



Persimmon

Together, we make your home



Willowfields

Sauchie • Clackmannanshire



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.



Willowfields

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 22](#)

Persimmon 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



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.



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
THE NEW-BUILD SPECIALIST SERVICES

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 three & four-bedroom homes
 - Near to picturesque countryside
 - Close to Stirling and Glasgow
 - Sustainable & energy-efficient



Scan me!

For availability and pricing
on our beautiful new homes in
Willowfields.



Sauchie • Clackmannanshire

Willowfields

With its energy-efficient three and four-bedroom houses, our exciting Willowfields development is perfect for first-time buyers, growing families and downsizers.

Settled in the town of Sauchie, our new development is within walking distance from Alloa and its larger amenities, train station and facilities. Surrounded by rural villages, a new base in Clackmannanshire also offers beautiful everyday countryside views. For weekend walks, Gartmorn Dam Country Park and Nature Reserve is right on your doorstep, offering serene trails and scenic views. For those looking to explore further, the breathtaking Queen Elizabeth Forest Park, with its expansive wilderness and shimmering lochs, is less than an hour's drive away.

This location combines rich history with natural beauty. Explore Sauchie Tower and Alloa Tower for fascinating, history-filled family outings, or visit the iconic Stirling

Castle, just 20 minutes away, to uncover Scotland's royal past and enjoy stunning views.

In this family-friendly area, Sauchie and Alloa have six primary schools to choose from; and for secondary education, Lornhill Academy is nearby. For further education, the universities of Stirling, Glasgow and Edinburgh are all within a commutable distance.

Alloa's local train station can get you to Stirling in 10 minutes, and Glasgow in under an hour. Plus, easy motorway links connect you quickly to Scotland's major cities and destinations. And for journeys abroad, Edinburgh Airport is approximately a 40-minute drive away.

EXPLORE

Start exploring...

Sauchie town centre
0.7 miles

Alloa town centre
1.5 miles

Gartmorn Dam Country Park
2.1 miles

Stirling
7.0 miles



Willowfields

Our homes

3 bedroom



The Carbeth



The Avon



The Bengairn

4 bedroom



The Maree



The Lowes



The Lambridge



The Morar



The Rodel



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.



Amenity / Play Area

Open Space

Footpath Link

Open Space

SUDS



3 bedroom home

The Carbeth



Ideal for a wide range of buyers, the Carbeth is an outstanding terraced home comprising a lounge, open plan kitchen/dining room with French doors to the garden, downstairs WC, utility room, three bedrooms - one of which has an en suite - and a modern-fitted bathroom.



Kitchen: 2.83m x 2.90m
Dining: 2.33m x 2.90m
Lounge: 4.11m x 3.94m

GROUND FLOOR



Bedroom 1: 4.11m x 2.83m
Bedroom 2: 2.38m x 3.43m
Bedroom 3: 2.69m x 3.43m

1ST FLOOR

Please note that elevation treatments and window/door positions may vary from plot to plot. Plot specific information will be confirmed on your reservation check list.

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The Avon

3 bedroom home



Enjoy modern living in the Avon, a three-bedroom home featuring an open plan kitchen/dining room with French doors to the garden. A bright lounge, utility room, and WC complete the ground floor, while upstairs has an en suite bedroom, family bathroom and storage.



Kitchen: 3.10m x 2.85m
Dining: 2.39m x 2.85m
Lounge: 3.69m x 3.60m

GROUND FLOOR



Bedroom 1: 3.69m x 3.17m
Bedroom 2: 2.79m x 2.88m
Bedroom 3: 2.62m x 2.88m

1ST FLOOR

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3 bedroom home

The Bengairn



The Bengairn is a superb three-bedroom detached home. There's a utility room, downstairs WC and en suite bedroom included in the layout. The large kitchen/dining room lends itself to family meals as well as entertaining friends, plus there's a lounge with French doors opening to the garden.



Kitchen: 3.11m x 3.10m
Dining: 3.00m x 2.62m
Lounge: 3.12m x 5.72m

GROUND FLOOR



Bedroom 1: 2.89m x 3.73m
Bedroom 2: 4.26m x 2.94m
Bedroom 3: 3.21m x 2.69m

1ST FLOOR

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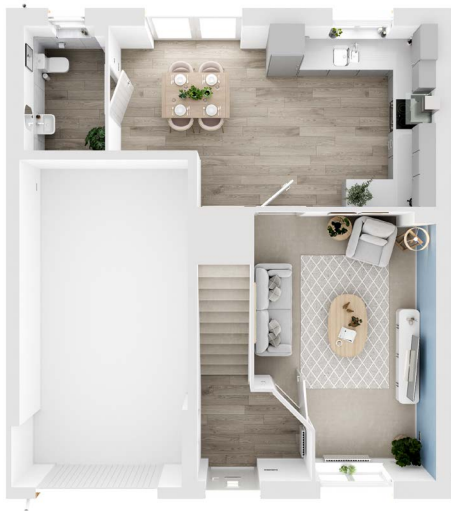


The Maree

4 bedroom home



The Maree is a beautifully proportioned four-bedroom home featuring an integral garage, spacious kitchen/dining room with French doors to the garden and front-aspect lounge. Upstairs, bedroom one benefits from a modern en suite, and there's a family bathroom.



Kitchen: 3.10m x 3.33m
Dining: 2.95m x 2.29m
Lounge: 3.35m x 4.97m

GROUND FLOOR



Bedroom 1: 4.37m x 4.46m
Bedroom 2: 3.14m x 3.80m
Bedroom 3: 2.70m x 3.05m
Bedroom 4: 2.65m x 3.18m

1ST FLOOR

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The Lowes

4 bedroom home



The Lowes is a four-bedroom detached home with an open plan kitchen/dining room with French doors to the garden, front-aspect lounge, and integral garage. Upstairs, bedroom one has an en suite, while the others share a family bathroom. There's a flexible study as well for modern living.



Kitchen/Dining: 6.73m x 3.19m
Lounge: 3.28m x 4.54m

GROUND FLOOR



Bedroom 1: 3.28m x 4.17m
Bedroom 2: 3.10m x 2.94m
Bedroom 3: 2.88m x 3.60m
Bedroom 4: 2.87m x 3.03m

1ST FLOOR

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The Lambridge

4 bedroom home



The Lambridge is a four-bedroom family home. The spacious kitchen/family/dining room enjoys an open aspect through French doors to the garden. There's a bright front-aspect lounge with a bay window, a downstairs WC and handy utility. Upstairs you'll find bedroom one benefiting from an en suite - plus a convenient study, bathroom and two storage cupboards.



Kitchen/Dining/Family: 7.97m x 3.86m
Lounge: 3.58m x 4.96m

GROUND FLOOR



Bedroom 1: 3.58m x 4.88m
Bedroom 2: 4.27m x 4.09m
Bedroom 3: 3.30m x 2.30m
Bedroom 4: 2.32m x 3.42m

1ST FLOOR

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4 bedroom home

The Morar



The Morar has style and convenience in abundance. Its open plan kitchen/family area is perfect for time together and entertaining friends, complemented by a spacious lounge, separate dining room, downstairs WC and utility room. Upstairs, you'll find four bedrooms, including an en suite bedroom, plus a generous family bathroom, handy storage and flexible study.



Kitchen/Family: 8.19m x 3.15m
Lounge: 3.18m x 5.03m
Dining: 2.58m x 2.91m

GROUND FLOOR



Bedroom 1: 4.36m x 4.43m
Bedroom 2: 2.61m x 3.75m
Bedroom 3: 3.03m x 2.66m
Bedroom 4: 2.85m x 2.80m

1ST FLOOR

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The Rodel

4 bedroom home

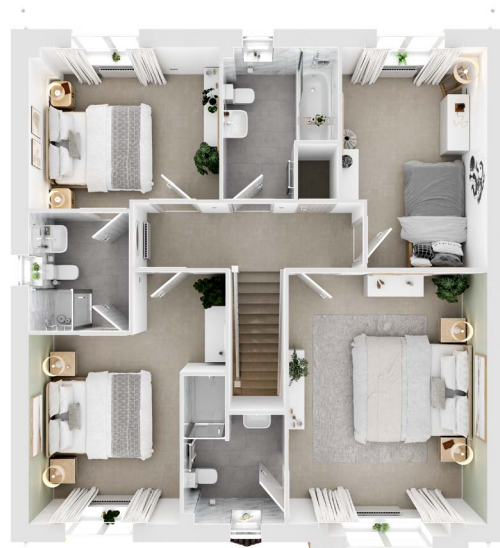


The Rodel is a four-bedroom family home with a bright lounge, spacious kitchen/dining room with French doors to the garden, utility room, downstairs WC and integral garage. Upstairs, bedroom one has an en suite and bedrooms two and three share a Jack and Jill bathroom. There's a family bathroom and built-in storage throughout.



Kitchen/Dining: 6.26m x 3.41m
Lounge: 3.63m x 5.23m

GROUND FLOOR



Bedroom 1: 3.63m x 4.60m
Bedroom 2: 2.75m x 3.45m
Bedroom 3: 3.48m x 2.95m
Bedroom 4: 2.65m x 4.04m

1ST FLOOR

Please note that elevation treatments and window/door positions may vary from plot to plot. Plot specific information will be confirmed on your reservation check list.

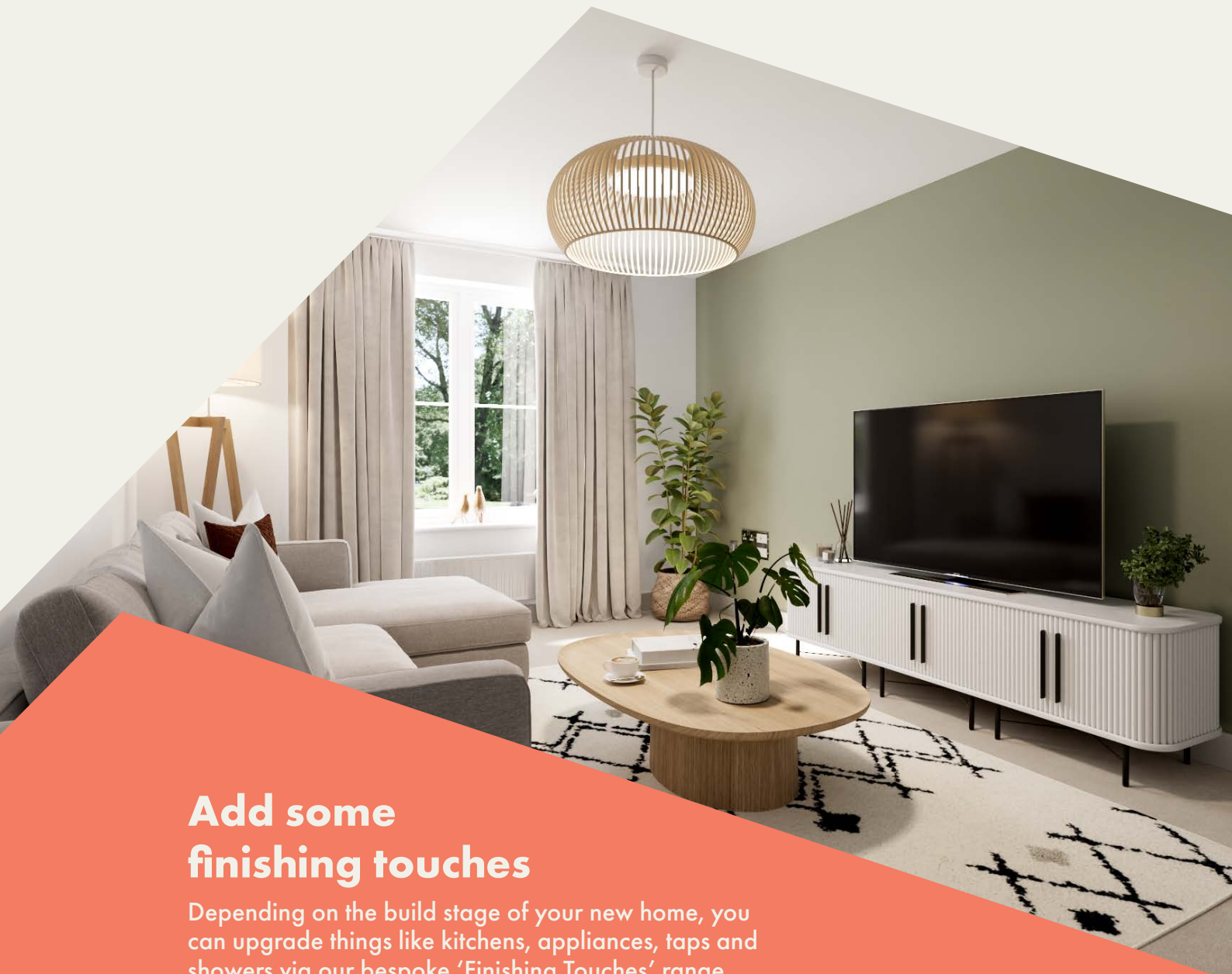
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Willowfields

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 lounge.



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.

Splashbacks

Splashback to sanitaryware walls in bathroom and en suite. Splashback to bath and full height tiled shower where separate enclosure only.

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.



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 and gas hob in stainless steel with integrated stainless steel 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 A 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.

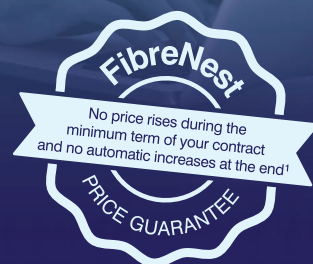
Safe & secure

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



Your home, better connected
for a brighter future



Ultrafast 900Mb 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:



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