



# Persimmon

Together, we make your home



## Stewarts Loan

Dundee • Angus



**Persimmon**  
Together, we make your home

# 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.

**"With over 50 years of building excellence find out more about us on page 4"**

**HBF** Home  
Builders  
Federation



Customer Satisfaction 2025

## **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.





Stewarts Loan

## Find out more

About Persimmon Homes	4
Your journey with us and schemes to help	6
Living at Stewarts Loan	8
Development layout	10
Our homes	12
Specifications	20
Sustainability	22
Personalise with Finishing Touches	24
Reasons to buy from us	26



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 22](#)

## Persimmon plc in numbers

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

**10,664**

homes  
delivered in  
2024

**200+**

locations  
across  
the UK

**4,731**

direct employees  
make it all  
happen

**484**

acres of  
public space  
created

**£2.2bn**

invested in  
local communities  
over the last  
5 years





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.



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.**



We run Customer Construction Clinics from our on-site sales offices each Monday from 4-5pm. Pop in to see the team both during and after you've moved in to your new home.



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.



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



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

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](https://persimmonhomes.com/community-champions) to see if you could apply to support your local community.





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**





- Choice of 3 & 4-bedroom homes
- Plenty of local leisure activities
- Shops and schools nearby
- Handy commuter location



**Scan me!**

For availability and pricing  
on our beautiful new homes  
at Stewarts Loan.





Dundee • North Scotland

# Stewarts Loan

Stewarts Loan is our new development of three and four-bedroom homes on the outskirts of Dundee where you'll have easy access to the city centre. Located on the east side of the city, you'll be able to enjoy all the benefits and attractions this waterside city has to offer.

Dundee city centre is less than 3 miles away from Stewarts Loan. It's a thriving city that will give you all the benefits of a destination for culture and tourism, whilst offering fantastic transport links and everything you need for day-to-day living. The city has undergone extensive regeneration in recent years and is now a vibrant place to live and work. A new home here gives you access to city, coast, and countryside.

Dundee is renowned as one of Scotland's best shopping destinations. The city has two large shopping centres, Overgate and Wellgate. Both centres are linked by the high street where you'll find some of the nation's best loved brands. Just off the high street you'll be treated to a choice of independent stores. For family days out there's the Ancrum Outdoor Centre which is

ideal for keeping children entertained.

Dundee has excellent transport links, with the A90 Kingsway bypass close-by and the A92 running east of Dundee. The A90 links Perth to Aberdeen via Dundee. From Perth the M90 links to Edinburgh. Dundee train station is just a short drive away, with direct links to Newcastle, York and London King's Cross. Edinburgh and Dundee airports are both within easy reach.

Ideal for families, Dundee and the surrounding villages have a good choice of high-performing infant, primary and secondary schools. Dundee University is one of the UK's leading universities; it has a range of subjects and is regularly voted as number one in the Times Higher Education Student Experience Survey.

## EXPLORE

Start exploring...

Dundee City Centre  
**2.4 miles**

Overgate Shopping Centre  
**2.9 miles**

Perth  
**23.4 miles**

Edinburgh  
**63.7 miles**



Stewarts Loan

## Our homes

### 3 bedroom



The Ardbeg



The Elgin S



The Elgin



The Dunblane

### 4 bedroom



The Leith



The Crammond



The Balerno



The Whithorn



Show Home  
& Customer Hub

Wayleave

Eastern Cemetery

Eastern Cemetery

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.





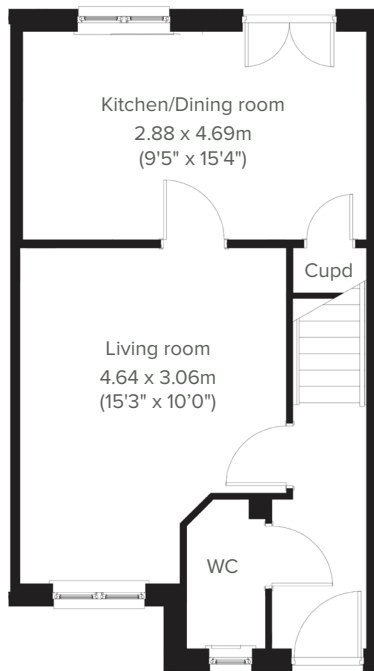


3 bedroom home

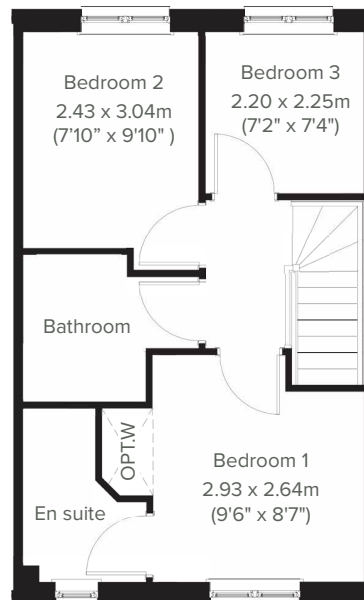
# The Ardbeg



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



## 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.

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between home types, orientation and developments.



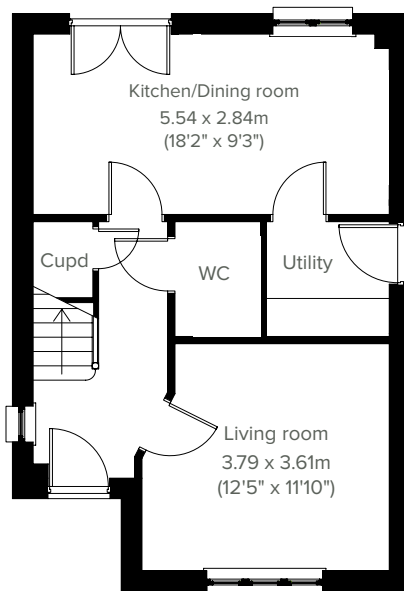


# The Elgin Semi-detached

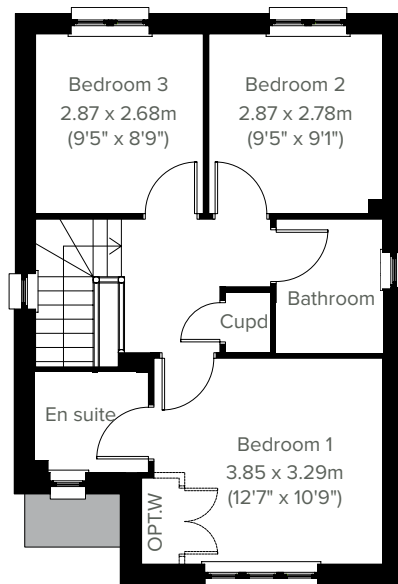
3 bedroom home



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



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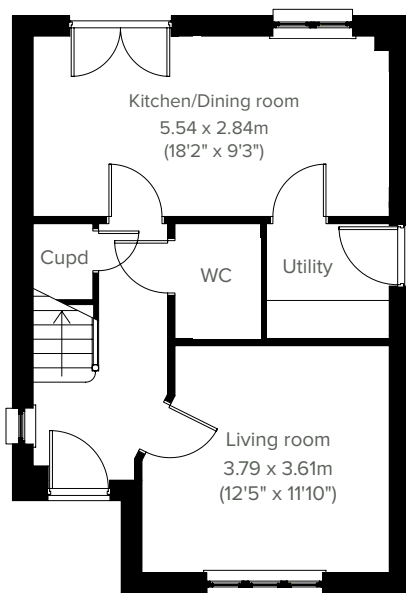


3 bedroom home

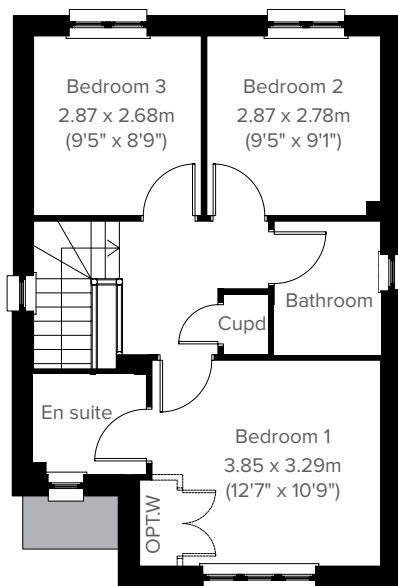
# The Elgin Detached



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



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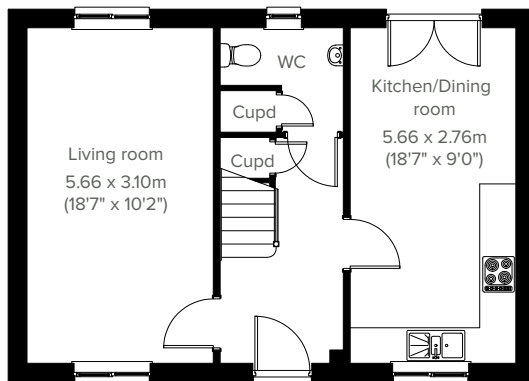


# The Dunblane

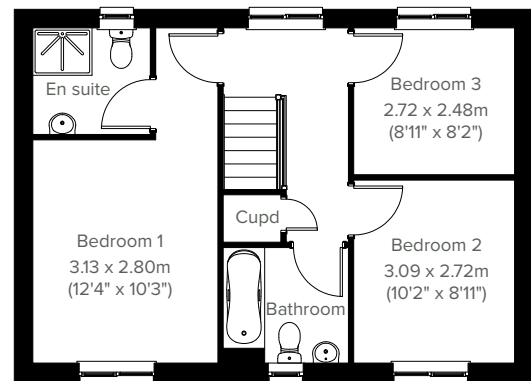
3 bedroom home



A superb family home, the Dunblane features a stunning dual-aspect living room and equally impressive kitchen/dining room with French doors opening into the garden. A WC and storage cupboards ensure it's practical as well as stylish. Upstairs you'll find three bedrooms, including a large bedroom one with an en suite, a family-sized bathroom and handy storage cupboard.



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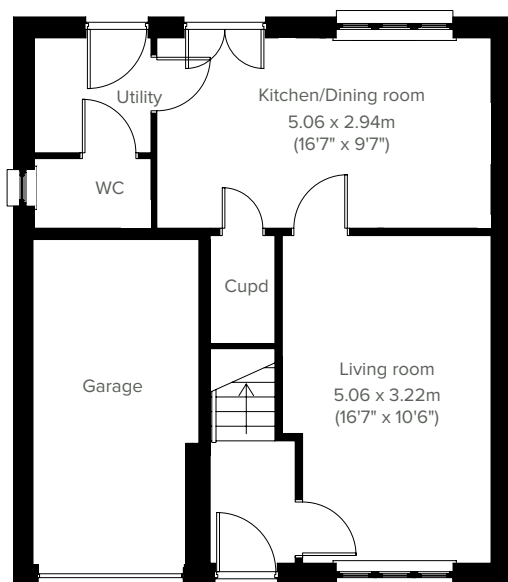


# The Leith

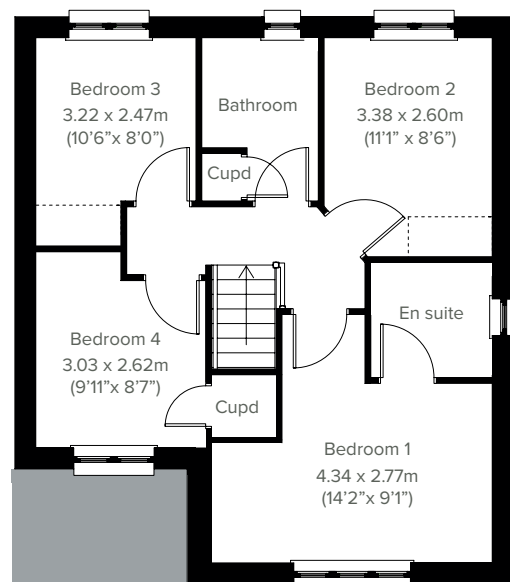
4 bedroom home



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, three handy storage cupboards and en suite to bedroom one mean it ticks all the boxes for practical family-living.



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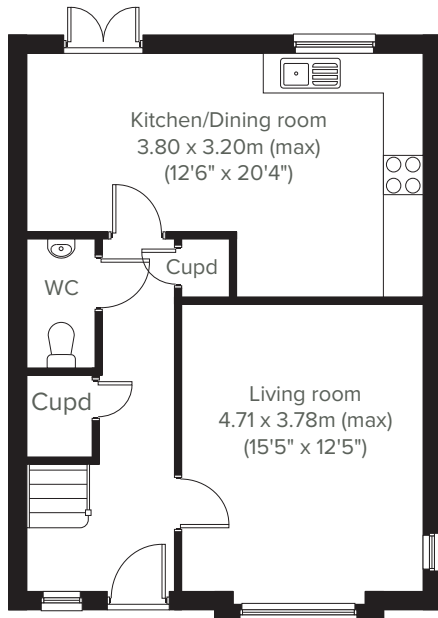


# The Crammond

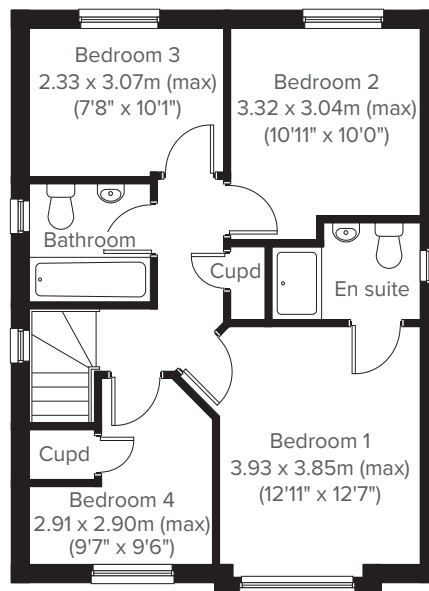
4 bedroom home



This four-bedroom detached family home is designed to provide spacious and flexible living accommodation. The Crammond features a living room to the front with a bright triple window, an open-plan kitchen/dining room with French doors to the rear garden and a downstairs WC. A large landing with a window provides light, bedroom one has an en suite and there is a family bathroom.



**GROUND FLOOR**



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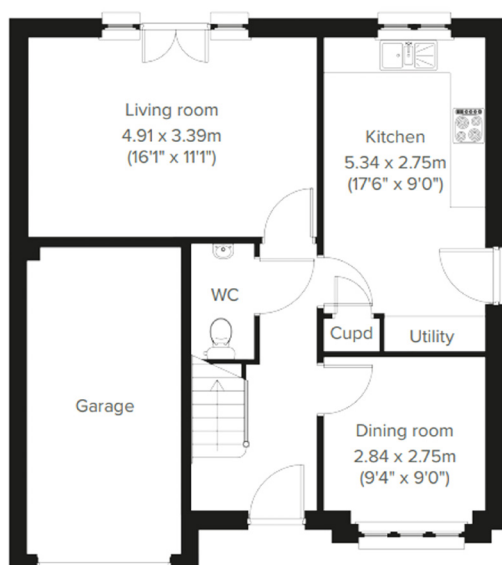


4 bedroom home

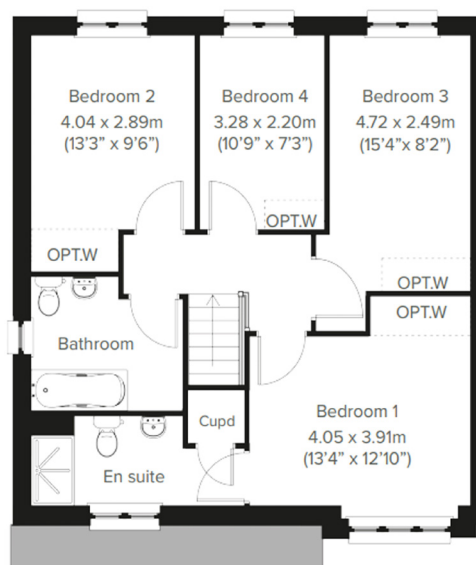
# The Balerno



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



**GROUND FLOOR**



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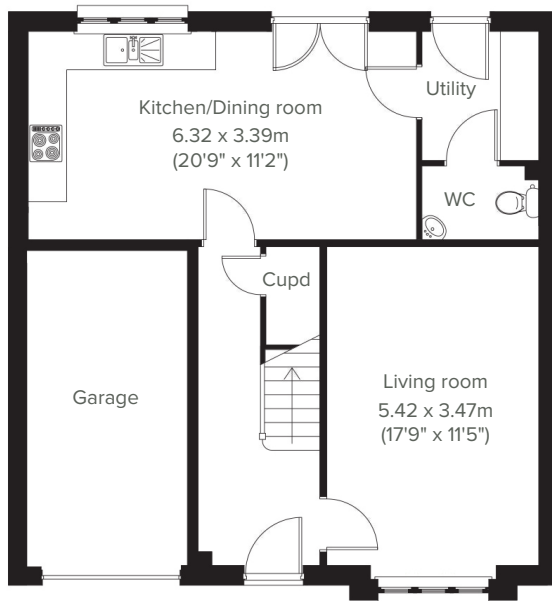


# The Whithorn

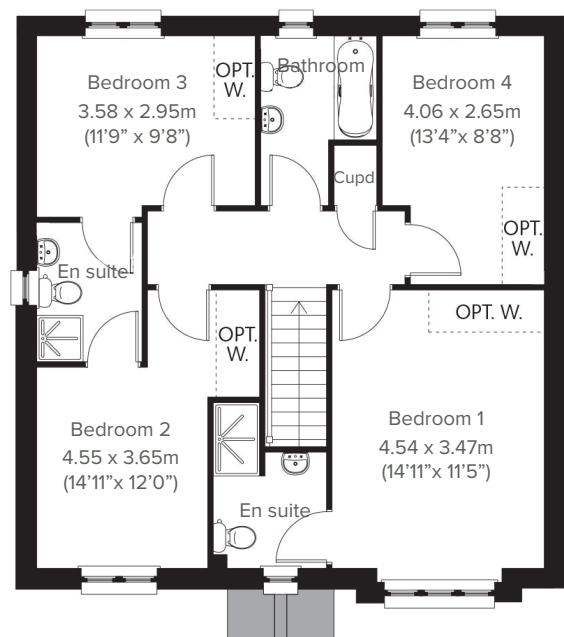
4 bedroom home



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



**GROUND FLOOR**



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Stewarts Loan

# Specifications

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



## Add some finishing touches

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



## External

### Walls

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

### Roof

Tile or slate effect with PVCu rainwater goods.  
PV solar panels.

### Windows

Double glazed E-glass windows in PVCu frames.

### Doors

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



## Internal

### Ceilings

Painted white.

### Lighting

Pendant or batten fittings with low-energy bulbs.

### Stairs

Bannister painted in gloss white.

### Walls

Painted in white emulsion.

### Doors

White pre-finished doors with chrome hinges.

### Heating

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

### Insulation

Insulated loft and hatch to meet current building regulations.

### Electrics

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

### General

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

### 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 backup. CO detector fitted adjacent to boiler and CO<sup>2</sup> detector in bedroom one.



## Garage & Gardens

### Garage

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

### Garden

Front lawn turfed or landscaped (where applicable).

### Fencing

1.8 metre fence to rear garden, plus gate.



## Kitchen

### General

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

### General

Stainless steel 1.5 bowl sink with Monobloc taps to kitchen only.

### Appliances

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







Energy efficiency built in

# Sustainability

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

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

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

## Energy efficiency built in:

- ✓ **EPC rating – B**  
Our typical B rating makes our homes much more efficient than traditional D-rated homes.
- ✓ **Up to 400mm roof space insulation**  
Warmer in winter, cooler in summer, reducing energy bills.
- ✓ **Argon gas filled double glazing**  
Greater insulation and reduced heat loss.
- ✓ **Energy efficient lighting**  
We use energy-saving LED lightbulbs in all our homes.
- ✓ **A-rated appliances**  
Many of our kitchen appliances have a highly efficient A rating.
- ✓ **A-rated boilers**  
Our condenser boilers far outperform non-condensing ones.
- ✓ **Local links**  
We're located close to amenities and public transport to help reduce your travel footprint.
- ✓ **Ultra-fast broadband**  
FibreNest fibre-to-the-home connectivity helps you live and work at home more flexibly.
- ✓ **Lower-carbon bricks**  
Our concrete bricks typically use 28% less carbon in manufacture than clay, giving total lifetime carbon savings of 2.4 tonnes of CO<sub>2</sub> 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. 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](https://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)



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:





## Stewarts Loan

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



Issue: May 2025 Ref: 440-518

Persimmon plc, Registered office: Persimmon House, Fulford, York YO19 4FE Registered in England no: 1818486

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