



Castleton Grange Phase 2

Jervis Close

Eye

Suffolk

IP23 7FD

T: 01379 779 967

E: castletongrange.suff@persimmonhomes.com
persimmonhomes.com/castleton-grange

Head Office

Persimmon Homes Suffolk

Persimmon House

Orion Court, Orion Avenue

Great Blakenham

Ipswich

IP6 0LW

T: 01473 927 400

E: suff.sales@persimmonhomes.com
persimmonhomes.com



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Persimmon

Together, we make your home



Castleton Grange Phase 2

Eye • Suffolk



Persimmon

Together, we make your home

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

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

HBF Home
Builders
Federation



Customer Satisfaction 2025

5 stars!

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



Castleton Grange Phase 2

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 26](#)

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.



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 28**





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.

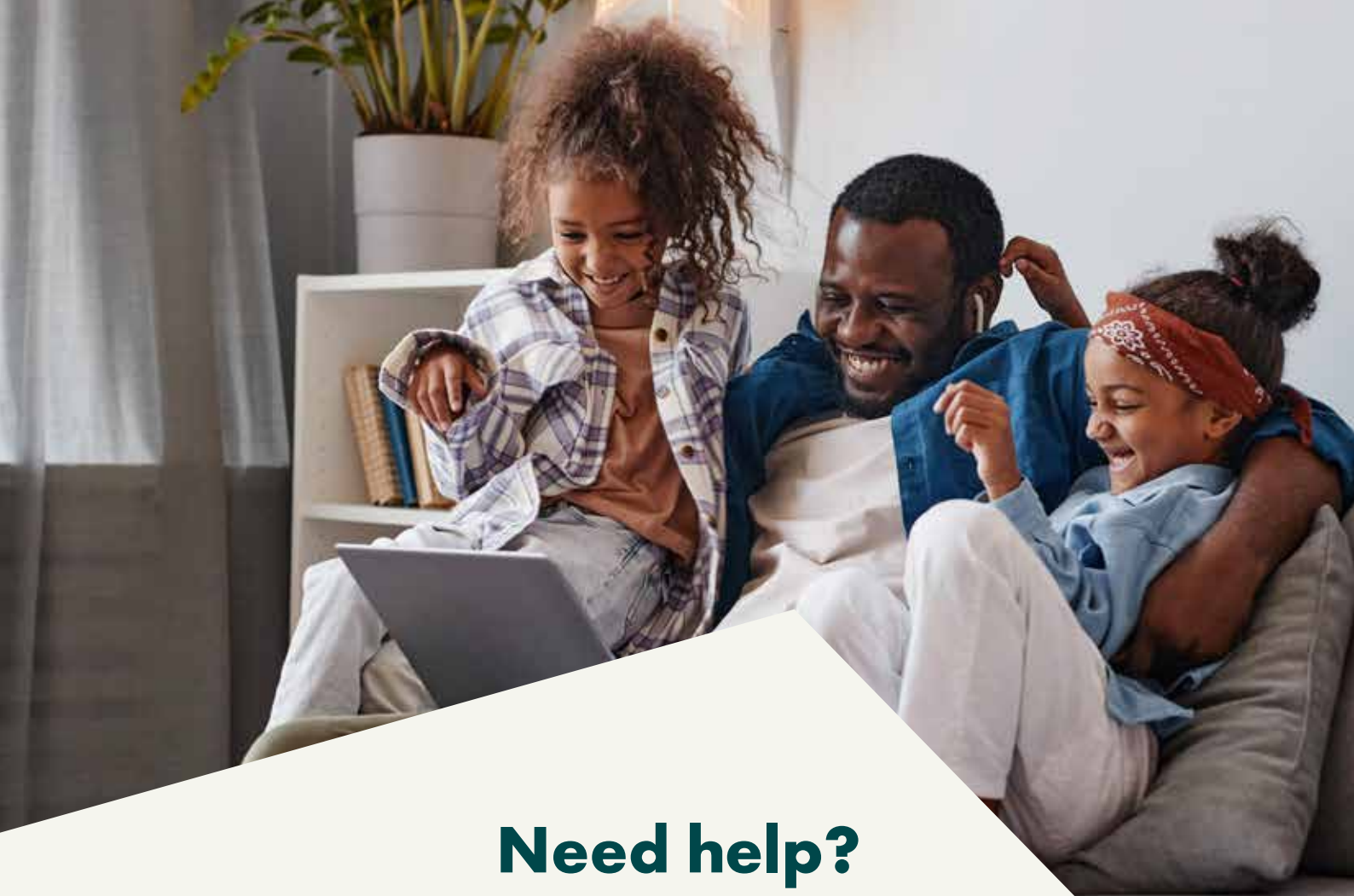
Handover

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.



New Build Boost
by Gen H

Bank of Mum
and Dad

Deposit Boost

Armed Forces/Key
Workers Discount

Own New
Rate Reducer

- 
- 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 Phase 2

Set in beautiful rural Suffolk, with all the amenities of the picturesque market town of Eye on its doorstep, our latest phase of 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-ops, an artisan bakery, a butchers, florists, a café and a few small bespoke shops. 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

Diss train station
4.2 miles

Thetford
20.7 miles

Ipswich
21.4 miles

Bury St Edmunds
29.1 miles



Castleton Grange Phase 2

Our homes

2 bedroom



The Haldon



The Belstead

3 bedroom



The Danbury



The Sherwood



The Galloway



The Barndale



The Boxted



The Bentley

4 bedroom



The Brampton



The Lambridge



The Whiteleaf Bay



The Kielder

5 bedroom



The Hadleigh



The Brightstone



Housing for the Community

As agreed through Section 106



Discounted Market Scheme

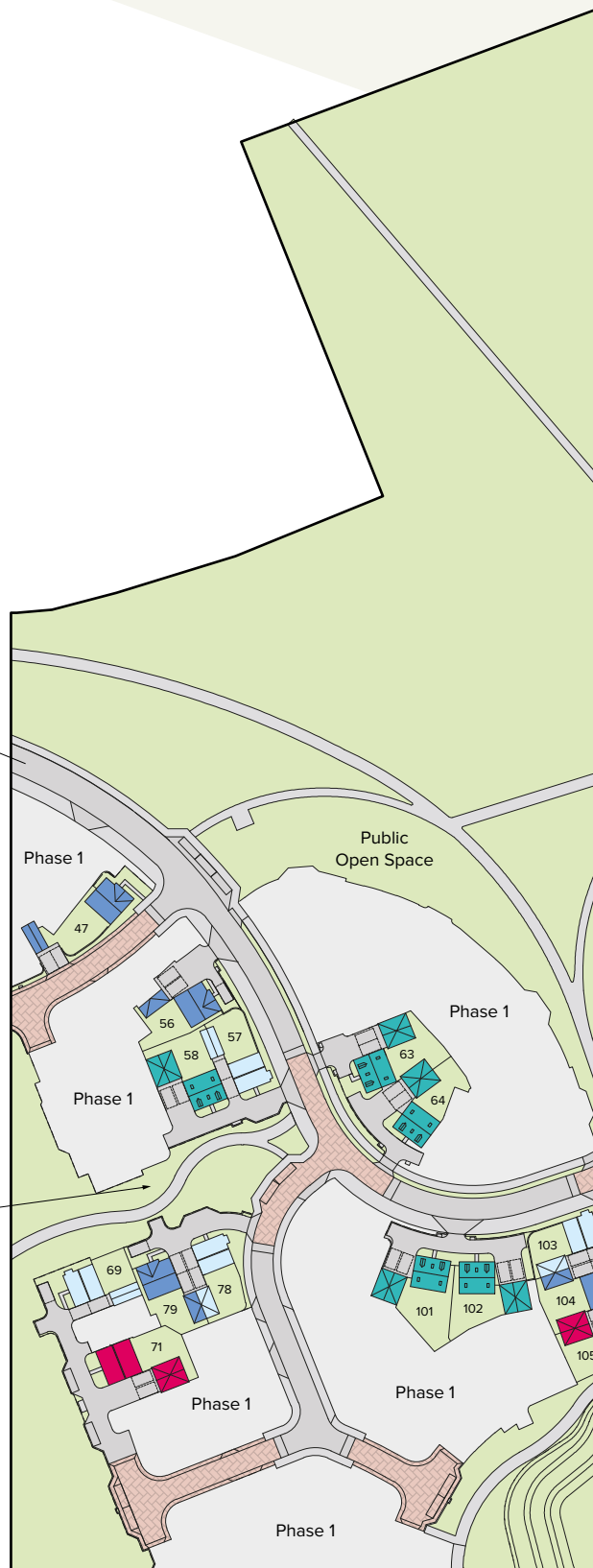


AB Attenuation Basin

Sustainable drainage system

Sales & Marketing Suite
this way

Play
Equipment



*This site plan incorporates phase 1 & 2 plots



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.

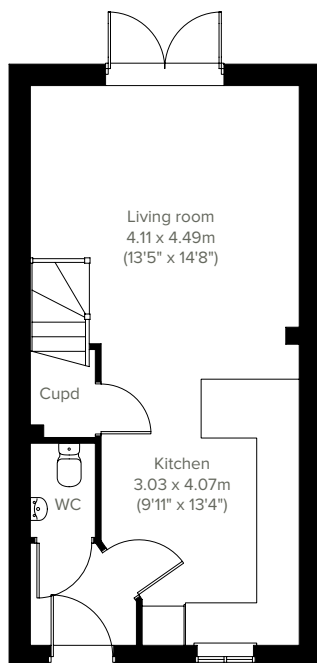


2 bedroom home

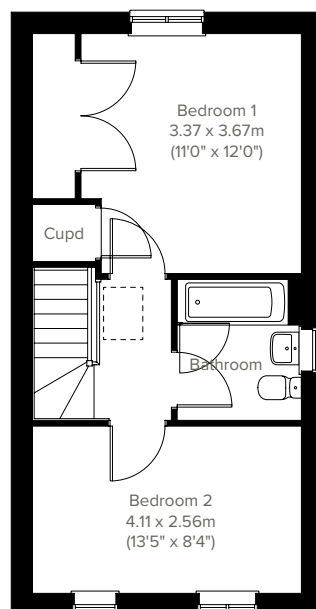
The Haldon



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, making this an ideal starter home for first-time buyers and young families.



GROUND FLOOR



1ST FLOOR

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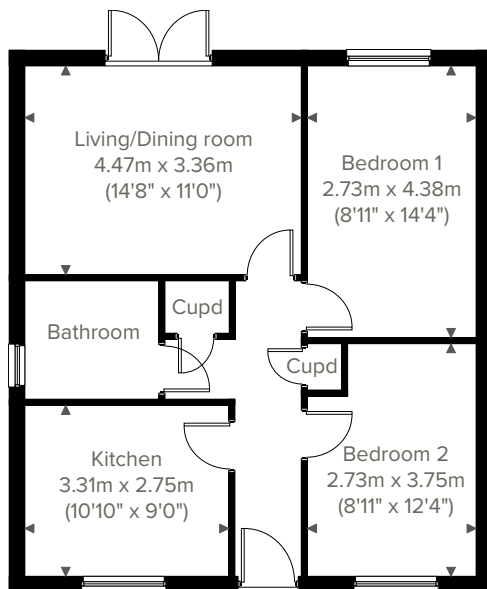


The Belstead

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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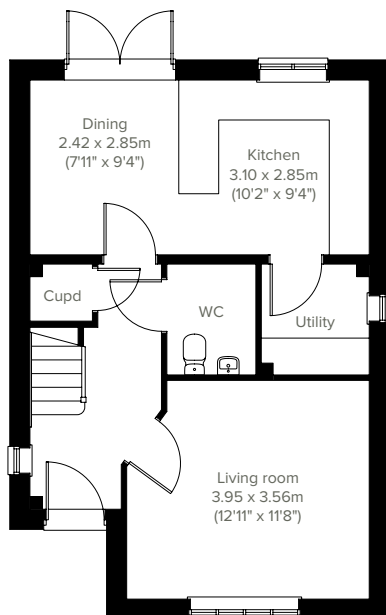


3 bedroom home

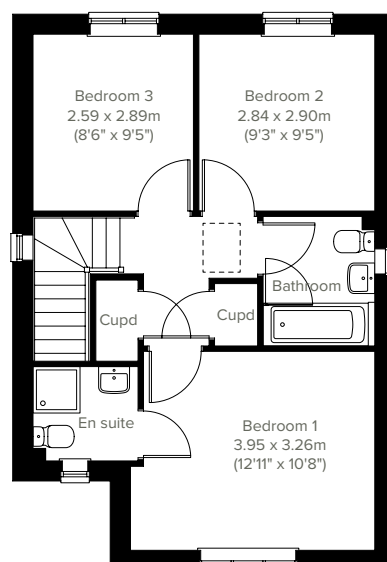
The Sherwood



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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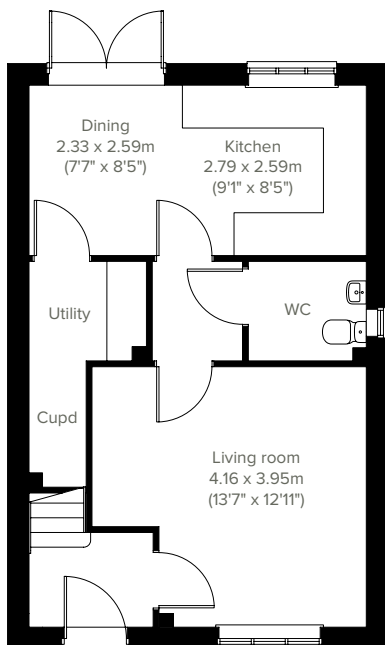


The Galloway

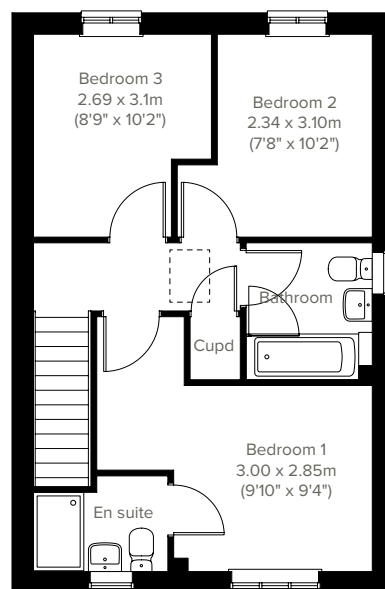
3 bedroom home



The Galloway is a spacious family home with plenty of room to grow. The open-plan kitchen/dining room is the perfect hub for everyday life, while the downstairs WC and utility room are practical as well as stylish. Upstairs, there are three bedrooms, bedroom one with an en suite, a family bathroom and additional storage.



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15

PEA: B

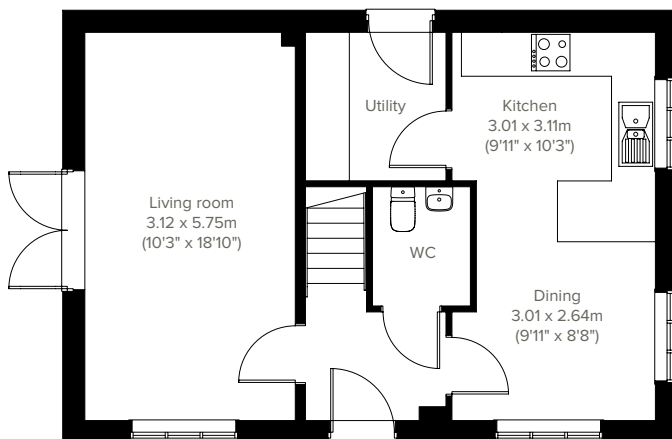


3 bedroom home

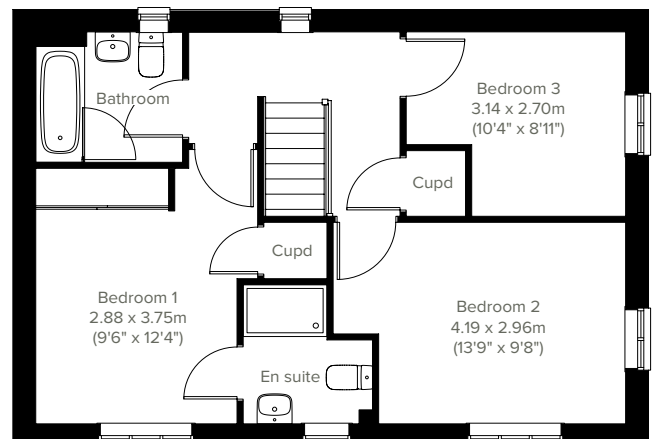
The Barndale



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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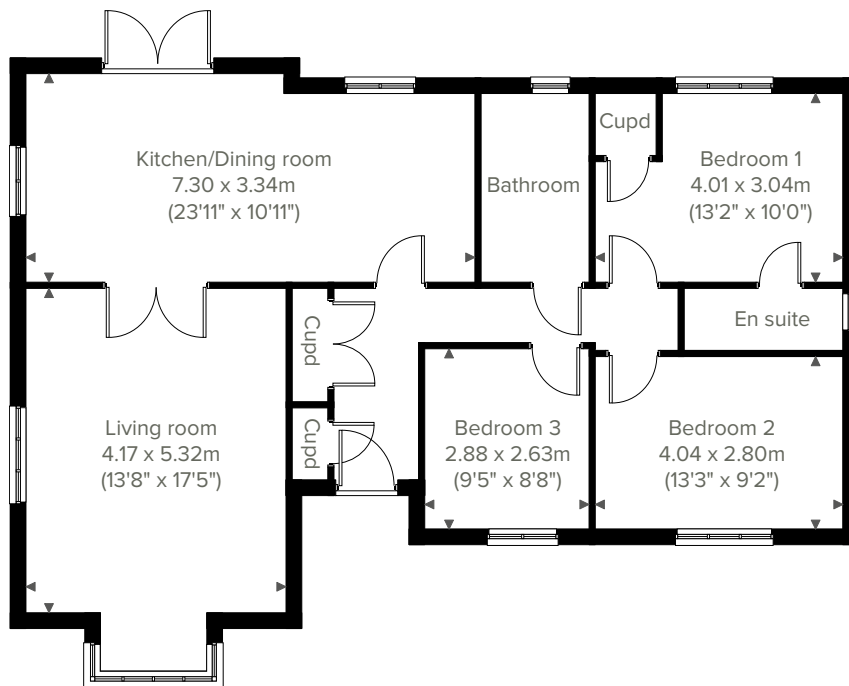


The Boxted

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 three handy storage cupboards.



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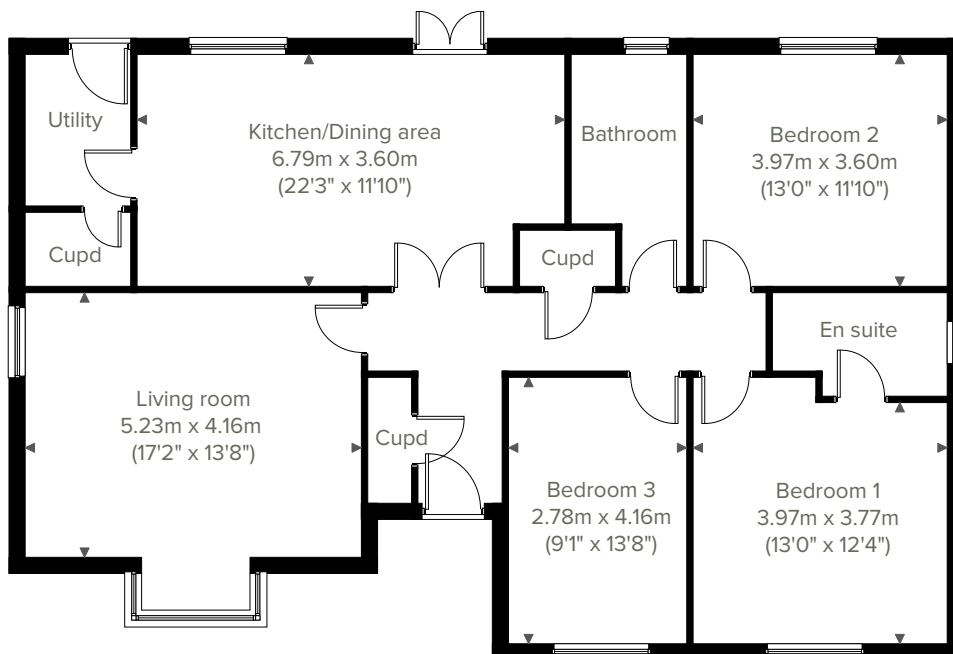


3 bedroom home

The Bentley



This modern home has been carefully designed to make the most out of single-storey living. 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 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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18

PEA: B

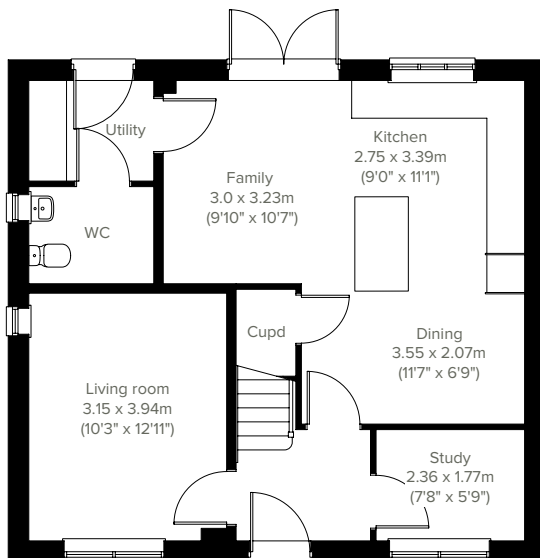


The Brampton

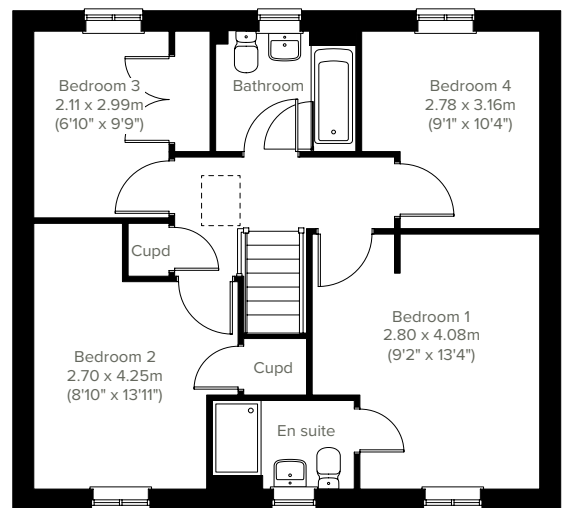
4 bedroom home



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.



GROUND FLOOR



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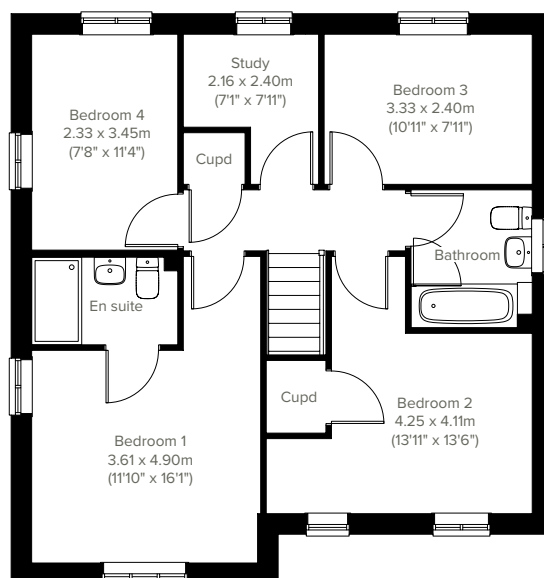
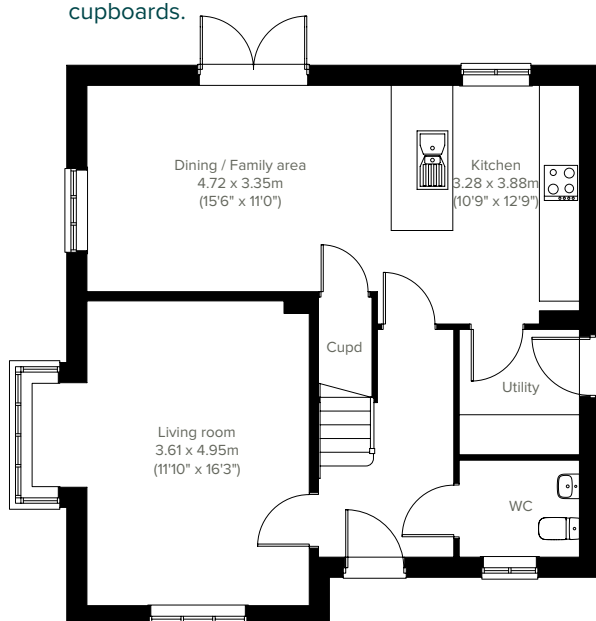


4 bedroom + study home

The Lambridge



The Lambridge is a delightful four-bedroom + study 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.



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20

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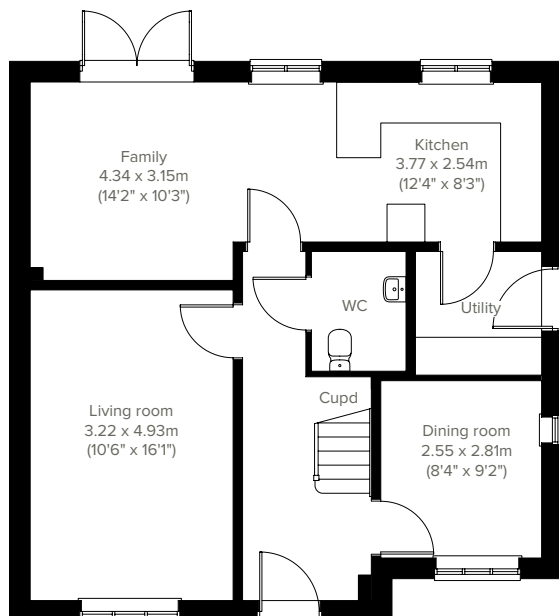


The Kielder

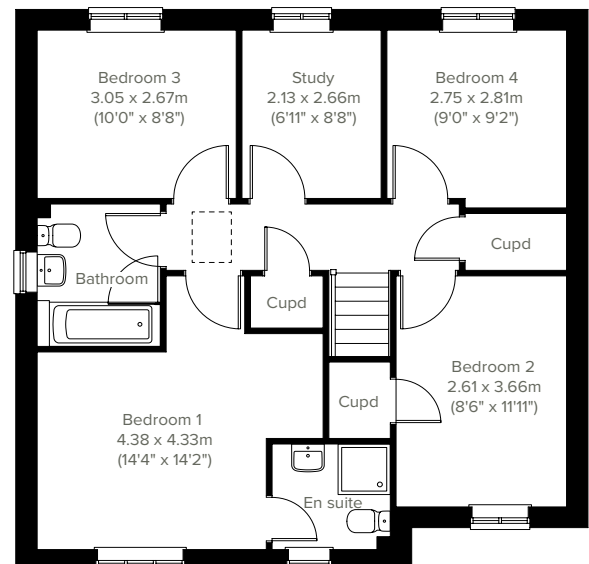
4 bedroom + study home



A beautifully-designed four-bedroom + study 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.



GROUND FLOOR



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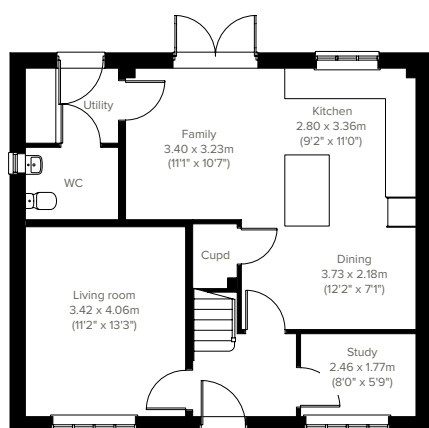


5 bedroom + study home

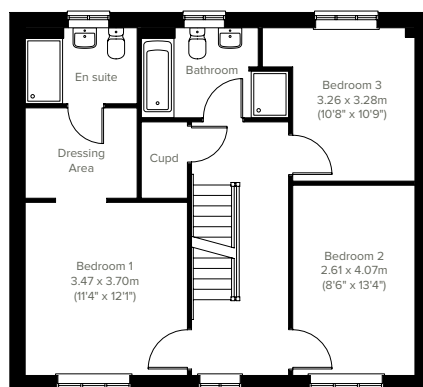
The Brightstone



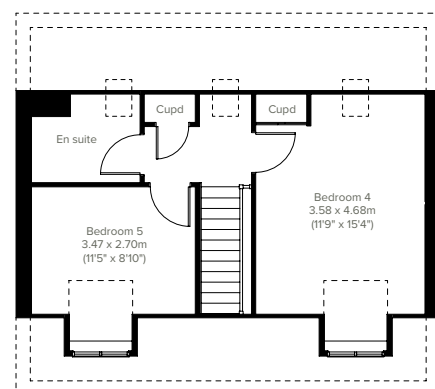
A stunning detached home with an impressive open plan kitchen/dining/family room, the Brightstone has five bedrooms and is perfectly designed for modern family living. Its other features include a bright front-aspect living room and a separate study. The first floor features bedroom one with a large 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, an en suite and handy storage cupboards.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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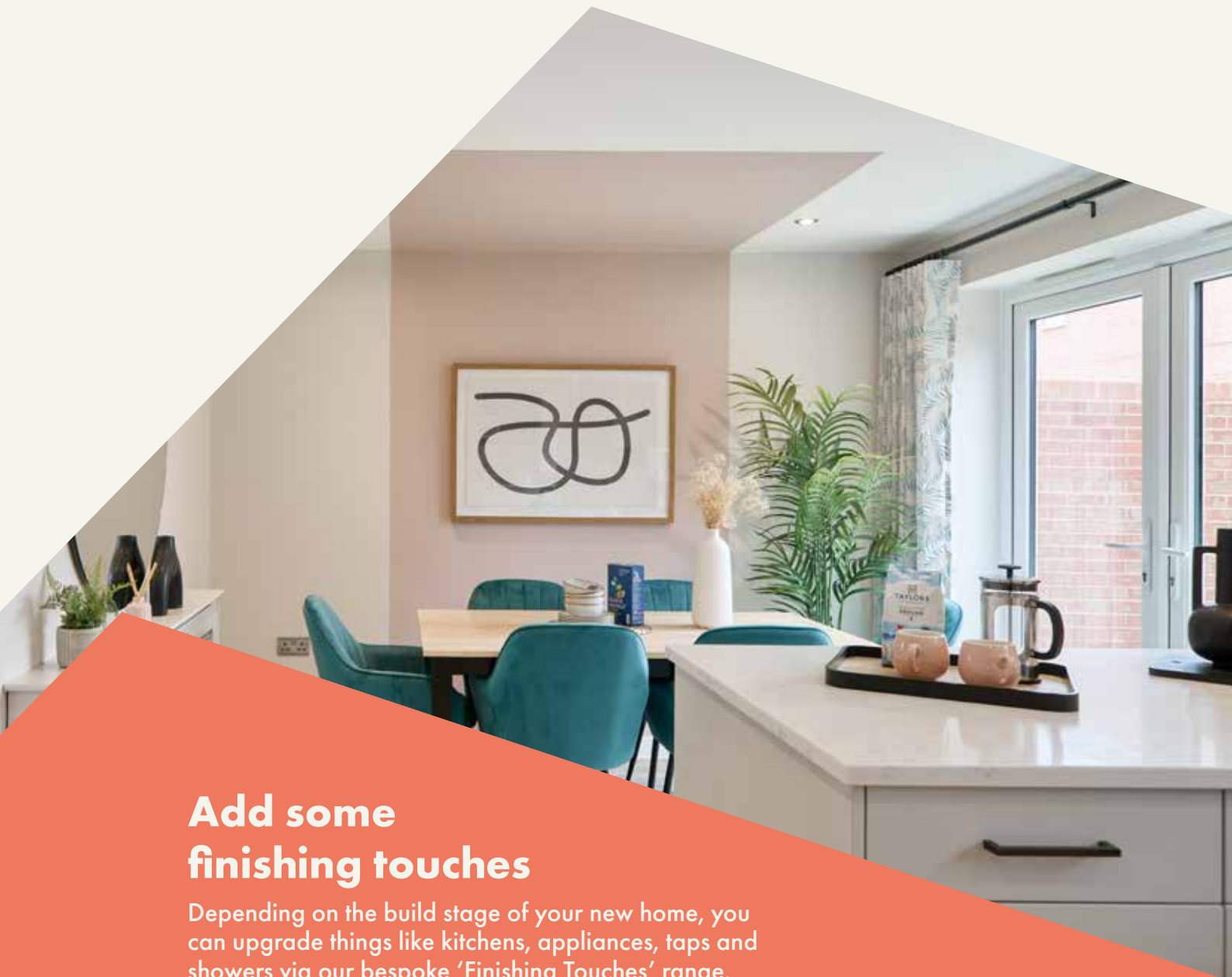




Castleton Grange Phase 2

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

Air source heat pumps 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 and tiling

Splashback to basins 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 ceramic hob with stainless steel chimney 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:

- ✓ **PEA rating – B**
Our typical B rating makes our homes much more efficient than traditional D-rated homes.
- ✓ **Air source heat pumps**
A great, energy efficient choice for heating your home and water.
- ✓ **Up to 500mm 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.
- ✓ **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.
- ✓ **Energy efficient lighting**
We use energy-saving LED lightbulbs in all our homes.
- ✓ **Ultra-fast broadband**
FibreNest fibre-to-the-home connectivity helps you live and work at home more flexibly.
- ✓ **A-rated appliances**
Many of our kitchen appliances have a highly efficient A rating.

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. There is one up for grabs every month. For inspiration, check out past winners' homes on our Instagram page @persimmon_homes

#lovemypersimmonhome

The earlier you reserve, the greater the choice

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

persimmonhomes.com/finishing-touches

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



All about community

Proud to be building communities

When creating 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

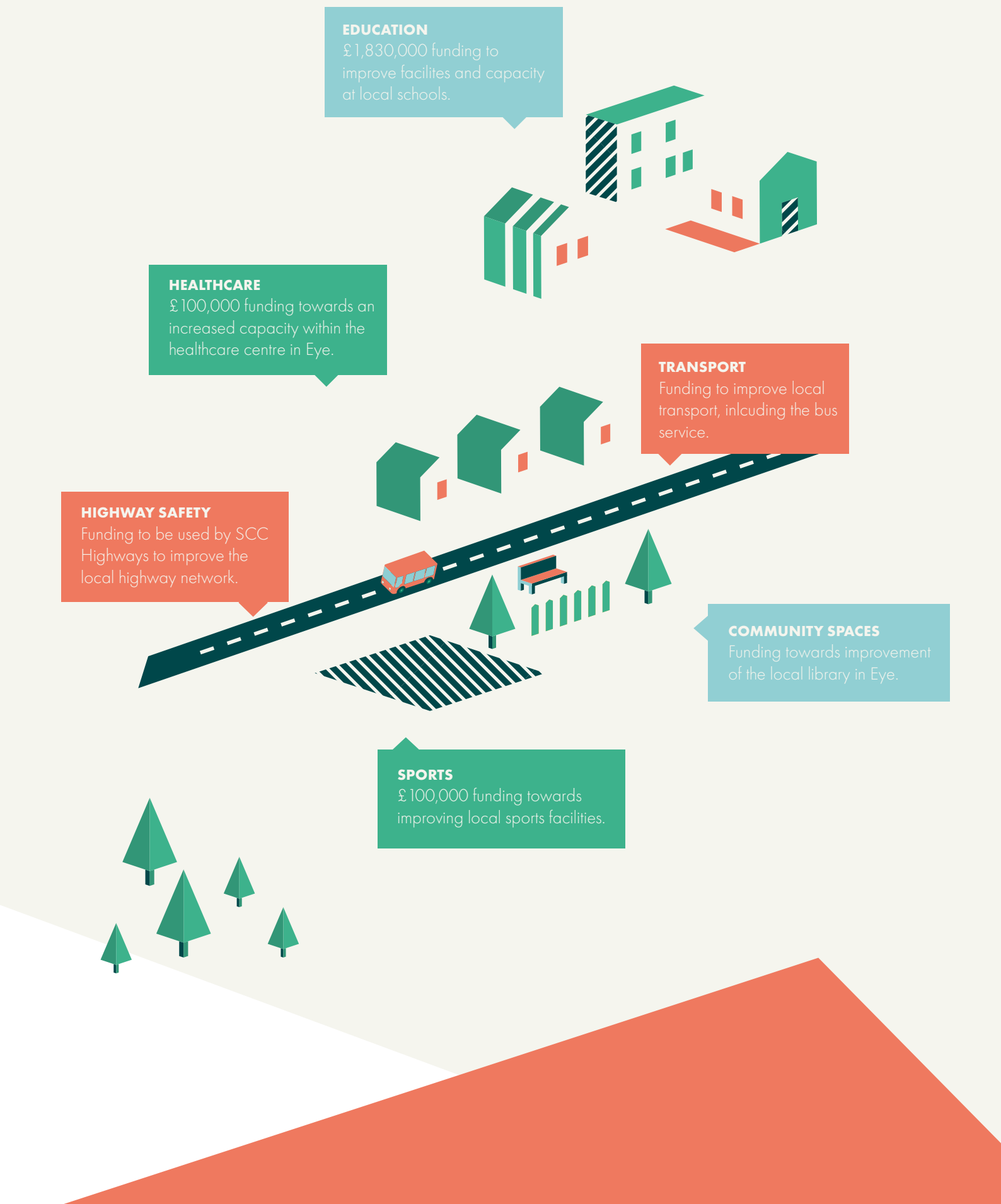
Funding to be used by SCC Highways to improve the local highway network.

COMMUNITY SPACES

Funding towards improvement of the local library in Eye.

SPORTS

£100,000 funding towards improving local sports facilities.

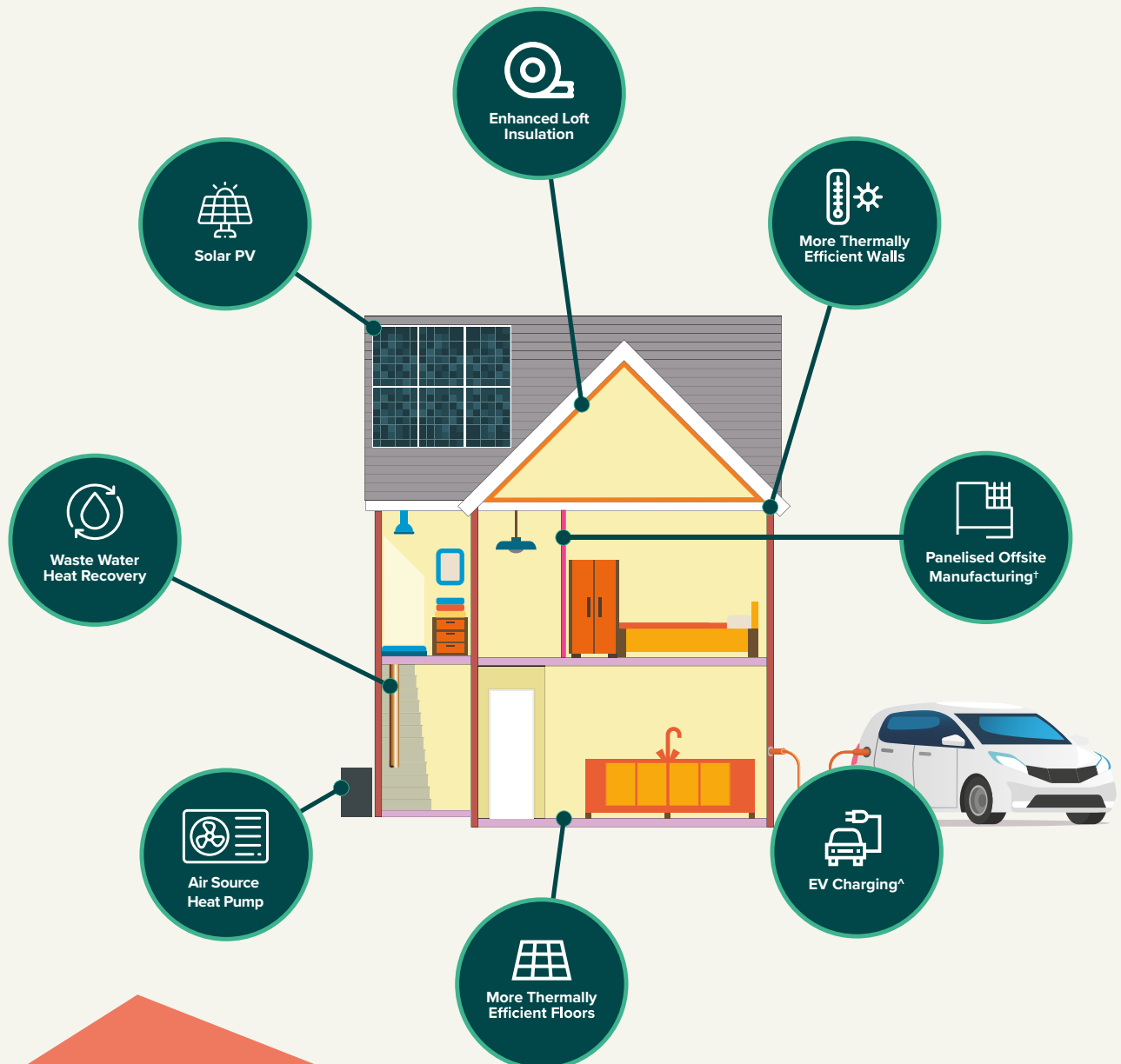




Eco Range homes

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

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



31 % reduction in carbon emissions

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

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

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

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

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

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

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

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

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



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, 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: