



# Persimmon

Together, we make your home



## Boyton Place Phase 4A

Haverhill • Suffolk



**Persimmon**

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# 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"**

**HBF** Home Builders Federation



Customer Satisfaction 2021

## **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 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 advanced 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



# “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](https://persimmonhomes.com/community-champions) to see if you could apply to support your local community.



## Happy hour

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



## 10-year warranty

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



## Help when you need it

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

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

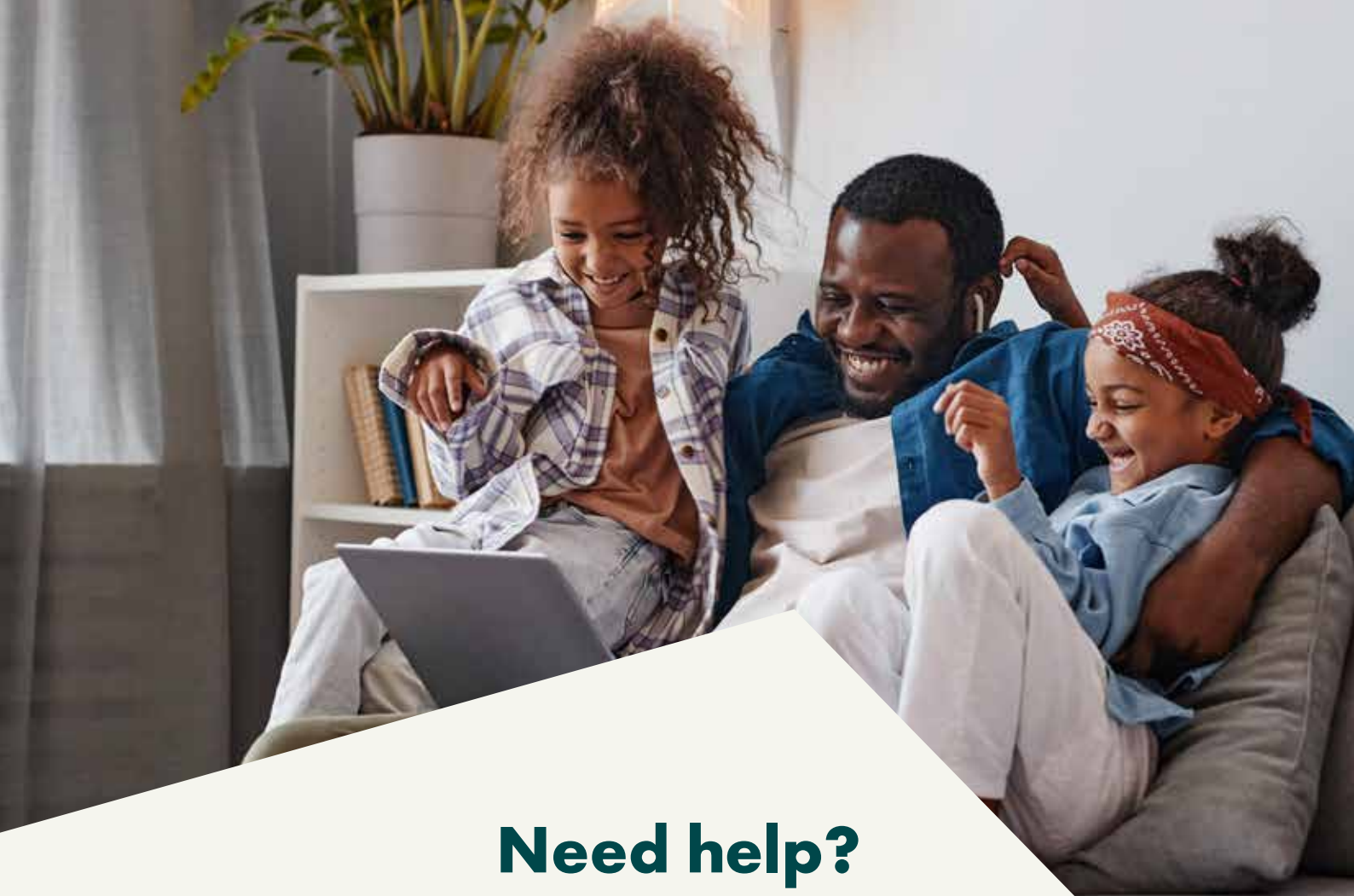
## Handover

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](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**



**Own New Rate Reducer**



**Bank of Mum and Dad**



**Deposit Match**



**Armed Forces/Key  
Workers Discount**



- Choice of 1, 2, 3, 4 & 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.



Haverhill • Suffolk

# Boyton Place Phase 4A

**Boyton Place Phase 4A 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

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Audley End train station  
**17 miles**

Bury St Edmunds  
**18 miles**

Cambridge  
**19 miles**

Stansted Airport  
**22 miles**



## Boyton Place Phase 4A



Suffolk Regiment Way →



## Our homes

### 1 & 2 bedroom

 **The Apartments**  
Salcey & Arran

### 2 bedroom

 **The Redhill**

 **The Haldon**

 **The Addlebrough**

### 3 bedroom

 **The Galloway**

 **The Sherwood**

 **The Silverdale**

 **The Barndale**

 **The Stanton**

### 4 bedroom

 **The Lambridge**

 **The Galloway** (Drive Through)

 **The Crowfield**



**5 bedroom**

 **The Wychwood**

 **Housing for the Community**  
As agreed through Section 106

 **The Brightstone**

SUDs **Sustainable Drainage System**

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.

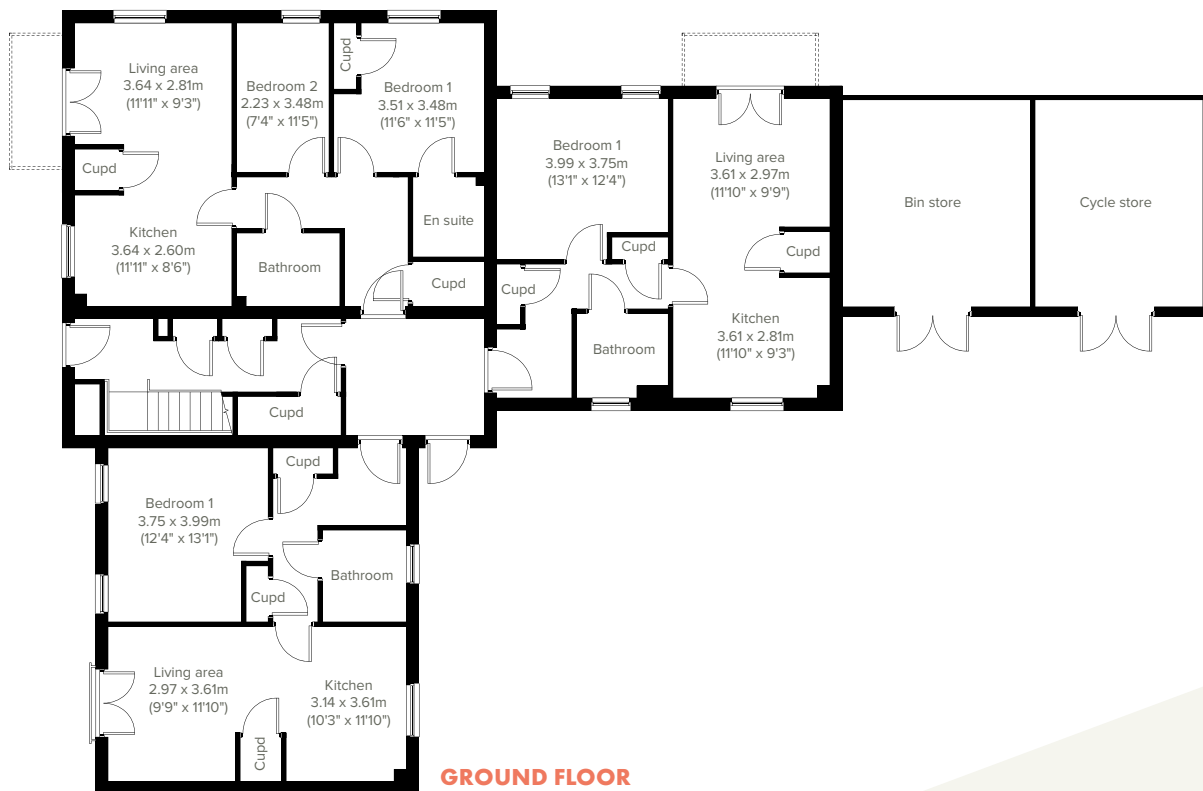


1 & 2 bedroom apartments

# The Arran & Salcey



These one and two-bedroom apartments are perfect for first-time buyers looking to get onto the property ladder, as well as busy young professionals. They feature an open-plan kitchen and living area, a modern bathroom, useful built-in storage, and a wonderful balcony.



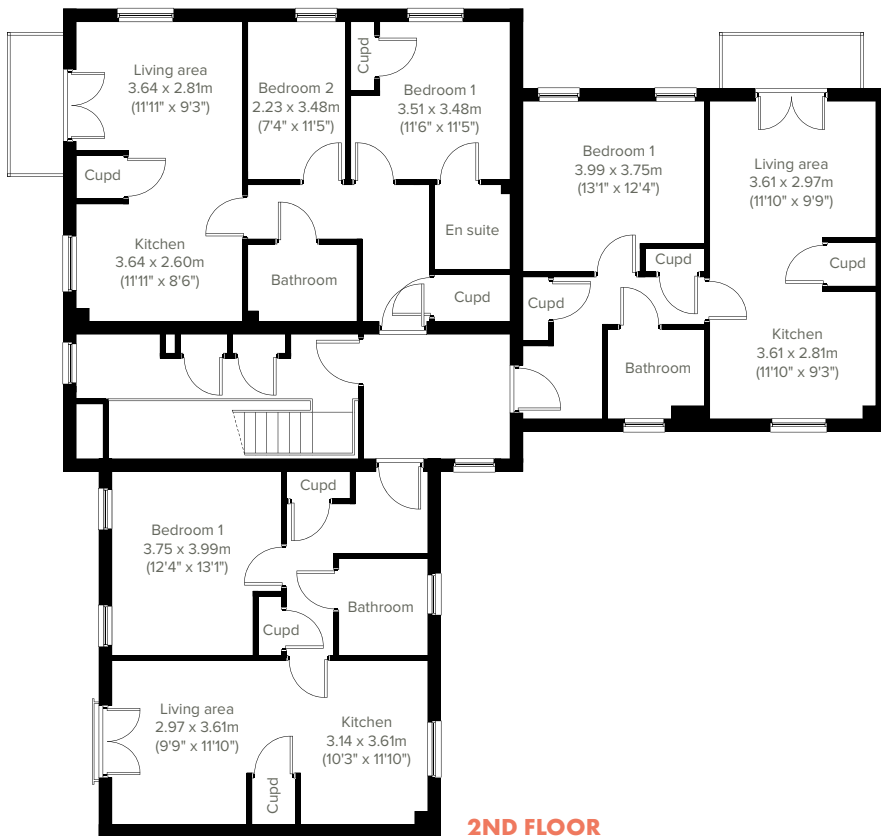
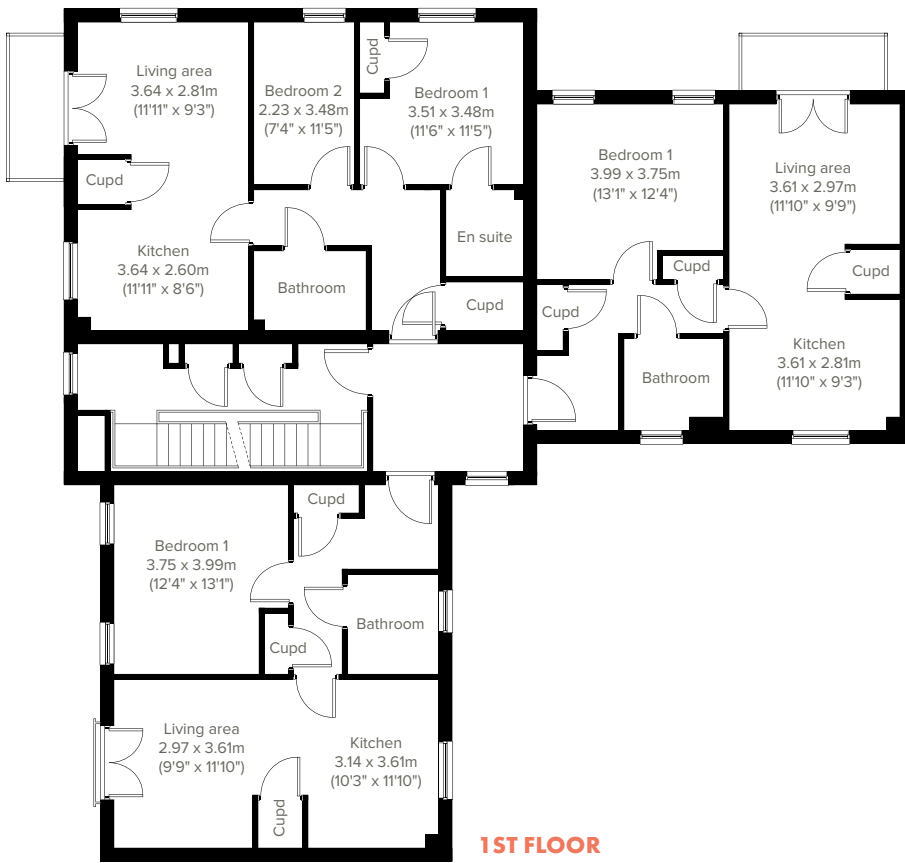
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# The Arran & Salcey

1 & 2 bedroom apartments



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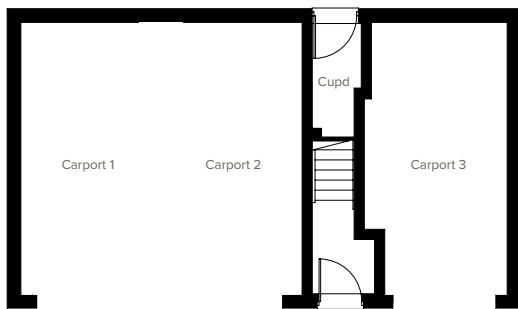


2 bedroom home

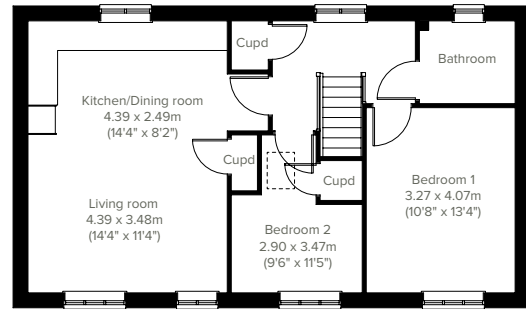
# The Redhill



Modern living at its best, the Redhill's open plan kitchen/dining/living room is bright and ideal for the way we live today. Upstairs there are two nicely-proportioned bedrooms, plenty of storage and a modern family-sized bathroom. Perfect for first-time buyers and young professionals.



**GROUND FLOOR**



**1ST FLOOR**

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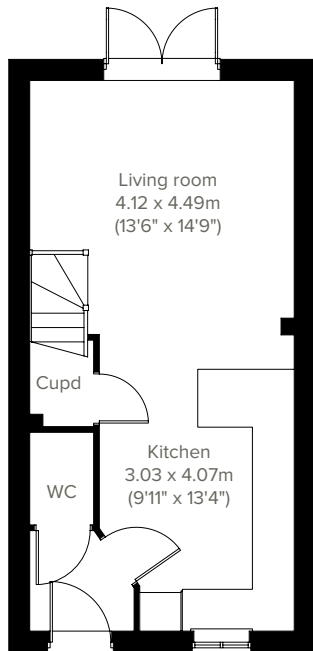


2 bedroom home

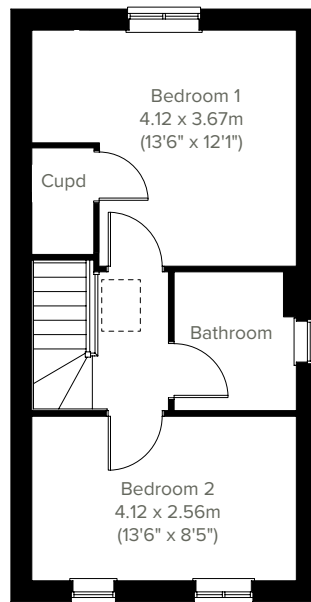
# The Haldon



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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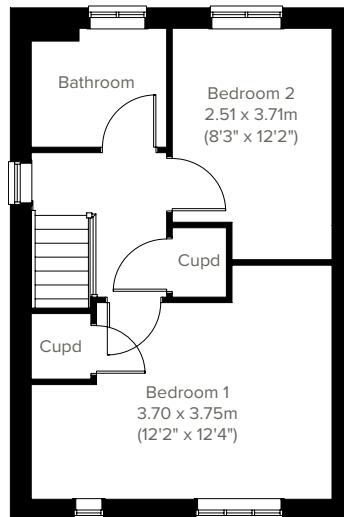
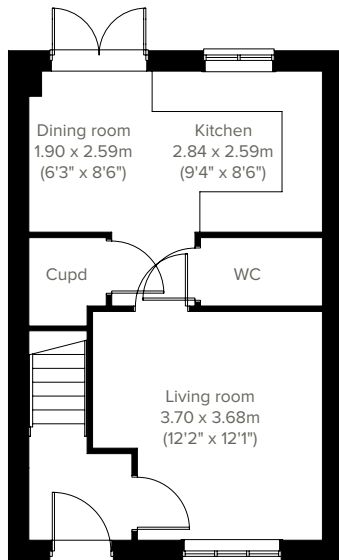


2 bedroom home

# The Addlebrough



The Addlebrough features a bright open plan kitchen/dining room with French doors leading into the garden and a large, spacious front-aspect living room. Upstairs there are two nicely-proportioned bedrooms and a family-sized bathroom. With plenty of storage cupboards too, this house is perfect for first-time buyers and young professionals.



## GROUND FLOOR

## 1ST FLOOR

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PEA: B

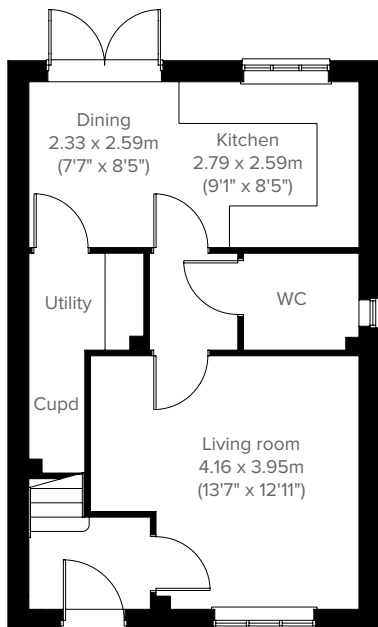


3 bedroom home

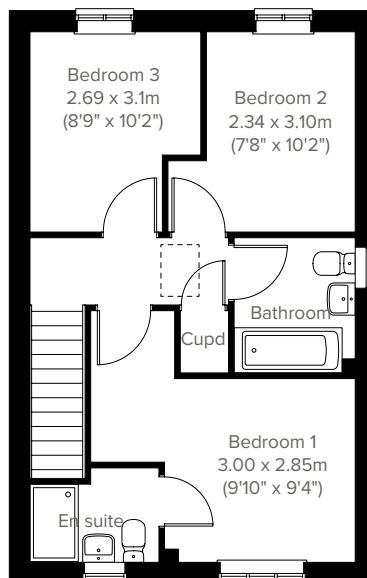
# The Galloway



The Galloway is a family home for all ages. It's a home to grow into and a home to grow up in and it will suit you down to the ground. The utility room is a great extra that will help you to keep the kitchen and dining room clear, and the en suite bedroom one is a treat that will give you your own space at the end of the day.



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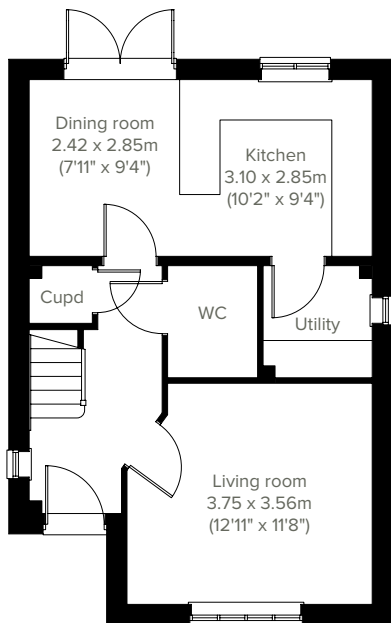


3 bedroom home

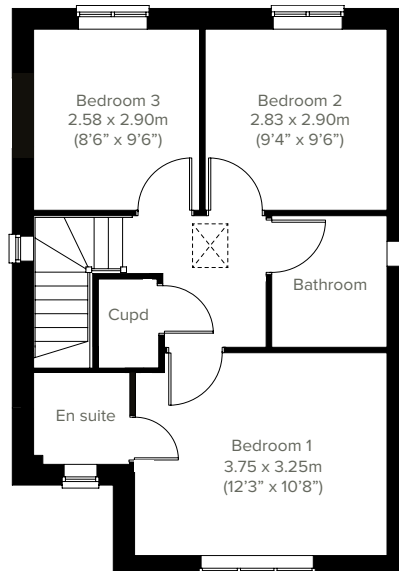
# The Sherwood



The Sherwood opens its doors to family life, with the balance of an open-plan kitchen/dining room and a separate living room. That means a balance of family time and quiet time for you all to make the most of. Three bedrooms and two bathrooms mean calm mornings getting ready for school and work, and French doors to the garden mean a lovely place to start and end the day.



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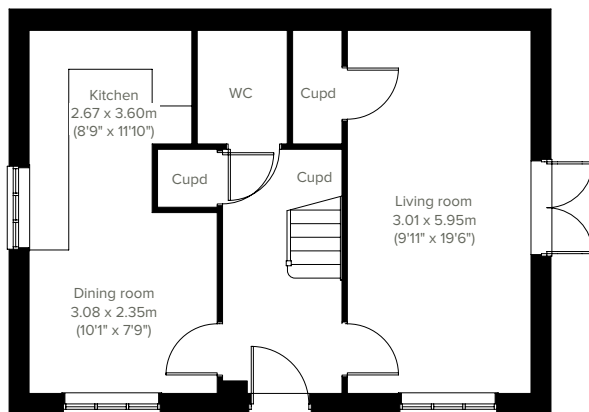


# The Silverdale

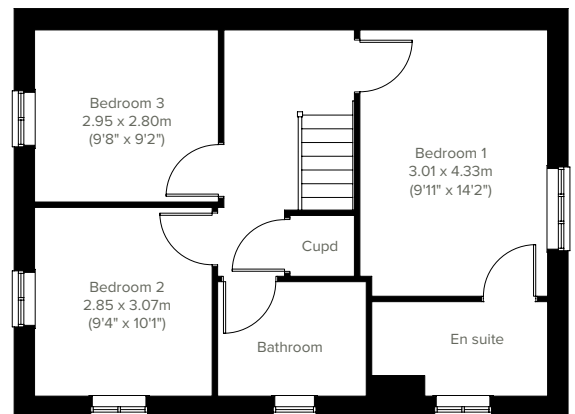
3 bedroom home



A modern three-bedroom home, the Silverdale has a bright open plan kitchen/dining room with French doors leading into the garden and a spacious dual-aspect living room. The inner hallway, downstairs WC and cupboards take care of everyday storage. On the first floor there are three good-sized bedrooms, an en suite to bedroom one and a family bathroom.



**GROUND FLOOR**



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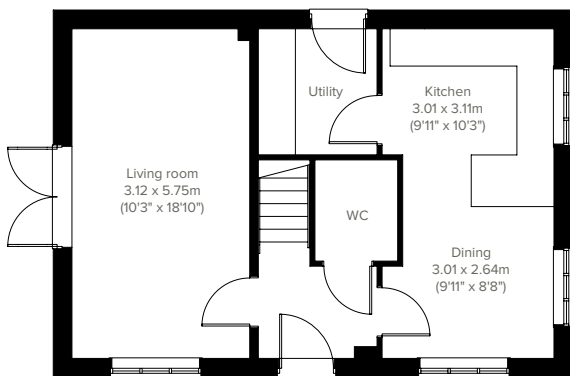


3 bedroom home

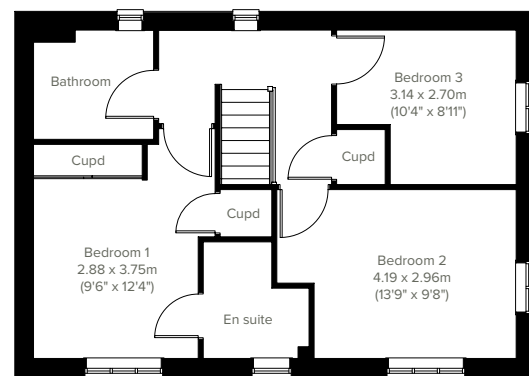
# The Barndale



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.



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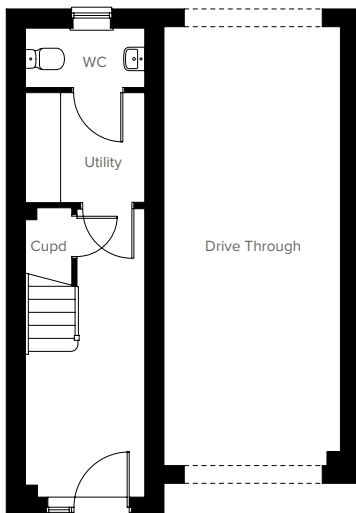


3 bedroom + study home

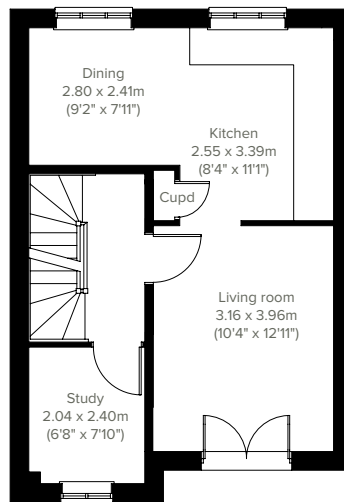
# The Stanton



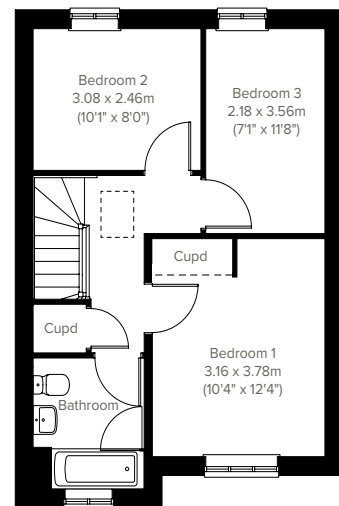
This new home takes a new approach to modern living. The Stanton will appeal to homebuyers who want to enjoy imaginative and flexible space. This is a house that does just that. It keeps the ground floor for the car and the utility area, puts open-plan living space and a home office, or snug, on the first floor, and your bedrooms up on the second.



**GROUND FLOOR**



**1ST FLOOR**



**2ND FLOOR**

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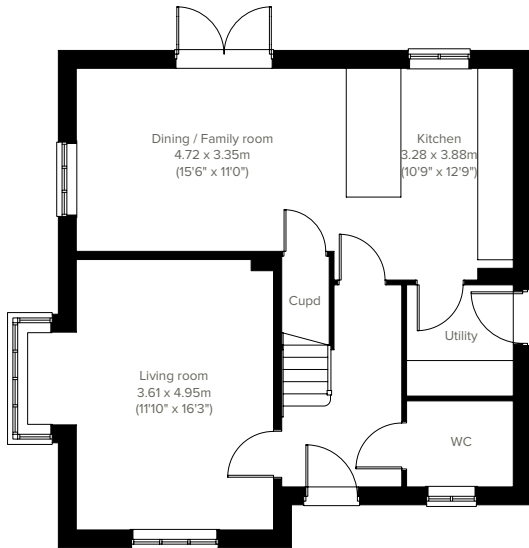


4 bedroom + study home

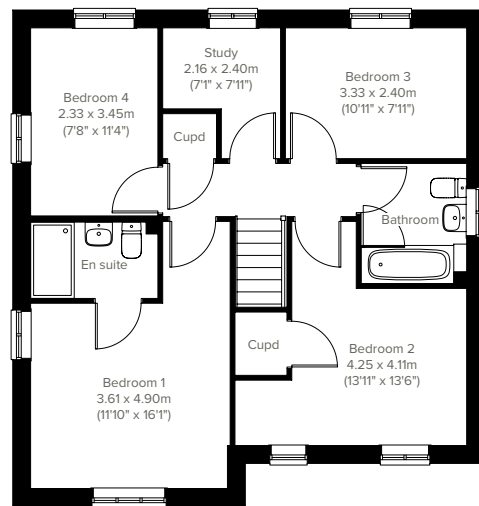
# The Lambridge



The Lambridge is a four-bedroom family home. The spacious kitchen/family/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 and handy utility. Upstairs you'll find four bedrooms - bedroom one benefiting from an en suite - plus a convenient study, modern-fitted family bathroom and two storage cupboards.



**GROUND FLOOR**



**1ST FLOOR**

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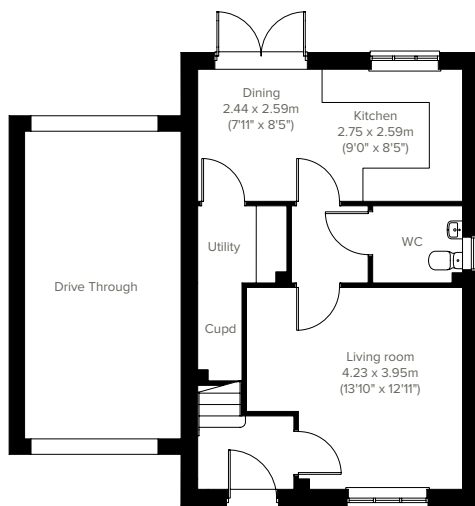


# The Galloway DT

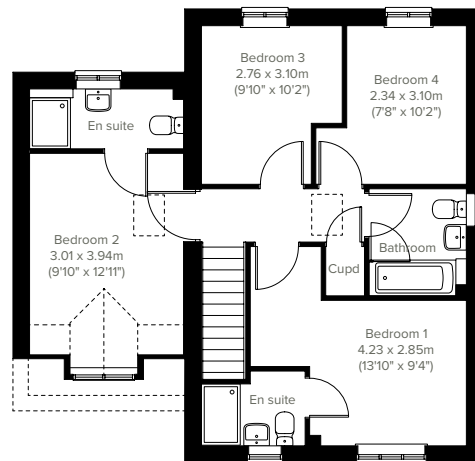
4 bedroom home



The popular Galloway Drive Through is a four-bedroom family home with bright and modern open plan kitchen/dining room with French doors leading into the garden. The downstairs WC, utility room, handy storage cupboards and en suite to bedroom one and two means it ticks all the boxes for practical family living.



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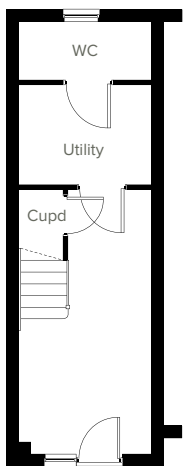


4 bedroom + study home

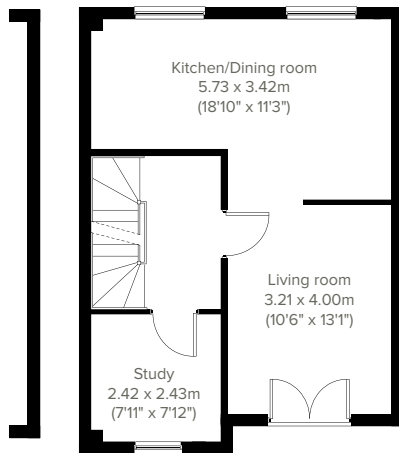
# The Crowfield



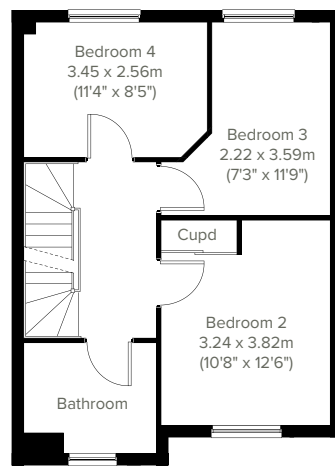
An attractive family home, the Crowfield is designed for modern living. It's a four-bedroom home with a front-aspect living room with a Juliet balcony, a spacious open plan kitchen/dining room and separate study. Three bedrooms and a bathroom can be found on the second floor. On the third floor bedroom one is a spacious sanctuary with its own en suite and storage space. The ground floor is home to the WC, utility and drive under.



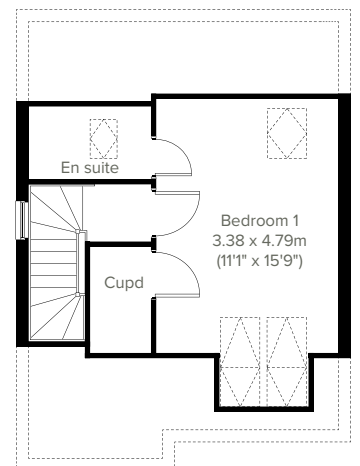
**GROUND FLOOR**



**1ST FLOOR**



**2ND FLOOR**



**3RD FLOOR**

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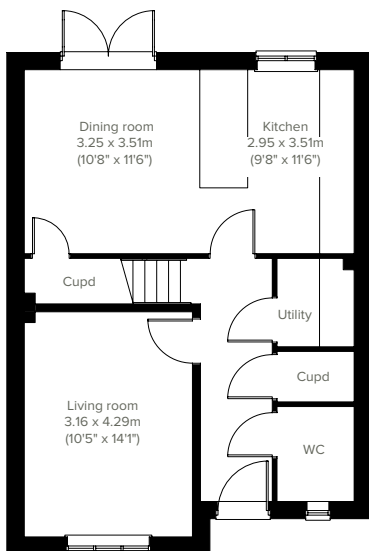


5 bedroom home

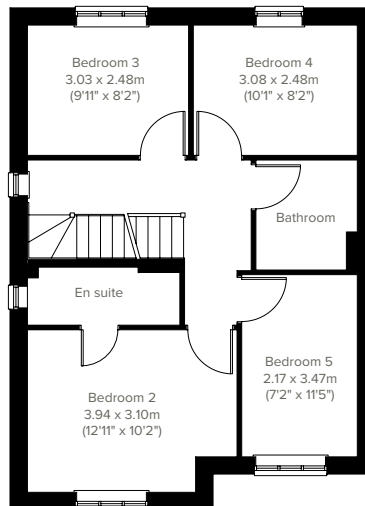
# The Wychwood



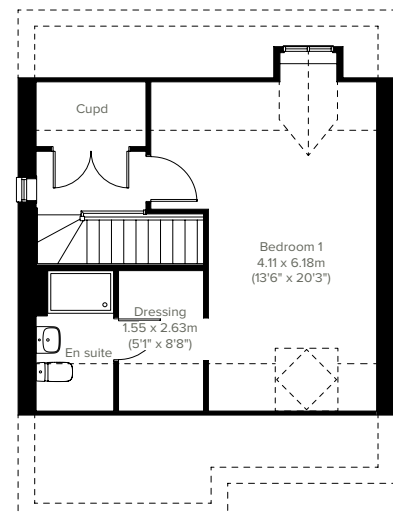
The Wychwood is a modern three-storey home ideal for family life. This five-bedroom home features an open plan kitchen/dining room with French doors leading into the garden, a handy utility room, a front-aspect living room, plus under-stairs storage and a WC. The first floor has four good-sized bedrooms, one with an en suite, and the main family bathroom, while on the top floor there's an impressive bedroom one with an en suite, walk in wardrobe and further storage cupboard.



**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 PEA ratings are estimated and vary between home types, orientation and developments.

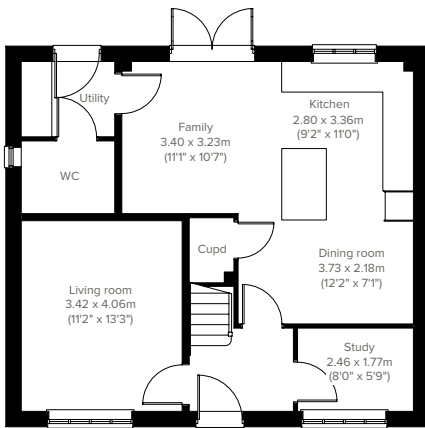


5 bedroom + study home

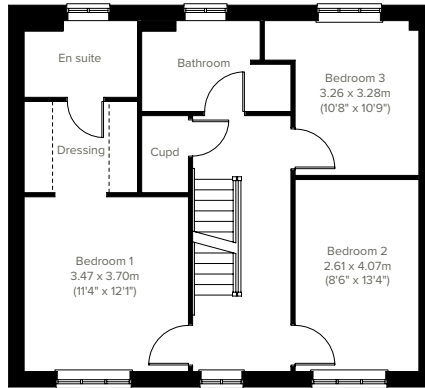
# The Brightstone



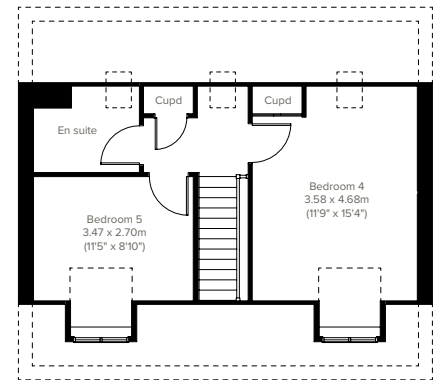
A stunning detached home with an impressive open plan kitchen/dining/family room, the Brightstone has five bedrooms and is perfectly designed for modern family living. Its other features include a bright family living room and separate study. The first floor bedroom one is spacious with a large en suite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



**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 PEA ratings are estimated and vary between home types, orientation and developments.



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C:

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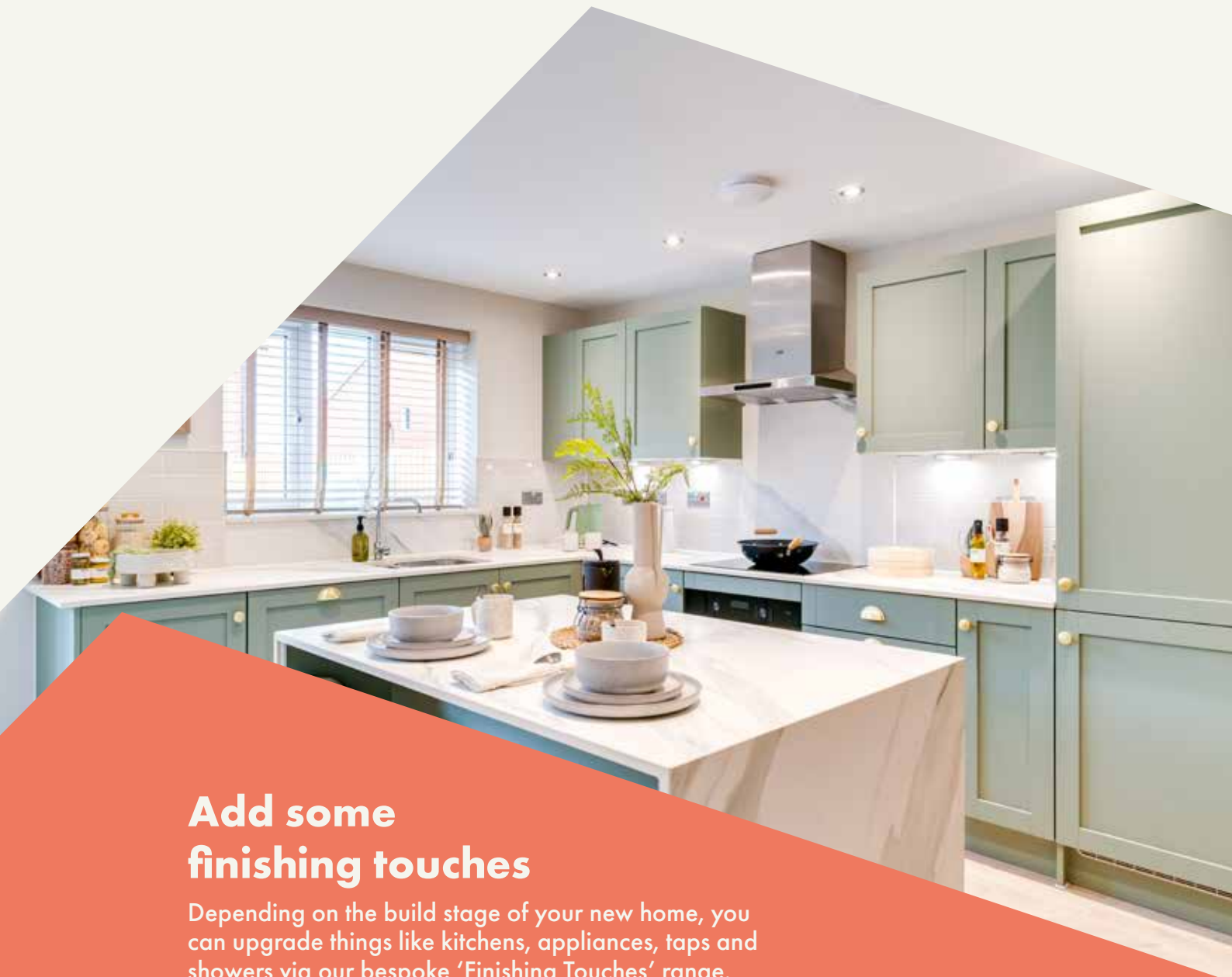
P:



Boyton Place Phase 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: 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).



## 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.



## 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.



## 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.





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



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."



## 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.

[persimmonhomes.com/finishing-touches](https://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.



# Eco Range homes

New build homes are changing, and together, we're embracing the future. Recent updates to the Government's Part L building regulations mean from June 2023 our new Persimmon Eco Range homes will have a reduction of 31% in carbon emissions. This means a warmer, more energy-efficient home for you and the really cosy feeling of knowing it's better for the environment.

This means... **a saving of up to £6,730\*** over the lifetime of a 25 year mortgage.



# 31% reduction in carbon emissions

**Solar panels** help boost your existing energy-efficient boiler using sustainable green energy. For full details of the number of solar panels (where applicable) and the location; please refer your sales advisor for details.

**EV charging** is a handy addition if you have an electric car, as you can charge it from the comfort of your own home. NB: Not all homes will have EV chargers as they're site and plot dependent. They can be added from our Finishing Touches range.

**Enhanced loft insulation** is a huge cosy blanket that slows down the transfer of heat between your home and the outside world. It not only warms your home in the winter but keeps it cooler in the summer.

**Waste water heat recovery** ensures the waste water from the shower heats the incoming cold water as it goes up the pipe so that the boiler doesn't have to work as hard to heat it.

**More thermally-efficient walls** mean less heat escaping, so you aren't as dependent on central heating, and whatever heat is generated is kept in your home.

**Our panelised offsite-manufactured timber** frame technology uses a unique, sustainable panel system which adds to the thermal efficiency of your home. \*NB: not all homes will be built using timber frame technology.

**Energy-efficient boilers** use the latest technology to warm your already well-insulated home. The controls allow you to optimise your energy saving whilst keeping you comfortable.

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

\*When compared to a Victorian-built equivalent, savings could be up to £31,640. The £6,730 saving is in comparison to a Persimmon home built to current building regulations (2013).<sup>†</sup>NB: not all homes will be built using timber frame technology.  
<sup>^</sup>NB: Not all homes will have EV Chargers, but they can be added from our Finishing Touches range.



## Boyton Place Phase 4A

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