

THE GRANGE

Larkhall · Scotland



Persimmon
Together, we make a home.

TOGETHER, WE MAKE A 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.

We promise to provide:

- ✓ An expertly-designed home that’s sympathetic to the area
- ✓ A dedicated customer care helpline
- ✓ Two-year Persimmon defect cover
- ✓ Ten-year insurance-backed new homes warranty
- ✓ Energy-efficient features that promote sustainable living
- ✓ The creative freedom to personalise your home
- ✓ Landscaping schemes to enhance your surroundings

HERE TO HELP

One of the best things about buying a new-build home are the amazing offers and schemes you could benefit from.



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

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



FIRST HOME FUND

You only need a 5% deposit using the Scottish Government's First Home Fund.



OUR STAR RATING

We've been awarded a five star rating by the Home Builders Federation in their 2022 survey.



OUR PLEDGE TO YOU

We believe keeping you fully informed throughout the home-buying process is key to making the whole experience enjoyably simple. That's why we created The Persimmon Pledge. It's our way of making sure you receive exceptional customer service and relevant communications before, during and after you've moved in.

As part of the pledge, we carry out a comprehensive on every new home we build to ensure everything meets our exacting standards. Once you've picked up the keys, we'll give you a few days to settle in before getting in touch to check everything's okay and to answer any questions you may have. We're happy to hear from you at any point however, so always contact us if you have any issues.



Becoming part of the scenery

While we may have over 400 locations around the UK, we go to great lengths to adopt a local approach when it comes to building your home. So when we provide you with the local specification, you can be confident it'll be a perfect fit for the area in terms of the style of architecture and choice of materials. We also incorporate local scenery such as trees and lakes, and work with ecologists to protect the landscape and biodiversity.



Always by your side

Your safety will always be our priority, which is why we'll give you an exclusive emergency cover number when you move in which you can call in the unlikely event of a complete power failure, gas leak, water escape or severe drain blockage. And don't forget, when you buy a new home with us you'll benefit from our two-year Persimmon warranty, plus a ten-year insurance-backed warranty.



The Grange

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The Grange at a glance:

- 🕒 Beautiful range of 2, 3, 4 and 5-bedroom homes
- 🕒 Wide selection of local amenities
- 🕒 Sought-after schooling nearby
- 🕒 Excellent transport links for commuters

A STUNNING COLLECTION OF NEW HOMES IN LARKHALL

Featuring generous open spaces and 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 cafes, 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 and the fantastic Chatelherault Country Park - a five-star attraction only 2 miles from Larkhall.

Good local schooling

Families with children will be pleased to know that Larkhall has great schooling for all ages. There are two popular primary schools in the area, Machanhill Primary School (1.1 miles) and St Mary's Primary School (1.1 miles). Secondary education is provided by Holy Cross High School (5.4 miles) and Larkhall Academy (1.2 miles).

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.

With excellent transport links, stunning surrounding countryside and plenty of local amenities, The Grange could be your perfect place to call home.

JUMP IN THE CAR AND START EXPLORING:

- Larkhall railway station | 0.7 miles | 4 mins
- Hamilton | 4.9 miles | 10 mins
- Carluke | 7.5 miles | 15 mins
- Glasgow | 15.9 miles | 20 mins
- Glasgow Airport | 22.8 miles | 24 mins



SITE PLAN

Persimmon Homes
Laverock Rise Development

THE GRANGE





KEY

- The Portree (2)
- The Newmore (3)
- The Ardbeg (3)
- The Newton (3)
- The Brodick (3)
- The Kearn (3)
- The Elgin (3)
- The Leith (4)
- The Ettrick (4)
- The Balerno (4)
- The Thurso (4)
- The Lismore (4)
- The Whithorn (4)

(3) indicates number of bedrooms

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.

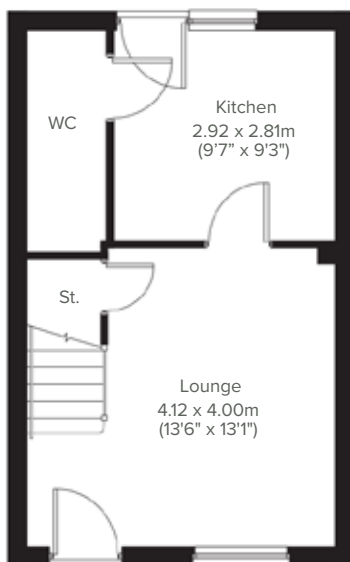


PORTTREE
Two bedroom home

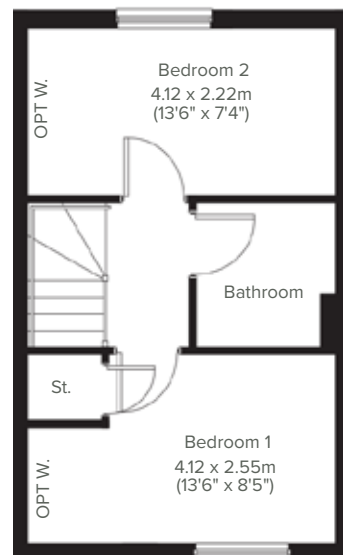


The energy efficiency ratings are an average for each house type and individual plots may vary.

Perfectly-proportioned, The Porttree 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

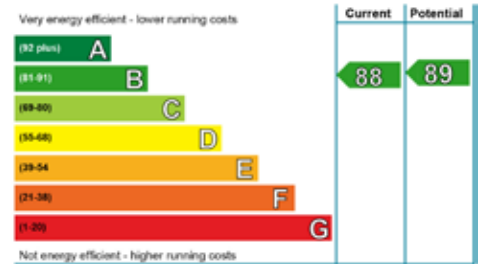


First floor

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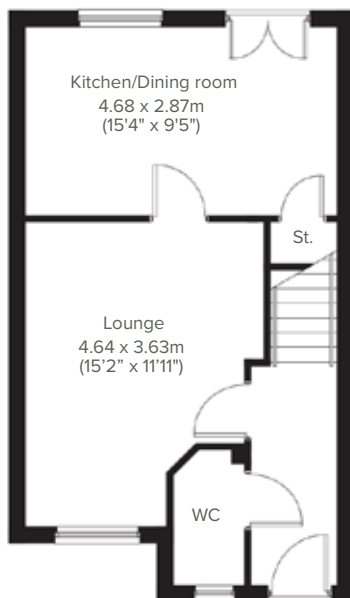


NEWMORE
Three bedroom home

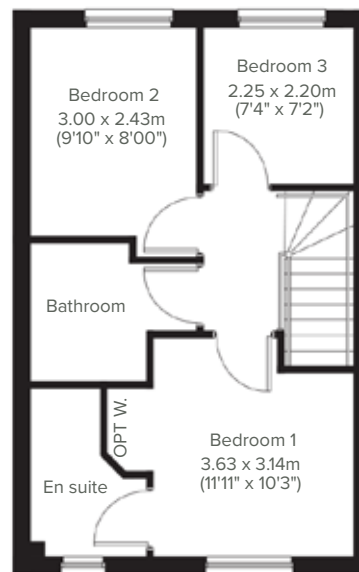


The energy efficiency ratings are an average for each house type and individual plots may vary.

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 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



First floor

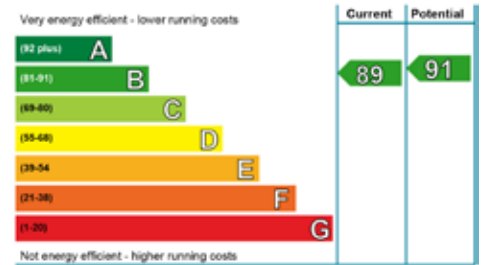
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Window not applicable if mid terraced

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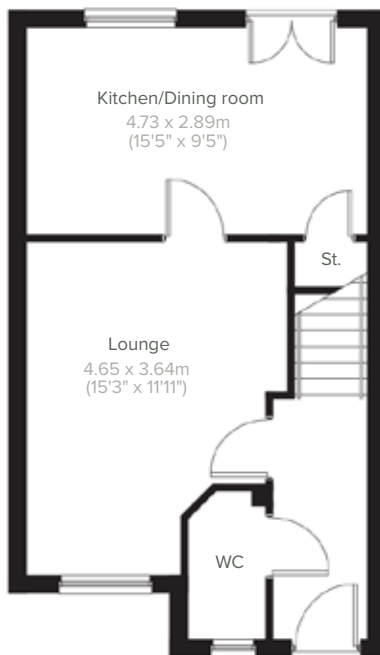


ARDBEG
Three bedroom home

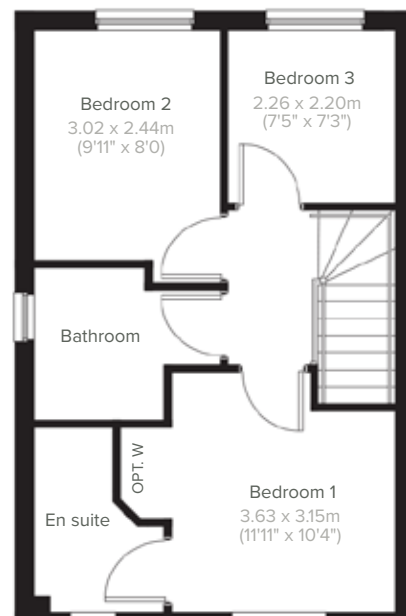


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The Ardbeg is a three-bedroom family home with bright and modern open plan kitchen/dining room with French doors leading into the garden and a spacious front aspect lounge. The downstairs WC, handy storage cupboard and en suite to bedroom one means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



Ground floor

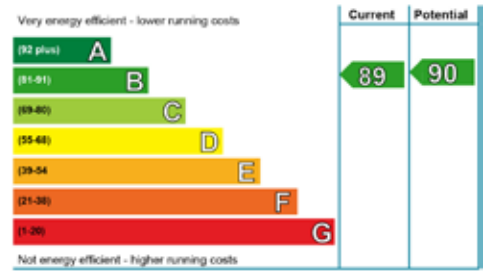


First floor

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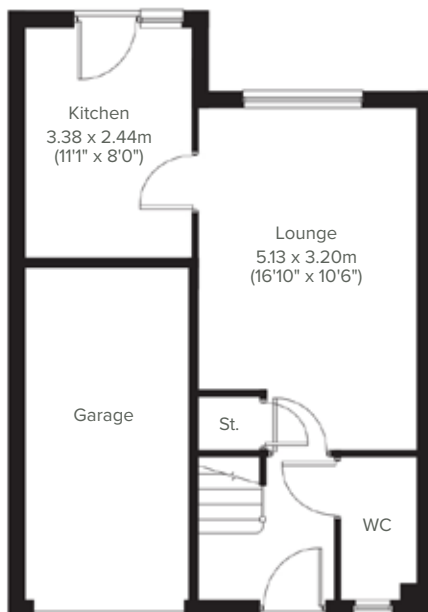


NEWTON
Three bedroom home

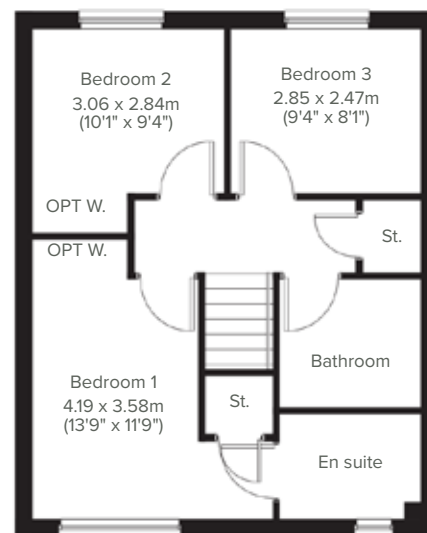


The energy efficiency ratings are an average for each house type and individual plots may vary.

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



Ground floor

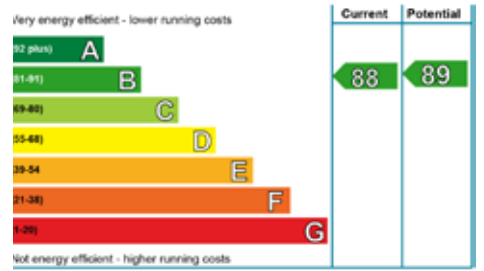


First floor

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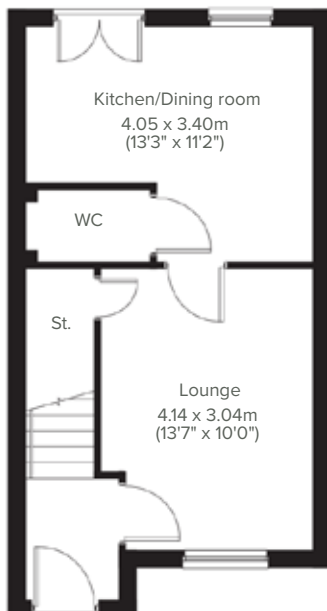


BRODICK
Three bedroom home

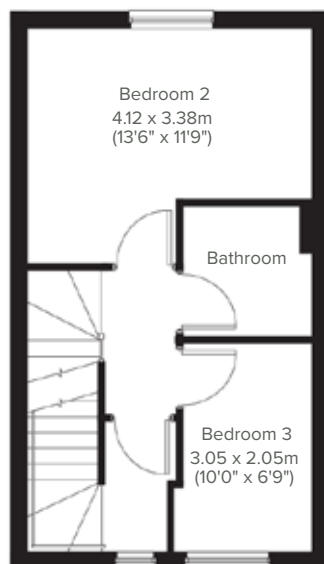


The energy efficiency ratings are an average for each house type and individual plots may vary.

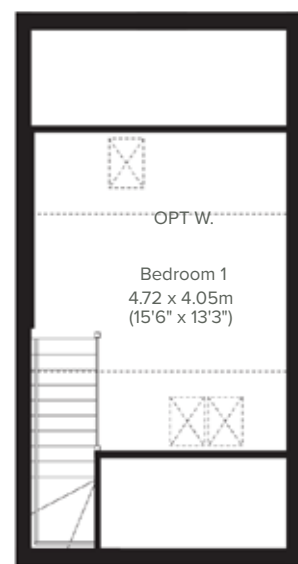
A beautifully-proportioned three-bedroom home The Brodick has everything you need for modern living. Downstairs there is an open plan kitchen/dining room with French doors leading into the rear garden, spacious lounge, a large storage cupboard under the stairs and a WC. The first floor has two good sized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



Ground floor



First floor



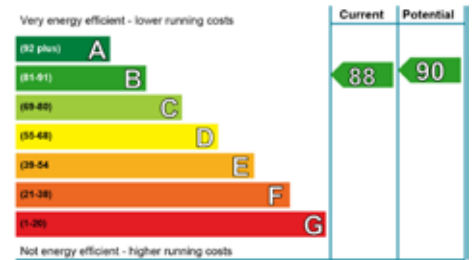
Second floor

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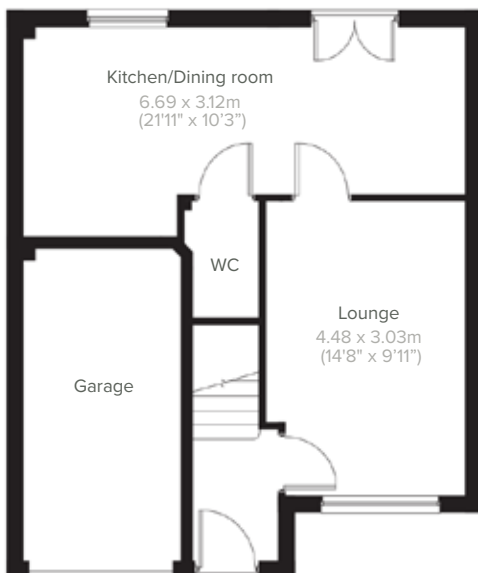
KEARN

Three bedroom home

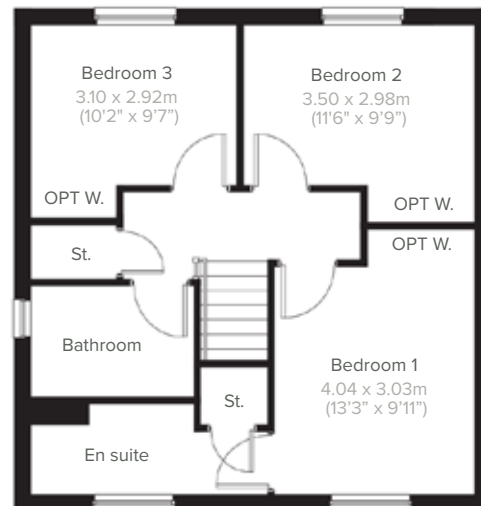


The energy efficiency ratings are an average for each house type and individual plots may vary.

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 en suite to bedroom one.



Ground floor



First floor

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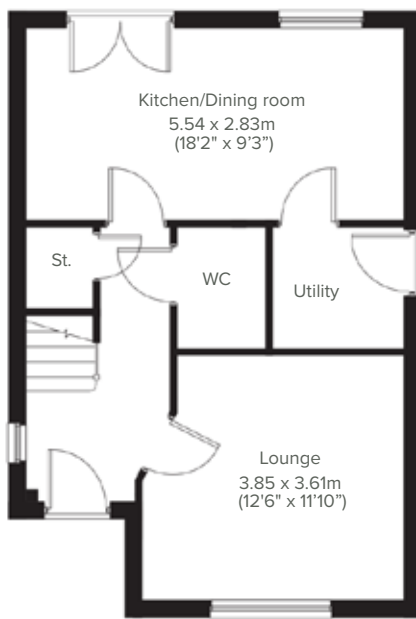


ELGIN
Three bedroom home

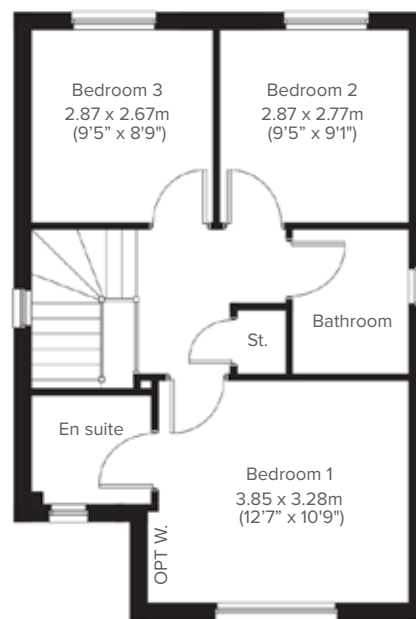


The energy efficiency ratings are an average for each house type and individual plots may vary.

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 is a good-sized family bathroom and further storage.



Ground floor



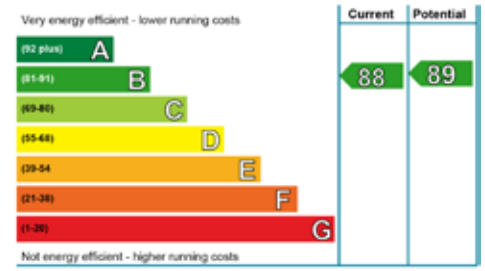
First floor

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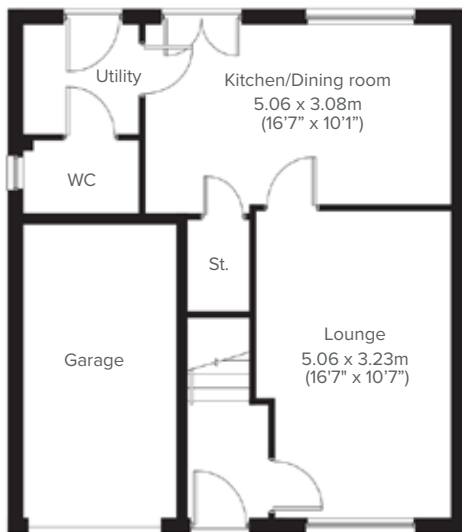
LEITH

Four bedroom home

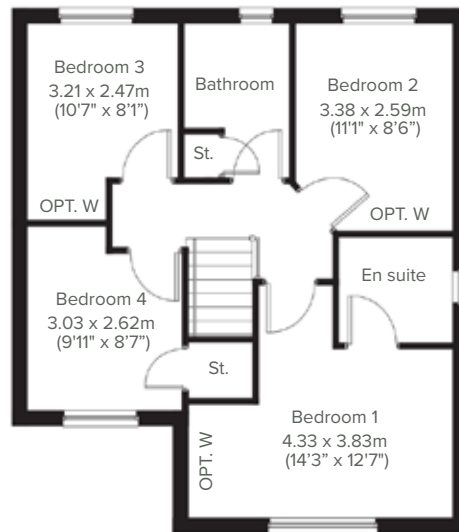


The energy efficiency ratings are an average for each house type and individual plots may vary.

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.



Ground floor



First floor

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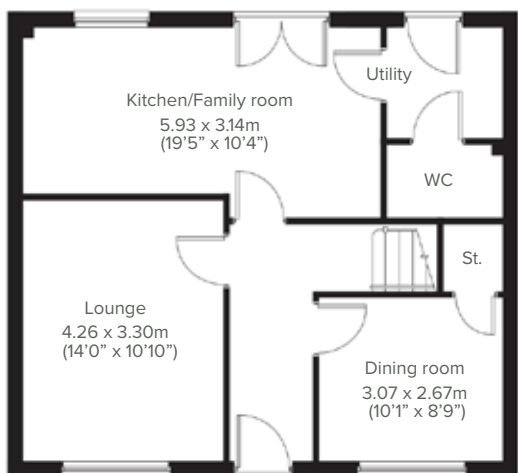
ETTRICK

Four bedroom home

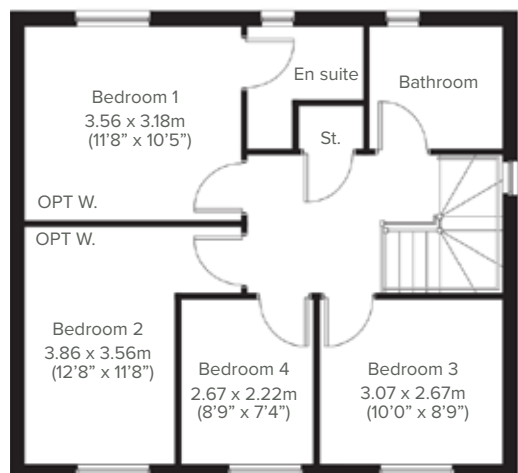


The energy efficiency ratings are an average for each house type and individual plots may vary.

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-sized bathroom and a storage cupboard.



Ground floor



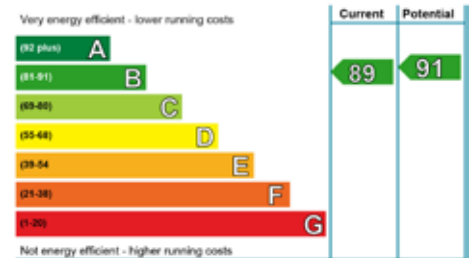
First floor

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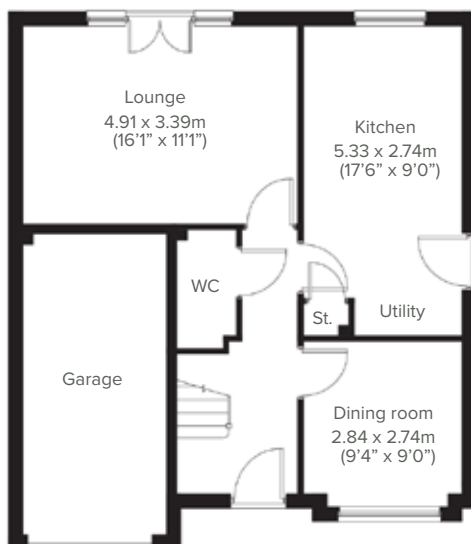
BALERNO

Four bedroom home

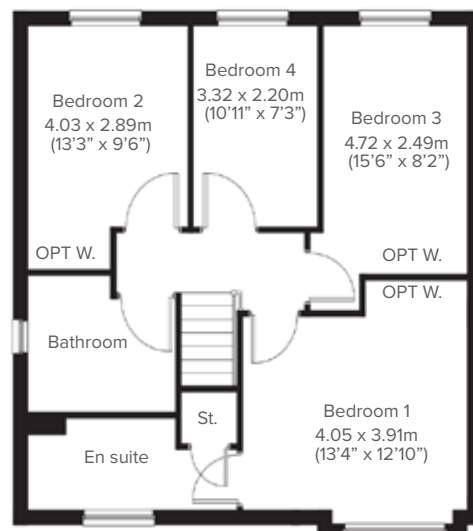


The energy efficiency ratings are an average for each house type and individual plots may vary.

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 en suite and a spacious family bathroom.



Ground floor



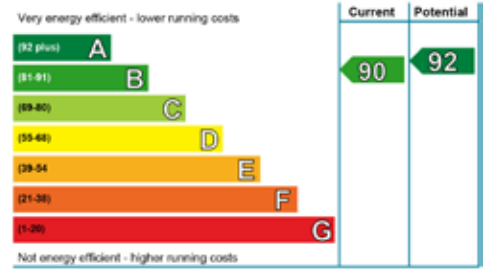
First floor

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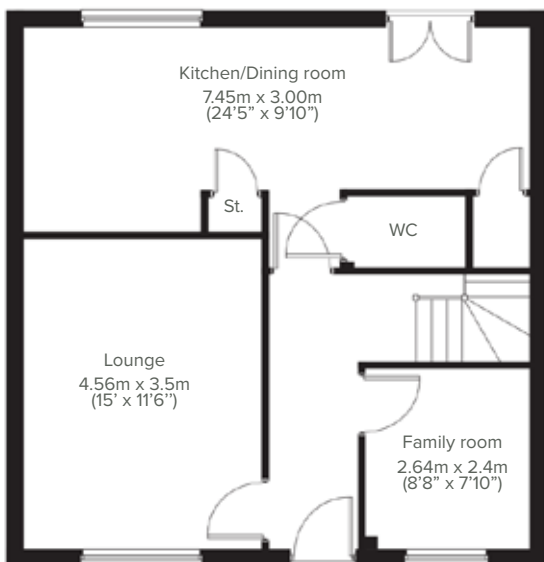
THURSO

Four bedroom home

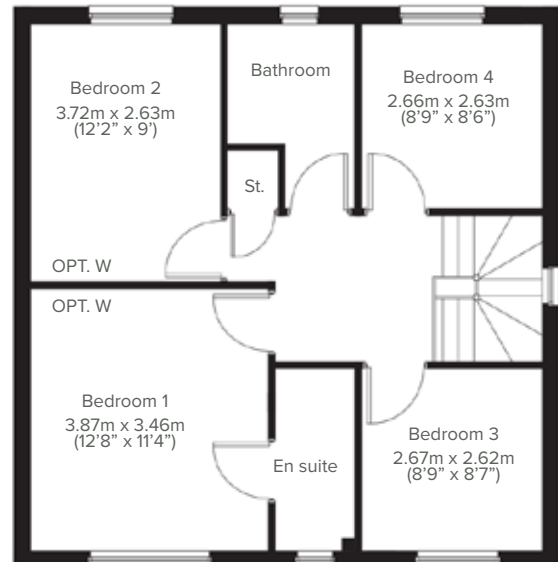


The energy efficiency ratings are an average for each house type and individual plots may vary.

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. There's a front aspect lounge, family room and downstairs WC. Upstairs there are four good sized bedrooms - bedroom one with en suite and a spacious family bathroom.



Ground floor

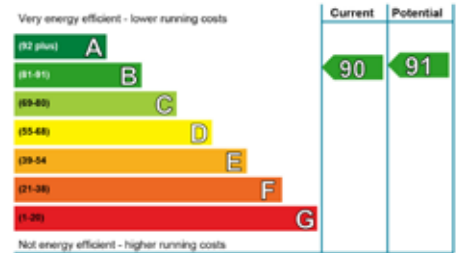


First floor

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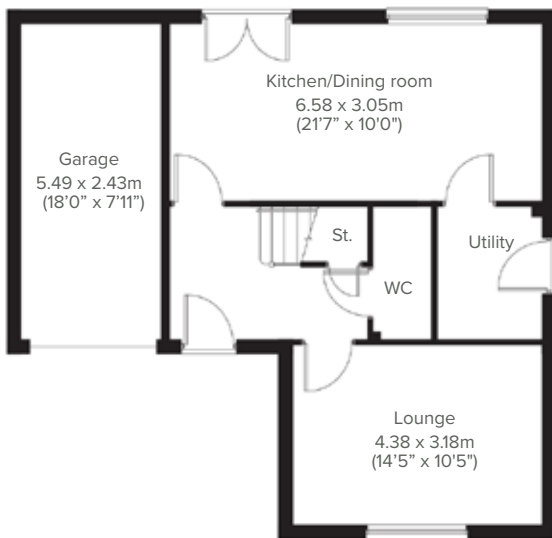


LISMORE
Four bedroom home

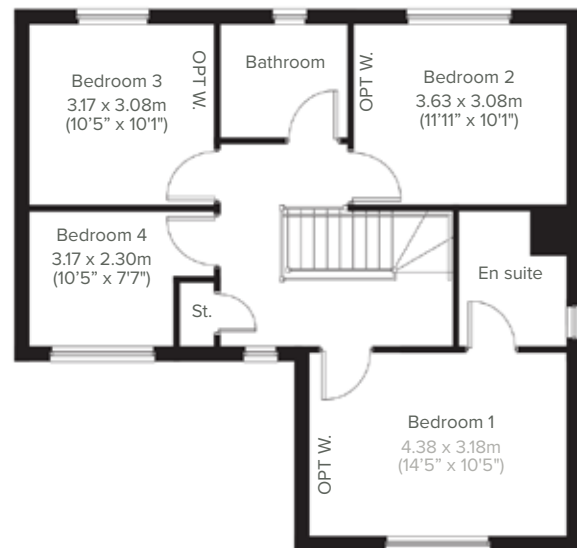


The energy efficiency ratings are an average for each house type and individual plots may vary.

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 large family-sized bathroom and a storage cupboard.



Ground floor



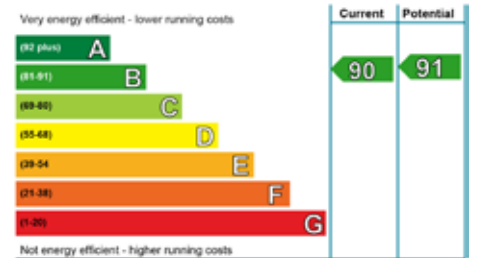
First floor

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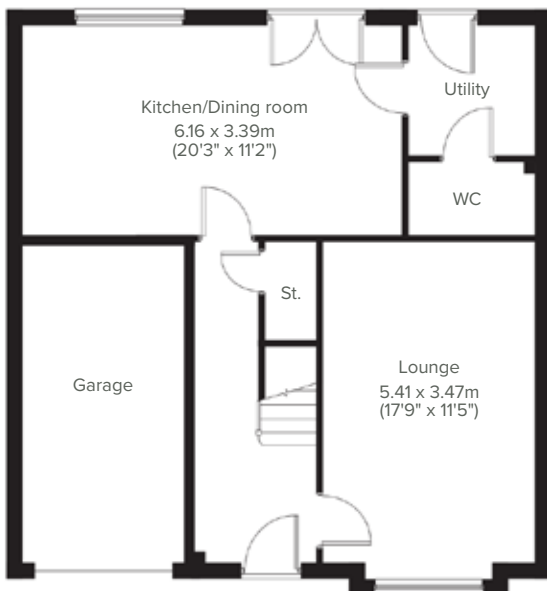
WHITHORN

Four bedroom home

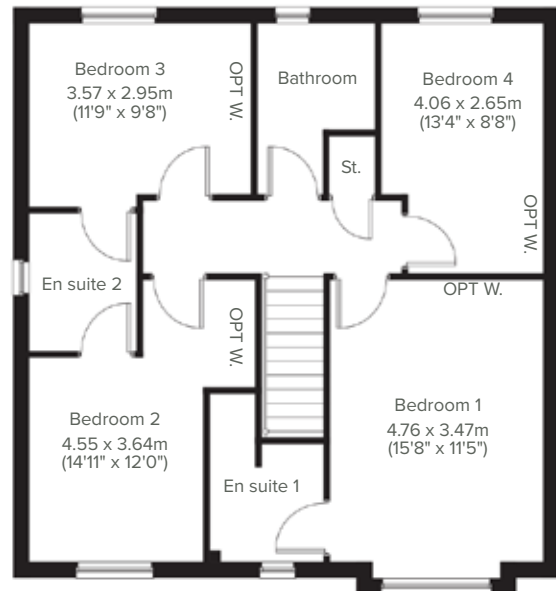


The energy efficiency ratings are an average for each house type and individual plots may vary.

The Whithorn is an impressive four 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 four good-sized bedrooms, with an en suite to bedroom one and Jack and Jill en suite to bedrooms two and three.



Ground floor



First floor

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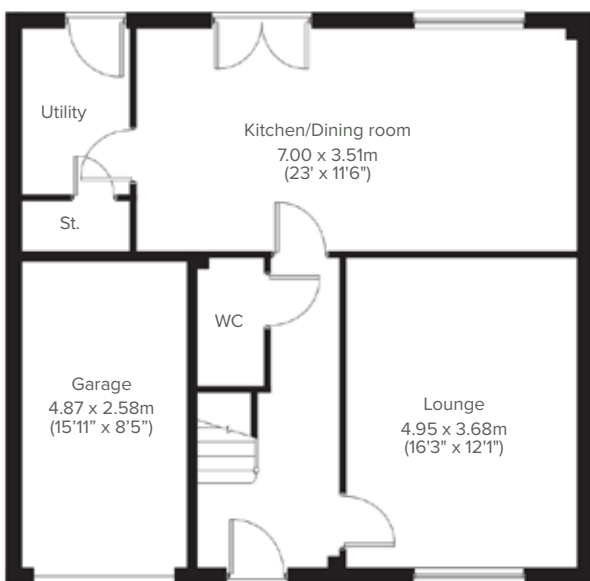


WARRISTON
Five bedroom home

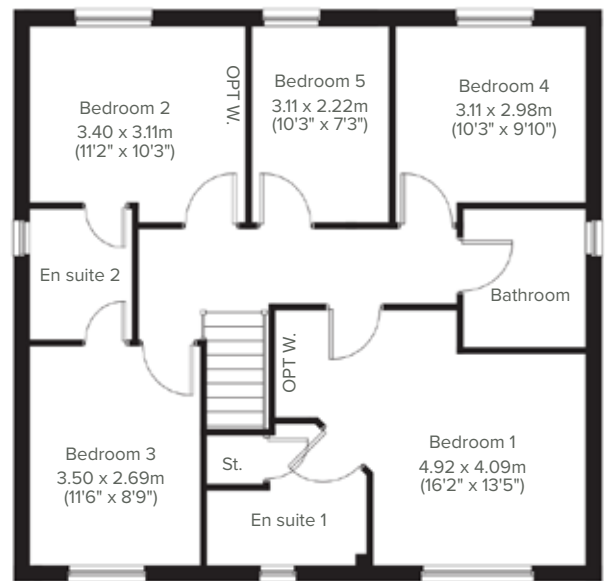


The energy efficiency ratings are an average for each house type and individual plots may vary.

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 handy utility with outside access. Upstairs there are five bedrooms - bedroom one with en suite - and Jack and Jill en suite to bedroom two and three.



Ground floor



First floor

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SPECIFICATIONS

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 low E-glass windows in PVCu frames
Doors	GRP-skinned external doors with timber 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 & walls	Staircase painted white. Walls painted in white emulsion
Doors	White internal doors
Heating	Gas-fired combi boiler with radiators in all main rooms (most with thermostatically-controlled valves)
Insulation	Insulated loft and hatch to meet current building regulations
Electrics	Individual circuit breakers to consumer unit & double electric sockets to all main rooms
General	TV point and FibreNest router in Lounge

Kitchen



General	Fully-fitted kitchen with a choice of doors * laminate worktop with upstands to match (depending on build stage)
General	Stainless steel one and a half bowl sink with pillar taps to kitchen only
Appliances	Single electric oven in white, gas hob in white and integrated cooker hood

Bathroom



General	White bathroom suites with chrome-finished fittings. Extractor fan to bathroom and en suite (where applicable)
General	Shower over bath (applicable to homes with no en suite)
General	Half height tiling to sanitary-ware walls (bathroom and en suite)
General	Tiled splashback to basin in WC

Security



Locks	Multi-point locking to front and rear doors, locks to all windows (except escape windows)
Fire	Smoke/heat detectors wired to the mains with battery backup

Garage/ Gardens



Garage	Garage with up-and-over white door; or car ports or parking space
Gardens	Front lawn turfed or landscaped (where applicable)
Fencing	1.8 metre fence to rear garden, plus gate





BUILT BY US, STYLED BY YOU

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.

FINISHING TOUCHES

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.



Our Finishing Touches collection includes:

- ✔ Carpets
- ✔ Wardrobes
- ✔ Kitchen upgrades
- ✔ Bathroom upgrades
- ✔ Fixtures
- ✔ Appliances

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

The earlier you reserve, the greater the choice.

We'll always try and accommodate the Finishing Touches you want, however it's worth remembering that the earlier you reserve your home in the build stage, the more options you'll have available.

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.



#LOVEMYERSIMMONHOME

A new home is the perfect opportunity to showcase your unique style, creativity and personality at every turn which is why we love seeing how you transform your interior and exterior spaces. If you're thinking about redecorating but aren't sure where to start, head over to our Instagram page at [@persimmon_homes](#) for home décor ideas and colour inspiration.



SNAP. SHARE. WIN.

Upload your own photos with the hashtag [#lovemyersimmonhome](#) and you could be one of the three lucky winners we pick every month to receive a **£100 Next voucher**. We've included a few past winners on this page so you can check out the competition.

Good luck!

Visit our Instagram page for terms and conditions.





IT PAYS TO BUY NEW

✔ NO CHAINS

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.

✔ NO SPACE GOES TO WASTE

Research shows that 17% of living space often goes unused in older properties. Modern homes are proven to use every inch of room as effectively as possible.

✔ LIVING IT UP IN STYLE

When you buy a new Persimmon home you can expect a brand spanking new fitted kitchen, bathroom suite, and in some cases an en suite and dressing room.

✔ LESS WORK, MORE FREEDOM

Buying new means you'll spend far less time on repairs and maintenance, after all, life's too short to spend every weekend doing DIY.

✔ FLEXIBLE WAYS TO BUY

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

✔ BETTER SAFE THAN SORRY

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.

✔ LOWER ENERGY BILLS

New homes have to meet stringent energy-efficient standards, which means you'll spend less on your energy bills from day one. All our homes come with a cost-effective combi boiler, first-rate loft insulation and draught-free double glazed windows.

✔ FIRST-RATE, NOT SECOND-BEST

From your boiler and windows to your carpets and curtains, everything in your new home is new. This means you get to enjoy all the latest designs and tech, while also benefiting from the manufacturers' warranties that come with them. Win-win.

✔ LONG-TERM PEACE OF MIND

All our new homes come with a ten-year, insurance-backed warranty, as well as our very own two-year Persimmon warranty. In the unlikely event you ever need to make a claim, our Customer Care Team will be happy to provide all the help you need.

✔ THE CHOICE IS ALL YOURS

A new home offers you a blank canvas and a chance to showcase your own style and personality at every turn. So while our homes come with fitted kitchens and bathrooms, which you can fully customise them with our Finishing Touches (depending on the build stage).

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

<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
<p>HD movie (12GB)</p>	3m 15s	6m 30s	13m	23m	1h 20m	2h 40m
<p>Video game (40GB)</p>	11m	21m 45s	43m 45s	1h 17m	4h 30m	9h

To have your new home connected, register now at fibrenew.com/connect
 Questions? Just give our friendly team a call on 0333 234 2220



Please see fibrenew.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.

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The Grange

For prices, opening times and availability contact:

Lusitania Gardens
Larkhall, Lanarkshire
ML9 2FG

T: 01698 681 451

E: thegrange.wSCO@persimmonhomes.com

persimmonhomes.com/the-grange

Head Office

Persimmon Homes West Scotland

180 Findochty Street
Garthamlock
G33 5EP

T: 0141 766 2600

E: wscosales@persimmonhomes.com

persimmonhomes.com



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