



Persimmon
Together, we make your home



Abbotsham Park Phase 2

Bideford • Devon

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"**



Abbotsham Park 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 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



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.

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**

"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.



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.





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



Need help?

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



**PART
EXCHANGE**



**HOME
CHANGE**



**EARLY
BIRD**



DEPOSIT UNLOCK
THE LOW DEPOSIT MORTGAGE SOLUTION



**New Build Boost
by Gen H**

Bank of Mum and Dad

Deposit Boost

**Armed Forces/Key
Workers Discount**



- ⑤ Choice of 1, 2, 3 and 4-bedroom homes
- ⑤ Close to Appledore, Instow, Barnstaple and Westward Ho!
- ⑤ Great road links
- ⑤ Good range of local amenities



Scan me!

For availability and pricing on
our beautiful new homes at
Abbotsham Park.



Bideford • Devon

Abbotsham Park

A collection of new one, two, three and four-bedroom homes in Bideford, Devon, with fantastic access to the North Devon coast and into Cornwall.

A new home at Abbotsham Park gives you a historic hometown with a stunning a riverside location. Pretty Bideford is home to a fantastic range of shops, schools, restaurants, bars and attractions, plus essential services including a hospital. It's situated on the River Torridge, and the old quay at the heart of the town has a maritime heritage and a picturesque view. Today, it's one of Bideford's many attractions, along with Victoria Park and the Railway Heritage Centre.

Road networks

The Atlantic Highway is key to this area. From Bideford, it links with Barnstaple, and from there the A360 which is the direct connection with the M5. The A386 is the cross-country route from the town. It joins the A30 at Okehampton, and from there heads to Exeter and the M5.

The closest train station is in Barnstaple, just over 7 miles away, offering services to Exeter Central.

Shopping facilities

You can walk from Abbotsham Park to Affinity Devon, a popular shopping outlet, and across the road from that is Atlantic Park. Between the two there are supermarkets and restaurants to choose from. In the town centre, you can browse the stalls in the Pannier Market for local produce, and there's a balance of independent shops and national brands. There's also a Tesco superstore across the river at East-The-Water.

Meanwhile the fantastic coastal towns of Instow, Appledore, and Westward Ho! are all just minutes away, Abbotsham Park the perfect place for a work-life balance.

EXPLORE

Start exploring...

Appledore
5.2 miles

Instow
6.1 miles

Barnstaple
7 miles

Tiverton
40 miles



Abbotsham Park Phase 2

Our homes

1 bedroom



The Arden

2 bedroom



The Haldon



The Addlebrough

3 bedroom



The Danbury



The Charndale



The Barnwood



The Sherwood



The Saunton



The Braunton



The Glenmore



The Barndale

4 bedroom



The Whinfell



The Rivington



The Kennet



The Brampton

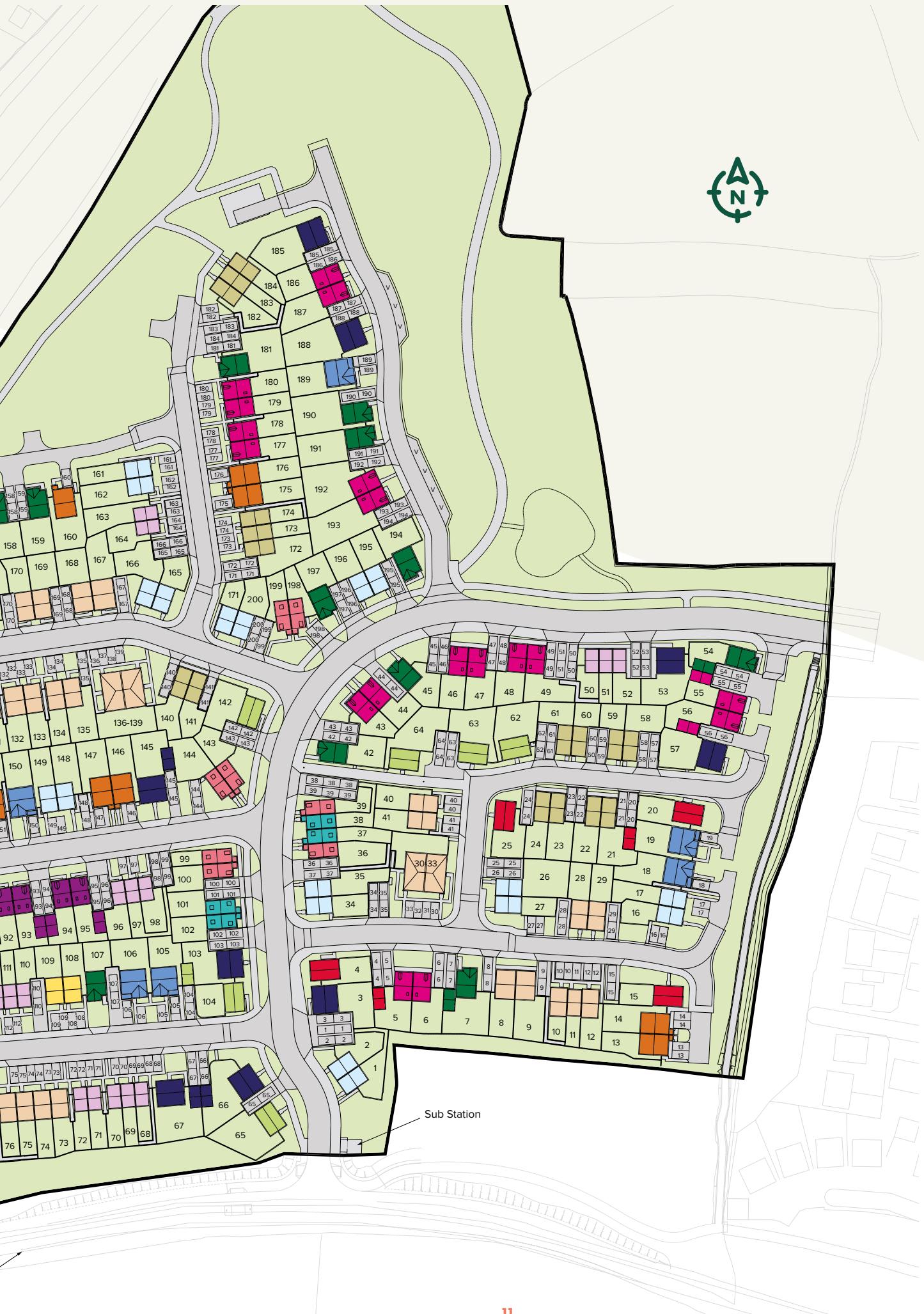


Affordable Housing

As agreed through Section 106



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.



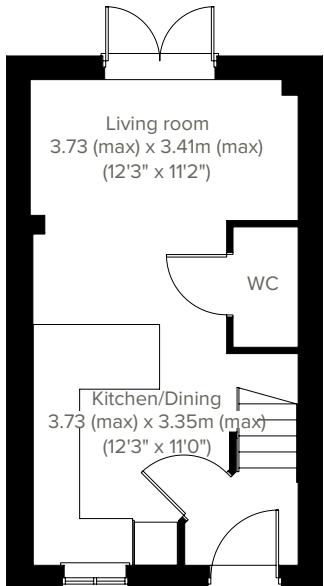


The Arden

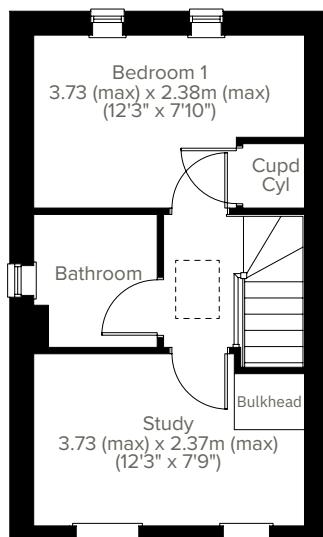
1 bedroom home plus study



The Arden features a bright open plan kitchen/dining/living room with French doors leading into the garden. Upstairs there's a nicely-proportioned bedroom and a study and a family-sized bathroom. Perfect for first-time buyers and young professionals.



GROUND FLOOR



1ST FLOOR

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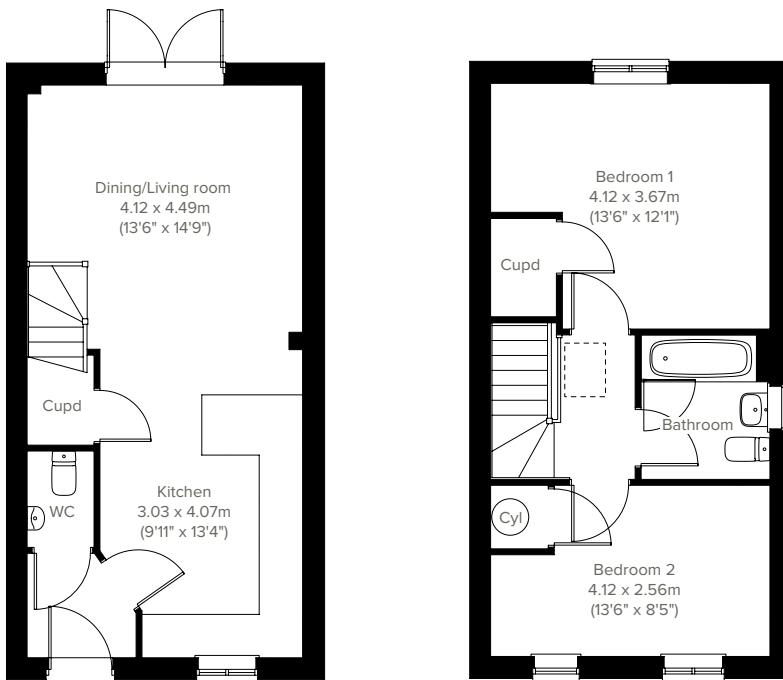


The Haldon

2 bedroom home



The Haldon has a stylish open plan kitchen/living/dining room with French doors leading into the garden, two double bedrooms, a good-sized family bathroom, handy storage cupboards and off-road parking. Ideal if you're a first-time buyer looking for a fresh modern home you can make your own.



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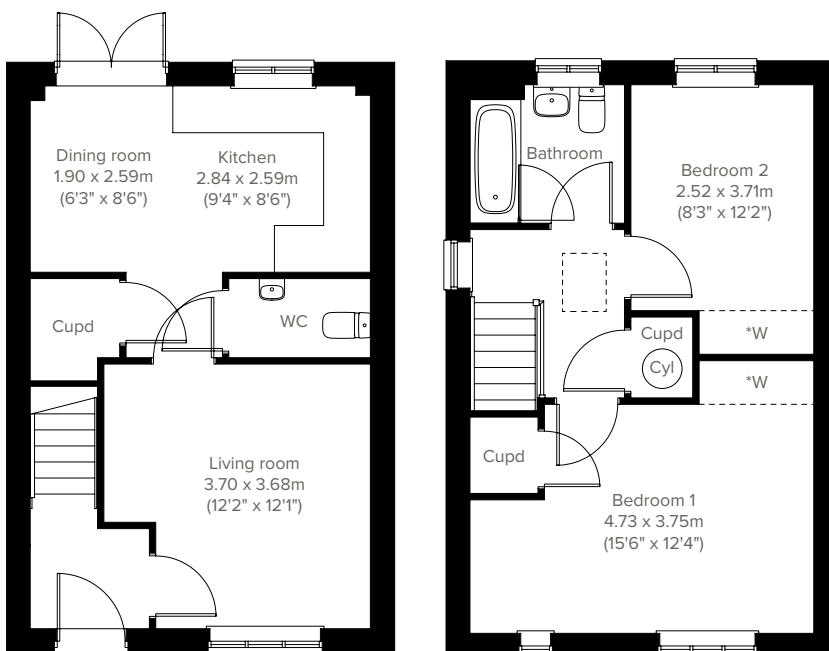


The Addlebrough

2 bedroom home



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



* Indicative position of wardrobe

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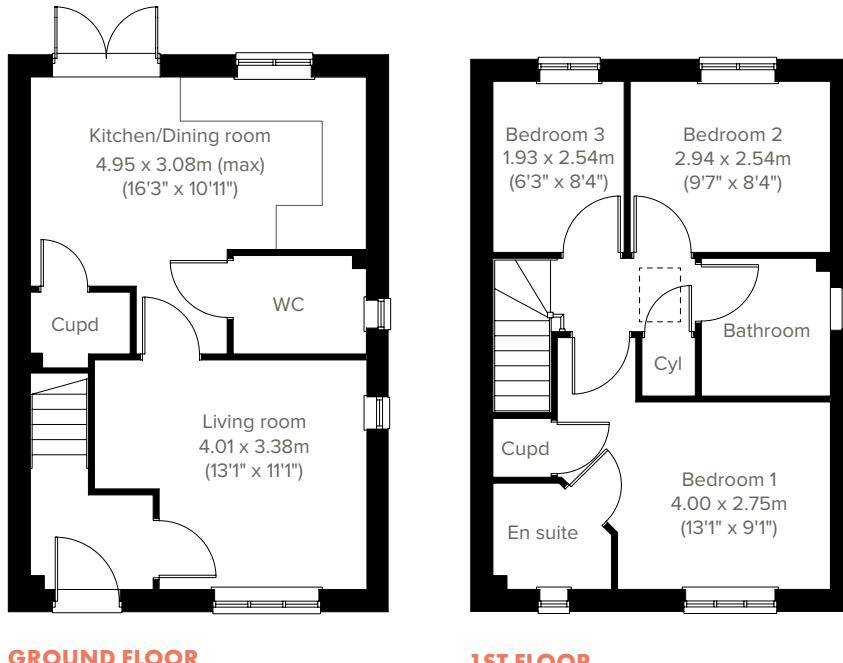


The Danbury

3 bedroom home



Perfect for the way we live today, the three-bedroom Danbury has a modern open plan kitchen/dining room with garden access and a spacious dual-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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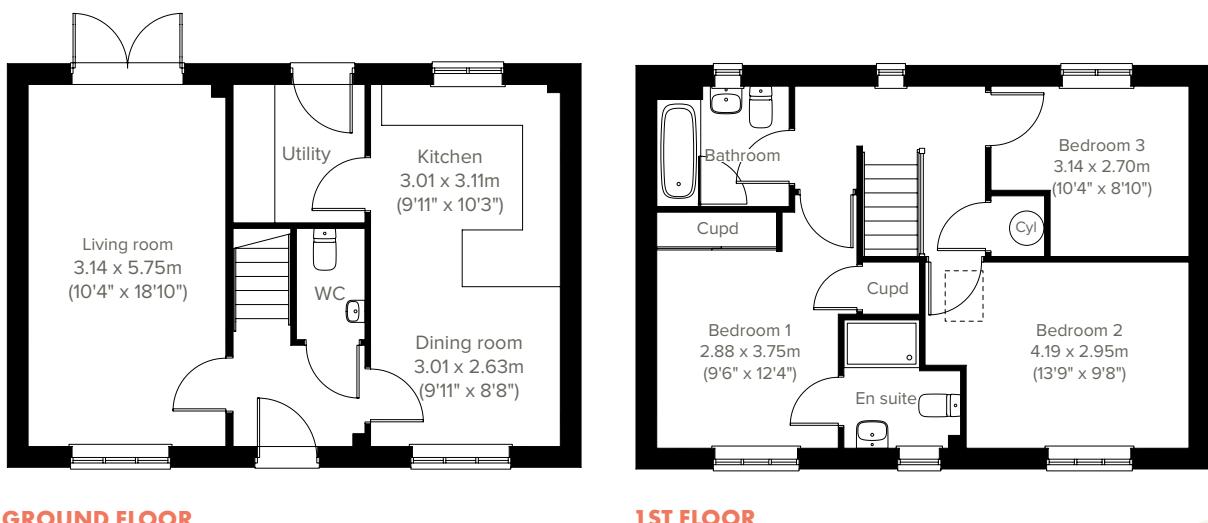


The Charndale

3 bedroom home



The Charndale is a popular three-bedroom family home with much to offer, it 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. Upstairs there are three good-sized bedrooms, bedroom one benefiting from an en suite, plenty of storage and a modern family bathroom.

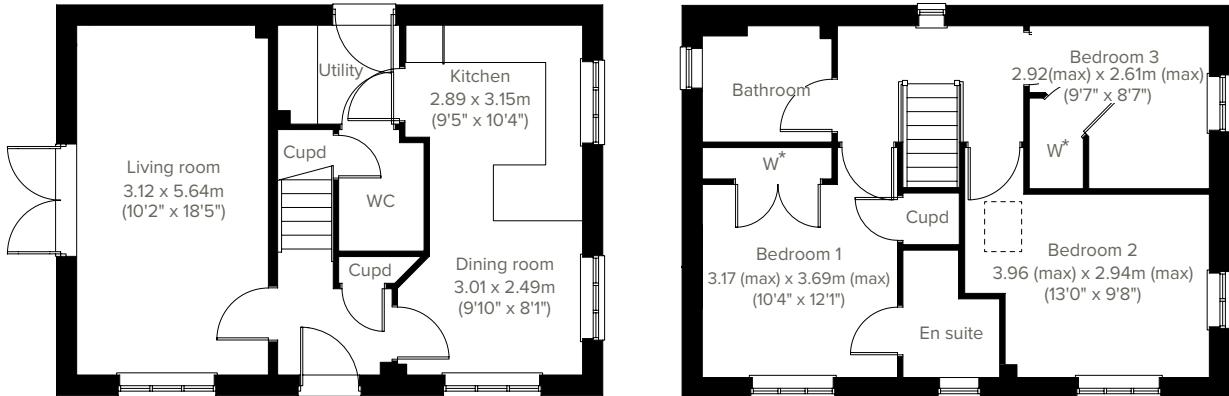


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A thoughtfully-designed three-bedroom family home with much to offer, the Barnwood has a bright and modern open plan kitchen/dining room leading to a handy utility room. The spacious living room has French doors leading into the garden. The inner hallway, downstairs WC and cupboards take care of everyday storage. Plus there's an en suite to bedroom one and a family bathroom.



* Indicative position of wardrobe. Wardrobes are not included as standard specification.

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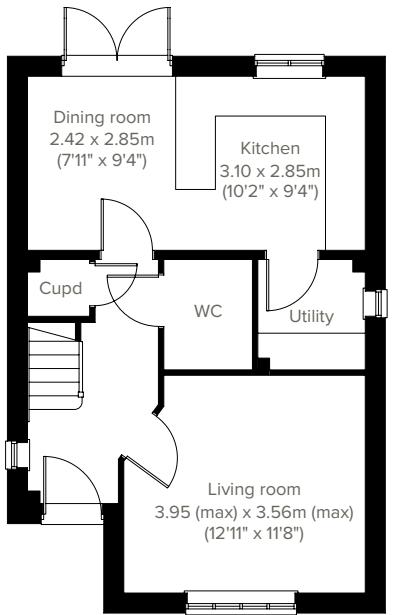


The Sherwood

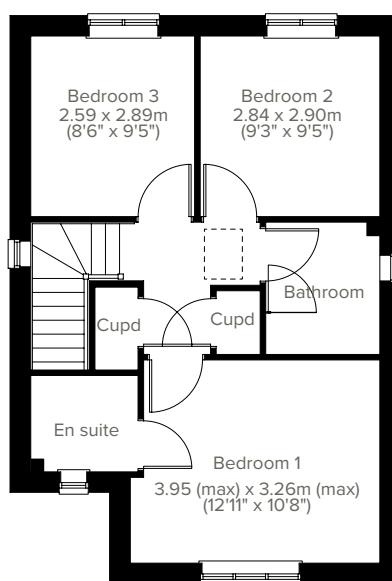
3 bedroom home



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, 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.



GROUND FLOOR



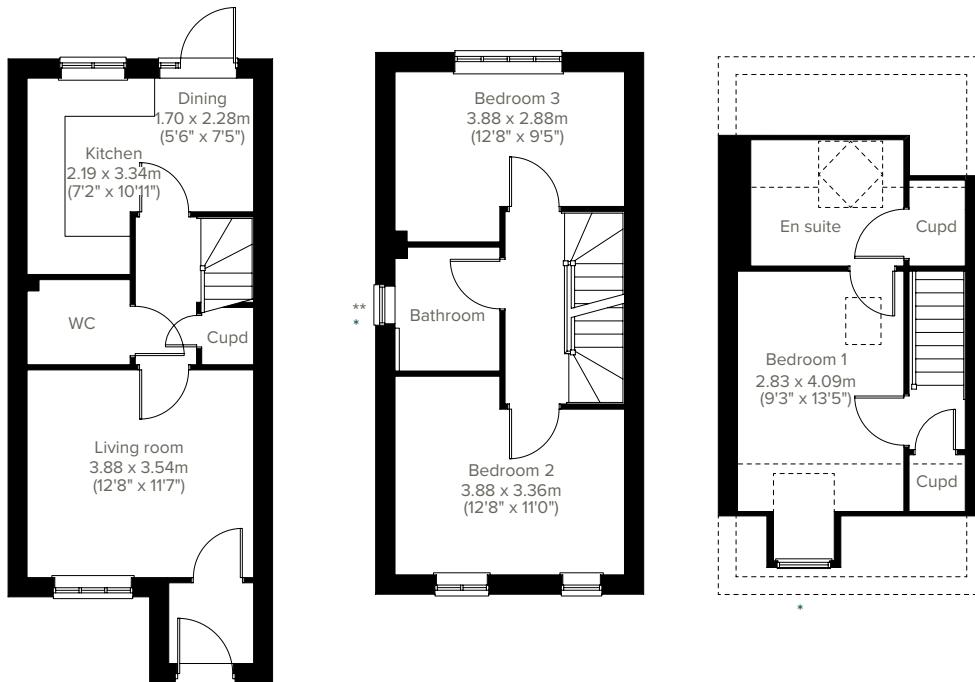
1ST FLOOR

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An attractive three-storey, three-bedroom home, the Saunton has a modern open plan kitchen/dining room, well-proportioned living room and three good-sized bedrooms. The top floor bedroom one also has a spacious en suite. The enclosed porch, downstairs WC, three storage cupboards and off-road parking means it's practical as well as stylish.



* Indicative position of window

** Window not included on all plots

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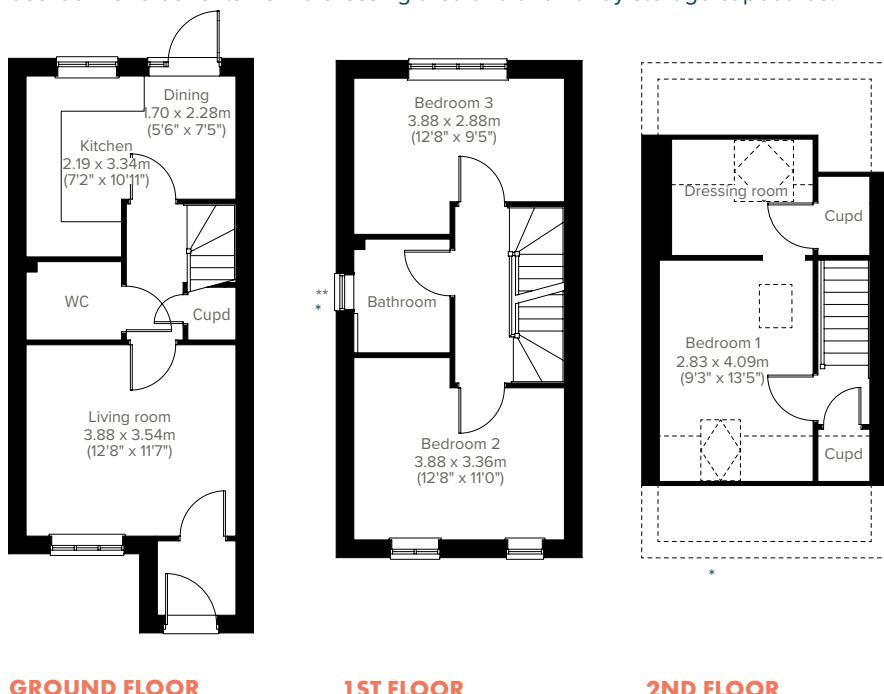


The Braunton

3 bedroom home



A superb family home, the Braunton features a welcoming open plan kitchen/dining room with access to the garden, and a spacious front-aspect living room. The WC and storage cupboard ensure it's practical as well as stylish. Upstairs you'll find two bedrooms and a family-sized bathroom and on the top floor bedroom one benefits from a dressing area and two handy storage cupboards.



* Indicative position of window

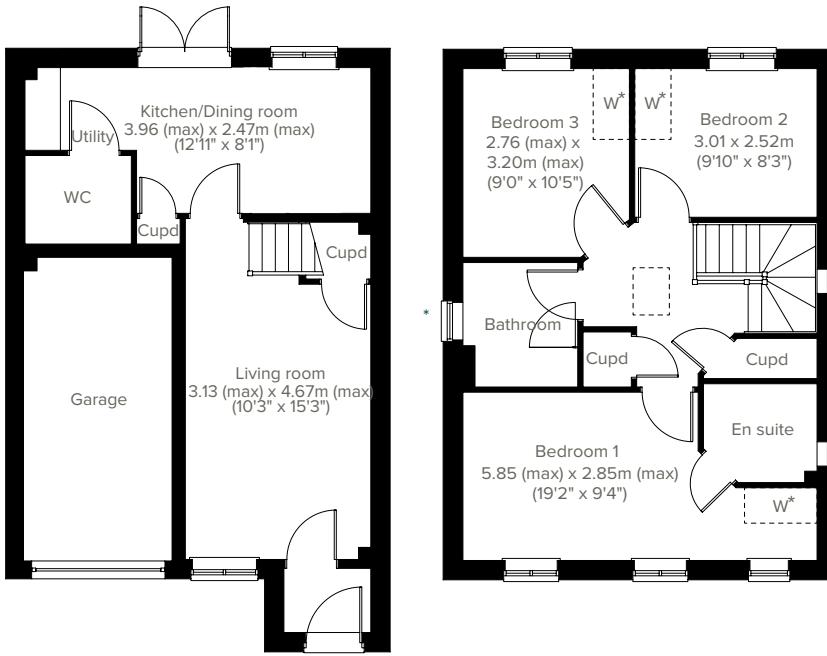
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The Glenmore is a stunning semi-detached home with an integral garage, a good-sized living room and a bright open plan kitchen/dining room - perfect for family life and entertaining. It's practical too, with a utility, downstairs WC and four storage cupboards. The large bedroom one has an en suite with the spacious landing leading on to two further bedrooms and the main family bathroom.



GROUND FLOOR

1ST FLOOR

* Indicative position of wardrobes

* Wardrobes not included on all plots.

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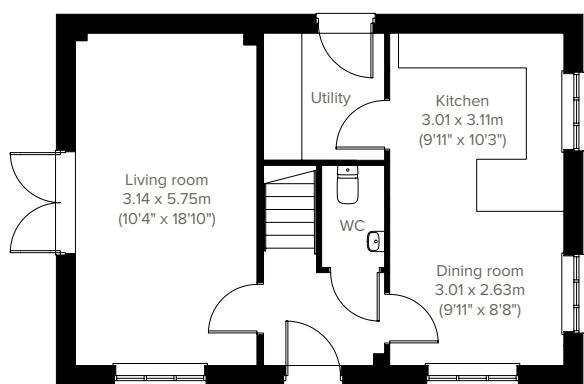


The Barndale

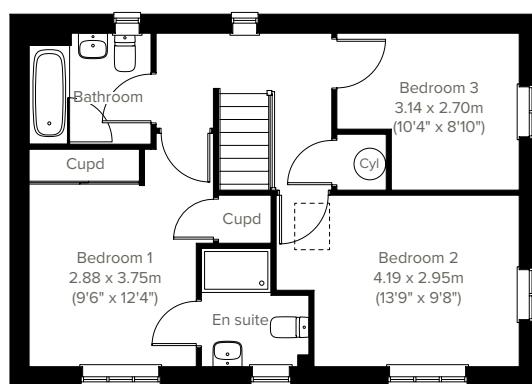
3 bedroom home



A superb family home, the Barndale features a bright open plan kitchen/dining room, and a spacious living room with access to the garden. The WC and storage utility make this a perfect home for everyday life. Upstairs you'll find three bedrooms and a family-sized bathroom and two handy storage cupboards.



GROUND FLOOR



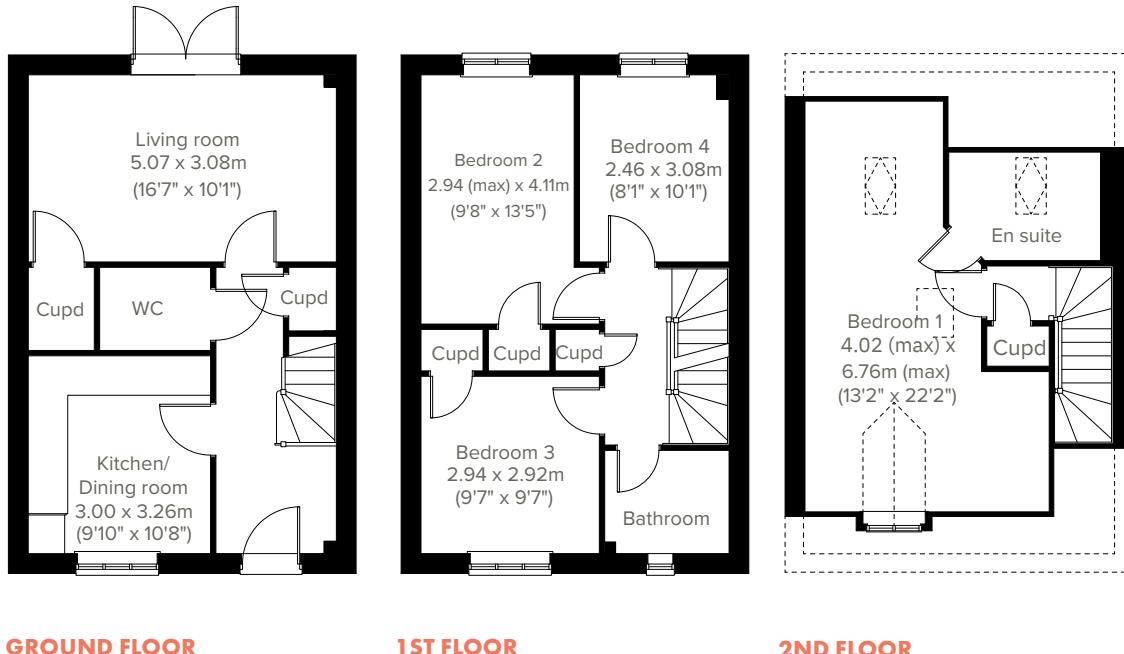
1ST FLOOR

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Perfect for the way we live today, the four-bedroom, 2.5-storey Whinfell has a modern kitchen and a spacious living room with French doors leading into the garden, making it a home that's ideal for entertaining. The first floor benefits from three nicely-proportioned bedrooms and a family-sized bathroom. The second floor's bedroom one benefits from an en suite and further storage.



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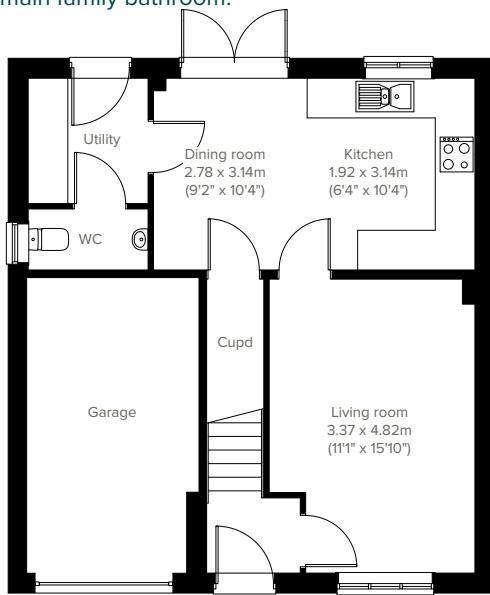


The Rivington

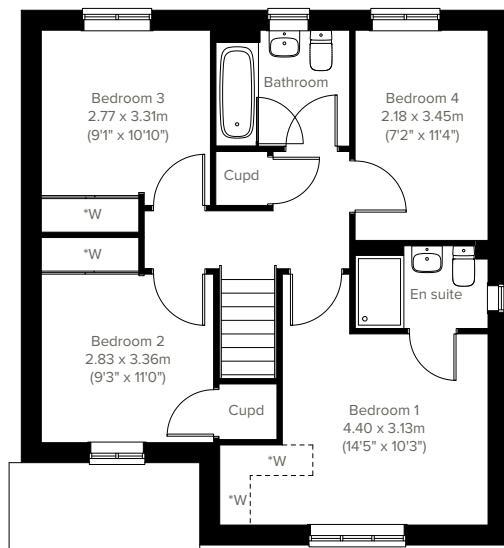
4 bedroom home



An attractive family home, the Rivington is designed for modern living. It's a four-bedroom detached home with an integral garage, a front-aspect living room and a spacious open plan kitchen/dining room with French doors leading out into the garden - ideal for family life and entertaining friends. Bedroom one has an en suite, with the roomy landing leading on to three further bedrooms, storage cupboards and the main family bathroom.



GROUND FLOOR



1ST FLOOR

* Indicative position of wardrobes

* This floor plan is for plot 150

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An attractive family home, the Rivington is designed for modern living. It's a four-bedroom detached home with an integral garage, a front-aspect living room and a spacious open plan kitchen/dining room with French doors leading out into the garden - ideal for family life and entertaining friends. Bedroom one has an en suite, with the roomy landing leading on to three further bedrooms, storage cupboards and the main family bathroom.



* This floor plan is for plots 18, 19 & 189

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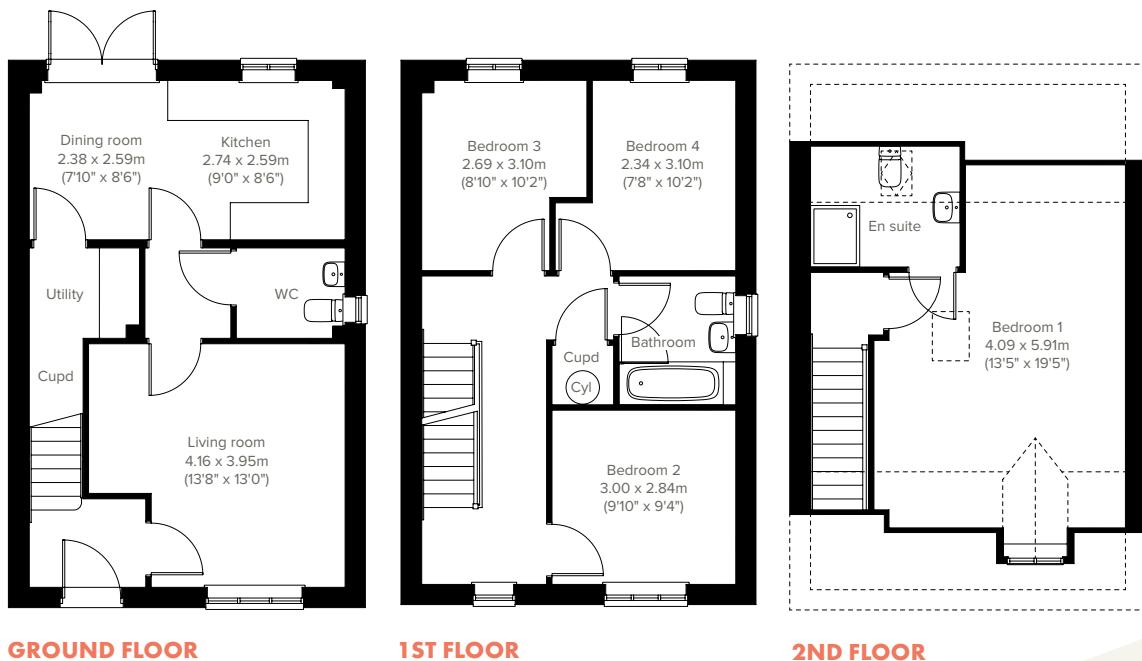


The Kennet

4 bedroom home



Perfect for the way we live today, the four-bedroom, 2.5-storey Kennet has a modern kitchen and a spacious living room with French doors leading into the garden, making it a home that's ideal for entertaining. The first floor benefits from three nicely-proportioned bedrooms and a family-sized bathroom. The second floor's bedroom one benefits from an en suite and further storage.



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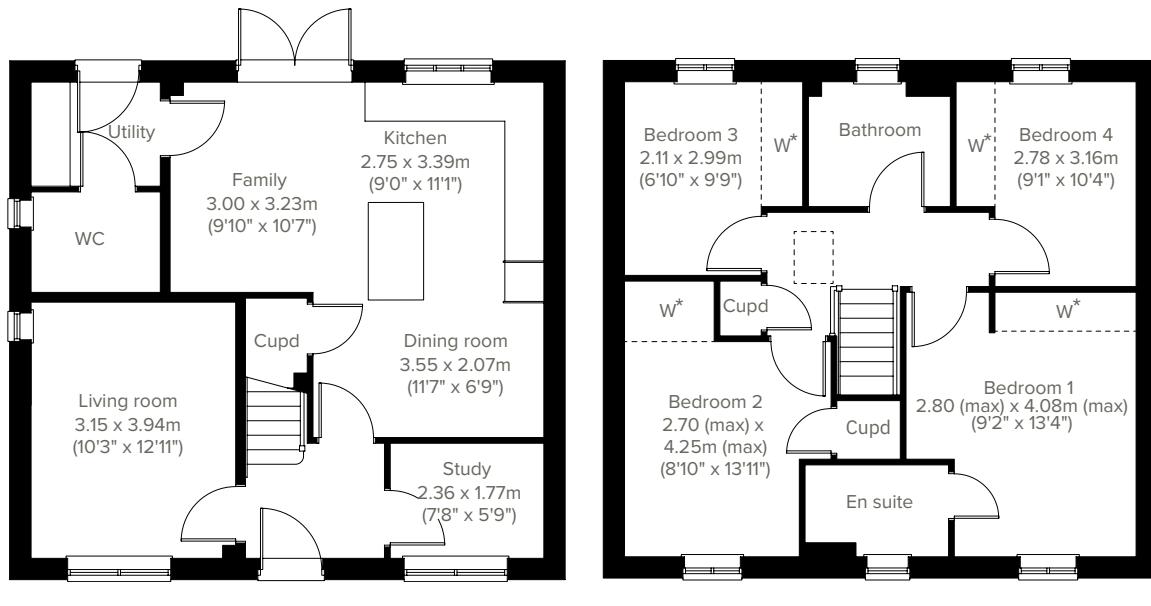
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The Brampton

4 bedroom home



A beautifully-designed four-bedroom detached home, the Brampton has everything you need for modern living. Downstairs there's a dual-aspect living room, a spacious kitchen/dining/family room with French doors leading into the rear garden, and a 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

1ST FLOOR

* Indicative position of wardrobes

* Wardrobe not included on all plots.

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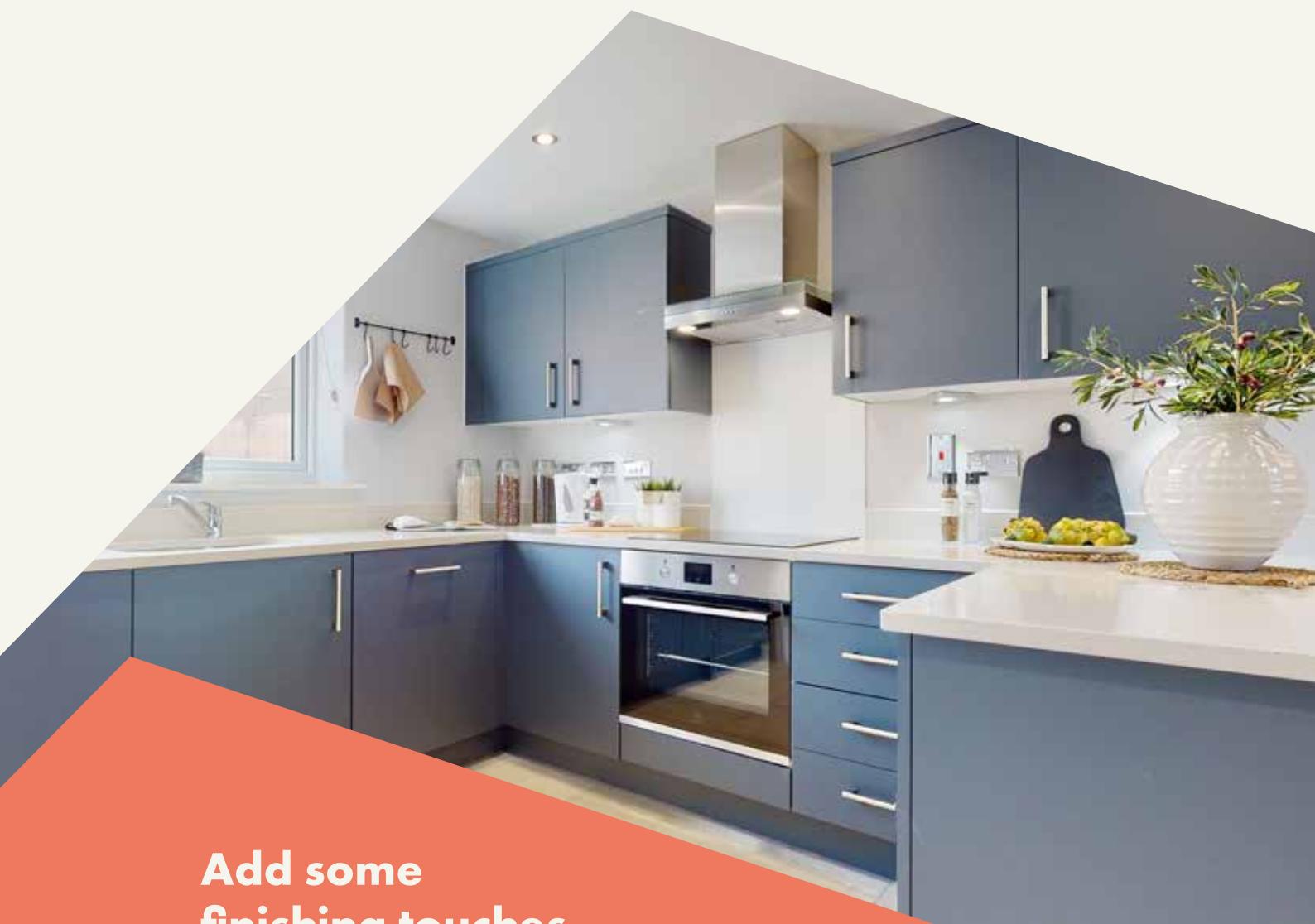


Abbotsham Park Phase 2

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: timber frame or block.
Outer: Style suited to planned architecture.

Roof
Tile or slate-effect with PVCu rainwater goods.

Windows
Double glazed E-glass windows in PVCu frames.

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



Internal

Ceilings

Painted white.

Lighting

Pendant or batten fittings with low-energy bulbs.

Stairs

Staircase painted white.

Walls

Painted in white emulsion.

Doors

White pre-finished doors with white hinges.

Heating

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.



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.
- Heat pump**
Our condenser heat pump far outperform non-condensing ones.
- Local links**
We're located close to amenities and public transport to help reduce your travel footprint.
- Hyper-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

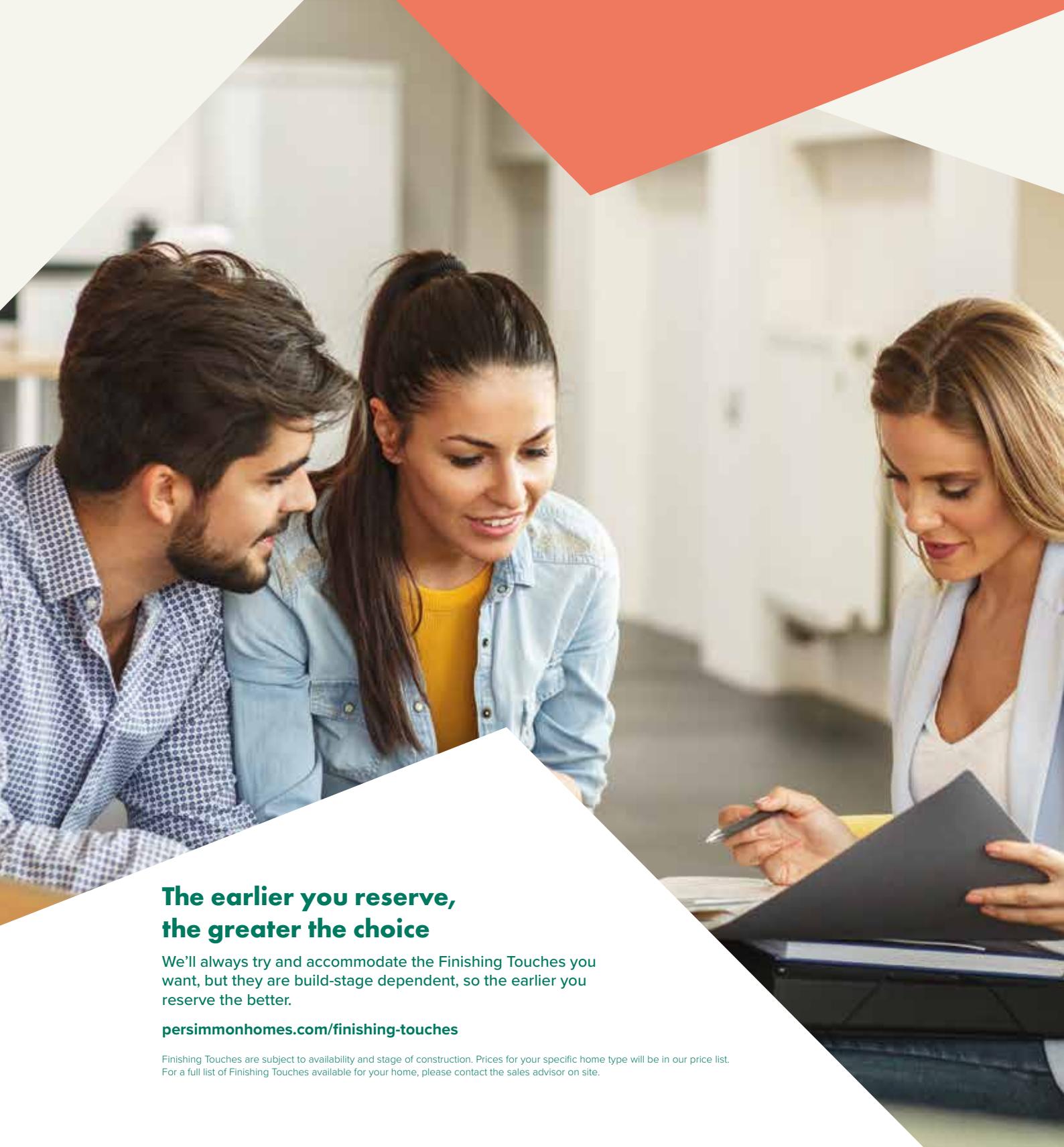
"One of the most exciting things about buying a brand new home is putting your own stamp on a blank canvas."



Share & win!

Share your love for your new Persimmon home and you could be in with a chance of winning a voucher. For more details, see our Instagram page, @persimmon_homes.

#lovemypersimmonhome



The earlier you reserve, the greater the choice

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

persimonhomes.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 Abbotsham Park, 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. Abbotsham Park 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 Abbotsham Park.”

FACILITIES

£1,500 per dwelling towards an enhanced bus service.

£105.50 per dwelling towards a library facility in Bideford.

HEALTHCARE

£501.76 per dwelling to create additional capacity at Northam Surgery, Bideford Medical Centre, and Wooda Surgery.

EDUCATION

Contribution to having 2 or more bedrooms towards additional education early years places.

£3,825.15 per dwelling of 2 bedrooms or more towards primary education.

£467.34 per dwelling of 2 bedrooms or more towards special education needs.



NEW ROAD LINK

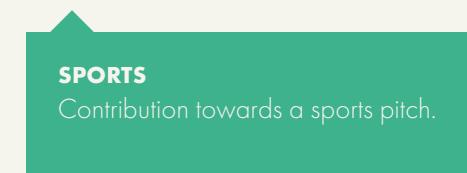
Contribution towards the cost of improving the A39 junction with Heywood Road.
£100,000 towards designing and constructing a crossing over Clovelly Road.

SPORTS

Contribution towards a sports pitch.

COMMUNITY SPACES

Contribution towards a swimming pool.





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.

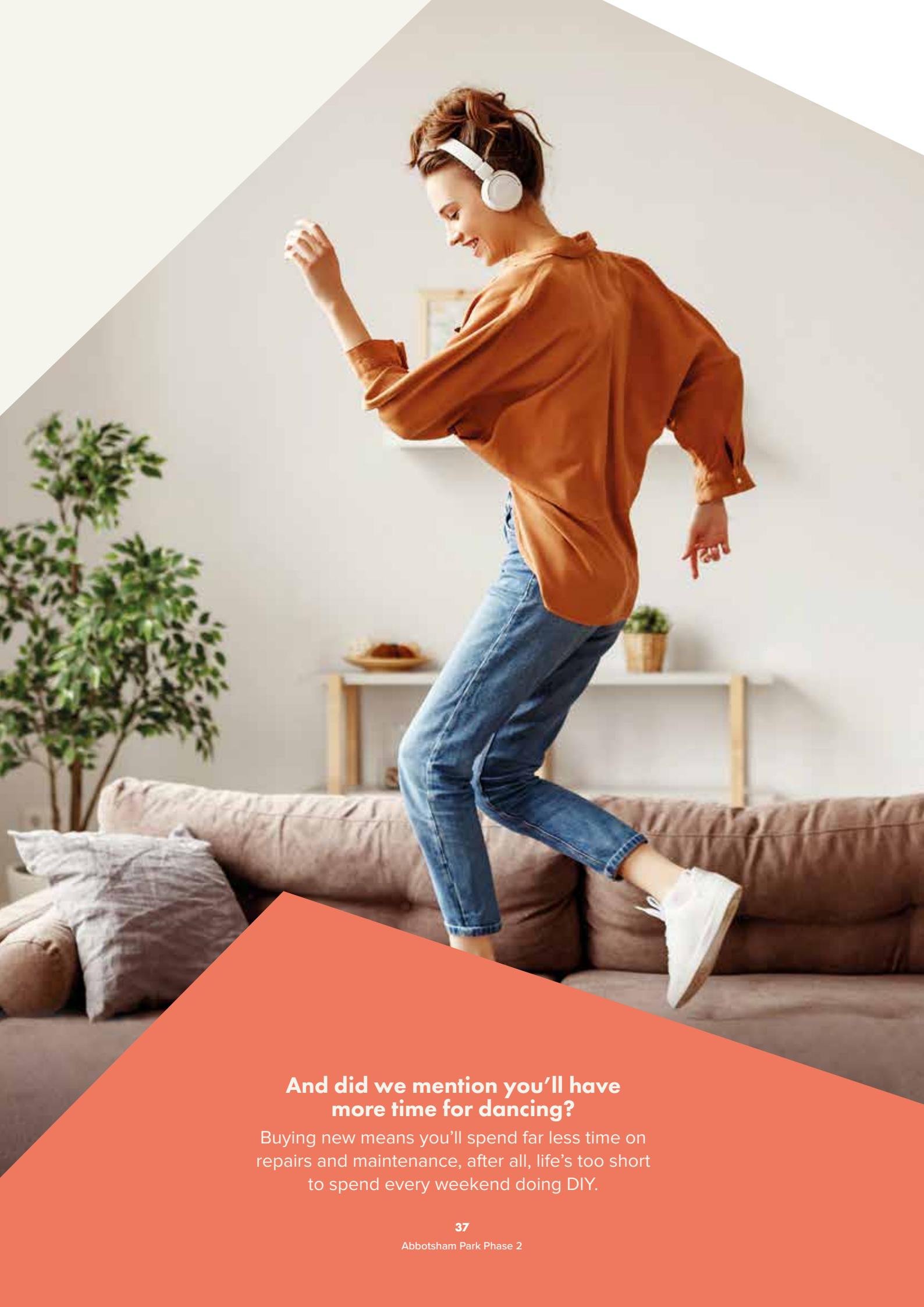
10 year warranty

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.



**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.



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@fibrenest.com

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

Get connected today!

To sign up you will need your Unique Customer Reference.
Please ask your ³⁸sales advisor for this:

Abbotsham Park Phase 2

C:

D:

P:



Your modern home

Space4 is one of the UK's leading producers of precision-engineered construction systems, aiming to include their PEFC-certified sustainable timber frames in 50% of homes by 2025.

Many Persimmon homes already benefit from Space4's modern method of construction, with its technology offering improved insulation and air-tightness. For you, this means a reduction of 50% in heating costs compared to the average home in the UK*, plus you'll own a cosier, more comfortable home.

On the outside, your Space4 home will feature the familiar design of a Persimmon home which uses traditional materials such as brick, stone or render. Underneath, the hi-tech timber frame backbone creates new levels of efficiency and building rigidity. Your property will be durable and finished to an excellent standard.

High-performance insulation, together with Space4 construction, an efficient air source heat pump, and attention to air-tightness and ventilation during the construction process, means that our homes can use 59% less gas than the average home in the UK*.

The use of Space4 technology creates a better place to live and work. Lower consumption of heating fuels and transport helps reduce CO₂ emissions, while sustainable, recyclable materials create less impact on the wider environment. The overall carbon dioxide emissions for timber construction (the embodied carbon dioxide) are up to six times lower than for masonry.*

Concerning the Government's code for sustainable homes, most building elements with timber specifications largely fall into the 'A+' or 'A' rated categories compared to masonry**.

50% lower energy bills

According to recent research by the HBF, those who live in new build homes constructed to today's standards could save more than £3,100 a year on their energy bills compared to neighbours in older homes.* This means families could save approximately £77,500 over the lifetime of a 25-year mortgage.

Scan me!

For the HBF Watt a Save report Feb 2023.





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