storage and a WC. The first floor has three good-sized bedrooms, one with an en suite, two handy storage cupboards and the main family bathroom.



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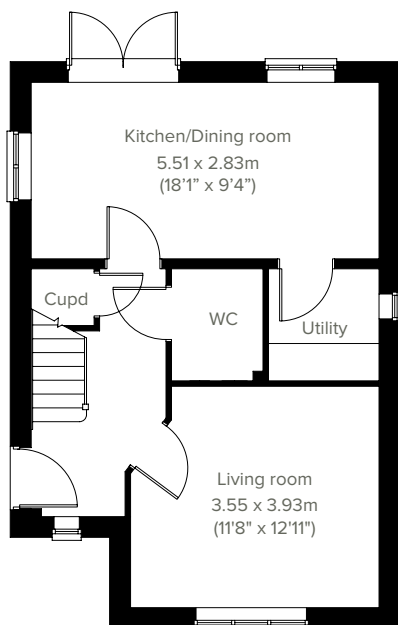


3 bedroom home

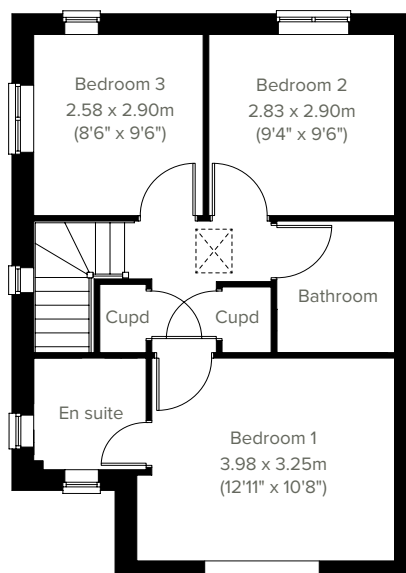
The Sherwood Corner



The Sherwood Corner is a modern three-bedroom home featuring an open plan kitchen/dining room with French doors leading into the garden, a handy utility room, a front-aspect living room, plus under-stairs storage and a WC. The first floor has three good-sized bedrooms, one with an en suite, two handy storage cupboards and the main family bathroom.



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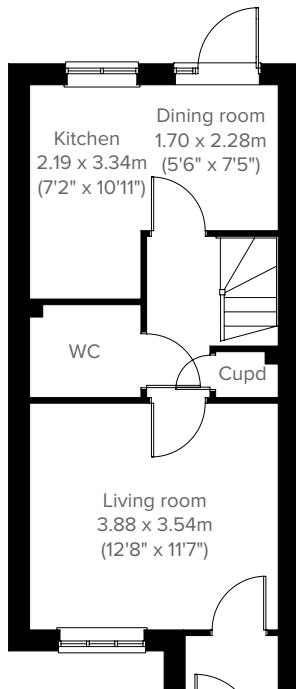


The Saunton

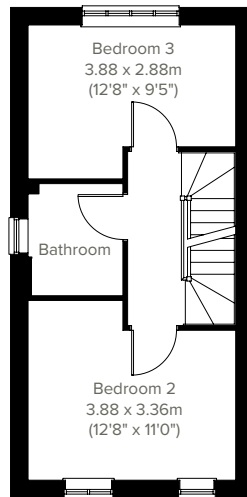
3 bedroom home



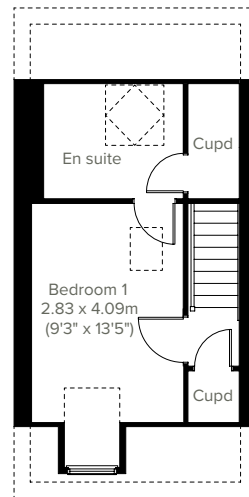
An attractive 2.5-storey, three-bedroom home, the Saunton has a modern open plan kitchen/dining room, well-proportioned living room and three good-sized bedrooms. The top floor bedroom one also has a spacious en suite. The enclosed porch, downstairs WC, three storage cupboards and off-road parking mean it's practical as well as stylish.



GROUND FLOOR



1ST FLOOR



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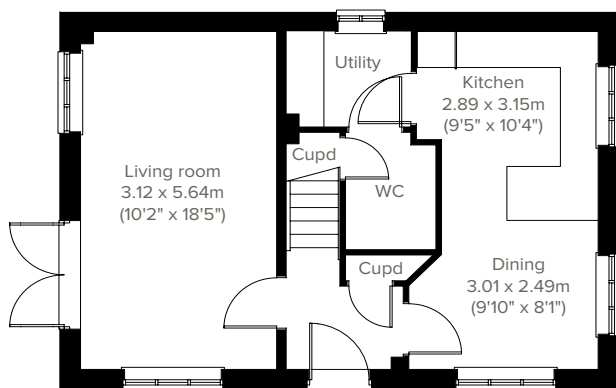


3 bedroom home

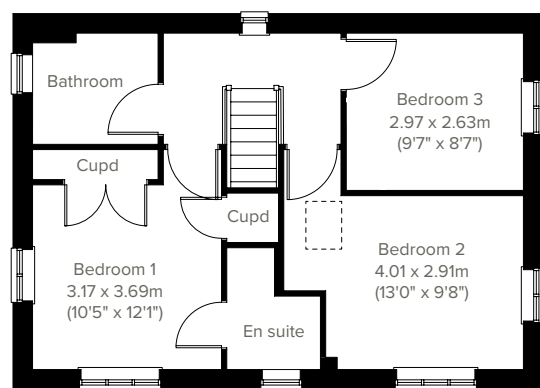
The Barnwood



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



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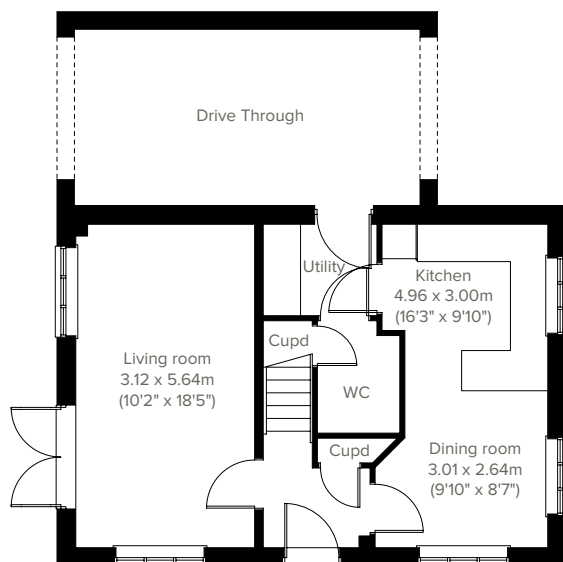


The Barnwood Variant

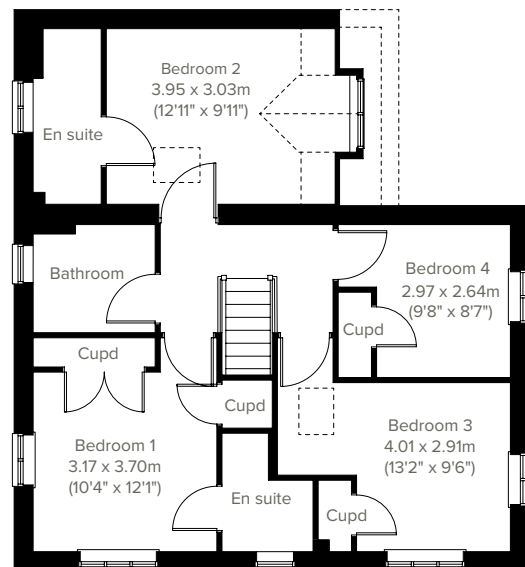
4 bedroom home



A beautifully-proportioned four-bedroom detached home, the Barnwood Variant has everything you need for modern living. Downstairs there's a dual aspect kitchen/dining room, a spacious living room with French doors leading into the rear garden, a utility room opening into the drive through and a WC. The first floor is home to all bedrooms - bedrooms one and two have en suites - and the family bathroom.



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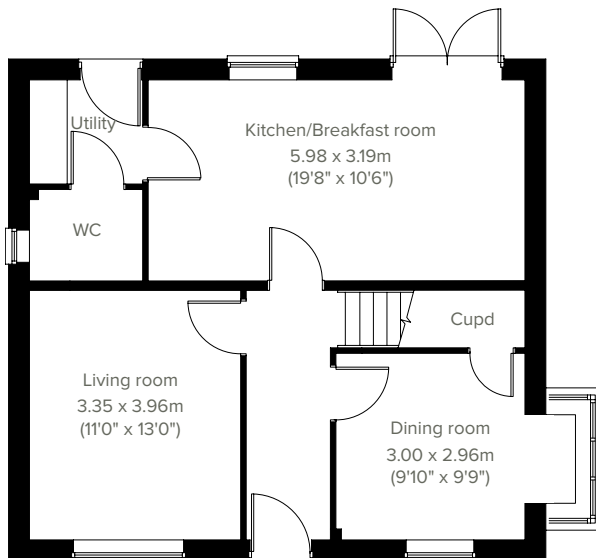


4 bedroom home

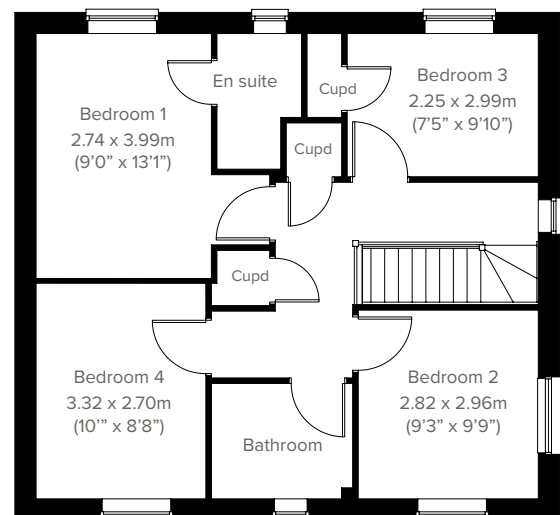
The Whiteleaf Bay



The Whiteleaf Bay is a four-bedroom detached family home offering the best of modern living. The light and airy kitchen/breakfast room enjoys an open aspect through French doors to the rear garden. There's a bright front-aspect living room, a dining room with storage space, a downstairs WC and handy utility. Upstairs there are four bedrooms with bedroom one benefiting from an en suite, plus a modern-fitted family bathroom and three storage cupboards.



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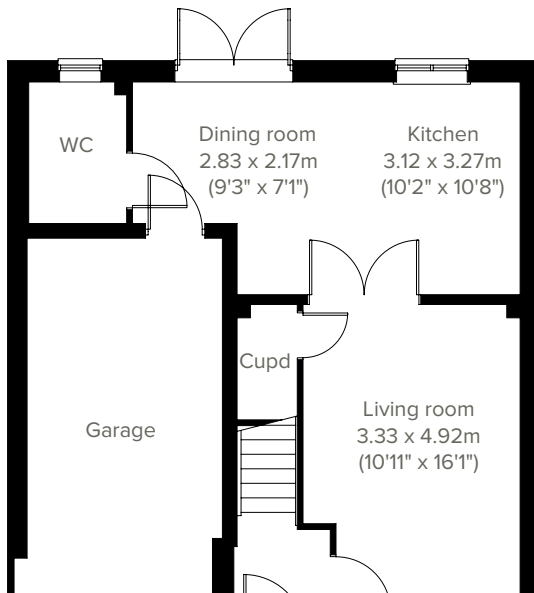


The Burnham

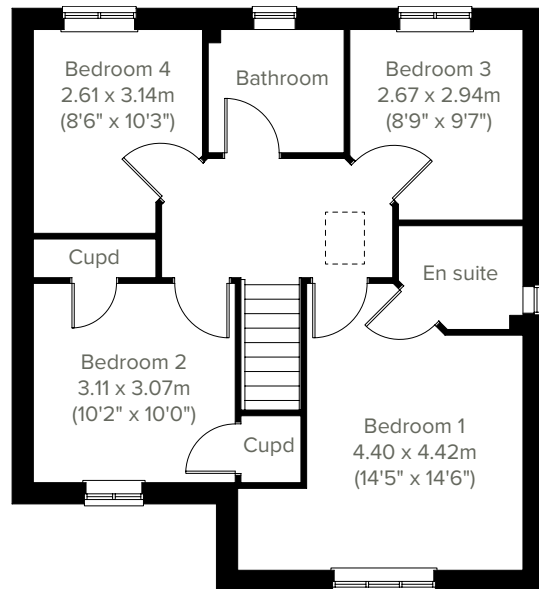
4 bedroom home



The Burnham is a superb detached home with an integral garage, 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 downstairs WC and three storage cupboards. The large bedroom one has an en suite with the spacious landing leading on to three further bedrooms and the main family bathroom.



GROUND FLOOR



1ST FLOOR

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

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between home types, orientation and developments.

27

EPC: B

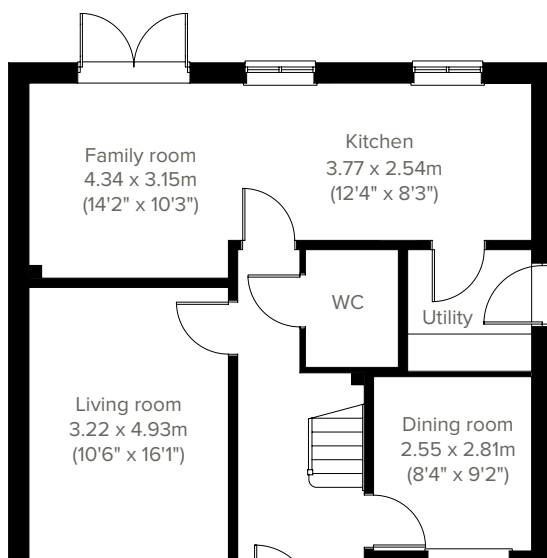


5 bedroom home

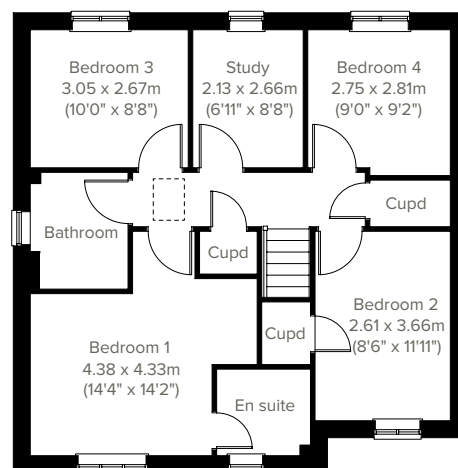
The Kielder



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



GROUND FLOOR



1ST FLOOR

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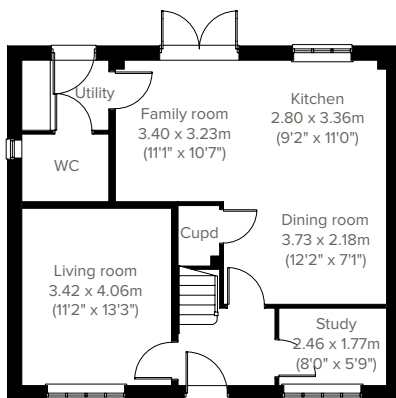


The Brightstone

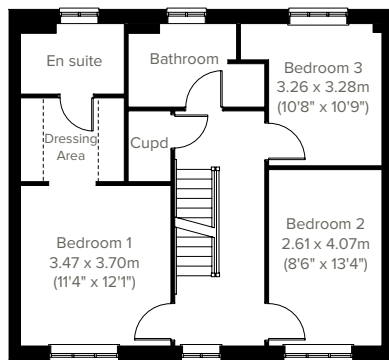
5 bedroom home



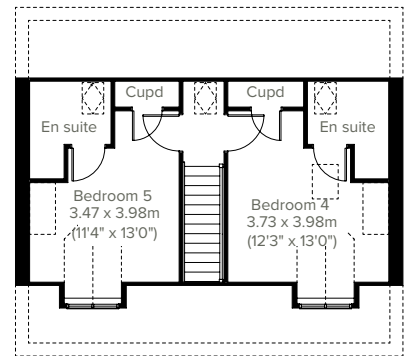
A stunning detached home with an impressive open plan kitchen/dining/family room, the Brightstone has five bedrooms and is perfectly designed for modern family living. Its other features include a bright living room and separate study. The first floor bedroom one is spacious with a large en suite and dressing area. This floor is home to a further two bedrooms and a family bathroom, while the second floor is home to two more bedrooms, both with their own en suites and handy storage cupboards.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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

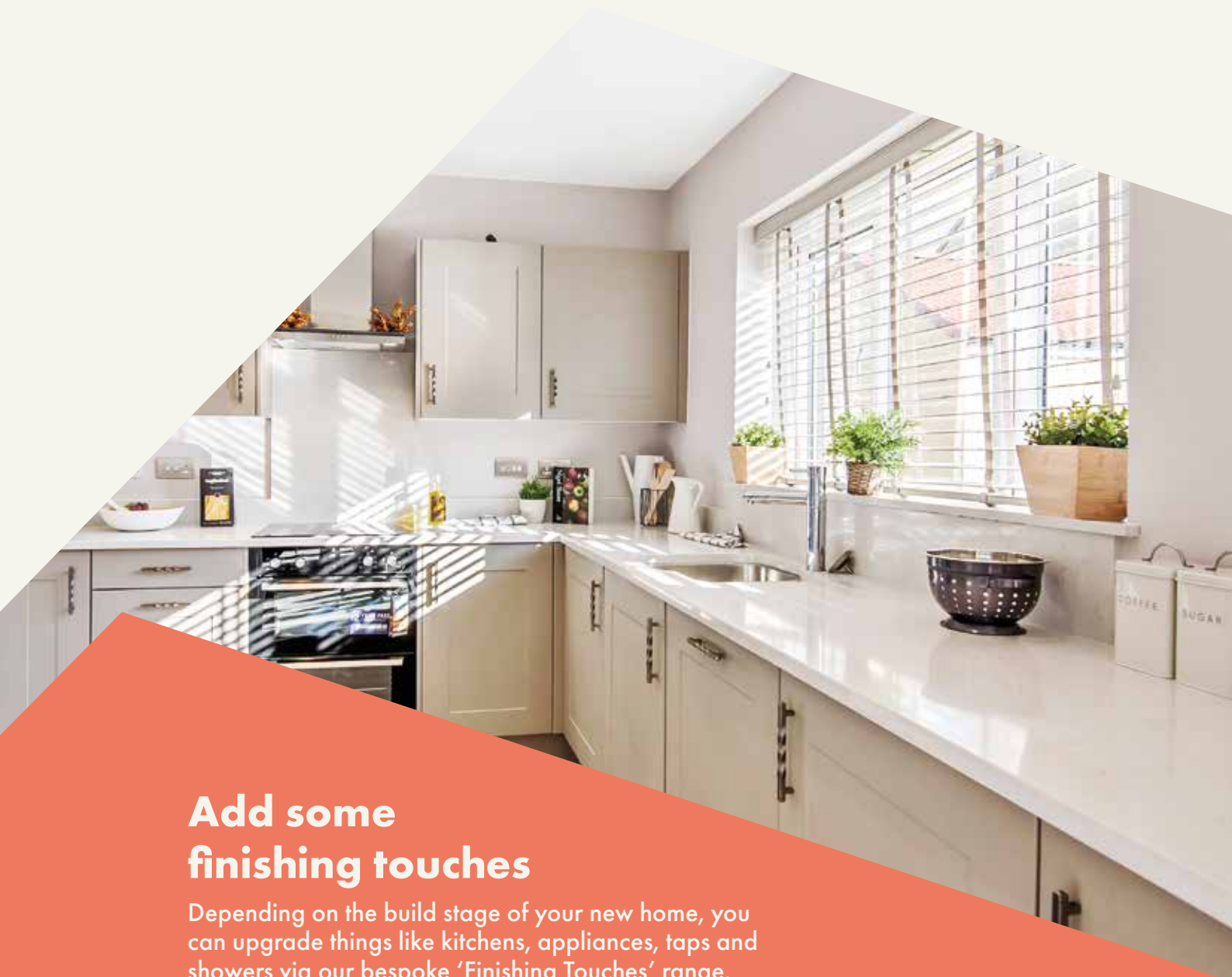
This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between home types, orientation and developments.



Boyton Place Phase 6

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

Double glazed E-glass windows in PVCu frames.

Doors

GRP-skinned external doors with PVCu frames.

French doors to garden or balcony
(where 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

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 TV and telecommunication outlets to living room.



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.

Splashbacks

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

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.

Garden

Front lawn turfed or landscaped
(where applicable).

Fencing

1.8 metre fence to rear garden, plus gate.



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 gas hob in stainless steel with integrated stainless steel cooker hood.





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.
- ✓ **A-rated boilers**
Our condenser boilers far outperform non-condensing ones.
- ✓ **Up to 400mm roof space insulation**
Warmer in winter, cooler in summer, reducing energy bills.
- ✓ **Local links**
We're located close to amenities and public transport to help reduce your travel footprint.
- ✓ **Argon gas filled double glazing**
Greater insulation and reduced heat loss.
- ✓ **Ultra-fast broadband**
FibreNest fibre-to-the-home connectivity helps you live and work at home more flexibly.
- ✓ **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.



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)



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."



Your home, better connected
for a brighter future



Ultrafast 500Mb broadband is available
on this development.

FibreNest provides you with high-speed, totally unlimited
full-fibre broadband to your home, at great prices.



Choose the best package for you

We know every household is different, that's why we've put together six amazing packages to suit everyone's needs. From surfing the net on the sofa to binge-watching the latest box set, streaming music with friends to ruling the galaxy in the latest must-have game - we've got the service for you.



Scan me!
For packages & pricing.



0333 234 2220



support@fibrenew.com

Get connected today!

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

C:

D:

P:



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