



Persimmon

Together, we make your home



Sycamore Park Phase 3

Darnley • Glasgow

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.



Sycamore Park Phase 3

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 29](#)

Persimmon in numbers

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

14,551

homes
sold in
2021

200+

locations
across
the UK

5000+

employees
make it all
happen

300+

apprentices
taken on
each year

£1.8m

donated to
c.900 charities
in 2021



Real Living Wage

We're proud to be accredited to the Real Living Wage. We value our employees and want to pay them fairly for the good work they do.

Like to know more? Just scan the QR code below.



Happy hour?

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



10-year warranty

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



Help when you need it

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

"Target 50 forms part of our 50th Anniversary celebrations"



Women in construction

'Target 50' is a Persimmon initiative based on our ambition to recruit 50 female apprentices or technical trainees into construction-related roles across the UK through 2022.

Giving back

We do everything we can to give back to our communities and have proudly contributed towards community hubs, children's play areas, schools and sports facilities.

Our 'Community Champions' and 'Building Futures' programmes help to raise funds for projects and charities across Great Britain. If you'd like to get involved visit persimmonhomes.com/community-champions to see if you could apply to support your local community.

Finishing Touches

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

Read more on page 32





With you all the way

Your journey with us

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

1.→ 2.→ 3.

Reservation

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

Solicitor

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

Mortgage application

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

4.→ 5.→ 6.

Personalise!

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

Exchange contracts

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

Quality assurance

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

7.→ 8.→ 9.

Home demo

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

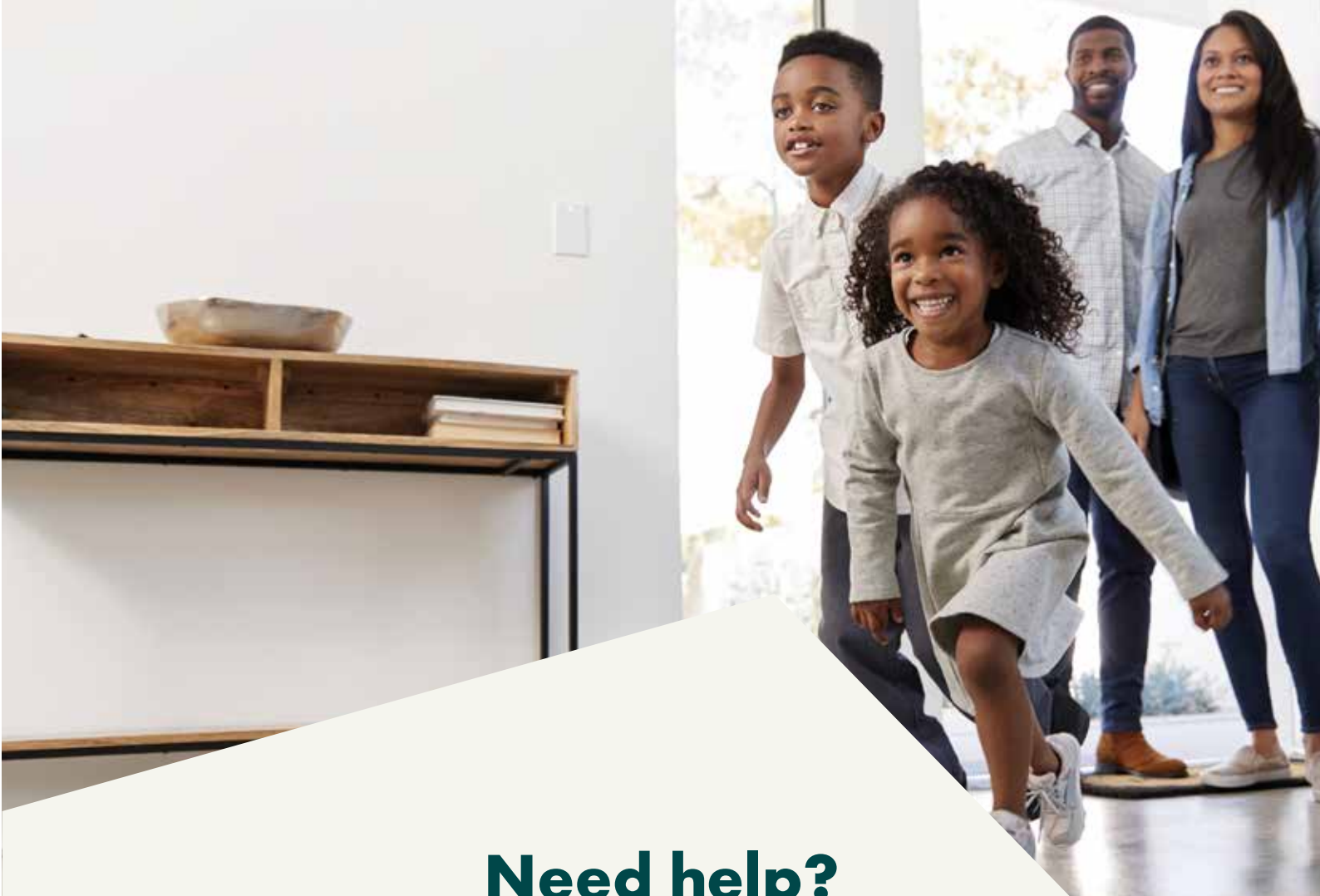
Handover

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

After-care

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

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



Need help?

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



**PART
EXCHANGE**

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



**HOME
CHANGE**

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



**EARLY
BIRD**

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



- ③ Choice of 2, 3, 4 and 5-bedroom homes
- ③ Just 1 mile from local train stations
- ③ Close to Glasgow city centre
- ③ Good range of local amenities



Scan me!

For availability and pricing
on our beautiful new homes
at Sycamore Park Phase 3.



Darnley • Glasgow

Sycamore Park Phase 3

Following on from the success of Sycamore Park phase one and two, phase three consists of 200 homes, with a selection of stunning two, three, four and five-bedroom detached homes.

Sycamore Park is situated in Darnley, a neighbourhood on the southern edge of Glasgow next to open countryside and beautiful country parks. With a good range of shops and services, excellent schooling and great transport links into the city centre, Darnley has grown to become one of the most attractive and popular suburban areas to live within Glasgow.

The development offers easy access to a wide range of amenities including a local pharmacy, medical practice, dentist, library, Post Office, entertainment facilities and food outlets. It's also close to Darnley Retail Park and Silverburn Shopping Centre, where you'll find a range of independent retailers and big name brands.

There's a good choice of primary and secondary schools in the local area including Darnley Primary School and St Angela's RC Primary School. Hillpark Secondary School and St Paul's High School are also local to Sycamore Park, with St Paul's recently being chosen as a finalist in the Scottish Education Awards competition.

Always in reach

Sycamore Park is ideal for commuters as it lies within close proximity of the M77 motorway, which runs through Glasgow city centre and to the south coast. There are also two local train stations within walking distance, Priesthill & Darnley and Nitshill with trains running to and from Glasgow and Barrhead every 30 minutes. Glasgow International Airport is 7.2 miles away connecting flights across Britain, Europe and the USA.

EXPLORE

Start exploring...

Priestly & Darnley train station
1 mile

Shawlands
3.8 miles

Glasgow city centre
7 miles

Glasgow airport
7.8 miles



Sycamore Park Phase 3

Development layout

Which home and position is right for you?
Choose from 2, 3, 4 and 5-bedroom
homes across 17 different housetypes.

Our homes

2 bedroom

 **The Portree**

3 bedroom

 **The Newmore**

 **The Ardbeg**

 **The Newton**

 **The Brodick**

 **The Kearn**

 **The Elgin**

4 bedroom

 **The Leith**

 **The Aberlour**

 **The Ettrick**

 **The Balerno**

 **The Lismore**

 **The Thurso**

4 bedroom

 **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.

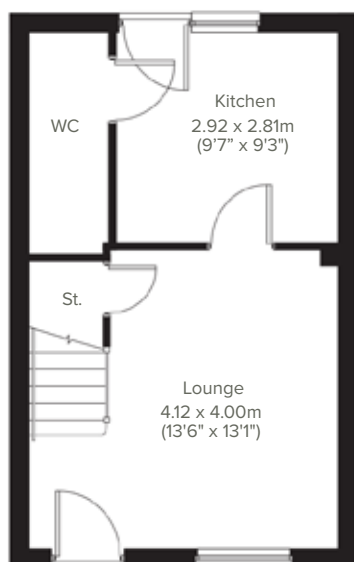


2 bedroom home

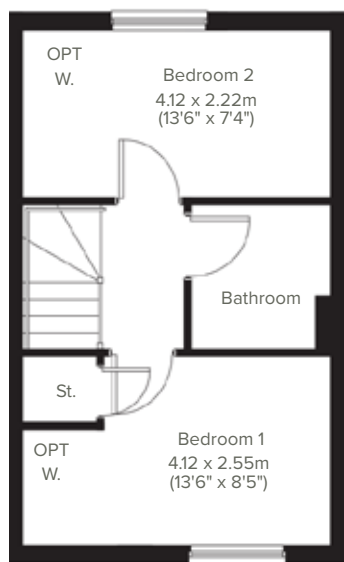
The Portree



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



GROUND FLOOR



1ST FLOOR

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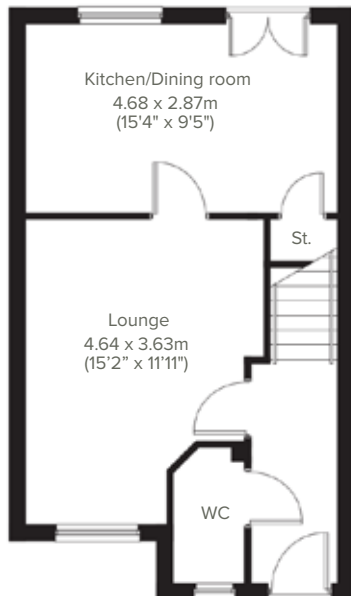


The Newmore

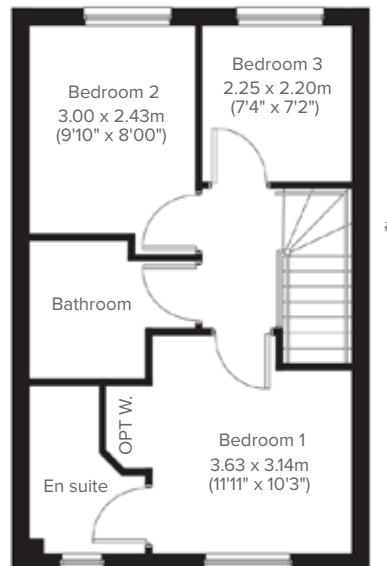
3 bedroom home



Perfectly-proportioned, the Newmore has a stylish open plan kitchen/dining room with French doors leading into the garden, a spacious lounge, a downstairs WC and a 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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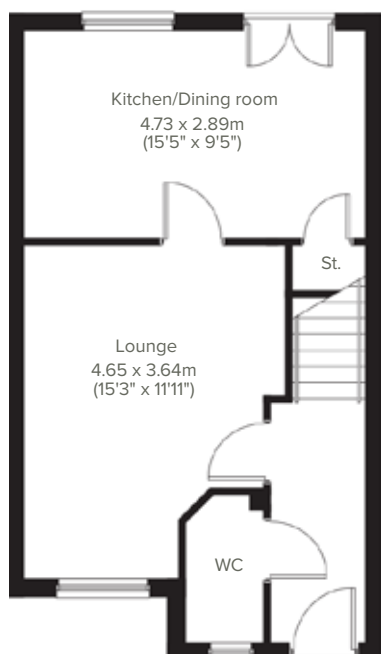


3 bedroom home

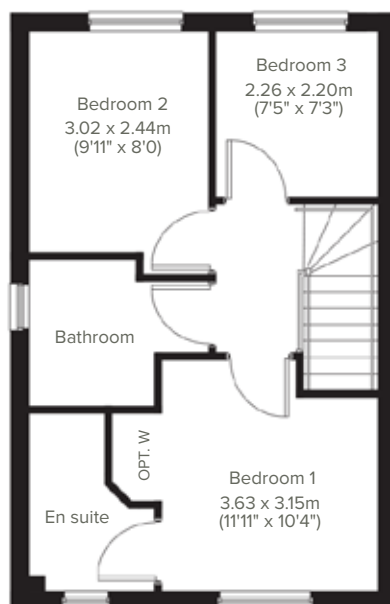
The Ardbeg



The popular 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, storage cupboard and en suite to bedroom one means it ticks all the boxes for practical family living.



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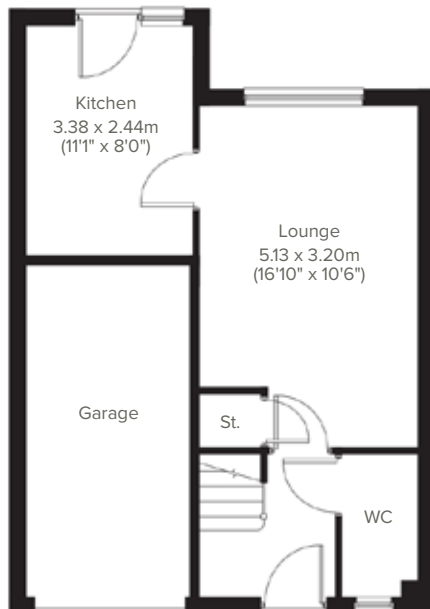


The Newton

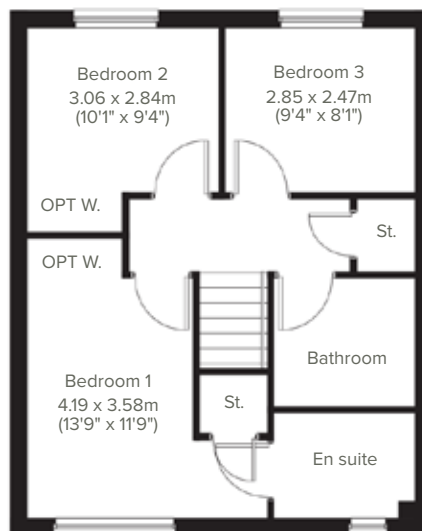
3 bedroom home



The popular Newton is a three-bedroom family home with spacious lounge and separate kitchen with a door leading into the garden. There's also a downstairs WC, handy storage cupboard and integral 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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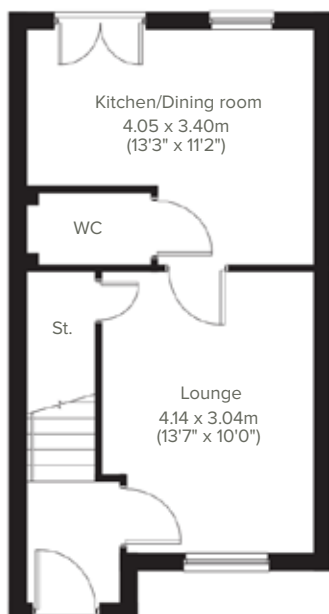


3 bedroom home

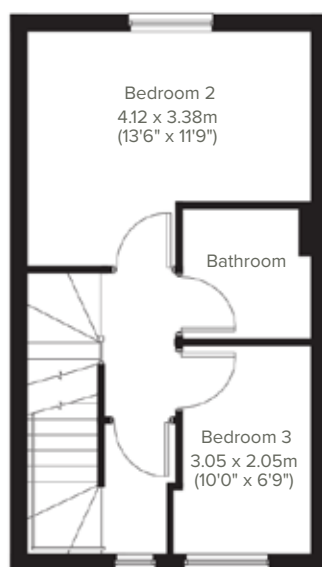
The Brodick



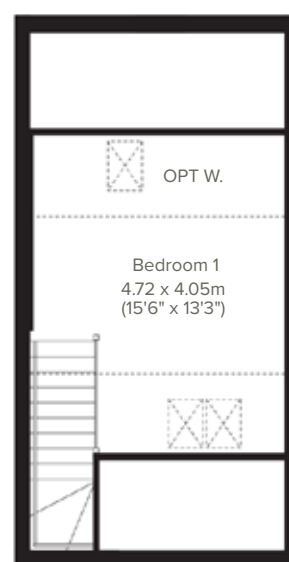
A beautifully-proportioned three-bedroom home, the Brodick has everything you need for modern living. Downstairs there is an open plan kitchen/dining room with French doors leading into the rear garden, spacious lounge, a large storage cupboard under the stairs and a WC. The first floor has two good-sized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



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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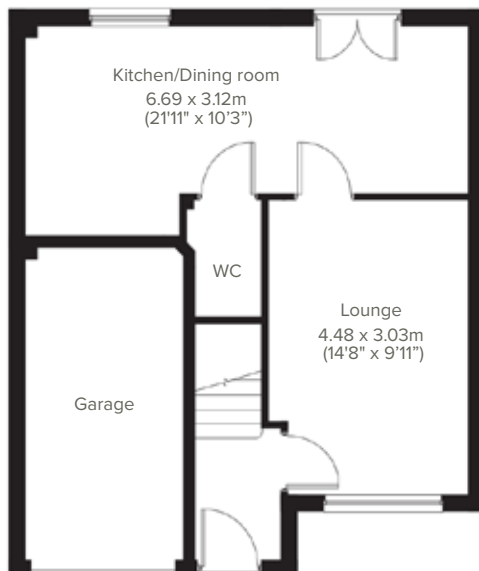


The Kearn

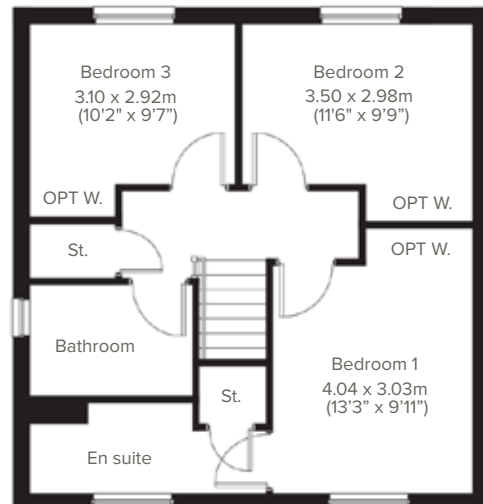
3 bedroom home



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



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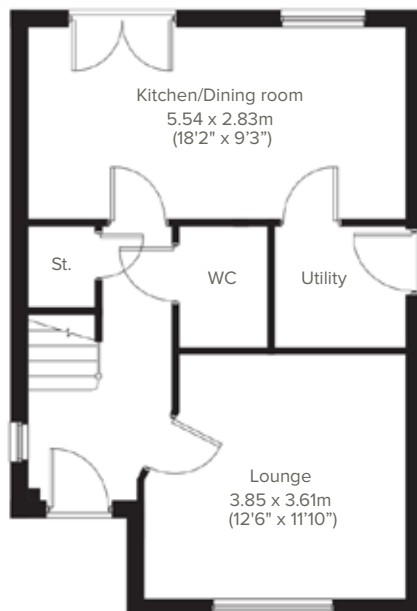


3 bedroom home

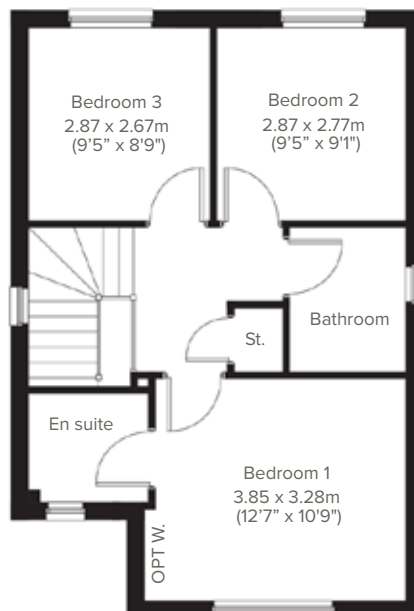
The Elgin



Enjoy the best of modern living in this popular three-bedroom home which benefits from a stylish open plan kitchen/dining room with French doors leading into the garden. The Elgin's bright front-aspect lounge, utility with outside access, handy storage cupboard and downstairs WC complete the ground floor. Upstairs, bedroom one features an en suite, there is a good-sized bathroom and further storage.



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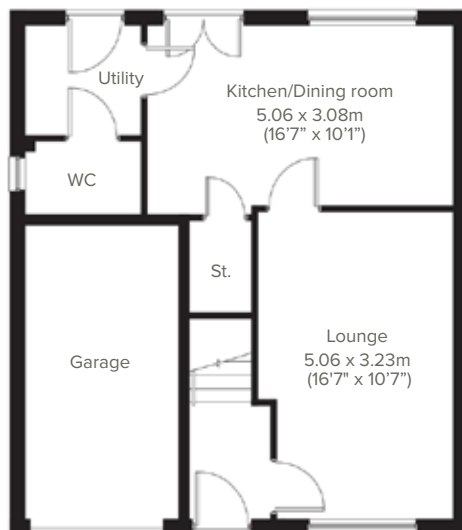


The Leith

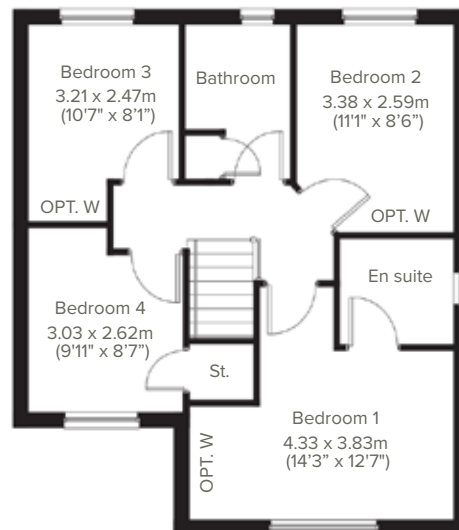
4 bedroom home



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



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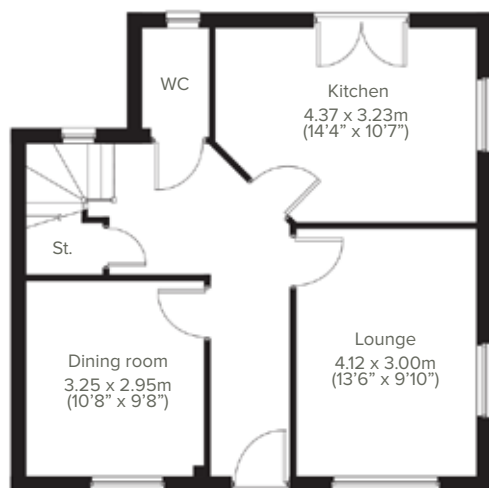


4 bedroom home

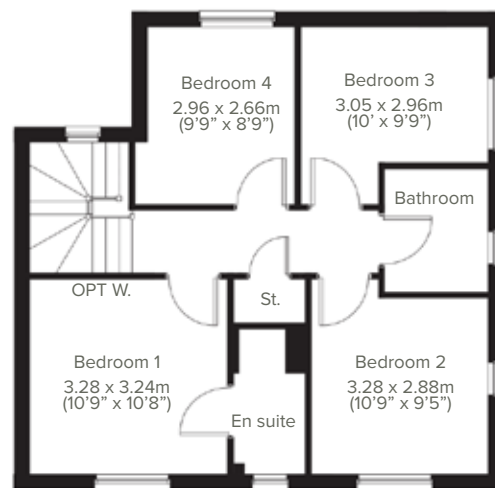
The Aberlour



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



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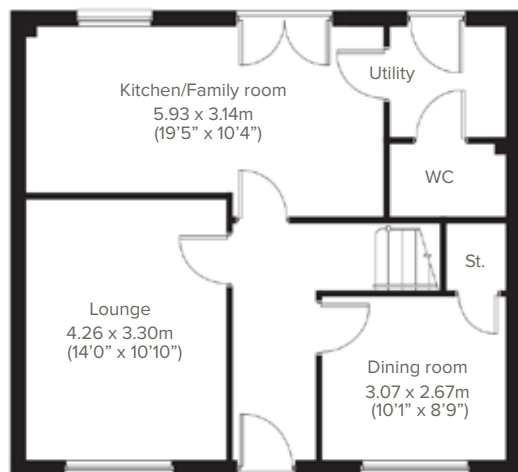


The Ettrick

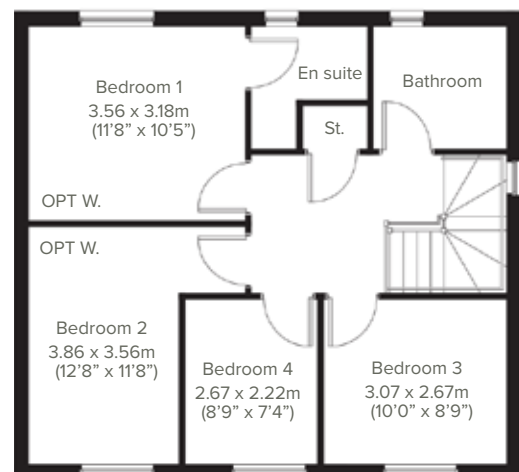
4 bedroom home



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 bathroom and a storage cupboard.



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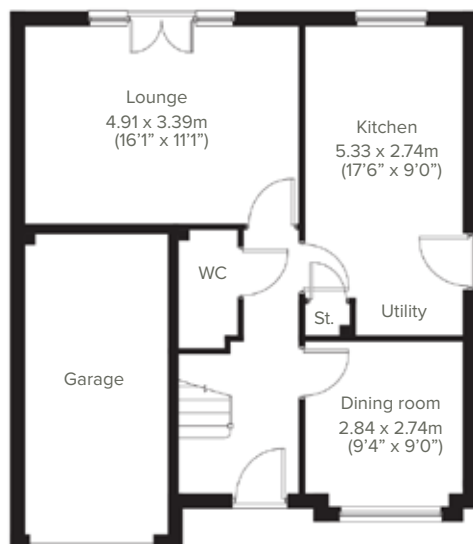


4 bedroom home

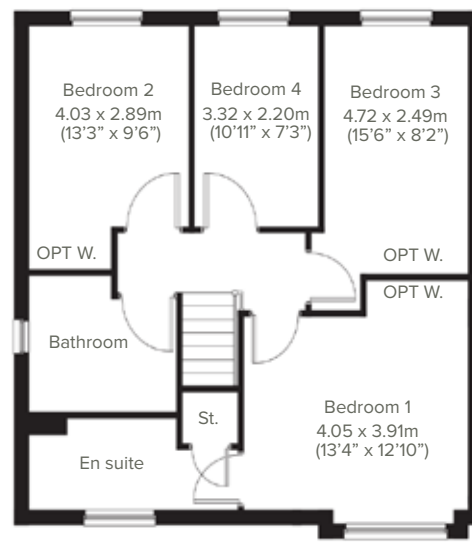
The Balerno



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



GROUND FLOOR



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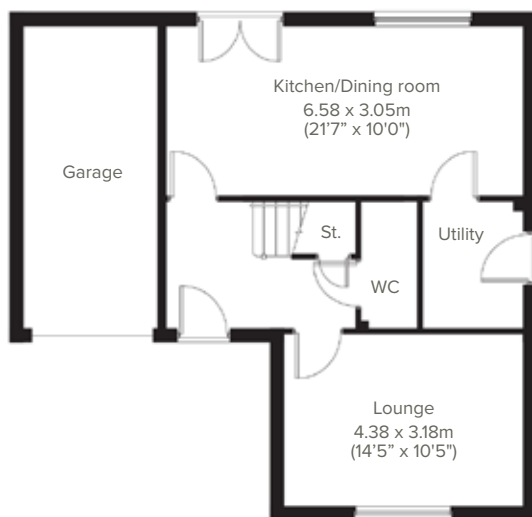


The Lismore

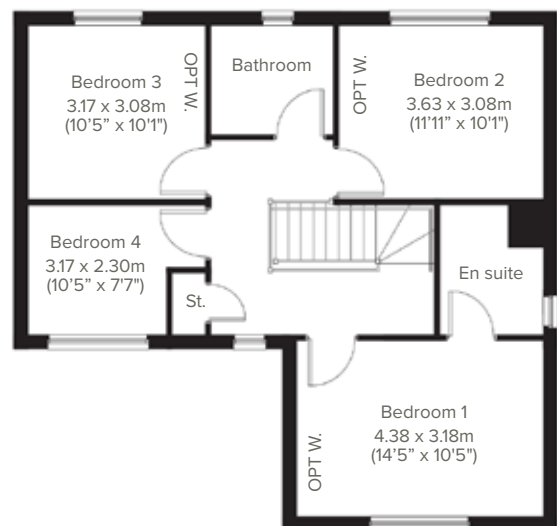
4 bedroom home



A popular family home, the Lismore ticks all the boxes. The modern and stylish open plan kitchen/dining room is perfect for spending time as a family and entertaining. There's also a well-proportioned front-aspect lounge, downstairs storage cupboard, WC, integral garage and a 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



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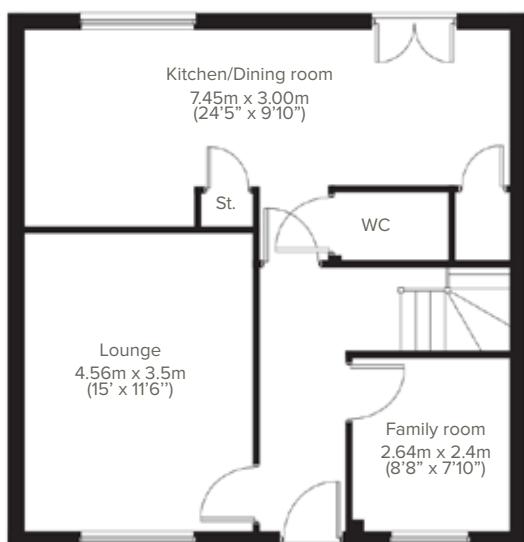


The Thurso

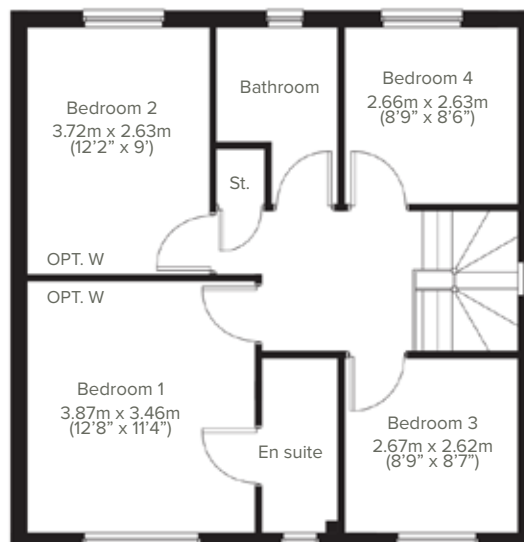
4 bedroom home



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



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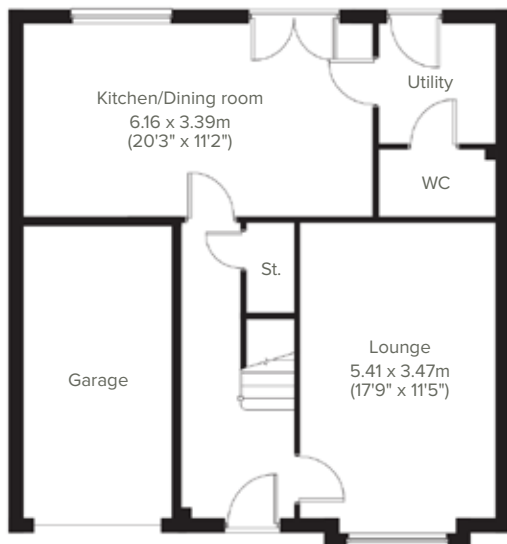


The Whithorn

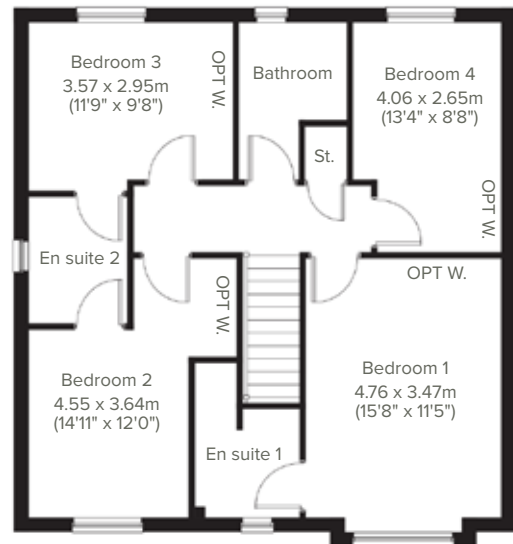
4 bedroom home



The Whithorn is an impressive four-bedroom detached property. The open plan kitchen/dining room is spacious and bright with double French doors leading onto the garden - perfect for entertaining friends and family. There's also a spacious front-aspect lounge, utility with outside access, 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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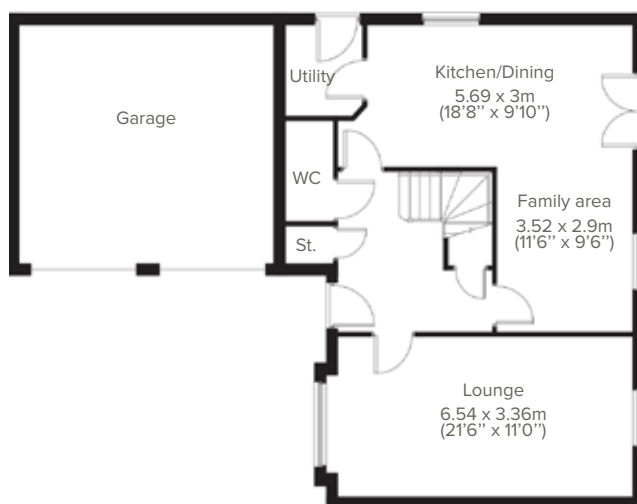


The Trinity

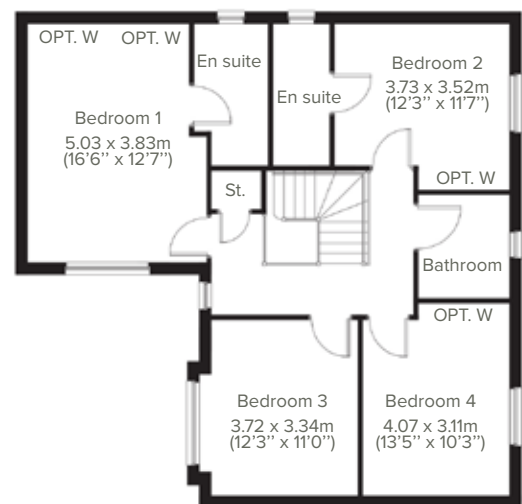
4 bedroom home



The Trinity is an impressive four-bedroom detached property. The open plan kitchen/dining/family area is spacious and bright with double French doors 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 an en suite to bedrooms one and two and a spacious family bathroom.



GROUND FLOOR



1ST FLOOR

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926

The Trinity EPC: B

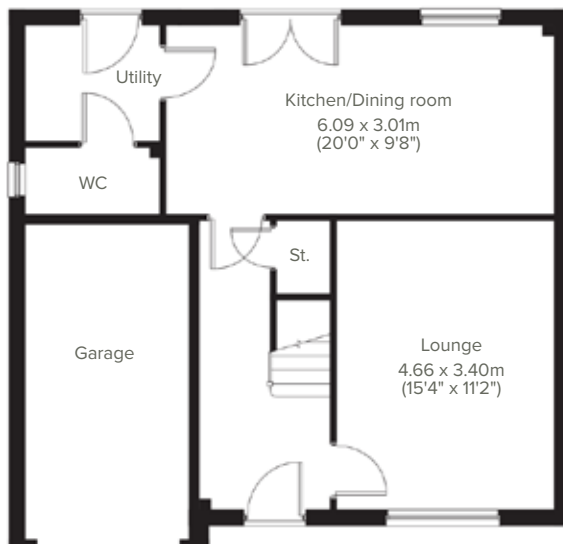


The Thornwood

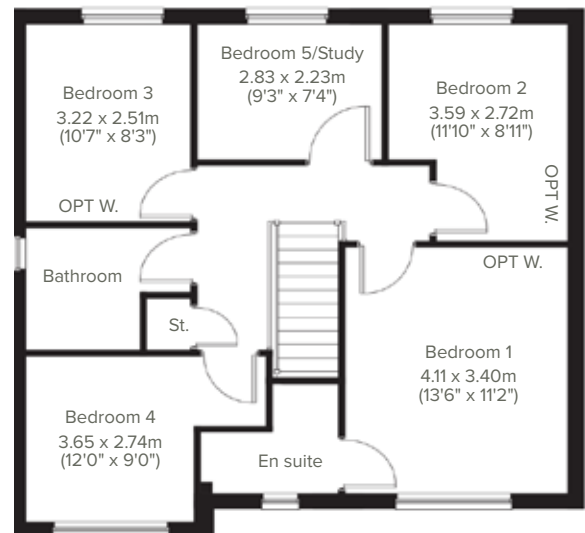
5 bedroom home



The Thornwood is a stunning five-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, utility with outside access, storage cupboard, WC and an integral garage. Upstairs there are five good-sized bedrooms, with an en suite to bedroom one, a spacious family bathroom and a further storage cupboard.



GROUND FLOOR



1ST FLOOR

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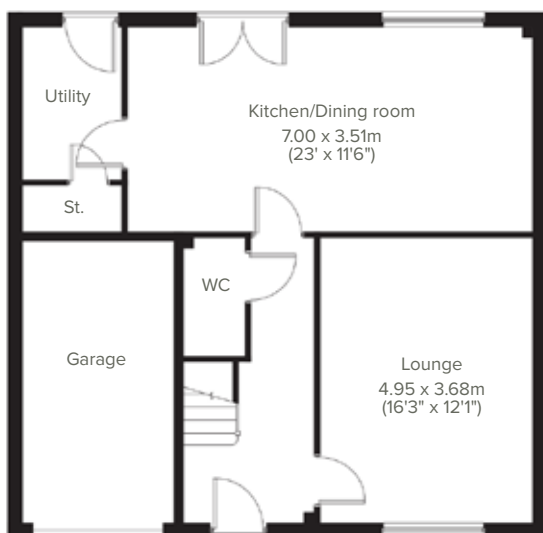


5 bedroom home

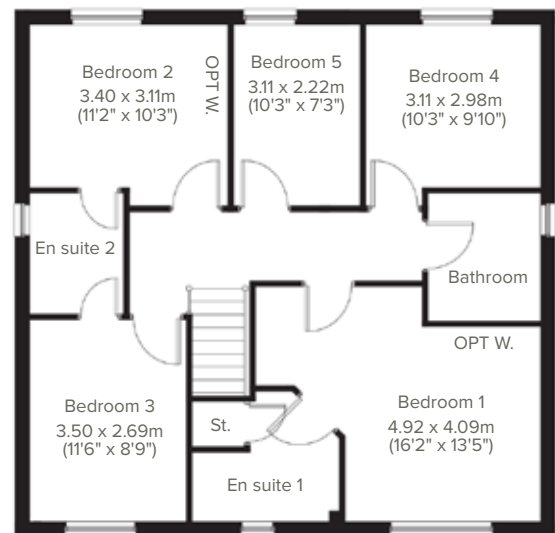
The Warriston



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.



GROUND FLOOR



1ST FLOOR

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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.



Sycamore Park Phase 3

Specifications

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



Add some finishing touches

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



External

Walls

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

Roof

Tile or slate-effect with PVCu rainwater goods.

Windows

Double glazed E-glass windows in PVCu frames.

Doors

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

Other

PV panels.



Internal

Ceilings

Painted white.

Lighting

Pendant or batten fittings with low-energy bulbs.

Stairs

Staircase painted white.

Walls

Painted in white emulsion.

Doors

White pre-finished doors with white hinges.

Heating

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

Insulation

Insulated loft and hatch to meet current building regulations.

Electrics

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

General

Media plate incorporating TV and telecommunication outlets to living room.



Kitchen

General

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

Plumbing

Plumbing for washing machine.

Appliances

Single electric oven, gas hob and integrated cooker hood.



Bathroom

Suites

White bathroom suites with chrome-finished fittings.

Extractor fan

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

Shower

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

Splashbacks

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

General

En suite to bedroom(s) where applicable.



Security

Locks

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

Fire

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



Garage & Gardens

Garage

Garage, car ports or parking space.

Garden

Front lawn turfed or landscaped
(where applicable).

Fencing

Feu line fencing to all house types.





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."



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)



Persimmon

Notes

Handwriting practice lines consisting of 12 horizontal dotted lines.





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.



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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.



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Get connected today!

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

C:

D:

P:



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