



The Paddock

Design and create your own home in Hailsham, East Sussex

Sales Brochure



**CUSTOM
BUILD HOMES**

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A new community

The Paddock is brought to market by Custom Build Homes in collaboration with Landström, a specialist Promoter Developer based in the South East.

The development offers large serviced building plots for bespoke new homes, designed by us, to be unique for you. With end to end expert support, you can achieve a new home within budget and exactly as you want it to be.

Planning permission has been granted for substantial properties of up to 252 – 396m² (2712 – 4262ft²) on plots up to 1/3 acre, with layouts and designs to be tailored by each purchaser with support from our award-winning architects.



On your doorstep

The Paddock resides within the Parish of Arlington, and next to the picturesque market town of Hailsham in East Sussex. The site is located only 100m from Abbot's Woods which provides acres of dog-friendly places to explore.

Hailsham is a historically rich town only 15 minutes from Eastbourne along the southern English coastline and with excellent links to London. Whilst being largely rural in character, Hailsham can still boast a variety of local and national shops, several supermarkets, a cinema, and leisure centre with swimming pool.



Education

Hailsham is close to an impressive range of schools such as Pheonix Academy, Hawks Farm Academy & Polegate School. There are also several private schools in the area such as Bede's Senior School and Annan School.

Travel Links

The town offers excellent travel links both north towards London via the A22 and south towards Eastbourne and the English coastline.

It is little over a mile to the shops, pubs and restaurants of Hailsham town centre and surrounding areas. The A22 Hailsham bypass is your fast route into Eastbourne, ten miles to the south, or north towards Uckfield, East Grinstead and the M25 at junction 6.

Eastbourne Pier

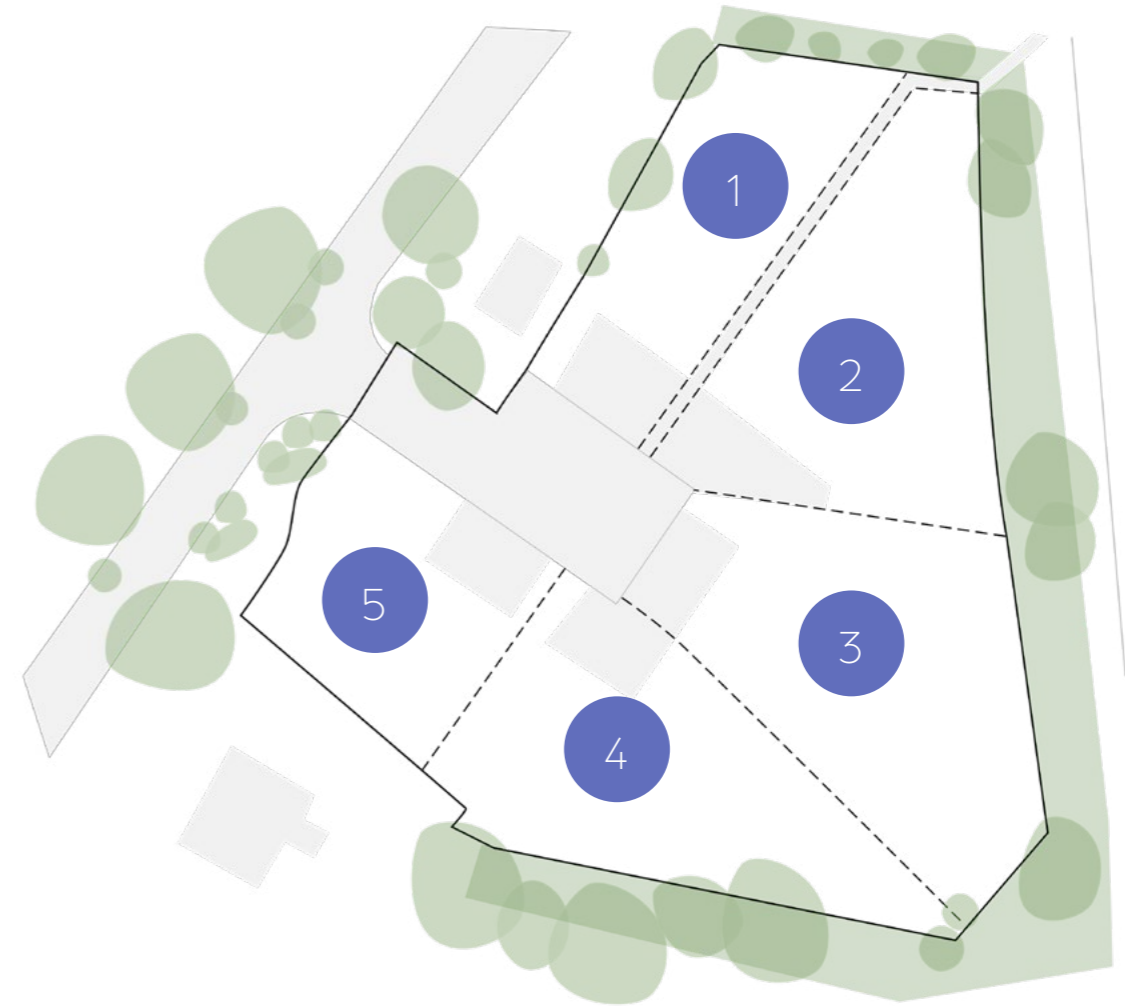




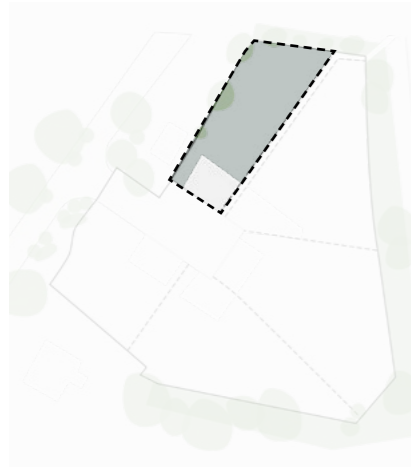
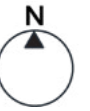
Site plan

The layout of plots at Hailsham has been designed to enable as much flexibility as possible for house design, size and orientation.

Each plot benefits from a spacious “build zone” on which your designer will support you to position the footprint of your new home. All plots benefit from a separate area where an integral or detached garage can be placed. All residents will benefit from large gardens and driveways accommodating parking for two cars. Three of the five homes will benefit from southern facing rear gardens, and those that do not can create additional light through the home with intelligent use of glass in their new house designs.



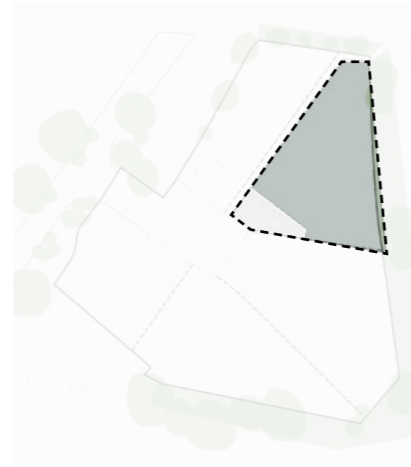
Homesite details



Plot 1

Plot Size	719M ²
Build Zone	142 M ²
Maximum Building Footprint	142 M ²
Max. Floor Area (GIA)	272 M ²
Max. Number of Storeys	2
Max. Ridge Height	8.5m
Max. Eaves Height	5.4m

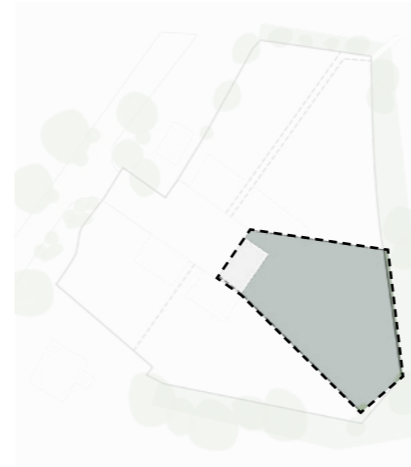
Plot Price **Offers from £230,000**



Plot 2

Plot Size	1179 M ²
Build Zone	199 M ²
Maximum Building Footprint	199 M ²
Max. Floor Area (GIA)	354 M ²
Max. Number of Storeys	2
Max. Ridge Height	8.5m
Max. Eaves Height	5.4m

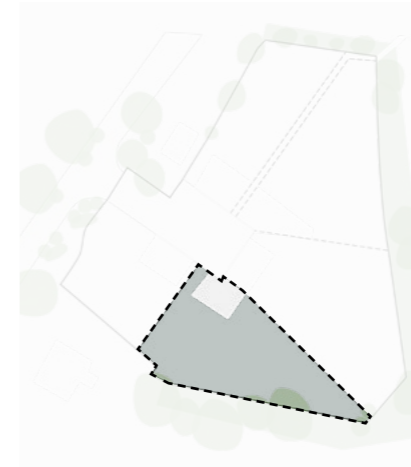
Plot Price **Offers from £290,000**



Plot 3

Plot Size	1321 M ²
Build Zone	229 M ²
Maximum Building Footprint	229 M ²
Max. Floor Area (GIA)	396 M ²
Max. Number of Storeys	2
Max. Ridge Height	8.5m
Max. Eaves Height	5.4m

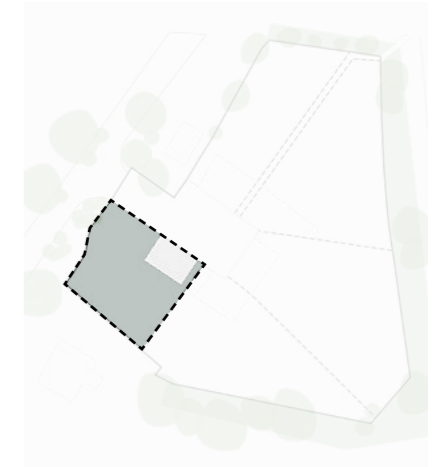
Plot Price **Offers from £340,000**



Plot 4

Plot Size	1161 M ²
Build Zone	238 M ²
Maximum Building Footprint	232 M ²
Max. Floor Area (GIA)	348 M ²
Max. Number of Storeys	1.5
Max. Ridge Height	7.5m
Max. Eaves Height	5.4m

Plot Price **Offers from £340,000**



Plot 5

Plot Size	841 M ²
Build Zone	193 M ²
Maximum Building Footprint	168 M ²
Max. Floor Area (GIA)	252 M ²
Max. Number of Storeys	1.5
Max. Ridge Height	7.5m
Max. Eaves Height	5.4m

Plot Price **Offers from £250,000**

All costs include VAT

Creating your home

Your home will be designed by award winning Custom Build Homes architects.

As part of a fixed price package of services, Custom Build Homes will design and prepare your new home to be built. Our expert team will guide you through the process from beginning to end.

Our fixed price package will include:

- Architectural design
- Submission for full planning permission*
- Construction and technical drawings for Building Regulations and costing purposes
- Support to tender local contractors to build your home

Fixed price – £35,000 (ex VAT)

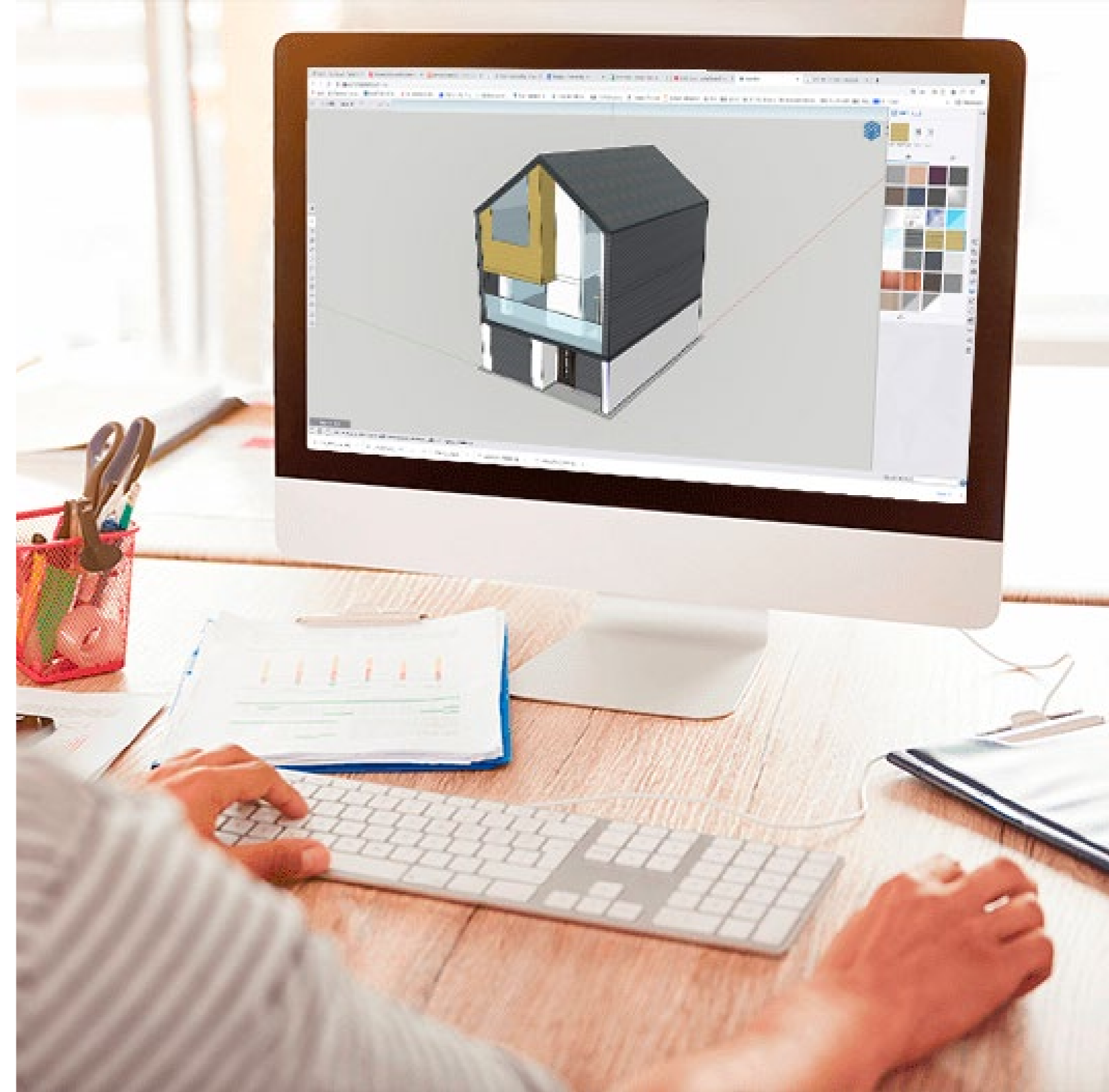
Our design team has worked collaboratively with Wealden District Council to develop the Design Code which controls the flexibility for house design, size and performance at The Paddock. Work with our team to design a home exactly as you want it, within your budget and submit those designs for approval, meaning you can begin building your home quicker and with confidence.

For further information, please refer to the **Design and Planning Pack**.

Can I use my own architect?

You must use Custom Build Homes approved architects, as part of the condition of sale.

*Includes one submission, any amendments will be subject to further charges



Inspired by design





Financing your new home

The payment process for a custom build home differs from a traditional new build home – which you pay for when your home has been built.

As your new home at The Paddock will be built to meet your own individual style and requirements, payments are made at several stages throughout the build process.

Custom Build Homes partners with BuildStore Mortgage Services to guide you through this process. Their advisors will help you set your budget, arrange the right mortgage product for you and manage all stage payments on your behalf.

Why BuildStore?

It's quite simple – BuildStore are the only self build specialists who offer:

- The right finance for you, based on both your financial needs and requirements of your project
- Unmatchable expert knowledge about every aspect of self build, under one roof and just a phone call away
- Practical help and support, including complimentary consultations

Upon your offer being made, Custom Build Homes will introduce you to a friendly BuildStore advisor, they will financially qualify you for the development and help you set your budget. Once your offer has been formally accepted, they will help you arrange your mortgage offer, if required. Typically you can access funding of up to 85% of the plot cost and your build costs combined.

Please note – Your home may be repossessed if you do not keep up with repayments on your mortgage.



Why custom build



Stress-free

Unlike traditional self-build our supported and easy to understand process means you can relax and enjoy the process from start to finish.



Affordability

Enjoy savings of up to 15% on the cost of a new developer-built home in the area. When purchasing land for the purpose of creating your own home, you will only pay stamp duty on the agreed purchase price of the serviced plot rather than the completed building.



Sustainable living

Live in a high-quality home that is lighter, brighter, better insulated and more energy efficient, helping you to decrease your carbon footprint and reduce your monthly utility bills.



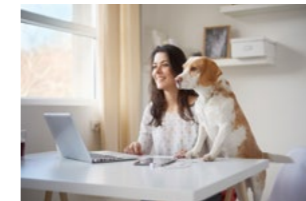
Accessibility

Design spaces that suit, with the right balance of space, privacy and functionality. Create an inclusive home giving you and your family the freedom to move independently.



Family friendly

Design safe child friendly spaces with storage solutions that adapt as they grow. Whether you prefer open plan or defined play areas, the choice is yours.



Working from home

Enjoy the freedom of working from home by creating an inspired workspace, a multi-purpose area, separate room or a studio in your garden



Freedom in retirement

Enjoy a more accessible, sustainable and comfortable home in your later years, whilst retaining the independence of living in your own home.



Future proofing

Ensure your home stands the test of time with energy saving measures and higher quality materials helping to reduce the cost of its maintenance in your retirement.

How to reserve

- 🏠 Contact Custom Build Homes to discuss availability.
- 🏠 Once you have decided on your plot you will be required to send a written offer via email.
- 🏠 If accepted your Sales Coordinator will process your reservation including; taking you through our affordability check and taking payment of the refundable Reservation Fee, which is £2000.
- 🏠 Once this is completed we can then help you to start creating your perfect home.



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The illustrations and CGIs shown within this brochure are artist's impressions only and do not accurately depict landscaping, gradients or street furniture. Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide and Custom Build Homes reserves the right to amend the specification as necessary and without notice.

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