



# THE SMITHY

BLACKSMITHS LANE • CROPTHORNE



A collection of four custom build plots  
situated in idyllic village Cropthorne with  
unbroken views across the vale to the Malvern Hills.

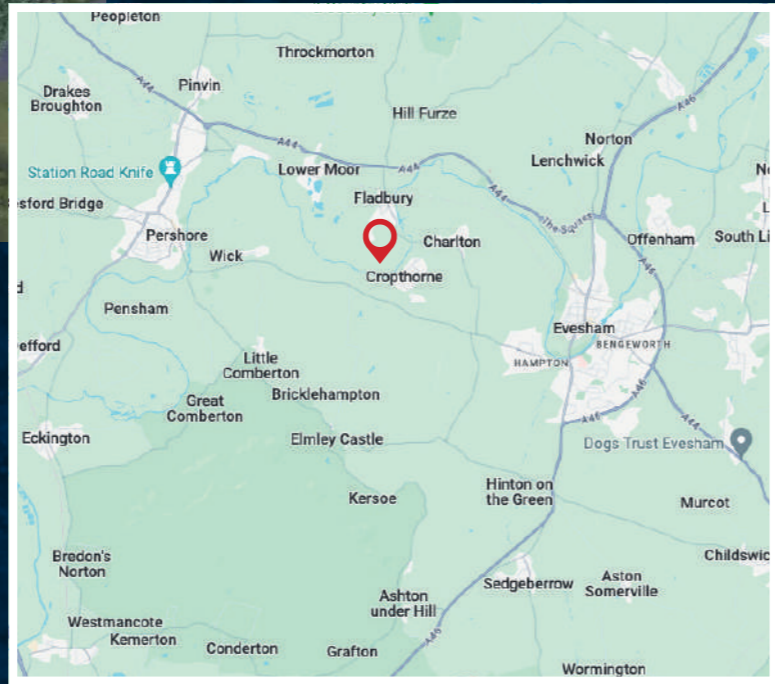






**PROPOSED  
SITE PLAN**

Nestled in the heart of the Worcestershire countryside within the Vale of Evesham, and on the north west edge of the Cotswolds is The Smithy development from Sheldon Bosley Knight. Fitting seamlessly into the existing community, it will create an exclusive new neighbourhood of custom build plots. With the Malvern Hills and beautiful countryside on your doorstep, your home is on great commuting routes with links to the Cotswolds, M5 and M50, ensuring easy access to all areas of the country.



## LOCATION

Crophorne is approximately 30 miles south west of Birmingham and boasts an excellent range of amenities including the Crophorne-with-Charlton First School, village hall, a pub, playing fields/recreation grounds and St Michael's Church. The well-served towns of Evesham and Pershore are 3.5 miles and 4 miles away respectively. The site lies at the end of Blacksmiths Lane immediately adjoining The Sheppey Playing Fields. The site is currently laid down to grass.





# THE PROCESS

A rare opportunity to buy a serviced parcel of land with outline planning for two custom build bungalows and two dormer bungalows, out of a choice of four plots available.

The Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) gives a unique opportunity for developers to build a home where the initial owner has primary input into its final design and layout. This allows you, the potential plot owner, to have a big say in the property's final design and layout, and have it built for you. Every room is ready for you to make your mark. Step by step, you will infuse your unique style into every nook and cranny. Choose from an array of kitchen designs, bathroom fixtures, flooring options and a kaleidoscope of interior design choices, turning your house into a home that truly reflects you. This journey of creating a custom-built home is not just about construction. It's a journey of self-expression, where every decision leads you closer to the realisation of a place you'll proudly call your own.



Custom build gives you the opportunity to design and create your own home as part of a supported process. Work with the developer to create a home that suits your requirements.

- ◉ STAMP DUTY SAVINGS
- ◉ FIXED COSTS
- ◉ CUSTOMISE YOUR LIVING SPACES
- ◉ BUILT BY RELIABLE DEVELOPER

## 1 RESERVE YOUR PLOT

There is a selection of four different plots, each slightly different to the other in its size and position on the site. The house type on each plot is fixed, along with its orientation, however customisation really begins thereafter.

## 2 CUSTOMISE YOUR DESIGN

Once you have chosen your plot, and its fixed house type, you will be introduced to the developer to begin your consultation process for your custom-designed future home. Once you and the developer have engaged and agreed on your customised layout and specification, the last stage is submitting a planning application for your design.

## 3 PURCHASE YOUR PLOT

Once you and the developer have agreed on your customised layout and specifications, solicitors will be instructed to prepare and work towards an exchange of contracts as soon as possible. When exchange of contracts takes place, there will be a simultaneous build contract completed with the developer. Both you and your new contractor will now apply for the reserve matters planning application to approve your customised layout and specifications. Once the planning permission is granted, you will proceed to complete on your plot.

## 4 ENGAGE WITH THE PRE-ARRANGED DEVELOPER

From this point on, Sheldon Bosley Knight will politely step away. It will allow you, as the new plot owner, along with your newly contracted construction company, to begin the developer supported journey of building your new, bespoke home, from foundations up to the last door knob.

## 5 MOVE IN AND ENJOY

The developer is committed to supporting and executing the build of your new bespoke home until it reaches a turnkey completion. You can then step back and enjoy the house fitting into your lifestyle and way of living, rather than the other way around.

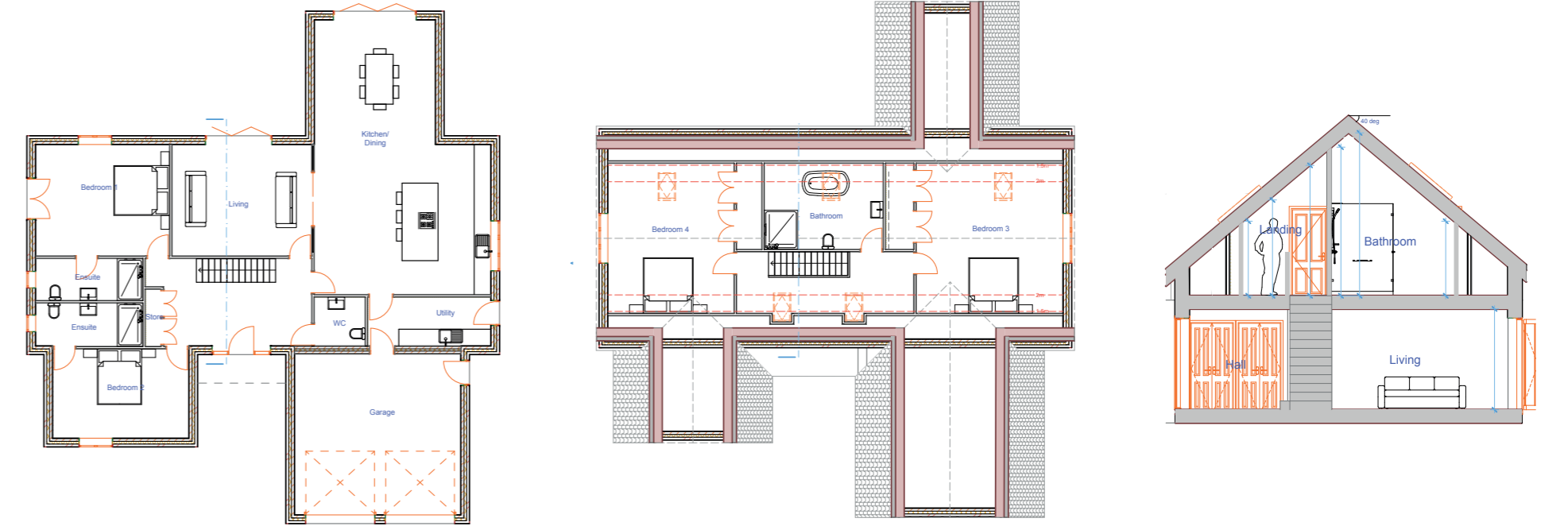


# PLOT ONE

## PROPOSED FOUR-BEDROOM PROPERTY



Digital illustration is indicative only

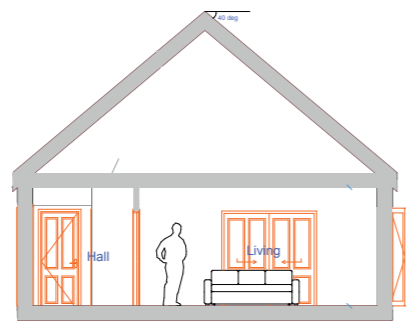
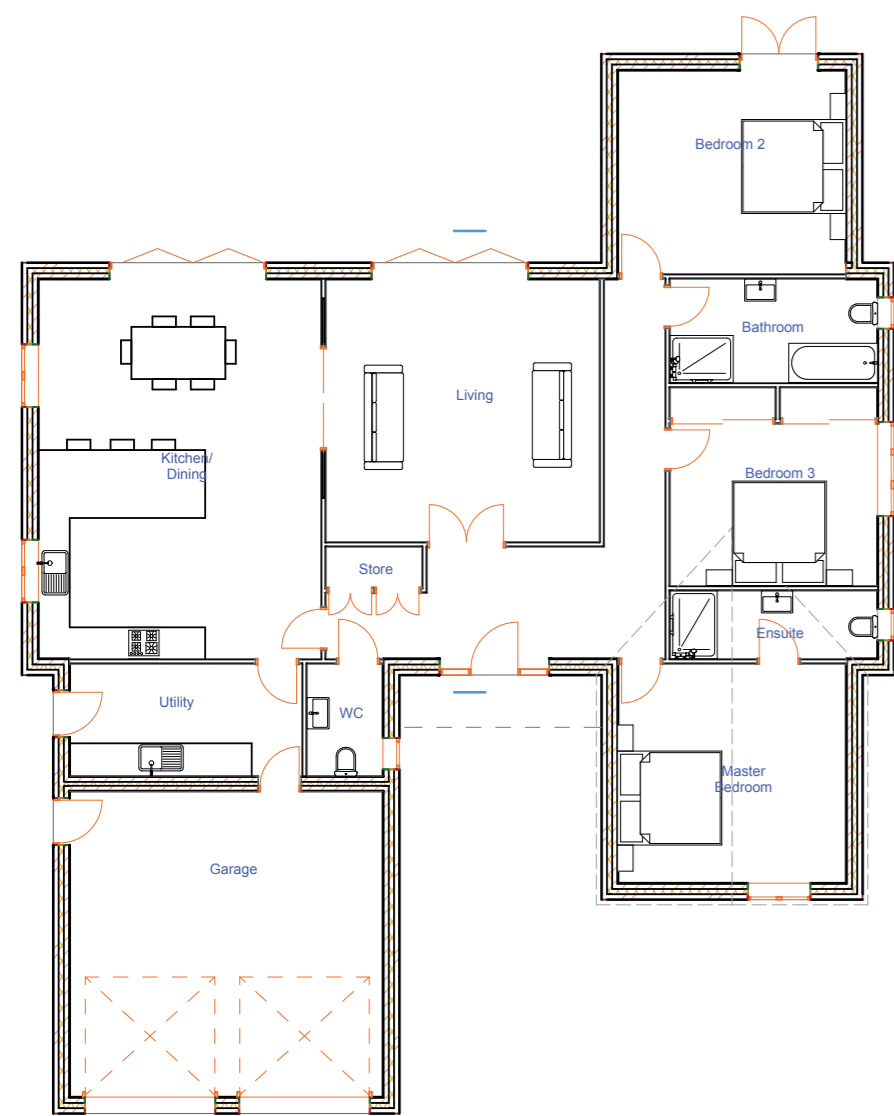


\* Current floorplan is indicative only, and is subject to customisation from a buyer, subject to reserve matters planning approval.

### DIMENSIONS (L x W)

Kitchen	9.86m x 6.26m	32.3 x 20.5 <sup>ft</sup>
Living Room	3.97m x 5.08m	13 x 16.6 <sup>ft</sup>
Dining Room	N/A	N/A
Bedroom 1	3.97m x 4.77m	13 x 15.6 <sup>ft</sup>
Bedroom 2	3.23m x 4.82m	10.6 x 15.8 <sup>ft</sup>
Bedroom 3	5.4m x 4.49m	17.7ft x 14.7 <sup>ft</sup>
Bedroom 4	5.4m x 5.24m	17.7ft x 17.2 <sup>ft</sup>
<b>Total sq.m</b>		<b>271m<sup>2</sup></b>





**DIMENSIONS (L x W)**

Kitchen	7.17m x 5.35m	23.5 x 17.5ft
Living Room	4.97m x 5.22m	16.3 x 17.1ft
Dining Room	N/A	N/A
Bedroom 1	4.14m x 4.27m	13.5 x 14ft
Bedroom 2	3.84m x 4.27m	12.6 x 14ft
Bedroom 3	3.09m x 3.92m	10.1 x 12.8ft
Bedroom 4	N/A	N/A
<b>Total sq.m</b>		<b>204m<sup>2</sup></b>

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**PLOT TWO**  
PROPOSED THREE-BEDROOM PROPERTY



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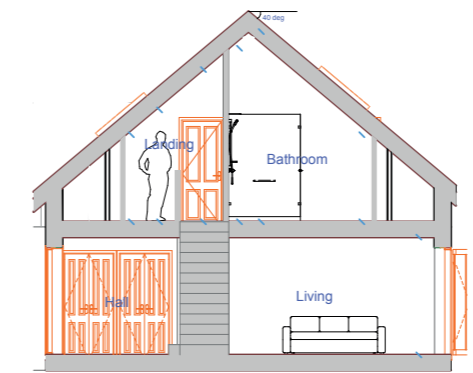
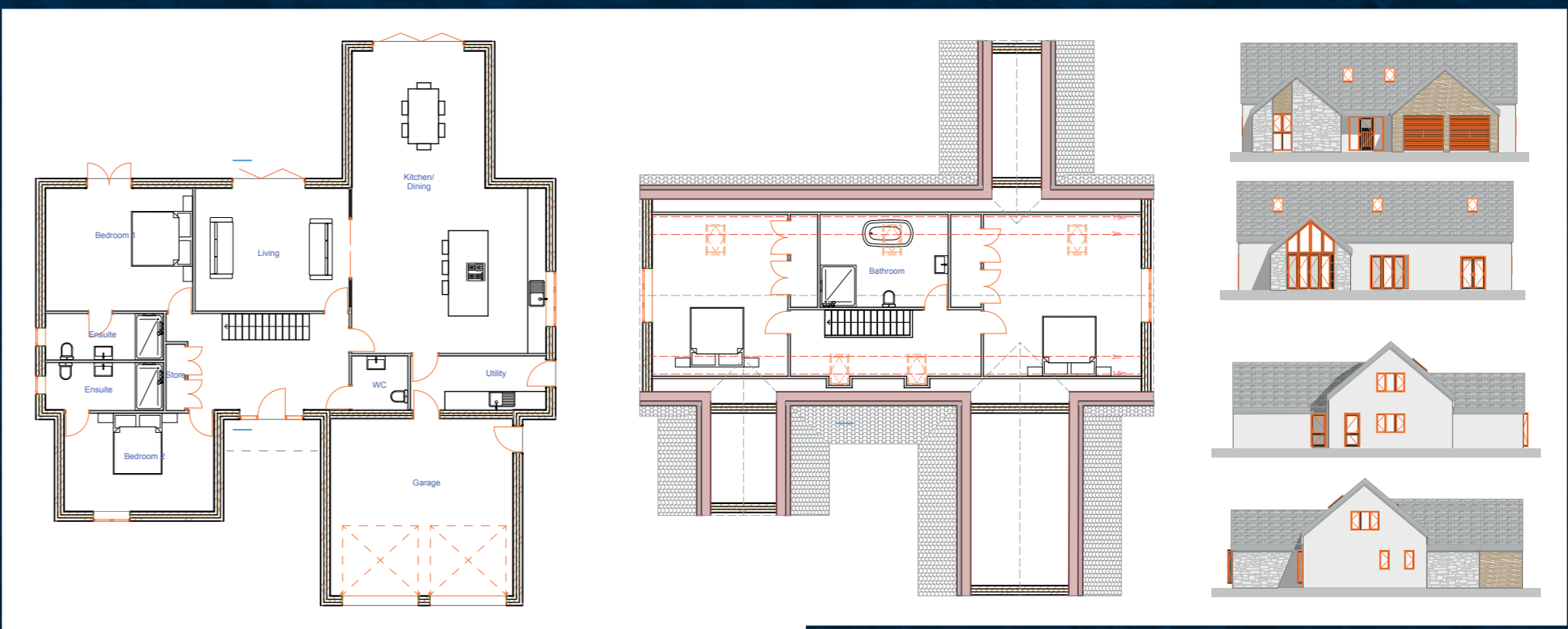


# PLOT THREE

## PROPOSED THREE-BEDROOM PROPERTY



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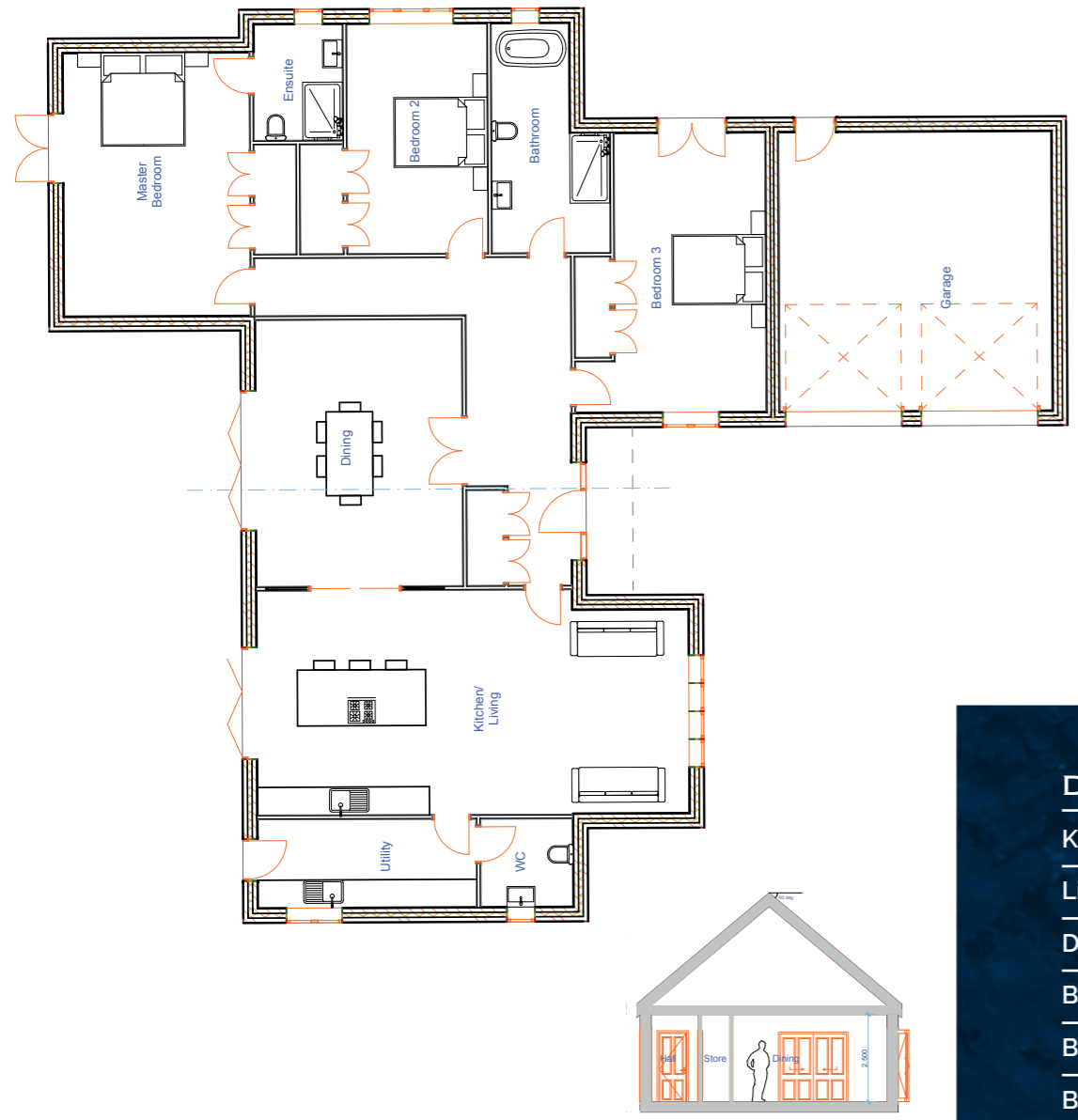
### DIMENSIONS (L x W)

Kitchen	9.86m x 6.26m	32.3 x 20.5 <sup>ft</sup>
Living Room	3.97m x 5.08m	13 x 16.6 <sup>ft</sup>
Dining Room	N/A	N/A
Bedroom 1	3.97m x 4.77m	13 x 15.6 <sup>ft</sup>
Bedroom 2	3.23m x 4.82m	10.6 x 15.8 <sup>ft</sup>
Bedroom 3	5.4m x 4.49m	17.7 <sup>ft</sup> x 14.7 <sup>ft</sup>
Bedroom 4	5.4m x 5.24m	17.7 <sup>ft</sup> x 17.2 <sup>ft</sup>
<b>Total sq.m</b>		<b>271m<sup>2</sup></b>



# PLOT FOUR

## PROPOSED THREE-BEDROOM PROPERTY



DIMENSIONS (L x W)		
Kitchen	9.17m x 4.8m	30 x 15.7ft
Living Room	N/A	N/A
Dining Room	4.37m x 5.7m	14.3 x 18.7ft
Bedroom 1	3.95m x 5.55m	12.9 x 18.2ft
Bedroom 2	3.0m x 5.48m	9.8 x 18ft
Bedroom 3	3.23m x 5.9m	10.6 x 19.3ft
Bedroom 4	N/A	N/A
<b>Total sq.m</b>		<b>224m<sup>2</sup></b>

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# SPECIFICATION PARAMETERS

The following are proposals to confirm the degree of flexibility which will be considered in the procurement process

The below specification is available for upgrades and customisation\*.

## STRUCTURAL

- > Ground floors (beams & block)
- > Brick and block walls
- > Rockwool insulation

## BATHROOM & EN-SUITES

- > Wall and floor tiling: Range of neutral Porcelanosa tiles throughout
- > Porcelanosa floating sink and vanity unit with chrome mixer taps
- > Acro rimless pan with soft close seats concealed dual flush cistern
- > Porcelanosa shower system with chrome fixtures
- > Porcelanosa gloss bathtub with floor mixer tap

## KITCHEN

- > Porcelanosa kitchens
- > Range of wall and base units being soft closing
- > Krion work surfaces
- > Neff wine cooler
- > Space for washer and condenser dryer
- > Integrated Neff appliances E.g. microwave, oven, fridge freezer
- > Kitchen island (Subject to plot)

## WARRANTY

- > Provision of warranties by Buildstore

## INTERNAL FINISHES

- > Choice of internal Doors and door handles
- > Choice of architrave and skirting
- > Choice of flooring throughout
- > Choice of UPVC front door
- > Choice of lighting
- > Choice of internal decoration
- > Brushed chrome sockets and switches (some including USB ports)
- > TV and Data points
- > Electrical outlet design

## EXTERNAL

- > Post and rail fencing and hedging
- > Permeable driveway service road with bloc paved driveway to each dwelling
- > Patio porcelain labs
- > EV charger
- > Electric garage doors
- > UPVC Roof fascia and guttering
- > Turf to front and rear Subject to buyers' preference

## HEATING

- > Air source heat pump
- > Underfloor heating throughout first floor (wet system)

In partnership with **PORCELANOSA**

## FIXED ITEMS

- > Footprint of the building
- > Position of the building
- > External elevations of the building including fenestration
- > External elevation materials
- > Drive layouts
- > Boundary treatments

## CUSTOMISE ITEMS

- > Non structural internal layout amendments
- > Kitchen upgrades
- > Bathroom upgrades
- > Floor and wall finishes
- > Internal doors and trim
- > Internal fittings
- > Lighting and electrical fittings including control systems
- > Hard landscaping to rear gardens

\*Upgraded choices will incur additional costs. These would need to be discussed and agreed with the developer.

# DETAILS AND FINISHES





## THE DEVELOPER

Artisan Droitwich Spa Ltd.

We have worked in and around the Midlands area developing small plots over the past 15 years, although our experience in property goes as far back as the late 1990s. Our main focus has been creating and delivering beautiful homes. Alongside the experience and expertise you demand, we also have the passion and commitment to bring your vision for your new home to life.

Our team has been focused on building homes that inspire and make dreams come true. We have worked hard and developed the skills of not only listening, but hearing what homebuyers want and making that part of the design and execution of the project.

You have our commitment we will put you first every step of the way — your best interests and vision are our top priorities.

We are eager to tell you more about how this exciting story begins, progresses and opens the door to your dream home.



## PLANNING REQUIREMENTS (S106 COMPLIANCE)

As part of the S106, there are certain planning requirements that buyers must adhere to. We advise all buyers to read thoroughly through the planning documentations including the S106, available on the planning portal at: [www.plan.wychavon.gov.uk/Planning/Display/21/01978/OUT](http://www.plan.wychavon.gov.uk/Planning/Display/21/01978/OUT)

Planning permission was granted on March 23, 2022 (ref 21/01978/OUT).

Please contact Sheldon Bosley Knight for further assistance if required.





# BUILDSTORE

BuildStore will provide each new build at The Smithy with a 10-year warranty. As well as this, BuildStore is the market leader in arranging financing for self and custom builds. We advise potential homebuyers to receive no obligation financial advice from BuildStore to ensure they fully understand their funding journey.

## PAYING FOR YOUR SELF BUILD HOME AT THE SMITHY

BuildStore Mortgage Services is delighted to be partnering with Artisan Droitwich Spa Limited and Sheldon Bosley Knight to provide you with a range of borrowing options, including exclusive mortgages designed to fund your self build home at The Smithy.

BuildStore is the UK's leading mortgage brokerage specialising in mortgages and finance, designed specifically for homebuilding projects. We've helped more than 30,000 customers successfully fund their self build projects over the past 25 years, and our knowledge of construction and homebuilding finance is second to none.

## WHAT IS A STAGE PAYMENT MORTGAGE?

Stage payment mortgages are specifically designed to suit the needs of homebuilders.

They differ from traditional mortgages as they release funds in stages - in arrears or in advance. Depending on your individual circumstances, your stage payments will either be guaranteed based on your costs or rely on an uplift in value at each stage. BuildStore offers a range of solutions from every project type and our products offer unique benefits you won't find elsewhere.

There are two main types of stage payment mortgages:

### VALUATION-BASED STAGE PAYMENT MORTGAGES

A valuation-based mortgage releases funds upfront to buy your plot, and then after each stage of works is complete. Stage releases are reliant on a valuation taking place which shows an uplift in value throughout the build. Cost-based stage payment mortgages BuildStore's unique cost-based mortgages offer guaranteed stage payments based on

your build costs, either before or after each stage of works, depending on your payment schedule, and irrespective of lender interim valuation figures. This gives you complete certainty in your budget, and peace of mind knowing you'll have the cash you need, when it's needed. With a valuation-based mortgage it's possible to borrow up to 85% of your plot and build costs.

### COST-BASED STAGE PAYMENT MORTGAGES

BuildStore's unique cost-based mortgages offer guaranteed stage payments based on your build costs, either before or after each stage of works, depending on your payment schedule, and irrespective of lender interim valuation figures. This gives you complete certainty in your budget, and peace of mind knowing you'll have the cash you need, when it's needed. With a valuation-based mortgage it's possible to borrow up to 85% of

your plot and build costs. With a cost-based mortgage it's possible to borrow up to 95% of your plot and build costs and up to 90% of the value of your completed home.

## TAILORED SOLUTIONS

The right mortgage for you will depend on your individual circumstances, build and payment schedule. BuildStore's expert mortgage advisers will recommend and tailor your mortgage to suit your individual payment terms and project costs.

View on-demand webinar from BuildStore for more information about self build mortgages. Simply scan the QR code to watch.

For more information and expert advice on how to fund your self build home,

call 0345 223 4888 or visit [buildstore.co.uk](https://buildstore.co.uk)



**BUILDSTORE**  
MORTGAGE SERVICES

For more information scan here







## THE TEAM



**Nik Kyriacou** MARLA  
ASSOCIATE DIRECTOR



**Jack Richardson**  
NEW HOMES MANAGER



**Julie Hyde**  
NEW HOMES CONSULTANT



**Jenny Fletcher**  
RESIDENTIAL SALES

Founded in Shipston-on-Stour in 1843, the Sheldon Bosley Knight business was built on auctions and on-site farm sales. In the 180 years since, our business has survived two world wars, seen seven monarchs, successfully navigated recessions and depressions, and watched in awe as men landed on the moon. Very few UK independent businesses have the heritage we do.

Our business has also grown and developed significantly in the 180 years since we started, into an estate, land and property agency, with a team of more than 100 and trusted by thousands of happy customers.

We now have 10 specialist departments – residential sales, residential lettings, commercial property, block management, new homes, rural land agency, surveys, planning and architecture, auctions and strategic land and development – operating in offices across four counties and are proud to be embedded in the local communities we serve.





# THE SMITHY

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For more information please  
contact the New Homes Team

on 01789 333 466 or

[newhomes@sheldonbosleyknight.co.uk](mailto:newhomes@sheldonbosleyknight.co.uk)

