



BY TAG

# IDLICOTE PARK

WHERE YOUR VISION BECOMES HOME





# **Idlicote Park**

## Design your dream home at Idlicote Road, Halford.

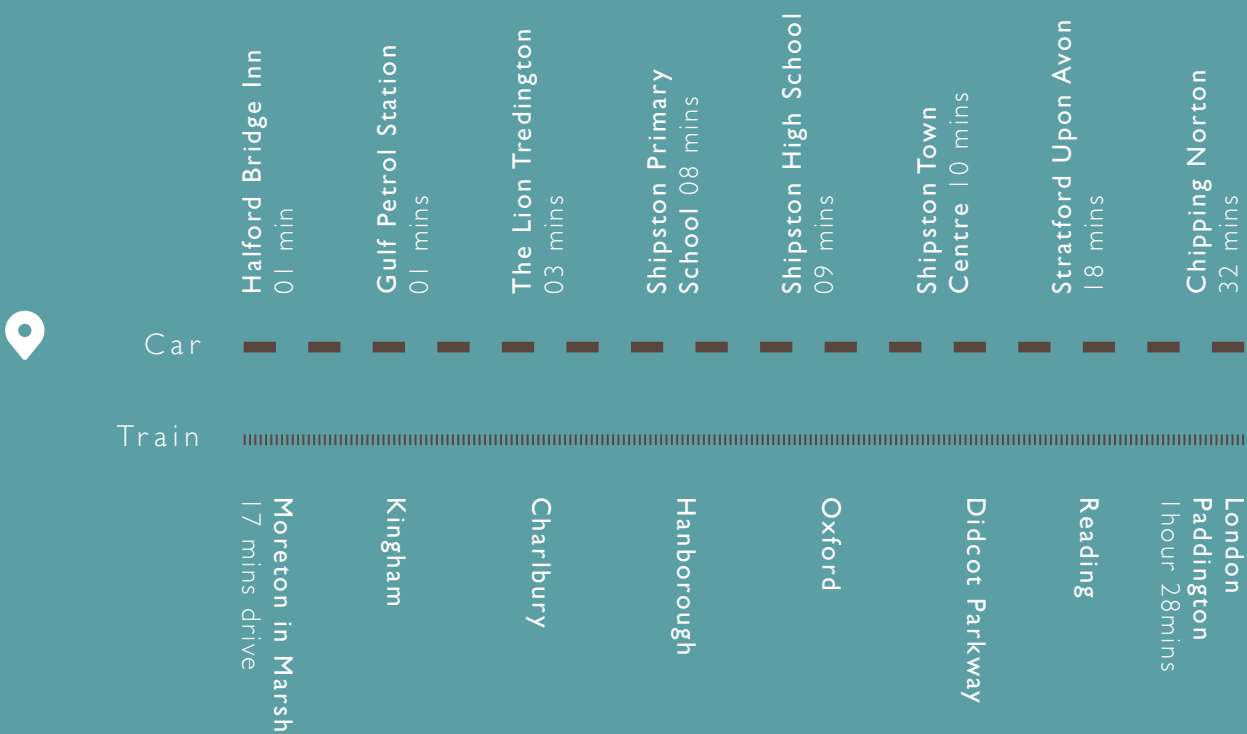
Welcome to a rare opportunity to create a truly bespoke home in the picturesque village of Halford. With outline planning permission already secured for 15 plots, this custom build development offers you the freedom to choose your preferred plot and design a home that fits your lifestyle, now and into the future.

Each home will be individually designed, guided by your personal vision, preferences, and budget. While every home will be unique, the development will follow a carefully considered design framework to ensure architectural harmony, long-term sustainability, and a strong sense of place that complements the character of Halford and the surrounding countryside.

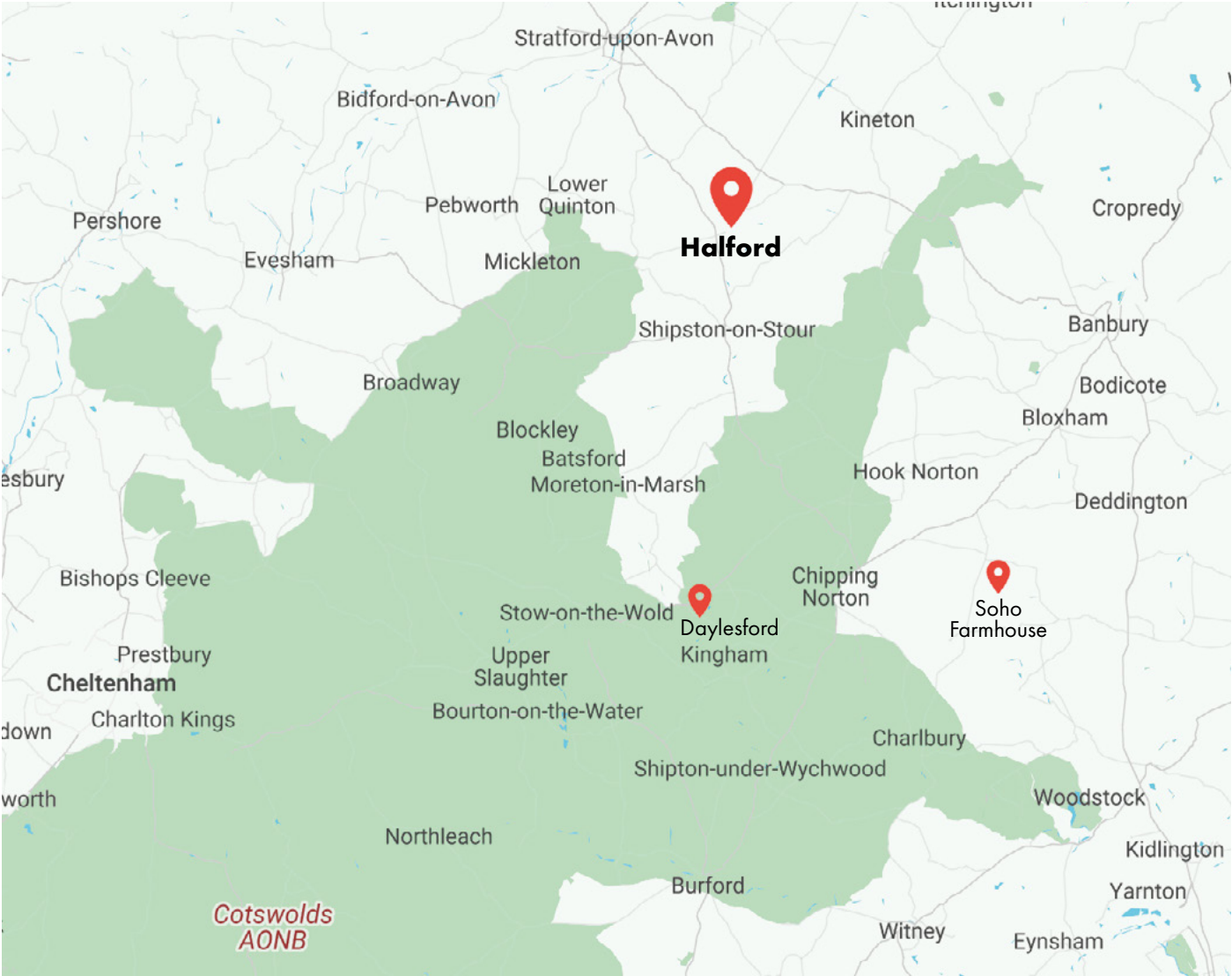
### Custom build benefits:

- Customise your home to suit your lifestyle.
- Lower running cost due to green credential.
- Fully supported throughout the journey.
- Stamp duty savings up to £26,000.
- Fixed Build Costs.

## Distance and time



Trains from Moreton in Marsh to London Paddington from 1 hour 28mins.  
Example represents one of the shortest journey possible, and is subject to change.  
Reference National Rail online for accurate timings and stops.



## Location

Idlicote Park is located in Halford, a beautiful historical village situated at the edge of the Cotswolds. It has a thriving small community that works together to preserve the past and embraces changes to enrich community life.

The village is situated 3 miles from the fashionable and well served town of Shipston on Stour where you will find both primary and high schools, a library, a community hospital, sports club, as well as plenty of shops and restaurants in the small but characterful high street.

The closest train station with direct links to London Paddington is only 9 miles away in the Cotswolds town of Moreton in Marsh



## **Idlicote Park**

### Your dream build made simple

Custom build is a smarter way to create your own home—with key steps already taken care of. At Idlicote Park, TAG offers fully serviced plots with outline planning permission in place.

TAG is offering six designed house types to choose from, each allocated to a specific plot. Once you've selected your home, you'll be able to customise its design—choosing from a range of finishes including brick, render, cladding, and tongue-and-groove timber, as well as designing your very own interior layout and finishes.

We will then submit your chosen design for detailed planning approval. Throughout the journey, TAG will provide support and guidance, to bring your new home to life.





# Lapwing Rise

Plots available 1,2,12,13

Area: 2145 sq ft

Number of Floors: 2

Number of Bedrooms: 4

Number of Bathrooms: 4

Garage: No (Optional)



## Floor Plans

Lapwing Rise

Ground & Second floor



Ground Floor



Second Floor

## Exterior Configuration

Personalise the outside of your new home. Choose from a range of render colours, roof tiles, window frames, and other exterior finishes to create a look that reflects your style. Explore combinations and design an exterior you'll be proud to call your own.

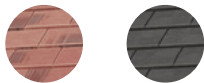


Scan here to use our online configurator and visualise your dream home.

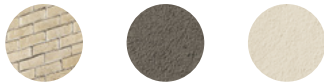
First Floor Material:



Roof Material:



Ground Floor Material:





# Owl Hush

Plots available 14,15

Area: 2210 sq ft

Number of Floors: 2

Number of Bedrooms: 4

Number of Bathrooms: 4

Garage: Yes



## Floor Plans

### Owl Hush

Ground & Second floor



Ground Floor



Second Floor

## Exterior Configuration

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First Floor Material:



Roof Material:



Ground Floor Material:





# Heron Edge

Plots available 4,7

Area: 2124 sq ft

Number of Floors: 2

Number of Bedrooms: 4

Number of Bathrooms: 4

Garage: Yes



## Floor Plans

### Heron Edge

Ground & Second floor



Ground Floor



Second Floor

## Exterior Configuration

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First Floor Material:



Roof Material:



Ground Floor Material:





# Raven Hollow

Plots available 5,6

Area: 2470 sq ft

Number of Floors: 2

Number of Bedrooms: 4

Number of Bathrooms: 4

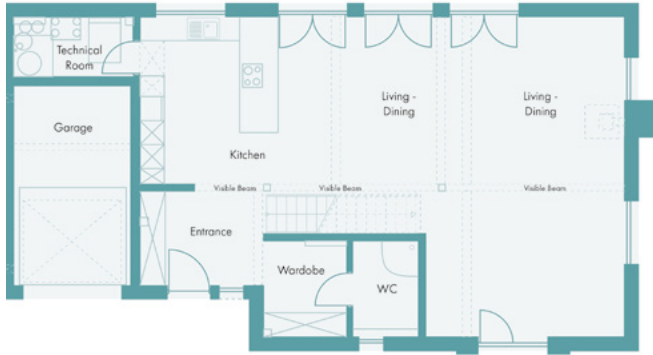
Garage: Yes



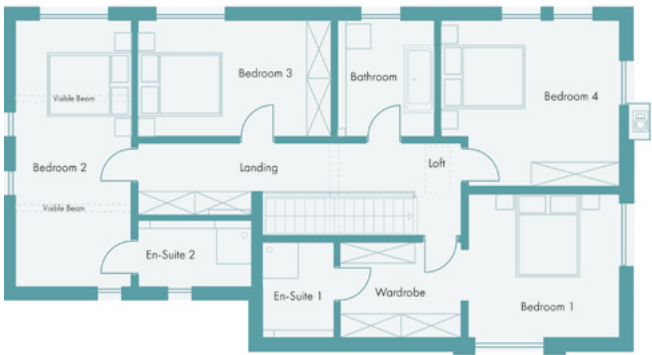
## Floor Plans

Raven Hollow

Ground & Second floor



Ground Floor



Second Floor

## Exterior Configuration

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First Floor Material:



Roof Material:



Ground Floor Material:





# Redkite Vale

Plots available 1,2,12,13

Area: 2145 sq ft

Number of Floors: 2

Number of Bedrooms: 4

Number of Bathrooms: 4

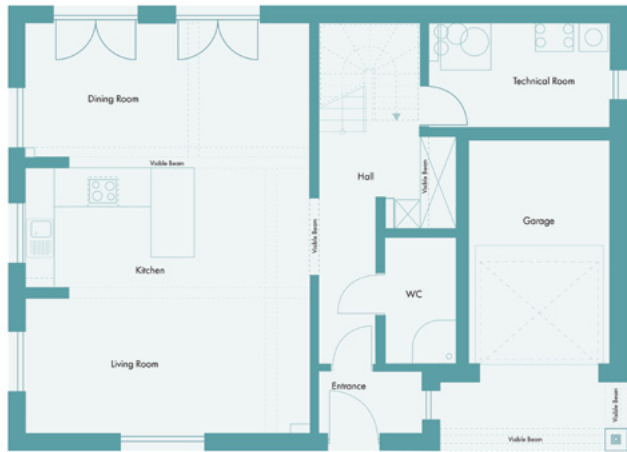
Garage: Yes



## Floor Plans

Redkite Vale

Ground & Second floor



Ground Floor



Second Floor

## Exterior Configuration

Personalise the outside of your new home. Choose from a range of render colours, roof tiles, window frames, and other exterior finishes to create a look that reflects your style. Explore combinations and design an exterior you'll be proud to call your own.



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First Floor Material:



Roof Material:



Ground Floor Material:





# Kestrel Fold

Plots available 3,8,9,10,11

Area: 2070 sq ft

Number of Floors: 2

Number of Bedrooms: 3

Number of Bathrooms: 3

Garage: NO (optional)



## Floor Plans

Kestrel Fold

Ground & Second floor



Ground Floor



Second Floor

## Exterior Configuration

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Ground Floor Material & Chimney Front:



Roof Material:



Upper & Side Panel:





## Build Partner

Your perfect plot, your ideal home - In partnership with Dan-Wood

We're excited to offer an exclusive opportunity to pair your chosen building plot with a high-quality, turnkey home from Dan-Wood—one of Europe's leading house builders. This partnership means a smoother, more efficient path to home-ownership, combining the ideal location with a modern, energy-efficient home built to the highest standards.

All Dan-Wood houses are constructed in a controlled factory environment and assembled quickly on-site, minimizing disruption, delays and ensuring consistent quality. Each home is fully finished inside and out, with customizable interiors, premium fittings, and elegant finishes. With outstanding insulation and cutting-edge heating and ventilation systems, Dan-Wood homes offer long-term energy savings and year-round comfort, making building your dream home simpler, faster, and smarter..



Scan here to view our build partner.





## **Finance**

### Custom build mortgages

If you're planning to build your own home at Idlicote Park, securing the right mortgage is an essential part of your journey. Unlike standard mortgages, custom build mortgages release funds in stages aligned with the progress of your build not as a single lump sum. These staged payments can be made either in advance or in arrears, depending on the mortgage product you choose, enabling you to stay in your own home during the build.

To help you navigate this process, we've partnered with BuildStore Mortgage Services (BMSL), the UK's leading provider of custom build mortgage solutions.

To know more about custom build affordability please get in touch below.



Scan here to view our finance partner.





## Custom Build Process

### Five steps to your dream home

#### 1. RESERVE YOUR PLOT

Choose from fifteen unique plots at Idlicote Park, each varying in size and position. Every plot has an allocated house type and fixed orientation. Once you've reserved your plot, you'll select from a palette of design options to begin shaping your home. The full customisation of your interior specification begins from here.

#### 2. CUSTOMISE YOUR DESIGN

After reserving your plot we will work with you to bespoke your home, and introduce Danwood Homes, our 'off site' house builder. Although we have outline planning for the site, each house will require a separate planning application to approve your individual home. TAG will make the planning application based on your custom design and will manage the process from start to finish.

#### 3. PROGRESS TO LEGAL CONTRACTS

At this point solicitors will be instructed to prepare for the exchange of contracts. Simultaneously, a build contract will be signed with Danwood Homes. Once this permission is granted, you will proceed to complete on the purchase of your plot.

#### 4. BEGIN CONSTRUCTION WITH DANWOOD

At this stage, you'll move forward with Danwood to begin the build of your new home. With the support of TAG your bespoke home will take shape from foundations to finishing touches.

#### 5. MOVE INTO YOUR NEW HOME

Danwood will deliver your home to turnkey specification—ready for you to move in and make it your own. From your design choices to final details, your new home will reflect your lifestyle and personal vision.



Scan here to view our FAQ's





## IDLICOTE PARK

For further information and pricing please  
contact Sheldon Bosley Knight  
01789 333 466

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

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Idlicote Road, Halford

[tagproperties.co.uk](http://tagproperties.co.uk)

A development by TAG Urban Properties



DEVELOPMENT