

Brambles Yard

A PRIVATE COLLECTION OF
CONTEMPORARY BARN-INSPIRED HOMES

WHITE COLNE, ESSEX, CO6 2QG

Marketed by



**CUSTOM
BUILD HOMES**



Welcome to

Brambles Yard

Brambles Yard is an exclusive development of just five private homes, set within open Essex countryside on the site of the former Brambles Farm.

Designed as a modern interpretation of the traditional Essex farmstead, the scheme brings together contemporary barn architecture, a carefully composed courtyard layout, and a landscape-led approach that restores openness and calm to the site.

The result is a rare opportunity to enjoy refined rural living in a setting shaped by heritage, space, and considered design.







At a glance.



FIVE INDIVIDUALLY DESIGNED DETACHED HOMES



CONTEMPORARY BARN-INSPIRED ARCHITECTURE



TRADITIONAL COURTYARD ARRANGEMENT



GENEROUS INTERNAL ACCOMMODATION



PRIVATE GARDENS AND LANDSCAPED SURROUNDINGS

The local area.

White Colne is a charming rural village in north Essex, set within the picturesque Colne Valley countryside. Surrounded by open farmland, winding country lanes and traditional village greens, it offers a peaceful setting while remaining well connected to nearby towns.

Earls Colne (approximately 5 minutes by car) provides a Co-op, independent shops, cafés and primary schooling, making day-to-day living convenient without losing the village feel.



Transport Links.

PERFECTLY POSITIONED



Train:

Local Stations

- Chappel & Wakes Colne Railway Station – approximately 1 mile (around a 3-minute drive or pleasant walk).
- Bures Railway Station – approximately 6 miles (around 10 minutes by car).
- Marks Tey Railway Station – approximately 7 miles (around 12–15 minutes by car).

Chappel & Wakes Colne sits on the Gainsborough Line, connecting directly to Marks Tey for mainline services.

Colchester & London Connections

- From Chappel & Wakes Colne: services to Colchester take approximately 10 minutes (via Marks Tey).
- From Marks Tey: direct trains reach London Liverpool Street in approximately 50 minutes on the fastest services.

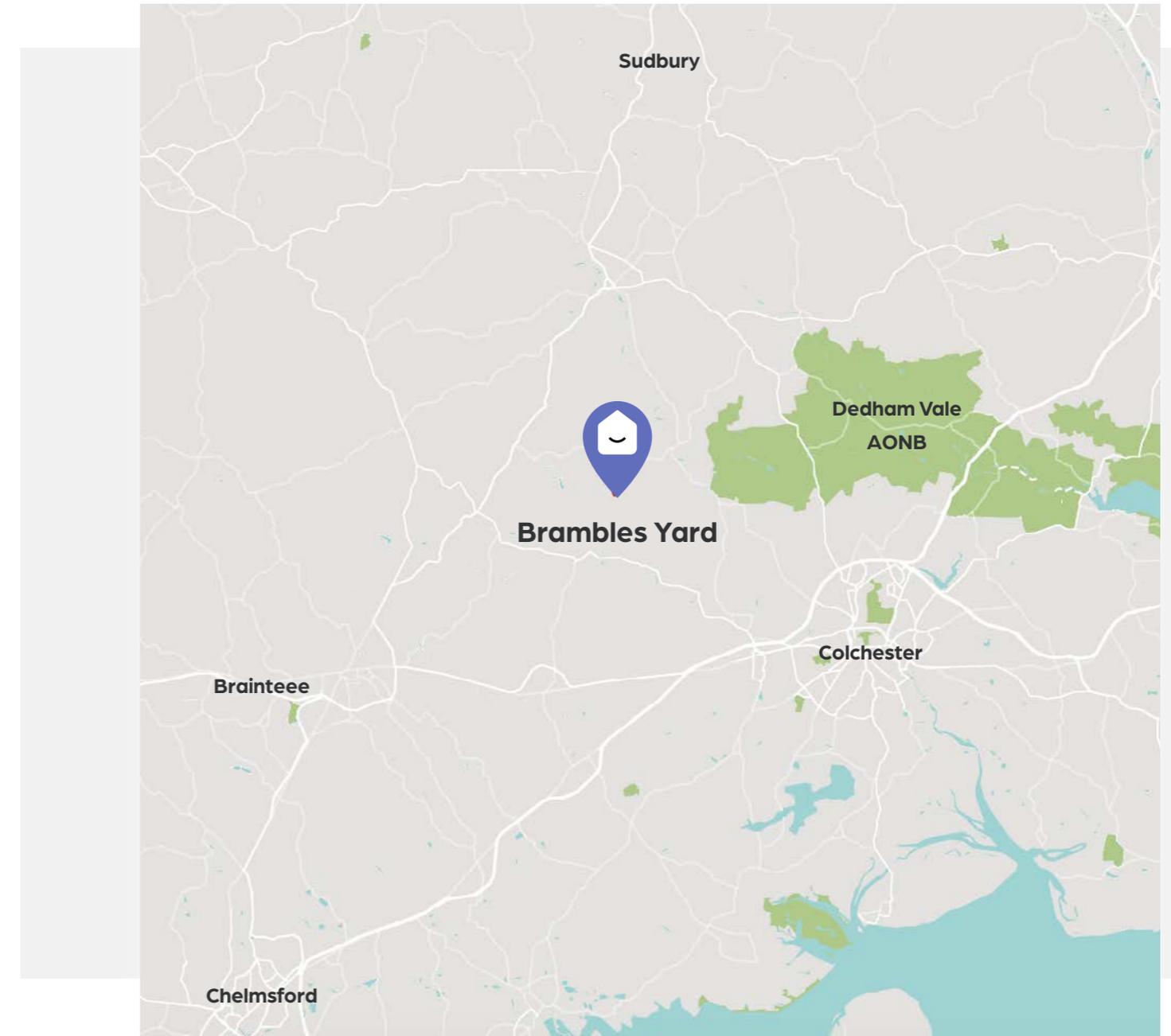
Airports:

- London Stansted Airport – approximately 40 minutes by car.
- London Southend Airport – approximately 1 hour by car.
- London Heathrow Airport – approximately 1 hour 30 minutes by car.



Road:

Brambles Yard benefits from convenient access to the A12, linking directly to Colchester, Chelmsford and the M25.

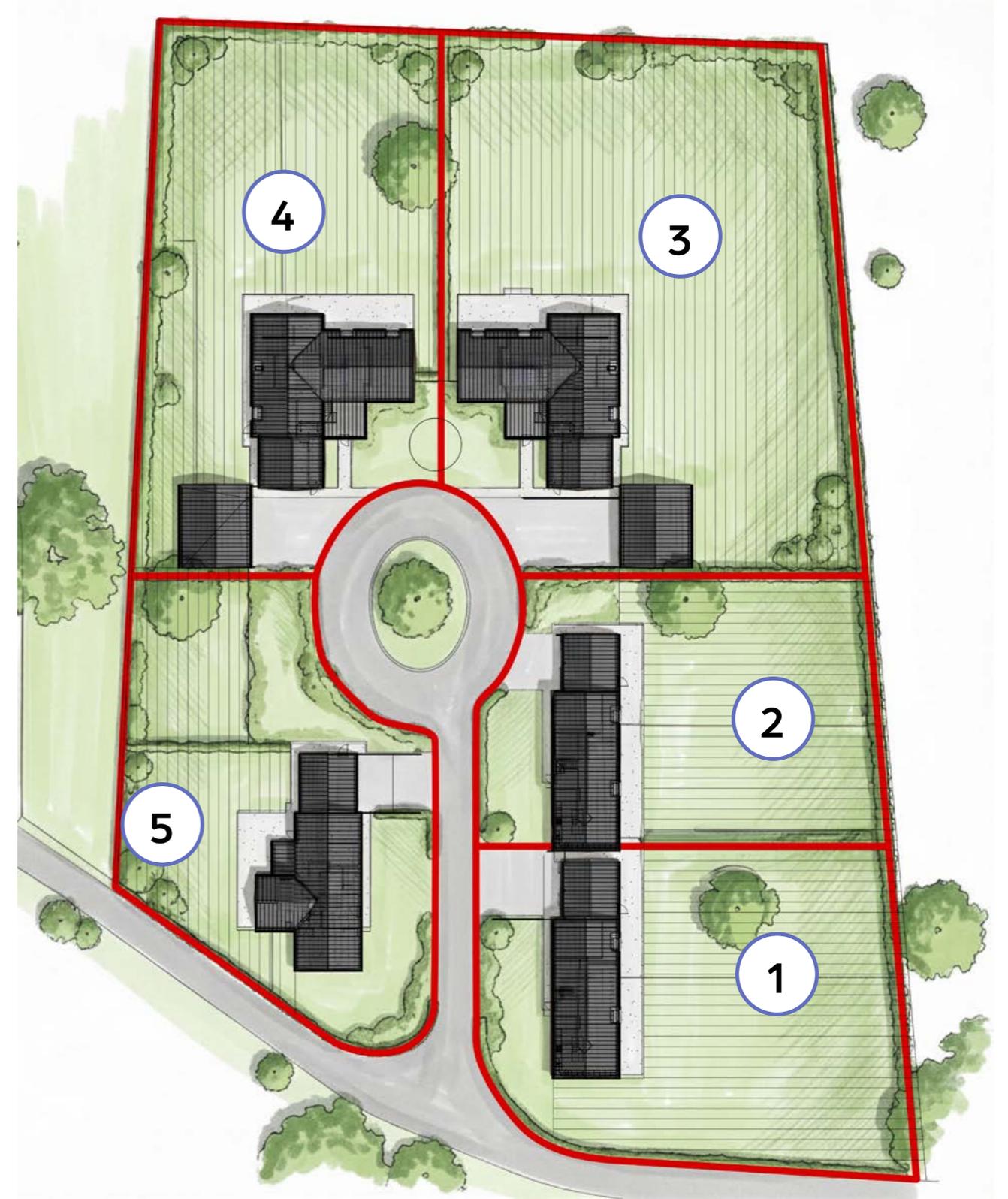




The Site.

Brambles Yard sits within the rural village of White Colne, surrounded by open fields and established countryside character. The site has a long agricultural history and includes the Grade II-listed Brambles Farmhouse, which has informed the scale, form, and layout of the new development.

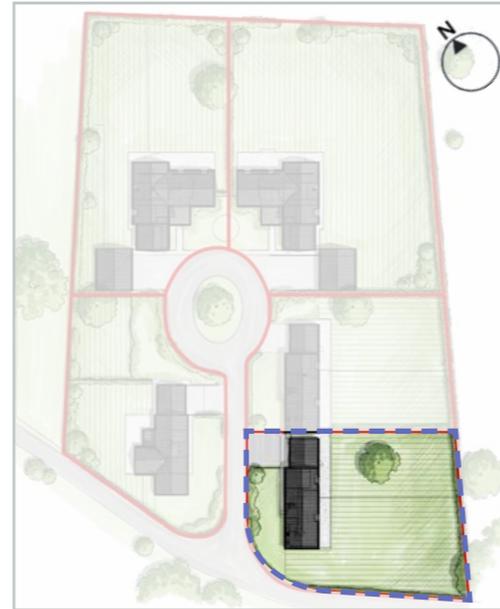
The proposed homes are arranged to maintain generous separation distances, preserve long-range views, and create a sense of openness that reflects traditional Essex farmsteads, while significantly softening the visual impact of the site when viewed from the lane.



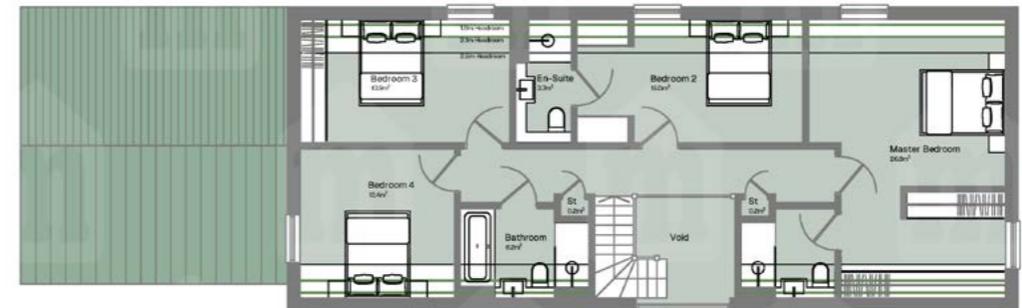
Plot 1

The Hay Barn

Plot Size	0.23 acre / 10,019 sq ft
Total Est. House GIA	195 m ² (2,099 sq ft)
Plot Price (Land)	£375,000
Estimated Build Budget	£375,000
LAND + BUILD*	£750,000
Est. Valuation	£875,000
Residual Value	£125,000



GROUND FLOOR



FIRST FLOOR

*The estimated build budget is indicative only and excludes foundations and groundworks unless otherwise specified.

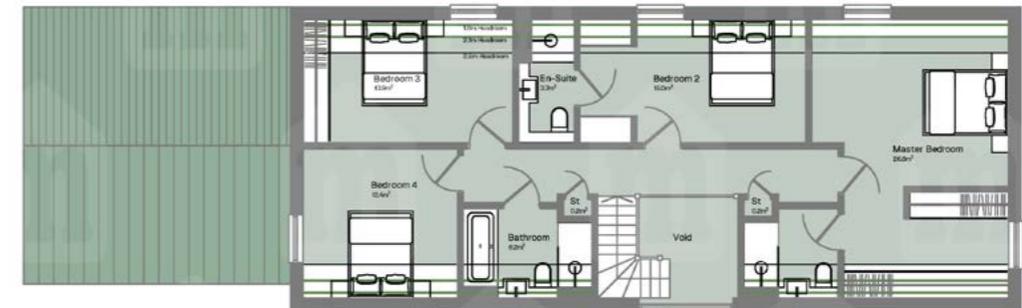
Plot 2

East Field Barn

Plot Size	0.23 acre / 10,019 sq ft
Total Est. House GIA*	195 m ² (2,099 sq ft)
Plot Price (Land)	£375,000
Estimated Build Budget	£375,000
LAND + BUILD	£750,000
Est. Valuation	£875,000
Residual Value	£125,000



GROUND FLOOR



FIRST FLOOR

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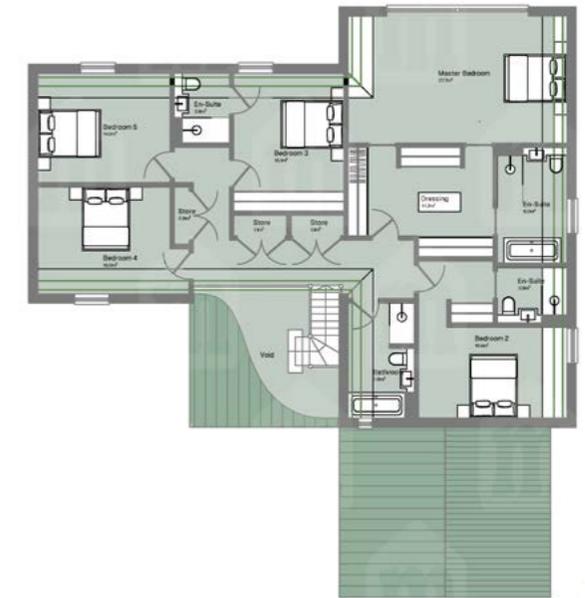
Plot 3

Upper Meadow Barn

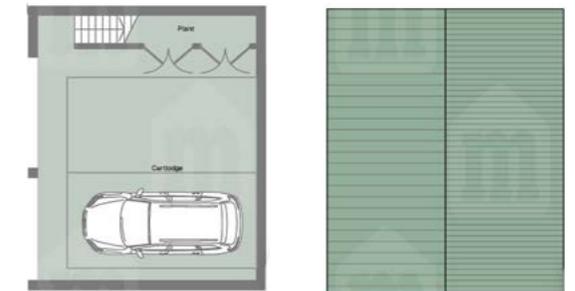
Plot Size	0.5 acre / 21,780 sq ft
Total Est. House GIA*	341 m ² (3,670 sq ft)
Plot Price (Land)	£475,000
Estimated Build Budget	£600,000
LAND + BUILD	£1.075,000
Est. Valuation	£1,250,000
Residual Value	£175,000



GROUND FLOOR



FIRST FLOOR



DETACHED GARAGE

*The estimated build budget is indicative only and excludes foundations and groundworks unless otherwise specified.

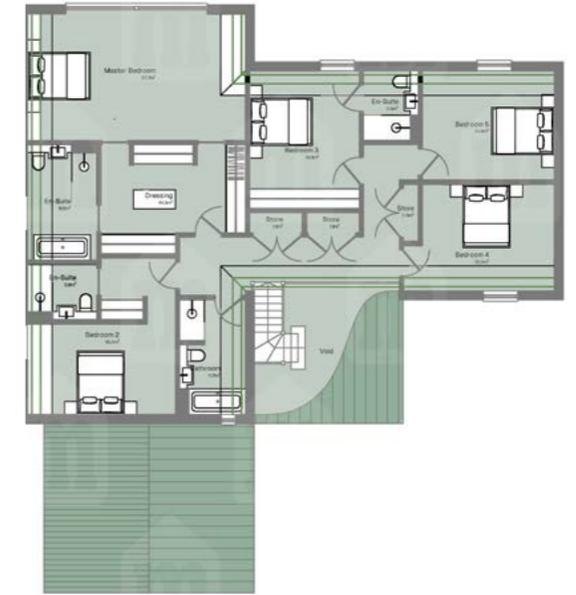
Plot 4

Long View Barn

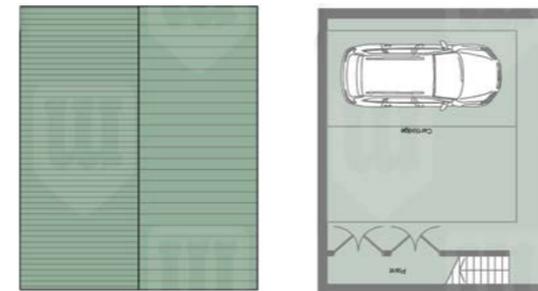
Plot Size	0.31 acre / 13,504 sq ft
Total Est. House GIA*	341 m ² (3,670 sq ft)
Plot Price (Land)	£445,000
Estimated Build Budget	£600,000
LAND + BUILD	£1.045,000
Est. Valuation	£1,200,000
Residual Value	£155,000



GROUND FLOOR



FIRST FLOOR



DETACHED GARAGE

*The estimated build budget is indicative only and excludes foundations and groundworks unless otherwise specified.

Plot 5

Courtyard Barn

Plot Size	0.22 acre / 9,583 sq ft
Total Est. House GIA*	242 m ² (2,605 sq ft)
Plot Price (Land)	£425,000
Estimated Build Budget	£450,000
LAND + BUILD	£875,000
Est. Valuation	£1,000,000
Residual Value	£125,000



GROUND FLOOR



FIRST FLOOR

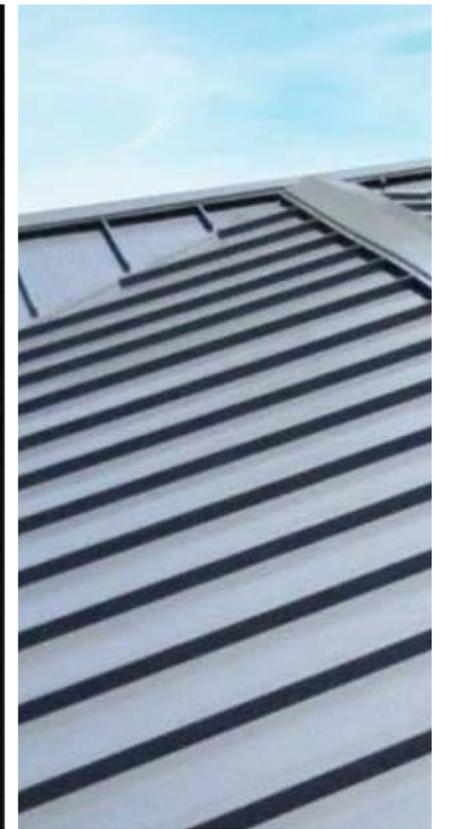
*The estimated build budget is indicative only and excludes foundations and groundworks unless otherwise specified.



Architecture & Materials.

The homes at Brambles Yard are characterised by simple, confident forms and a restrained material palette.

Openings are deliberately measured, echoing traditional barn proportions while delivering light-filled interiors suited to modern living. The architecture is quiet, composed, and built to age gracefully within its rural surroundings.





Investment Benefits

Building your own home at Brambles Yard, White Colne offers clear financial advantages compared with purchasing a ready-built property of the same value – with the most significant saving being on Stamp Duty Land Tax (SDLT).

Significant Stamp Duty Savings

With a traditional home purchase, SDLT is charged on the full market value of the property. With custom and self-build, SDLT is only payable on the plot price, not the eventual value of the completed home. This allows buyers to retain more capital for design, specification, and finishes.

Example:

Plot Price: £350,000
Projected Completed Value: £850,000

Stamp Duty on Plot Only: £5,000
Stamp Duty on Equivalent Finished Home: £30,000

Potential Stamp Duty Saving: £25,000

This saving, combined with the ability to design a home tailored exactly to your preferences, adds real value both financially and personally.

Build something *unique to you.*

STEP 1

Choose Your Plot & Reserve

Select your preferred plot at Brambles Yard and agree a purchase price. Once your formal offer is accepted, you'll reserve the plot, removing it from the market while your home design is finalised.

During this period, you can arrange your financial requirements, including mortgage approvals and professional appointments, with confidence.

STEP 2

Customise Your Layout & Design

With your plot secured, you'll work within the approved planning framework to tailor the internal layout and selected external details.

Reconfigure room arrangements, enhance storage, refine kitchen and bathroom layouts, and incorporate optional design elements that reflect your lifestyle – creating a home that feels distinctly yours.

STEP 3

Exchange Contracts

Once your design choices are agreed and documentation is complete, contracts are exchanged.

This formalises your purchase and allows the next phase of delivery to begin.

STEP 4

Groundworks & Build Preparation

Groundworks and foundations are **not** included within the serviced plot price, but are available via the developer as a fixed-price package.

Your plot will then be prepared and ready for your appointed contractor to commence the construction of your home.

Who will build my home?
See next page

STEP 5

Final Checks & Move In

As your build concludes, final inspections and Building Control sign-off will be obtained.

Once complete, you'll receive the keys to your finished home at Brambles Yard – ready to move in and enjoy.

Who will *build my home?*

OPTION 1 – APPOINT YOUR OWN BUILD TEAM

For those who want greater control over delivery and budget, purchasers are free to appoint their own main contractor and trade teams.

You can:

- Select your preferred builder
- Control your build programme
- Manage internal specification directly
- Appoint your own joiners, electricians, plumbers and finish trades

This route suits buyers who want hands-on involvement and full cost control.

OPTION 2 – DEVELOPER-BUILT TO WATERTIGHT SHELL

The Developer can deliver your home to a secure, watertight shell under a fixed-price contract. This is available as an **optional** build package and is not included within the serviced plot purchase.

This typically includes:

- Groundworks and foundations
- Structural frame (e.g. SIPs or equivalent system)
- Windows and external doors
- Cladding
- Roofing

You receive a fully weatherproof structure, ready for your chosen trades to complete the interior fit-out.

This gives:

- Cost certainty for the most technical build stages
- Reduced construction risk
- Flexibility over interior specification
- The ability to phase spending if required

Financing Your Dream Home.

FLEXIBLE SOLUTIONS FOR YOUR SELF-BUILD JOURNEY

At Brambles Yard, we understand that financing your self-build home is a critical part of the process. That's why we're proud to partner with BuildStore Mortgage Services, the UK's leading specialist in self-build mortgages, to provide you with tailored financing solutions that meet your needs.

Why Choose BuildStore Mortgage Services?

With over 20 years of experience in the self-build market, BuildStore offers exclusive mortgage products specifically designed for self-builders, custom build, and renovation projects. Their flexible approach helps you manage cash flow and provides funding at every stage of your build—from purchasing your plot to finishing your dream home.



Key Benefits of a Self-Build Mortgage from BuildStore:



Guaranteed Stage Payments: Unlike traditional mortgages, self-build mortgages release funds in stages. This means you'll receive funds as you need them – whether it's for buying your plot, construction, or the final finishes.



Tailored to Your Project: BuildStore will work with you to create a financing plan that fits your unique project. With options for fixed or variable rates, interest-only or repayment plans, you'll find the perfect fit for your budget.



Cash Flow Management: With a self-build mortgage, you can unlock funds at key stages – giving you flexibility and control over your cash flow as your build progresses.



Expert Advice: BuildStore's mortgage advisers are specialists in self-build and custom build finance, ensuring that you get the right advice and the best deals to suit your individual circumstances.

Getting Started with BuildStore Mortgage Services:

1.

Initial Consultation: Speak with a BuildStore adviser to explore your options. Whether you're a first-time self-builder or experienced, their team will guide you through the best mortgage products available.

2.

Mortgage Approval: Once your financials are in place, BuildStore will help you secure the best mortgage for your project, with stage payments aligned to your build schedule.

3.

Ongoing Support: Throughout your build, BuildStore's team will be on hand to ensure that funds are released promptly, keeping your project on track.

4.

Site Insurance and Structural Warranty: BuildStore, via its subsidiary BuildStore Insurance Services Ltd. will provide advice on the most suitable Site Insurance and Structural Warranty for your project. These are necessary requirements to protect you, and your build.

Frequently asked questions

1. Can I use my own Architect and Builder?

Yes – buyers are free to appoint their own architect and builder for their custom home. Custom Build Homes (CBH) understands that many purchasers may already have trusted professionals in mind. However, for those who would like guidance, CBH can connect buyers with a network of experienced, pre-approved architects and builders familiar with the site and local planning context.

This flexible approach ensures you can build your home your way, while still benefiting from expert advice if needed. Whether you're starting from scratch or looking for recommendations, we're here to support you throughout the process.

2. How long will it take?

Your selected build team will support you with design, engineering and building. You should expect 12 months from breaking ground to moving in.

3. Can I get a mortgage to build my home?

Yes, we're supported by the UK's leading mortgage partner for custom and self-build finance, BuildStore. You can secure up to 90% LTV for your plot and build costs, subject to affordability and personal finances. We'll introduce you for a no commitment chat on request.

4. How do these mortgages work?

They operate similarly to traditional mortgages, except during the build, funds are released in stages as your home is constructed.

5. Are there any other financial benefits to building my own home?

Yes! There are several Government-backed incentives for self-builders, including VAT refunds for materials and services, and Stamp Duty Land Tax (SDLT) is only chargeable on the price of your plot. This can generate savings of c. £30,000 at Brambles Yard, when compared to buying a new home in the area.

6. How much will building my home cost?

Build costs are ultimately determined by the size, design complexity and specification of your new home. However, typical build costs of £2,200/m² – £2,700/m² should be expected for new homes at Brambles Yard, given their sizes and end values. Your selected build team will provide a fixed build cost based on your final house designs.

7. What is the potential resale value of a custom home?

Self-built homes or custom homes typically generate a higher resale value due to their bespoke nature and modern specifications making them more attractive to future buyers.

12. Are there any additional costs beyond the plot and build costs?

Yes, there are additional costs to consider beyond the purchase of the plot and the construction of your home. These may include design and planning fees, which your architect will guide you through.

If you plan to sell your current home to fund the build, you should also factor in the cost of alternative living arrangements during the construction period.

Your financial advisor will be able to explain your funding options and help you structure your finances throughout the build process.

10. How will the development integrate with the local community?

The approved Design & Access Statement for Brambles Yard has been designed to compliment and enhance the local area, fostering a sense of belonging amongst like-minded homeowners and their wider community.

11. What utilities are connected to my plot?

All necessary utilities are connected up to the boundary of each plot at Brambles Yard. These include high-speed telecoms, electricity, with increased load to power EV charging, water and foul drainage. Utilities are provided to the plot boundary. All construction works, including foundations, are the responsibility of the purchaser or their appointed contractor.

14. Can I visit the site?

Yes, get in touch with your Sales Advisor to arrange a viewing.

15. I am ready to go, what are the next steps?

Speak with your Sales Advisor at Custom Build Homes today. Choose your plot, complete the reservation form and pay the reservation fee. This will secure your plot while your solicitors progress the sale towards Exchange of Contracts, leaving you to begin designing your new home. Mortgage Advice is available upon request.

HOW TO RESERVE

Once you have selected your preferred plot:

1. Submit a written offer
2. Complete an affordability check
3. Pay a refundable reservation fee

Our team will then guide you through to exchange of contracts and beyond.

CONTACT INFO



**CUSTOM
BUILD HOMES**

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