



# Salcey View

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Welcome

Welcome to Salcey View in Piddington. An exciting opportunity to design and self-build your dream home. This site offers 11 well-sized, fully-serviced, self-build plots allowing you to create something truly yours. With full control over design, budget and build type, self-build offers benefits that traditional housing simply can't match.



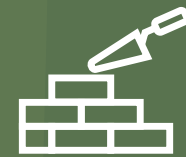
**More for Your Money**— No developer profits, no stamp duty, zero VAT on construction and CIL exemption mean a more affordable build or higher-quality home for the same budget.



**Designed for You**— Maximum flexibility to create a modern, high-quality home that suits your lifestyle.



**Lower Running Costs**— Build with energy efficiency in mind—solar, heat pumps, water-saving tech—to cut bills and reduce environmental impact.



**Exclusive Opportunity**— A once-in-a-lifetime chance to craft a home that fits your needs. Make 'one day' today.



**A Thriving Community**— Join a like-minded group of homeowners building something special together.







# Salcey Forest

## Location

Tucked away in the Northamptonshire countryside, Piddington offers the perfect blend of peaceful rural living with easy access to modern amenities. Just 4km from the edge of Northampton, you're close to everything you need—yet surrounded by green space, country lanes and an extensive network of footpaths and bridleways. A paved private road will serve self-build plots at the southern tip of the village, ensuring a peaceful setting with no passing traffic—just

walkers, cyclists and horse riders heading toward Salcey Forest, a short walk to the south. Within a 10 minute walk you'll find a popular pub, coffee shop, butcher, post office and convenience store, along with a well-regarded primary school and an active village hall hosting regular events. For those who commute, Northampton, Milton Keynes, Bedford and Towcester are all within easy reach, with the M1 providing excellent connections for travel further afield.



Salcey Forest  
0.6 Miles / 13 Mins

Hackleton  
1.1 Miles / 24 Mins

Horton  
1.5 Miles / 33 Mins



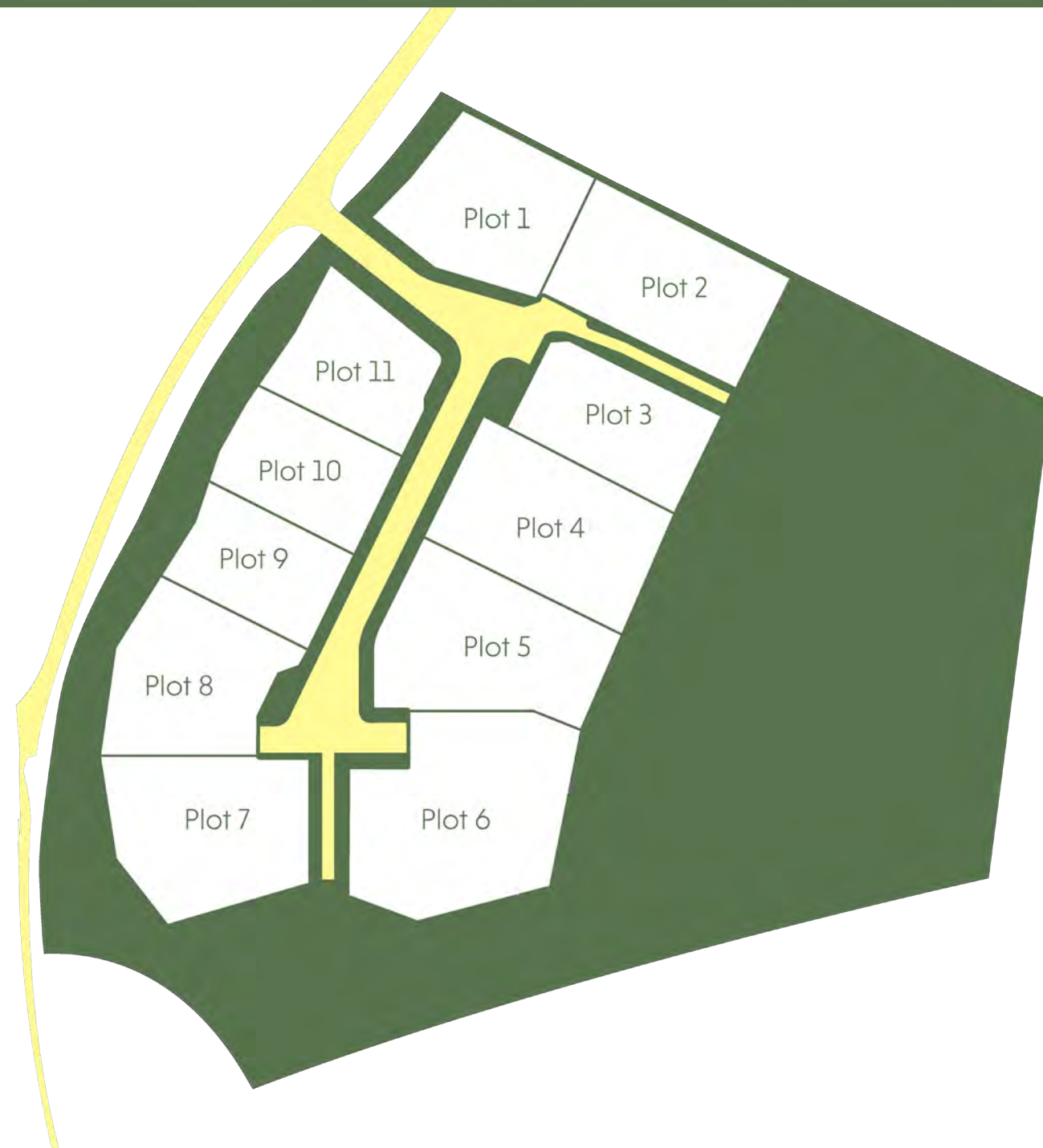
Salcey Forest  
3.2 Miles / 8 Mins

Northampton  
5.8 Miles / 15 Mins

M1  
5.1 Miles / 10 Mins

# The Plots

With guidance available at every step of the way, our serviced plots are designed to simplify your self-build journey and give you the support you need, when you need it. Plots are provided fully serviced and shovel-ready\* – leaving you to focus on the fun part of designing and commissioning your new home.



\*Plot visuals for marketing purposes only

# The Process

With guidance available every step of the way, our serviced plots are designed to simplify your self-build journey and give you the support you need, when you need it. Plots are provided fully serviced and shovel-ready\* leaving you to focus on the fun part of designing and commissioning your new home.

As per the planning permission, occupiers of the self-build plots within this development, must show evidence to demonstrate they comply with the Local Connection Policy. For more information, please refer to the S106.

- 1
  - › Register your interest to receive updates. [Register Here](#).
  - › In due course, you'll need to secure a mortgage approval or proof of affordability. Specialist self-build mortgages are available with deposits from as little as 10% through our partner broker, [BuildStore](#). Their panel includes high street lenders covering both plot purchase and build costs and we'll guide you through this process.
  - › A reservation fee will be held with solicitors to secure your plot.
  - › You'll start designing your dream home, working with architects, contractors, or turn-key home providers.
- 2
  - › While you begin work on planning your design and build, we'll be busy installing the access road and plot services. All plots are sold as fully serviced and shovel-ready\* for you to begin construction without delay. (\*your detailed designs will need to be approved by the local authority prior to commencement).
- 3
  - › Once plots are fully serviced, buyers will complete their plot purchases and take legal ownership.
  - › Many self-build mortgage providers offer solutions allowing buyers to remain in their current home while the build progresses, meaning there's no need to move out or sell until your new home is ready.
- 4
  - › Each plot comes with the benefit of planning permission and a Design Code that provides guidelines on size, layout and materials to ensure visual consistency while allowing for creative freedom.
  - › You'll be responsible for submitting your final designs for approval to the council before commissioning your build. Many offsite house manufacturers will offer this service as part of a design-and-build package.
- 5
  - › A residents-owned management company will oversee the wildflower meadow, private access road and landscaped areas, ensuring they are maintained for the benefit of the whole community. Residents remain in full ownership and control.



## Drawing Legend

### Green Infrastructure

- Existing Tree / Hedgerow with RPA: see Arboricultural report for further information
- Indicative Proposed Tree See Landscape Architect's design
- Wildlife Corridor 5m offset from existing green infrastructure. See landscape architect's design for planting schedules
- Public open space, meadow grass with mown paths. See landscape architect's design for planting schedules
- Shrub/Planting. See landscape architect's design for planting schedules
- Ornamental planting. See landscape architect's design for planting schedules

## Boundary Treatments

- Native Hedge See Drawing 272-100 / Landscape Architect's design and specification

### Built Form Parameters

- Plot Build Area See Design Code for further parameters (i.e. rules for proximity of single storey/ two storey elements to the boundary)
- Primary Frontage / Build Line Part of the primary elevation must be positioned on the build line
- Secondary Frontage
- Special Frontage - Overlooking / proximity constraints requiring sensitive design response.

A single storey garage can be located within this area

Buyers will design their own homes within these parameters, choosing the plot, size, layout and features to fit their budget and vision. [Download the full Design Code here](#)

# What Can You Build?

Each plot has a maximum footprint and build area, allowing for homes of up to two storeys, with designs tailored to individual needs and budgets.

- › Homes can be up to two storeys high, with maximum ridge heights of 10m and eaves heights of 5.5m.
- › Small or large, you decide. Generous plots allow maximum builds of up to 300 sqm to 550 sqm and 3,230 sq ft to 5,920 sq ft of floorspace over two floors, depending on the plot and including outbuildings and garages.
- › Most plots could accommodate homes of three to five plus bedrooms, home offices and live-work spaces depending on layout choices.
- › Build zones and other privacy measures guide where you may build within your plot, to prevent loss of sunlight and overlooking issues.

## Planning Permitted

All plots come with the benefit of [outline planning permission](#) and a [Design Code](#), ensuring a high-quality, visually cohesive development while allowing plenty of flexibility.

## Serviced Plots

Each plot will be fully serviced with utilities and drainage connections right up to the plot boundary, so you can focus on designing and building your home knowing these common issues have already been taken care of.

## A Rare Opportunity

With only 11 plots available, this is a limited opportunity to create a high-quality, modern home in a beautiful rural setting.

## Serviced Plots

The Piddington self-build community consists of 11 serviced plots, each offering the freedom to design a home that suits your lifestyle—within a carefully considered Design Code to maintain quality and consistency within the rural street-scene.

# Buildstore

## Paying for your self-build home

BuildStore Mortgage Services is delighted to be partnering with Salcey View and Sheldon Bosley Knight to provide you with a range of borrowing options, including exclusive mortgages designed to fund your self-build home. 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 for 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 purchase your plot and then after each stage of works are 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 the on-demand webinar from BuildStore for more information about self-build mortgages. 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)





# Salcey View

Register Your Interest

[Visit the website](#)

For more information please  
contact the new homes team on

01789 333 466 or  
[newhomes@sheldonbosleyknight.co.uk](mailto:newhomes@sheldonbosleyknight.co.uk)

