

# AVON WATER WALK

Stonehouse · Lanarkshire



**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.



### 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 comprehensive inspections of all key build stages 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**, which runs alongside a **ten-year insurance-backed new homes warranty**.





# Avon Water Walk

Stonehouse · Lanarkshire



## Avon Water Walk at a glance:

- 🕒 Beautiful range of 2, 3 and 4 bedroom homes
- 🕒 Easy access to Glasgow
- 🕒 Short walk from the village centre
- 🕒 Nestled in the heart of rural Lanarkshire, an area of natural beauty & historical interest

## BEAUTIFUL NEW HOMES IN A GREAT LOCATION

Avon Water Walk is a stunning new development of two, three, four and five bedroom homes in the charming rural village of Stonehouse in South Lanarkshire.

Avon Water Walk is perfectly placed to make the most of everything this lovely area has to offer, including stunning countryside, country parks & lakes, as well as a range of great local amenities.

The development is ideal for families as there are two local primary schools within walking distance including Stonehouse Primary School (0.5 miles) and Newfield Primary School (0.4 miles). For older children there's Larkhall Academy (4.2 miles) and The Holy Cross High School (10.5 miles).

### Everything you need is close to hand

Avon Water Walk benefits from a range of local amenities in Stonehouse such as Co-op, Boots, Bank of Scotland, Stonehouse Lifestyles Centre and the Cander Centre. Strathaven town centre is just 3.2 miles from Avon Water Walk offering even more shops and activities.

Strathaven Park is 3.5 miles from Avon Water Walk and has a host of things to do including two football pitches, tennis courts, a boating pond, playgrounds, a miniature railway, and vast open spaces - perfect for dog walkers or sports enthusiasts. Further afield, Strathclyde Country Park is 9.1 miles from

Avon Water Walk and benefits from 400 hectares of stunning countryside offering a wide range of activities available to suit everyone. Craignethan Castle is 6.5 miles from Avon Water Walk and is the perfect place for a family day out.

### Always in reach

Avon Water Walk has a range of local transport links and services including Larkhall train station just 4.4 miles from the development - perfect for the daily commute to Glasgow. There's also a good local bus service running from Stonehouse to other local towns, villages and cities including Larkhall, Strathaven, Hamilton and Glasgow.

Avon Water Walk is perfectly situated just 2.5 miles from the M74 to Glasgow and the A71 towards Edinburgh. For journeys further afield Avon Water Walk is just 27.8 miles from Glasgow Airport.

With its choice of modern new homes, great local amenities and easy links to Glasgow, Avon Water Walk could be your ideal place to call home

### JUMP IN THE CAR AND START EXPLORING:

- Strathaven town centre | 3.2 miles
- Larkhall town centre | 4.2 miles
- Larkhall train station | 4.4 miles
- Hamilton town centre | 9.9 miles
- Glasgow | 22.1 miles



# SITE PLAN

## AVON WATER WALK STONEHOUSE PHASE 1

### KEY

- |                   |                    |
|-------------------|--------------------|
| ● The Portree (2) | ● The Aberlour (4) |
| ● The Newmore (3) | ● The Ettrick (4)  |
| ● The Ardbeg (3)  | ● The Balerno (4)  |
| ● The Newton (3)  | ● The Thurso (4)   |
| ● The Brodick (3) | ● The Lismore (4)  |
| ● The Elgin (3)   | ● The Whithorn (4) |
| ● The Leith (4)   |                    |
- (3) indicates number of bedrooms







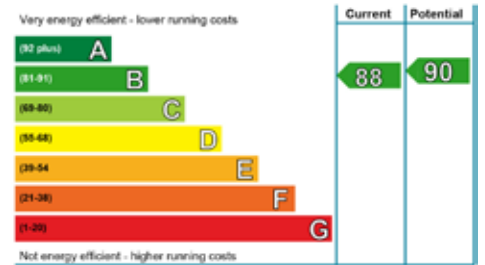
Future Development  
By Persimmon Homes

Future Development  
By Persimmon 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.

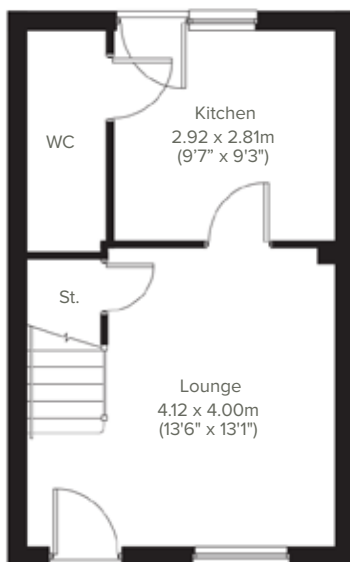


**PORTTREE**  
2 bedroom home

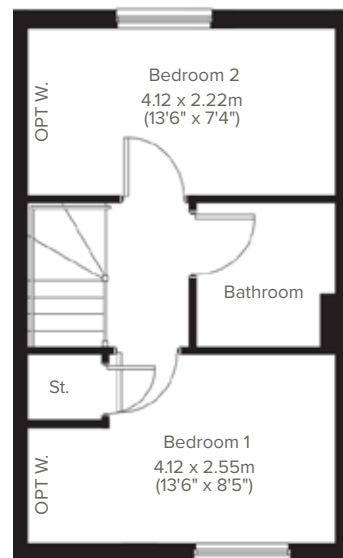


The energy efficiency ratings are an average for each house type and individual plots may vary.

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

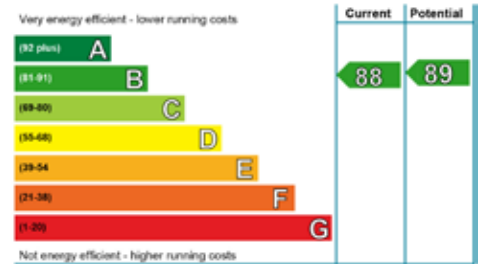
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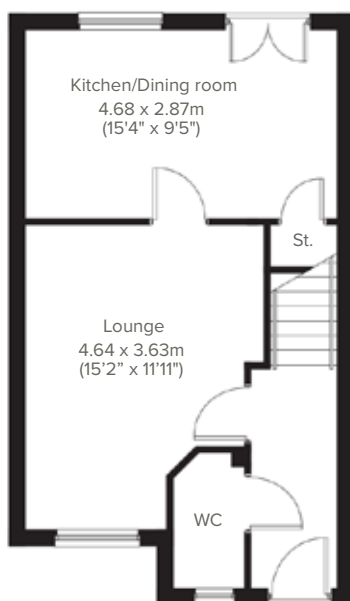
# NEWMORE

## 3 bedroom home

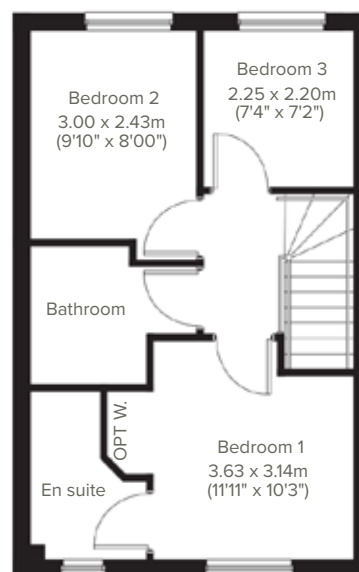


The energy efficiency ratings are an average for each house type and individual plots may vary.

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

#

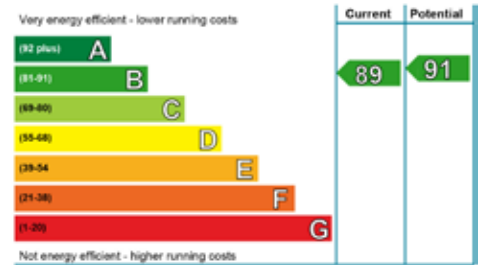
# Window not applicable if mid terraced

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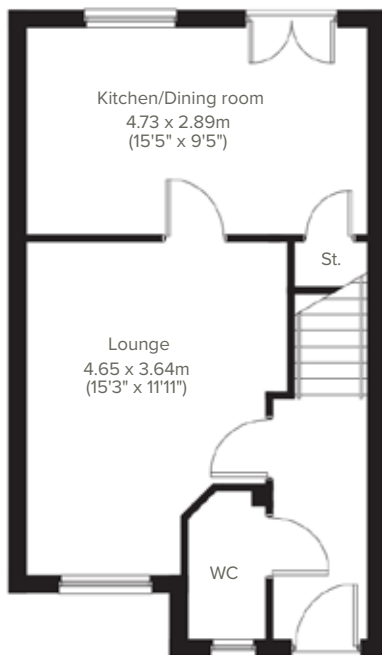
## ARDBEG

### 3 bedroom home

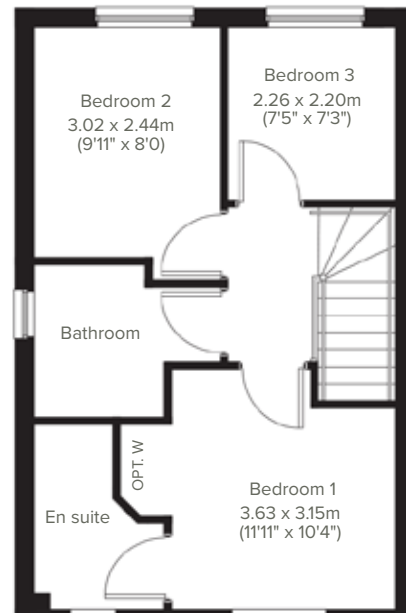


The energy efficiency ratings are an average for each house type and individual plots may vary.

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

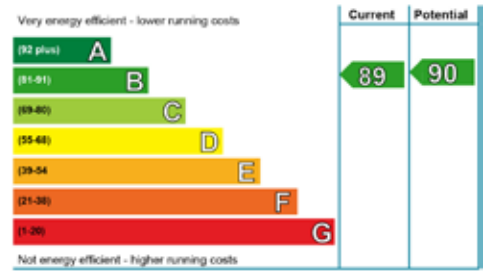


First floor

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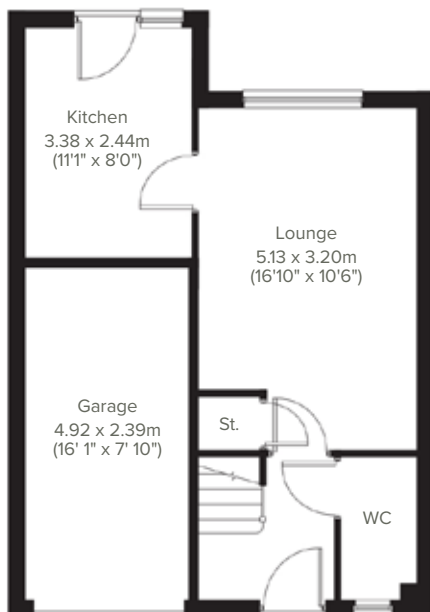


**NEWTON**  
3 bedroom home

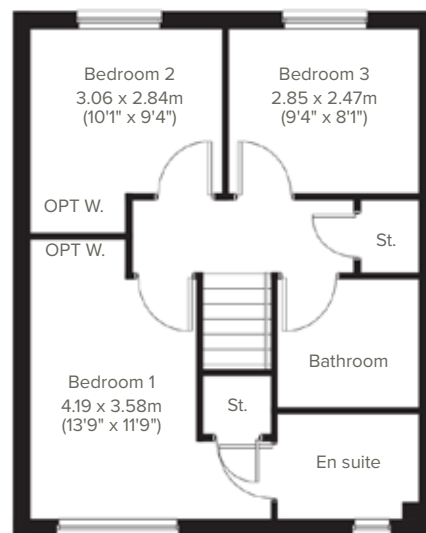


The energy efficiency ratings are an average for each house type and individual plots may vary.

A three-bedroom family home, The Newton has a 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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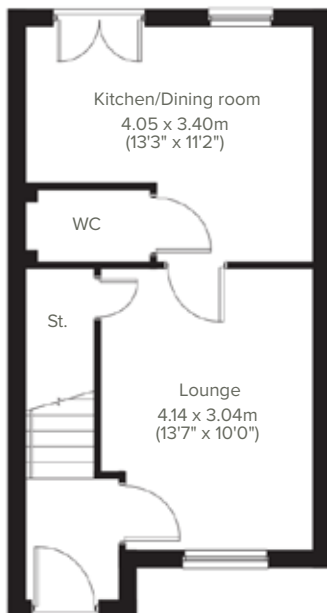


**BRODICK**  
3 bedroom home

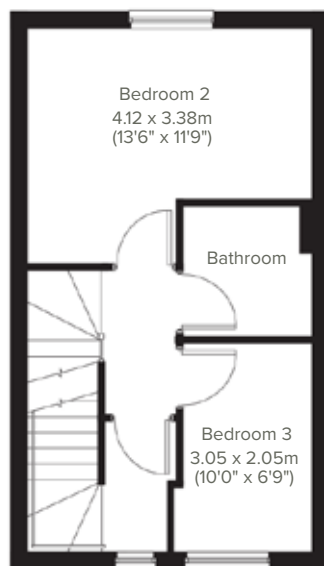


The energy efficiency ratings are an average for each house type and individual plots may vary.

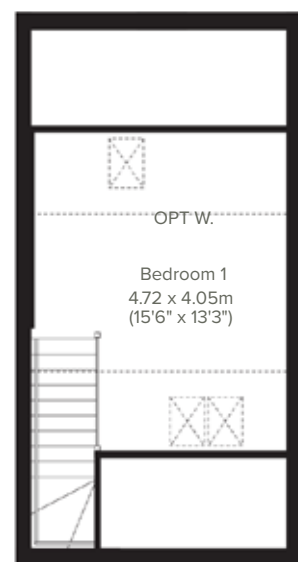
A beautifully-proportioned three-bedroom home The Brodick has everything you need for modern living. Downstairs there is an open plan kitchen/dining room with French doors leading into the rear garden, spacious lounge, a large storage cupboard under the stairs and a WC. The first floor has two good sized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



Ground floor



First floor

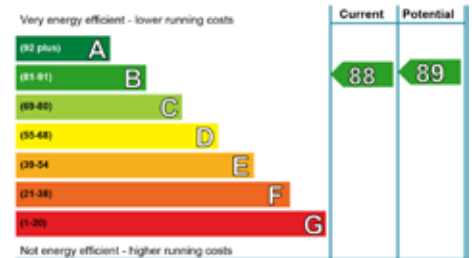


Second floor

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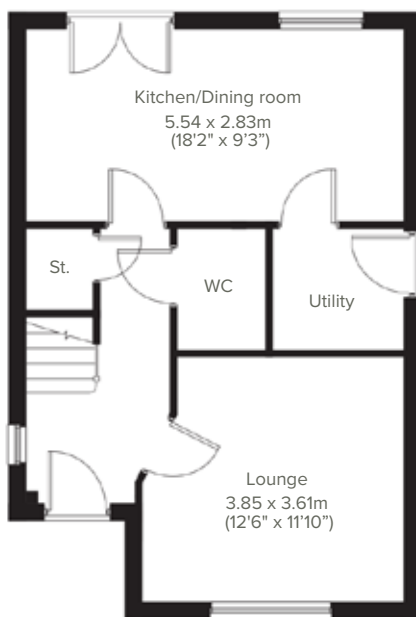


**ELGIN**  
3 bedroom home

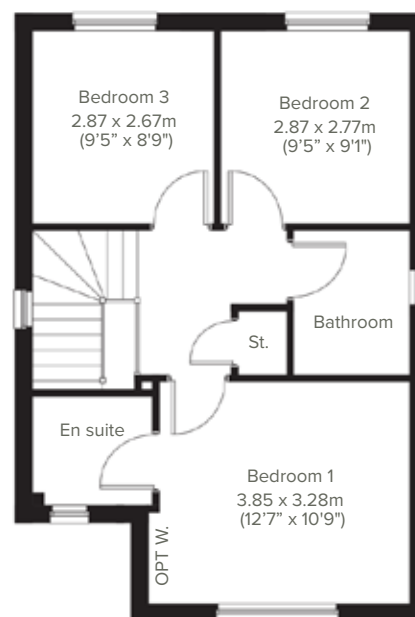


The energy efficiency ratings are an average for each house type and individual plots may vary.

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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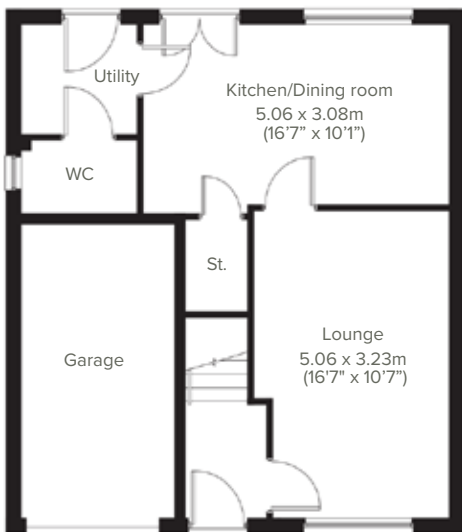


**LEITH**  
4 bedroom home

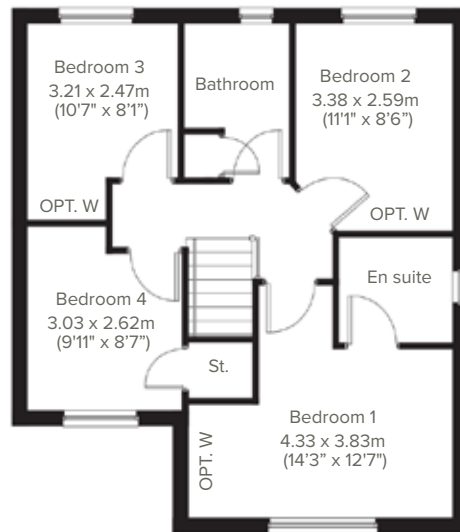


The energy efficiency ratings are an average for each house type and individual plots may vary.

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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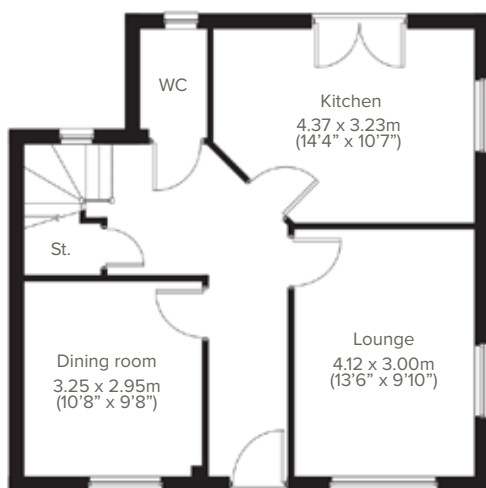
# ABERLOUR

## 4 bedroom home

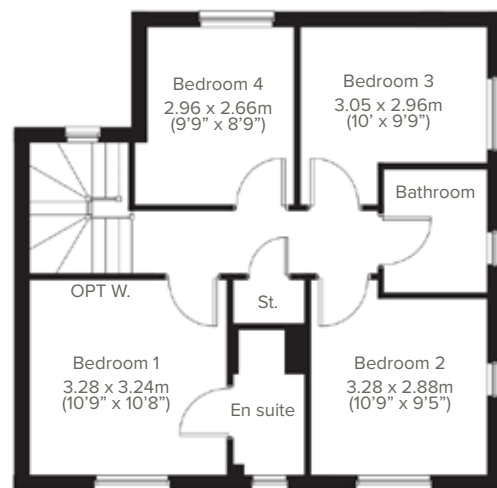


The energy efficiency ratings are an average for each house type and individual plots may vary.

A perfectly-proportioned detached home, The Aberlour is a popular choice with families. There's a bright front aspect lounge, separate dining room and separate kitchen as well as a downstairs WC. Upstairs there are four bedrooms - bedroom one has an en suite - a large family-sized bathroom and a storage cupboard.



Ground floor



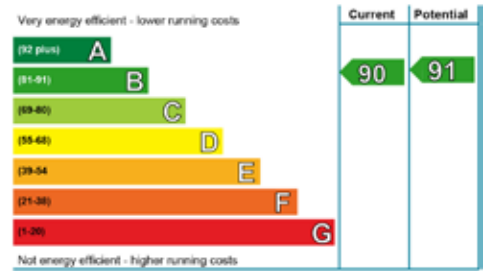
First floor

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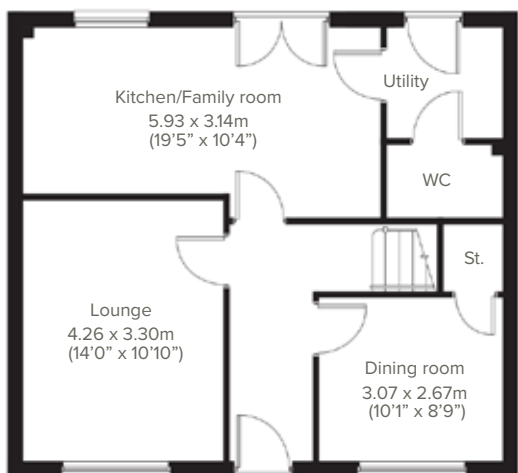
# ETTRICK

## 4 bedroom home

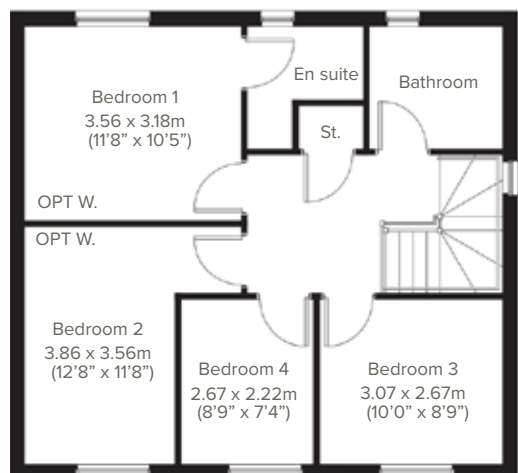


The energy efficiency ratings are an average for each house type and individual plots may vary.

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 large family-sized bathroom and a storage cupboard.



Ground floor



First floor

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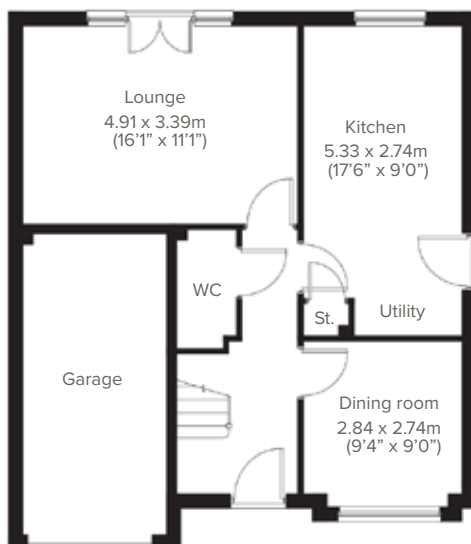
# BALERNO

4 bedroom home

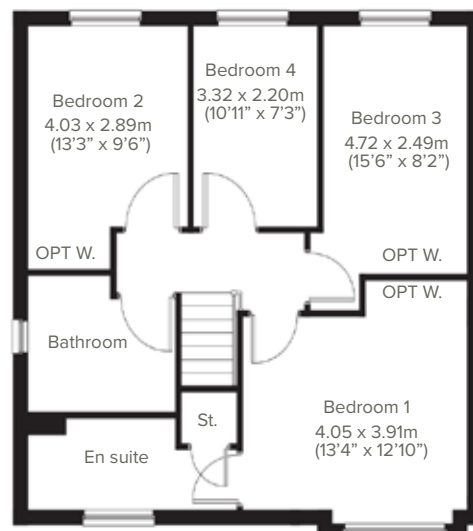


The energy efficiency ratings are an average for each house type and individual plots may vary.

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

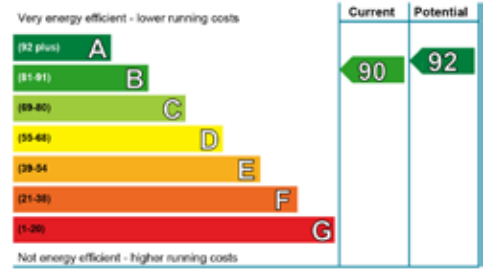
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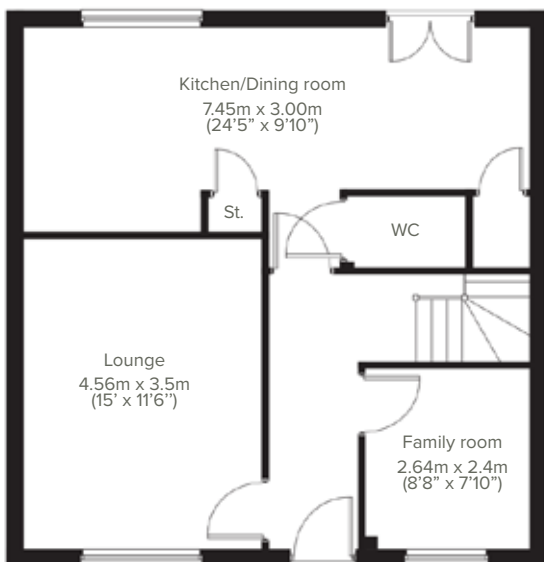
# THURSO

## 4 bedroom home

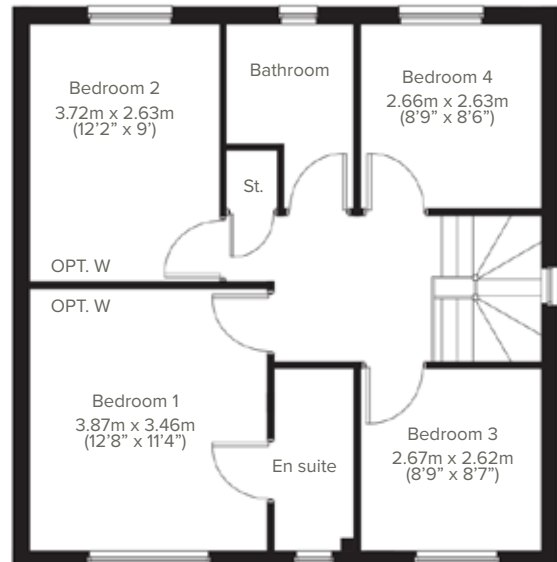


The energy efficiency ratings are an average for each house type and individual plots may vary.

Ideal for family life, The Thurso is a popular four bedroom home. The open plan kitchen/dining room is spacious and bright with garden access. There is 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

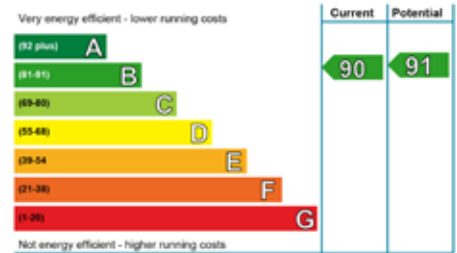


First floor

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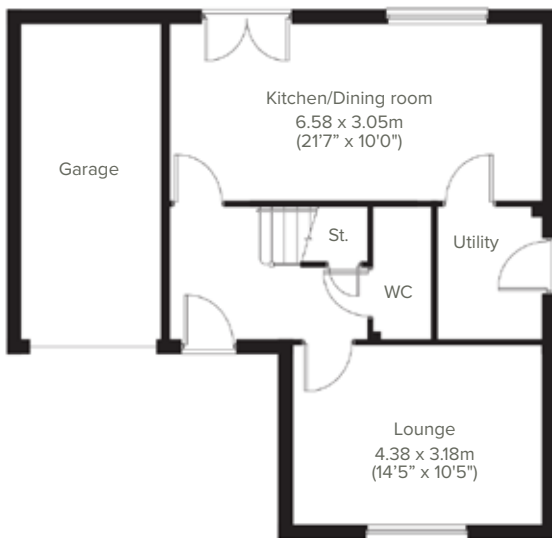


**LISMORE**  
4 bedroom home

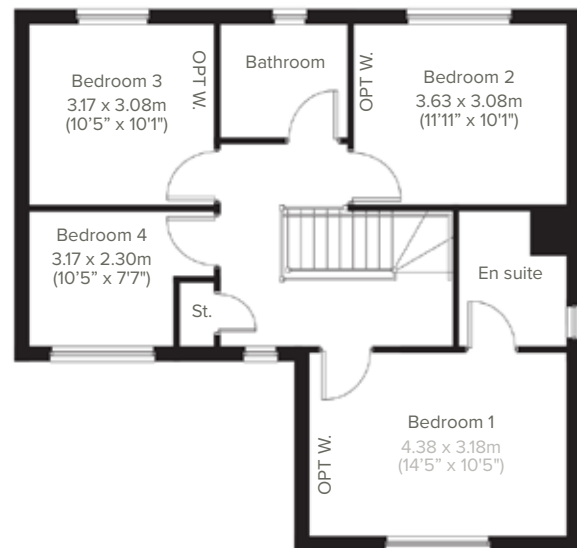


The energy efficiency ratings are an average for each house type and individual plots may vary.

The Lismore ticks all the boxes for a family home. 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

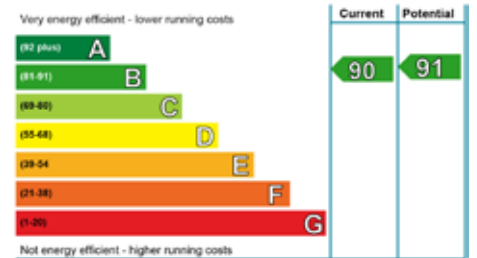


First floor

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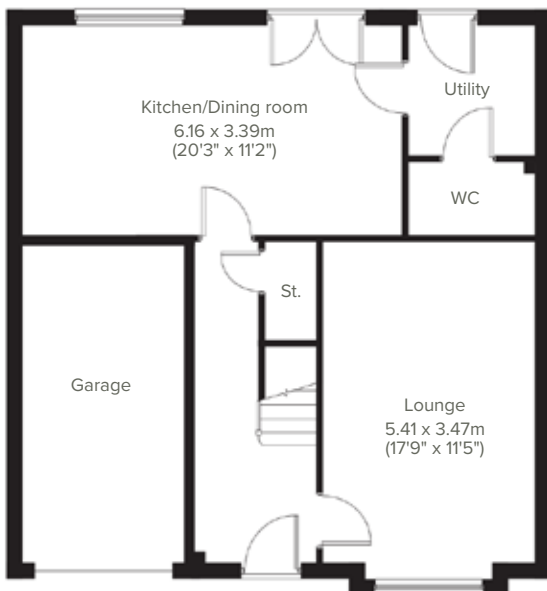


**WHITHORN**  
4 bedroom home

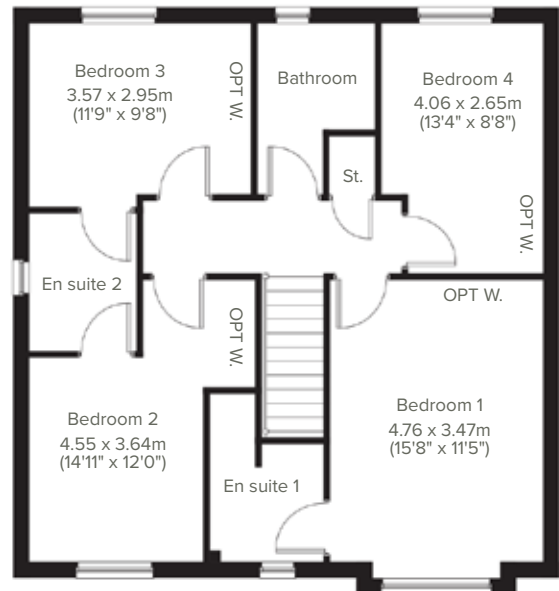


The energy efficiency ratings are an average for each house type and individual plots may vary.

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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## 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
- ✓ Lighting packages
- ✓ 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.



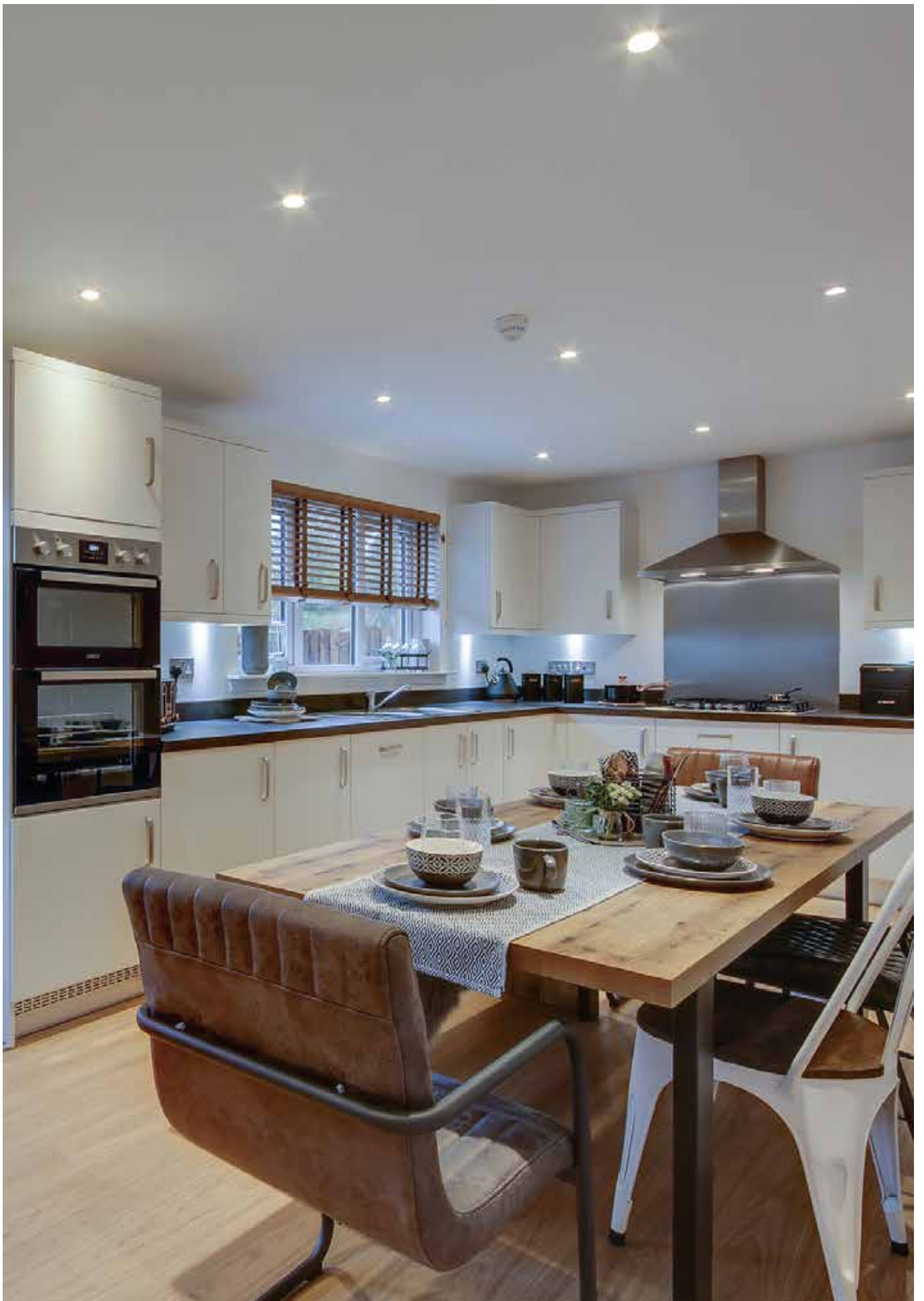
### SNAP. SHARE. WIN.

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! Avon Water Walk will benefit 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><b>Ultrafast Broadband</b></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><b>Megafast Broadband</b></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><b>Superfast Broadband</b></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><b>Faster Broadband</b></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><b>Standard Broadband</b></p> <p>Browse, stream music and download larger files.</p> <p>Up to 20Mb download Up to 2Mb upload</p>	<h3>10Mb</h3> <p><b>Budget Broadband</b></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](https://fibrenew.com/connect)  
 Questions? Just give our friendly team a call on 0333 234 2220



Please see [fibrenew.com](https://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.<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.

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## Avon Water Walk

For prices, opening times and availability contact:

Strathaven Road  
Stonehouse, Lanarkshire  
ML9 3JR

T: 01698 534 297

E: [avonwaterwalk.wSCO@persimmonhomes.com](mailto:avonwaterwalk.wSCO@persimmonhomes.com)

[persimmonhomes.com/avon-water-walk](https://persimmonhomes.com/avon-water-walk)

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