



Stanway • Colchester



# 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"





# Find out more

About Persimmon Homes	4
Your journey with us and schemes to help	6
Living at Grange Paddocks	8
Development layout	10
Our homes	12
Specifications	22
Sustainability	24
Personalise with Finishing Touches	20
Proud to be building communities	28
Reasons to buy from us	30



## 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 24** 



#### Persimmon in numbers

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

14,868

homes sold in 2022 200+

locations across the UK 5000+

employees make it all happen 700+

apprentices taken on each year £505.6m

invested in local communties in 2022



#### **Real Living Wage**

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

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





#### Happy hour

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

# "Building sustainable homes and community hubs"

#### Save money on your energy bills

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



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

#### Giving back

We do everything we can to give back to our communities and 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.



#### 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 26





#### 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.

#### 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.

#### 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.

#### 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.

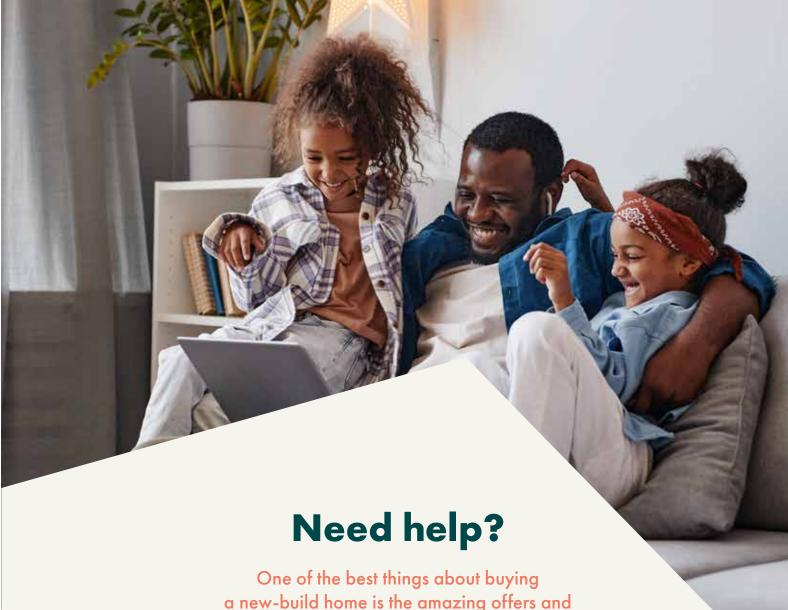
#### Handover

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



a new-build home is the amazing offers and schemes you could benefit from. T&Cs apply.







#### **Part Exchange**

#### **Home Change**

#### **Early Bird**





#### Stanway • Colchester

# **Grange Paddocks**

Grange Paddocks offers a range of brand new two, three and fourbedroom homes in Stanway, a friendly village on the outskirts of Colchester.

#### Designed with community in mind

Living at Grange Paddocks you'll be within easy reach of Stanway's local amenities, and only three miles from bustling Colchester, England's oldest recorded town.

Stanway's Tollgate Centre Shopping Park is a great local asset, with restaurants as well as shops to choose from. For your weekly shop, there's a local Sainsbury's, an Aldi, and a Co-op in the Stanway Retail Park. Schools are nearby and include St Mary's Kindergarten, Busy Bees Kindergarten, Stanway Primary school, and the Stanway School - a secondary school with academy status.

Travel into Colchester couldn't be easier - Grange Paddocks is set just off the London Road, a direct route into the town centre. Colchester's range of high street shops includes a Fenwick's department store, and for entertainment there's a theatre and cinema along with great bars and restaurants.

There's plenty of history in the town's castle and its lovely gardens, while for a family day out, the fantastic Colchester Zoo is right on your doorstep in Stanway.

#### Easily within reach

Grange Paddocks is located just off the A12, which leads north to Ipswich and south to Chelmsford and eventually London. Mainline train services from Colchester reach London in just under an hour, and for travel further afield Stansted Airport is around a 40-minute drive away.

#### **EXPLORE**

Start exploring...

Colchester Zoo **2.6 miles** 

Colchester Town Centre

3.9 miles

Highwoods Country Park **4.6 miles** 

Stansted Airport
32.0 miles





### **Our homes**

2 bedroom

The Coralin

3 bedroom

The Tey

The Gallows

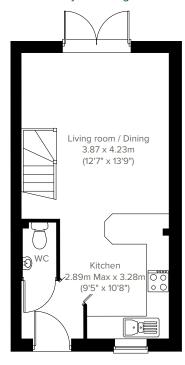


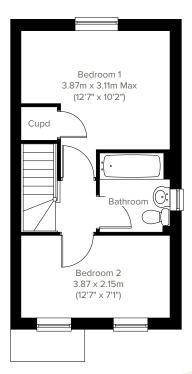






Perfectly-proportioned, the Coralin has a kitchen/living/dining room with French doors leading into the garden, two double bedrooms, a family bathroom, storage cupboard and downstairs WC. Ideal if you're a first-time buyer looking for a fresh modern home you can make your own.





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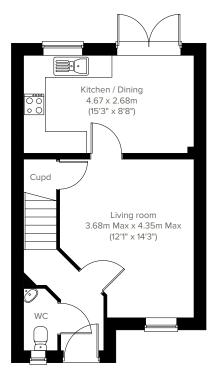
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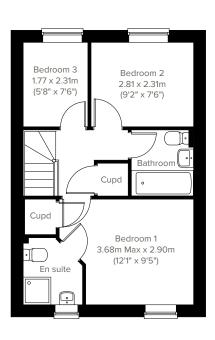
Please note that elevation treatments and window/door positions may vary from plot to plot. Plot specific information will be confirmed on your reservation check list.





The Tey has a stylish open plan kitchen/dining room with French doors leading into the garden, a spacious living room, handy storage cupboard and WC. The first floor is home to three bedrooms - bedroom one with an en suite - two further storage cupboards and a family bathroom.





**GROUND FLOOR** 

**1ST FLOOR** 

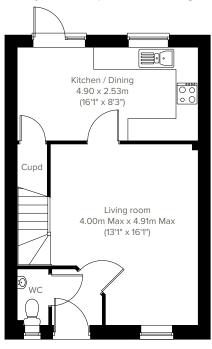
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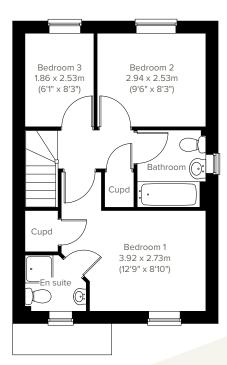






Enjoy the best of modern living in this three-bedroom home which benefits from a stylish open-plan kitchen/dining room with a door leading into the garden. The Gallows' front-aspect living room, handy storage cupboard and WC complete the ground floor. Upstairs, bedroom one has an en suite and there's a family bathroom plus further storage.





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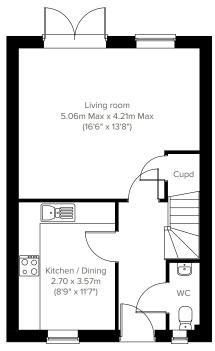
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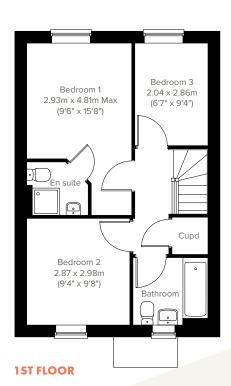
Please note that elevation treatments and window/door positions may vary from plot to plot. Plot specific information will be confirmed on your reservation check list.





A beautifully-proportioned three-bedroom, two-bathroom home, the Grantley has everything you need for modern living. Downstairs there's a front-aspect kitchen/dining room, a spacious living room with French doors leading into the garden, a large storage cupboard under the stairs and a WC. The first floor is home to three bedrooms - one of which has an en suite - another storage cupboard and bathroom.





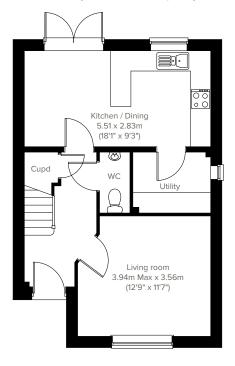
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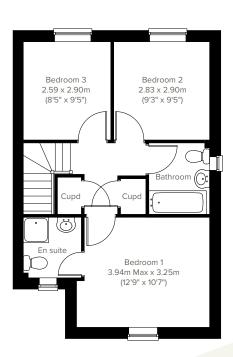
Please note that elevation treatments and window/door positions may vary from plot to plot. Plot specific information will be confirmed on your reservation check list.





The Albright features a stylish open plan kitchen/dining room that benefits from French doors to the garden, plus a good-sized utility. There is also a bright front-aspect living room with a triple window and convenient downstairs WC. Upstairs there are three bedrooms - bedroom one with an en suite - a modern family bathroom and plenty of storage.





#### **GROUND FLOOR**

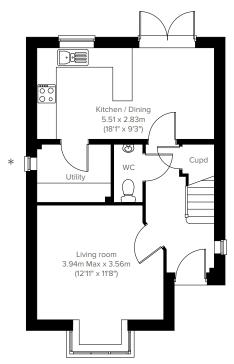
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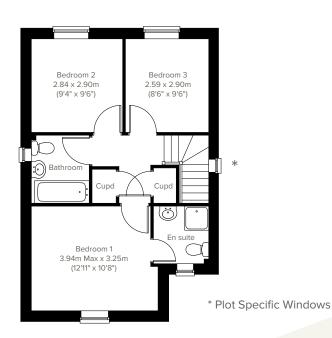
Please note that elevation treatments and window/door positions may vary from plot to plot. Plot specific information will be confirmed on your reservation check list.





The Albright Bay features a stylish open plan kitchen/dining room that benefits from French doors to the garden, plus a good-sized utility. There is also a bright front-aspect living room with a bay window. A convenient downstairs WC is off the hallway. Upstairs there are three bedrooms - bedroom one with an en suite - a modern family bathroom and plenty of storage.





#### **GROUND FLOOR**

#### **1ST FLOOR**

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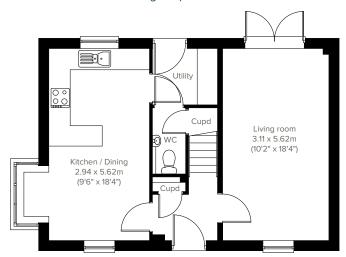
This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2\*) tolerance and are based on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

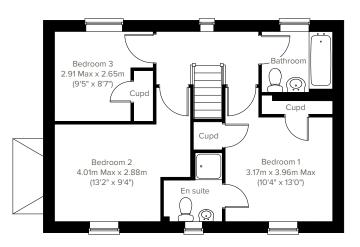
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A perfectly-proportioned detached home, the Bellington's bright kitchen/dining room with a bay window is perfect for spending time as a family and for entertaining. There's also an equally impressive living room with French doors to the garden, a downstairs WC, two cupboards and handy utility with outside access. Upstairs there are three bedrooms - bedroom one with an en suite - a family-sized bathroom and three further storage cupboards.





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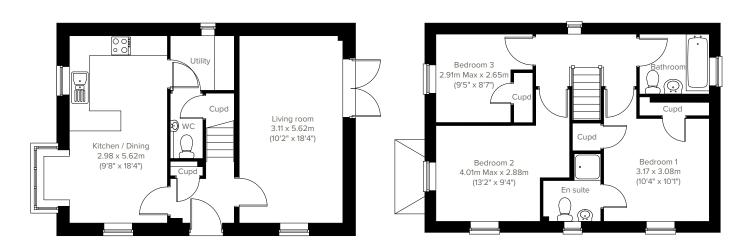
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A fantastic family home, the Hollington features a stunning open-plan kitchen/dining room with a bay window and equally impressive living room with French doors opening into the side garden. A utility room, WC and storage cupboards throughout ensure it's practical as well as stylish. Upstairs you'll find three bedrooms, including a large bedroom one with an en suite, and a family-sized bathroom.



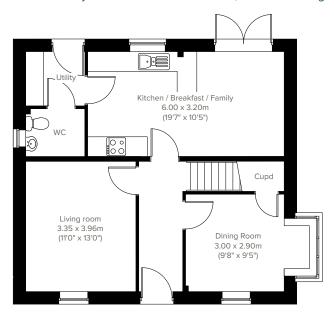
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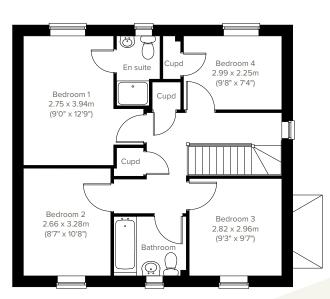
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The four-bedroom Kingsbury has been designed with growing families in mind. The kitchen/breakfast/ family room has French doors opening into the garden, whilst the utility also offers outside access. There is a separate dining room with a bay window, a separate living room, downstairs WC and understairs storage. All four bedrooms are generously-sized - bedroom one has an en suite - and the other three share a family bathroom. For convenience, there are storage cupboards on the landing.





**GROUND FLOOR** 

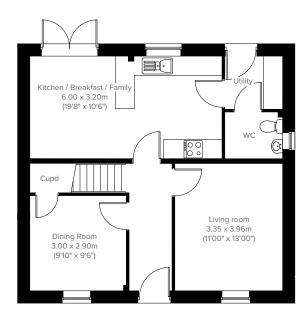
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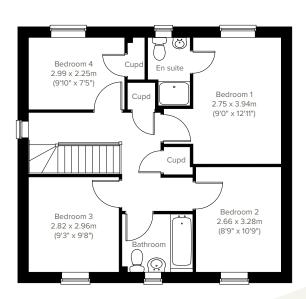
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The four-bedroom Kingsbury Corner has been designed with growing families in mind. The kitchen/breakfast/family room has French doors opening into the garden, whilst the utility also offers outside access. There is a separate dining room for grown-up entertaining, a separate living room, downstairs WC and understairs storage. All four bedrooms are generously-sized - bedroom one has an en suite - and the other three share a family bathroom. For convenience, there are storage cupboards on the landing.





**GROUND FLOOR** 

**1ST FLOOR** 

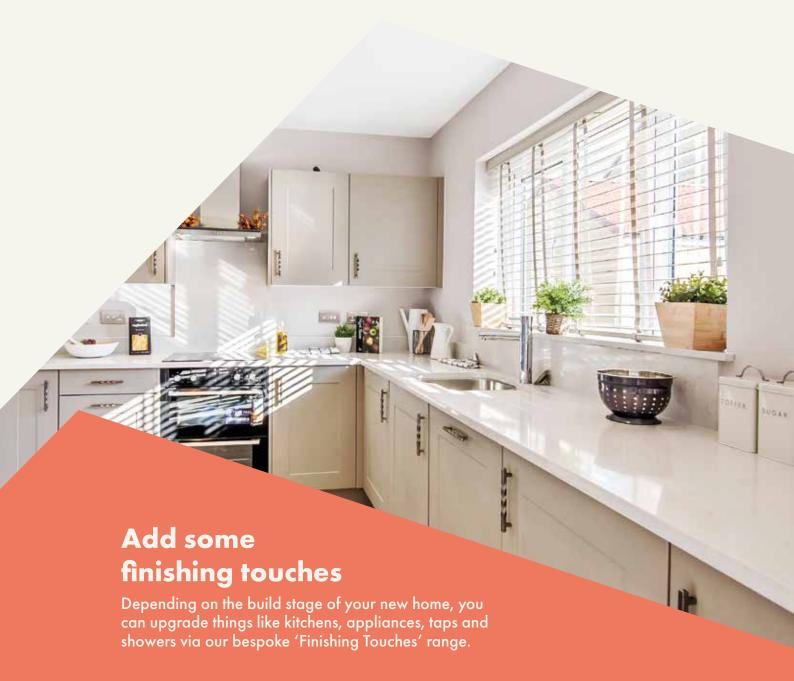
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#### **Grange Paddocks**

# **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.





#### External

#### Walls

Traditional cavity walls. Inner: timber frame or block.

Outer: Style suited to planned architecture.

Tile or slate effect with PVCu rainwater goods.

#### **Windows**

Double glazed E-glass windows in PVCu frames.

#### Doors

GRP-skinned external doors with PVCu frames. French doors to garden or balcony (where applicable).

#### **Electrics**

Doorbell and external light to front.



#### Internal

#### Ceilings

Painted white.

#### Lighting

Pendant or batten fittings with low-energy bulbs.

Staircase painted white.

#### Walls

Painted in white emulsion.

#### **Doors**

White pre-finished doors. Moulded 5 panel textured. Internal door stops as standard

#### 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.

Media plate incorporating FibreNest, 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) with soft closure to all doors and drawers.

#### **Plumbing**

Plumbing for washing machine/dryer.

#### **Appliances**

Single stainless steel oven, gas hob in stainless steel, integrated cooker hood and glass splashback.



#### **Bathroom**

#### **Suites**

White bathroom suites with chrome-finished fittings.

#### **Extractor fan**

Extractor fan to bathroom and en suite (where applicable).

#### **Shower**

Mira showers with chrome fittings to en suite. Where there is no en suite, Mira thermostatic shower with wall mounted shower head, complete with shower screen.

#### Tiling

Half height tiling to sanitaryware walls in bathroom. Full height tiling to shower enclosure in en suite.

#### **Splashbacks**

1-course splashback to WC and en suite basin 3-course splashback to bath

#### General

En suite to bedroom one 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 backup.



#### 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:**

- - 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.
- 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.
- (V) Local links

flexibly.

- 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
- 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.







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."





All about community

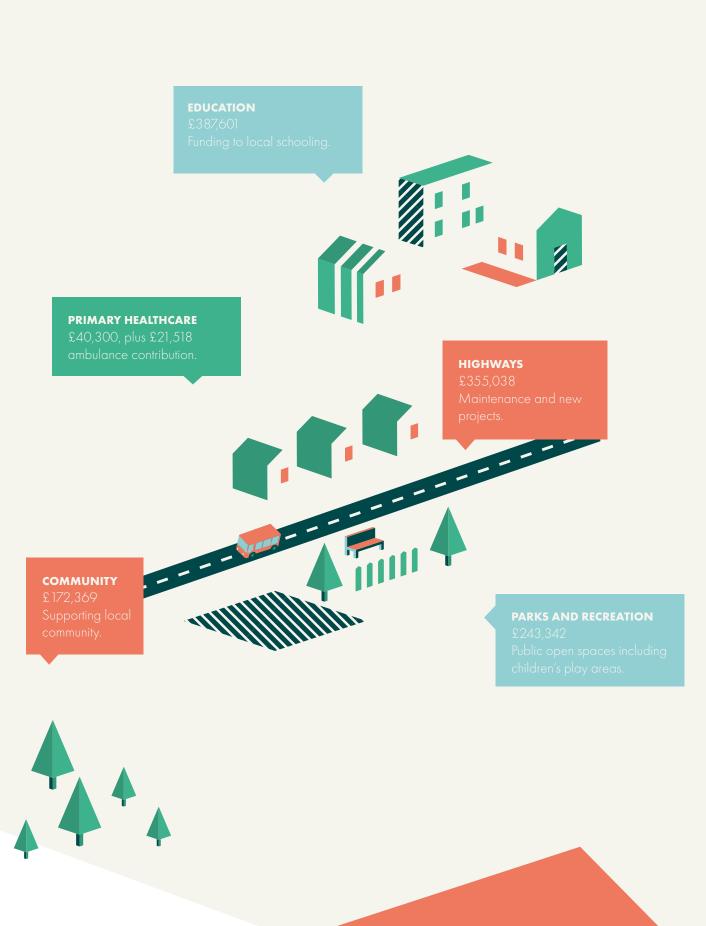
# Proud to be building communities

When creating Grange Paddocks, 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. Grange Paddocks 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, healthcare and recreation facilities, as well as initiatives to generate biodiversity.







#### 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.

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. 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.

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.

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.

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.



# Ultrafast 500Mb broadband is available on this development.

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



## Choose the best package for you

We know every household is different, that's why we've put together six amazing packages to suit everyone's needs. From surfing the net on the sofa to bingewatching 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.





support@fibrenest.com

#### Get connected today!

To sign up you will need your Unique Customer Reference.

Please ask your sales advisor for this:

D:



#### **Grange Paddocks**

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Issue: March 2024 Ref: 320-140

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These details are intended to give a general idea of the type of home but they do not form part of any specification or contract. The dimensions are approximate and may vary depending on internal finish. By the time you read this some of the details may have changed because of the Persimmon Homes policy of continually updating and improving design features. Therefore, please be sure to check the plan and specification in the sales office to keep you up-to-date with the latest improvements. The vendors of this property give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Persimmon Homes or their authorised agents has any authority to make or give any representation or warranty whatever in relation to this property. Persimmon Homes is compliant with the New Homes Quality Code. Please ask your sales advisor if you have any further questions.