



Persimmon
Together, we make your home



Greenlaw Park

Carnoustie • Angus

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.



Greenlaw Park

Find out more

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Who we are

A little bit about us

You're about to make one of the most exciting investments of your life! A beautiful place to call home for years to come. Here are some reasons to invest in a Persimmon home...

50-year pedigree

We've been building homes and communities since the early seventies, and just as fashions have moved on, so too has construction. Over half a century we've perfected processes, fine-tuned materials and honed skills to make us one of today's most modern and progressive home builders.

Sustainability mission

We're committed to reducing our impact on the planet and building for a better tomorrow, with a dedicated in-house team focused on this. [Read more on page 26](#)

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

400+

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.

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 28

"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.



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.





With you all the way

Your journey with us

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

1.



2.



3.

Reservation

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

Solicitor

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

Mortgage application

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

4.



5.



6.

Personalise!

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

Exchange contracts

One step closer to moving in – this is where we exchange contracts/missives and your solicitor will transfer your deposit. Your home is now legally yours.

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.

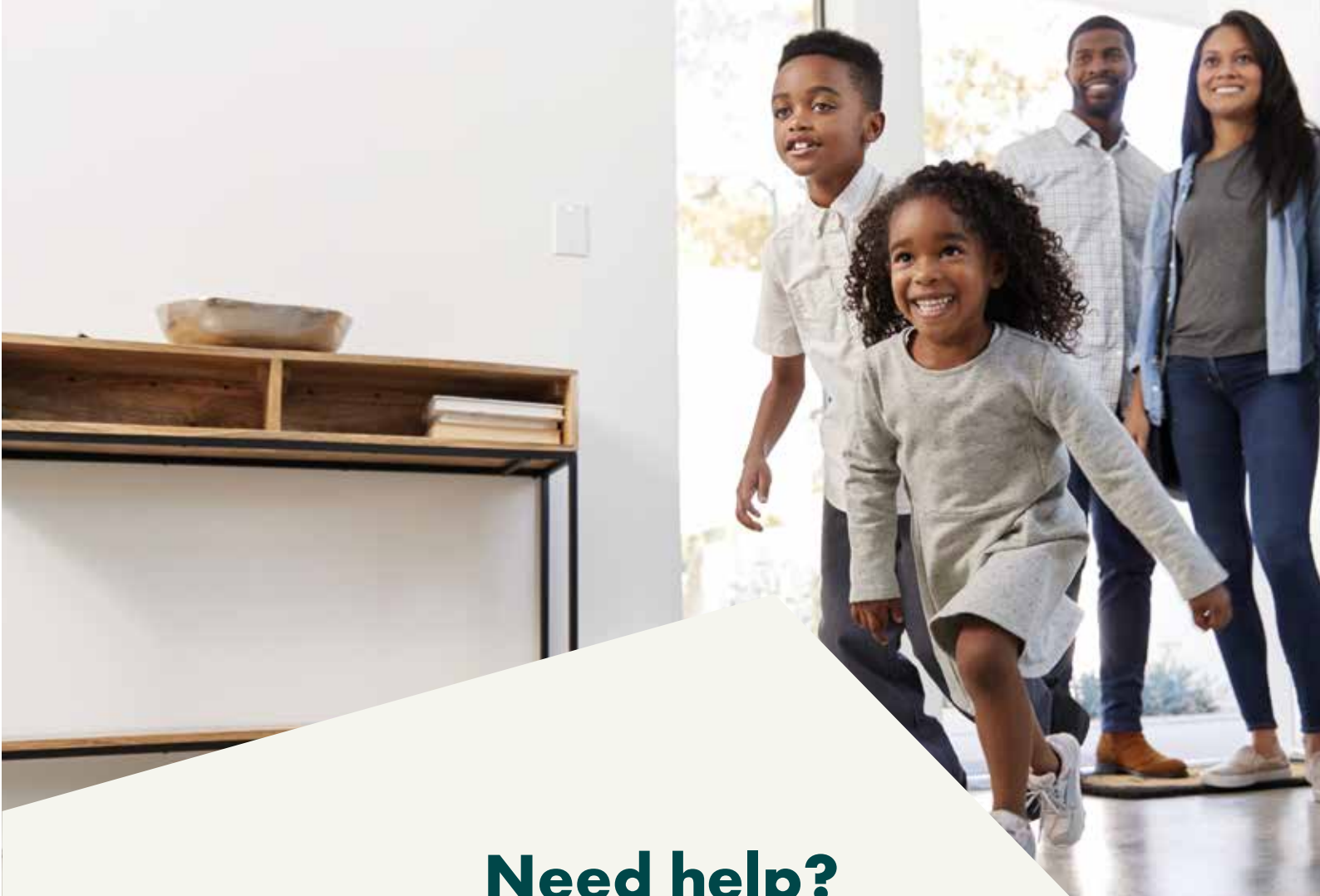
Handover

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...

Aftercare

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.



- Superb selection of 2, 3 & 4-bedroom homes
- Coastal location with outdoor activities
- Close to local shops and schools
- Great proximity to Dundee



Perfectly located
for commuting,
shopping & schools.



Carnoustie • Angus

Greenlaw Park

Our new development Greenlaw Park sits on the northern edge of Carnoustie, a small coastal town close to Dundee, and offers a range of beautiful two, three and four-bedroom homes.

Sandy beach, small local businesses, world-class golf course and city attractions less than half an hour away – there's a lot to love about Carnoustie. Greenlaw Park sits on the northern edge of the town, just a mile from the road that links bustling Dundee to the popular town of Arbroath. With shops, schools, sports facilities and beautiful scenery all on your doorstep, this is a fantastic place to call home.

Everything you need within reach

Carnoustie's charming traditional high street is home to a selection of shops including a bakery, butchers, Co-op, SPAR, farm shop, gift shops and independent clothing outlets, putting all essentials within easy reach. There are also several cafés, restaurants and pubs. For a wider selection of shops and hospitality venues, travel 10 miles to Dundee to make the most of its shopping centres, numerous high street retailers and great choice of bars and restaurants.

Stay active in seaside surroundings

Carnoustie is famous for its Golf Links, one of the hosts of the Open Championship. Having last hosted in 2018, it's one of the most challenging venues in the world. There's a range of other sports and leisure pursuits to enjoy, too. From the sandy beach you can participate in water sports, windsurfing, swimming, fishing and coastal walks, and there's also a leisure centre and skate park. Barry Mill is well worth a visit too; a National Trust working water mill surrounded by peaceful walks, just 5 minutes away.

Education for all

There are several local schools to choose from, plus a nursery. Younger children can attend Woodlands Primary School, Carlogie Primary School or Burnside Primary School, while the local secondary is Carnoustie High School. There's a broader selection of schools a few miles away in Arbroath and Dundee, and for further education students can attend Dundee & Angus College (8 miles away) and the University of Dundee.

EXPLORE

Jump in the car and start exploring

Carnoustie Golf
Links & Beach
2 miles

Carnoustie Train
Station
2.2 miles

Arbroath
8.2 miles

Dundee
10.8 miles



Greenlaw Park

Development layout

Which home and position is right for you?
Choose from 2, 3 & 4-bedroom homes
across 10 different housetypes.

Our homes

2 bedroom

 **The Portree**

3 bedroom

 **The Earl**

 **The Newmore**

 **The Ardbeg**

 **The Kearn**

 **The Elgin**

4 bedroom

 **The Leith**

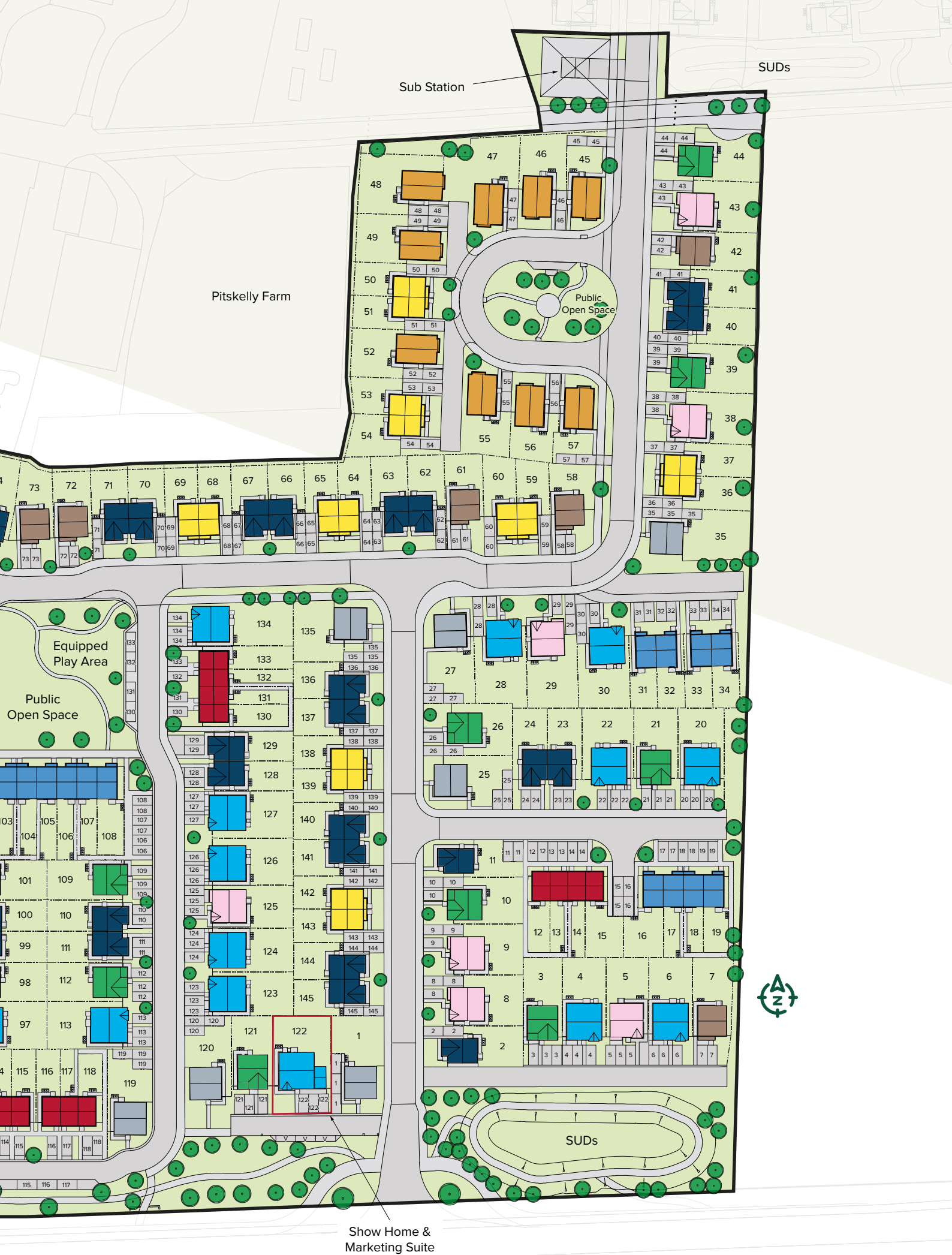
 **The Balerno**

 **The Thurso**

 **The Whithorn**

 **Affordable Housing**





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.



Greenlaw Park

Homes at a glance

Greenlaw Park has something for everyone, from 2-bedroom first homes to 4-bedroom family homes.

2 bed



PAGE 14 **THE PORTREE**

2 bed • Garden • Parking •
EPC: B

3 beds



PAGE 15 **THE EARL**

3 beds • En suite •
Garden • Parking • EPC: B



PAGE 16 **THE NEWMORE**

3 beds • En suite • WC •
Garden • Parking • EPC: B



PAGE 17 **THE ARDBEG**

3 beds • En suite • WC •
Garden • Parking • EPC: B



PAGE 18 **THE KEARN**

3 beds • En suite • WC •
Garden • Integral garage •
EPC: B



PAGE 19 **THE ELGIN**

3 beds • En suite • WC •
Utility • Garden • Parking •
EPC: B



4 beds



PAGE 20 **THE LEITH**

4 beds • En suite • WC •
Utility • Garden •
Integral garage • EPC: B



PAGE 21 **THE BALERNO**

4 beds • En suite • WC •
Utility • Garden •
Integral garage • EPC: B



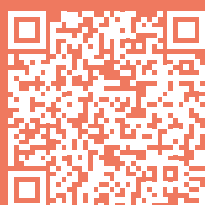
PAGE 22 **THE THURSO**

4 beds • En suite • WC •
Utility • Garden • EPC: B



PAGE 23 **THE WHITHORN**

4 beds • En suites • WC •
Utility • Garden •
Integral garage • EPC: B



Scan me!

For availability and pricing
on our beautiful new homes
at Greenlaw Park.



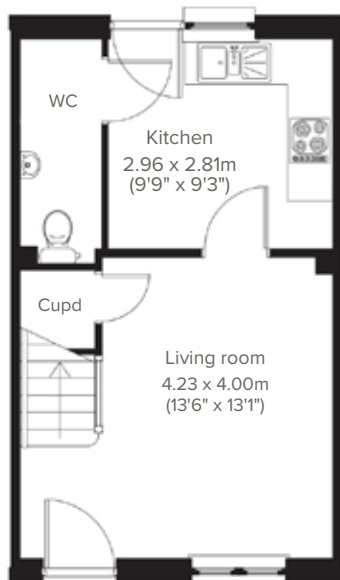


2 bedroom home

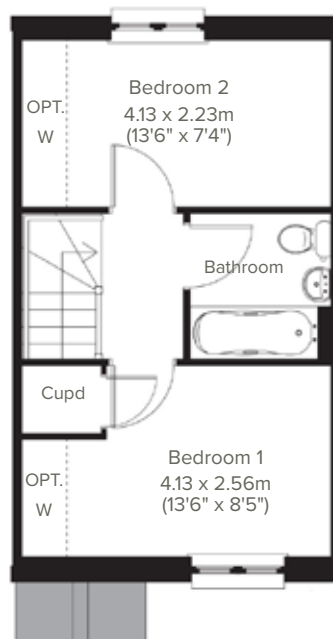
The Portree



The Portree is a popular first home. The front aspect living room has understairs storage and leads into the kitchen and generous WC. Upstairs there are two nicely-proportioned bedrooms and a family-sized bathroom plus a storage cupboard. Perfect for first-time buyers and young professionals.



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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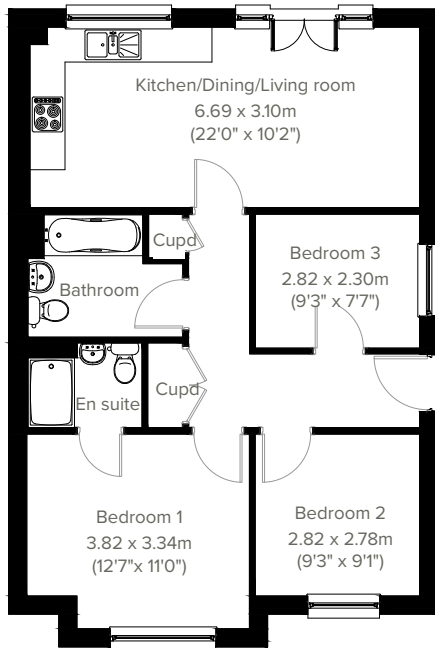


The Earl

3 bedroom home



Perfectly-proportioned and ideal if you're looking to downsize with great flexible living on one level, the Earl boasts a bright open plan kitchen/dining/living room with French doors leading into the garden. There are two handy storage cupboards, a good-sized family bathroom and bedroom one has an en suite.



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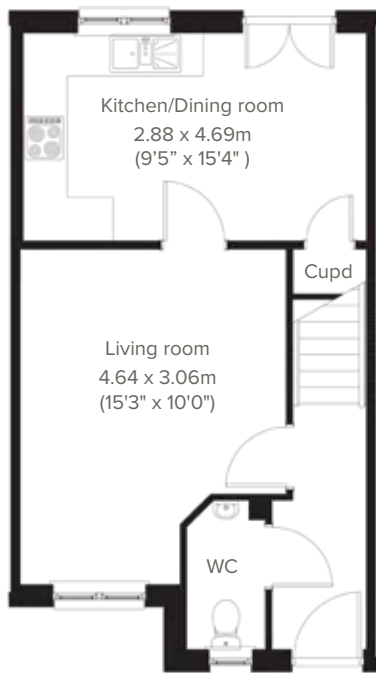


3 bedroom home

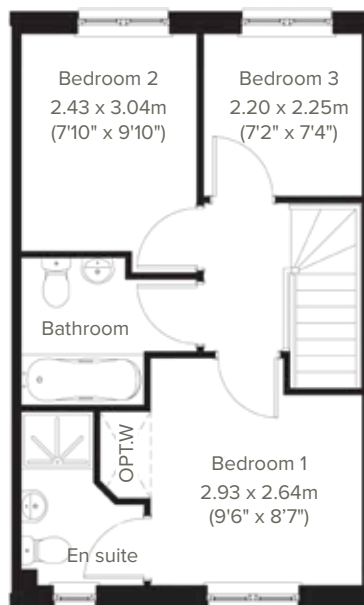
The Newmore



Thoughtfully-designed, the Newmore has a stylish open plan kitchen/dining room with French doors leading into the garden, three bedrooms, a good-sized living room and off-road parking. Ideal if you're a first-time buyer looking for a fresh modern home you can make your own.



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16

The Newmore EPC: B

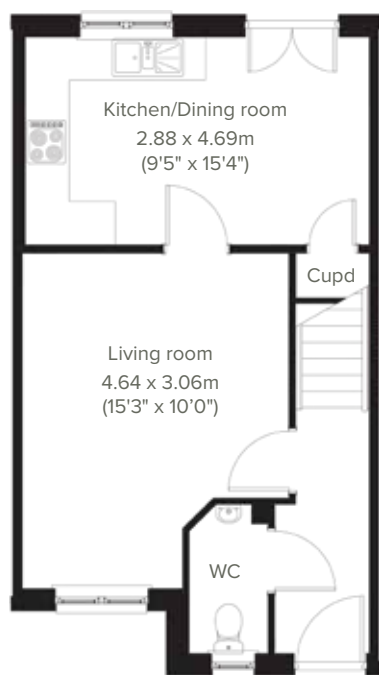


The Ardbeg

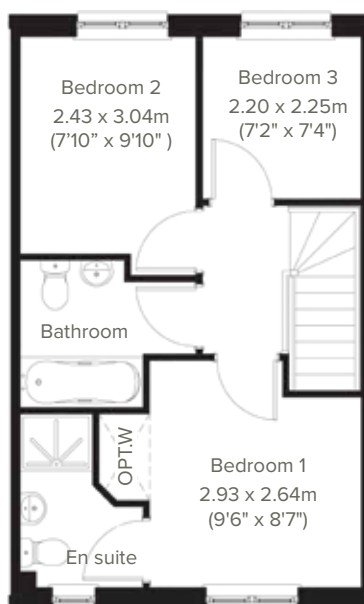
3 bedroom home



Perfectly-proportioned, the Ardbeg has a bright open plan kitchen/dining room with French doors leading into the garden. The home boasts a bright front aspect living room, handy storage cupboard and downstairs WC. Upstairs, bedroom one benefits from an en suite and there's a good-sized family bathroom.



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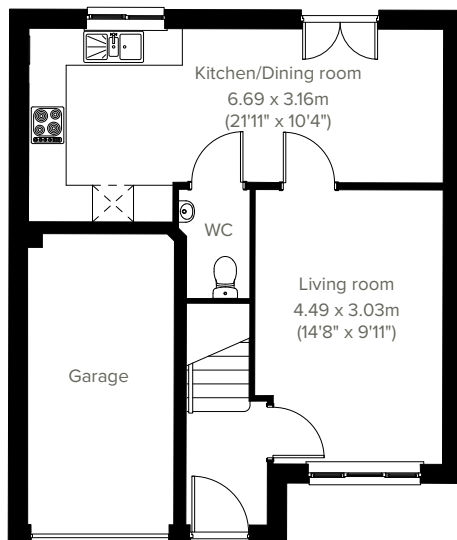


3 bedroom home

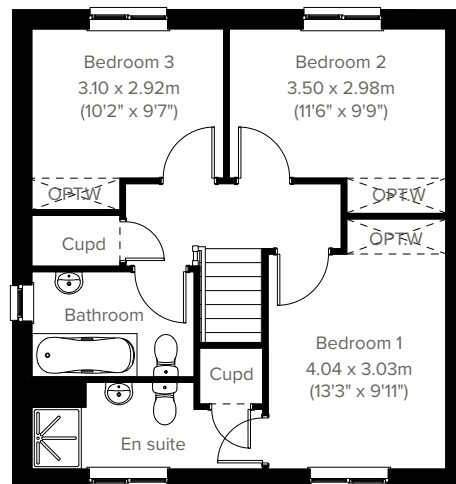
The Kearn



An attractive three-bedroom family home, the Kearn is ideal for modern living. The bright open plan kitchen/dining room with French doors leading into the garden is perfect for entertaining and family meals. The front entrance, downstairs WC and storage cupboard take care of everyday storage. Plus there's an en suite to bedroom one, family bathroom and integral garage.



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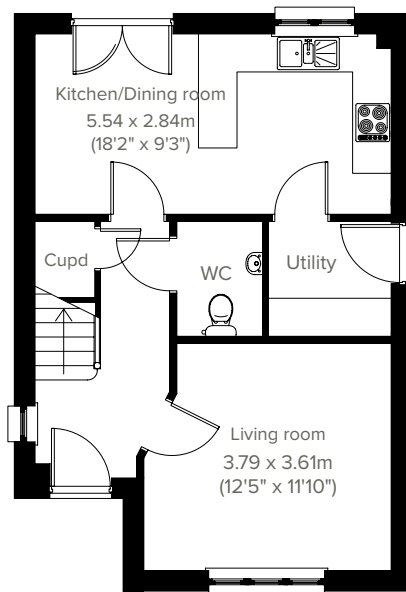


The Elgin

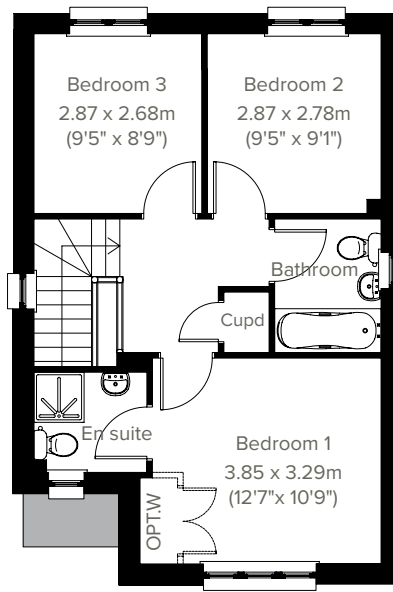
3 bedroom home



Ideal for family life, the Elgin is a beautiful three-bedroom semi-detached or detached home, benefiting from a bright open plan kitchen/dining room with French doors leading into the garden. It boasts a bright front aspect living room, separate utility room with outside access, handy storage cupboard and downstairs WC. Upstairs, bedroom one has an en suite and there's a good-sized family bathroom and further storage.



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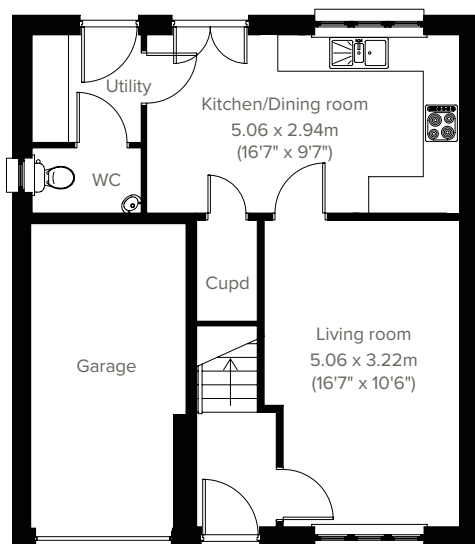


4 bedroom home

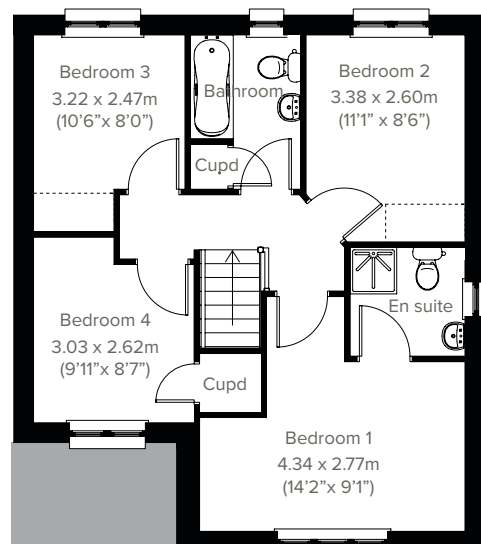
The Leith



Designed with families in mind, the Leith is a fantastic four-bedroom home, boasting a bright and modern open plan kitchen/dining room with French doors leading into the garden. The integral garage, downstairs WC, three handy storage cupboards and en suite to bedroom one means it ticks all the boxes for practical family-living.



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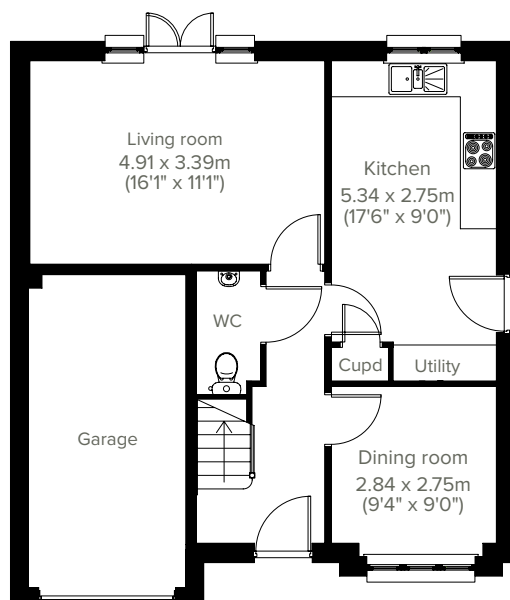


The Balerno

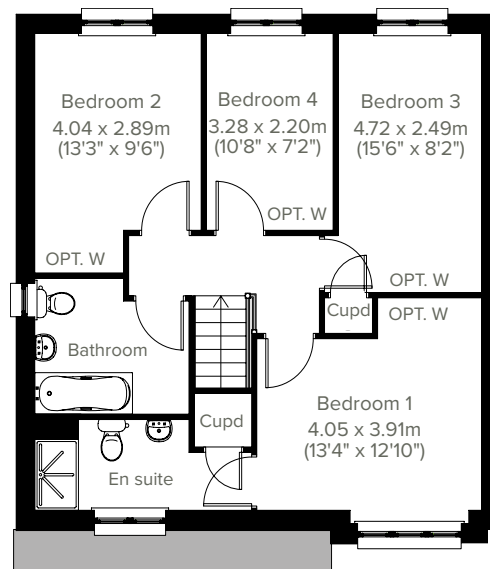
4 bedroom home



The four-bedroom Balerno is perfectly designed for modern family living. This stunning detached home benefits from a bright and modern living room with French doors leading into the garden. It also features a kitchen with outside access, front aspect dining room and internal garage. The downstairs WC, handy storage cupboards and en suite to bedroom one mean it's ideal for practical family-living.



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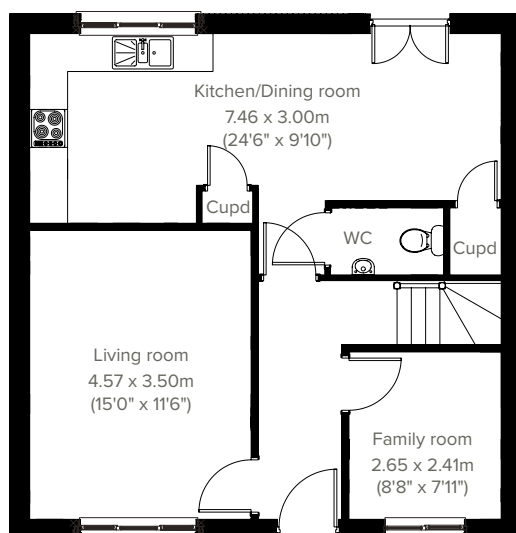


4 bedroom home

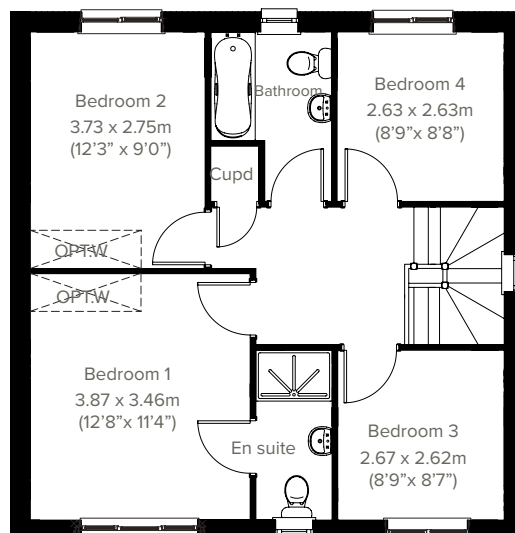
The Thurso



An impressive family home, the Thurso is a fantastic four-bedroom house with a bright and modern kitchen/dining room with French doors leading into the garden, plus a front aspect family room and living room. The downstairs WC, handy storage cupboards and en suite to bedroom one means it's well-suited for practical family-living.



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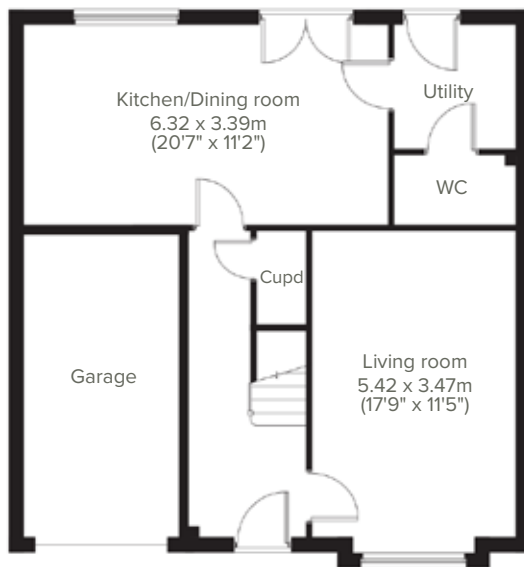


The Whithorn

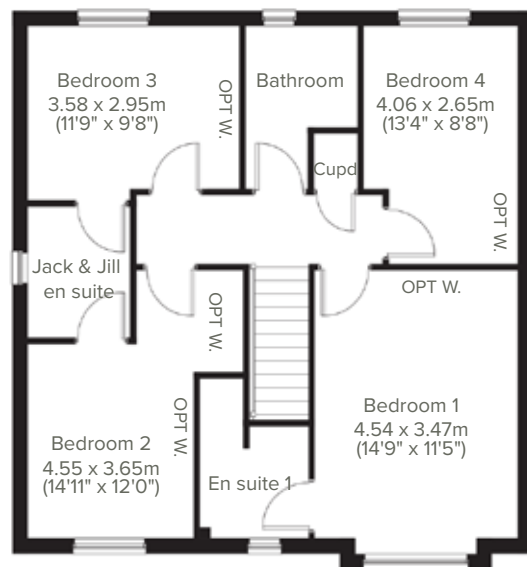
4 bedroom home



The Whithorn is a fantastic four-bedroom home, perfectly designed for modern family living. The stunning detached home offers an impressive bright and modern kitchen/dining room with French doors leading into the garden. Its other features include a front aspect living room, an integral garage, a downstairs WC, utility with outside access and handy storage cupboard. Upstairs boasts an en suite to bedroom one, bedrooms two and three have Jack and Jill en suite and there's further storage.



GROUND FLOOR



1ST FLOOR

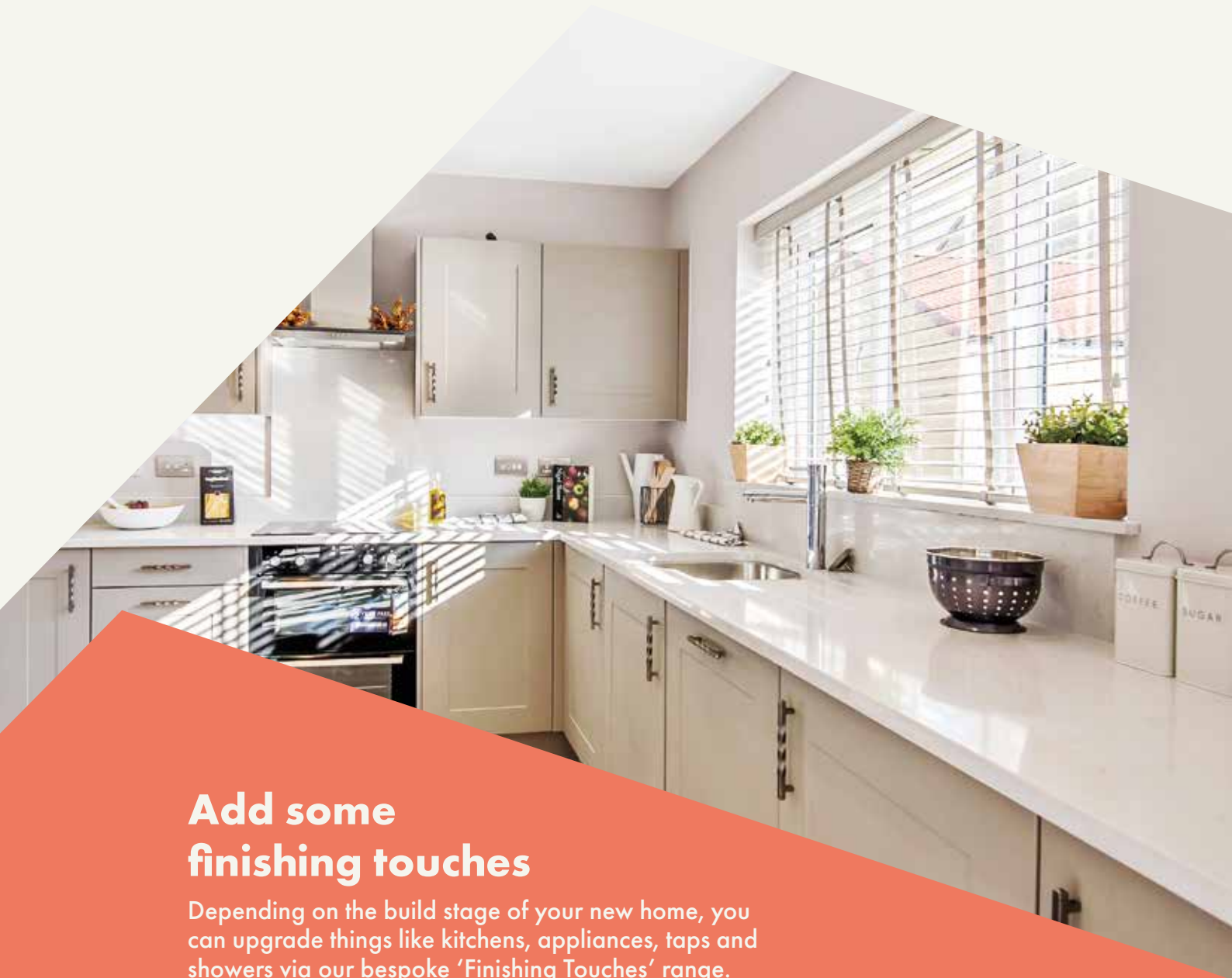
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Greenlaw Park

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.
PV solar panels

Windows

Double glazed E-glass windows in PVCu frames.

Doors

GRP-skinned external doors with timber frames.
French doors to garden or balcony (where applicable)



Internal

Ceilings

Painted white.

Lighting

Pendant or batten fittings with low-energy bulbs.

Stairs

Bannister painted in gloss white.

Walls

Painted in white emulsion.

Doors

White pre-finished doors with chrome hinges.

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 and double electric sockets to all main rooms

General

TV & Fibre Nest points to lounge



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) | bath with mixer tap. (Shower over bath with full height tiling and shower screen where there is no en suite)

Tiling

Half-height tiling to sanitaryware walls in bathroom and en suite

General

En suite to master bedroom where applicable.



Security

Locks

Three-point locking to front and rear doors, locks to all windows (except escape windows).

Fire

Smoke detectors wired to the mains with battery backup. CO detector fitted adjacent to boiler and CO2 detector in bedroom 1



Garage & Gardens

Garage

Garage with up-and-over white door or parking space (where applicable)

Garden

Front lawn turfed or landscaped (where applicable).

Fencing

1.8 metre fence to rear garden, plus gate.



Kitchen

General

Fully-fitted kitchen with a choice of doors and laminate worktop with upstands to match (depending on build stage)

General

Stainless steel 1.5 bowl sink with Monobloc taps to kitchen only

Appliances

Single electric oven, gas hob and integrated cooker hood. Plumbing and electrics for dishwasher and washing machine where applicable





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.





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. There are three up for grabs every month. 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.



All about community

Proud to be building communities

When creating Greenlaw Park, not only did we create a lovely local environment for you and your family, we also contributed to the wider community.

Throughout the development process, we proactively engage with local communities and work closely with planning authorities. Greenlaw Park has achieved the right balance of homes and open space and the right mix of house types for a thriving community.

We also include much-needed homes for our Housing Association partners. Our plan enhances local facilities too, providing investment in local infrastructure including schools, roads, green spaces and recreational areas, as well as initiatives to generate biodiversity.



“We’ve improved local biodiversity”

An isometric illustration of a community development project. The scene includes several green buildings of varying sizes, some with red accents. A dark blue road with white dashed lines runs diagonally across the middle, with a red bus and a bench on it. There are green trees, a striped rectangular area, and a row of small green rectangles. Callout boxes provide details about biodiversity, housing, schooling, gardens, and community spaces. The bottom of the image features a large orange triangle.

BIODIVERSITY

Green spaces, SUDs and care for biodiversity

HOUSING

Affordable and extra care housing provision.

SCHOOLING

Monetary contributions to local schooling

GARDENS

All plots come with gardens

COMMUNITY SPACES

Equipped play area and open spaces at development



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)



**And did we mention you'll have
more time for dancing?**

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.

Your home, better connected for a brighter future.

Great news! Greenlaw Park
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

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

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.



Greenlaw Park

Greenlaw Park
Carnoustie
Angus
DD7 7RH

T: 0124 146 1451

E: greenlawpark.nsko@persimmonhomes.com
persimmonhomes.com/greenlaw-park

Head Office

Persimmon Homes North Scotland
Broxden House
Lamberkine Drive
Perth
PH1 1RA

T: 01738 500 820

E: nsco.sales@persimmonhomes.com
persimmonhomes.com



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