



# Persimmon

Together, we make your home



## Morwick Green

Leeds • West 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"**

**HBF** Home  
Builders  
Federation



Customer Satisfaction 2025

## **5 stars!**

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



Morwick Green

## Find out more

About Persimmon Homes	4
Your journey with us and schemes to help	6
Living at Morwick Green	8
Our homes	12
Specifications	30
Sustainability	32
Personalise with Finishing Touches	33
Proud to be building communities	34
Eco Homes	36
Reasons to buy from us	38





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 32](#)

## Persimmon plc in numbers

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

**10,664**

homes  
delivered in  
2024

**200+**

locations  
across  
the UK

**4,731**

direct employees  
make it all  
happen

**484**

acres of  
public space  
created

**£2.2bn**

invested in  
local communities  
over the last  
5 years





## "Building sustainable homes and community hubs"

### Save money on your energy bills

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



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

### The Persimmon Pledge

The Persimmon Pledge is our commitment to making sure you receive exceptional customer service and relevant communications before, during and after you've moved in.

Find out more about the Persimmon Pledge.



### Accessible homes

It's crucial that your new home works perfectly for you and your needs. We build in line with Approved Document M accessibility requirements.



Scan the QR code to find out what each rating means.



### Happy hour

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



### 10-year warranty

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



### Help when you need it

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

### Finishing Touches

We know you'll want to make your home your own, so we created 'Finishing Touches', our home personalisation service. **Read more on page 34**





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.



**Own New Rate Reducer**  
Own New Rate Reducer is a brand new scheme available on new build homes, that could help you achieve lower monthly payments.





- ④ A range of 2, 3 and 4-bedroom homes and 1 and 2-bed apartments
- ④ Easy access to Leeds and the M1
- ④ Family-friendly location
- ④ Great amenities



**Scan me!**

For availability and pricing on our beautiful new homes at Morwick Green.



Leeds • West Yorkshire

# Morwick Green

Designed for easy modern living and set in a popular and well-connected location along the new East Leeds Orbital Route, Morwick Green is a collection of sustainable new houses for sale in East Leeds, including two, three and four-bedroom homes, and one and two-bedroom apartments.

## Family-focused new build homes

With a new home at Morwick Green, you can start your next chapter in a family-focused neighbourhood on the rise – combining great commuter links, local green spaces and everyday essentials.

Each energy-efficient home comes complete with high-quality finishes and money and time-saving features, such as air source heat pumps and access to EV charging. On your doorstep, Morwick Green also provides you with biodiverse green spaces which include native planting and easy access to several well-considered play areas.

## Everything you need on your doorstep

You'll find great amenities close to home, including Springs Retail Park, Asda and everyday shops at Cross Gates Shopping

Centre just over two miles away.

Families are well served too, with Grimes Dyke Primary School less than a mile from the development and healthcare available at The Grange Medical Centre. You also have the popular areas of Colton and Roundhay, which feature a variety of amenities and facilities, including the Leeds Golf Club.

## Explore the outdoors and beyond

This is a location with plenty of choice for everyone. Roundhay and Temple Newsam Park are popular local options for relaxing walks, plus there are various picturesque villages close by to enjoy.

The new East Leeds Orbital Route offers easier access to the M1 and the wider road network, while Cross Gates station connects you to the city by rail in under 10 minutes. Leeds train station is just 6.1 miles away, and Leeds Bradford Airport is within easy reach at 11.7 miles.

## EXPLORE

Start exploring...

Leeds  
**5.7 miles**

Huddersfield  
**25.1 miles**

York  
**25.9 miles**

Sheffield  
**40.6 miles**



## Morwick Green

### Our homes

#### 1 bedroom

 **The Cranborne**

#### 2 bedroom

 **The Tarbert**

 **The Fernworthy**

 **The Addlebrough**

#### 3 bedroom

 **The Galloway**

 **The Kingley**

 **The Saunton**

 **The Sherwood**

 **The Barndale**

#### 4 bedroom

 **The Burnham**

 **The Kennet**

 **The Knebworth**

 **The Brampton**

 **The Marston**

 **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.

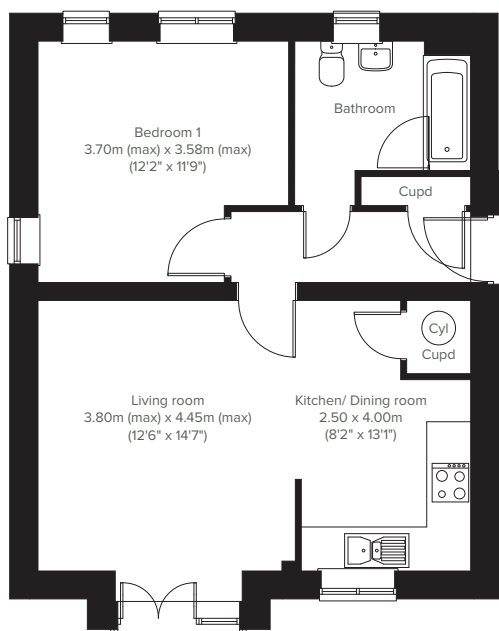


1 bedroom apartment

# The Cranbourne



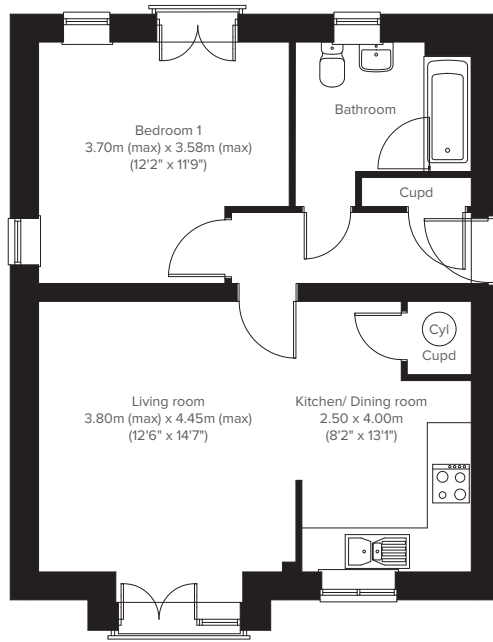
The Cranbourne apartment has a modern open plan kitchen/dining/living room with French doors/Juliet balcony (plot specific), a spacious bedroom, a good-sized bathroom and two handy storage cupboards. Appealing to first-time buyers and young professionals.



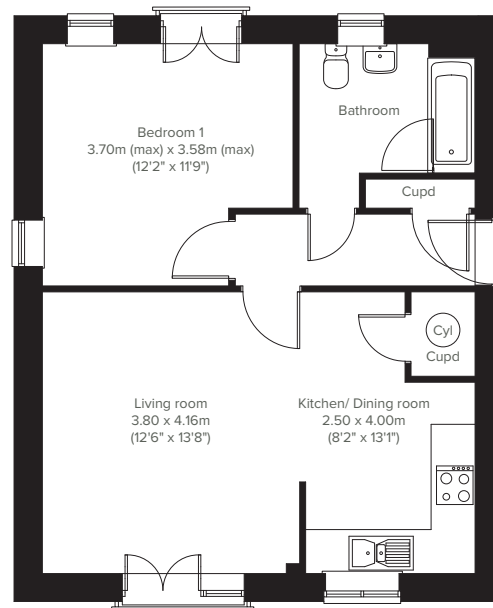
## GROUND FLOOR

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## 1ST FLOOR



## 2ND FLOOR

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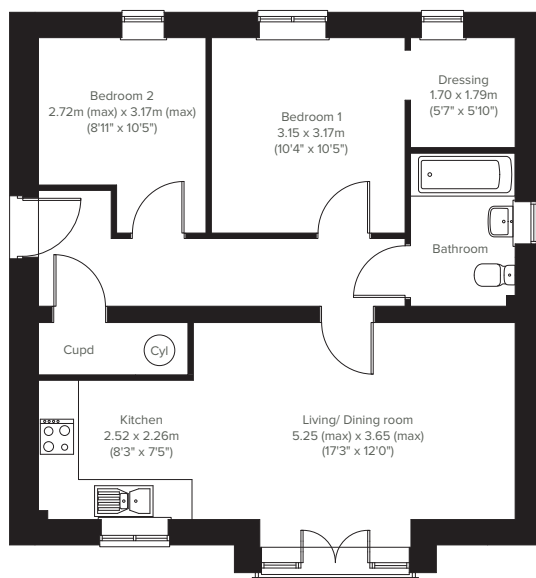


2 bedroom home

# The Tarbert



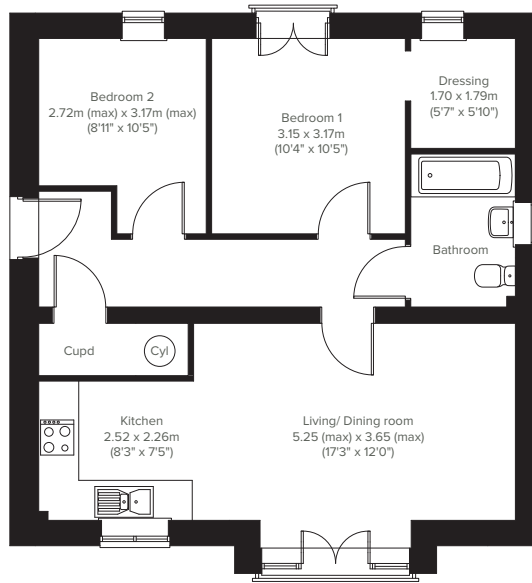
Perfect for the way we live today, the two-bedroom Tarbert apartment has a modern open plan kitchen/dining/living room with French doors/Juliet balcony (plot specific); ideal for entertaining. There are two bedrooms - bedroom one has a dressing area - and a good-sized bathroom. Appealing to young professionals and first-time buyers.



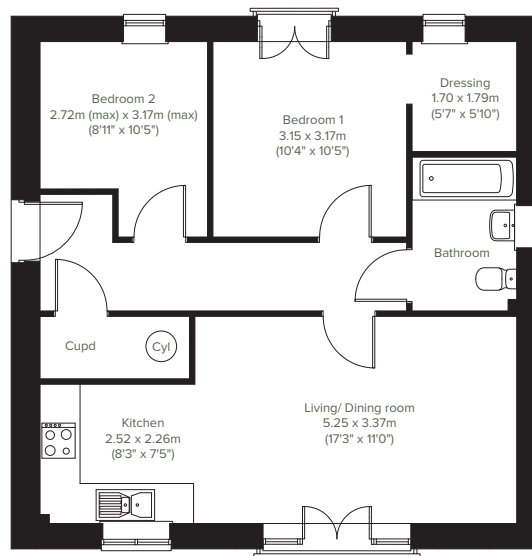
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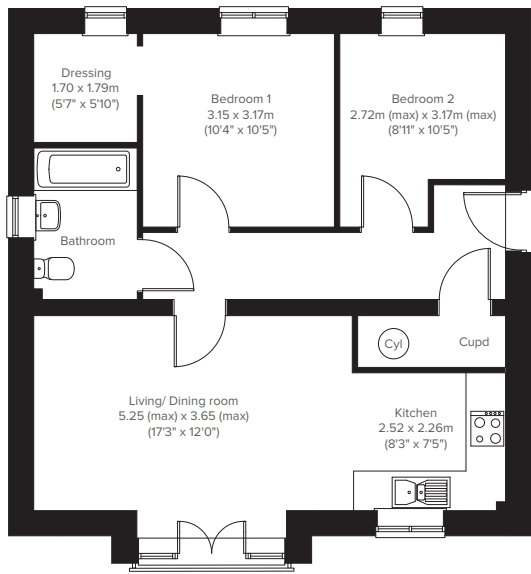
## 1ST FLOOR



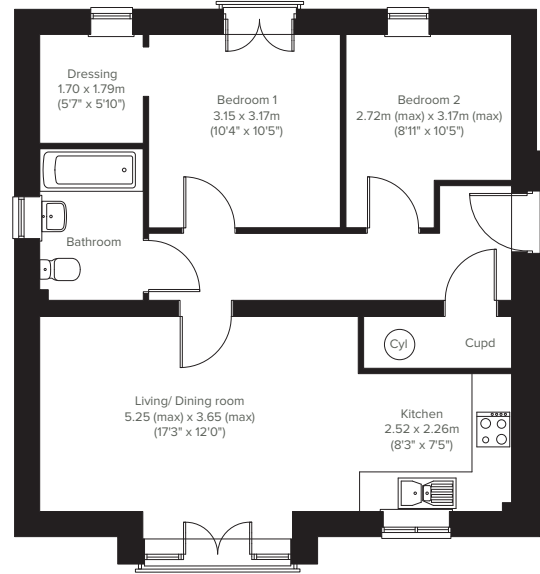
## 2ND FLOOR

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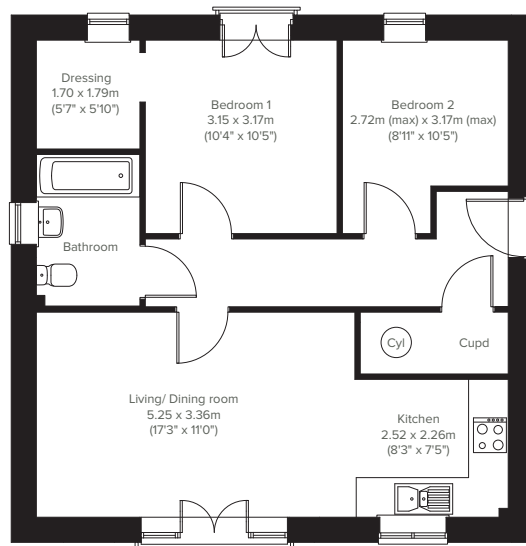
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**GROUND FLOOR**



**1ST FLOOR**



**2ND FLOOR**

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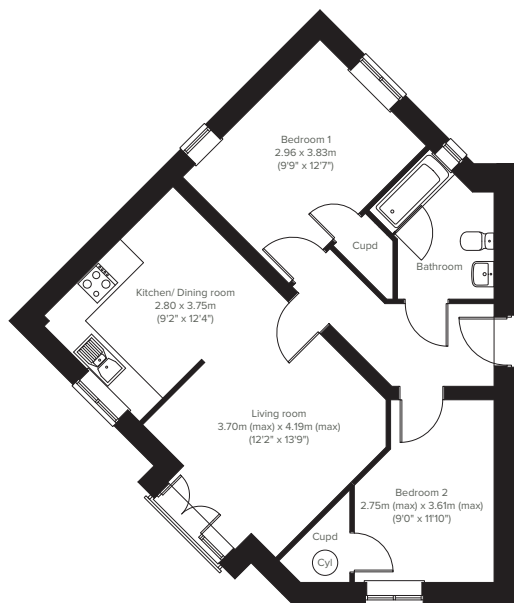


# The Fernworthy

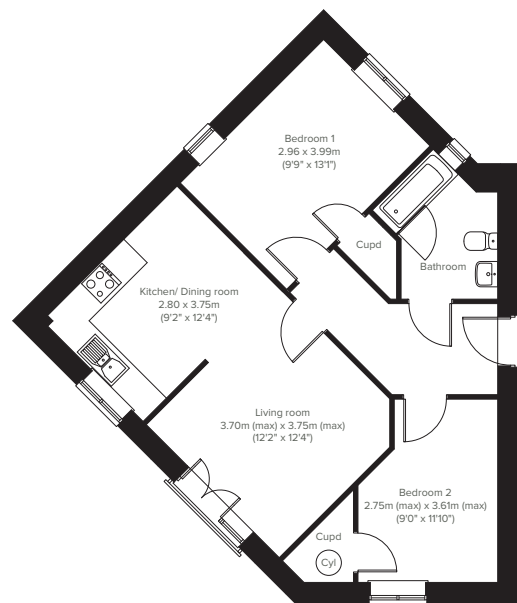
2 bedroom apartment



Perfect for the way we live today, the two-bedroom Fernworthy apartment has a modern open plan kitchen/dining/living room with French doors/Juliet balcony (plot specific); ideal for entertaining. There are two bedrooms and a good-sized bathroom. Appealing to young professionals and first-time buyers.



**GROUND/FIRST FLOOR**



**SECOND FLOOR**

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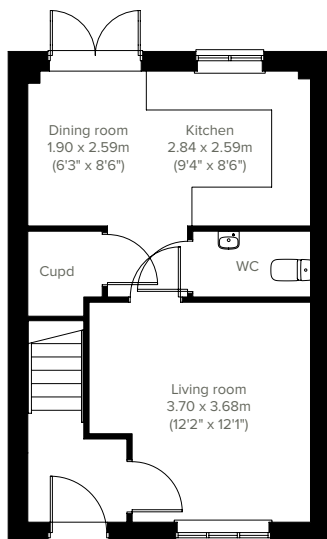


2 bedroom home

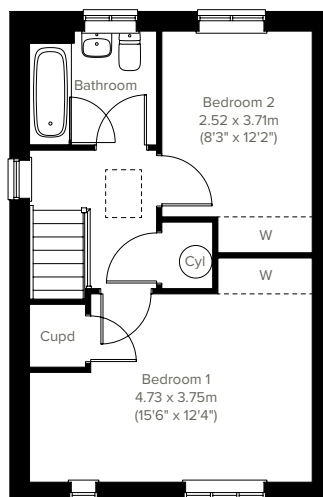
# The Addlebrough



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..



**GROUND FLOOR**



**1ST FLOOR**

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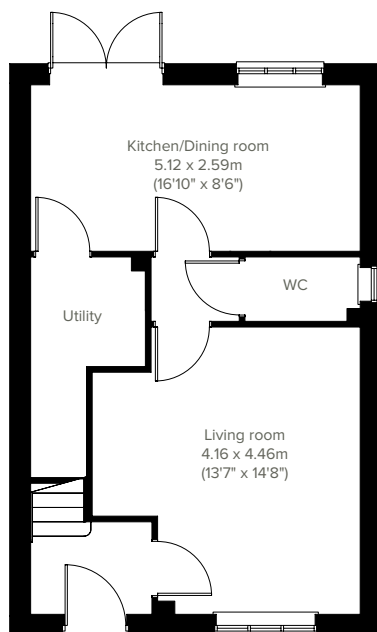


# The Galloway

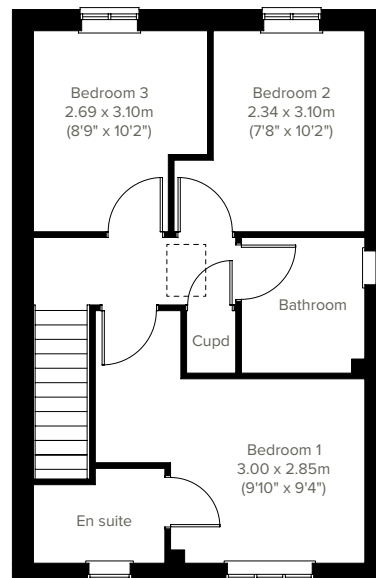
3 bedroom home



The popular Galloway is a three-bedroom family home with bright and modern open plan kitchen/dining room with French doors leading into the garden. The downstairs WC, handy storage cupboard, utility and en suite to bedroom one mean it ticks all the boxes for practical family living.



**GROUND FLOOR**



**1ST FLOOR**

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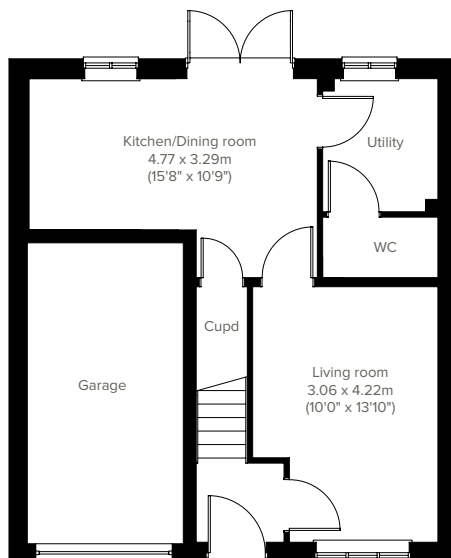


3 bedroom home

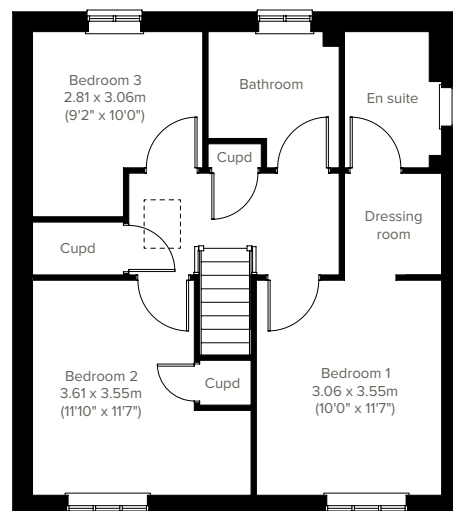
# The Kingley



An attractive three-bedroom family home, the Kingley is ideal for modern living. The bright open plan kitchen/dining room has French doors leading into the garden - perfect for entertaining and family meals. The downstairs WC and four storage cupboards take care of everyday storage. Plus there's an en suite and dressing room to bedroom one, modern family bathroom and integral garage.



**GROUND FLOOR**



**1ST FLOOR**

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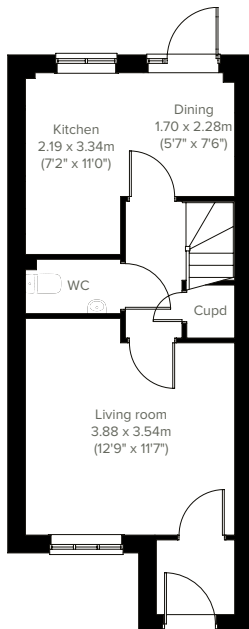


# The Saunton

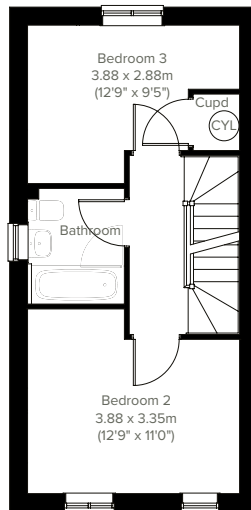
3 bedroom home



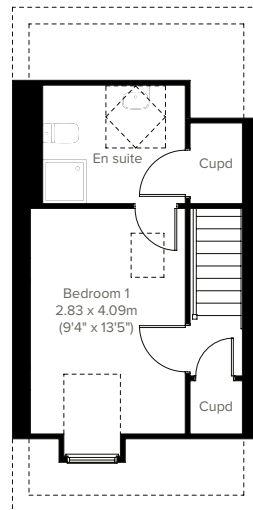
An attractive three-storey, three-bedroom home, the Saunton has a modern open plan kitchen/dining room, well-proportioned living room and three good-sized bedrooms. The top floor bedroom one also has a spacious en suite. The enclosed porch, downstairs WC, three storage cupboards and off-road parking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



**GROUND FLOOR**



**1ST FLOOR**



**2ND FLOOR**

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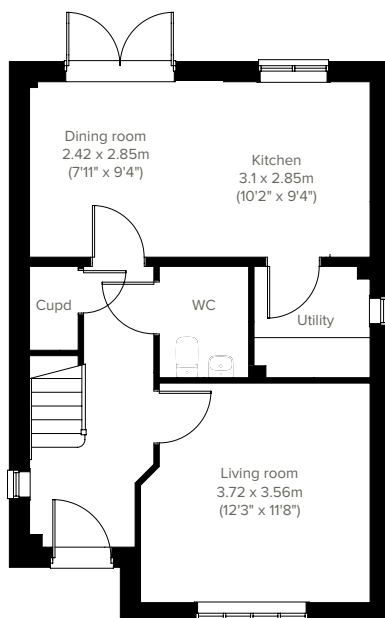


3 bedroom home

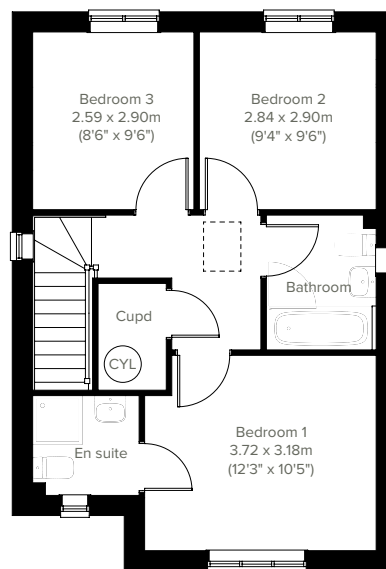
# The Sherwood



The Sherwood is a modern home ideal for family life. This three-bedroom home features an open plan kitchen/dining room with French doors leading into the garden, a handy utility room, 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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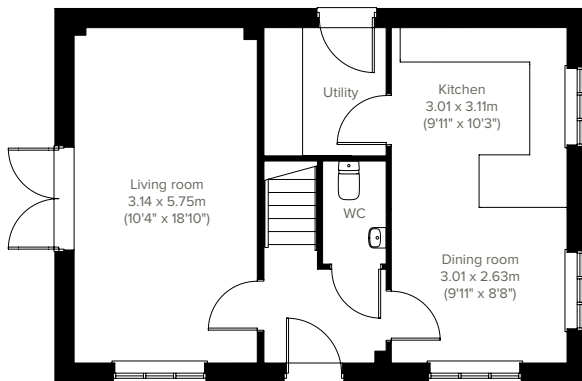


# The Barndale

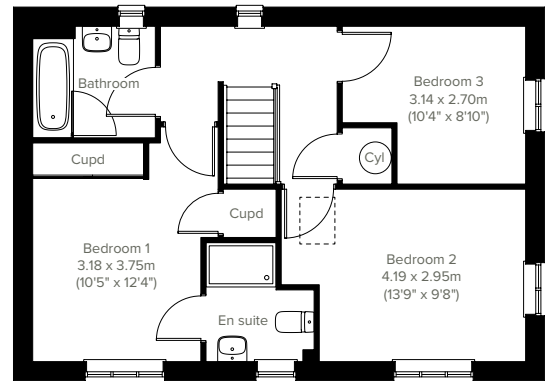
3 bedroom home



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



**GROUND FLOOR**



**1ST FLOOR**

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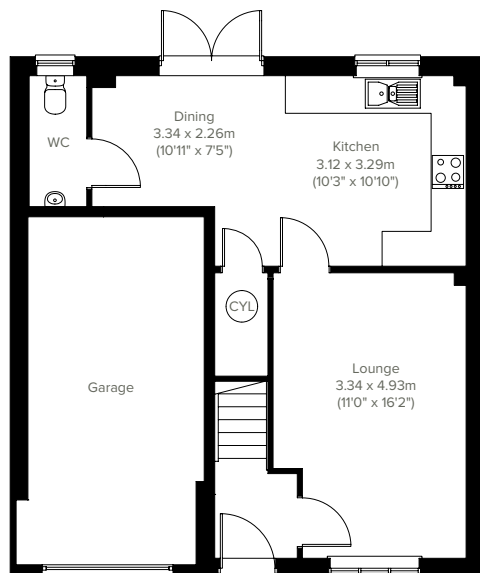


4 bedroom home

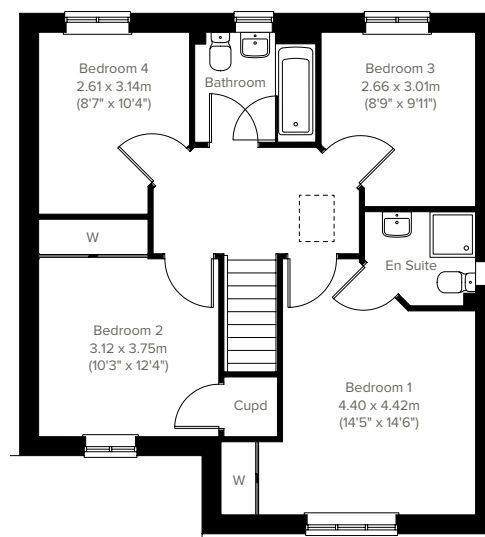
# The Burnham



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



**GROUND FLOOR**



**1ST FLOOR**

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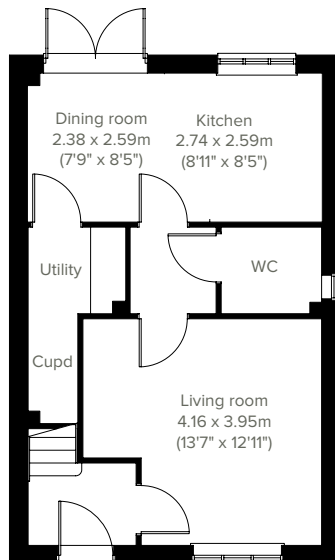


# The Kennet

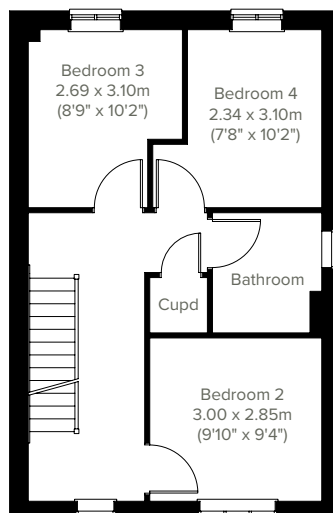
4 bedroom home



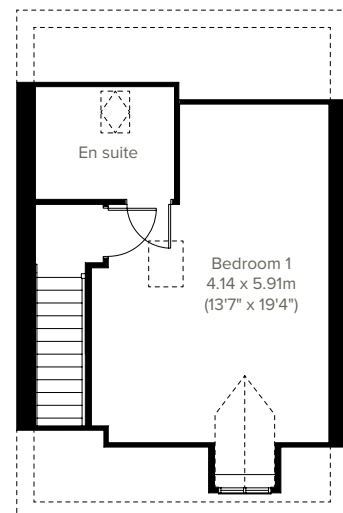
The Kennet is a modern three-storey home ideal for family life. This four-bedroom home features an open plan kitchen/dining room with French doors leading into the garden, a handy utility room and front-aspect living room, plus under-stairs storage and a WC. The first floor has three good-sized bedrooms - one with an en suite - and the main family bathroom, and on the top floor there's an impressive bedroom one with an en suite.



**GROUND FLOOR**



**1ST FLOOR**



**2ND FLOOR**

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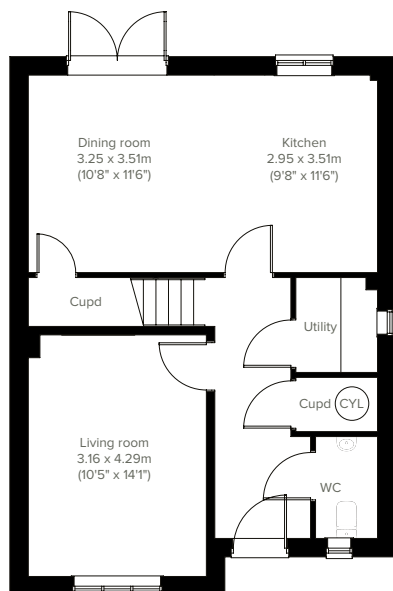


# The Knebworth

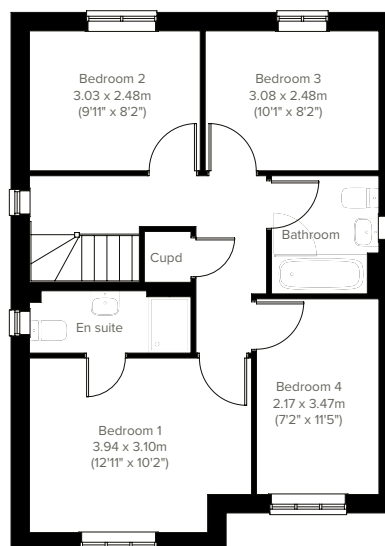
4 bedroom home



Designed with modern family life in mind, the Knebworth is a four-bedroom home featuring an open plan kitchen/dining room with French doors leading into the garden, a handy utility room and a front-aspect living room, plus under-stairs storage and a WC. The first floor has four good-sized bedrooms - bedroom one with an en suite - and the main family bathroom. Additionally, this property includes a detached garage, providing extra storage space and secure parking.



**GROUND FLOOR**



**1ST FLOOR**

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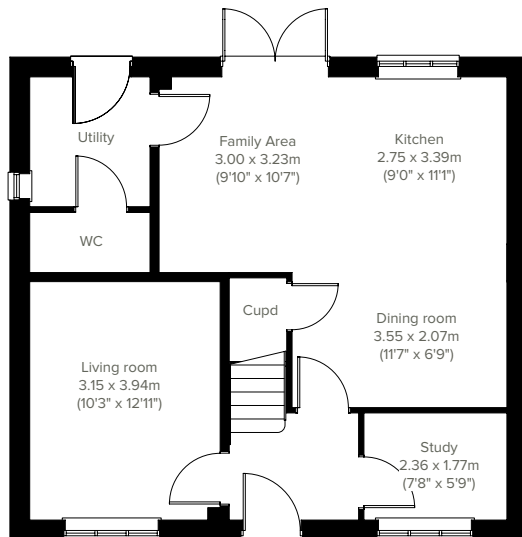


# The Brampton

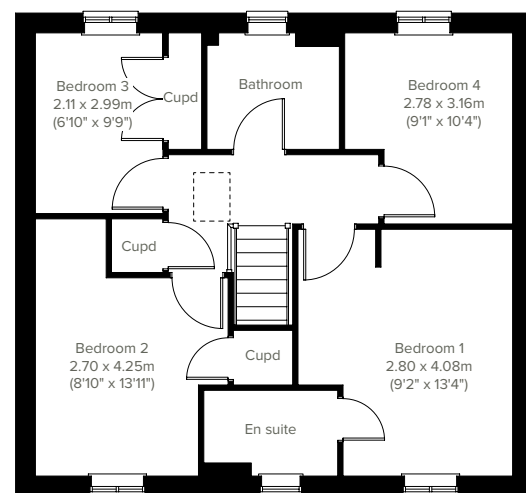
4 bedroom home



A beautifully-designed four-bedroom detached home, the Brampton has everything you need for modern living. Downstairs there's a front-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. Additionally, this property includes a detached garage, providing extra storage space and secure parking.



**GROUND FLOOR**



**1ST FLOOR**

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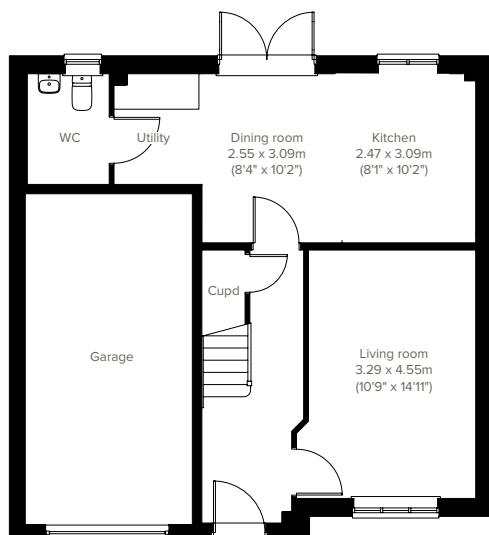


# The Marston

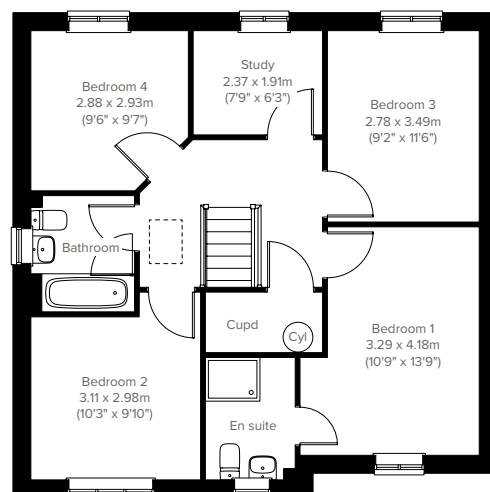
4 bedroom home



A popular family home, the Marston ticks all the boxes. The modern and stylish open plan kitchen/dining room is perfect for spending time as a family and entertaining. There's also a well-proportioned living room, and downstairs. Upstairs there are four bedrooms - bedroom one has an en suite - a large family-sized bathroom, a study and further storage.



**GROUND FLOOR**



**1ST FLOOR**

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C:

D:

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Morwick Green

# Specifications

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



## Add some finishing touches

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



## External

### Walls

Traditional cavity walls.

Inner: block.

Outer: Style suited to planned architecture.

### Roof

Tile or slate-effect with PVCu rainwater goods.

### Windows

Double glazed E-glass windows in PVCu frames.

### Doors

GRP-skinned external doors with PVCu frames.

French doors to garden or balcony  
(where applicable).



## Internal

### Ceilings

Painted white.

### Lighting

Pendant or batten fittings with low-energy bulbs.

### Stairs

Staircase painted white.

### Walls

Painted in white emulsion.

### Doors

White pre-finished doors with white hinges.

### Heating

Air source heat pump & cylinder 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 ceramic  
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, bath shower mixer.

### 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.
- ✓ **Air source heat pumps**  
A great, energy efficient choice for heating your home and water.
- ✓ **Up to 400mm roof space insulation**  
Warmer in winter, cooler in summer, reducing energy bills.
- ✓ **Local links**  
We're located close to amenities and public transport to help reduce your travel footprint.
- ✓ **Argon gas filled double glazing**  
Greater insulation and reduced heat loss.
- ✓ **Lower-carbon bricks**  
Our concrete bricks typically use 28% less carbon in manufacture than clay, giving total lifetime carbon savings of 2.4 tonnes of CO<sub>2</sub> per house built.
- ✓ **Energy efficient lighting**  
We use energy-saving LED lightbulbs in all our homes.
- ✓ **Ultra-fast broadband**  
FibreNest fibre-to-the-home connectivity helps you live and work at home more flexibly.
- ✓ **A-rated appliances**  
Many of our kitchen appliances have a highly efficient A rating.





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 Morwick Green, 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. Morwick Green 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 Morwick Green.”

### EDUCATION

Delivery of two primary schools & a secondary school.

### HOUSING

Affordable and extra care housing provision.

### NEW ROAD LINK

Connecting Denchworth Road and A338.

### GARDENS

New allotment gardens.

### COMMUNITY SPACES

Public open spaces including children's play areas.

### SPORTS

A new local centre. On-site sports facilities inc. sports pitches.





## Eco Range homes

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

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



## 31 % reduction in carbon emissions

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

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

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

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

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

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

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

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

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



6 reasons why it pays to buy new

## Did you know?

Most of the benefits of buying new are obvious, but some are not. Here's a quick summary of the key reasons why it's such a smart move:

1.

### No chain

Few things are more annoying in the home buying process than a time-consuming chain you can't control. Buying new limits the chance of getting involved in one.

2.

### Energy efficient

Our homes include cost-effective combi boilers, first-rate loft insulation and draught-free double glazed windows to meet stringent energy-efficient standards, keeping your energy bills as low as possible.

3.

### Brand new

Absolutely everything in your new home is brand new. You get all the latest designs and tech, complete with manufacturers' warranties. Win-win.

4.

### More ways to buy

We offer a range of schemes to help get you on the property ladder, including Home Change and Part Exchange.

5.

### 10 year warranty

All our new homes come with a ten-year, insurance-backed warranty, as well as our own two-year Persimmon warranty. In the unlikely event you ever need to claim, our Customer Care Team are there to help you.

6.

### Safe & secure

All our homes are built from fire-retardant materials and come with fitted smoke alarms and fire escape windows. They're also far more secure than older buildings thanks to the security locks and lighting we use.

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





# Your 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 boiler, 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.\*

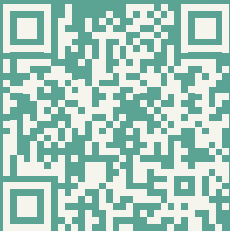
Concerning the Government's code for sustainable homes, most building elements with timber specifications largely fall into the 'A+' or 'A' rated categories compared to masonry\*\*.

## 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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