



**Persimmon**

Together, we make your home



# Annick Grange Phase 2

Irvine • Ayrshire



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# 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.

*“As we celebrate 50 years,  
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.



## Annick Grange 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...

## 50-year pedigree

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 28](#)

## Persimmon in numbers

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

**14,551**

homes  
sold in  
2021

**200+**

locations  
across  
the UK

**5000+**

employees  
make it all  
happen

**300+**

apprentices  
taken on  
each year

**£1.8m**

donated to  
c.900 charities  
in 2021



## “Target 50 forms part of our 50th Anniversary celebrations”

### Women in construction

‘Target 50’ is a Persimmon initiative based on our ambition to recruit 50 female apprentices or technical trainees into construction-related roles across the UK through 2022.

### Giving back

We do everything we can to give back to our communities and have proudly contributed 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](https://persimmonhomes.com/community-champions) to see if you could apply to support your local community.



### Real Living Wage

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

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



### Happy hour?

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



### 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 29**





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/missives 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.



- Choice of 2, 3, 4 and 5-bedroom homes
- Great transport links to Kilmarnock and Glasgow
- Stunning coastal location
- Good range of local amenities



**Scan me!**

For availability and pricing on our beautiful homes at Annick Grange Phase 2.





Irvine • Ayrshire

# Annick Grange Phase 2

**Annick Grange Phase 2 is our new development in the popular coastal town of Irvine in North Ayrshire, offering a range of two, three, four and five-bedroom homes across all price points.**

Irvine is set along the North Ayrshire coast with a splendid harbourside and sandy beaches to enjoy nearby, which also offer stunning views across the Firth of Clyde and to the Isle of Arran.

Conveniently located in the heart of the town, Annick Grange benefits from close proximity to key transport routes, which offer links to Irvine town centre and further afield. The development is also within walking distance of amenities such as shops, leisure facilities, primary schools and nurseries.

Irvine has a long sandy beach and the adjoining Irvine Beach Park offers cycle pathways, picnic tables, outdoor gym equipment and wildflower planting. Eglinton

Country Park on the outskirts of Irvine has a range of outdoor pursuits to enjoy, including horse riding or fishing on the lochside and events organised throughout the year.

The town also boasts cultural attractions, such as The Harbour Arts Centre with a theatre and changing programme of events and exhibitions, The Scottish Maritime Museum and the Vennel Gallery, which encompasses the Lodging House used by Robert Burns in 1781.

## **Easily within reach**

Irvine is ideally placed for access to the wider Ayrshire area with close proximity to the A78 and other main arterial routes. Commuting into Ayrshire could not be easier. If you wish to travel slightly further, Kilmarnock is only a 20-minute drive away and Glasgow is within easy reach, with regular trains in and around the city and the centre a 40-minute drive away.

## **EXPLORE**

**Jump in the car and start exploring**

A78 (Warrix Interchange)  
**1.9 miles**

Irvine train station  
**3 miles**

Kilmarnock  
**7.7 miles**

Glasgow  
**28.1 miles**



## Annick Grange Phase 2

# Development layout

Which home and position is right for you?  
Choose from 2 to 5-bedroom homes  
across 12 different housetypes.

## Our homes

### 2 bedroom

 **The Portree**

### 3 bedroom

 **The Newmore**

 **The Ardbeg**

 **The Newton**

 **The Brodick**

 **The Kearn**

 **The Elgin**

### 4 bedroom

 **The Kenmore**

 **The Leith**

 **The Ettrick**

 **The Balerno**

### 5 bedroom

 **The Thornwood**





re Phase  
Common 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.

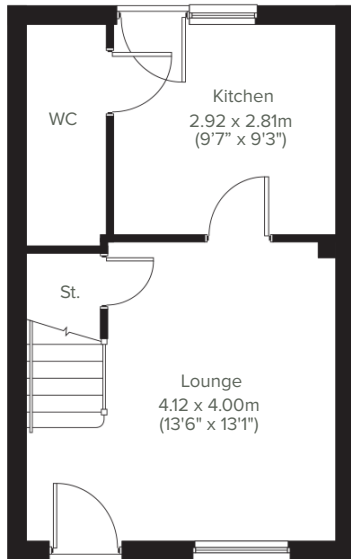


2 bedroom home

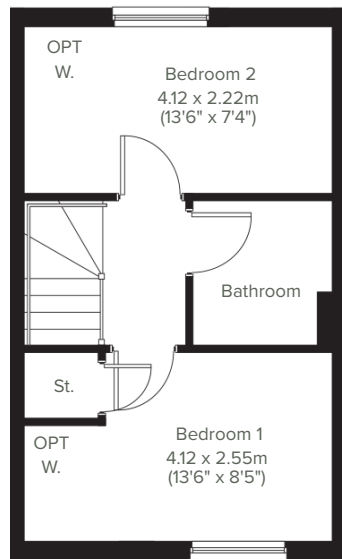
# The Portree



Perfectly-proportioned, the Portree has a separate kitchen with a door leading into the garden, two double bedrooms, a family bathroom and a good-sized lounge. Ideal if you're a first-time buyer looking for a fresh modern home you can make your own.



**GROUND FLOOR**



**1ST FLOOR**

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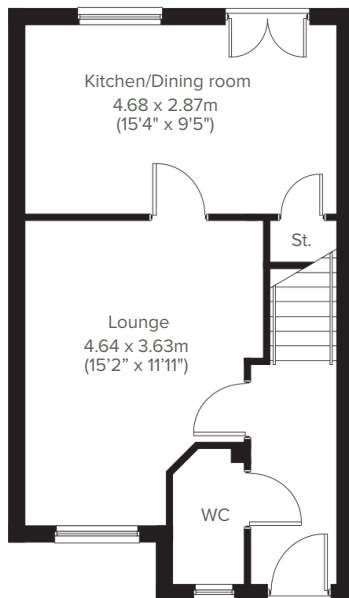


# The Newmore

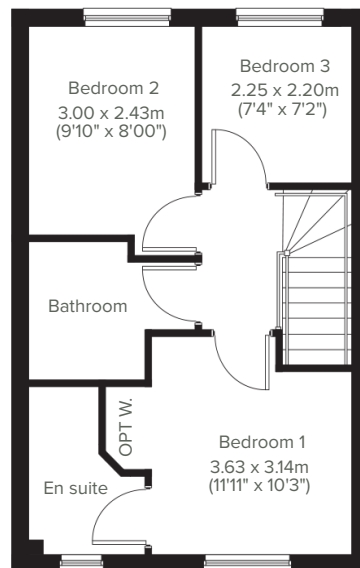
3 bedroom home



Perfectly-proportioned, the Newmore has a stylish open plan kitchen/dining room with French doors leading into the garden, a spacious lounge and handy storage cupboard. The first floor is home to three good-sized bedrooms - bedroom one with an en suite - and a family bathroom. Ideal if you're a first-time buyer looking for a fresh modern home you can make your own.



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# Window applicable if end terraced

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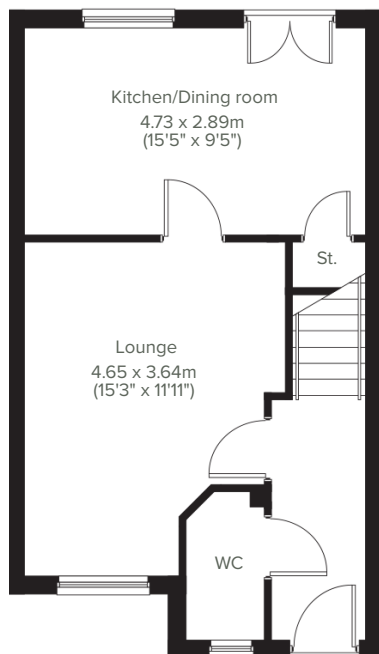


3 bedroom home

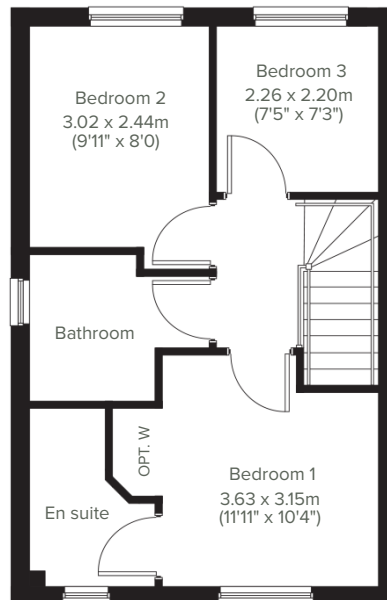
# The Ardbeg



The popular Ardbeg is a three-bedroom family home, offering a bright and modern open plan kitchen/ dining room with French doors leading into the garden and a spacious front-aspect lounge. The downstairs WC, handy storage cupboard and an en suite to bedroom one means it ticks all the boxes for practical family living.



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14

The Ardbeg EPC: B

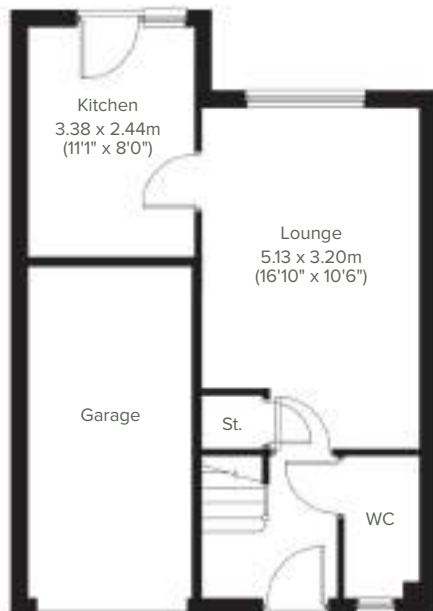


# The Newton

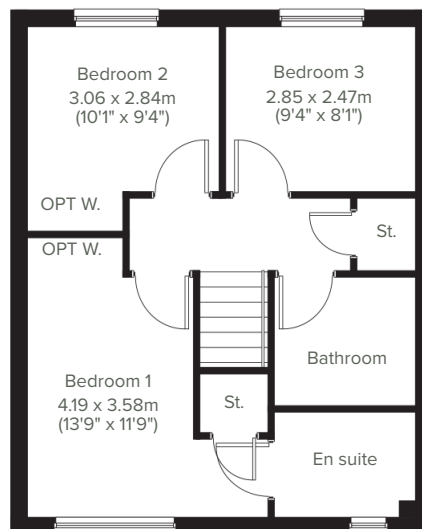
3 bedroom home



The popular Newton is a three-bedroom family home with a spacious lounge and separate kitchen with a door leading into the garden. There's also a downstairs WC, handy storage cupboard and an integral garage. The first floor benefits from three good-sized bedrooms, a family bathroom, storage cupboard and an en suite to bedroom one.



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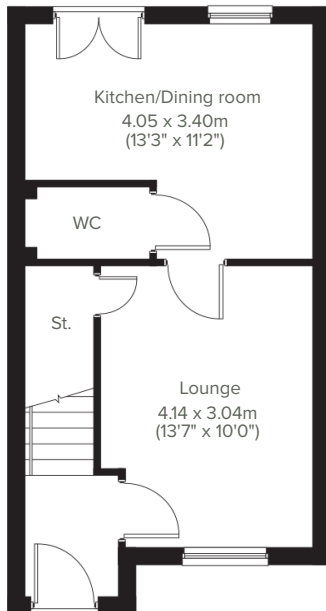


3 bedroom home

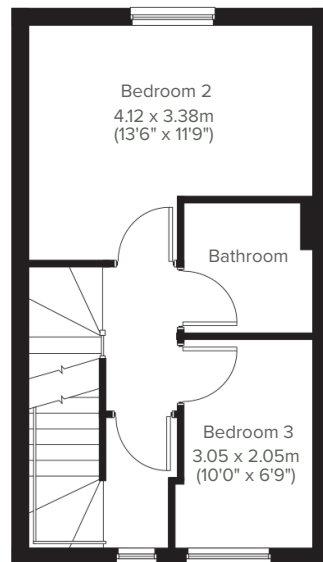
# The Brodick



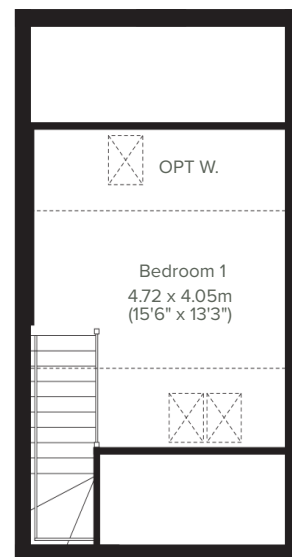
A beautifully-proportioned three-bedroom home, the Brodick has everything you need for modern living. Downstairs there is an open plan kitchen/dining room with French doors leading into the rear garden, a spacious lounge, a large storage cupboard under the stairs and a WC. The first floor has two good-sized bedrooms and a family bathroom. The second floor is home to a spacious bedroom one.



**GROUND FLOOR**



**1ST FLOOR**



**2ND FLOOR**

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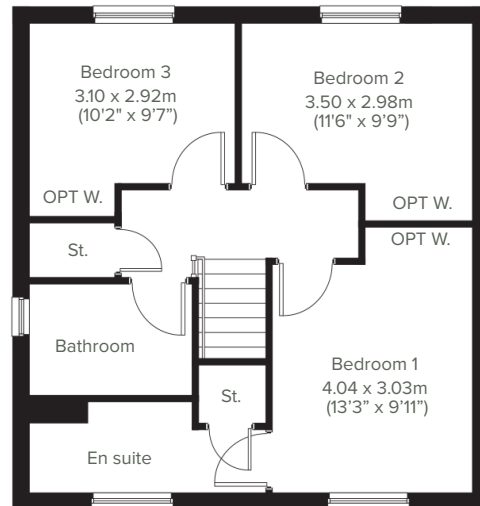
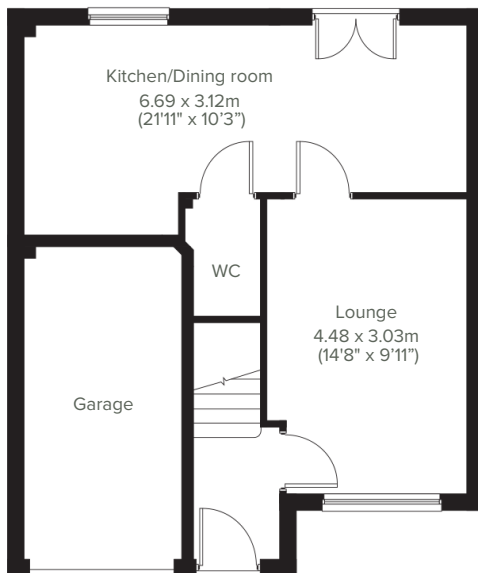


# The Kearn

3 bedroom home



Ideal for family life, the Kearn is a beautiful three-bedroom home. The open plan kitchen/dining room is spacious and bright with French doors leading into the garden - perfect for gatherings with friends and family. It comes complete with an integral single garage, downstairs WC and an en suite to bedroom one.



## GROUND FLOOR

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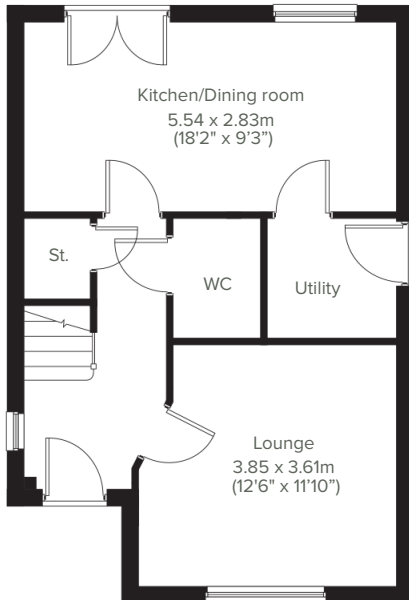


3 bedroom home

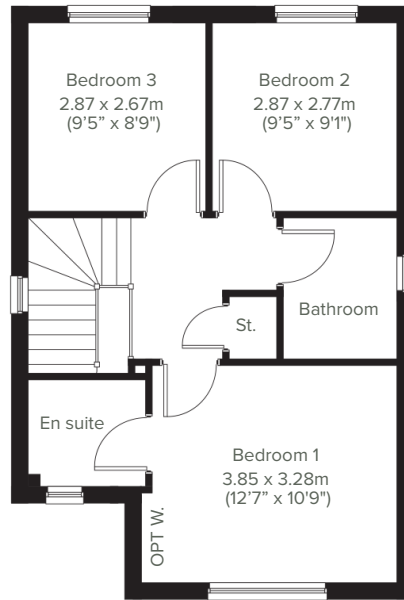
# The Elgin Semi Detached



Enjoy the best of modern living in this popular three-bedroom home which benefits from a stylish open plan kitchen/dining room with French doors leading into the garden. The Elgin's bright front-aspect lounge, separate utility with outside access, handy storage cupboard and downstairs WC complete the ground floor. Upstairs, bedroom one has an en suite and there's a good-sized family bathroom and further storage.



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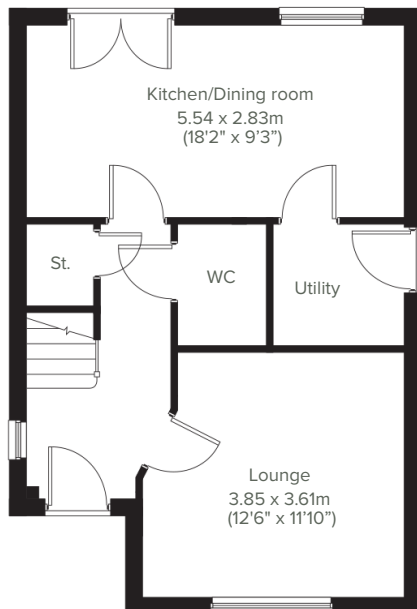


# The Elgin

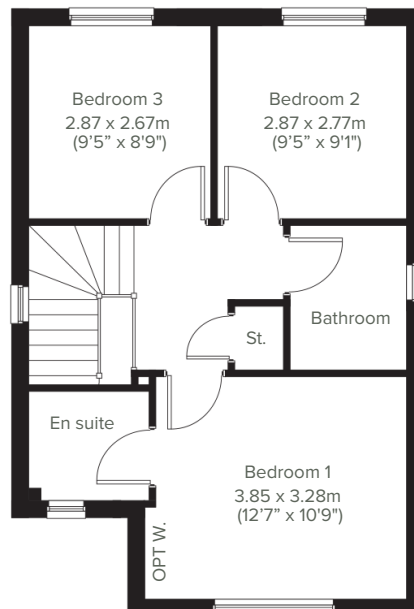
3 bedroom home



Enjoy the best of modern living in this popular three-bedroom home which benefits from a stylish open plan kitchen/dining room with French doors leading into the garden. The Elgin's bright front-aspect lounge, separate utility with outside access, handy storage cupboard and downstairs WC complete the ground floor. Upstairs, bedroom one features an en suite, there is a good-sized family bathroom and further storage.



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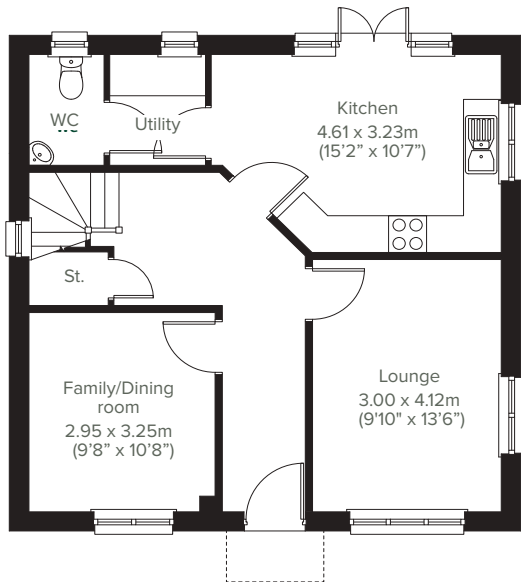


4 bedroom home

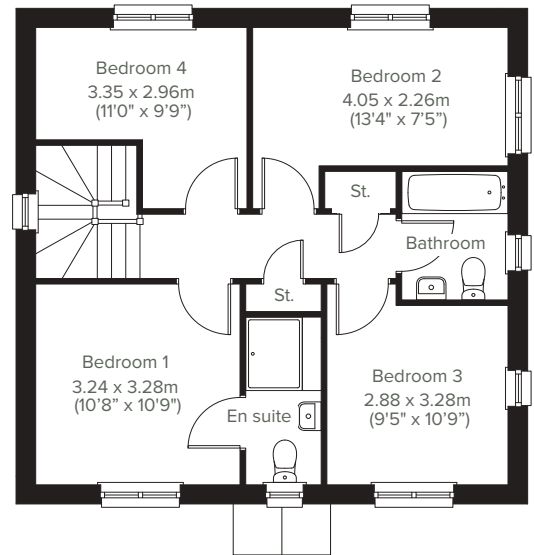
# The Kenmore



A popular family home, the Kenmore ticks all the boxes. The modern and stylish kitchen is perfect for spending time as a family and entertaining. There's also a well-proportioned lounge, separate family/dining room, downstairs storage cupboard, WC and handy utility. Upstairs there are four bedrooms - bedroom one has an en suite - a large family-sized bathroom and two storage cupboards.



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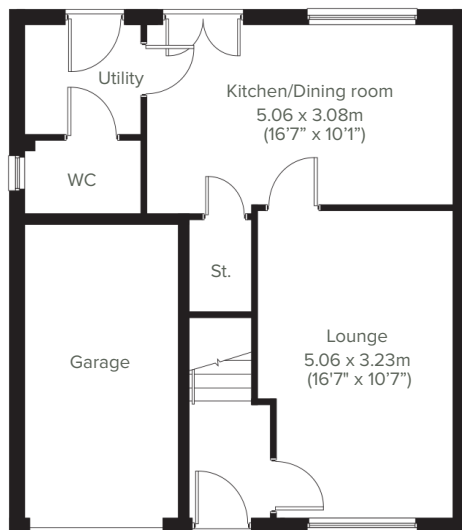


# The Leith

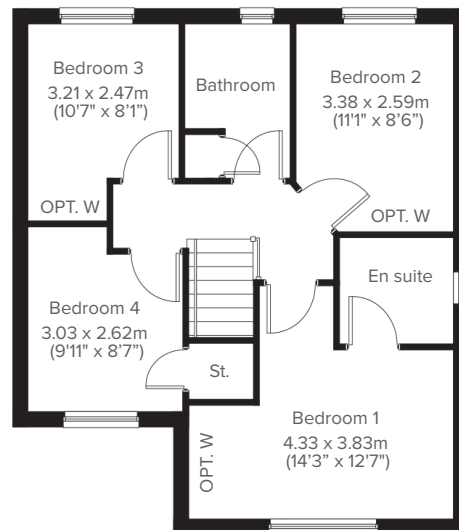
4 bedroom home



The Leith is a four-bedroom home offering open plan living. The light and airy kitchen/dining room enjoys an open-aspect through French doors to the rear garden. There's a bright front-aspect lounge, a downstairs utility with outside access, WC, storage cupboard and an adjoining integral garage. Upstairs there are four good-sized bedrooms with a spacious bedroom one benefiting from an en suite, plus a modern fitted family bathroom.



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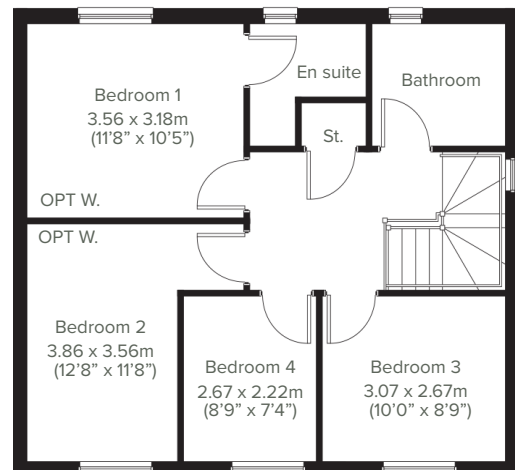
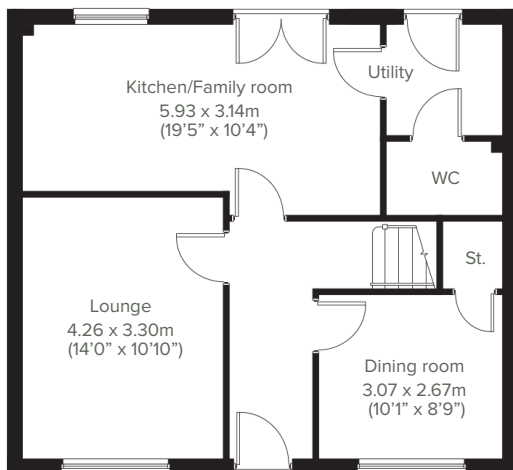


4 bedroom home

# The Etrick



A popular family home, the Etrick ticks all the boxes. The modern and stylish open plan kitchen/family room is perfect for spending time as a family and entertaining. There's also a well-proportioned lounge, separate dining room, downstairs storage cupboard, WC and handy utility with outside access. Upstairs there are four bedrooms - bedroom one has an en suite - a family bathroom and a storage cupboard.



## GROUND FLOOR

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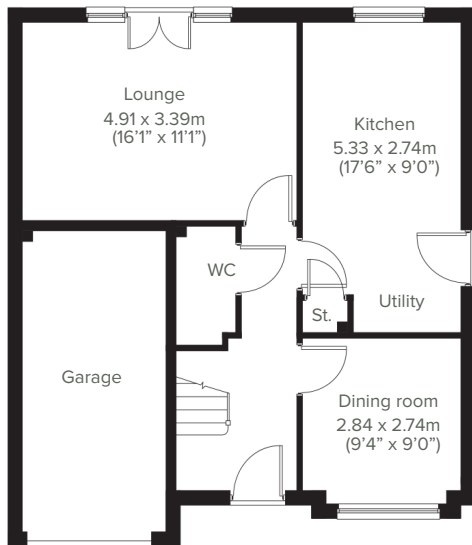


4 bedroom home

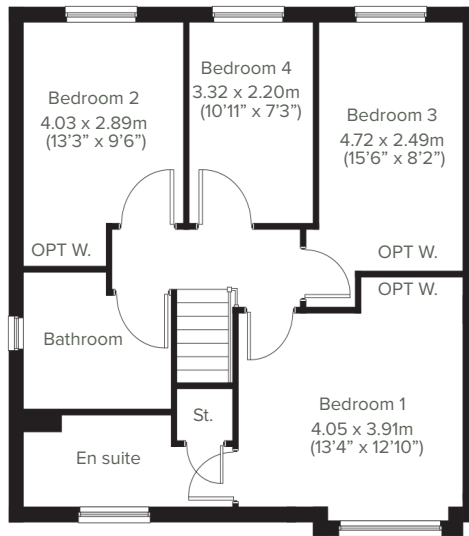
# The Balerno



Ideal for family life, the Balerno is a beautiful four-bedroom home. The open plan kitchen/utility is spacious and bright with garden access. The lounge benefits from French doors leading to the garden. There is a separate dining room, integral garage, downstairs WC and handy storage cupboards. Upstairs there are four good-sized bedrooms - bedroom one with an en suite - and a spacious family bathroom.



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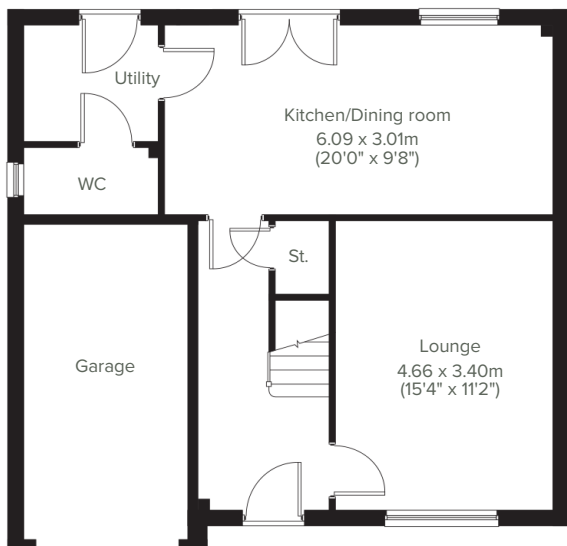


5 bedroom home

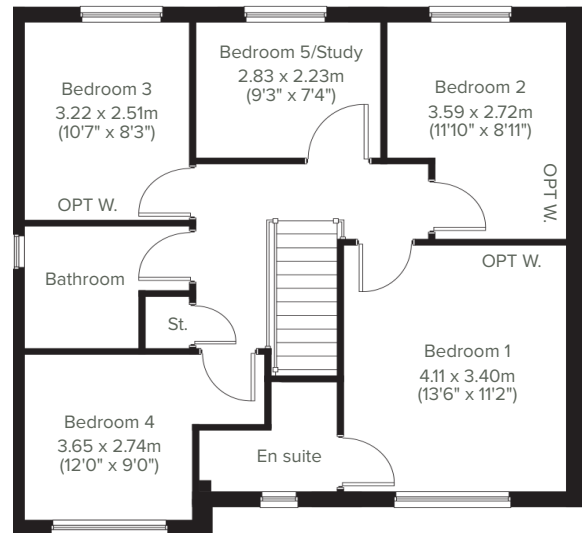
# The Thornwood



The Thornwood is an impressive five-bedroom detached property. The open plan kitchen/dining room is spacious and bright with double French doors leading onto the garden - perfect for entertaining friends and family. There's also a spacious front aspect lounge, separate utility room, storage cupboard, WC and an integral garage. Upstairs there are five good-sized bedrooms, with an en suite to bedroom one and a spacious family bathroom.



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Annick Grange 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).

### Other

PV Panels.



## Internal

### Ceilings

Painted white.

### Lighting

Pendant or batten fittings with low-energy bulbs.

### Stairs

Staircase painted white.

### Walls

Painted in white emulsion.

### Doors

White internal doors.

### Heating

Gas fired combi boiler with radiators in all main rooms, with thermostatically-controlled valves to bedrooms.

### Insulation

Insulated loft and hatch to meet current building regulations.

### Electrics

Individual circuit breakers to consumer unit and double electric sockets to all main rooms

### General

Media plate incorporating TV and telecommunication outlets to lounge.



## 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 oven, gas 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

Thermostatic shower to en suite.  
Shower over bath (applicable to homes with no en suite).

### Tiling

Half height tiling to sanitary-ware walls in bathroom and en suite.

### Splash-backs

1-course splash-back to WC basin.

### General

En suite to bedroom(s) where applicable.



## Security

### Locks

Multi-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:

- ✓ **EPC 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 CO<sub>2</sub> per house built.



Your home, your way

# Finishing Touches to make it yours

Our goal is to make your house feel like your home before you've even collected the keys.

Key to achieving this is giving you the creative freedom to add your own style and personality to every room through our fabulous Finishing Touches collection.

Featuring the very latest designs from a host of leading brands, Finishing Touches lets you personalise your home inside and out. And rest assured, every upgrade and item available has been carefully chosen to complement the style

and finish of your new home. Of course, the real beauty is that all these extras will be ready for the day you move in.

Thanks to our impressive buying power we can offer almost any upgrade you can imagine at a highly competitive price. It can all be arranged from the comfort and convenience of one of our marketing suites, in a personal design appointment.

## You can choose:



Kitchens



Appliances



Bathrooms



Flooring



Wardrobes



Fixtures & fittings

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



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 home, better connected for a brighter future.







Great news! Annick Grange Phase 2 benefits from access to ultrafast, full fibre-optic broadband.





## Your home, better connected with FibreNest

- ▶ 100% full fibre-optic internet access installed directly into your new home
- ▶ You and your family can do more online at the same time, with less lag and hold-ups
- ▶ Enjoy lightning-fast speeds that won't be affected by the length of the line serving your property
- ▶ Full-fibre future-proofs your home, ensuring you'll always be able to access the latest in online services
- ▶ Stream 4k content, play online games and more on multiple devices all at the same time with less interruptions
- ▶ Work from home like you do in the office, thanks to our high-capacity, super reliable network
- ▶ Enjoy an exceptional level of customer support from our UK call centres

### How our packages compare<sup>1</sup>

 <h3>500Mb</h3> <p>Ultrafast Broadband</p> <p>Great for families with many devices, avid gamers and home workers.</p> <p>Up to 500Mb download Up to 50Mb upload</p>	 <h3>250Mb</h3> <p>Megafast Broadband</p> <p>Stream 4k Ultra-HD content, play online games and more.</p> <p>Up to 250Mb download Up to 25Mb upload</p>
 <h3>125Mb</h3> <p>Superfast Broadband</p> <p>Watch full HD TV whilst performing larger downloads.</p> <p>Up to 125Mb download Up to 10Mb upload</p>	 <h3>75Mb</h3> <p>Faster Broadband</p> <p>Browse the web intensively, play online games and watch catch-up TV.</p> <p>Up to 75Mb download Up to 10Mb upload</p>
 <h3>20Mb</h3> <p>Standard Broadband</p> <p>Browse, stream music and download larger files.</p> <p>Up to 20Mb download Up to 2Mb upload</p>	 <h3>10Mb</h3> <p>Budget Broadband</p> <p>Suitable for basic general web browsing.</p> <p>Up to 10Mb download Up to 1Mb upload</p>

Download type	500Mb	250Mb	125Mb	75Mb	20Mb	10Mb
 HD movie (12GB)	3m 15s	6m 30s	13m	23m	1h 20m	2h 40m
 Video game (40GB)	11m	21m 45s	43m 45s	1h 17m	4h 30m	9h

To have your new home connected, register now at [fibrenewest.com/connect](https://fibrenewest.com/connect)  
 Questions? Just give our friendly team a call on **0333 234 2220**



Please see [fibrenewest.com](https://fibrenewest.com) for up-to-date details on our packages and pricing.

No hidden costs. No price rises during the minimum term of your contract or automatic increases at the end.<sup>2</sup> Great service. Guaranteed.

<sup>1</sup>Estimated download times are calculated at the maximum attainable speed and assumes that speed being available for the duration of the download. Speeds are delivered to your FibreNest Hub and may not be achieved when using a device that is incapable of communicating at that speed. Circular graphical illustrations represent proportional segments of time based on the longest and shortest download times displayed. <sup>2</sup>FibreNest will not increase the price of your package during the minimum term of your contract unless required to by a change in law or regulatory obligations, for example, due to an increase in the rate of VAT. FibreNest does not plan automatic price increases to apply at the end of your minimum term; however, the basic price of our packages may vary over time and may take effect before you enter a subsequent minimum term with us.



## **Annick Grange Phase 2**

Crompton Way

Irvine

North Ayrshire

KA11 4FF

T: 01294 443 866

E: [annickgrange.wsco@persimmonhomes.com](mailto:annickgrange.wsco@persimmonhomes.com)  
[persimmonhomes.com/annick-grange](https://persimmonhomes.com/annick-grange)

## **Head Office**

Persimmon Homes West Scotland

180 Findochty Street

Garthamlock

G33 5EP

T: 01417 662 600

E: [wsco.sales@persimmonhomes.com](mailto:wsco.sales@persimmonhomes.com)  
[persimmonhomes.com](https://persimmonhomes.com)



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