



Persimmon

Together, we make your home

Snowdon Gait

West Kilbride • Ayrshire



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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.

"With over 50 years of building excellence, 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.



Snowdon Gait

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...

Over 50 years of expertise

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 34](#)

Persimmon in numbers

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

14,868

homes
sold in
2022

200+

locations
across
the UK

5000+

employees
make it all
happen

700+

apprentices
taken on
each year

£505.6m

invested in
local communities
in 2022



**“Building sustainable homes
and community hubs”**

Save money on your energy bills

The increased thermal retention from our insulation and double glazing, along with reduced water use thanks to efficient appliances, mean you'll automatically save money on your energy and water bills – and with the rising cost of living, this can make a real difference.



Take a look at the recently published HBF Watt a Save report to find out how much you could save.

The Persimmon Pledge

The Persimmon Pledge is our commitment to making sure you receive exceptional customer service and relevant communications before, during and after you've moved in.



**Find out more about the
Persimmon Pledge.**

Accessible homes

It's crucial that your new home works perfectly for you and your needs. We build in line with Approved Document M accessibility requirements.



Scan the QR code to find out what each rating means.



Happy hour

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



10-year warranty

When you buy a Persimmon home it comes complete with a 'peace of mind' 10-year insurance-backed warranty and our own two-year Persimmon warranty.



Help when you need it

You'll have a dedicated customer care helpline, plus cover for emergencies like complete loss of electricity, gas, water or drainage.



Finishing Touches

We know you'll want to make your home your own, so we created 'Finishing Touches', our home personalisation service.

Read more on page 36



With you all the way

Your journey with us

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

1.



2.



3.

Reservation

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

Solicitor

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

Mortgage application

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

4.



5.



6.

Personalise!

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

Exchange contracts

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

Quality assurance

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

7.



8.



9.

Home demo

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

Handover

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

After-care

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

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



Need help?

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



**PART
EXCHANGE**



**HOME
CHANGE**



**EARLY
BIRD**



DEPOSIT UNLOCK

Deposit Unlock



**BANK OF MUM
AND DAD**

Bank of Mum
and Dad



DEPOSIT BOOST

Deposit Boost



**ARMED FORCES/KEY
WORKERS DISCOUNT**

Armed Forces/Key
Workers Discount



**OWN NEW
RATE REDUCER**

Own New

- 
- Choice of two, three, four & five-bedroom homes
 - Scenic location close to coastline and parks
 - Lovely village with great amenities
 - Superb links to Glasgow and the surrounding area



Scan me!

For availability and pricing
on our beautiful new homes in
Snowdon Gait.



West Kilbride • Ayrshire

Snowdon Gait

Situated in the sought-after village of West Kilbride on the scenic Ayrshire coastline, Snowdon Gait offers a range of two, three, four and five-bedroom homes within easy reach of Glasgow.

Snowdon Gait is located at the northern edge of the village, offering a semi-rural setting close to the countryside, with all the benefits of urban living. To the west, there are excellent views across the Firth of Clyde to Arran, with scenic Ayrshire Coastal Path leading to Portencross Castle. Meanwhile, just half a mile east, the centre of West Kilbride is a charming hub hosting a number of shops, galleries, cafés, pubs and gift shops, along with essential services. The Rivergate Shopping Centre in Irvine provides larger stores, including popular home and lifestyle brands.

Living here you'll be well-connected too. West Kilbride station operates regular services to Glasgow, as well as local towns

such as Largs and Ardrossan. The area is served by a bus network and great road links putting many destinations within easy reach.

Families with children of all ages will be well-catered for by the offerings in and around West Kilbride. West Kilbride Primary School is just 0.8 miles from Snowdon Gait and will also benefit from an extension funded by Persimmon Homes. St Anthony's Primary School is 4.9 miles away in Ardrossan, older students can attend Ardrossan Academy or St Matthew's Academy in Saltcoats. The development will have open space with play equipment for children, including a trim trail.

Local wildlife will continue to find a home at Snowdon Gait, with woodpiles, small mammal boxes, and hedgehog houses providing shelter and support.

EXPLORE

Start exploring...

Campburn Beach,
West Kilbride
1.6 miles

Rivergate Shopping
Centre, Irvine
11.9 miles

Clyde Muirshiel Park
15.2 miles

Glasgow Airport
23.6 miles



Snowdon Gait

Our homes

2 bedroom

 The Portree

 The Clyde

3 bedroom

 The Newmore

 The Ardbeg

 The Earl

 The Newton

 The Brodick

 The Kearn

 The Elgin

4 bedroom

 The Leith

 The Ettrick

 The Kenmore

 The Balerno

 The Lismore

 The Whithorn

 The Trinity

5 bedroom

 The Thornwood

 The Warriston





This site layout is intended for illustrative purposes only, and may be subject to change, for example, in response to market demand, ground conditions or technical and planning reasons. Trees, planting and public open space shown are indicative, actual numbers and positions may vary. This site plan does not form any part of a warranty or contract. Further information is available from a site sales advisor. The location of the affordable housing on this plan is indicative only and both the location and number of affordable housing plots may be subject to change.

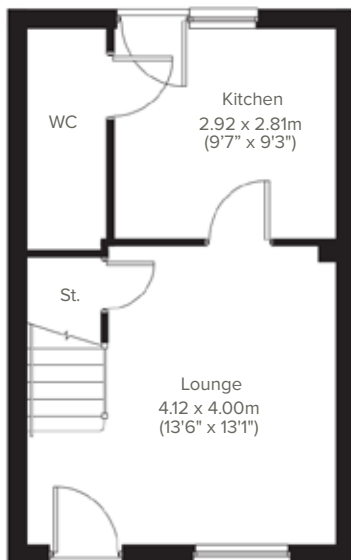


2 bedroom home

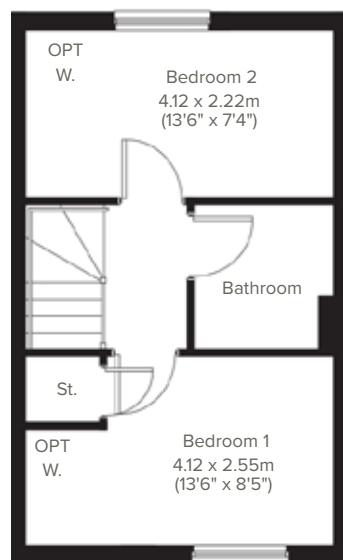
The Portree



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



GROUND FLOOR



1ST FLOOR

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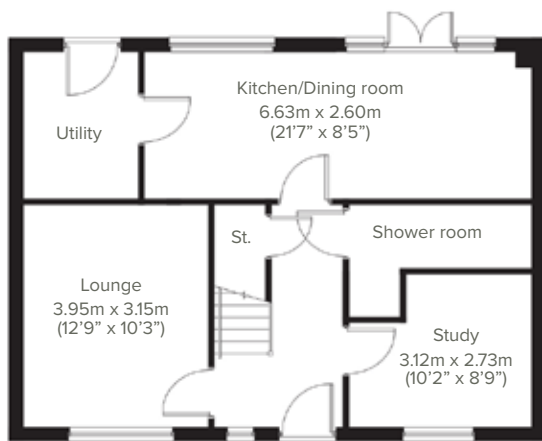


The Clyde

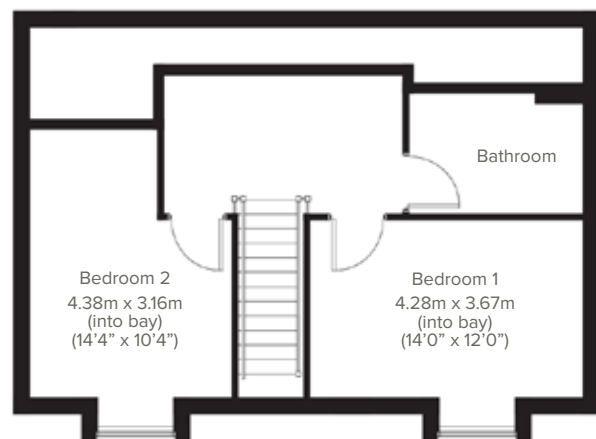
2 bedroom home



The Clyde is a two-bedroom home with a spacious lounge and separate kitchen/dining room with a French door leading into the garden. Bedroom three can be used as a study. There's also a utility room, shower room and storage cupboard. The first floor benefits from two good-sized bedrooms and family bathroom.



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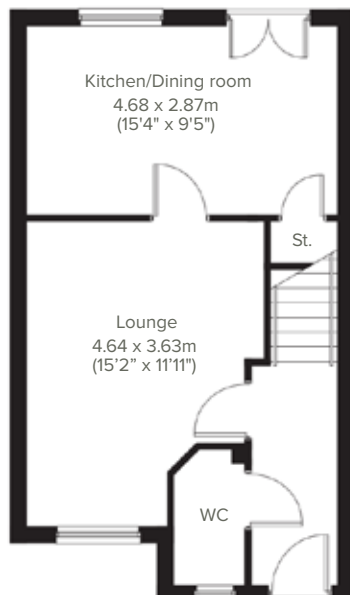


3 bedroom home

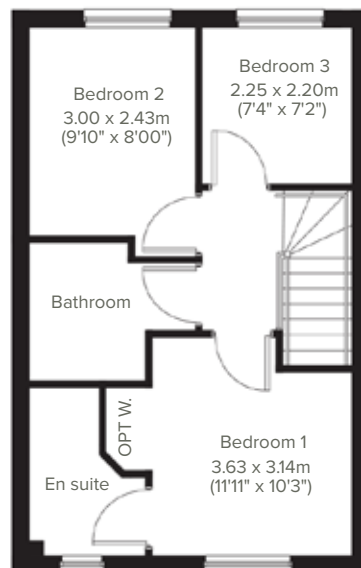
The Newmore



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



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Window applicable if end terraced

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14

PEA: B

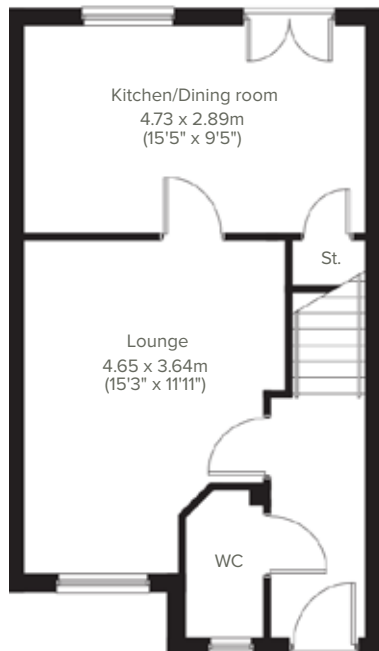


The Ardbeg

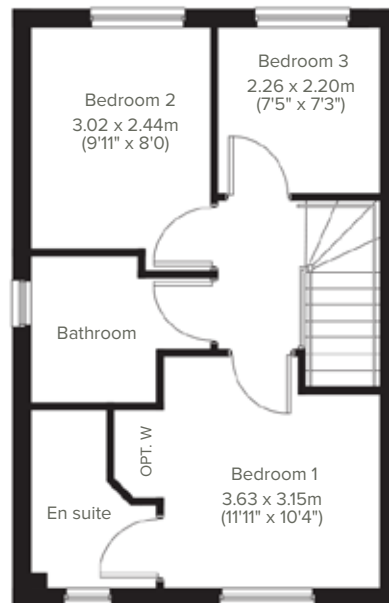
3 bedroom home



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



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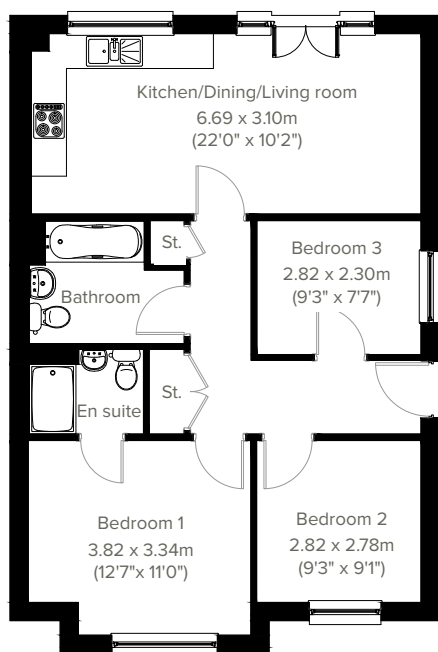


The Earl

3 bedroom home



The Earl has a bright open plan kitchen/dining/living room with a French door leading into the garden. There are two handy storage cupboards and a good-sized bathroom, plus bedroom one has an en suite.



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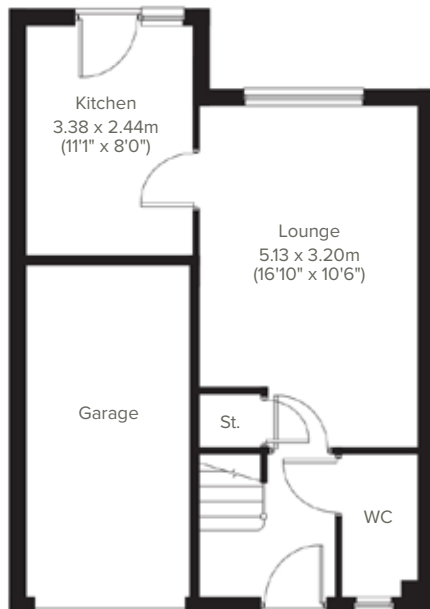


The Newton

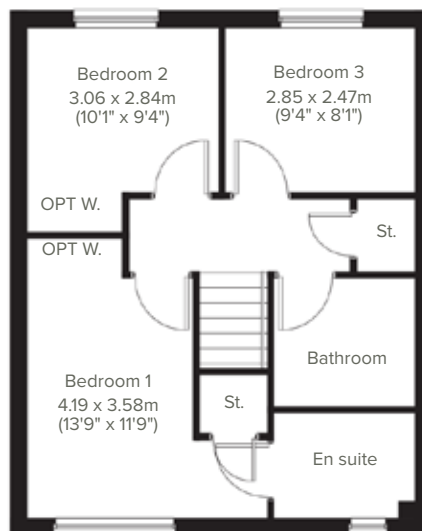
3 bedroom home



The popular 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 an en suite.



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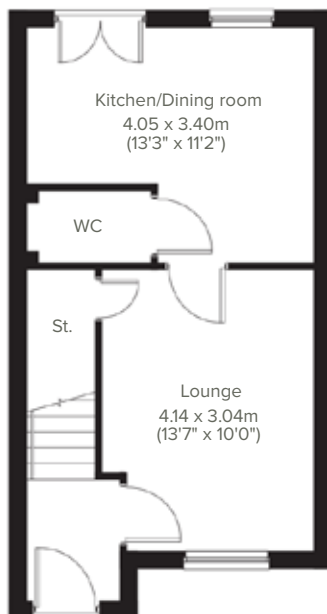


3 bedroom home

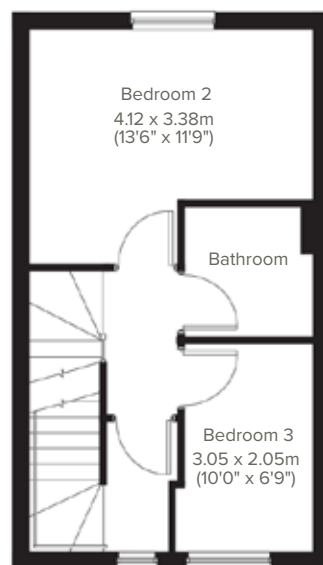
The Brodick



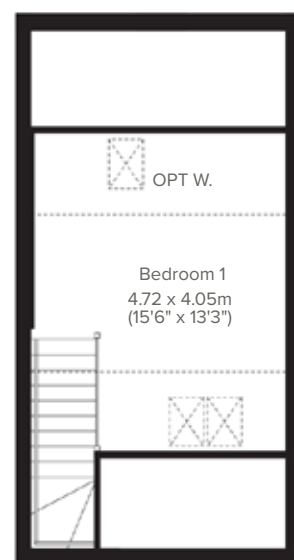
A beautifully-proportioned three-bedroom home, the Brodick has everything you need for modern living. Downstairs there is an open plan kitchen/dining room with a French door leading into the rear garden, spacious lounge, a large storage cupboard under the stairs and a WC. The first floor has two good-sized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



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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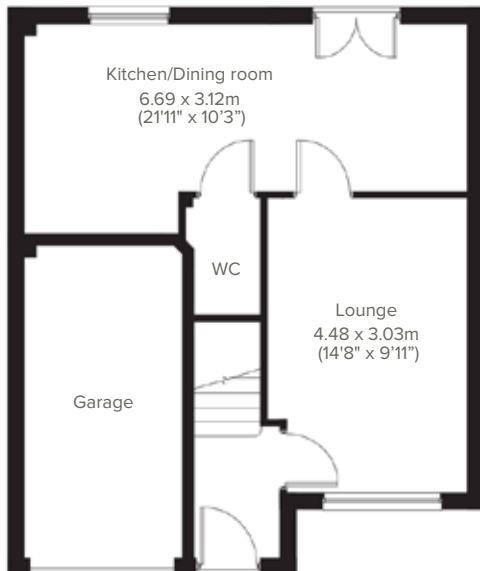


The Kearn

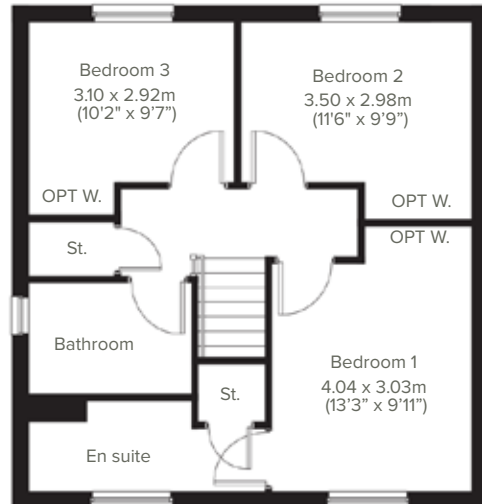
3 bedroom home



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



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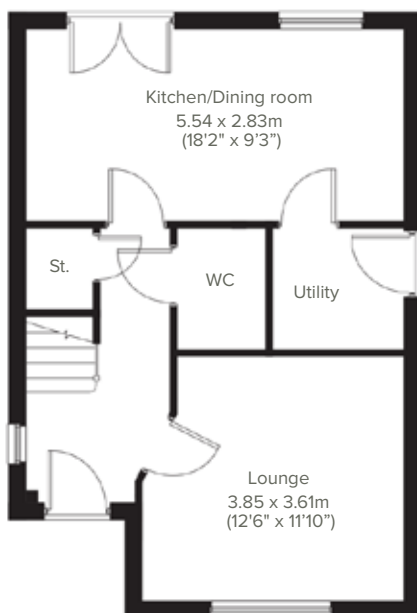


3 bedroom home

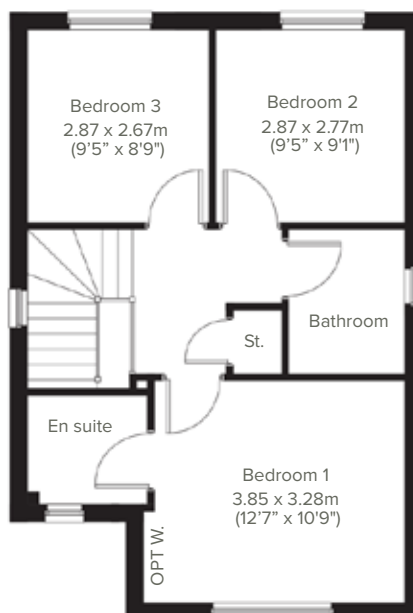
The Elgin



Enjoy the best of modern living in this popular three-bedroom home which benefits from a stylish open plan kitchen/dining room with a French door 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.



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20

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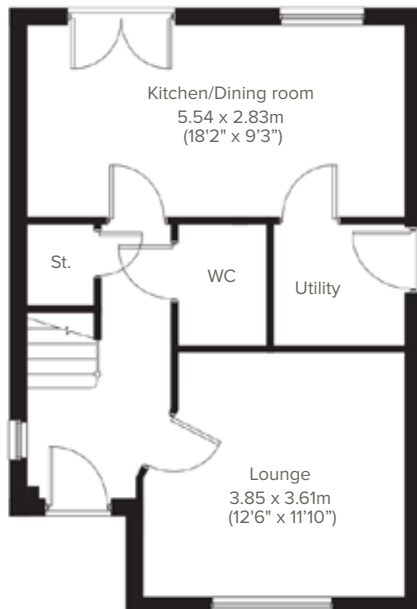


The Elgin Semi Detached

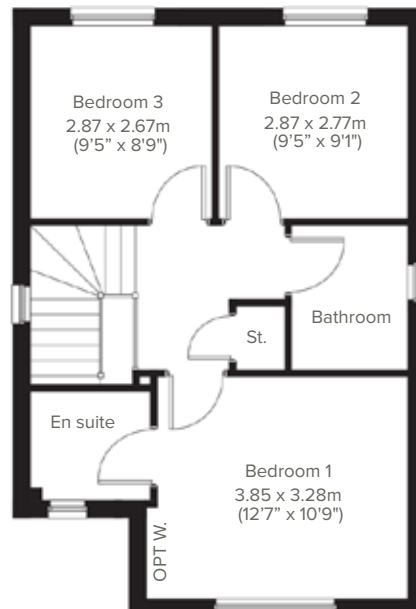
3 bedroom home



Enjoy the best of modern living in this popular three-bedroom home which benefits from a stylish open plan kitchen/dining room with a French door 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.



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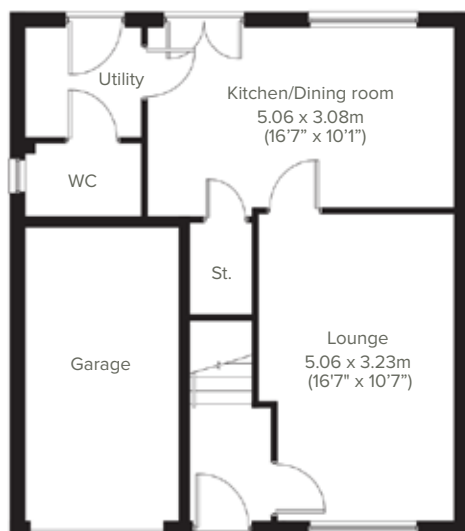


4 bedroom home

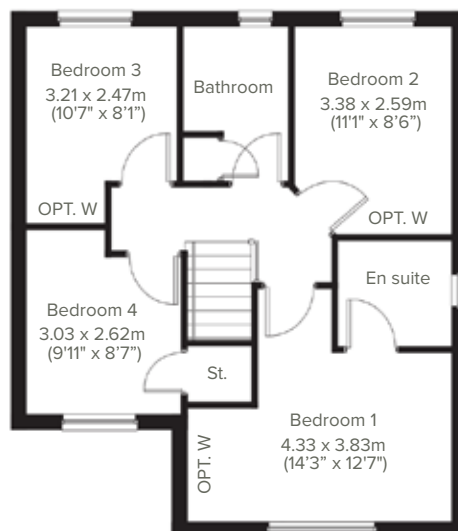
The Leith



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



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22

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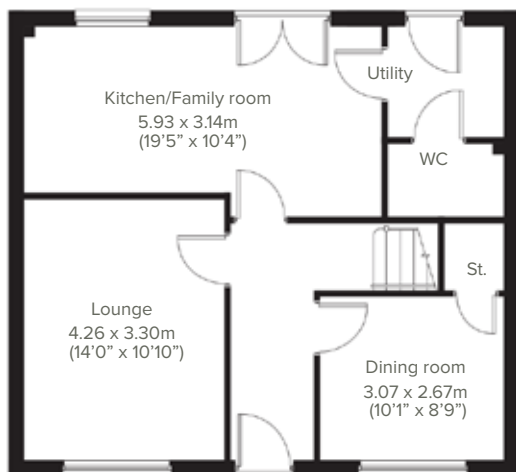


The Ettrick

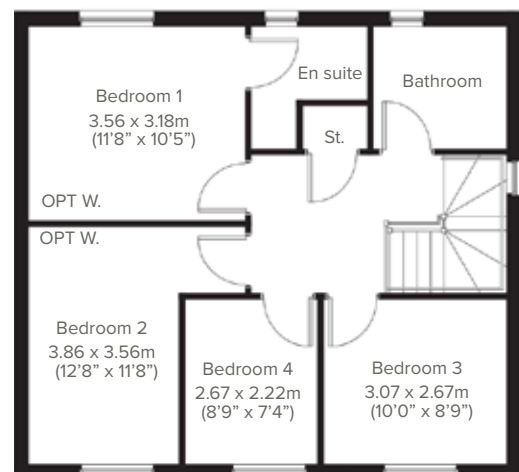
4 bedroom home



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.



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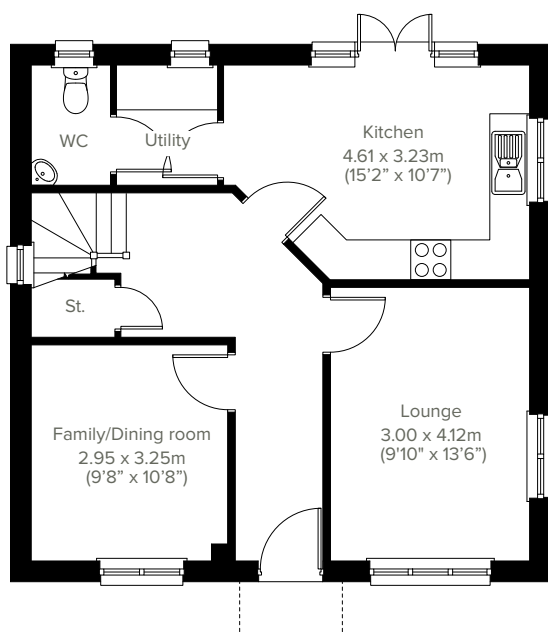


4 bedroom home

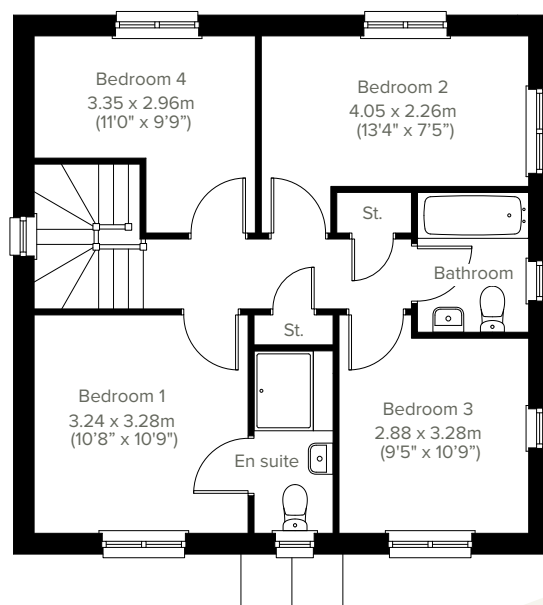
The Kenmore



Ideal for family life, the Kenmore is a beautiful four-bedroom home. The light and airy kitchen enjoys an open aspect through a French door to the rear garden. There's a bright front-aspect lounge, separate family/dining room, utility room, WC and handy storage cupboard. Upstairs there are four good-sized bedrooms with a spacious bedroom one benefiting from an en suite, plus a modern fitted bathroom.



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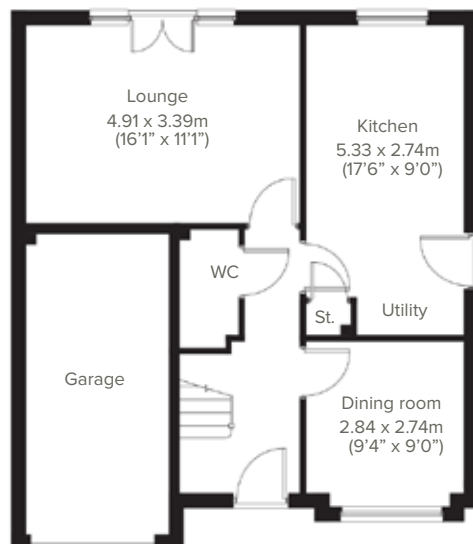


The Balerno

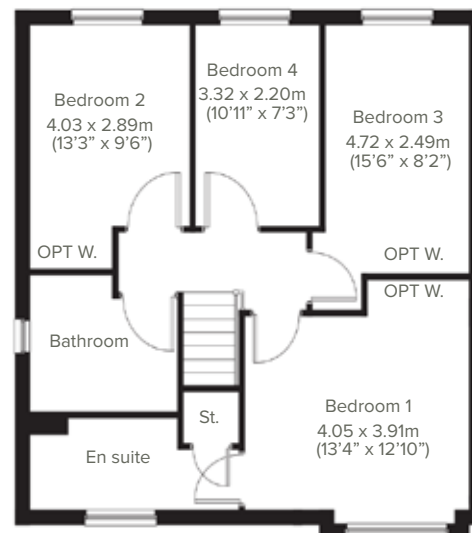
4 bedroom home



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



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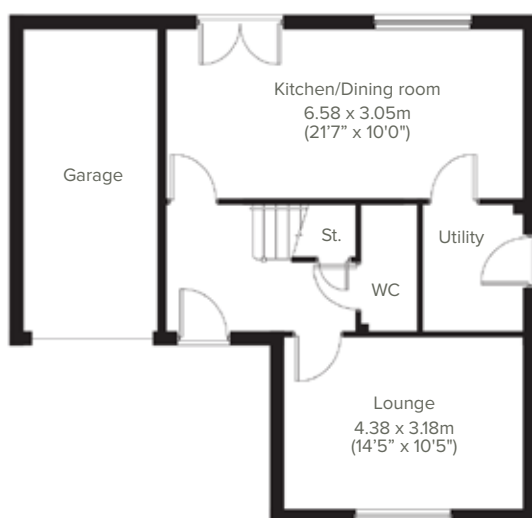


4 bedroom home

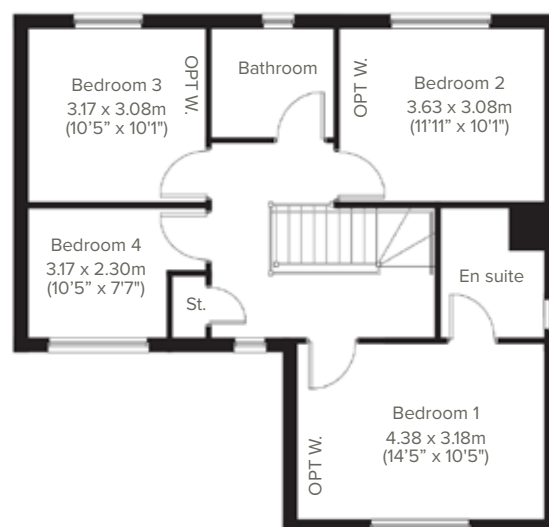
The Lismore



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



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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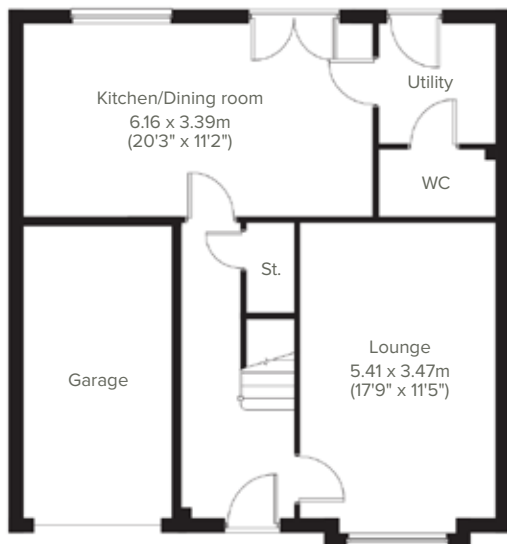


The Whithorn

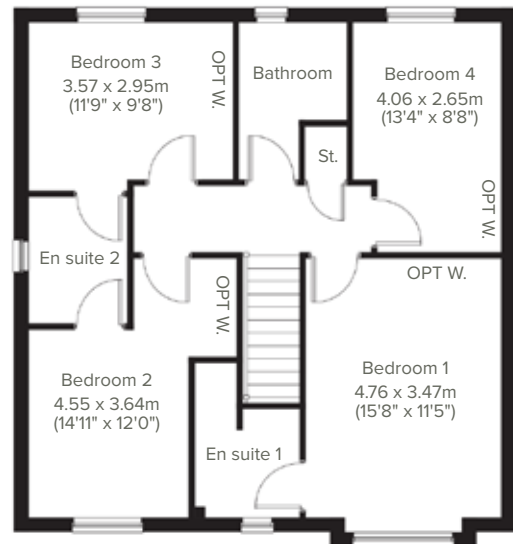
4 bedroom home



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



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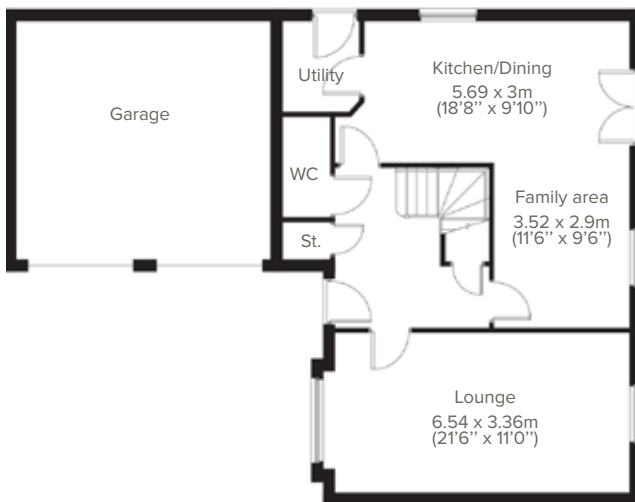


The Trinity

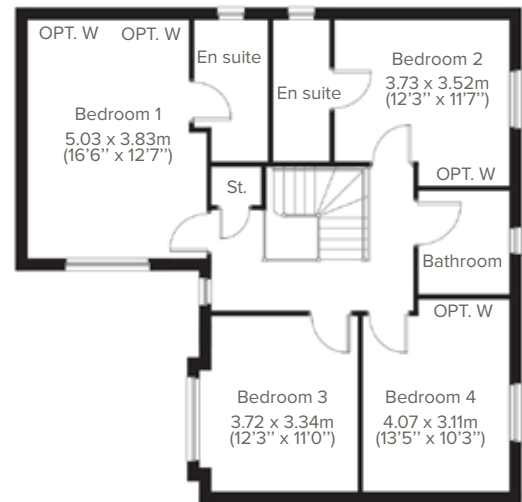
4 bedroom home



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



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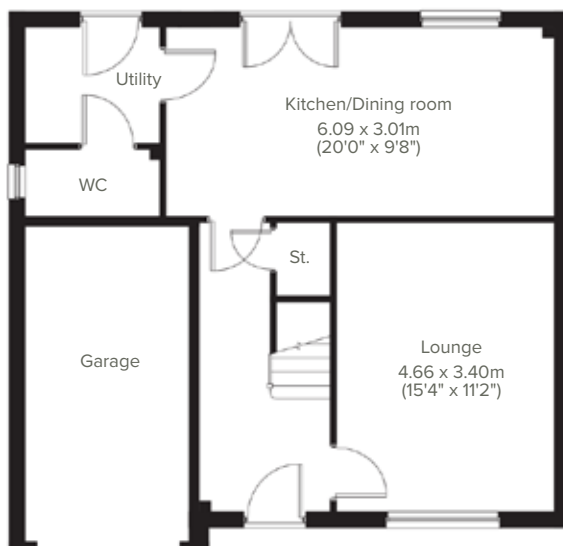


The Thornwood

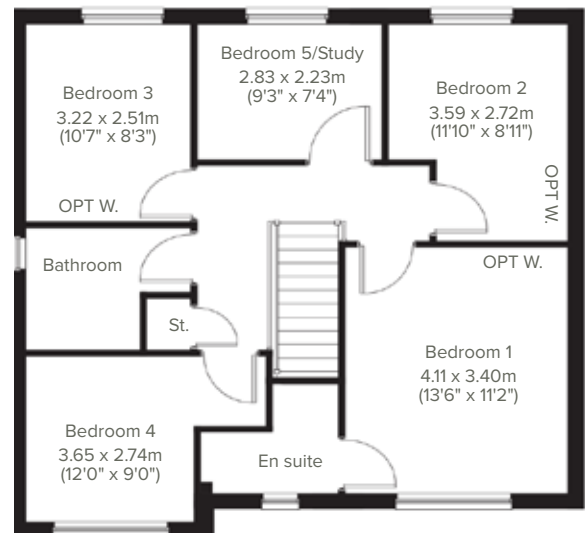
5 bedroom home



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



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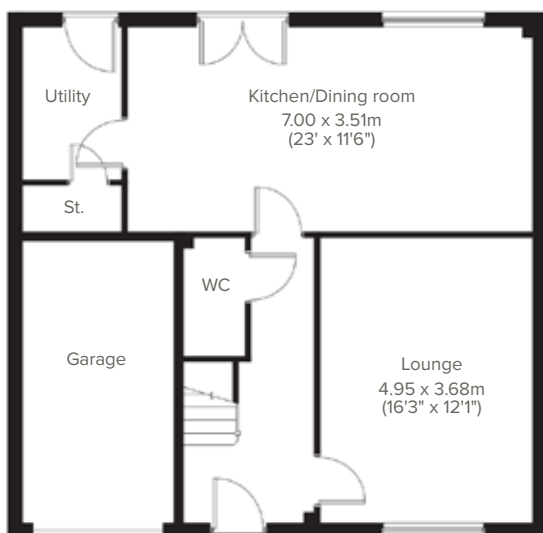


5 bedroom home

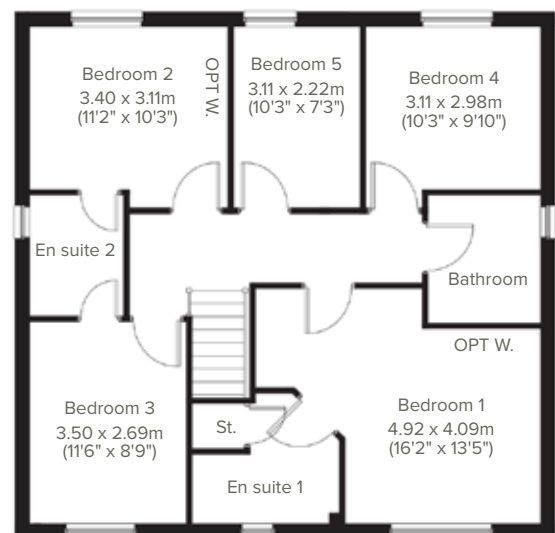
The Warriston



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 an en suite - and a Jack and Jill en suite to bedrooms two and three.



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30

PEA: B





Snowdon Gait

Specifications

Our homes include these items as standard to ensure you have everything you need to be comfortable from the day you move in. Built for today's modern lifestyles with sustainability in mind.



Add some finishing touches

Depending on the build stage of your new home, you can upgrade things like kitchens, appliances, taps and showers via our bespoke 'Finishing Touches' range.



External

Walls

Traditional cavity walls.
Inner: timber frame or block.
Outer: Style suited to planned architecture.

Roof

Tile or slate-effect with PVCu rainwater goods.

Windows

Double glazed E-glass windows in PVCu frames.

Doors

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

Other

PV panels.



Internal

Ceilings

Painted white.

Lighting

Pendant or batten fittings with low-energy bulbs.

Stairs

Staircase painted white.

Walls

Painted in white emulsion.

Doors

White pre-finished doors with white hinges.

Heating

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

Insulation

Insulated loft and hatch to meet current building regulations.

Electrics

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

General

Media plate incorporating TV and telecommunication outlets to living room.



Kitchen

General

Choice of fully-fitted kitchen with a selection of doors and laminate worktops with upstands to match (depending on build stage).

Plumbing

Plumbing for washing machine.

Appliances

Single electric oven, gas hob and cooker hood.



Bathroom

Suites

White bathroom suites with chrome-finished fittings.

Extractor fan

Extractor fan to bathroom and en suite
(where applicable).

Shower

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

Splashbacks

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

General

En suite to bedroom(s) where applicable.



Security

Locks

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

Fire

Smoke detectors wired to the mains with battery back-up.



Garage & Gardens

Garage

Garage, car ports or parking space.

Garden

Front lawn turfed or landscaped
(where applicable).

Fencing

Feu line fencing to all house types.





Energy efficiency built in

Sustainability

Our homes are typically 30% more efficient than traditional UK housing, helping you to save money and reduce your impact on the environment.

We're proud that we already build our homes to high levels of energy efficiency, but there's still a way to go. Our in-house sustainability team is dedicated to our mission to have net zero carbon homes in use by 2030, and for our own operations to be net zero carbon by 2040.

To achieve this, we're working to science-based carbon reduction targets in line with the Paris Agreement's 1.5°C warming pledge, investing in low-carbon solutions and technology that will further reduce the carbon footprints of our homes and our impact on the planet.

Energy efficiency built in:

- ✓ **PEA 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, better connected
for a brighter future



Ultrafast 500Mb broadband is available
on this development.

FibreNest provides you with high-speed, totally unlimited
full-fibre broadband to your home, at great prices.



Choose the best package for you

We know every household is different, that's why we've put together six amazing packages to suit everyone's needs. From surfing the net on the sofa to binge-watching the latest box set, streaming music with friends to ruling the galaxy in the latest must-have game - we've got the service for you.



Scan me!
For packages & pricing.



0333 234 2220



support@fibrenew.com

Get connected today!

To sign up you will need your Unique Customer Reference.
Please ask your sales advisor for this:

C:

D:

P:



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 IKEA voucher. There is one 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.



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.



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West Kilbride

Ayrshire

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