



Persimmon

Together, we make your home



Bootham Crescent

York • North Yorkshire



Persimmon

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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"



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.



Bootham Crescent

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 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 communities
in 2022





"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 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.

1.



2.



3.

Reservation

So you've seen a home you love? Speak to one of our friendly sales advisors who will help you secure your dream home.

Solicitor

You'll need to instruct a solicitor or conveyancer at the point of reservation. Your sales advisor can recommend a local independent company.

Mortgage application

Most people will need to apply for a mortgage. We can recommend independent financial advisors to give you the best impartial advice.

4.



5.



6.

Personalise!

The bit you've been waiting for! Making the final choices for your new home. Depending on build stage you can also choose from a range of Finishing Touches.

Exchange contracts

One step closer to moving in – this is where we exchange contracts and your solicitor will transfer your deposit.

Quality assurance

Your home will be thoroughly inspected by site teams and will also have an Independent Quality Inspection to make sure it's ready for you to move into.

7.



8.



9.

Home demo

Another exciting milestone! Here's where you get to see your new home before completion. You'll be shown how everything works and any questions can be answered.

Handover

The moment you've been waiting for! The paperwork has been completed, the money transferred and now it's time to move in and start unpacking...

After-care

Our site and customer care teams will support you every step of the way. You'll receive a dedicated customer care line number to deal with any issues.

[persimmonhomes.com](https://www.persimmonhomes.com)



Need help?

One of the best things about buying a new-build home is the amazing offers and schemes you could benefit from. T&Cs apply.



**PART
EXCHANGE**

Part Exchange
Need to sell your home? We could be your buyer. Save money and time and stay in your home until your new one completes.



**HOME
CHANGE**

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



**EARLY
BIRD**

Early Bird
If you've found a plot that's perfect for you, the Early Bird Scheme could be just what you need to secure your dream home.



- Wide range of 1, 2, 3 and 4-bedroom houses, and 1, 2 & 3-bedroom apartments
- Close to the historic city of York
- Great local amenities and shops
- Fantastic local schools



Scan me!

For availability and pricing on our beautiful new homes in Bootham Crescent.



York • North Yorkshire

Bootham Crescent

Bootham Crescent is situated in the popular Clifton area of York, within walking distance of the historic city centre. The range of beautiful new homes will suit a variety of buyers.

From one-bedroom starter homes to four-bedroom family homes, Bootham Crescent offers a range of buyers a great lifestyle just a stone's throw from York city centre. Built on the site of the former York City football ground, elements of which have been incorporated into the development, there's also a great sense of heritage here.

A popular area with a wealth of amenities

With city walls dating back to the Roman times and a wealth of places to explore, York is a great place to call home. Magnificent York Minster is a highlight of the cityscape, the cobbled streets of the Shambles are filled with fabulous shops and boutiques, and there are numerous cafés and restaurants to choose from.

The surrounding area of Clifton is one of York's most sought-after places to live. With many amenities including cafés, restaurants, cinemas, shops, medical practices and parks, it has everything you need. There are also eight primary schools within 2 miles of the development and two private schools just half a mile from Bootham Crescent, making this a great choice for families.

Road to rail

York has a great network of road and rail routes to keep you connected. The A1237 and A64 create a ring road around the city that connects with all the main cross-country routes – the A59 to Junction 47 of the A1 (M), the A19 all the way to Middlesborough and Newcastle upon Tyne, the A64 for Scarborough and Leeds, and the A1079 to Hull.

York railway station is on the East Coast Main Line, with nationwide services from Edinburgh to London and just about everywhere in between.

EXPLORE

Start exploring...

York city centre
0.7 miles

York Railway Station
1.1 miles

Vangarde Shopping Park
3.4 miles

Leeds
32 miles



Carrying on a legacy

How Bootham Crescent is keeping the memory of its namesake alive.

Our new Bootham Crescent stands on the site of the former York City FC ground, which was home to the club for nearly 90 years before the last match was played there in 2020. Since acquiring the site, Persimmon Homes have worked closely with City of York Council, York City FC and their fans to preserve the legacy of the club's former home for residents and the wider community to enjoy. All of this means that when you find your ideal new home at Bootham Crescent, you'll be purchasing a slice of footballing history.

Honouring past players

Following submissions put forward by York City FC fans, we had a proposal approved by City of York Council and Royal Mail to name three streets and four apartment buildings on the development after former York City players and managers.

Subsequently, Alf Patrick Court, Keith Walwyn Walk and David Longhurst Way have been named to honour three of the club's most celebrated and beloved strikers.

Meanwhile, four apartment blocks on the development have been named after club co-founder and director Billy Sherrington, record appearance holder Barry Jackson, long-time manager Tom Lockie, and Tom Mitchell who scored the club's first ever goal at Bootham Crescent in 1931.

Preserving the ground

Along with the naming of the streets, the Bootham Crescent development includes features from the old stadium. Both residents and the wider public can reflect on the history of the ground with the creation of a memorial garden incorporating a section of terracing from the old Popular Stand. Part of the centre circle of the pitch is also being preserved as part of a communal open area in the centre of the development.

Investing in the future

While we're proud to be preserving the history of Bootham Crescent, we've also taken steps to invest in its future, ensuring it provides a fantastic place to live for generations to come.

Therefore, we're investing almost £200,000 in sustainable travel, sports infrastructure and education, including £100,000 to fund extra school places – making this a great option for families with children.





Bootham Crescent

Our homes

1 bedroom

 The Bishopthorpe

 The Linton

2 bedroom

 The Aidan Apartments

 The Morden

2-3 bedroom

 The Aycliffe Apartments (2)

 The Aycliffe Duplex Apartments (3)

3 bedroom

 The Barton

 The Carleton

 The Lockwood Corner

 The Ullswater

4 bedroom

 The Wolvesey

 Affordable Housing

 Eco 'L' Range Homes



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.

Colton's Hospital



Grosvenor Road

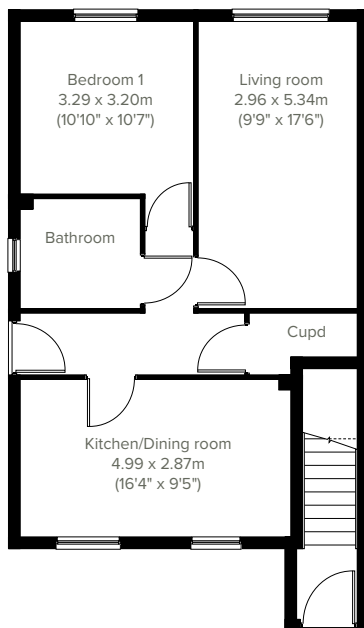


The Linton

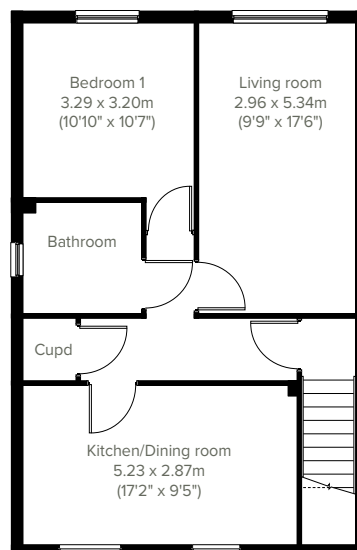
1 bedroom home



The Linton is a one-bedroom maisonette that benefits from an open plan kitchen/dining room with modern fixtures and fittings, a bright and spacious living room and large bedroom one. There's also a good-sized bathroom and handy storage cupboard. This home is perfect for first time buyers and investors alike.



GROUND FLOOR



1ST FLOOR

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

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



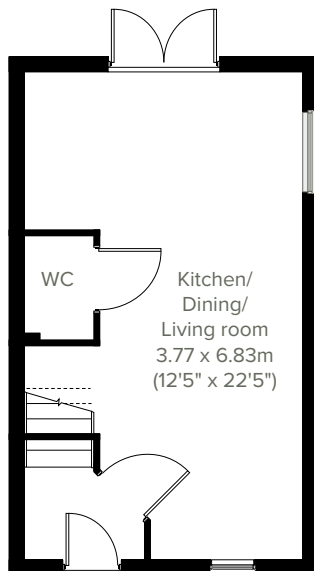
The Morden

2 bedroom Maisonette

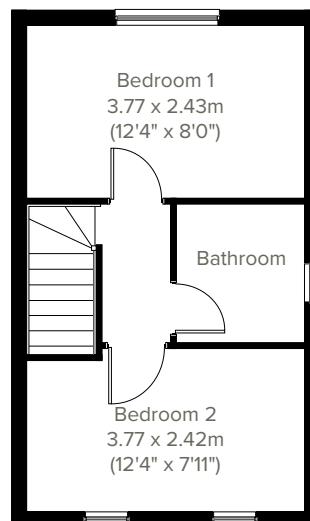


Please note that there will be different entrance canopy and brickwork detailing to be provided to plots 1-6, 8-19 & 34-37. Please speak to a sales advisor for more information.

This new home gives you easy living with an open-plan ground floor and two bedrooms upstairs. The Morden is an ideal lock-up-and-go house for first-time buyers and young professionals, with French doors for entertaining friends al fresco, and a guest room for them to stay over in.



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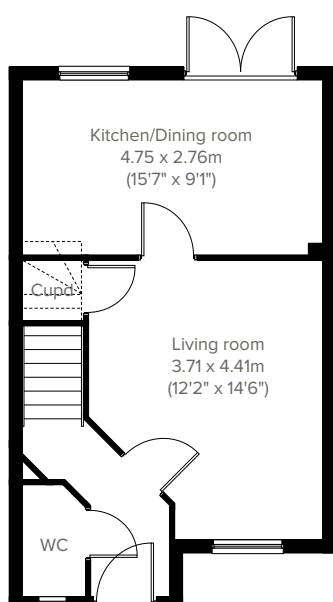


3 bedroom home

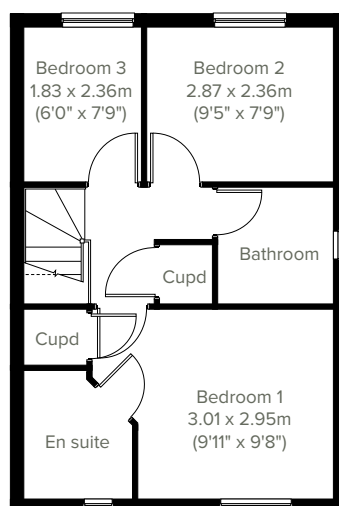
The Barton



This cheerful home is just right for a young family, with two sociable living spaces and French doors to the garden. An en suite for the grown-ups and a family bathroom for the kids save a queue in the morning. The Barton's third bedroom would make a great home office if that's a priority on your wish list.



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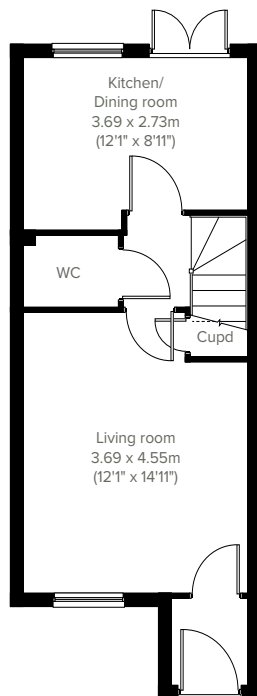
The Carleton

3 bedroom home

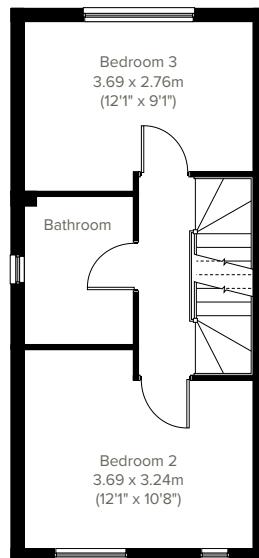


Please note that there will be a different entrance canopy and brickwork detailing to be provided to plots 1-5, 8-17 & 34-37, please speak to a sales advisor for more information.

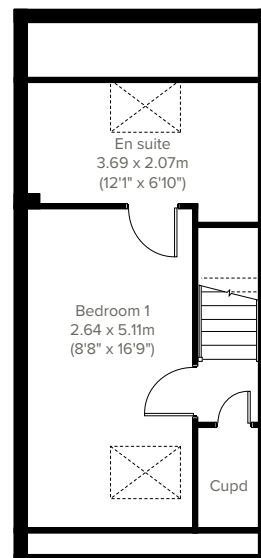
The Carleton is a multi-purpose new home. It ticks the box for young professionals who want to set up a home office. It ticks the box for young families who want a grown-up retreat on the second floor. It ticks the box for first-time buyers who want an en suite spare room for friends and family to come and stay. This is a lovely flexible home.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

* Window plot specific to Plots 7, 19 & 20

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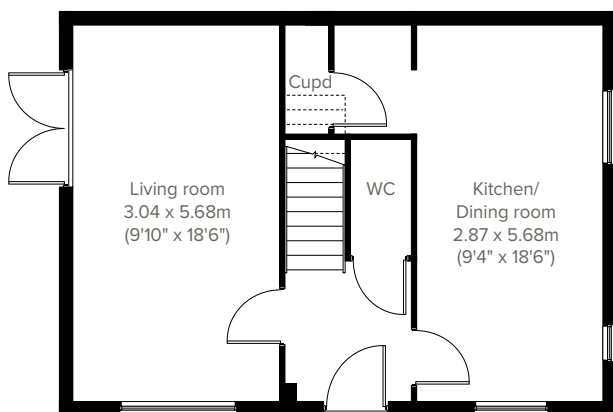


3 bedroom home

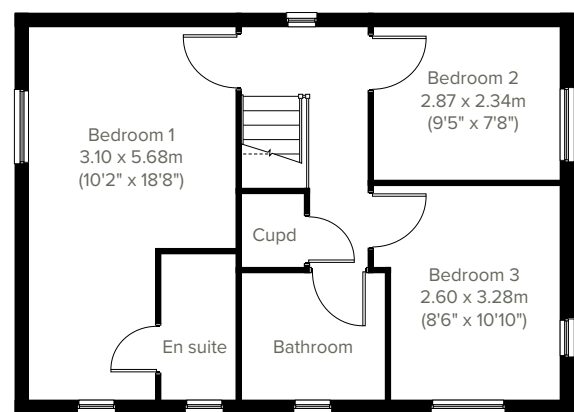
The Lockwood Corner



From the entrance hall to the living room to the garden – this new home has a great flow and makes a fantastic space to suit your lifestyle. The corner plot adds to the sense of space too. The Lockwood Corner is a home for a young family, a growing family, or for retirement when you need plenty of room for the family to stay.



GROUND FLOOR



1ST FLOOR

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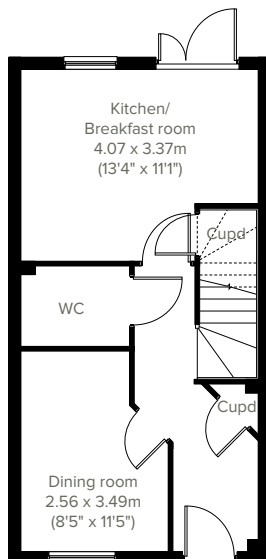
The Ullswater

3 bedroom home

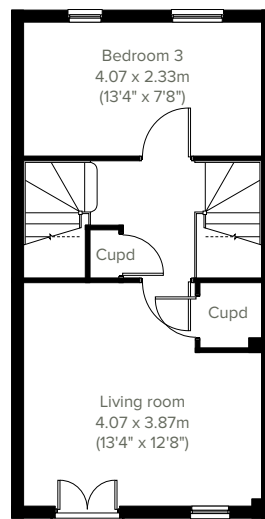


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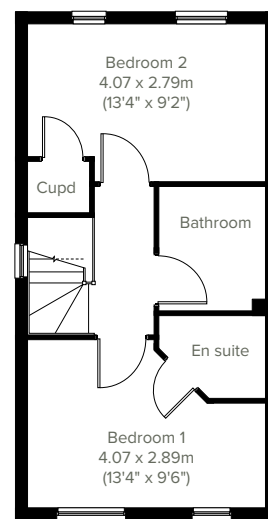
This new home takes a flexible approach to its living space, giving you flexible options spread over three floors. The Ullswater's first-floor living room is at the heart of the home, a peaceful grown-up room for time out from the comings and goings of family life downstairs. There are great possibilities here for a home office too.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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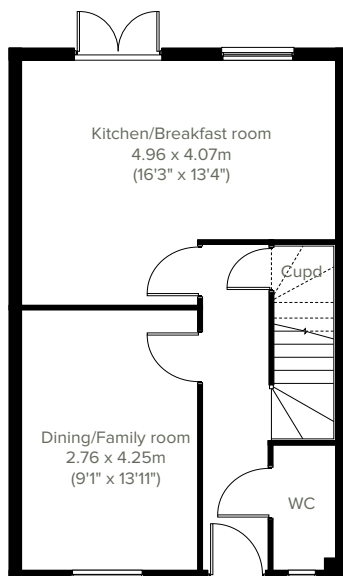
4 bedroom home

The Wolvesey

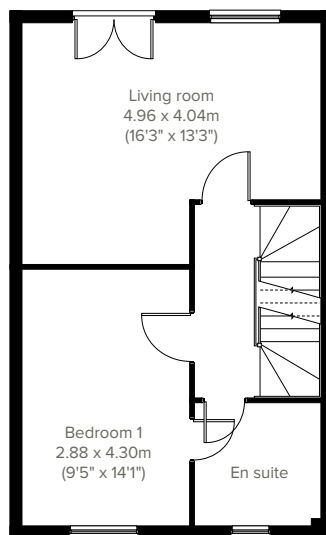


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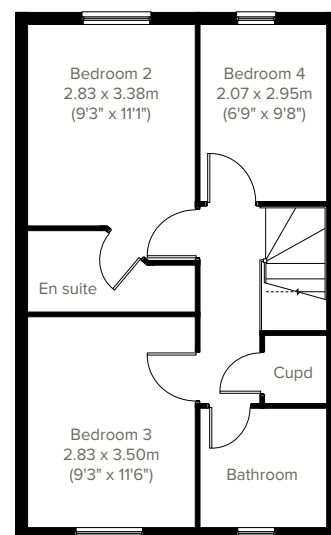
The Wolvesey is a three-storey townhouse, with four bedrooms and three flexible-use living areas - that's three great reasons to make this new home your own with two en suite bathrooms and a family bathroom, this is a home that will work for you, your family and your guests.



GROUND FLOOR



1ST FLOOR



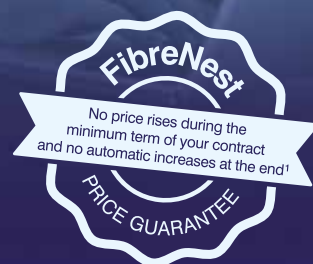
2ND FLOOR

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Your home, better connected
for a brighter future



Ultrafast 500Mb broadband is available
on this development.

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



Choose the best package for you

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



Scan me!
For packages & pricing.



0333 234 2220



support@fibrenew.com

Get connected today!

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

C:

D:

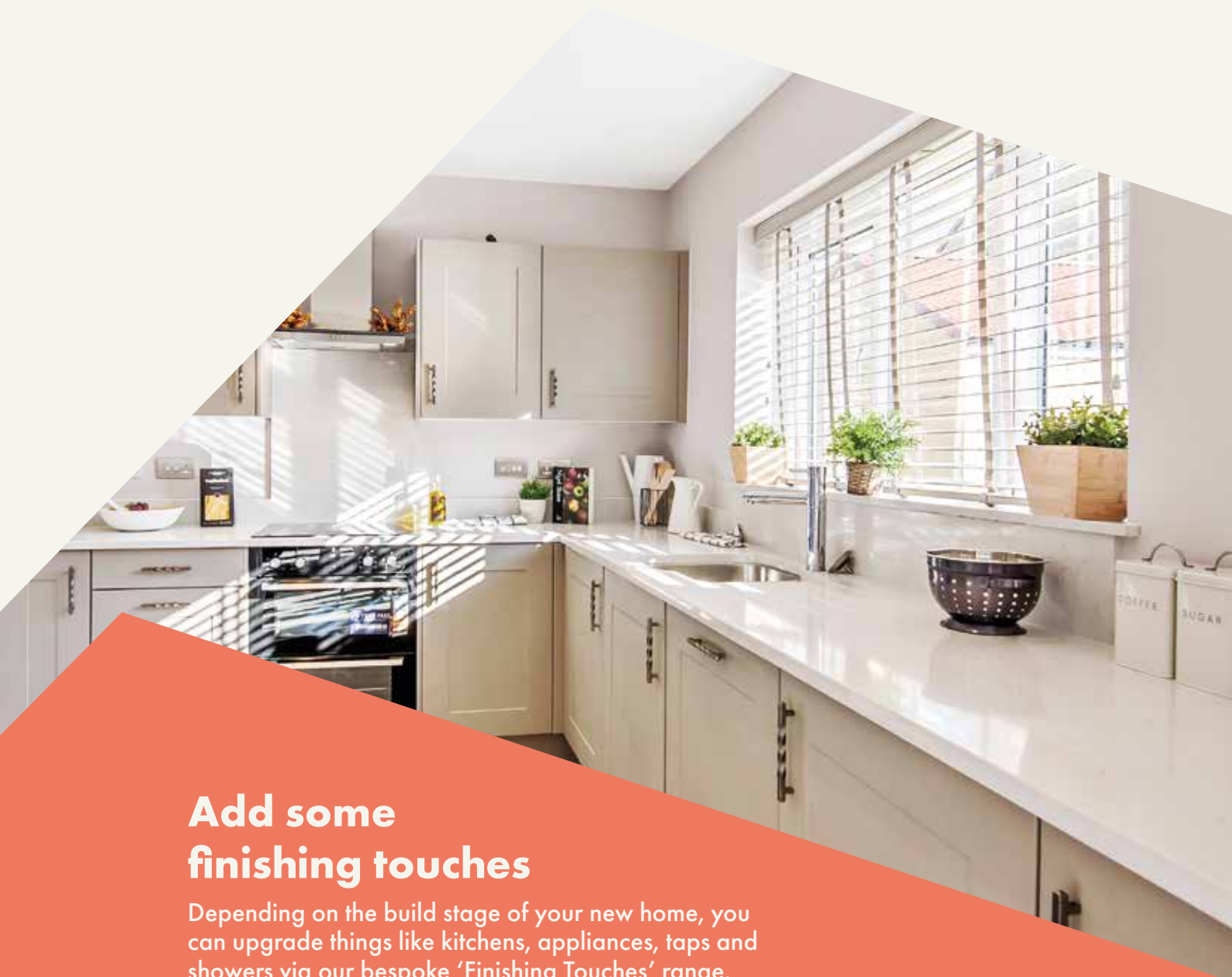
P:



Bootham Crescent

Specifications

Our homes include these items as standard to ensure you have everything you need to be comfortable from the day you move in. Built for today's modern lifestyles with sustainability in mind.



Add some finishing touches

Depending on the build stage of your new home, you can upgrade things like kitchens, appliances, taps and showers via our bespoke 'Finishing Touches' range.



External

Walls

Traditional cavity walls.
Inner: timber frame or block.
Outer: Style suited to planned architecture.

Roof

Tile or slate-effect with PVCu rainwater goods.

Windows

Double glazed E-glass windows in PVCu frames.

Doors

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



Internal

Ceilings

Painted white.

Lighting

Down lights to the kitchen bathroom and en suite.

Stairs

Staircase painted white, with oak handrail.

Walls

Painted in white emulsion.

Doors

5-panel internal doors with white hinges.

Heating

Electric or gas fired combi boiler (plot specific) 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.



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.

Appliances

Single electric stainless steel oven, ceramic black hob and integrated 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, complete with shower screen.

Tiling

Half height tiling to sanitaryware walls in bathroom and en suite.

1-course splashback to WC basin.

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

Turf to front and rear gardens and outside tap to the rear garden (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 Bootham Crescent , 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. Bootham Crescent 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 Bootham Crescent.”

EDUCATION

£100,309 contribution towards education provisions.

HOUSING

Affordable and extra care housing provision.

SUSTAINABLE TRAVEL

£18,600 contribution towards sustainable travel pack.

ROAD IMPROVEMENTS

£5,000 traffic regulation order contribution to improve Grosvenor Road.

COMMUNITY SPACES

£25,066 contribution to improve local open space amenities.

SPORTS

£49,629 contribution to local sports amenities.





Energy efficient homes

Solar Panels - Plot specific

As part of our ongoing mission to build sustainable communities, we've introducing solar panels as an eco-conscious solution that helps you save money on bills.

- ✓ **How does the solar photovoltaic system work?**
The Viridian Solar Clearline Fusion solar PV panels convert sunlight directly into electricity. The direct current (DC) produced by the panels is converted to alternating current (AC) that matches your mains supply by a grid-tied inverter. This means that during daytime, any unused energy is returned to the National Grid.
- ✓ **Do solar panels need direct sunlight to work?**
No, whilst the panels generate more power in increased brightness they will still work in general daylight.
- ✓ **How do I know what power has been generated?**
The generation meter works similar to a standard electric meter with a visual display readout.
- ✓ **How do my panels generate a revenue?**
With our Microgeneration Certification Scheme (MCS) installed systems, owners are eligible to feed in tariff rates. Speak to your energy provider for more information and how to benefit from this additional income.
- ✓ **Will the system power my whole home?**
Whilst the generation will be used within your home, it will be unable to provide all of your energy needs. Any electric usage at night will be taken direct from grid at your agreed tariff.
- ✓ **What are the dimensions of the solar panels?**
Size may vary depending on plot, along with the plot's location and orientation on the development.
- ✓ **What about roof maintenance?**
The roof covering can be easily maintained or replaced without the cost of dismantling a solar installation.
- ✓ **Does my system have battery storage?**
The systems we install do not come with battery storage, future investment in one is at the homeowner's discretion.
- ✓ **Will the system save me money on my electric?**
Yes, provided you have usage during day light hours then the panels will reduce the associated usage charges by using their energy first. If you exceed their output you will again be taking energy from the grid.
- ✓ **Who would own the solar panels?**
The system is sold freehold along with your property, no third party ownership exists on our systems.
- ✓ **Would the solar panels sit flush with tiles or be on rails?**
Our Viridian Solar Roof integrated panels sit lower to the roofline, without brackets and racking on show, to look like an intended part of the roof.
- ✓ **Where will the solar panels be located?**
Depending on your plot and its orientation within the development the panels may be on the front or rear depending on which elevation benefits from the highest solar gains.
- ✓ **What colour are the solar panels?**
Depending on the product installed the panels will either be dark blue or black. Lighter blue panels are no longer supplied.

Our solar PV panels are supplied by manufacturer Viridian Solar. Based in Cambridge, the company has a track record of innovation spanning more than a decade. Since it was founded, Viridian Solar has established a strong reputation around the world for the durability, aesthetics and quality of its products.





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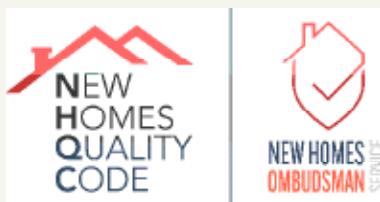
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