



Persimmon

Together, we make your home

Weavers Gait

Kinross • Perth & Kinross



Persimmon

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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.



Weavers 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 28](#)

Persimmon in numbers

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

9,922

homes
delivered in
2023

200+

locations
across
the UK

4800+

employees
make it all
happen

452

acres of
public space
created

£2.3bn

invested in
local communities
over the last
5 years



"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.

Giving back

We do everything we can to give back to our communities and proudly contribute 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.

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.

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.

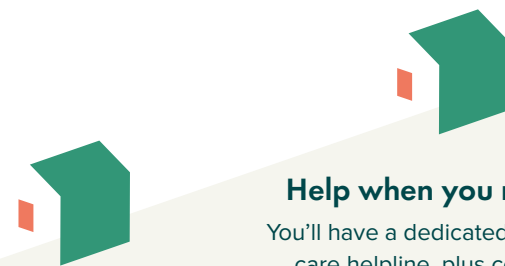
Happy hour

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 30





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**

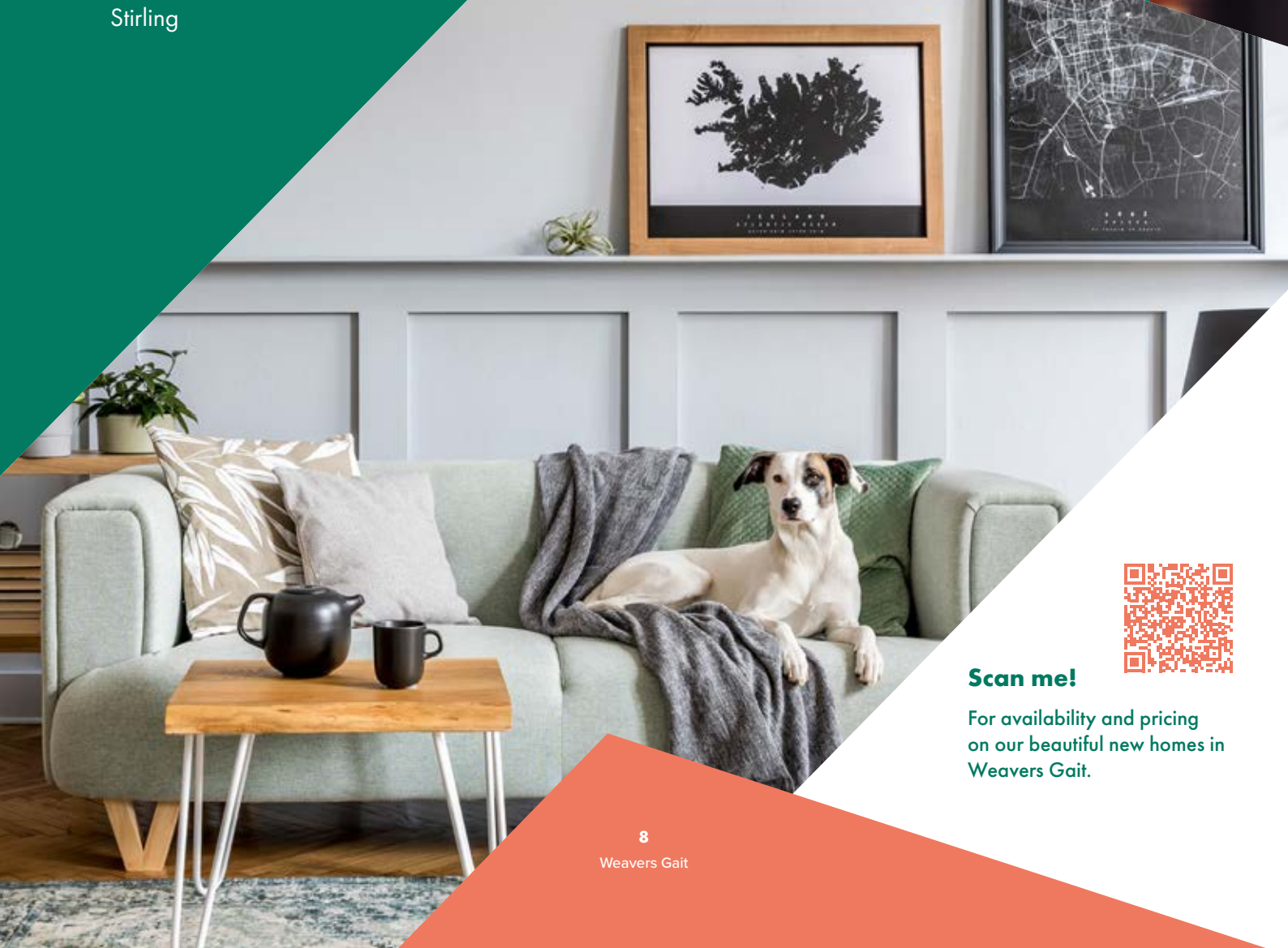
Armed Forces/Key
Workers Discount



**OWN NEW
RATE REDUCER**

Own New

- 
- Choice of 2, 3, 4, 5 & 6-bedroom homes
 - Great selection of amenities nearby
 - Beautiful loch-side location
 - Excellent links to Dunfermline, Kirkcaldy, Edinburgh and Stirling



Scan me!

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



Kinross • Perth & Kinross

Weavers Gait

Offering a range of two, three, four, five and six-bedroom homes, Weavers Gait is situated in Kinross, a charming town on the edge of Loch Leven, within easy reach of both city lights and glorious countryside.

Kinross is a great place to call home. The lovely high street boasts an array of cafés, restaurants, independent shops and essential services, along with a seasonal farmers' market. The community is also served by schools, a library and a museum. For a wider range of shopping, dining and entertainment options, the bustling centres of Perth, Dunfermline and Kirkcaldy are all within a 30-minute drive.

There are many opportunities to enjoy the beauty of the surroundings, too. From the family-friendly Kirkgate Park, nature trails and cycle paths that surround the stunning Loch Leven, to the nearby Lomond Hills Regional Park, you'll never be short of places to explore. And with great road connections nearby, you can enjoy all of this within

commuting distance of Edinburgh and Dundee.

You'll find everything you need for everyday living in Kinross, just down the road from Weavers Gait. In addition to the convenience store, butchers, bakers and pharmacy in the centre of town, there's a large Sainsbury's supermarket on the outskirts for your weekly shop. For all your favourite high street brands, travel 20 minutes in either direction to Perth or Dunfermline, where you'll find a wealth of popular brands, eateries, bars and restaurants.

The nearby M90 provides excellent access to Perth to the north and Dunfermline and Edinburgh to the south, plus access to St Andrews to the east and Stirling to the west via the A91. There's a good local bus service throughout the town and the nearest train station is nearby at Cowdenbeath, while for travel further afield, Edinburgh airport is just over half an hour away by car.

EXPLORE

Start exploring...

Dunfermline
13.5 miles

Perth
16.6 miles

Edinburgh Airport
26.1 miles

St Andrews
27.9 miles



Weavers Gait



Our homes

2 bedroom

 **The Portree**

3 bedroom

 **The Newmore**

 **The Ardbeg**

 **The Kearn**

 **The Elgin**

4 bedroom

 **The Leith**

 **The Balerno**

 **The Whithorn**

 **The Callander**

 **The Roslin**

 **The Dryden**

5 bedroom

 **The Houston**

6 bedroom

 **The Stirling**





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.

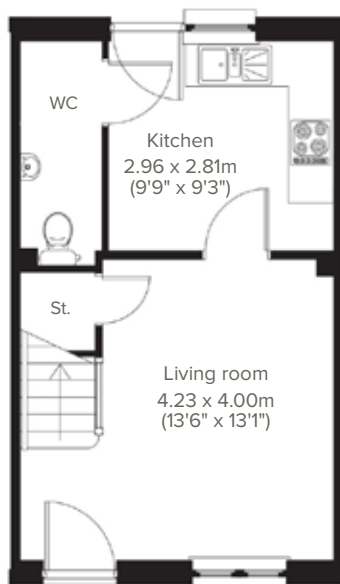


2 bedroom home

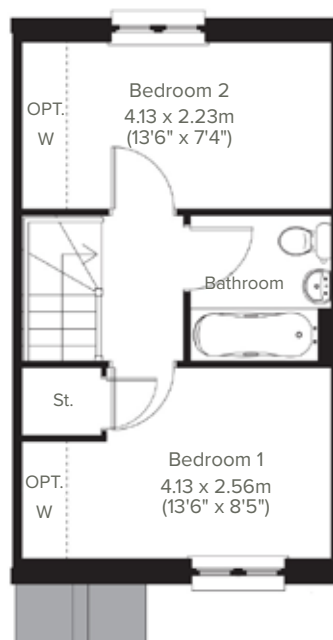
The Portree



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.



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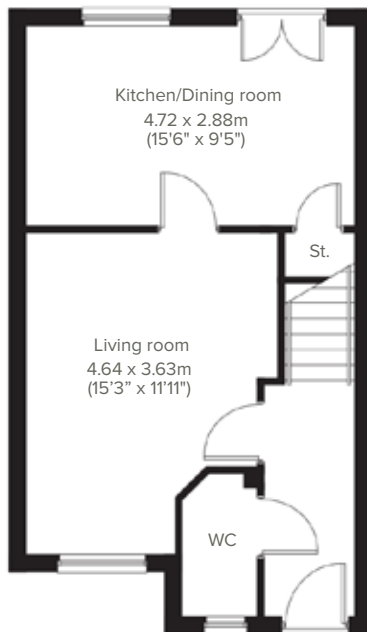


The Newmore

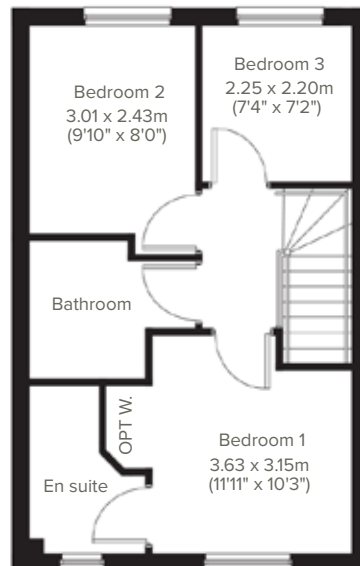
3 bedroom home



Perfectly-proportioned, the Newmore has a stylish open plan kitchen/dining room with French doors leading into the garden, a good-sized living room and a storage cupboard. Upstairs, there are three bedrooms - bedroom one has an en suite - and a family bathroom.



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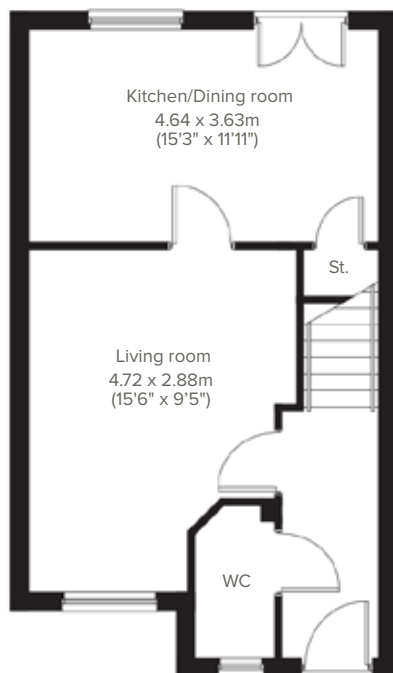


3 bedroom home

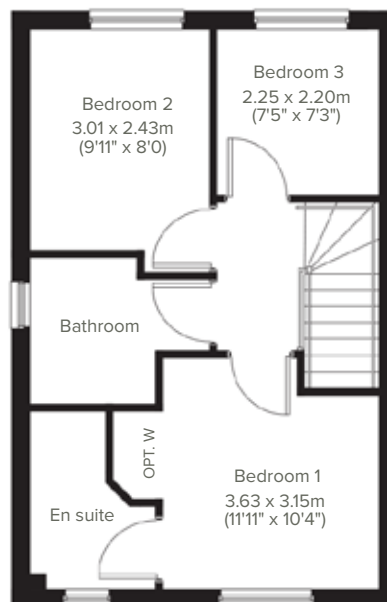
The Ardbeg



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



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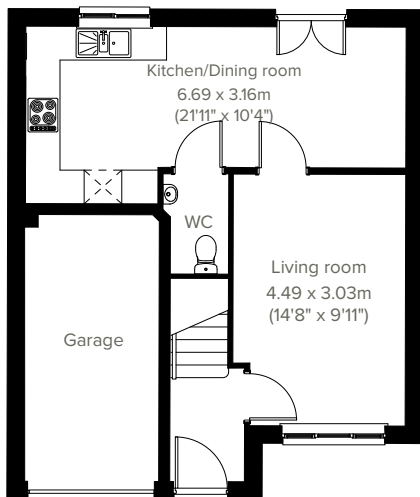


The Kearn

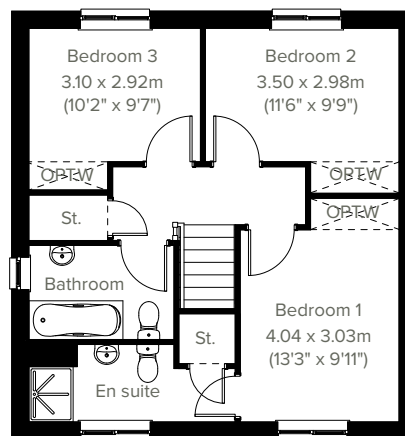
3 bedroom home



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 cupboards take care of everyday storage. Plus there's an en suite to bedroom one, family bathroom and integral garage.



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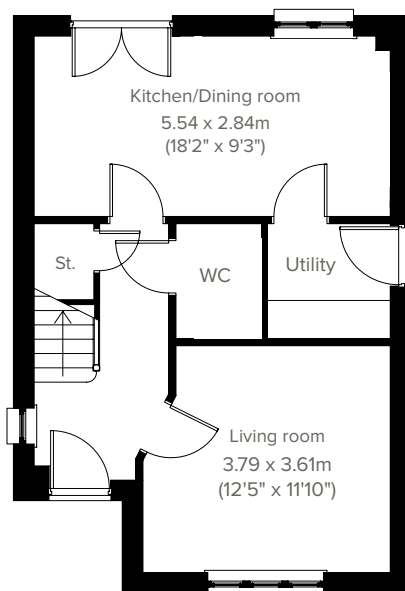


The Elgin

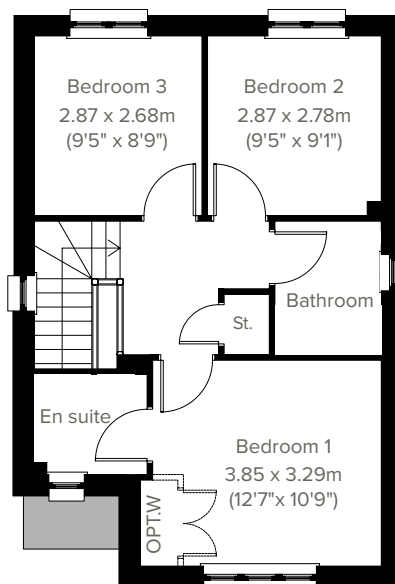
3 bedroom home



Ideal for family life, the Elgin is a beautiful home benefiting from a bright open plan kitchen/dining room with French doors leading into the garden. It boasts a spacious front aspect living room, separate utility room with outside access, handy storage cupboard and downstairs WC. The first floor consists of three bedrooms - bedroom one has an en suite - a modern family bathroom and further storage.



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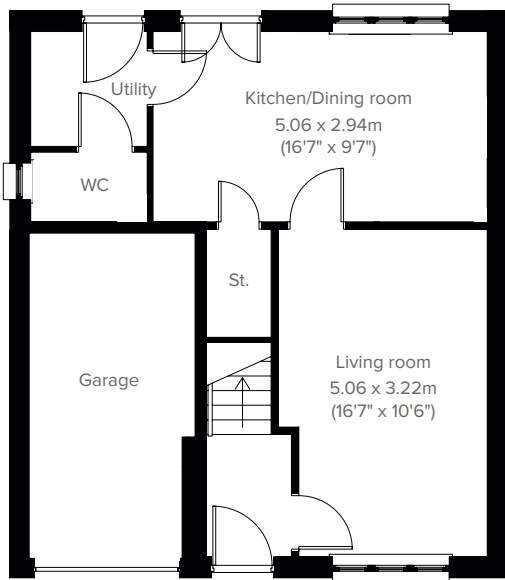


The Leith

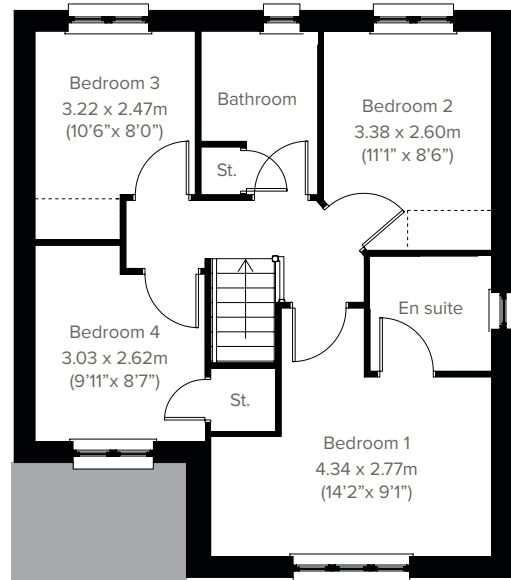
4 bedroom home



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



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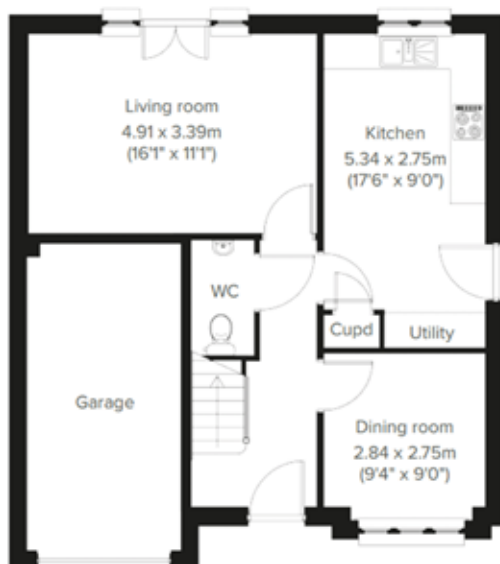


4 bedroom home

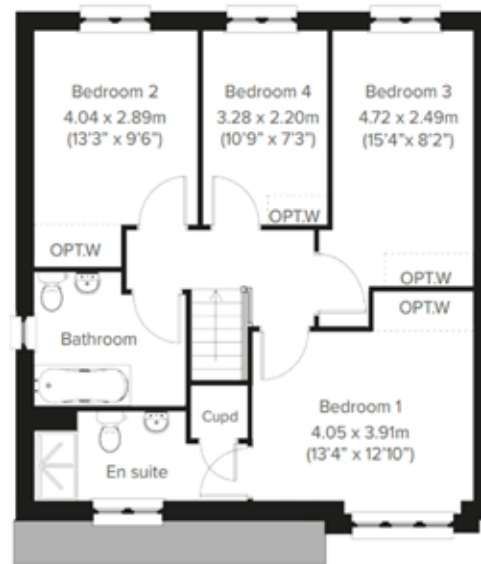
The Balerno



The Balerno is a fantastic four-bedroom home and is perfectly designed for modern family living. Its features include a bright living room with French doors leading into the garden, front aspect dining room, kitchen with outside access and integral 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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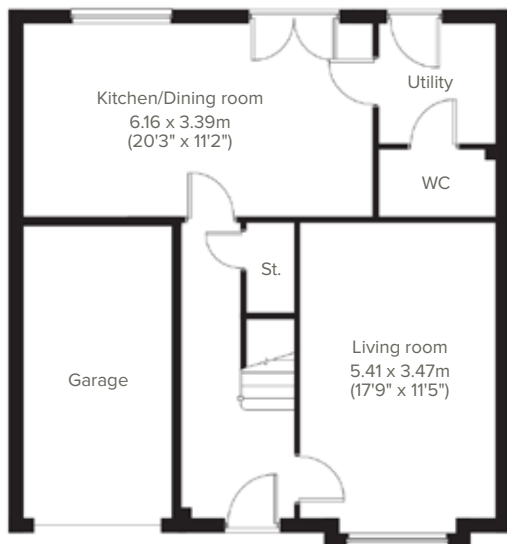


The Whitthorn

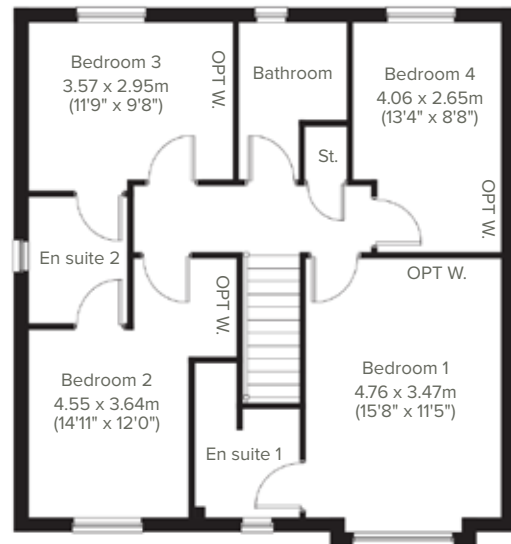
4 bedroom home



The Whitthorn is an impressive four-bedroom family home with a bright and modern kitchen/dining room with French doors leading into the garden and front aspect living room. The downstairs WC, handy storage cupboards, Jack & Jill en suite to bedrooms two and three, and separate en suite to bedroom one mean it's well-suited for practical family living.



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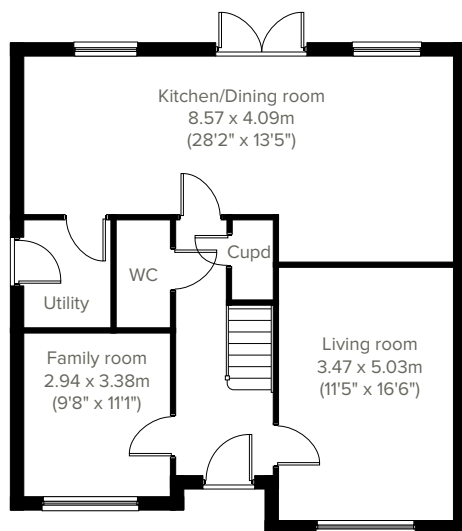


4 bedroom home

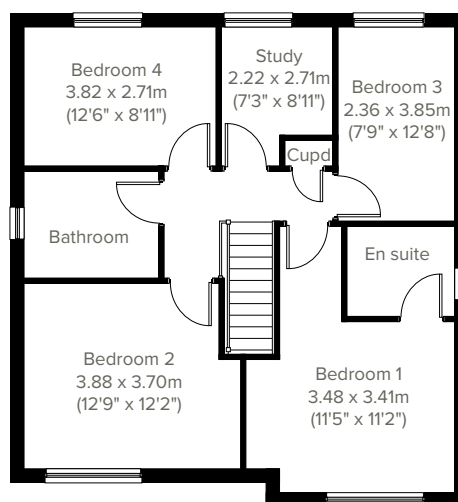
The Callander



The Callander is a four-bedroom detached family home. This property features a living room to the front, a separate family room, an open plan kitchen/dining room with French doors to the rear garden, utility and downstairs WC. Upstairs, you'll find bedroom one with an en suite, a family bathroom, storage cupboard to the landing and flexible study.



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PEA: B

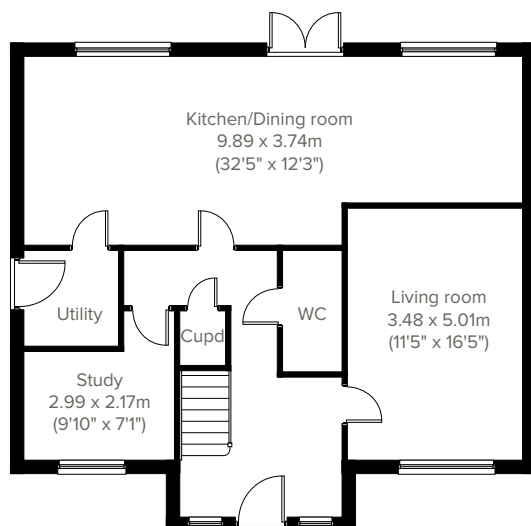


The Roslin

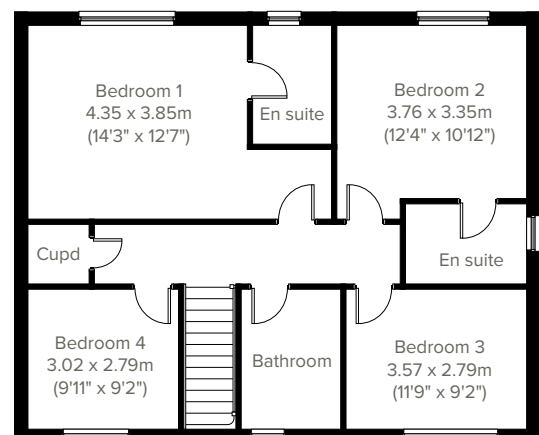
4 bedroom home



A wonderful family home, the Roslin ticks all the boxes. The modern and stylish open plan kitchen/dining room is perfect for spending time together and for entertaining. There's also a well-proportioned living room, downstairs study, utility and WC. Upstairs there are four bedrooms - bedroom one and two have en suites - a large bathroom and storage cupboard.



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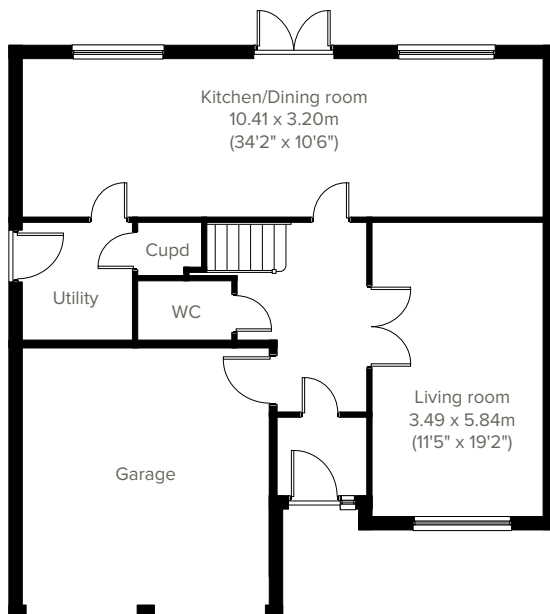


4 bedroom home

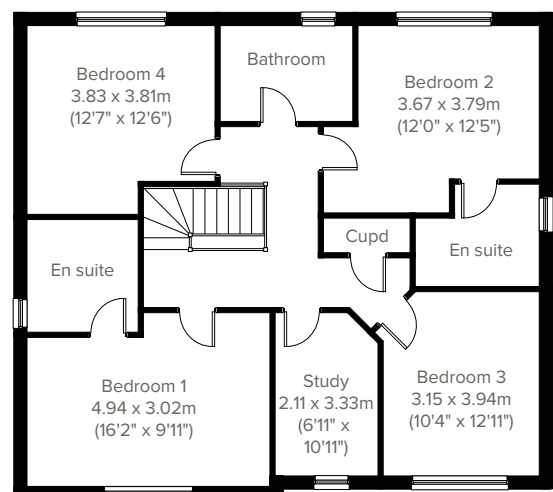
The Dryden



The Dryden is a perfectly-proportioned four-bedroom detached home with double integral garage. Downstairs this home features a welcoming hall with under-stairs storage, a living room to the front with a triple window, a large kitchen/dining room with French doors leading to the rear garden, separate utility room and downstairs WC. Upstairs you'll find a flexible study, bedroom one and two with en suites, a handy storage cupboard and family bathroom.



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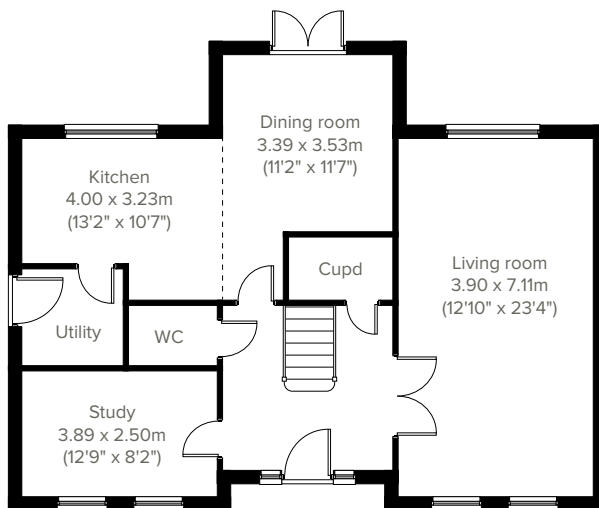


The Houston

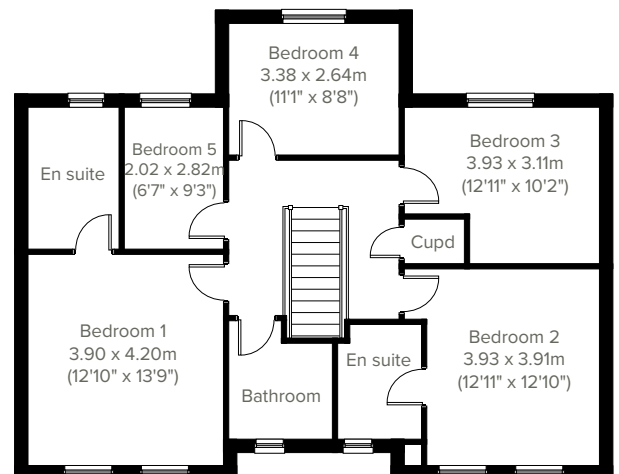
5 bedroom home



The impressive Houston has been especially designed with features that meet the needs of modern lifestyles and growing families. Downstairs, the Houston has a spacious dual-aspect living room, kitchen/dining room with French doors to the rear garden, separate utility and a WC. Upstairs, there's a useful storage cupboard on the landing, bedroom one and two with en suites, three further bedrooms and a family bathroom.



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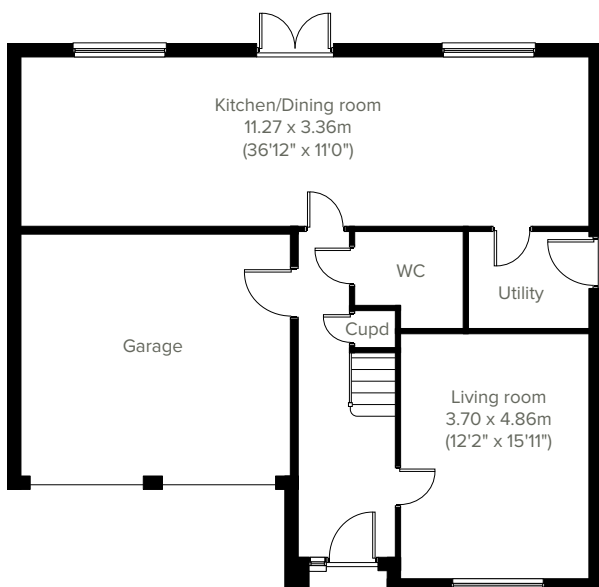


6 bedroom home

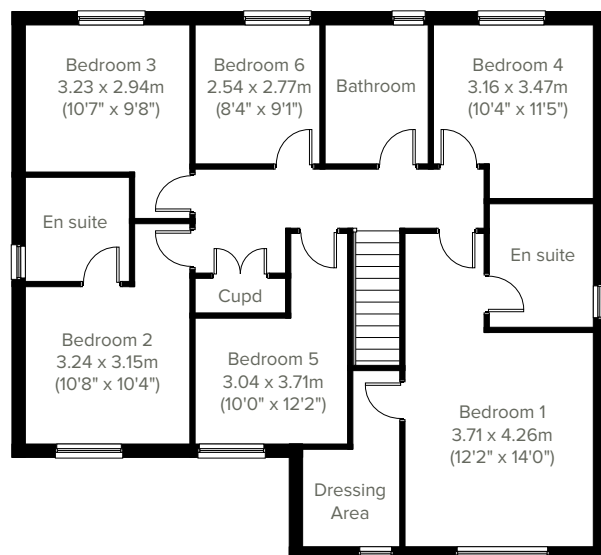
The Stirling



The outstanding Stirling is the perfect family home for larger families, with six bedrooms, an abundance of space, plus the added benefit of a double integral garage. On the ground floor, the Stirling features a front-aspect living room, immense kitchen/dining room with French doors to the rear garden, a separate utility and WC. Upstairs, there are six good-sized bedrooms, with bedrooms one and two having en suites, plus a modern family bathroom. For extra convenience there's a dressing area to bedroom one and a double cupboard to the landing.



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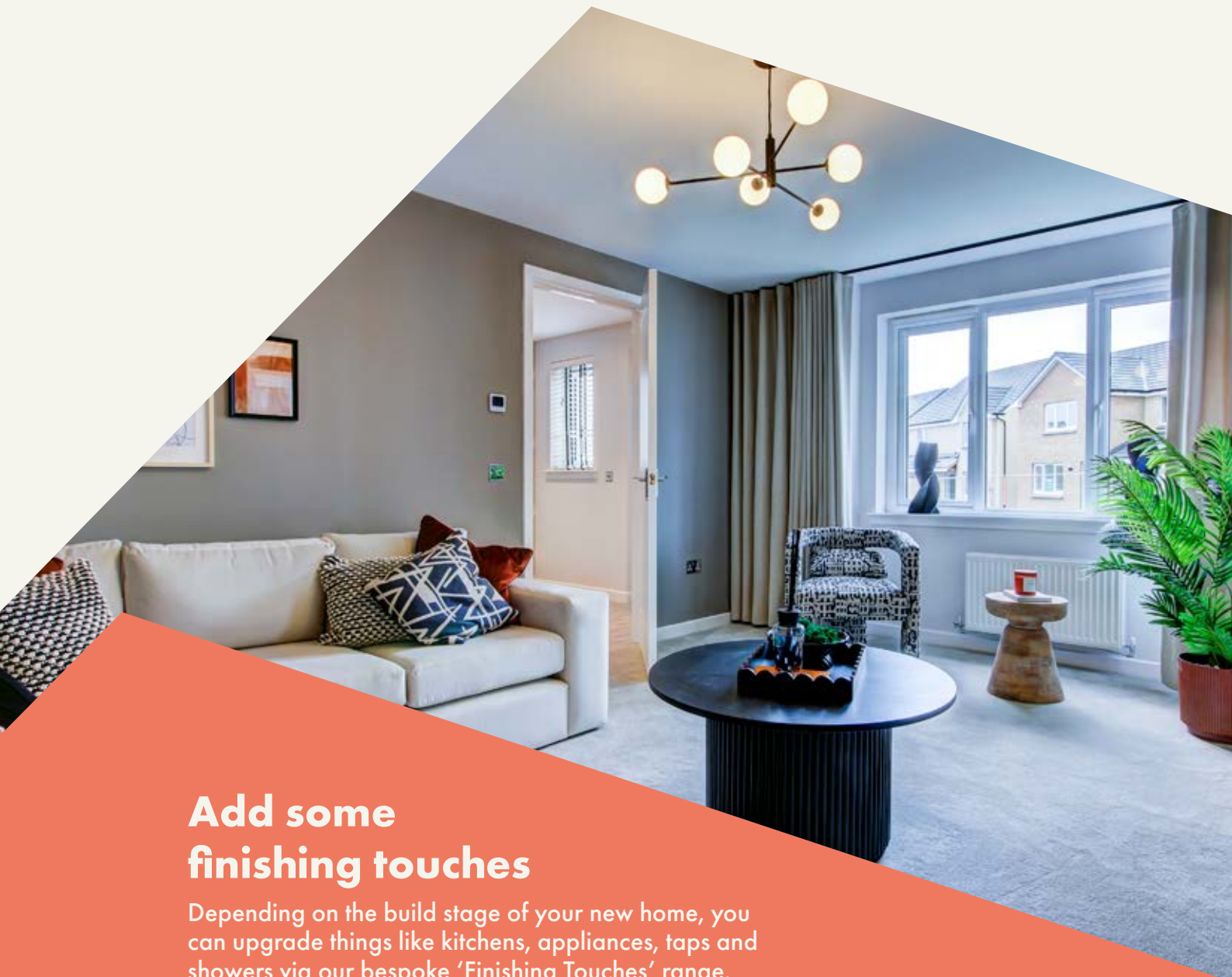




Weavers Gait

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 doors to garden or balcony

(where applicable).



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 bedrooms.

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.



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.

Tiling and splashbacks

Half height tiling to bath area and splashbacks behind wash hand basins (upgrade is available through finishing touches dependant on build stage).

General

En suite to bedroom(s) 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 back-up.



Garage & Gardens

Garage

Garage, car ports or parking space.

Garden

Front lawn turfed or landscaped (where applicable).

Fencing

1.8 metre fence to rear garden, plus gate.

Specification may be altered at any time.

Speak with your Sales Advisor for the latest revision.



Kitchen

General

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

Plumbing

Plumbing and electrics for dishwasher and washing machine where applicable.

Appliances

Single electric white oven and white gas hob with integrated cooker hood.





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.

Eco goodies

When you move in to your new Persimmon home you'll find some of our favourite eco brands in your Homemove box. These products are plastic free, refillable and ethically sourced.





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

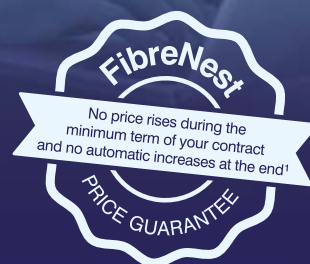


**And did we mention you'll have
more time for dancing?**

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



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@fibrenewest.com

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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