



Castleton Grange

Eye • 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.

"We have over 50 years of building expertise, find out more about us on page 4"

HBF Home
Builders
Federation



Customer Satisfaction 2025

5 stars!

We're proud of our 5 star builder status awarded by the national Home Builders Federation (HBF). It's a reflection of our commitment to delivering excellence always and putting our customers at the heart of all we do.



Castleton Grange

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 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 to see if you could apply to support your local community.

Help when you need it

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

10-year warranty

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

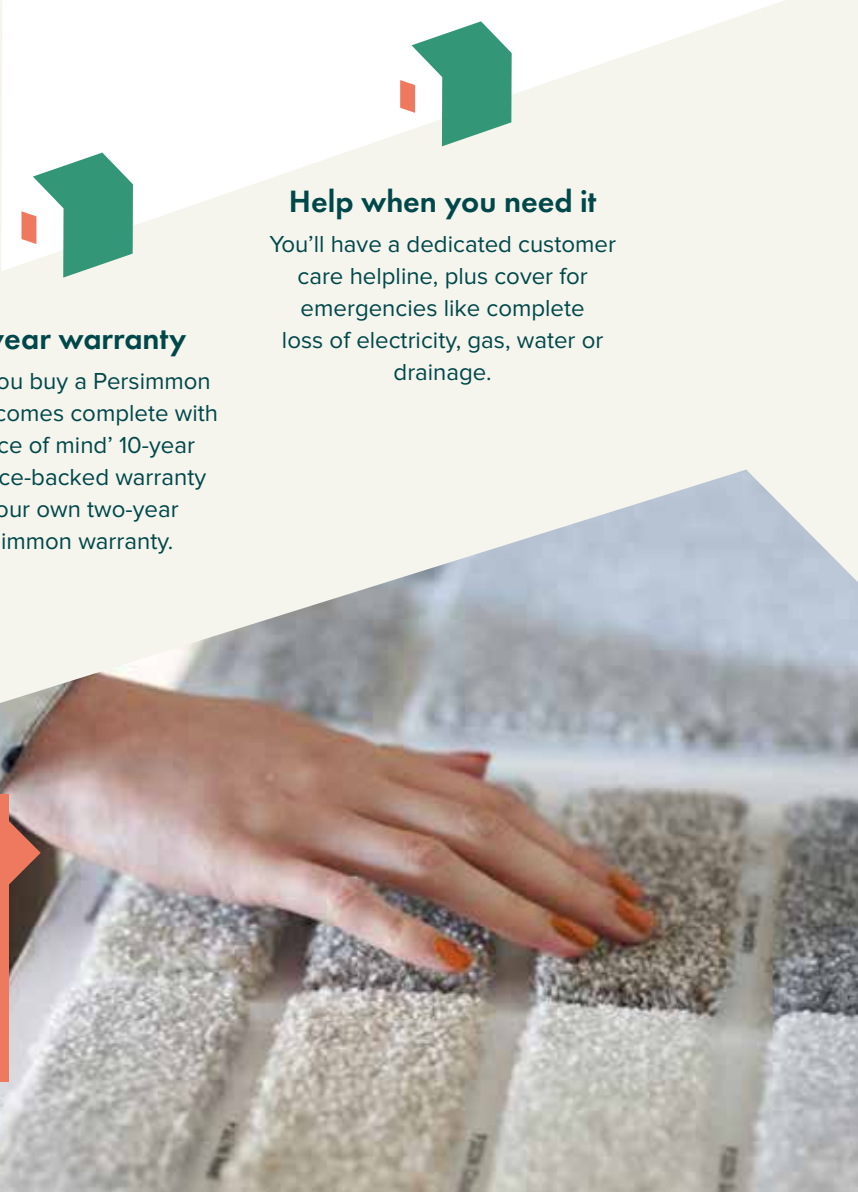
Happy hour?

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

Finishing Touches

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

Read more on page 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/missives and your solicitor will transfer your deposit. Your home is now legally yours.

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.

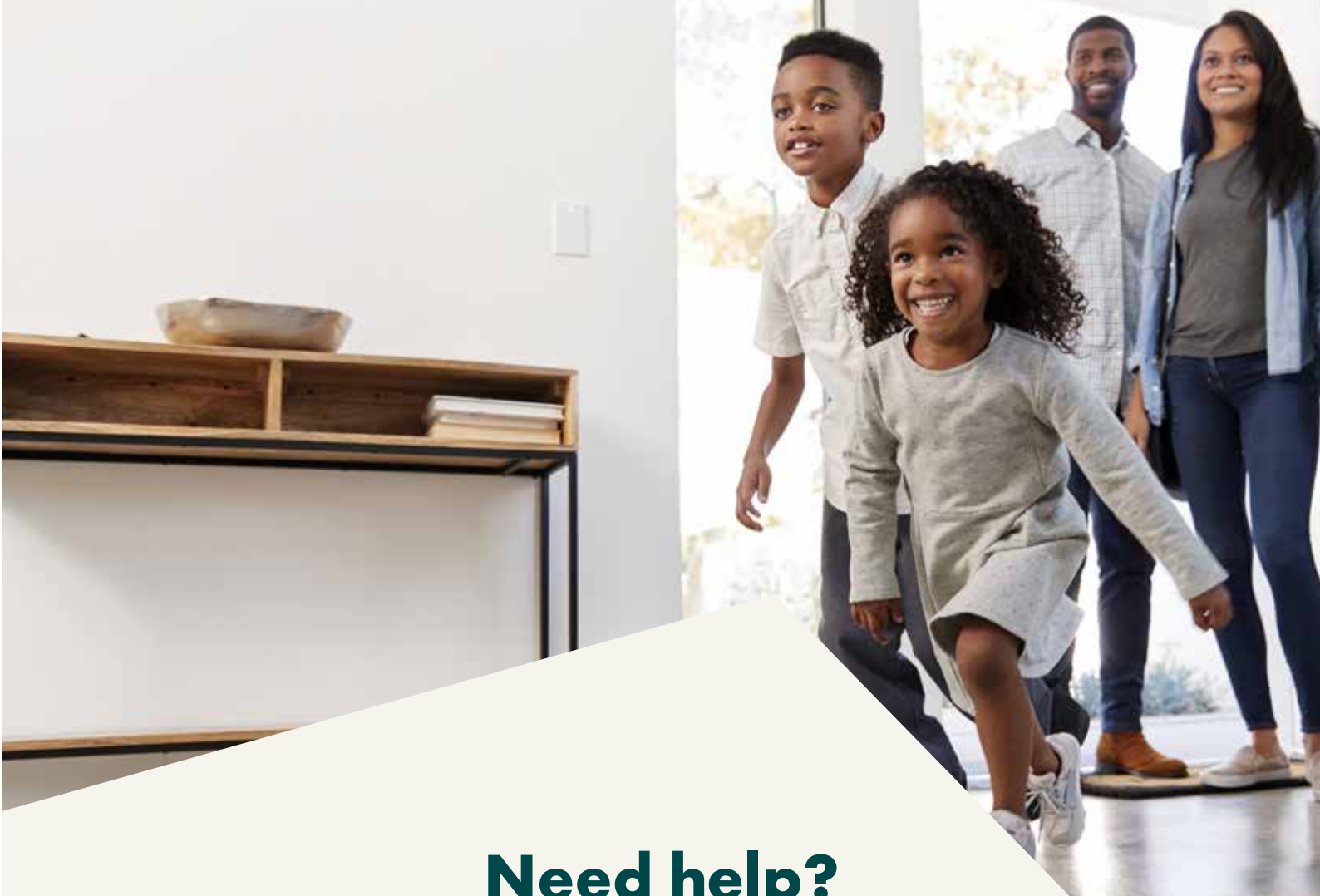
Handover

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...

Aftercare

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.

Bank of Mum & Dad

If a family member is able to help you buy your first home, we'll thank them with a gift of £2,000.

Deposit Unlock

First-time buyers and existing homeowners can purchase a home with just a 5% deposit.

Deposit Boost

We could help you borrow less and secure a more competitive mortgage rate on your first home.



- Choice of 2, 3, 4 and 5-bedroom homes
- On the edge of a charming market town
- Surrounded by peaceful countryside
- Great range of local amenities



Scan me!

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



Eye • Suffolk

Castleton Grange

Set in beautiful rural Suffolk, with all the amenities of the picturesque market town of Eye on its doorstep, our new development Castleton Grange could be the destination you've been looking for.

Castleton Grange is situated on the northern edge of Eye, a jewel of a town in the heart of Suffolk. The town's amenities are all within walking distance from the development by foot or bicycle, including two Co-op's, an artisan bakery, a butchers, florists, a café and a few small bespoke shops including a popular hardware store. Eye also holds a weekly mini farmers market selling local produce.

Eye and the surrounding villages have some fantastic restaurants and pubs, all priding themselves in using local produce, including The Auberge, The Oaksmere and The White Hart. All three are within a 5-minute drive from Castleton Way.

For more attractions in the local area, the Town Moors recreation site includes play areas, a skateboard park, football pitches and a large area for woodland walks.

There are two schools within walking distance of Castleton Grange, and Persimmon is providing major contributions to the local area.

Easily within reach

Neighbouring Diss is home to supermarkets and a train station, while for more attractions and amenities, Bury St Edmunds, Ipswich and Norwich are all within an hour's drive. Meanwhile, a 45-minute drive east will take you to the Suffolk Coast and Heaths Area of Outstanding Natural Beauty. The area is well-connected by main roads and local bus routes, and from Diss you can catch direct trains to nearby centres and London Liverpool Street.

EXPLORE

Start exploring...

Diss train station
4.2 miles

Thetford
20.7 miles

Ipswich
21.4 miles

Bury St Edmunds
29.1 miles



Castleton Grange



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.



Our homes

2 bedroom

-  The Haldon
-  The Belstead

3 bedroom

-  The Danbury
-  The Sherwood
-  The Sherwood Corner
-  The Charnwood

-  The Barnwood

-  The Boxted

-  The Daulby

-  The Bentley

4 bedroom

-  The Brampton
-  The Whiteleaf Bay
-  The Kielder

5 bedroom

-  The Hadleigh
-  The Brightstone

-  Housing for the community

-  Discounted Market Scheme

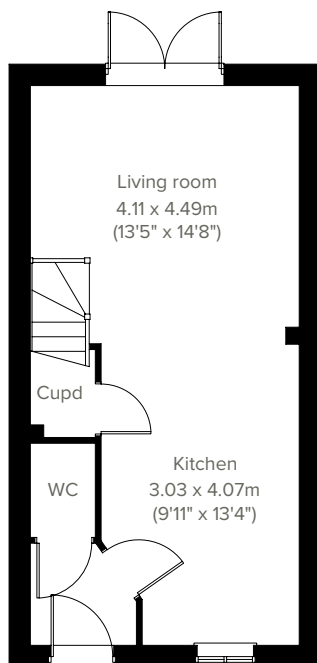


2 bedroom home

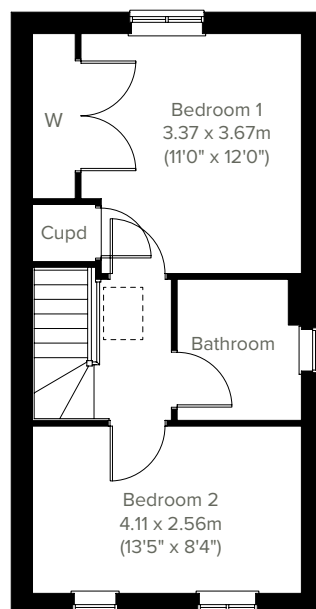
The Haldon



An attractive family home, the Haldon is designed for modern living. It's a two-bedroom home with an open plan kitchen/living room with French doors leading out into the garden. Upstairs there's a family-sized bathroom, storage cupboard, and bedroom one benefits from a built-in wardrobe.



GROUND FLOOR



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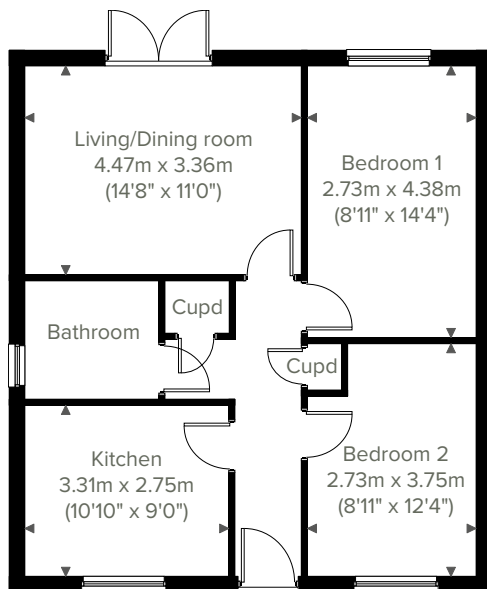


The Belstead

2 bedroom home



The Belstead is a thoughtfully-designed home featuring an open plan living/dining room with French doors leading into the garden, separate front-aspect kitchen, two bedrooms, the main bathroom and two handy storage cupboards.



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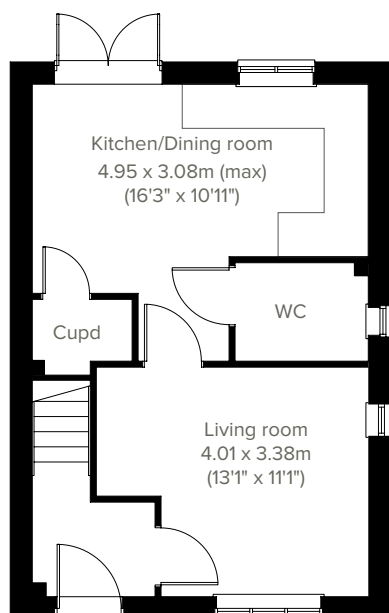


3 bedroom home

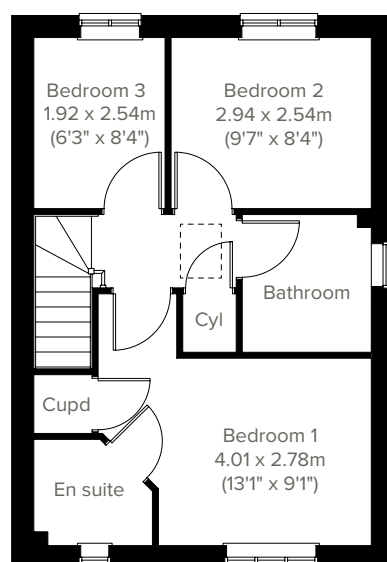
The Danbury



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



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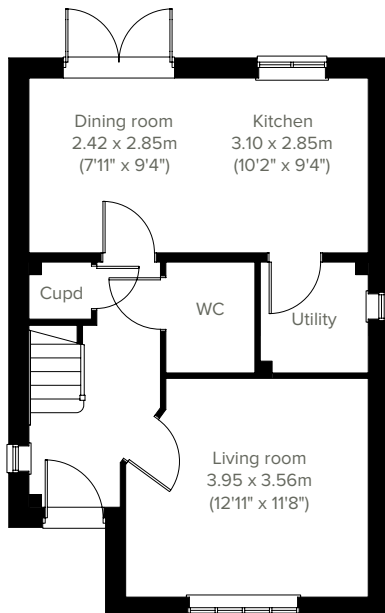


The Sherwood

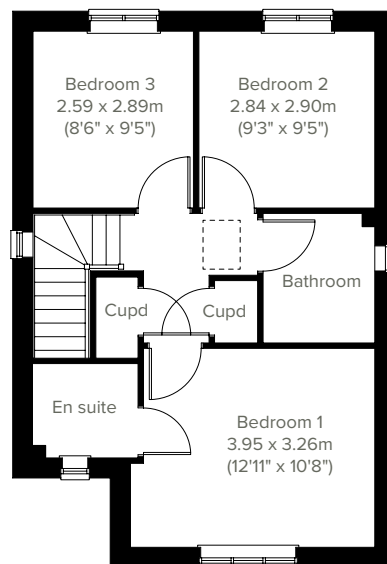
3 bedroom home



The Sherwood is a modern home ideal for family life. This three-bedroom home features 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, and the main family bathroom.



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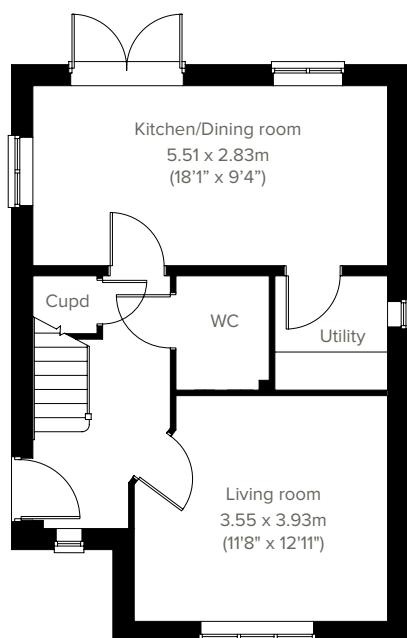


3 bedroom home

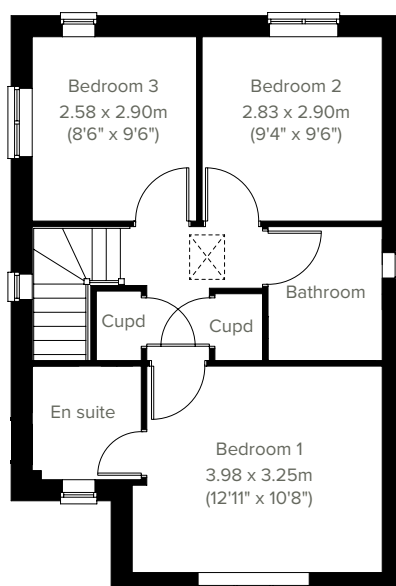
The Sherwood Corner



A three-bedroom detached home with kerb-appeal, the Sherwood Corner 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, two storage cupboards and a family bathroom.



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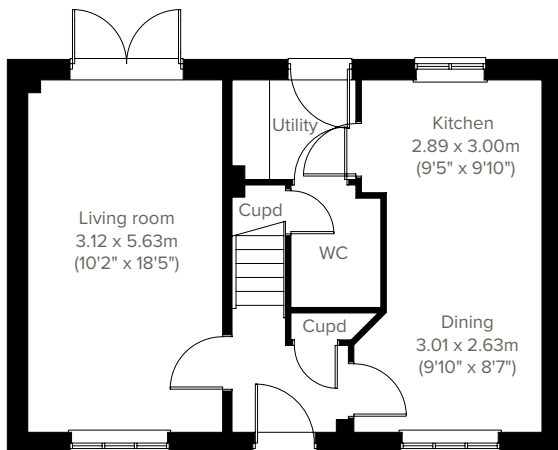


The Charnwood

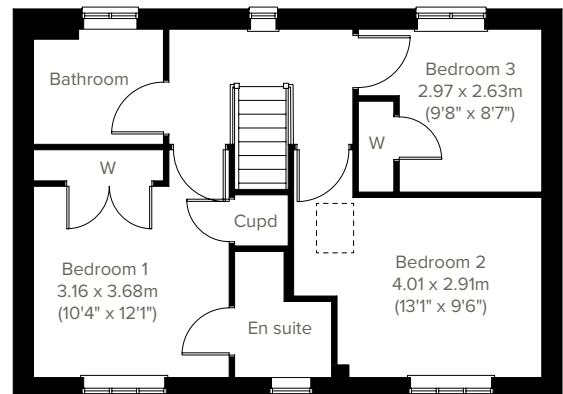
3 bedroom home



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



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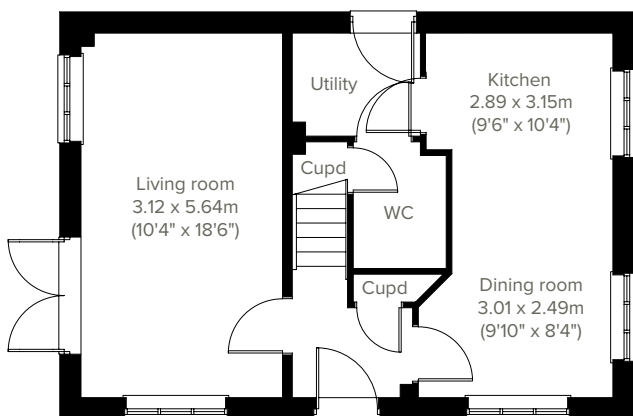


3 bedroom home

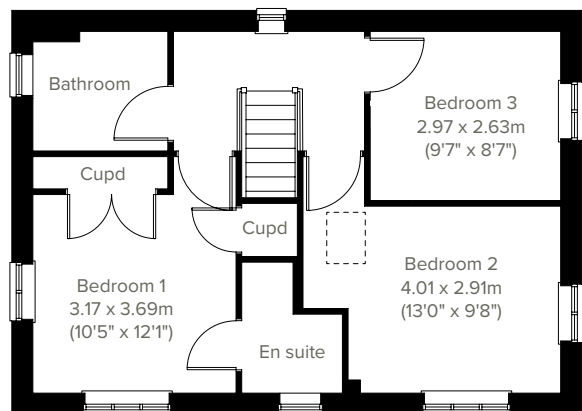
The Barnwood



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 with outside access. The spacious living room has French doors leading into the garden. The 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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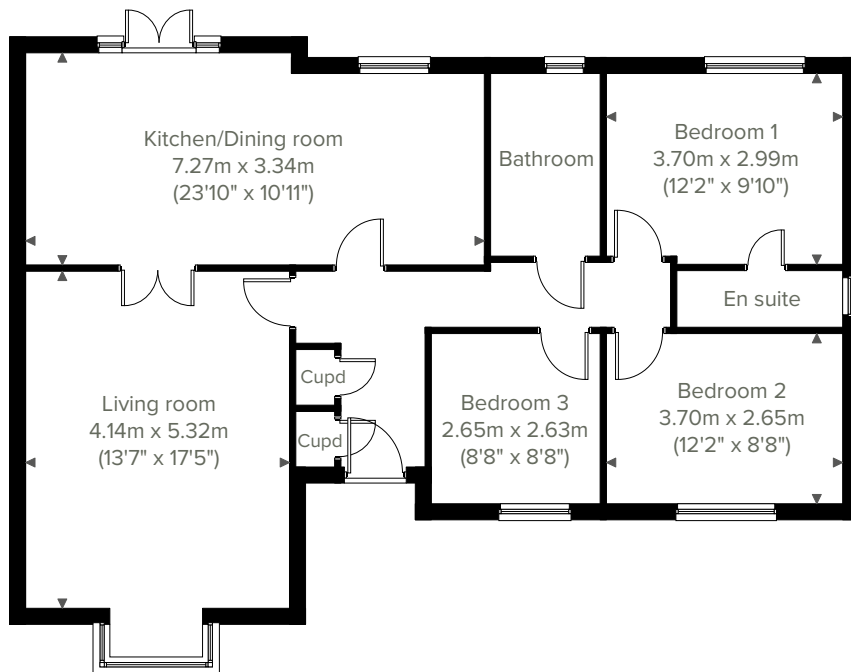


The Boxted

3 bedroom home



Enjoy the best of modern living in this three-bedroom home. The Boxted features a bright living room with a bay window and internal doors leading into the open plan kitchen/dining room with French doors opening to the garden. Bedroom one benefits from an en suite, and there are two handy storage cupboards.



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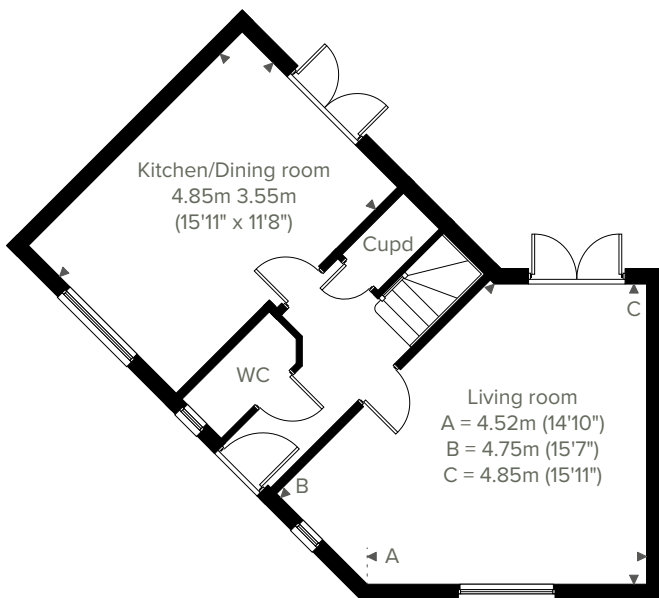


3 bedroom home

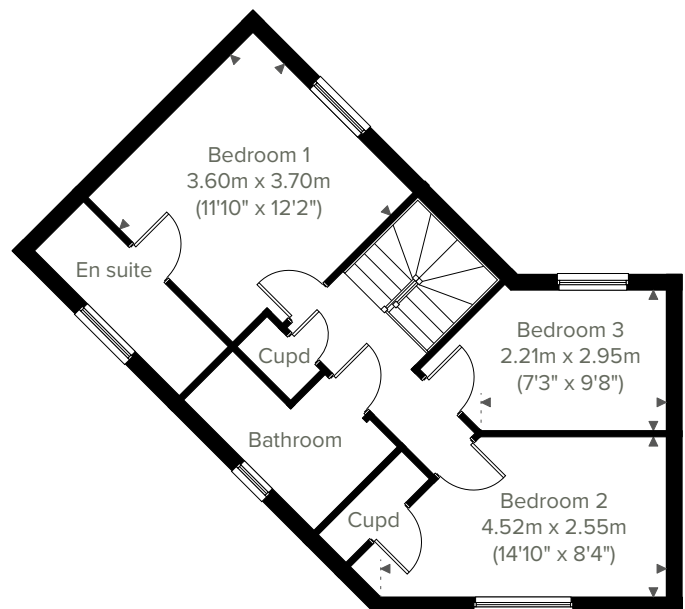
The Daulby



The Daulby is a modern home ideal for family life. This three-bedroom home features a bright open plan kitchen/dining room and living room both benefitting from French doors leading into the garden, plus a handy storage cupboard and a WC. The first floor has three good-sized bedrooms - bedroom one with an en suite - the main family bathroom and further storage cupboards.



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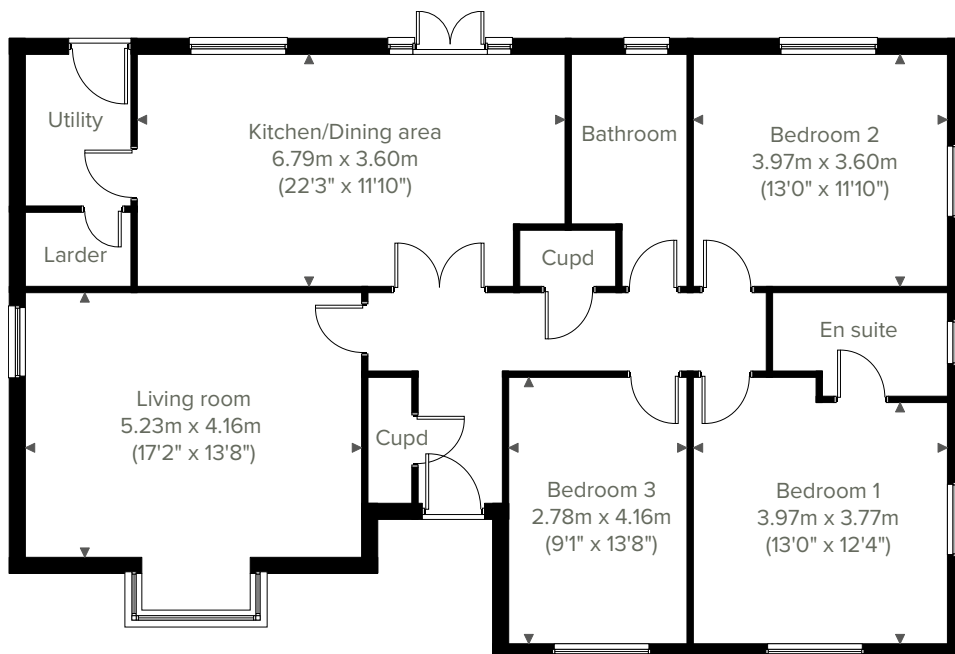


The Bentley

3 bedroom home



Enjoy the best of modern living in this lovely three-bedroom home. The Bentley features a bright living room with a bay window, an open plan kitchen/dining room with French doors opening into the garden, plus the utility leading into the larder has outside access. There are three bedrooms - bedroom one benefiting from an en suite - two handy storage cupboards and the main bathroom.



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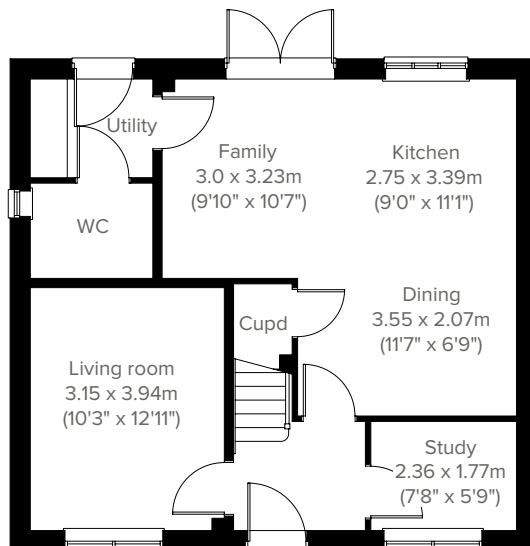


4 bedroom home

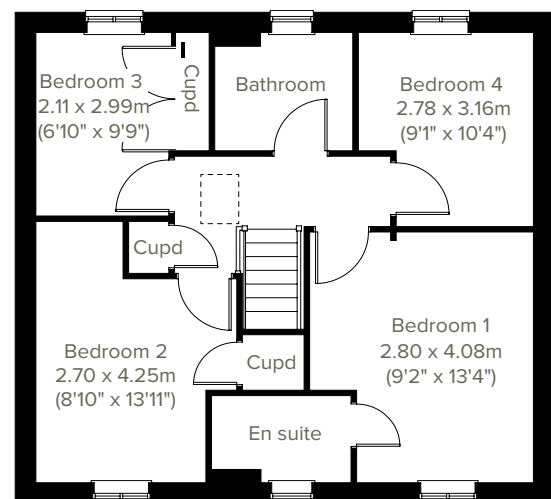
The Brampton



A beautifully-designed four-bedroom detached home, the Brampton has everything you need for modern living. Downstairs there's an impressive open plan kitchen/dining/family room with French doors leading into the rear garden. There's also a utility with outside access, downstairs WC, separate living room and separate study. The first floor is home to a generous bedroom one with an en suite, plus plenty of storage cupboards and the family bathroom.



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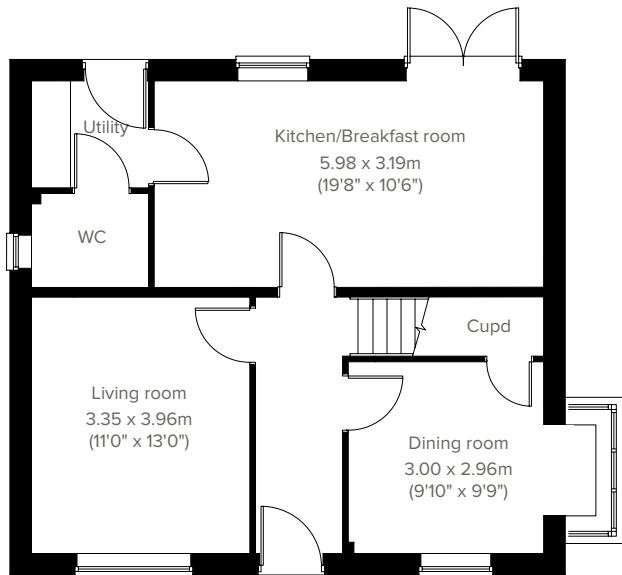


The Whiteleaf Bay

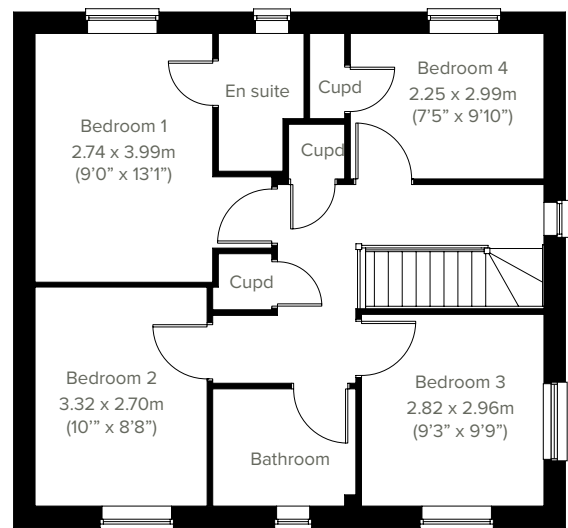
4 bedroom home



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 plan with French doors leading to the garden. There's a bright front-aspect living room, a dining room with a bay window and storage space, a downstairs WC and a handy utility. Upstairs there are four bedrooms, with bedroom one benefiting from an en suite, plus a family bathroom and three storage cupboards.



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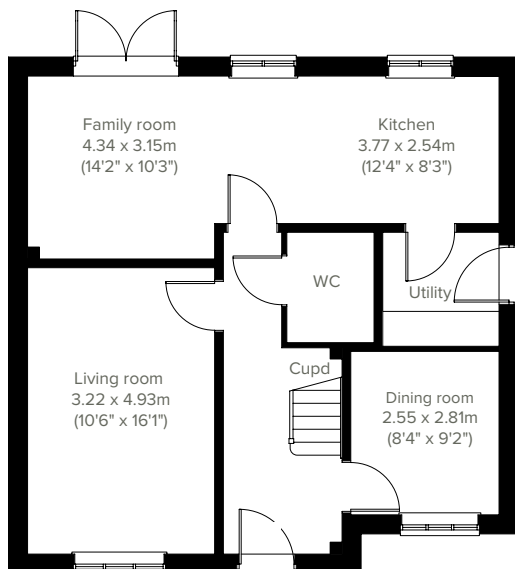


The Kielder

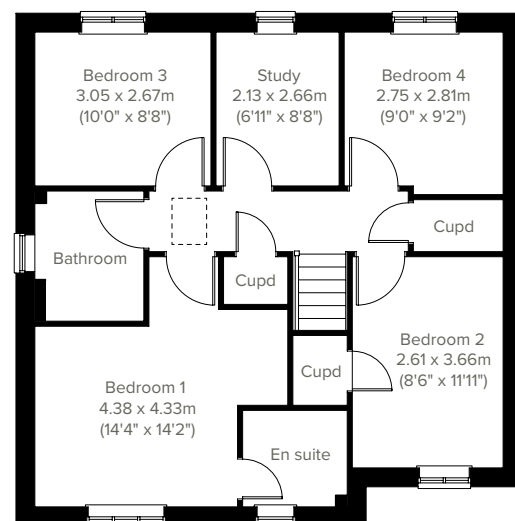
4 bedroom home



A beautifully-designed four-bedroom detached home, the Kielder has everything you need for modern living. Downstairs features a front-aspect living room, a spacious kitchen/family room with French doors leading into the garden, and a separate dining room. The first floor is home to a generous bedroom one with an en suite, three further bedrooms, three cupboards, a separate study and the family bathroom.



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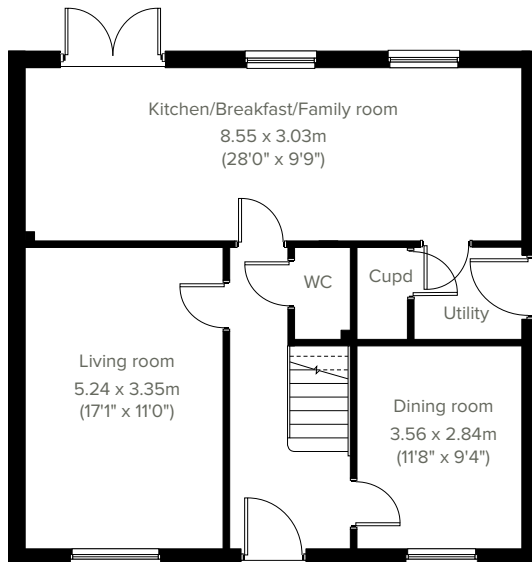


The Hadleigh

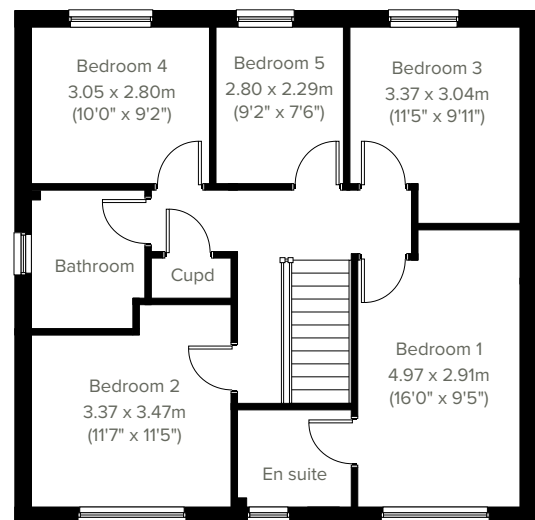
5 bedroom home



Enjoy modern living in this thoughtfully-designed five-bedroom detached home, the Hadleigh features a front-aspect living room, a spacious kitchen/breakfast/family room with French doors leading into the rear garden, and a separate dining room. The first floor is home to a generous bedroom one with an en suite, four further good-sized bedrooms, a handy storage cupboard and the family bathroom.



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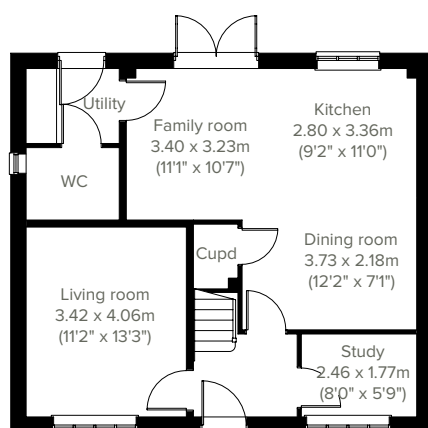


5 bedroom home

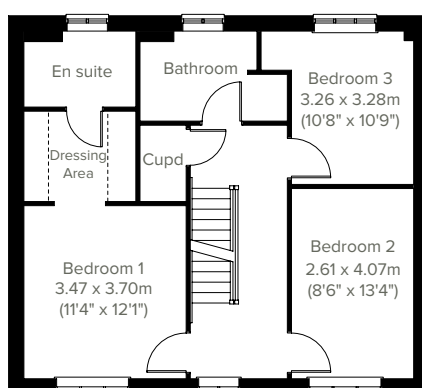
The Brightstone



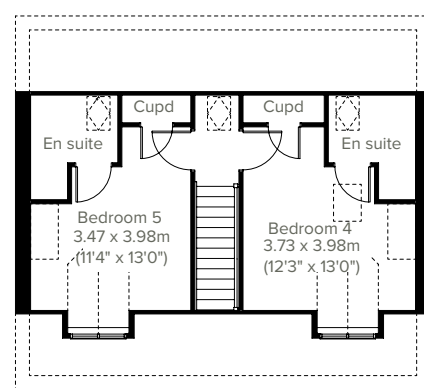
A stunning detached home with an impressive open plan kitchen/dining/family room, the Brightstone has five bedrooms and is perfectly designed for modern family living. Its other features include a bright front-aspect living room and a separate study. The first floor features bedroom one with a large en suite and dressing area. The large landing leads onto two further bedrooms and the main bathroom. 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 PEA ratings are estimated and vary between home types, orientation and developments.

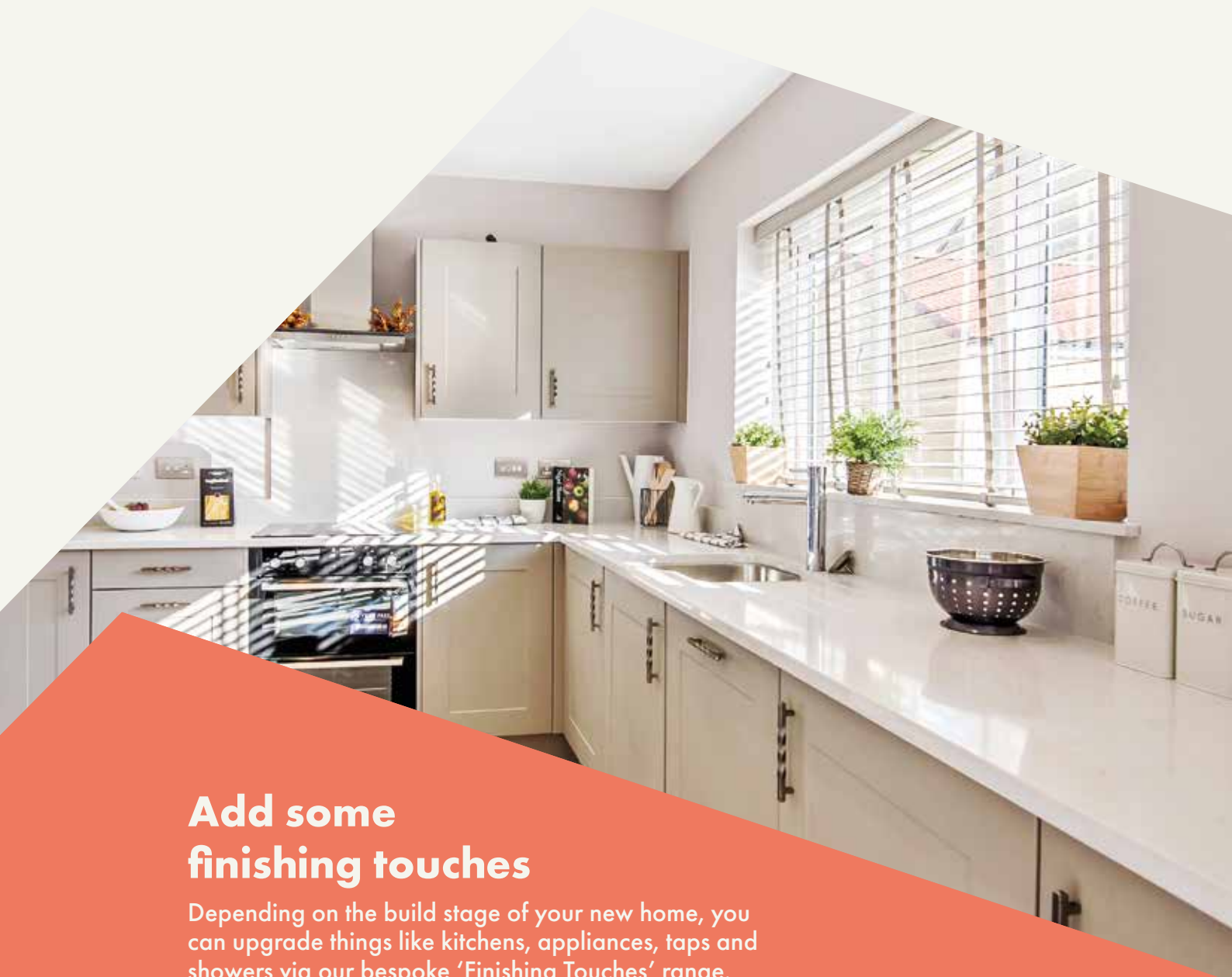




Castleton Grange

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.



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.
- ✓ **Ultra-fast broadband**
FibreNest fibre-to-the-home connectivity helps you live and work at home more flexibly.
- ✓ **Lower-carbon bricks**
Our concrete bricks typically use 28% less carbon in manufacture than clay, giving total lifetime carbon savings of 2.4 tonnes of CO₂ per house built.

Eco goodies

When you move in to your new Persimmon home you'll find some of our favourite eco brands in your Homemove box. These products are plastic free, refillable and ethically sourced.





Your home, your way

Finishing Touches to make it yours

Our goal is to make your house feel like your home before
you've even collected the keys.

Key to achieving this is giving you the creative freedom to add your own style and personality to every room through our fabulous Finishing Touches collection.

Featuring the very latest designs from a host of leading brands, Finishing Touches lets you personalise your home inside and out. And rest assured, every upgrade and item available has been carefully chosen to complement the style

and finish of your new home. Of course, the real beauty is that all these extras will be ready for the day you move in.

Thanks to our impressive buying power we can offer almost any upgrade you can imagine at a highly competitive price. It can all be arranged from the comfort and convenience of one of our marketing suites, in a personal design appointment.

You can choose:



Kitchens



Appliances



Bathrooms



Flooring



Wardrobes



Fixtures & fittings

"One of the most exciting things about buying a brand new home is putting your own stamp on a blank canvas."



Share & win!

Share your love for your new Persimmon home and you could win a £100 IKEA voucher. For inspiration, check out past winners' homes on our Instagram page @persimmon_homes #lovemypersimmonhome

The earlier you reserve, the greater the choice

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

persimmonhomes.com/finishingtouches

Finishing Touches are subject to availability and stage of construction. Prices for your specific home type will be in our price list. For a full list of Finishing Touches available for your home, please contact the sales advisor on site.



All about community

Proud to be building communities

When creating Castleton Grange, 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. Castleton Grange 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 Castleton Grange.”

EDUCATION

£1,830,000 funding to improve facilities and capacity at local schools.

HEALTHCARE

£100,000 funding towards an increased capacity within the healthcare centre in Eye.

TRANSPORT

Funding to improve local transport, including the bus service.

HIGHWAY SAFETY

Funding to be used by SCC Highways to improve the local highway network.

COMMUNITY SPACES

Funding towards improvement of the local library in Eye.

SPORTS

£100,000 funding towards improving local sports facilities.



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. You may also be eligible to use the Government's Help to Buy scheme.

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)



**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.



Persimmon

Notes

Handwriting practice lines consisting of 12 horizontal dotted lines.





Your home, better connected
for a brighter future

Hyperfast 900Mb broadband is available on this development.

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



Choose the best package for you

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



Scan me!
For packages & pricing.



0333 234 2220



support@fibrenew.com

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

Get connected today!

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

C:

D:

P:



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Jervis Close

Eye

Suffolk

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