

Stunning High Performance Low Energy Homes

YOU COULD

SAVE £1000s

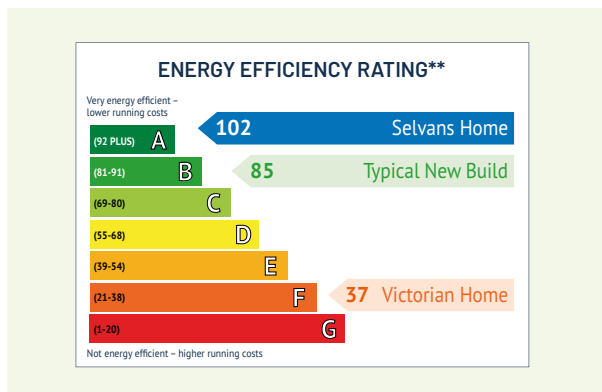
ON YOUR ANNUAL
ENERGY BILLS

**SAP 'A' rated - top 2% of homes nationwide
for energy efficiency**

Selvans is a distinctive, four-bedroom family home, offering 1850ft² of contemporary living space. Like all the ground-breaking properties at The Haw Wood, it's a home built to exceptional environmental standards. A combination of sustainable design and low energy technologies means it's been awarded an SAP 'A' rating.*

That means overall energy requirements are just a fraction of a similar-sized Victorian property and even of a typical new build home**, which could add up to £1000s of savings on your annual energy bills.

In fact, EPC Efficiency and Environmental Impact ratings have been classified at +100, so under certain conditions properties at the Haw Wood could even offer a net zero energy cost and be net zero for carbon emissions too, based on regulated energy use and SAP calculations.



ENERGY EFFICIENT TECHNOLOGY

- Grant Aerona³ air-to-water heat pump
- High output photovoltaic solar panels, peak output up to 5.5 kW
- Ground floor zoned underfloor heating
- Heatmiser thermostat and app-based smart meter controls
- Low energy LED lighting
- Oversize, thermally insulated windows
- Pod Point Solo EV charger and app
- Optional PV-compatible energy storage battery
- High levels of insulation
- Energy efficient timber frame

How much could you really save?

To demonstrate what this could really mean for your annual bills, we've been tracking the actual energy use for the past year of a four-person family living in a Selvans home at our development in Hambrook, in South Gloucestershire. The property is very similar to those at The Haw Wood.

Our Hambrook family has typical household energy needs: lighting, heating, electrical appliances, connected devices, some working from home, plenty of digital entertainment. They drive a low use electric vehicle and chose to install a home battery as part of their initial specification.

Total annual energy cost for their four-bedroom home was just £1080.68 for the last 12 months .

This accounts for total electricity use of 16,519 kWh, of which 4,160 kWh are provided by the property's PV solar panels. The property does not use gas.

SELVANS ENERGY COSTS

CHARGE	kWh/day	UNIT COST	ANNUAL COST
Standing charge	365 days	£0.25	£91.25
Peak hours	3,299	£0.16265	£536.58
Off peak hours	9,060	£0.04998	£452.84
Solar	4,160	£0	£0
			£1080.68

That's less than a third of the estimated cost for an older, Victorian property of the same size. And remember these are actual household costs for 2022, including both 'regulated' energy cost estimates, which include space heating and cooling, hot water, ventilation, fans, pumps and lighting, and 'unregulated' costs, which includes all the family's other energy uses.

* EPC Rated A 'very energy efficient - lower running costs and 'very environmentally friendly - lower CO2 emissions'. This is a predicted energy and environmental assessment for a property not yet completed and includes a predicted energy rating which may not represent the final energy rating of the property on completion. EPC ratings are based on the government Standard Assessment Programme (SAP) software baseline assumptions for an average household, so actual usage may vary depending on household size and energy use. Costs are based on the SAP measurement for 'regulated energy' only. Cost will vary based on additional energy use and individual circumstances. Regulated energy is building energy consumption resulting from the specification of controlled, fixed building services and fittings, including space heating and cooling, hot water, ventilation, fans, pumps and lighting. Such energy uses are inherent in the design of a building. EPC ratings are based on the SAP baseline assumptions for an average household, so actual usage may vary depending on household size and energy use.

** Cost calculations are based on a typical 4-bedroom home of approx. 1850ft². Victorian and typical new build home examples are based on British Gas standing and variable dual fuel rates for gas and electricity set Q1 2022. The Haw Wood property is based on Octopus Go blended rate for electricity 202/2022, home storage battery and an assumed export tariff of 7.5pm Kw. All costs inclusive of VAT where applicable.

Please note all particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute part of an offer or contract. All descriptions, dimensions and other details are approximate only and purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Please ask your Sales Adviser for precise details of finishes and specifications.

THE BONUS OF A HOME BATTERY

You'll notice the majority of our family's energy use occurs during off peak hours. They're not night owls. It's thanks to their home battery, which stores solar and cheap rate energy for when it's needed most, during peak hours. Without the battery, peak usage would be much higher - over 13,800 kWh - increasing their annual costs to around £2,400 (assuming about half of solar energy generated is used). That's still, of course, far less than the costs of a similar, non-SAP 'A' rated home.

The property's home battery added approximately £30/month to the family's 25-year repayment mortgage. **That £360 annual investment currently saves them around £1,300/year.** It also proved vital earlier this year when a power outage left other homes in the area without electricity for a day.

HOW WE MADE THE CALCULATIONS

Our calculations are based on actual electricity use for a Selvans home from June 2021 to June 2022, based on Octopus Go standing charge, and peak and off peak electricity rates, at relevant 2021/2022 rates, with a Tesla Powerwall home storage battery. All costs are inclusive of VAT where applicable.

SALES ENQUIRIES

For further information about Selvans and all the stunning new homes at The Haw Wood, please contact our Sales Team. We look forward to hearing from you.

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