



Michaels Grove

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Persimmon
Together, we make your home



Michaels Grove

Llanharan • Pontyclun

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.



Michaels Grove

Find out more

About Persimmon Homes	4
Your journey with us and schemes to help	6
Living at Michaels Grove	8
Development layout	10
Our homes	12
Specifications	24
Sustainability	26
Personalise with Finishing Touches	28
Proud to be building communities	30
Reasons to buy from us	32



Who we are

A little bit about us

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

50-year pedigree

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

Sustainability mission

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

Persimmon in numbers

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

14,551

homes
sold in
2021

400+

locations
across
the UK

5000+

employees
make it all
happen

300+

apprentices
taken on
each year

£1.8m

donated to
c.900 charities
in 2021



"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.



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.

Finishing Touches

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

Read more on page 28





With you all the way

Your journey with us

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

1.



2.



3.

Reservation

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

Solicitor

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

Mortgage application

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

4.



5.



6.

Personalise!

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

Exchange contracts

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

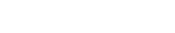
Quality assurance

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

7.



8.



9.

Home demo

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

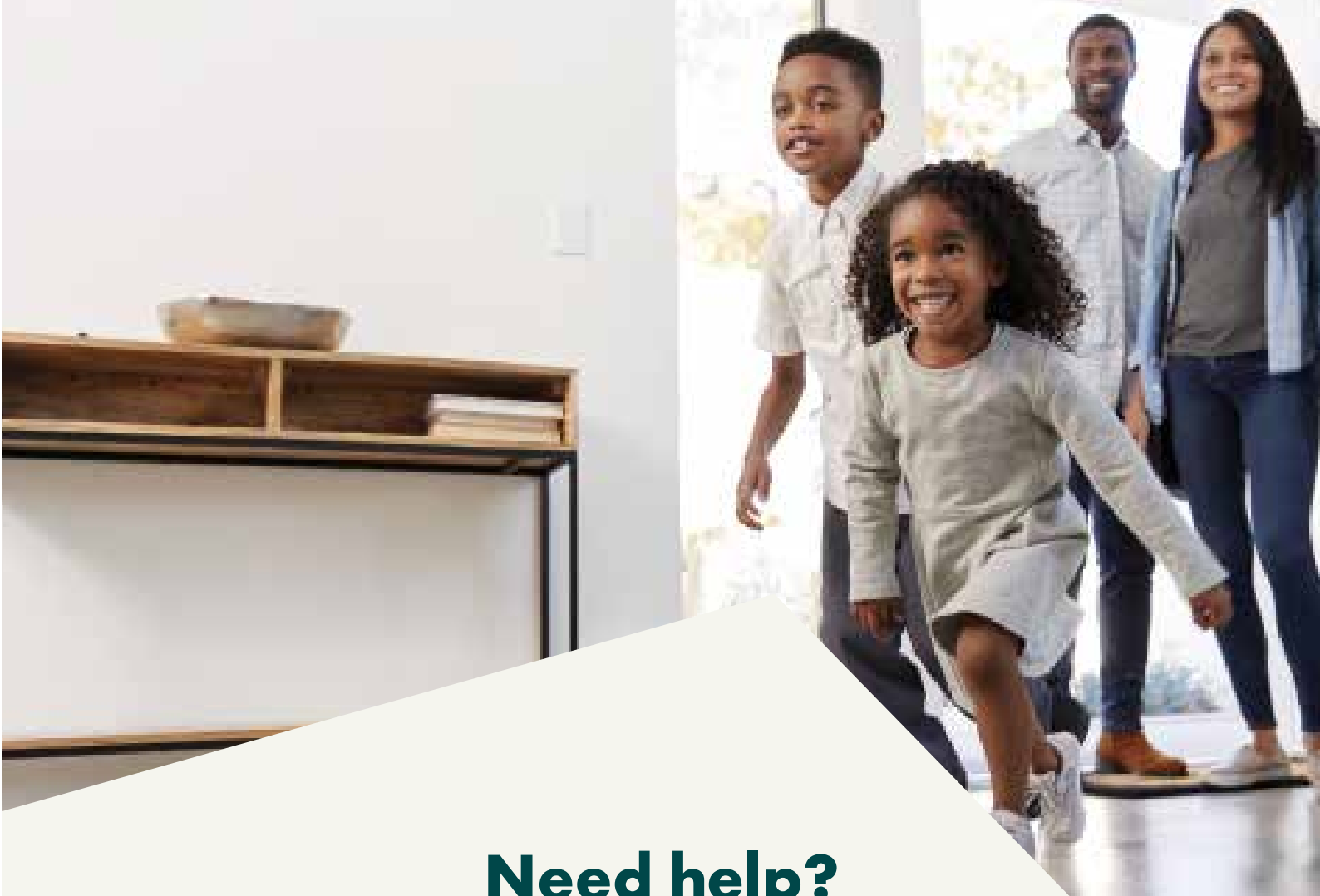
Handover

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

Aftercare

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

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



Need help?

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



**PART
EXCHANGE**

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



**HOME
CHANGE**

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



**EARLY
BIRD**

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



- Great range of shops and facilities nearby
- Edge of town location with good amenities
- Easy access to Cardiff via the M4 or train
- Excellent local schooling



Perfectly located
for commuting,
shopping & schools.



Llanharan • Pontyclun

Michaels Grove

Our stunning new development brings a selection of two, three and four-bedroom homes to the Welsh village of Llanharan, close to beautiful countryside yet within easy reach of Bridgend and Cardiff.

Designed with community in mind

With a number of local businesses and eateries, along with a post office, convenience stores, schools, community centre, sports facilities and train station, Llanharan is a lovely place to put down roots. The large village sits among a cluster of well-equipped towns and villages just above the M4, which leads east to Cardiff and onwards to Newport and England. This means you'll be just 30 minutes from the Welsh capital and its many shops, businesses, attractions and entertainment venues – but still within easy reach from rolling countryside, walking routes and beautiful beaches.

Excellent family location

There are several superb local schools in the vicinity, including Dolau Primary School - which is within walking distance of Michaels Grove - Brynnau Primary School, Llanharan Primary School and a nursery. The nearest secondary school is Y Pant Comprehensive, a short drive away in Pontyclun. Sports fans can also make use of the great facilities and clubs in the area, including a popular football and rugby club, golf course and swimming pool in Pencoed.

The fuss-free transport links to centres of industry, great range of amenities close to hand and top-rated schools in the vicinity make Michaels Grove the perfect place to call home.

EXPLORE

Jump in the car and start exploring

Llanharan train station
0.7 miles

Bridgend
7.2 miles

Porthcawl
13.8 miles

Cardiff
15.9 miles



Michael Grove

Development layout

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

Our homes

2 bedroom



The Alnmouth

3 bedroom



The Epping



The Danbury



The Saunton



The Braunton



The Dalby



The Sherwood



The Charnwood Corner

4 bedroom



The Gisburn



The Whiteleaf



Affordable housing DQR



Affordable housing





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



Michael's Grove

Homes at a glance

Michael's Grove has something for everyone, from 2-bedroom homes to 4-bedroom family homes.

2 beds



PAGE 14 **THE ALNMOUTH**

2 beds • Garden • Parking •
EPC: B

3 beds



PAGE 16 **THE EPPING**

3 beds • Garden • Parking •
EPC: B



PAGE 17 **THE DANBURY**

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



PAGE 21 **THE DALBY**

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



PAGE 22 **THE SHERWOOD**

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



PAGE 23 **THE CHARNWOOD CORNER**

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



PAGE 18
THE SAUNTON

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



PAGE 19
THE BRAUNTON

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

We've highlighted some of the key things we know are important to you, like bedroom number, gardens, en suites and parking.

4 beds



PAGE 20
GISBURN

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



PAGE 21
WHITELEAF

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



Scan me!

For availability and pricing
on our beautiful new homes
at Michaels Grove.



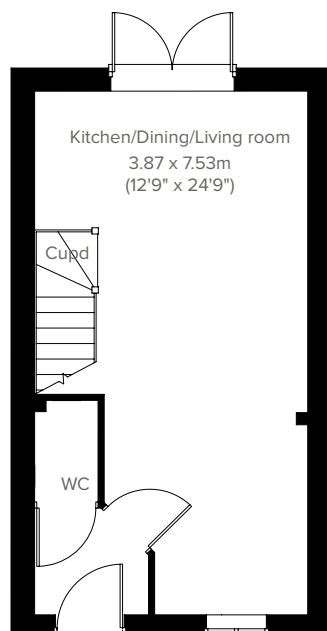


2 bedroom home

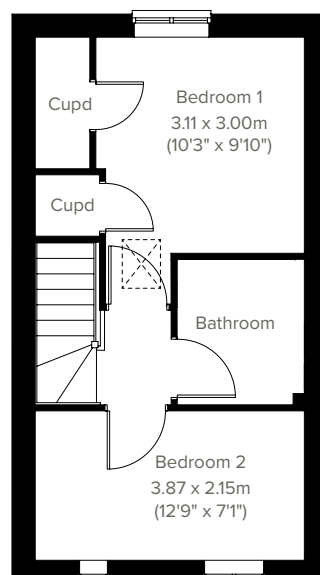
The Alnmouth



Perfectly-proportioned, the Alnmouth has a stylish open plan kitchen/dining/living room with French doors leading into the garden. It also features flexible first floor rooms, a good-sized family bathroom, four handy storage cupboards and off-road parking. 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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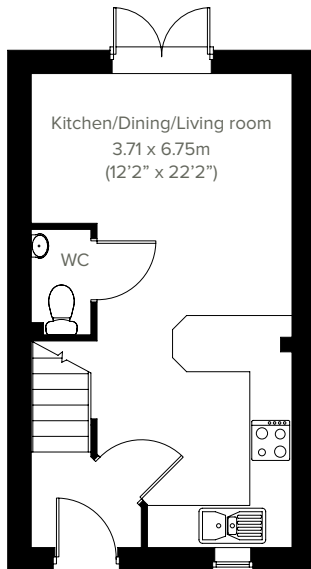


The Epping

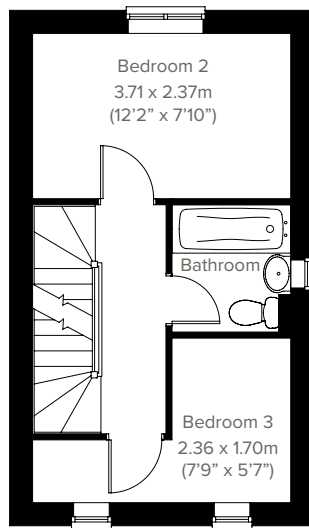
3 bedroom home



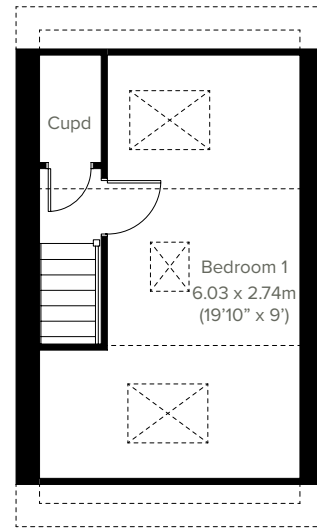
The popular Epping is a three-bedroom home featuring a bright and modern open plan kitchen/dining/living room with French doors leading into the garden. The downstairs WC, handy storage cupboard and two three-sized bedrooms mean it ticks all the boxes for practical family living.



GROUND FLOOR



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2ND FLOOR

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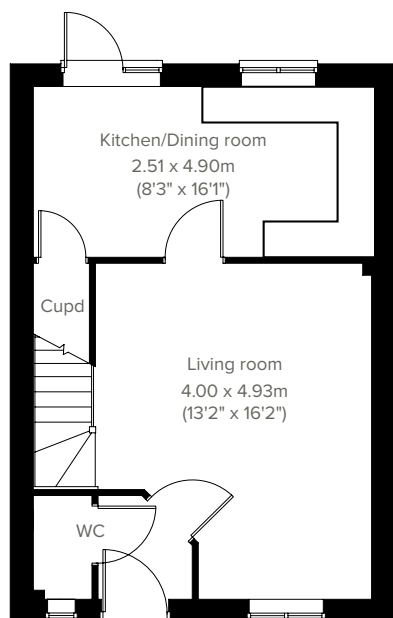


3 bedroom home

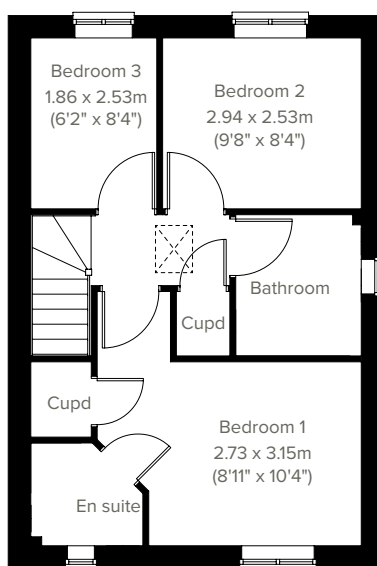
The Danbury



Perfect for the way we live today, the three-bedroom Danbury has a modern open plan kitchen/dining room with garden access and a spacious front-aspect living room that's ideal for entertaining. Upstairs there are three bedrooms - bedroom one has an en suite - a family-sized bathroom and plenty of storage. Appealing to families, first-time buyers and young professionals.



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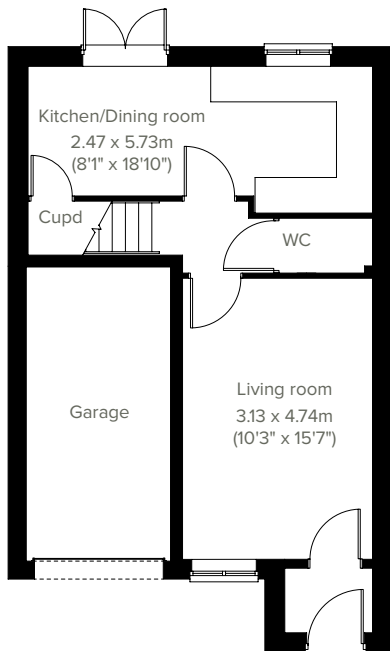


The Dalby

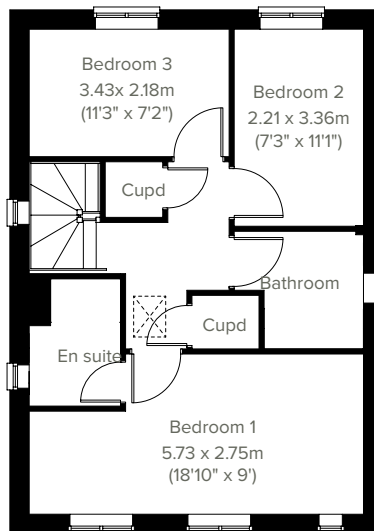
3 bedroom home



A thoughtfully-designed three-bedroom home with much to offer, the Dalby is popular with families. The light-filled modern open plan kitchen/dining room with French doors leading into the garden is ideal for entertaining and family meals. The front porch, downstairs WC and cupboards take care of everyday storage. Plus there's an en suite to bedroom one, a family bathroom and integral garage.



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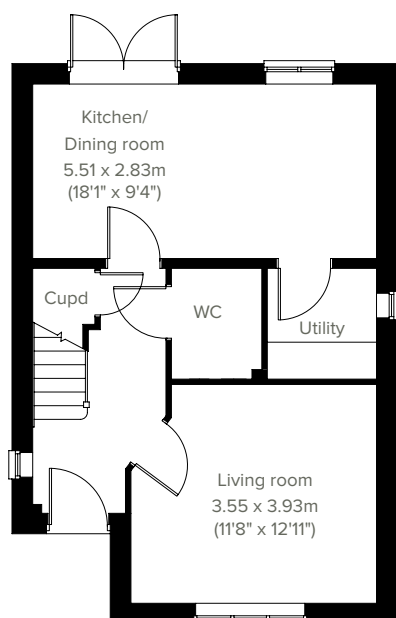


3 bedroom home

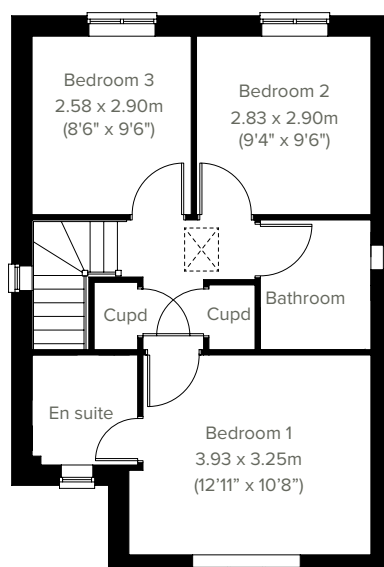
The Sherwood



A nicely-proportioned three-bedroom detached home, the Sherwood has everything you need for modern living. Downstairs there's an open plan kitchen/dining room with French doors leading to the garden, a front-aspect living room, downstairs WC, utility room and handy storage cupboard. The first floor is home to a generous bedroom one and en suite plus two further bedrooms, two storage cupboards and a family bathroom.



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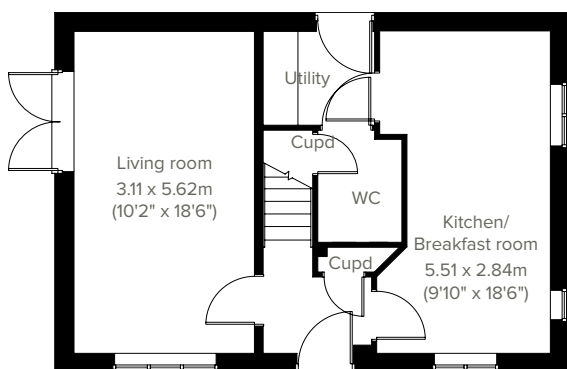


The Charnwood Corner

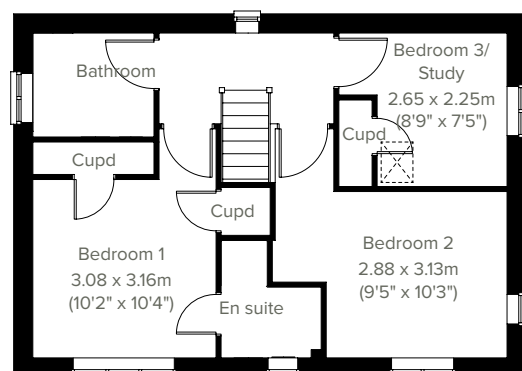
3 bedroom home



Enjoy the best of modern living in this popular three-bedroom home which features a stylish open plan kitchen/dining room and separate utility with garden access. The Charnwood Corner features a bright dual-aspect living room with French doors leading into the garden, handy storage cupboards and downstairs WC. Upstairs there are three good sized bedrooms - bedroom one with an en suite - a good-sized family bathroom and further storage cupboards.



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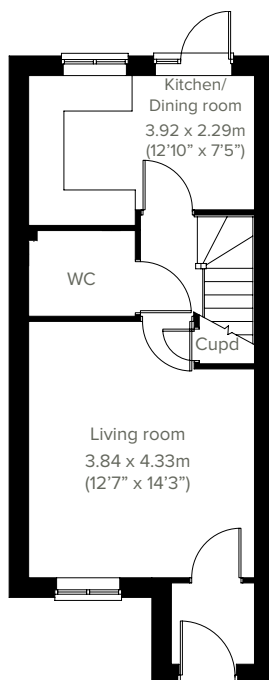


3 bedroom home

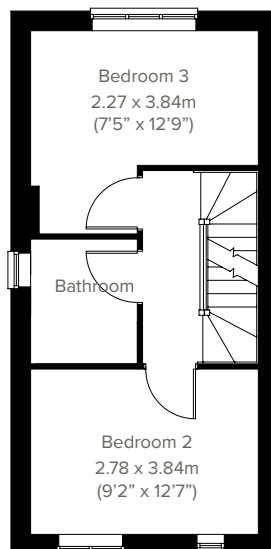
The Saunton



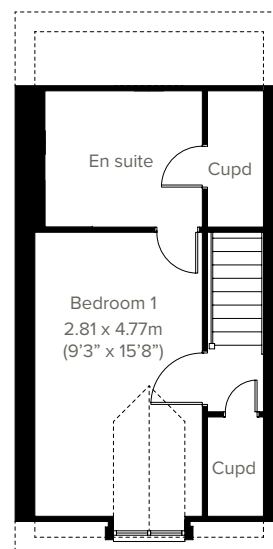
An attractive three-storey, three-bedroom home, the Saunton has a modern open plan kitchen/dining room, a nicely-proportioned living room and three good-sized bedrooms. The enclosed porch, downstairs WC, three storage cupboards and off-road parking means it's practical as well as stylish. The top floor bedroom one also has a spacious en suite.



GROUND FLOOR



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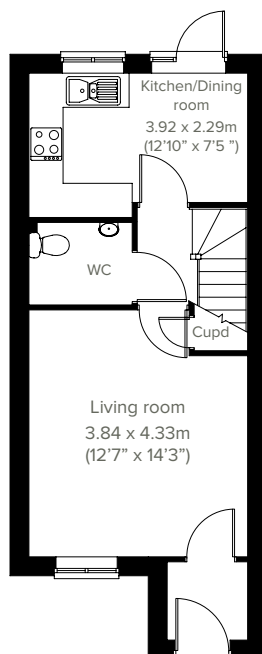


The Braunton

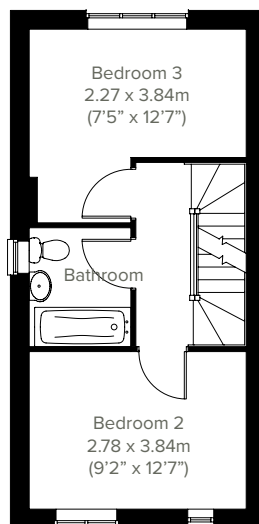
3 bedroom home



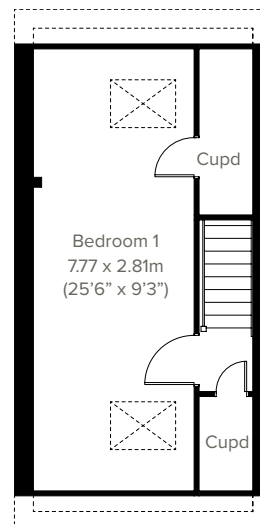
A superb family home, the Braunton features a bright open plan kitchen/dining room with access to the garden, and a spacious front-aspect living room. A downstairs WC and storage cupboard ensure it's practical as well as stylish. Upstairs you'll find two bedrooms and a family-sized bathroom and on the top floor bedroom one benefits from an en suite and handy storage cupboards.



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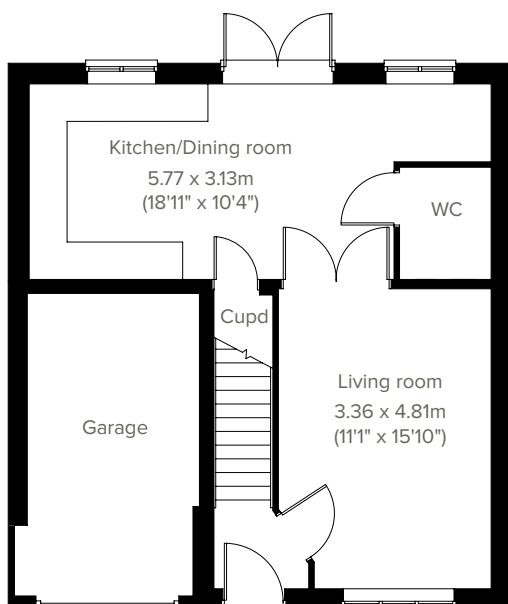


4 bedroom home

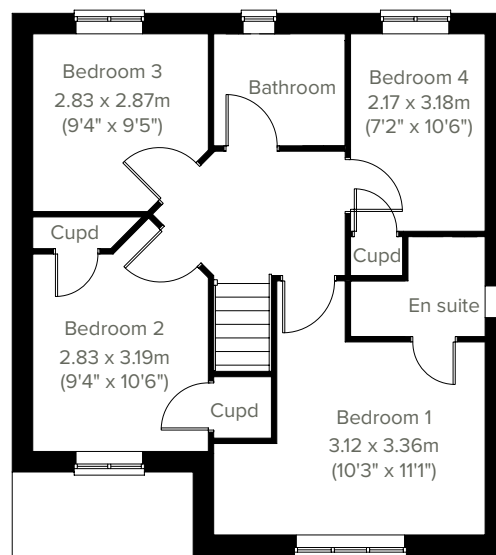
The Gisburn



A fantastic family home, the Gisburn features a bright front-aspect living room leading to a stunning open plan kitchen/dining room with French doors opening into the garden. The WC and storage cupboard ensure it's practical as well as stylish. Upstairs you'll find four good-sized bedrooms, including bedroom one with an en suite, a family-sized bathroom and handy storage cupboards.



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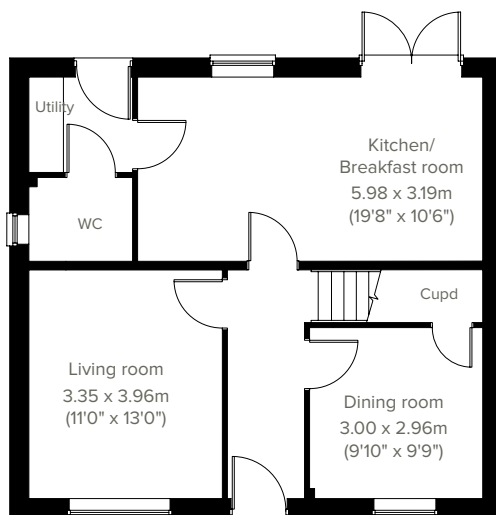


The Whiteleaf

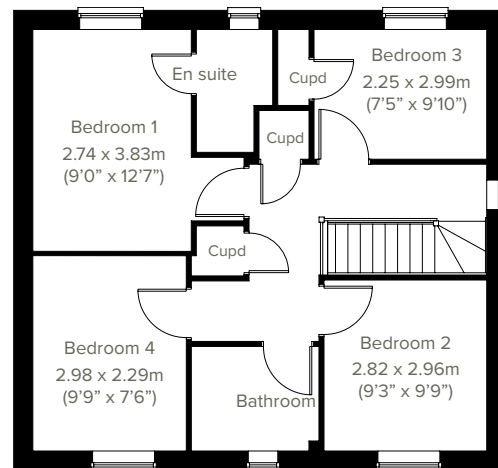
4 bedroom home



The Whiteleaf is a four-bedroom detached family home offering the best of modern living. The light and airy kitchen/breakfast room enjoys an open aspect through French doors to the rear garden. There's a bright front-aspect living room, a dining room with storage space, a downstairs WC and handy utility. Upstairs there are four bedrooms, with bedroom one benefiting from an en-suite, plus a modern-fitted family bathroom and three storage cupboards.



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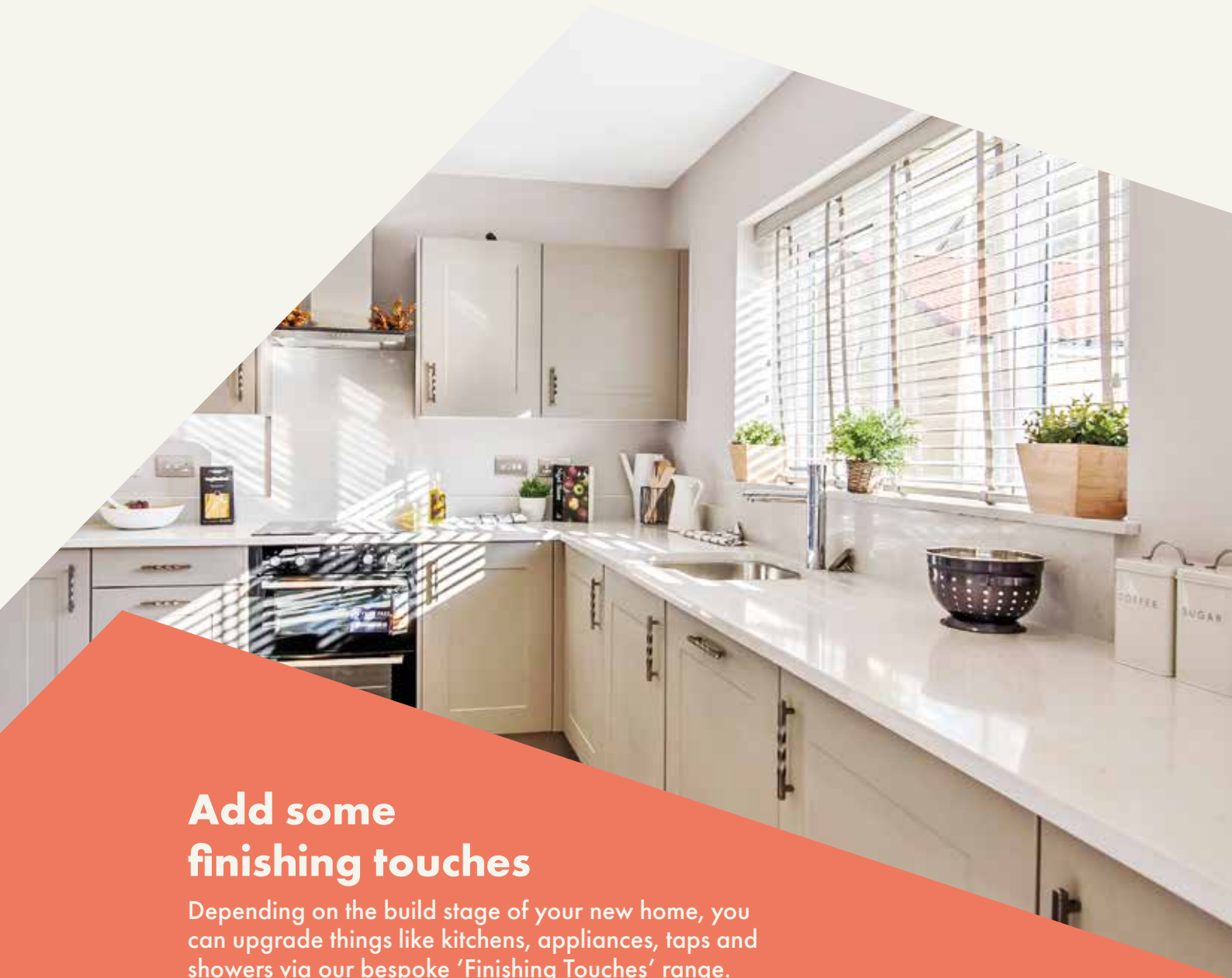
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Michael's Grove

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).

Electrics

Doorbell and external light to front.



Internal

Ceilings

Painted white.

Lighting

Pendant or batten fittings with low-energy bulbs.

Stairs

Staircase painted white.

Walls

Painted in white emulsion.

Doors

White gloss 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, complete with shower screen.

Tiling

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

Splashbacks

1-course splashback to cloakroom basin /
3-course splashback to bath / fully tiled shower.

General

En suite to bedroom one 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.



Kitchen

General

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

Plumbing

Plumbing for washing machine.

Appliances

Single electric stainless steel oven, gas hob in stainless steel and chimney hood and splashback.





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.

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 Next voucher. There are three up for grabs every month. For inspiration, check out past winners' homes on our Instagram page @persimmon_homes

#lovemypersimmonhome

The earlier you reserve, the greater the choice

We'll always try and accommodate the Finishing Touches you want, but they are build-stage dependent, so the earlier you reserve the better.

persimmonhomes.com/finishingtouches

Finishing Touches are subject to availability and stage of construction. Prices for your specific home type will be in our price list. For a full list of Finishing Touches available for your home, please contact the sales advisor on site.



All about community

Proud to be building communities

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

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

We also include much-needed homes for our Housing Association partners. Our plan enhances local facilities too, providing investment in local infrastructure such as transport, education, retail and recreation facilities, as well as initiatives to generate biodiversity.



“We’ve actively enhanced biodiversity at Michaels Grove”

EDUCATION

Proposed primary school site and village centre to the North West.

HOUSING

43 Affordable homes.

NEW ROAD

Spine road with cycle route on both sides and contributions to local highway improvements.

CYCLE LINKS

Cycle links connecting Michaels Grove to the proposed primary school site and village centre.

COMMUNITY SPACES

Public open spaces including children's play areas.

ENVIROMENT

Dormouse and Great Crested Newt habitat corridors.



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.



Persimmon

Notes

Handwriting practice lines consisting of 12 horizontal dotted lines.



Your home, better connected for a brighter future.



Great news! Michaels Grove
benefits from access to ultrafast,
full fibre-optic broadband.









Your home, better connected with FibreNest

- ▶ 100% full fibre-optic internet access installed directly into your new home
- ▶ You and your family can do more online at the same time, with less lag and hold-ups
- ▶ Enjoy lightning-fast speeds that won't be affected by the length of the line serving your property
- ▶ Full-fibre future-proofs your home, ensuring you'll always be able to access the latest in online services
- ▶ Stream 4k content, play online games and more on multiple devices all at the same time with less interruptions
- ▶ Work from home like you do in the office, thanks to our high-capacity, super reliable network
- ▶ Enjoy an exceptional level of customer support from our UK call centres

How our packages compare¹

Download type	500Mb	250Mb	125Mb	75Mb	20Mb	10Mb
 HD movie (12GB)	3m 15s	6m 30s	13m	23m	1h 20m	2h 40m
 Video game (40GB)	11m	21m 45s	43m 45s	1h 17m	4h 30m	9h

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

To have your new home connected, register now at fibrenewest.com/connect
Questions? Just give our friendly team a call on **0333 234 2220**



Please see fibrenewest.com for up-to-date details on our packages and pricing.

No hidden costs. No price rises during the minimum term of your contract or automatic increases at the end.² Great service. Guaranteed.

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