



# Persimmon

Together, we make your home

## Kings Gate

Beith • Ayrshire



**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.





Kings Gate

## 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 30](#)

## 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





We know you'll want to make your home your own, so we created 'Finishing Touches', our home personalisation service. **Read more on page 32**



With you all the way

# Your journey with us

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

1. .....→ 2. .....→ 3. ....

## Reservation

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

## Solicitor

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

## Mortgage application

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

4. .....→ 5. .....→ 6. ....

## Personalise!

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

## Exchange contracts

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

## Quality assurance

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

7. .....→ 8. .....→ 9. ....

## Home demo

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

## Handover

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

## After-care

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

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





# Need help?

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



**PART**  
EXCHANGE



**HOME**  
CHANGE



**EARLY**  
BIRD



**Own New**



**Deposit Boost**



**Armed Forces/Key  
Workers Discount**





- Choice of 2, 3, 4 & 5-bedroom homes
- Beautiful parks and green spaces nearby
- Great transport links to Glasgow
- Excellent amenities



**Scan me!**

For availability and pricing of  
our beautiful new homes at  
Kings Gate.





Beith • Ayrshire

# Kings Gate

Nestled in the heart of Ayrshire, Kings Gate offers a mix of modern living, local amenities, and beautiful countryside. The selection of 2, 3, 4, and 5-bedroom homes in Beith is designed to suit your lifestyle.

At Kings Gate, you'll find a location that brings everyday convenience and natural beauty together in perfect harmony. Whether it's the school run, a quick food shop or a morning commute, everything you need is close at hand, making day-to-day life feel effortlessly simple.

Just moments from home, a Co-op supermarket provides all your everyday essentials. For peace of mind when it comes to healthcare, Beith Health Centre is within walking distance, and families will appreciate the convenience of having Beith Primary School just a short stroll away.

When it comes to leisure time, Kings Gate is surrounded by opportunities to get

outdoors and explore. Lochshore Park offers a welcoming space for family walks, picnics, and children to play freely, while the expansive Clyde Muirshiel Regional Park opens up endless possibilities for adventure. From gentle weekend strolls to more challenging hikes, the park's miles of countryside trails, panoramic views and fresh open air mean there's always something new to discover.

For those who work or enjoy city life, excellent transport links ensure you're always well connected. Glengarnock Train Station is only three miles away, offering a direct 30-minute service into Glasgow - ideal for commuters or anyone looking to enjoy the city's shops, restaurants, and cultural attractions. Road connections are equally convenient, making it simple to travel further afield across the region.

## EXPLORE

Glasgow Airport  
**11.6 miles**

Paisley  
**12.1 miles**

Braehead  
**15.5 miles**

Glasgow City Centre  
**20.5 miles**



Beith, Kings Gate

## Our homes

### 2 bedroom



**The Portree**

### 3 bedroom



**The Newmore**



**The Ardbeg**



**The Newton**



**The Brodick**



**The Kearn**



**The Elgin**

### 4 bedroom



**The Leith**



**The Ettrick**



**The Balerno**



**The Thurso**



**The Lismore**



**The Thornton**



**The Whithorn**

### 5 bedroom



**The Warriston**



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





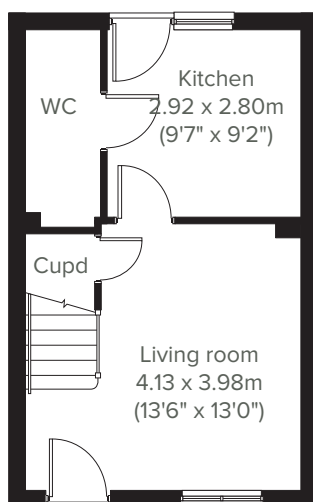


2 bedroom home

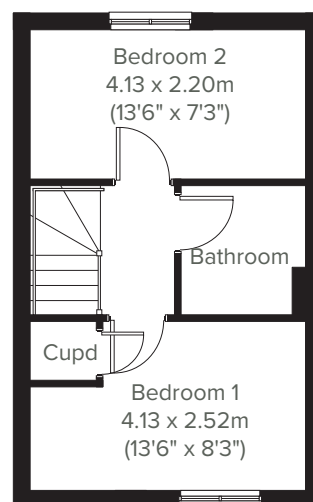
# The Portree



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



**GROUND FLOOR**



**1ST FLOOR**

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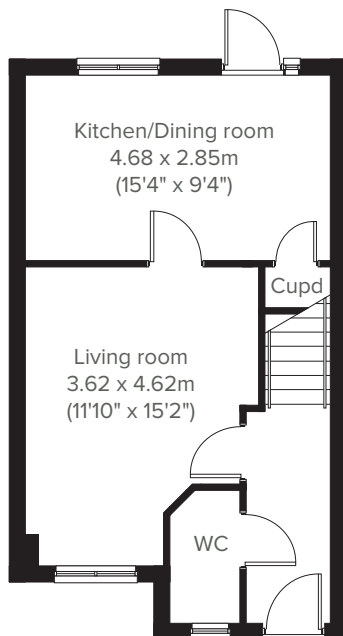


# The Newmore

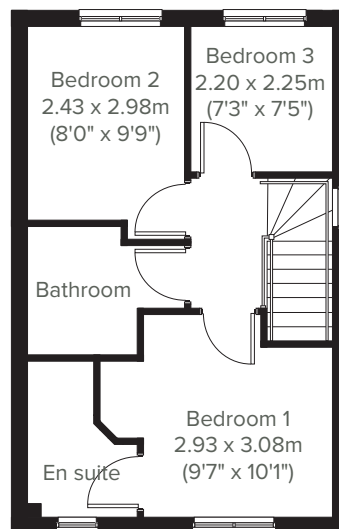
3 bedroom home



Perfectly-proportioned, the Newmore has a stylish open plan kitchen/dining room with a door leading to the garden, spacious living room and handy storage cupboard. The first floor is home to three good-sized bedrooms - bedroom one with an en suite - and a family bathroom.



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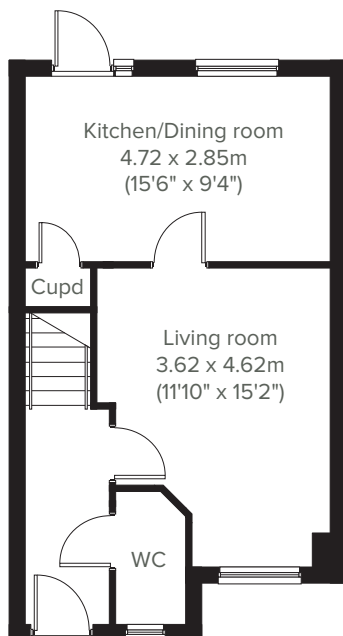


# The Ardbeg

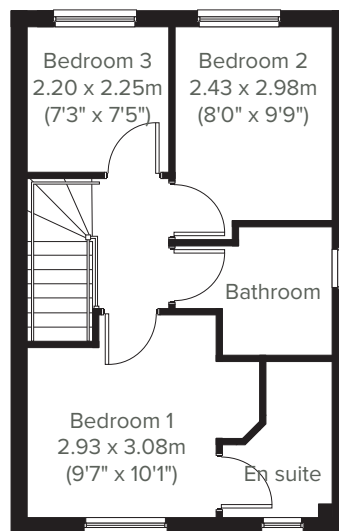
3 bedroom home



The popular Ardbeg is a three-bedroom home with a bright and modern open plan kitchen/dining room with a French door leading to the garden, plus 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 living.



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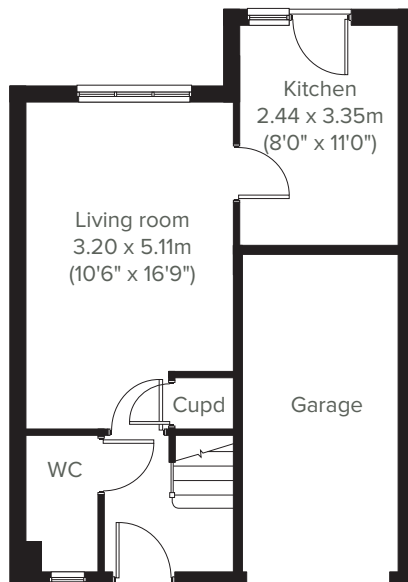


# The Newton

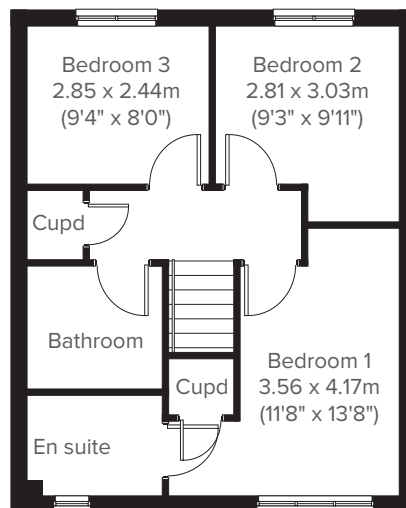
3 bedroom home



The popular Newton is a three-bedroom home with a spacious living room and separate kitchen with a door leading into the garden. There's also a downstairs WC, handy storage cupboard and integral garage. The first floor benefits from an en suite to bedroom one, a modern bathroom and storage cupboards.



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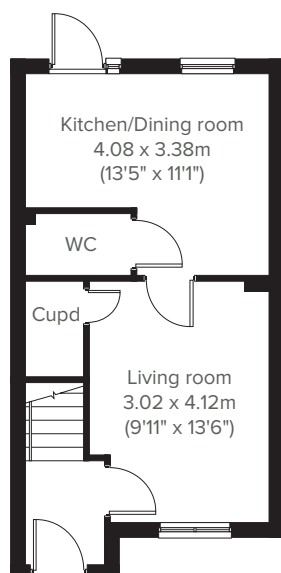


3 bedroom home

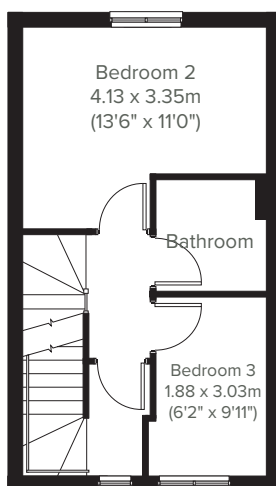
# The Brodick



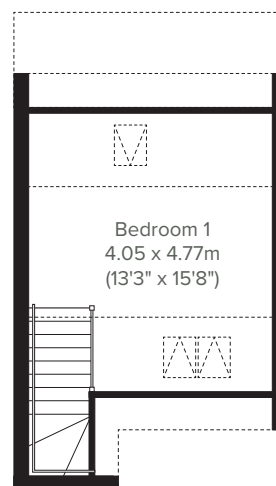
A beautifully-proportioned three-bedroom home, the Brodick has everything you need for modern living. Downstairs there is an open plan kitchen/dining room with a French door leading into the rear garden, spacious living room, large storage cupboard under the stairs and a WC. The first floor has two bedrooms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



**GROUND FLOOR**



**1ST FLOOR**



**2ND FLOOR**

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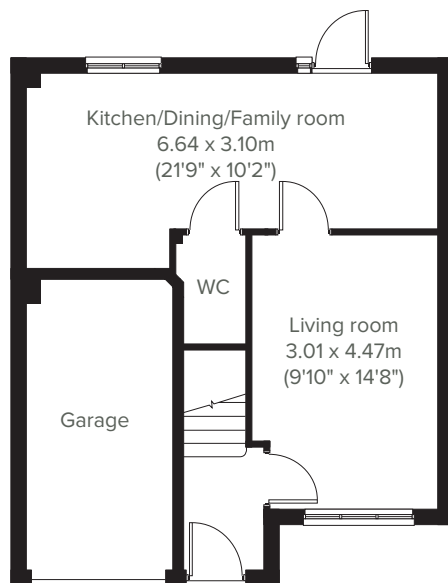


# The Kearn

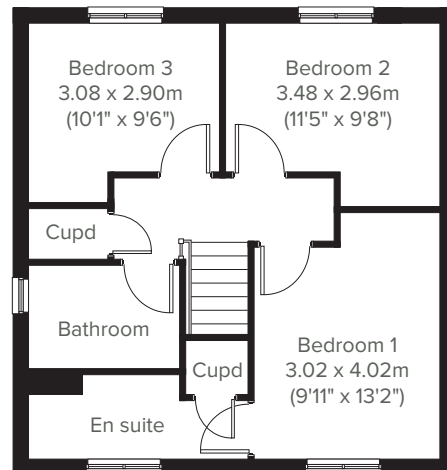
3 bedroom home



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



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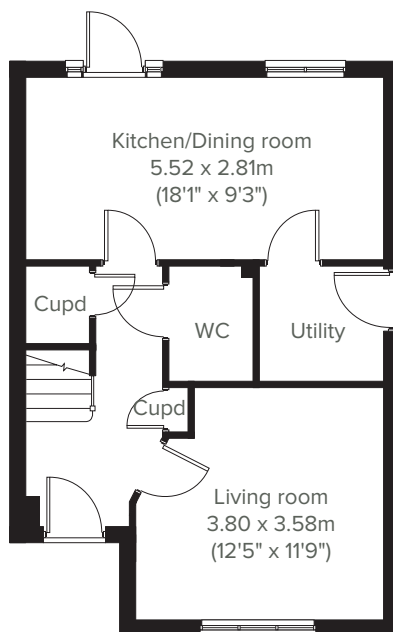


# The Elgin

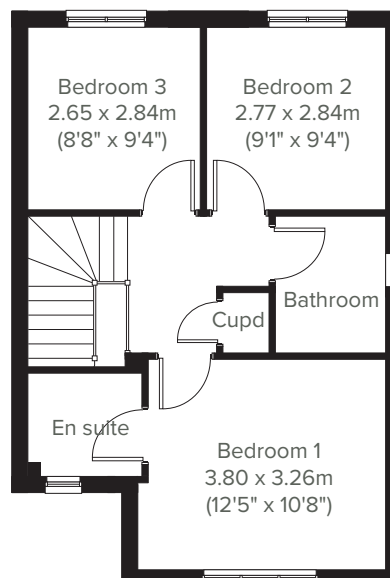
3 bedroom home



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



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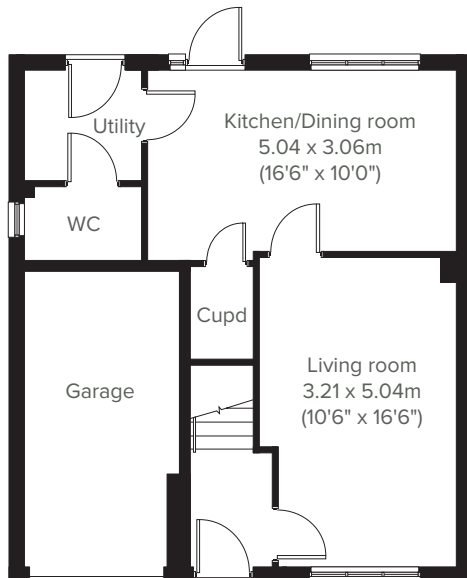


# The Leith

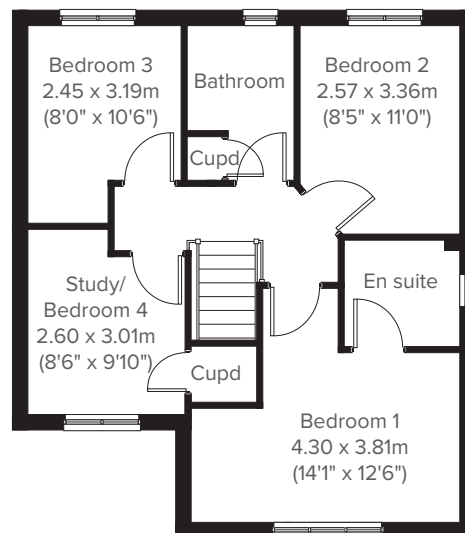
4 bedroom home



The Leith is a four-bedroom home offering open plan living. The light and airy kitchen/dining room enjoys an open aspect through a French door to the rear garden. There's a bright front-aspect living room, utility room, WC, storage cupboard and integral garage. Upstairs, the spacious bedroom one benefits from an en suite, plus there's a modern-fitted bathroom.



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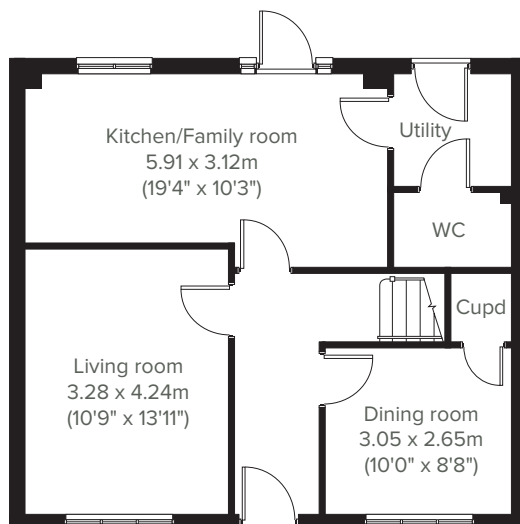


# The Ettrick

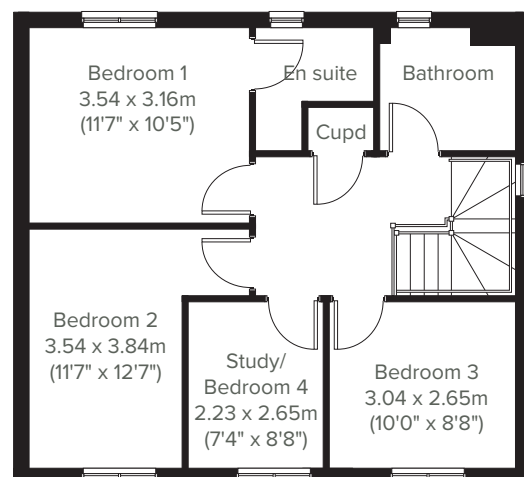
4 bedroom home



A popular family home, the Ettrick ticks all the boxes. The modern and stylish open plan kitchen/family room is perfect for spending time as a family and entertaining. There's also a well-proportioned living room, separate dining room, downstairs storage cupboard, WC and handy utility with outside access. Upstairs there are four bedrooms - bedroom one has an en suite - a large family-sized bathroom and a storage cupboard.



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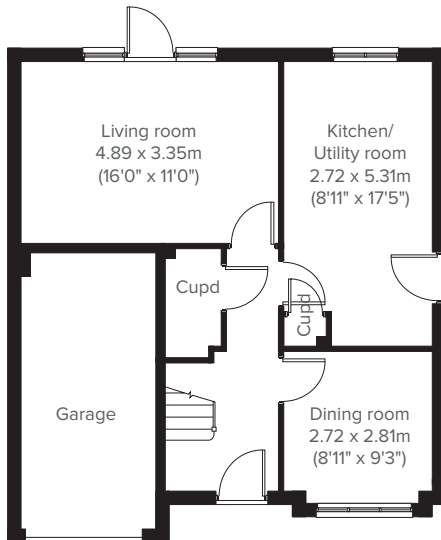


# The Balerno

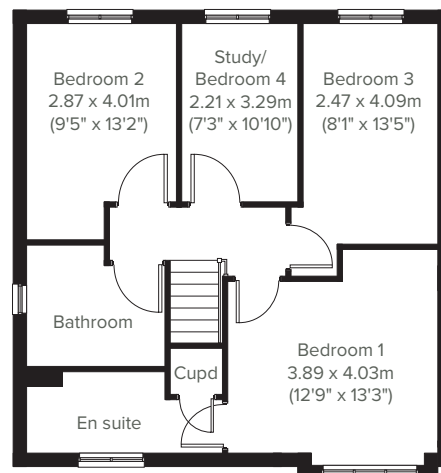
4 bedroom home



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



**GROUND FLOOR**



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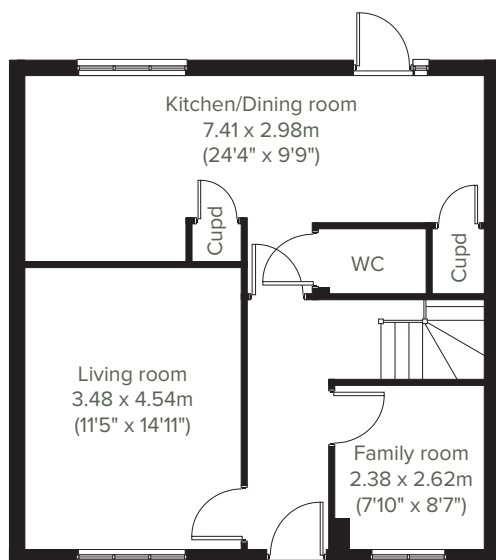


# The Thurso

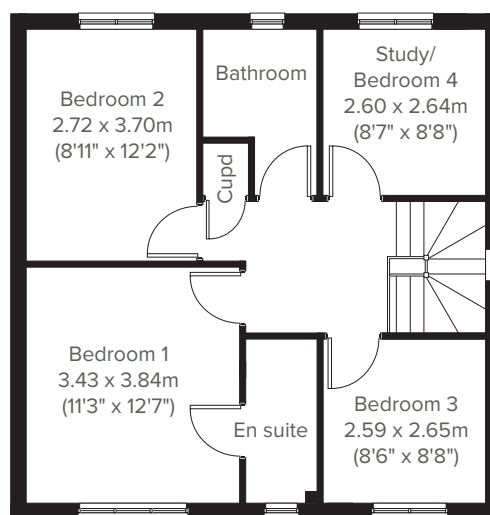
4 bedroom home



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



**GROUND FLOOR**



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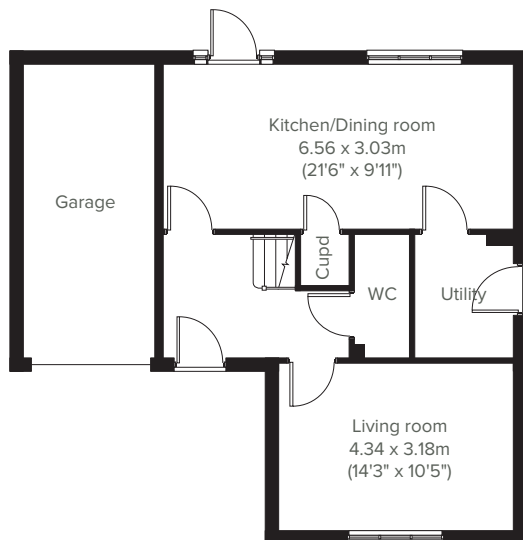


# The Lismore

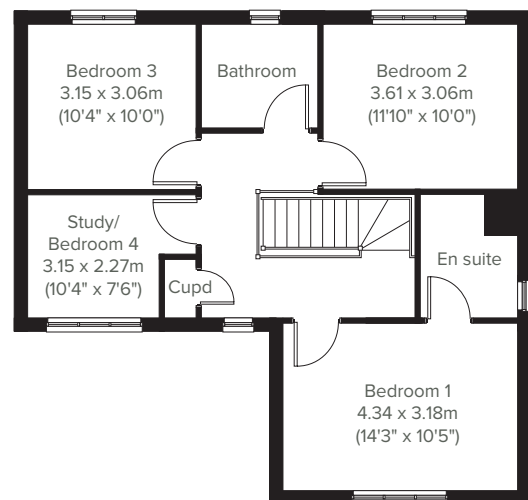
4 bedroom home



A popular family home, the Lismore ticks all the boxes. The modern and stylish open plan kitchen/dining room is perfect for spending time as a family and entertaining. There's also a well-proportioned front-aspect living room, downstairs storage cupboard, WC, garage and handy utility with outside access. Upstairs there are four bedrooms - bedroom one has an en suite - a large family-sized bathroom and a storage cupboard.



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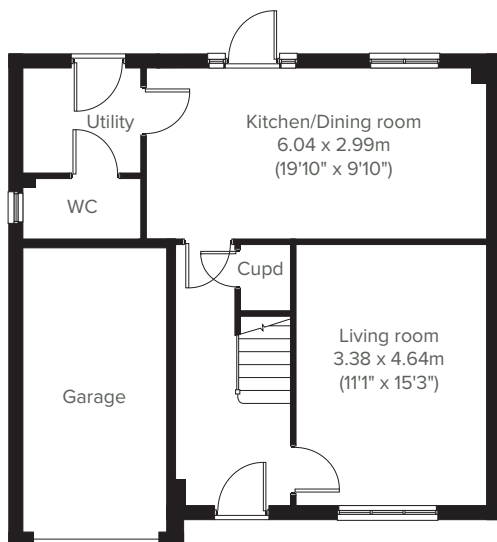


# The Thornton

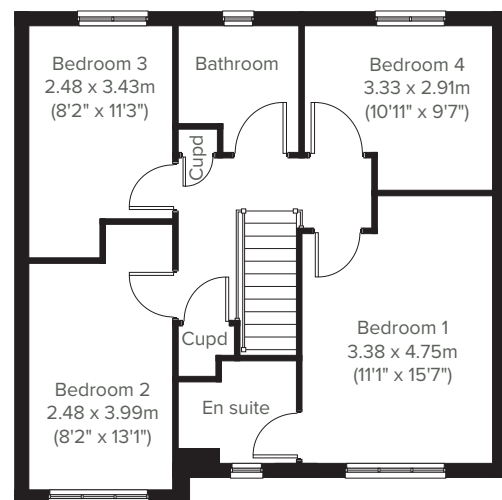
4 bedroom home



The Thornton is a four-bedroom detached family home with an integral garage. The ground floor layout includes a living room, kitchen/dining room which leads to a utility room and a downstairs WC. Both the kitchen and the utility room have direct access to the garden. Upstairs, bedroom one has its own en suite and the other bedrooms share the family bathroom. Built-in storage on both floors is another feature of this home.



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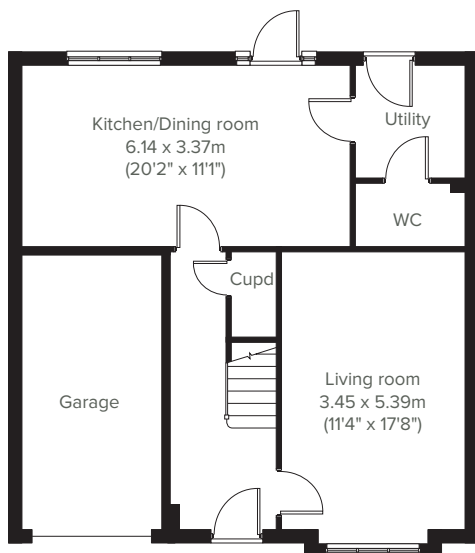


# The Whitthorn

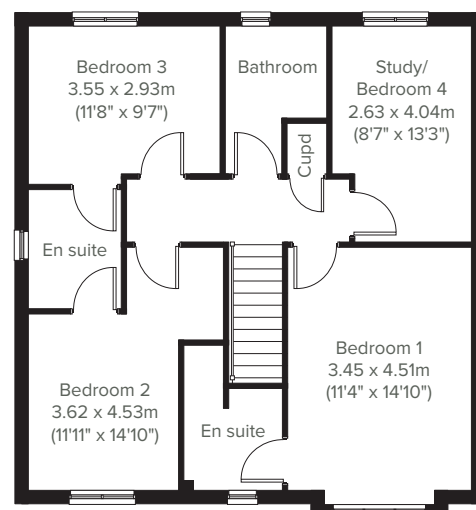
4 bedroom home



The Whitthorn is an impressive detached property. The open plan kitchen/dining room is spacious and bright with a French door leading onto the garden - perfect for entertaining friends and family. There's also a spacious front-aspect living room, separate utility room, storage cupboard, WC and an integral garage. Upstairs there are four good-sized bedrooms, with an en suite to bedroom one, and a shared en suite to bedrooms two and three.



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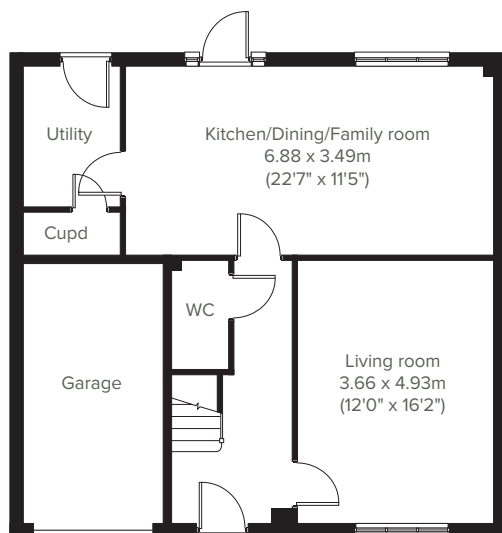


5 bedroom home

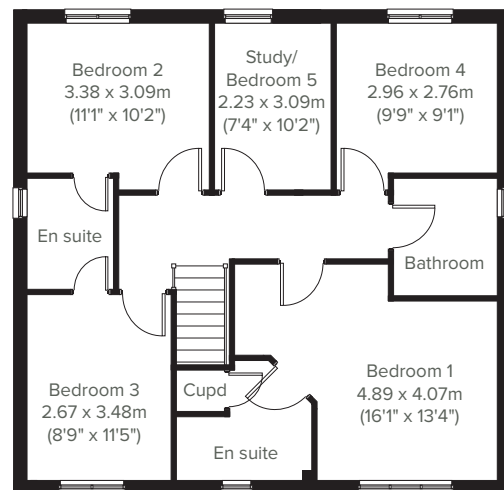
# The Warriston



An impressive family home, the Warriston is a five-bedroom detached property perfect for modern living. The stylish open plan kitchen/dining/family room is ideal for spending time as a family and entertaining guests. There's also a well-proportioned living room, downstairs storage cupboard, WC and handy utility with outside access. Upstairs there are five bedrooms - bedroom one with an en suite - and a shared en suite to bedrooms two and three.



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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 PEA ratings are estimated and vary between home types, orientation and developments.





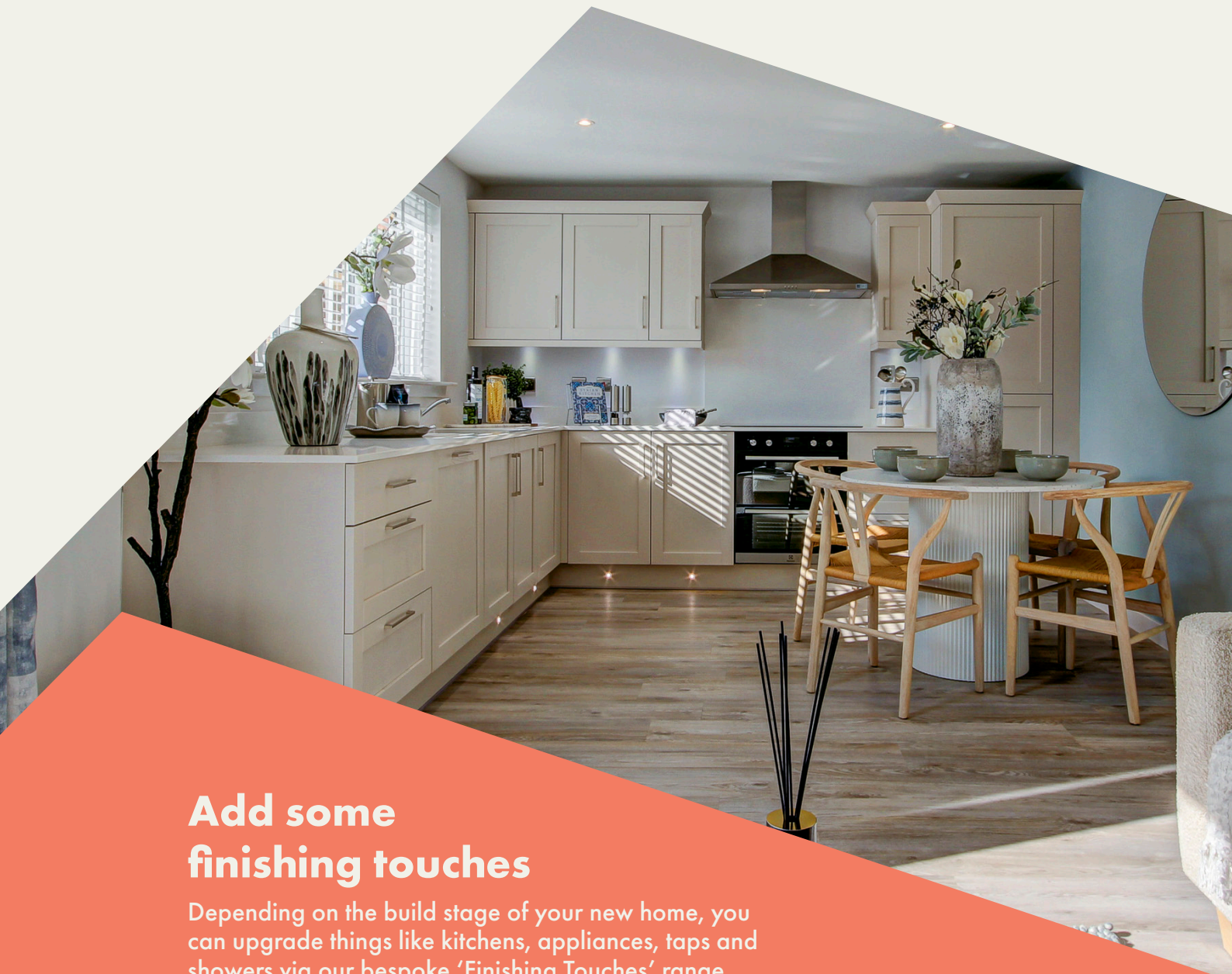




Kings Gate

# 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.

### Roof

Tile or slate-effect with PVCu rainwater goods.

### Windows

Double glazed E-glass windows in PVCu frames.

### Doors

GRP-skinned external doors with PVCu frames.

French door to garden.

### Other

PV panels.

EV charging point (to all plots).



## Internal

### Ceilings

Painted white.

### Lighting

Pendant or batten fittings with low-energy bulbs.

### Stairs

Staircase painted white.

### Walls

Painted in white emulsion.

### Doors

White pre-finished doors with white hinges.

### Heating

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

### Insulation

Insulated loft and hatch to meet current building regulations.

### Electrics

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

### General

Media plate incorporating TV and telecommunication outlets to living room.



## Bathroom

### Suites

White bathroom suites with chrome-finished fittings.

### Extractor fan

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

### Shower

Mira showers with chrome fittings to en suite.

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

### Splashbacks

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

### General

En suite to bedroom(s) where applicable.



## Security

### Locks

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

### Fire

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



## Garage & Gardens

### Garage

Garage or parking space.

### Garden

Front lawn turfed or landscaped (where applicable).

### Fencing

Feu line fencing to all house types.



## Kitchen

### General

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

### Plumbing

Plumbing for washing machine.

### Appliances

Single electric oven, gas hob and integrated cooker hood.





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.
- ✓ **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.
- ✓ **Ultra-fast broadband**  
FibreNest fibre-to-the-home connectivity helps you live and work at home more flexibly.



## 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/finishing-touches](https://persimmonhomes.com/finishing-touches)**

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://persimmonhomes.com)





Your home, better connected  
for a brighter future

## Hyperfast 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-  
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the latest must-have game - we've got the service for you.



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Information correct at June 2025. Please see [www.fibrenew.com](http://www.fibrenew.com) for the latest information and prices.

### 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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