



Persimmon

Together, we make your home



The Grange

Larkhall • Lanarkshire

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.



The Grange

Find out more

About Persimmon Homes	4
Your journey with us and schemes to help	6
Living at The Grange	8
Development layouts	10
Our homes	14
Specifications	28
Sustainability	30
Personalise with Finishing Touches	32
Reasons to buy from us	34



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 30](#)

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

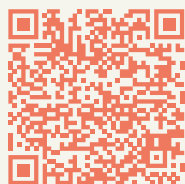
donated to
c.900 charities
in 2021



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.

"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 to see if you could apply to support your local community.

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





With you all the way

Your journey with us

From finding your perfect new home to moving in,
we're here to help every step of the way.

1.→ 2.→ 3.

Reservation

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

Solicitor

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

Mortgage application

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

4.→ 5.→ 6.

Personalise!

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

Exchange contracts

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

Quality assurance

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

7.→ 8.→ 9.

Home demo

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

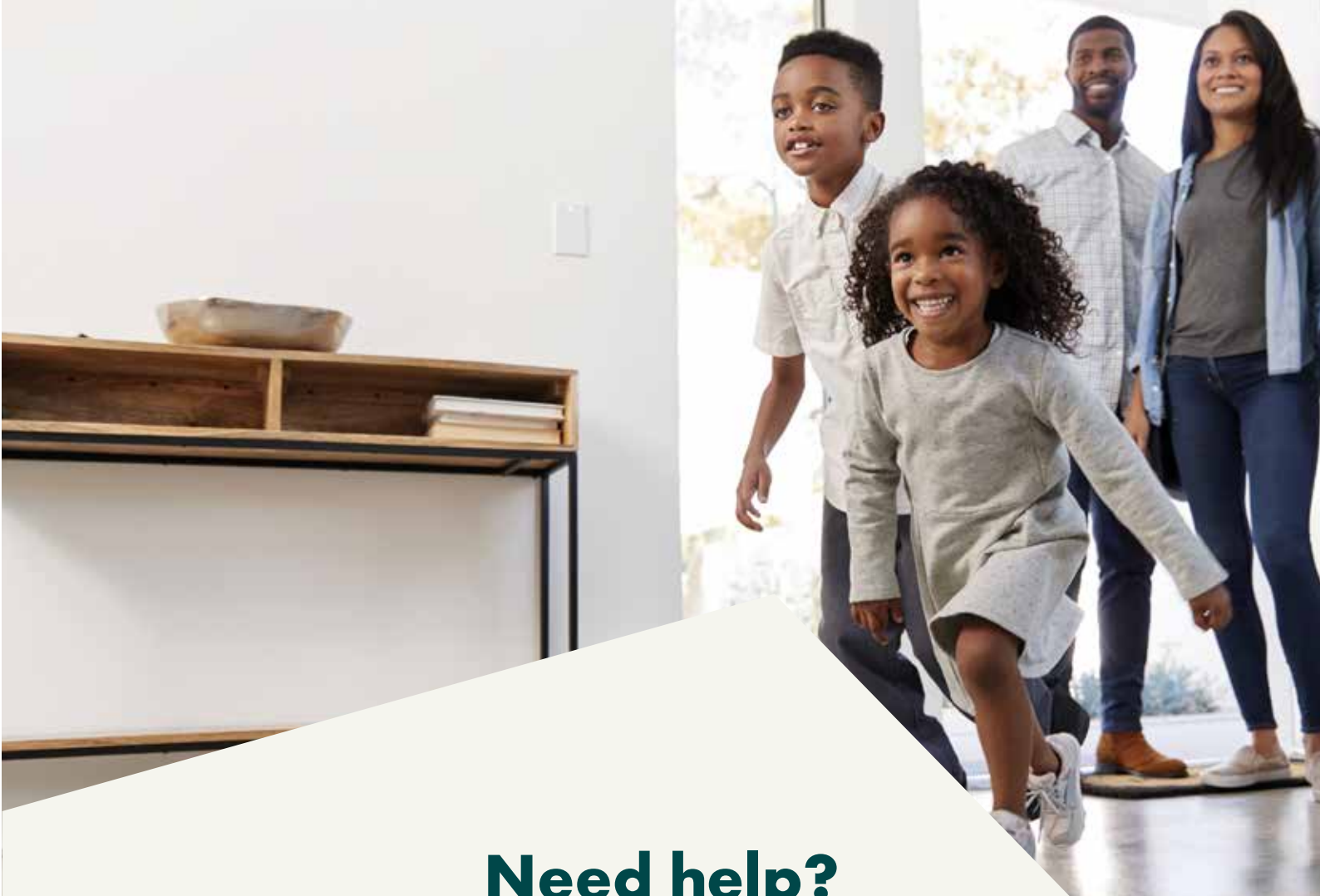
Handover

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

After-care

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

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



Need help?

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



**PART
EXCHANGE**

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




**HOME
CHANGE**

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



**EARLY
BIRD**

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

- 
- A modern kitchen with grey cabinetry, a white countertop, and a built-in oven. On the counter, there is a wooden cutting board, a toaster, a container with utensils, a potted plant, and some groceries. A dark apron hangs on the wall to the left.
- Choice of 2, 3, 4 & 5-bedroom homes
 - Less than a mile from local train station
 - Close to Wishaw, Carluke and Glasgow
 - Good range of local amenities



Scan me!

For availability and pricing
on our beautiful new homes
at The Grange.



Larkhall • Lanarkshire

The Grange

Featuring generous open spaces, play and leisure facilities, The Grange is part of a residential-led, sustainable expansion of the town of Larkhall. With a range of properties, from two-bedroom terraced to five-bedroom detached, The Grange is sure to have what you're looking for.

The Grange is just 18 miles south-east of Glasgow on the edge of the spectacular Clyde Valley. The commuter town of Larkhall sits on high ground between the river Clyde and the Avon Water providing links to Glasgow in less than 20 minutes.

The town has an eclectic mix of both local and high street shops, as well as cafés, restaurants and pubs. Larkhall has excellent local leisure facilities, including a pristine nine-hole golf course and a leisure centre with a gym, health suite and a variety of fitness classes. Sports fans will enjoy the local junior football teams, the West of Scotland Karting Club and the popular Larkhall YMCA Harriers running club.

The area boasts a range of visitor attractions including the beautiful Morgan Glen wooded gorge. Accessed from Larkhall or

via the Avon Walkway, the gorge enjoys an abundance of wildlife; and in the spring you'll find bluebells covering its woodland floor. Other local attractions include Broomhill House, The Clyde Valley Tourist Route with a selection of country walks, garden centres, tea rooms, parks and pony trekking, plus the fantastic Chatelherault Country Park - a five-star attraction only 2 miles from Larkhall.

Always in reach

Larkhall railway station, on the Argyle Line, provides regular services to Glasgow and beyond. Also on the Argyle Line, the Merryton railway station serves the northern end of town. Larkhall has good bus links, with frequent services to Motherwell, Stonehouse, Hamilton, Lanark, Strathaven and Wishaw. The M74 skirts the eastern edges of town and there are two motorway intersections, one at the A71 and another at the A72 - ideal for commuters.

EXPLORE

Jump in the car and start exploring

Larkhall train station
0.9 miles

Wishaw
6.4 miles

Carluke
7.4 miles

Glasgow
17.6 miles



The Grange

Our homes

2 bedroom

 The Portree

3 bedroom

 The Newmore

 The Ardbeg

 The Newton

 The Brodick

 The Kearn

 The Elgin

4 bedroom

 The Leith

 The Ettrick

 The Balerno

 The Thurso

 The Lismore

 The Whithorn

5 bedroom

 The Warriston





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 Grange

Our homes

2 bedroom



The Portree

3 bedroom



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4 bedroom



The Leith



The Balerno



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The Lismore



The Thurso

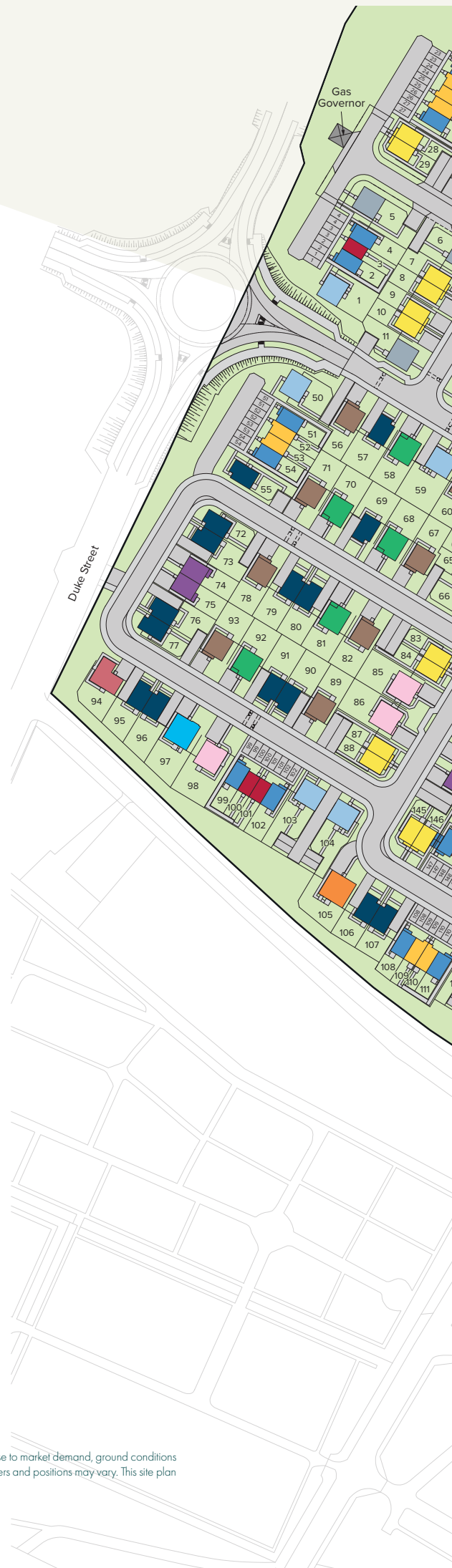


The Whithorn

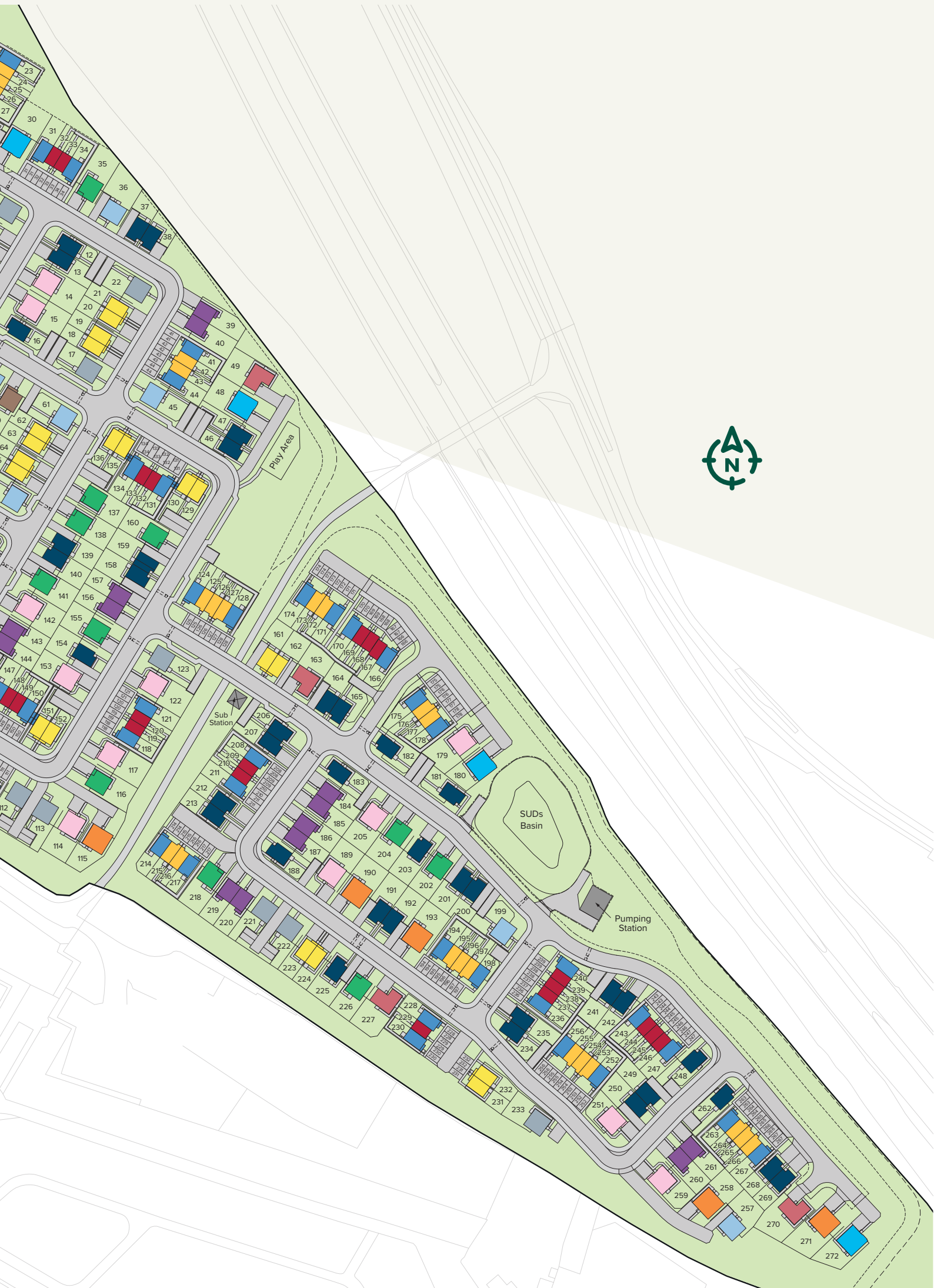
5 bedroom



The Warriston



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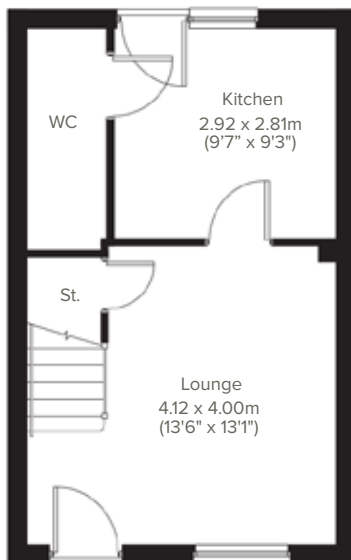


2 bedroom home

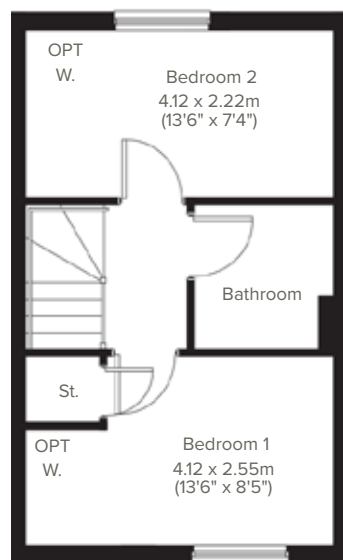
The Portree



Perfectly-proportioned, the Portree has a separate kitchen with a door leading into the garden, two double bedrooms, 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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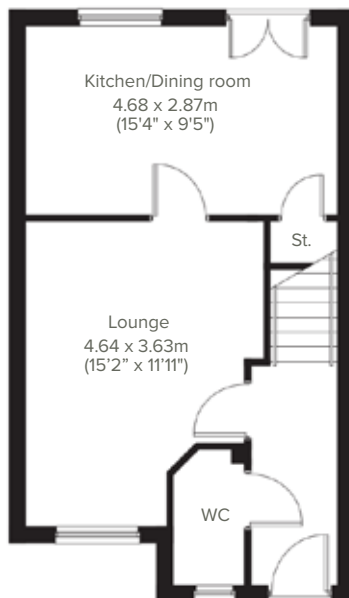


The Newmore

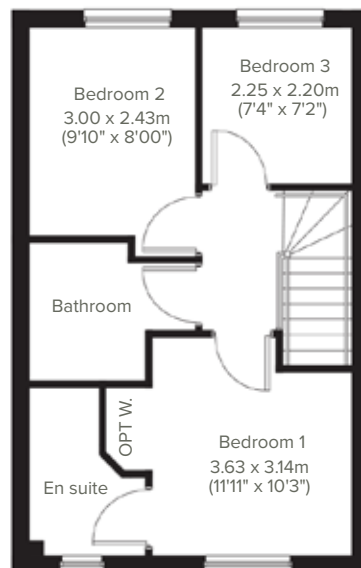
3 bedroom home



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.



GROUND FLOOR



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Window applicable if end terraced

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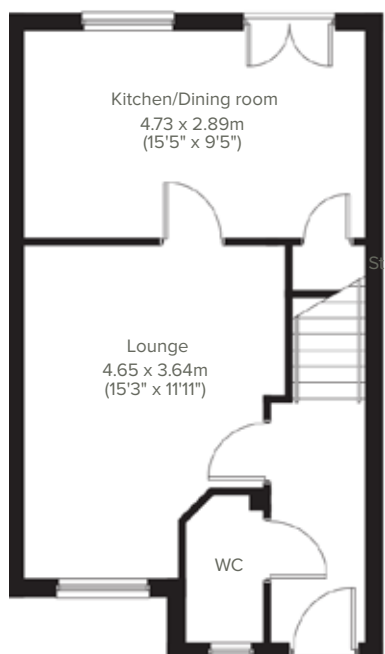


3 bedroom home

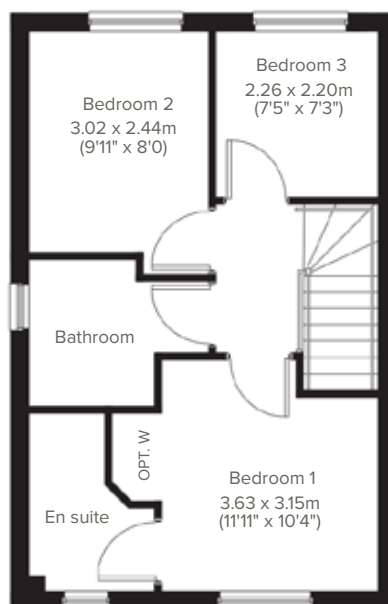
The Ardbeg



The popular Ardbeg is a three-bedroom family home with 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, storage cupboard and en suite to bedroom one mean it ticks all the boxes for practical family living.



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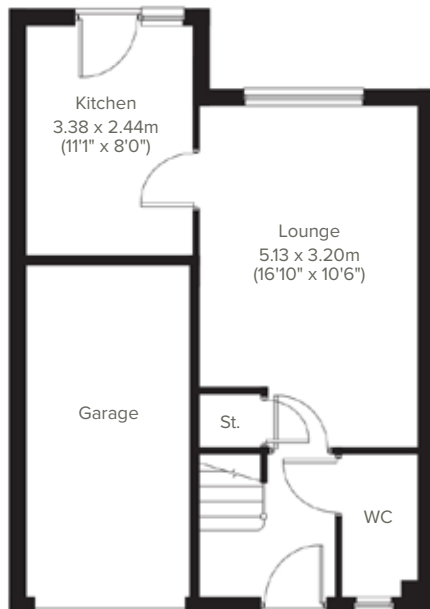


The Newton

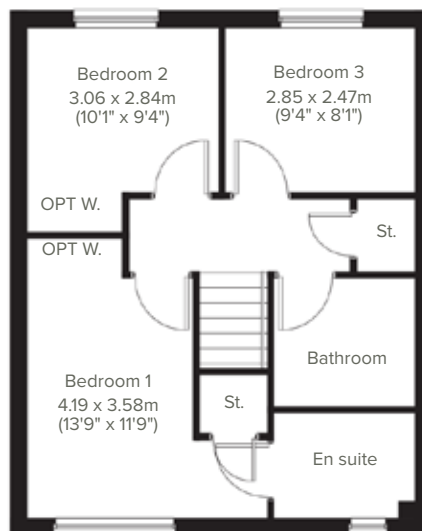
3 bedroom home



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, family bathroom, two storage cupboards and an en suite to bedroom one.



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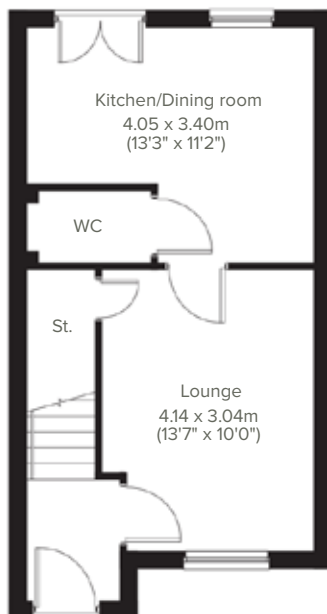


3 bedroom home

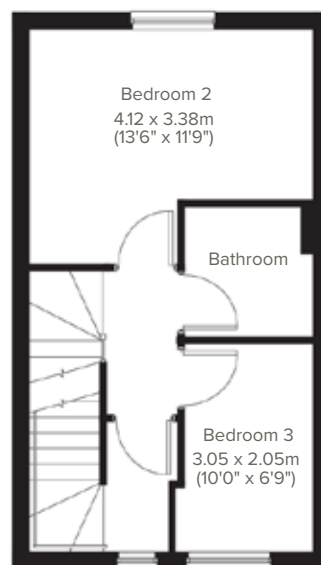
The Brodick



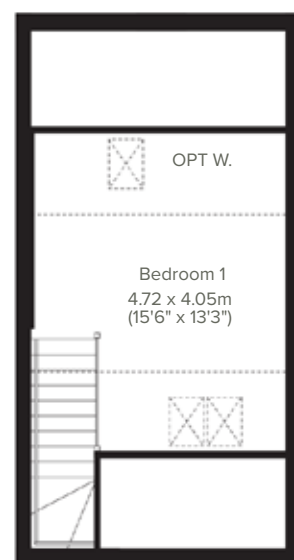
A beautifully-proportioned three-bedroom home, the Brodick has everything you need for modern living. Downstairs there is an open plan kitchen/dining room with French doors leading into the rear garden, spacious lounge, a large understairs cupboard and a WC. The first floor has two good-sized bedrooms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



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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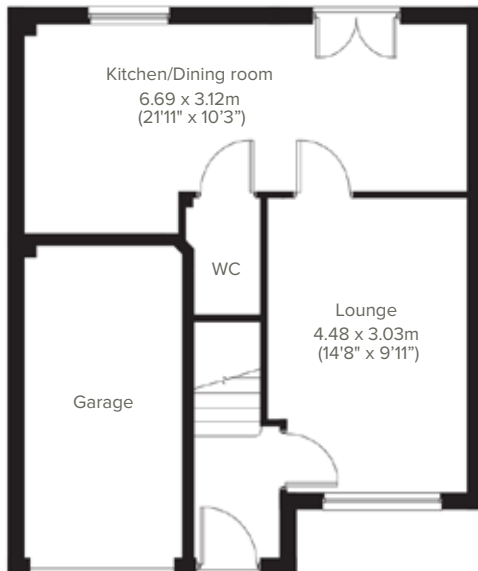


The Kearn

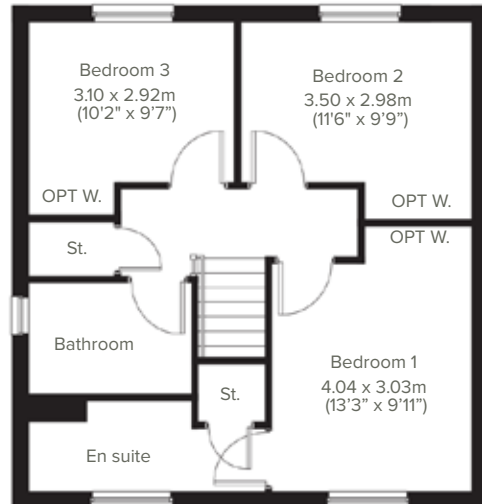
3 bedroom home



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 onto 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.



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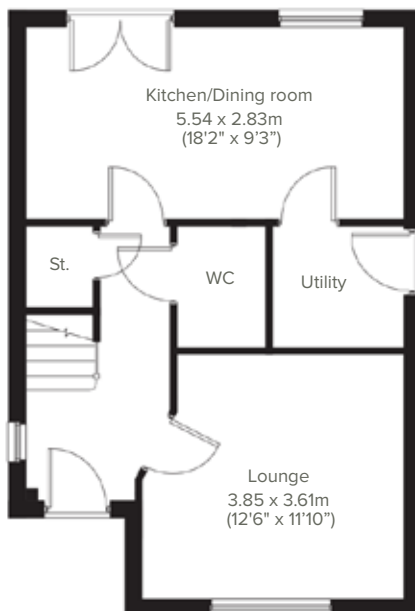


3 bedroom home

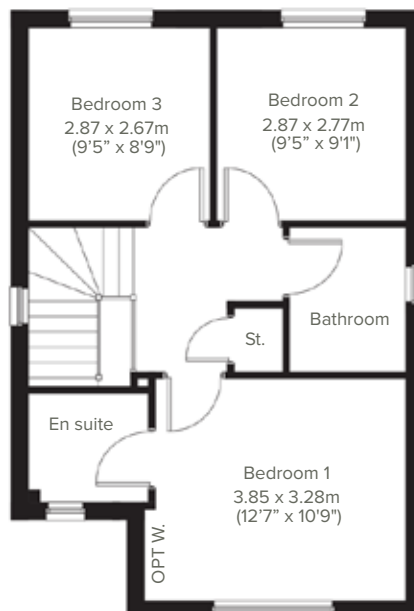
The Elgin



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 room, handy storage cupboard and downstairs WC complete the ground floor. Upstairs, bedroom one features an en suite, there's a good-sized family bathroom and further storage.



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The Elgin EPC: B

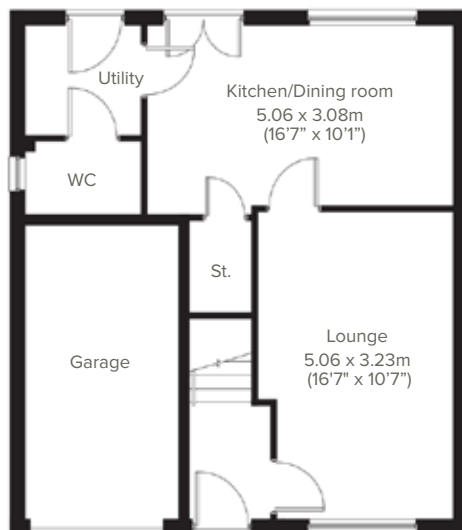


The Leith

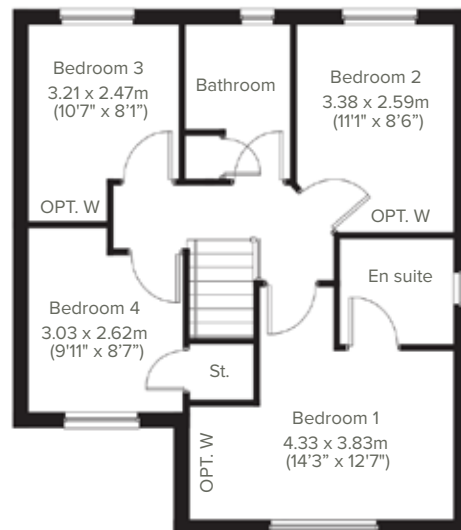
4 bedroom home



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 room, 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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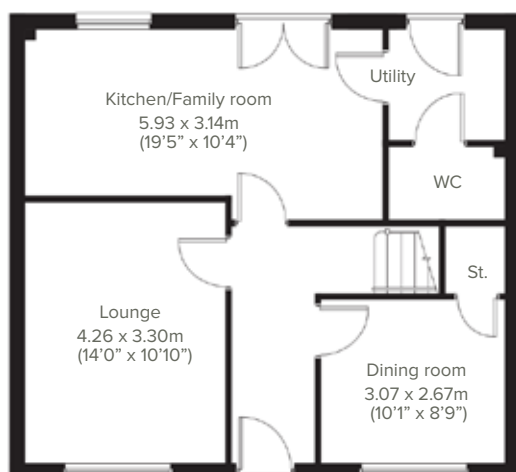


4 bedroom home

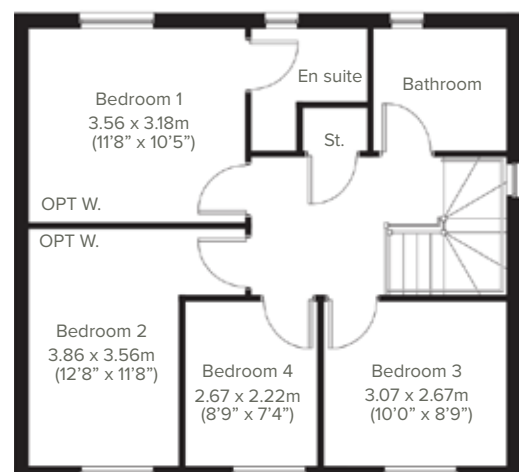
The Ettrick



A popular family home, the Ettrick 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 large family bathroom and a storage cupboard.



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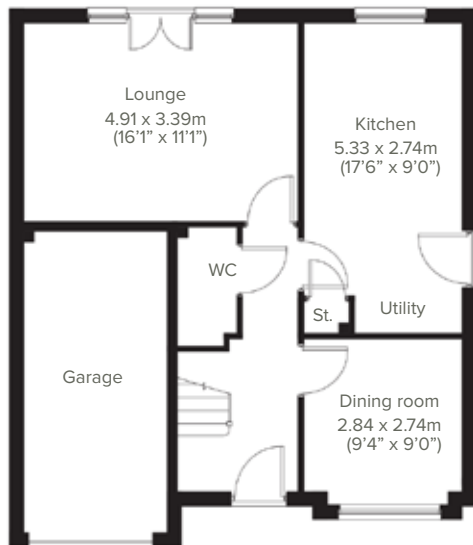


The Balerno

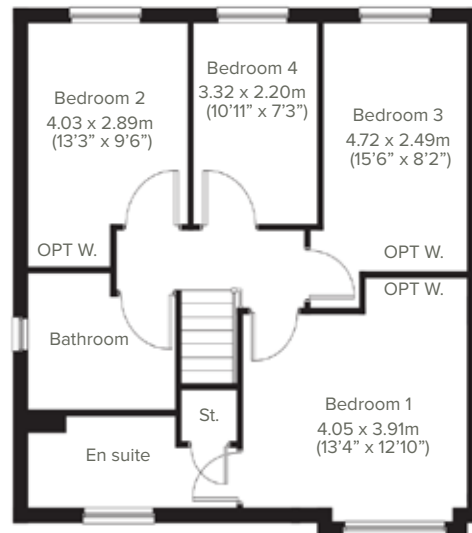
4 bedroom home



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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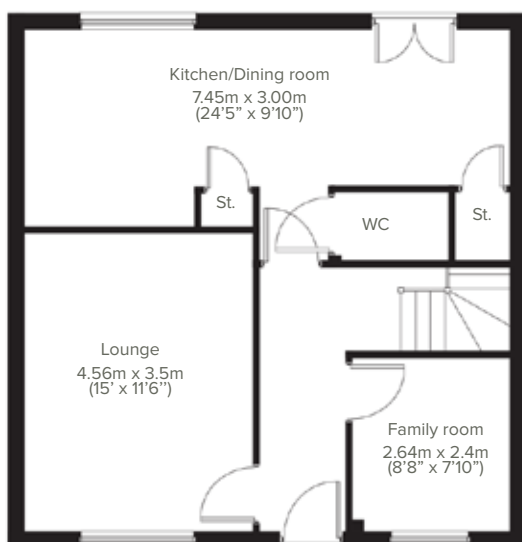


4 bedroom home

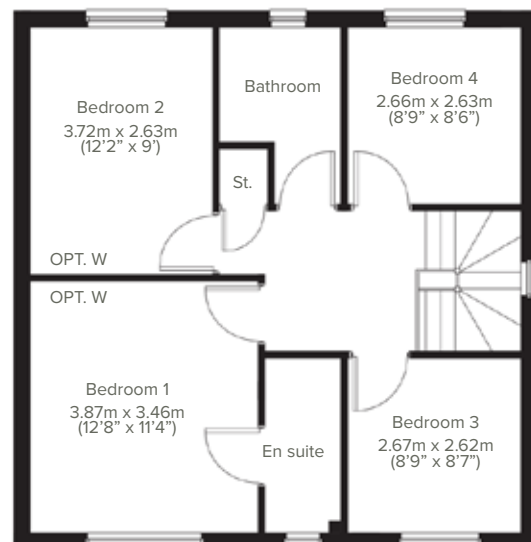
The Thurso



Ideal for family life, the Thurso is a beautiful four-bedroom home. The open plan kitchen/dining room is spacious and bright with garden access and handy storage. There is a front-aspect lounge, family room and downstairs WC. Upstairs there are four good-sized bedrooms - bedroom one with an en suite and a spacious family bathroom.



GROUND FLOOR



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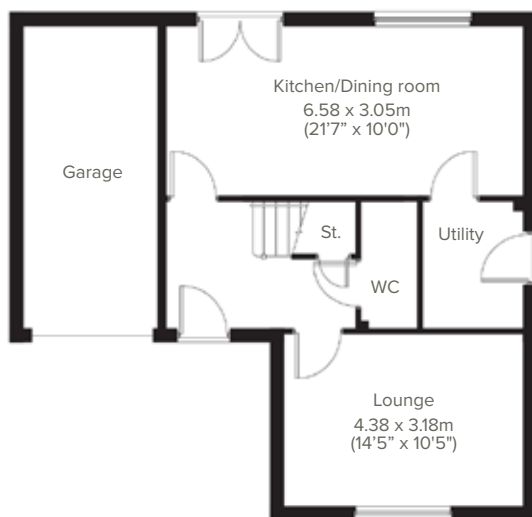


The Lismore

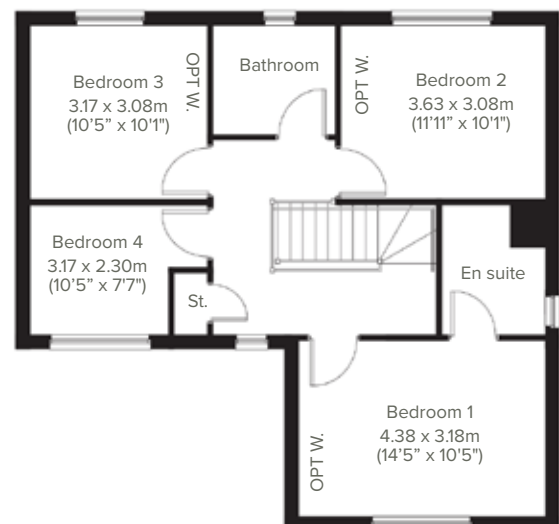
4 bedroom home



A popular family home, the Lismore 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 front aspect lounge, downstairs storage cupboard, WC, garage 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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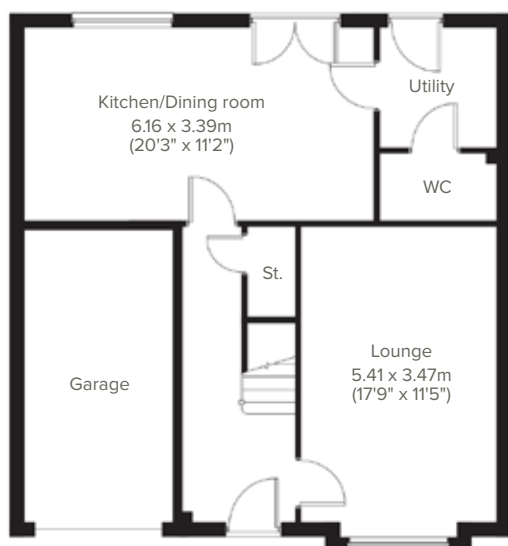


4 bedroom home

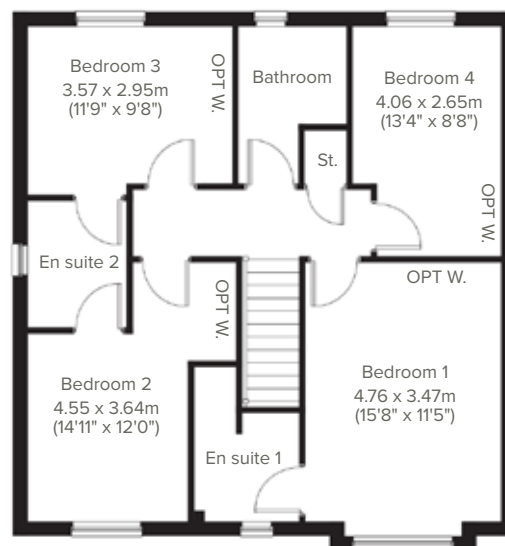
The Whithorn



The Whithorn is an impressive four-bedroom detached property. The open plan kitchen/dining room is spacious and bright with 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 four good-sized bedrooms, with an en suite to bedroom one and a Jack and Jill en suite to bedrooms two and three.



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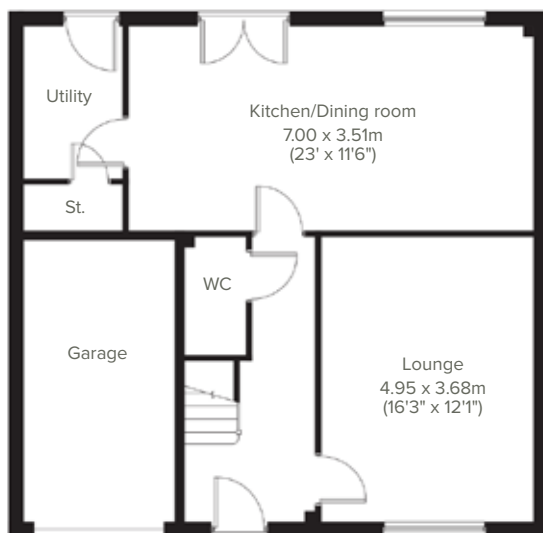


The Warriston

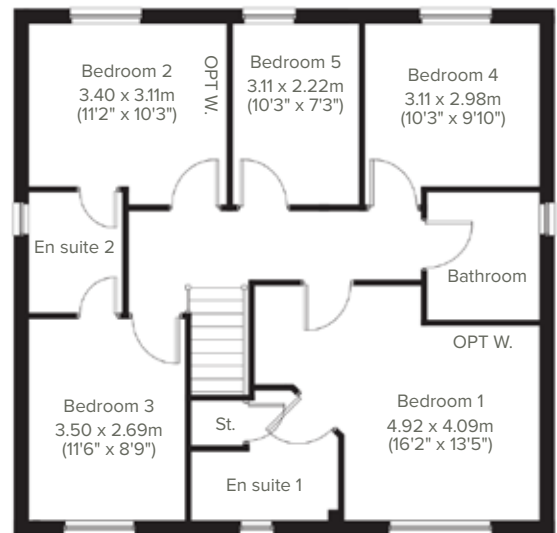
5 bedroom home



An impressive family home, the Warriston is a five-bedroom detached property perfect for modern living. The stylish open plan kitchen/dining room is ideal for spending time as a family and entertaining guests. There's also a well-proportioned lounge, downstairs storage cupboard, WC and a handy utility with outside access. Upstairs there are five bedrooms - bedroom one with an en suite - and a Jack and Jill en suite to bedrooms two and three.



GROUND FLOOR



1ST FLOOR

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

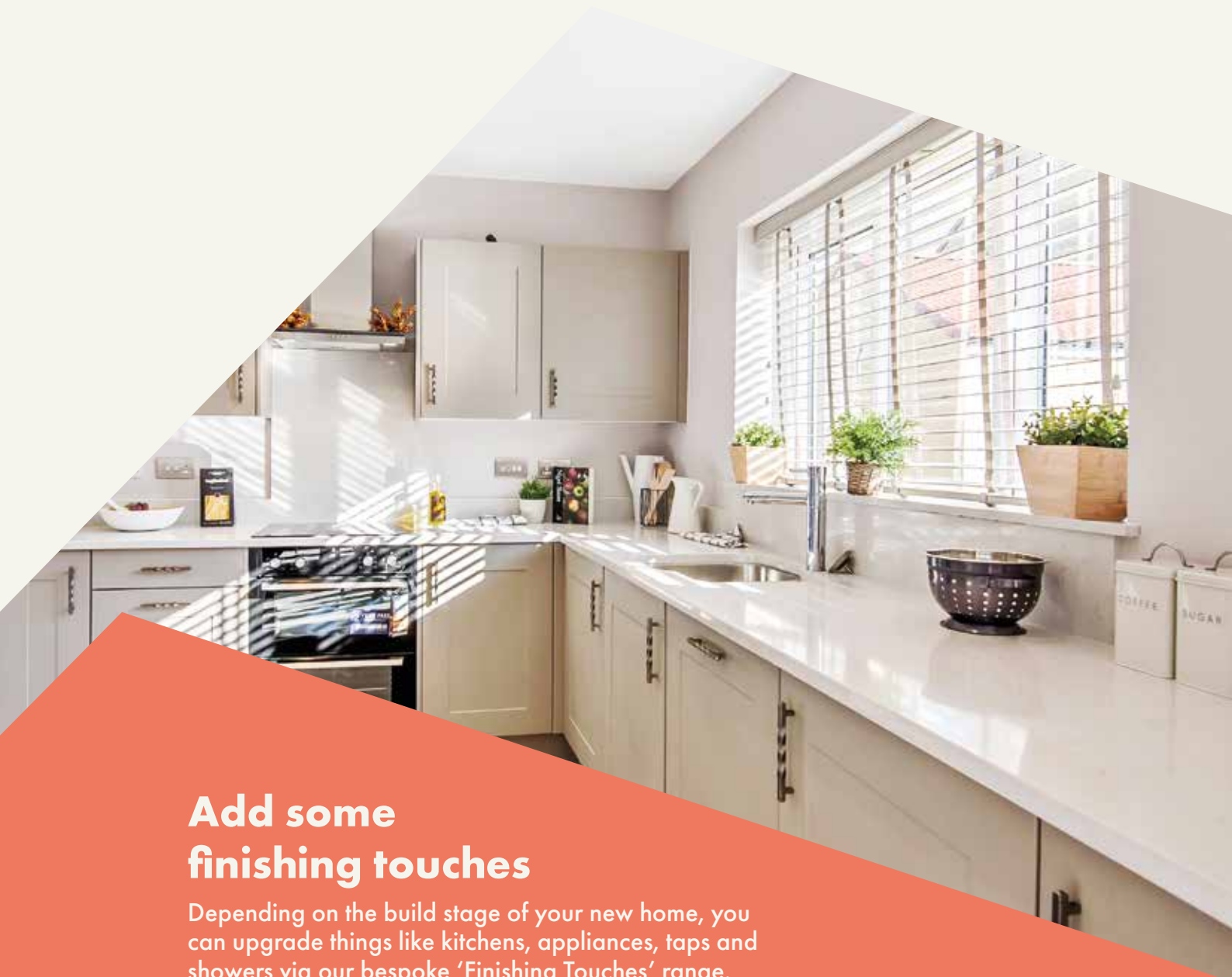
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The Grange

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 door 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 pre-finished doors with white hinges.

Heating

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

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

Choice of fully-fitted kitchen with a selection of doors and laminate worktops 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

Mira showers with chrome fittings to en suite. Where there is no en suite, Mira thermostatic shower with wall mounted shower head, complete with shower screen.

Splashbacks

Choice of splashback to sanitaryware walls in bathroom and en suite. Splashback to bath and full height tiled shower where separate enclosure only. Splashback 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

Feu line fencing to all house types.





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 CO₂ per house built.

Eco goodies

When you move in to your new Persimmon home you'll find some of our favourite eco brands in your Homemove box. These products are plastic free, refillable and ethically sourced.





Your home, your way

Finishing Touches to make it yours

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

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

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

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

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

You can choose:



Kitchens



Appliances



Bathrooms



Flooring



Wardrobes



Fixtures & fittings

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



Share & win!

Share your love for your new Persimmon home and you could win a £100 Next voucher. For inspiration, check out past winners' homes on our Instagram page @persimmon_homes

#lovemypersimmonhome

The earlier you reserve, the greater the choice

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

persimmonhomes.com/finishingtouches

Finishing Touches are subject to availability and stage of construction. Prices for your specific home type will be in our price list. For a full list of Finishing Touches available for your home, please contact the sales advisor on site.



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! The Grange 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 compare¹

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
Questions? Just give our friendly team a call on **0333 234 2220**



Please see 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.² Great service. Guaranteed.

¹Estimated 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. ²FibreNest 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.



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