



# Callum Park

Nine unique detached customisable homes

Lower Halstow, Kent, ME9 7TY

[Sales Brochure](#)



# A new community

The site, situated on former equestrian land, is being developed by Custom Build Homes, offering an exceptional opportunity for homebuyers seeking a truly personalised living experience. Set amidst the idyllic countryside, this development comprises nine thoughtfully designed homes that epitomise high-quality craftsmanship and sustainable living. What sets these homes apart is the unique approach, allowing purchasers to not only acquire a plot but also commission their dream home, starting from a blank canvas.

Each purchaser will have the freedom to extensively customise their home, beginning with the choice of interior layouts and architectural designs. With the concept of a "Blank Canvas," the homes will be constructed to provide a pristine starting point, where homeowners can take charge of every detail, from selecting the fit-out of kitchens, bathrooms, flooring, to choosing fixtures, fittings, and decoration. This empowers buyers to curate a living space that reflects their individual style, preferences, and aspirations.

By purchasing a plot and commissioning their home, buyers embark on a journey of creating a truly bespoke living environment, tailored precisely to their needs. From envisioning the floorplan to realising the finishing touches, each step is an opportunity to bring their vision to life and craft a home that is a true reflection of their personality and lifestyle.



# On your doorstep

Located just a short drive from the towns of Maidstone and Sittingbourne, Lower Halstow is a hidden gem, with a peaceful and tranquil setting that is perfect for those who enjoy the great outdoors. The village is surrounded by beautiful countryside, including picturesque orchards, stunning nature reserves, and peaceful woodland, river and coastal walks including the renowned Saxon Shore Way.

When it comes to amenities, Lower Halstow has everything you need. The village has a primary school, a village hall, and a church. You'll also find a local shop, and a fantastic award winning pub, The Three Tuns, which offers great food and a warm welcome.

For those who enjoy sports and fitness, there is a selection of sports clubs and gyms locally as well as neighbouring village cricket and football clubs. Numerous golf courses are just a short drive away. If you're a fan of water sports, the village is located a stones throw away from the River Medway where you can enjoy kayaking, sailing, fishing, and the nearest yacht club is on your doorstep.

For those who love to shop, the premier destination of Bluewater Shopping Centre is only 35 minutes drive away. The nearby town of Sittingbourne have a range of high street shops, supermarkets, and independent boutiques. The town also has a cinema, theatre, and a selection of restaurants, cafés, and bars.



The Three Tuns, Lower Halstow



Bluewater Shopping Centre



Callum Park Site

# Connection

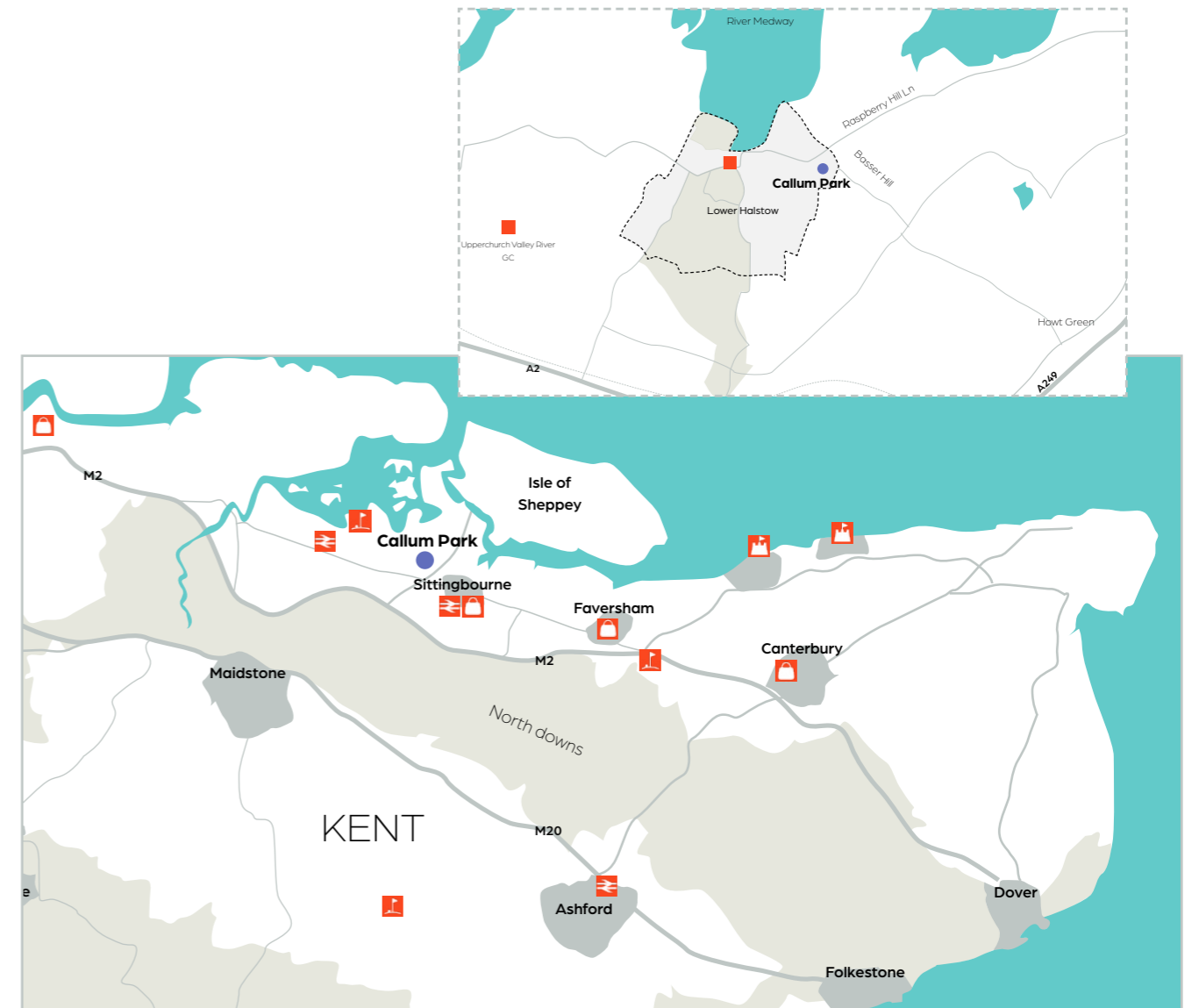
Callum Park benefits from a choice of 3 rail stations (two of which are high speed), 2 Motorways, 2 Ferry ports, plus the Channel Tunnel and 4 Airports, and even Bluewater on the doorstep, OR just simply connect via the UK's fastest Gigabit Broadband service now available to all Callum Park homes.

Having several high-speed rail connections on your doorstep, such as Rainham station, allows for travel into London in little over 30 minutes.



Source:  
 Road mileage: Google maps (Distances are approximate)  
 Train journeys: southeasternrailway.co.uk

# Location





# Site information

Callum Park will provide the most scenic setting for our exclusive selection of nine new custom homes.

The site is made up of 7 large detached homes with double space garages and 2 large detached cottages with double space carports. The garage spaces have usable spaces above them, ideal for a home office or studio. The development will be a private gated community with beautifully landscaped amenity spaces that will be populated with a selection of local tree species.

Plot	Plot size (m <sup>2</sup> )	House size (GIA m <sup>2</sup> )	Bedrooms	Parking	Plot inc. Foundations	Est. Build cost	Est. End Value
1	923	273	5 double	3 + Double garage	£718,000	£497,000	£1,215,000
2	753	252	5 double	3 + Double garage	£665,000	£460,000	£1,125,000
3	643	164	4 double	3 + Double carport	£458,000	£317,000	£775,000
4	515	164	4 double	3 + Double carport	£458,000	£317,000	£775,000
5	1085	273	5 double	3 + Double garage	£728,000	£497,000	£1,225,000
6	1569	331	6 double	3 + Double garage	£827,000	£573,000	£1,400,000
7	804	252	5 double	3 + Double garage	£665,000	£460,000	£1,125,000
8	844	252	5 double	3 + Double garage	£665,000	£460,000	£1,125,000
9	996	273	5 double	3 + Double garage	£718,000	£497,000	£1,215,000

\*Build costs are subject to change depending on customisation and home fit-out choices.

\*All sizes are approximate and may be subject to change

**Priority of Sale:** Custom Build Homes is required to market Plot 3 and Plot 4 (to be known as 'The Cottages') to be marketed locally for a period of time before being made available to the wider market. Please speak to your sales coordinator for further information.



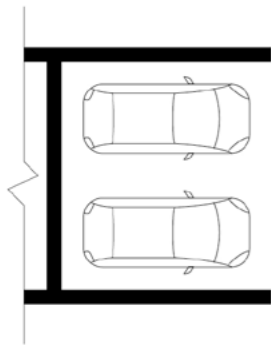
# House Type 1

Available on plots 3 & 4



<b>House Type</b>	1
<b>GIA (m<sup>2</sup>)</b>	164
<b>Bedrooms</b>	4 bedrooms
<b>Parking spaces</b>	3 + car port

The exterior is made of red brick and wooden beams and panels, which lend the house a warm and welcoming feel. A sloping roof, adorned with worn and weathered tiles, slopes gently down to the ground, giving the cottage a quaint and homely appearance. A stone driveway leads to the front door, where a small porch provides shelter from the elements. To the front of the cottage, there is a sturdy carport made of the same oak wood, providing ample space for two vehicles. The carport features an open design, allowing fresh air to circulate freely, and its beams and rafters form a beautiful pattern against the sky. Together, the cottage and the carport form a harmonious whole, blending seamlessly into the natural surroundings and creating a serene and idyllic atmosphere.



Each cottage has an oak framed double carport as well as ample on plot parking space.



Front elevation



Rear elevation

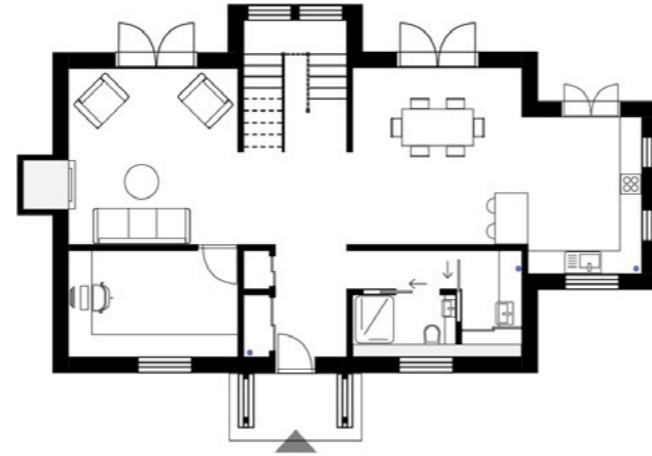
## Choose your internal layouts

These beautifully designed two storey cottages give you the flexibility to have open plan of separated spaces depending on your lifestyle. Equipped for modern day living, there are options to have practical spaces that could be used for several purposes, such as a home office or workout space. The choice is yours!

These example floor plans show indicative furniture as an illustration of room sizing. The measurements of each room can be found by scanning here:

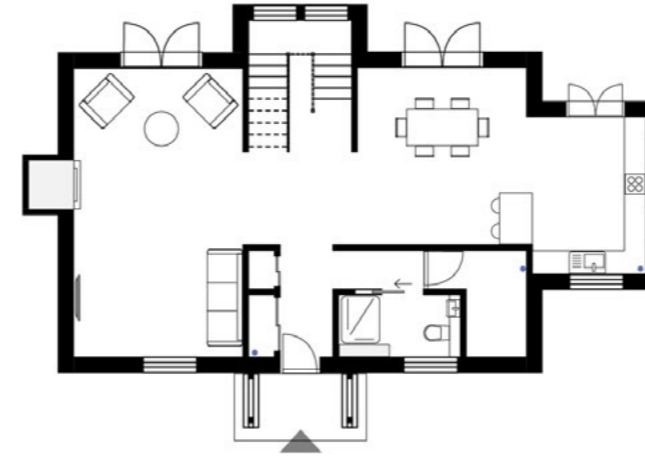


### Ground Floor



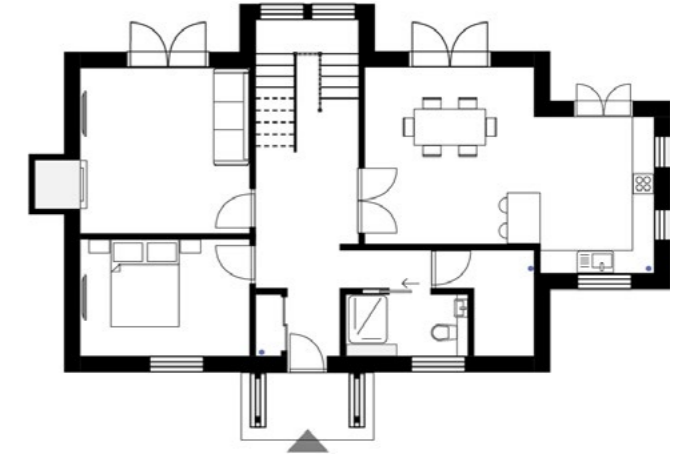
#### Option 1

Open plan kitchen and living, with separate working space.



#### Option 2

Open plan kitchen and living.



#### Option 3

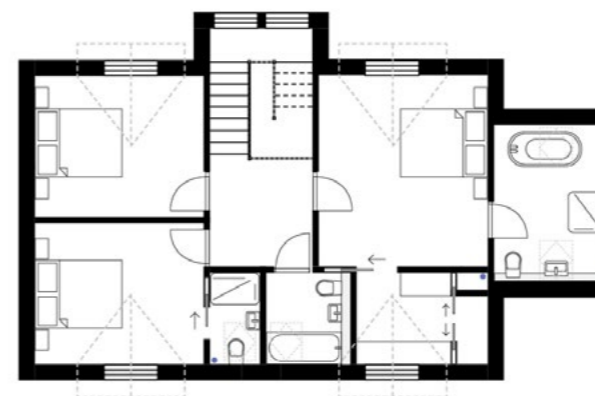
Separate kitchen and living with ground floor bedroom arrangement.

### First Floor



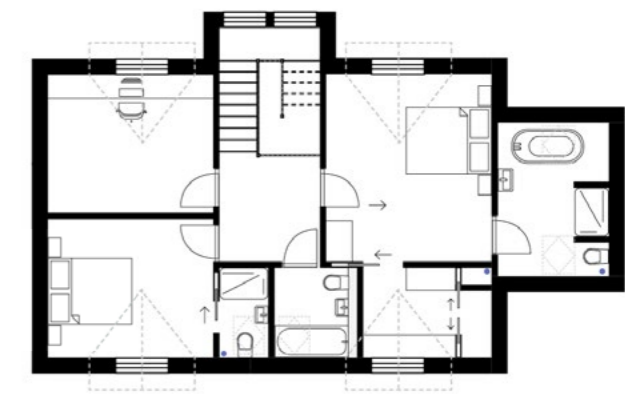
#### Option 1

3 bedrooms with master suite, including walk-in wardrobe, en-suite and working space.



#### Option 2

3 bedrooms with master suite, including built-in wardrobe and en-suite.



#### Option 3

2 bedrooms with option for office or play area/snug.



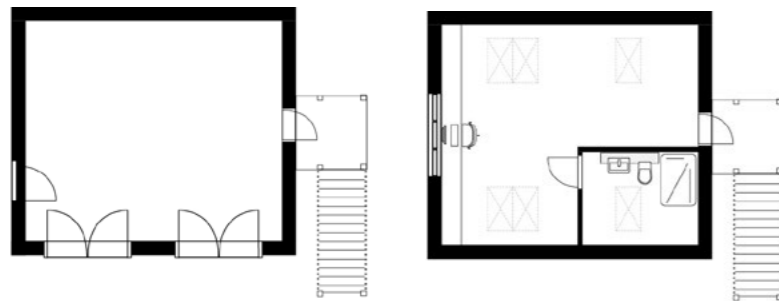
# House Type 2

Available on plots 2, 7 & 8

<b>House Type</b>	2
<b>GIA (m<sup>2</sup>)</b>	253
<b>Bedrooms</b>	5 double bedrooms
<b>Parking spaces</b>	3 + double garage



The exterior is made of sturdy wooden beams and rustic brick, creating a warm and inviting ambiance. The house boasts a steeply pitched roof with charming dormer windows that punctuate the upper floor, adding character to the structure. A double-height porch provides a welcoming entrance to the home. Adjacent to the home, there is a spacious double-space garage, also built from oak, that features a practical design, providing ample room for vehicles and storage alike. Above the garage, there is additional usable space that could serve as an office, workshop, or entertainment area, offering a versatile and functional extension to the home. Together, the home and the garage create a stunning, cohesive structure that seamlessly blends into the natural surroundings, forming an idyllic retreat that anyone would be proud to call their own.



Double garage with usable first floor space.



## Choose your internal layouts

This beautifully designed two storey homes give you the flexibility to have open plan of separated spaces depending on your lifestyle. Equipped for modern day living, there are options to have practical spaces that could be used for several purposes, such as a home office or workout space. The choice is yours!

These example floor plans show indicative furniture as an illustration of room sizing. The measurements of each room can be found by scanning here:



### Ground Floor



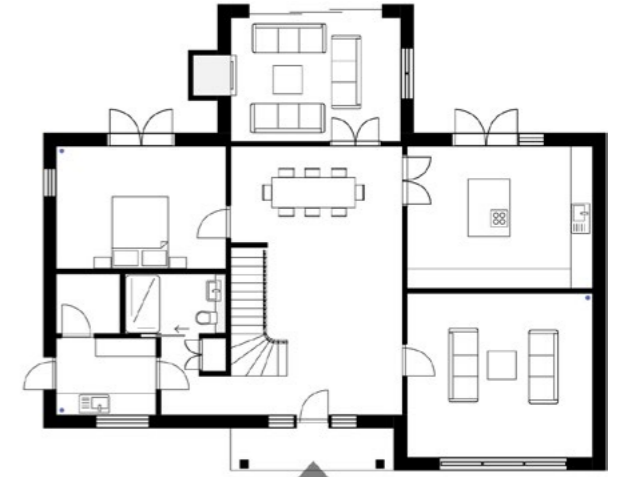
#### Option 1

Open plan living space with kitchen to the front.



#### Option 2

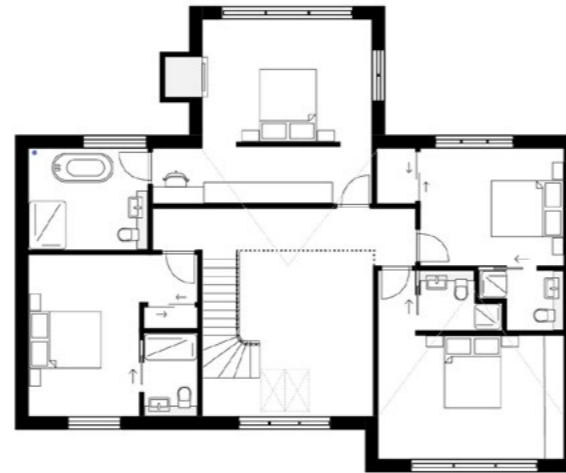
Open plan kitchen diner with separate living, snug, office or bedroom.



#### Option 3

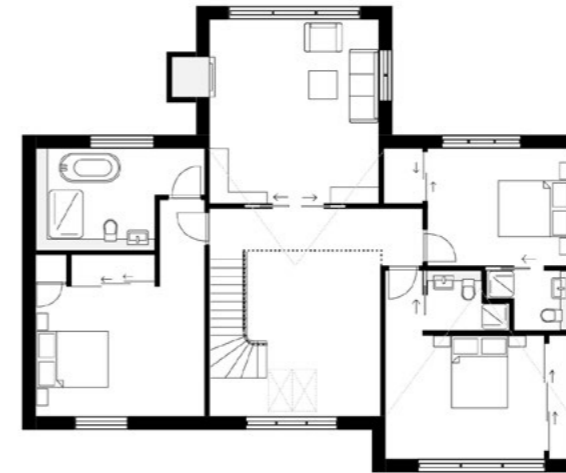
Separate kitchen and living space, with an option to have a downstairs bedroom space.

### First Floor



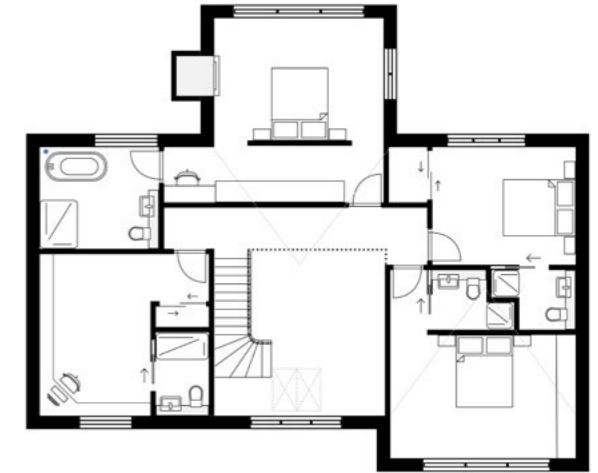
#### Option 1

3 double bedrooms and 1 master suite.



#### Option 2

3 bedrooms and living/entertaining space.



#### Option 3

3 bedrooms and office or snug space.

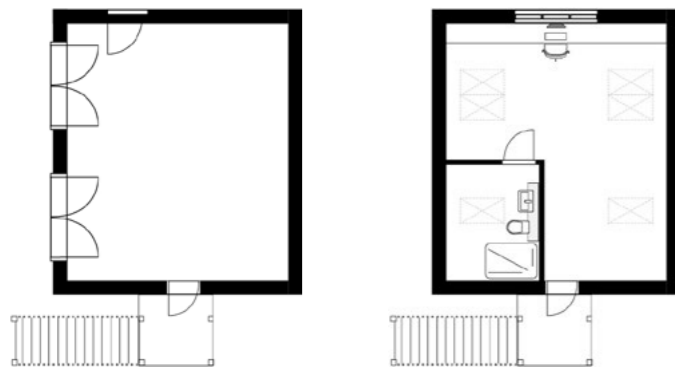
# House Type 3

Available on plots 1, 5 & 9

<b>House Type</b>	3
<b>GIA (m<sup>2</sup>)</b>	273
<b>Bedrooms</b>	5 double bedrooms
<b>Parking spaces</b>	3 + double garage



The exterior is visually appealing and offers a warm welcome to all who come across it. The house is designed to take full advantage of the natural light, with extensive glass windows that allow the warm sun rays to stream in, creating a bright and airy ambiance. The windows frame the lush surroundings, providing a constant connection to the beauty of the outdoors. Adjacent to the house, there is a spacious double-space garage, also built from oak, with a practical design, providing ample room for vehicles and storage alike. Above the garage, there is additional usable space that could serve as a home office, studio, or a play area for kids. Together, the house and garage form a harmonious structure that effortlessly blends into the surrounding landscape, creating an idyllic retreat for those who appreciate the beauty of nature and modern living.



Double garage with usable first floor space.



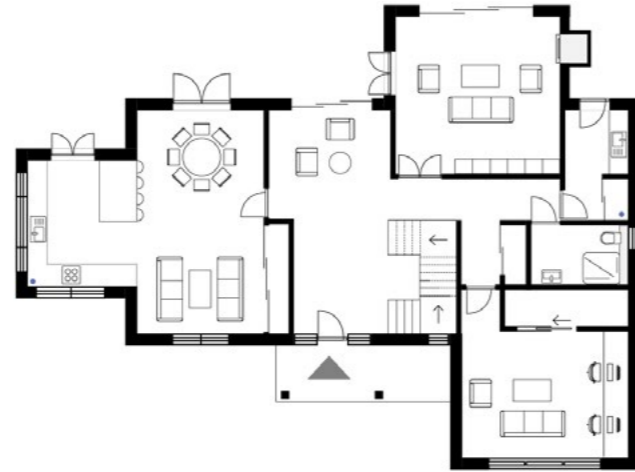
## Choose your internal layouts

This beautifully designed two storey homes give you the flexibility to have open plan of separated spaces depending on your lifestyle. Equipped for modern day living, there are options to have practical spaces that could be used for several purposes, such as a home office or workout space. The choice is yours!

These example floor plans show indicative furniture as an illustration of room sizing. The measurements of each room can be found by scanning here:



### Ground Floor



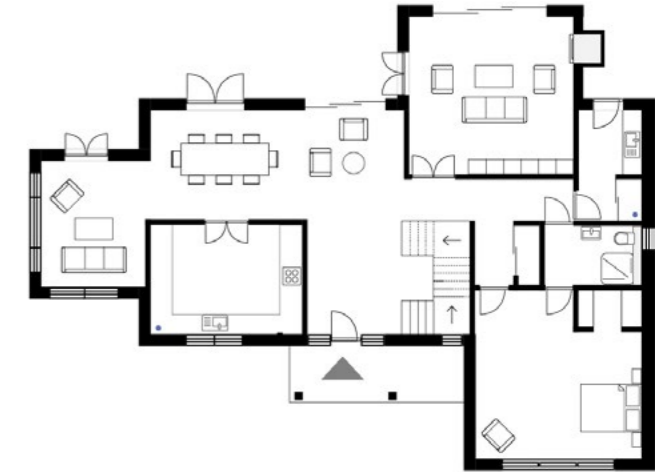
#### Option 1

Open plan kitchen/lounge space with separate living and working space.



#### Option 2

Open plan space that includes the entrance hall. Separate living and working space.



#### Option 3

Closed kitchen and option for accessible bedroom.

### First Floor



#### Option 1

3 bedrooms and an entertaining/cinema space.



#### Option 2

3 bedrooms and a living/working space.



#### Option 3

3 double bedrooms and 1 master suite.

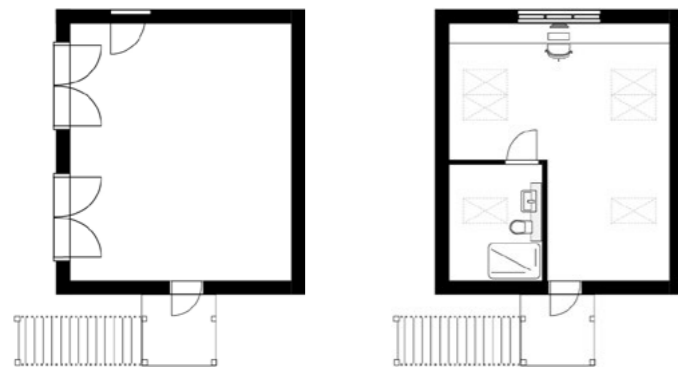
# House Type 4

Available on plot 6

<b>House Type</b>	4
<b>GIA (m<sup>2</sup>)</b>	331
<b>Bedrooms</b>	6 double bedrooms
<b>Parking spaces</b>	3 + double garage



The exterior is visually appealing and offers a warm welcome to all who come across it. The house is designed to take full advantage of the natural light, with extensive glass windows that allow the warm sun rays to stream in, creating a bright and airy ambiance. The windows frame the lush surroundings, providing a constant connection to the beauty of the outdoors. Adjacent to the house, there is a spacious double-space garage, also built from oak, with a practical design, providing ample room for vehicles and storage alike. Above the garage, there is additional usable space that could serve as a home office, studio, or a play area for kids. Together, the house and garage form a harmonious structure that effortlessly blends into the surrounding landscape, creating an idyllic retreat for those who appreciate the beauty of nature and modern living.



Double garage with usable first floor space.



## Choose your internal layouts

This beautifully designed two storey homes give you the flexibility to have open plan or separated spaces depending on your lifestyle. The kitchen and living spaces are separated by a double-sided fireplace.

These example floor plans show indicative furniture as an illustration of room sizing. The measurements of each room can be found by scanning here:



### Ground Floor



#### Option 1

Open plan kitchen and dining, with separate working living and space.



#### Option 2

Open plan kitchen and dining, with separate working living and option for a bedroom with en-suite.



#### Option 3

Separate kitchen and living with two ground floor bedroom spaces.

### First Floor



#### Option 1

4 bedrooms, including master suite with including walk-in wardrobe, en-suite and working space.



#### Option 2

3 double bedrooms and a master suite. Separate family bathroom.



#### Option 3

3 bedrooms with option to have an open plan snug or working space.

# The process.

When purchasing and customising a home from Custom Build Homes, you'll embark on an exciting journey that allows you to create a personalised living space tailored to your exact preferences. Here's a step-by-step guide to the process:

1

## **Purchase your "golden brick" plot**

Choose your plot and purchase it when it is fully serviced and includes the foundations for your new home. There is no planning or infrastructure costs related to buying at Callum Park, and by buying your plot, you only pay SDLT on the price of the plot; saving on average £32,600!

2

## **Customise your home with us**

Your new house design comes with bundles of choices. After reserving your plot, you will have two design workshops with Custom Build Homes' Architects. These sessions are designed to help you choose the layout of your living spaces, and the details required to design how your home will work, from lighting designs to island cooking stations. Your designs will be prepared and agreed with you before construction begins.

3

## **Built by professionals**

Your new home will be constructed by professionals. Unlike a "self-build" there is no need to give up your time to build your custom home. Instead, our appointed contractors will provide you with a Build Contract, based on your specific designs, to build your house on a fixed price basis up to "Blank Canvas". This includes all works to complete the exterior of the homes, the installation of utilities, insulation and plastering and landscaping/boundary treatments.

4

## **Supported "Fit-out"**

After you receive your "blank canvas" home. You will choose your interior fittings and fixtures. These will include kitchens, bathrooms, flooring, interior doors and decoration, and arrange for them to be installed. The My Custom Build App, from Custom Build Homes provides you with all the information you need to complete your home efficiently; from access to tradespeople, your detailed drawings, and helpful how-to videos for those wanting to do a little DIY.

5

## **Move in and enjoy**

After your interior is complete, you can apply for a completion certificate and move in. As you only purchase your plot when the foundations are built, the expected build period is between 9 and 12 months, depending on the complexity of your preferred designs and fixtures.

# Your Blank Canvas.

Stepping into your blank canvas is stepping into a world of endless possibilities. 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.

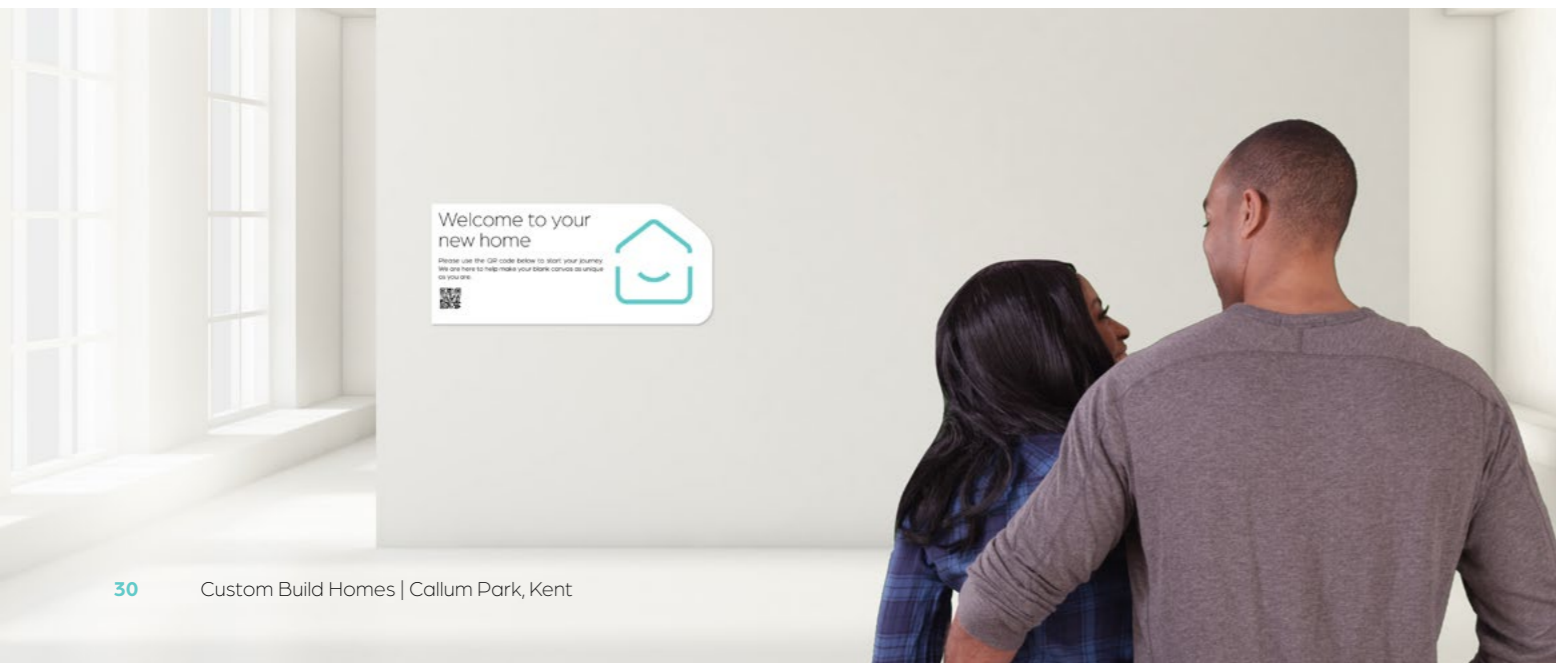
Each room will have useful info points that link you, via a smart device, to the 'My Custom Build' App, showing you the endless possibilities for that room. Link with designers, trades or even be shown how to do some of the work yourself!

# Supported self finish.

Introducing 'My Custom Build', a revolutionary platform that empowers homebuyers to effortlessly design the interior spaces of their dream homes. This innovative app harnesses the power of 3D modelling, seamless connectivity with local and national trades, and a vast library of instructive how-to videos, providing an all-in-one solution for home design.

This newfound freedom not only empowers you to express yourself creatively but also ensures that your living spaces align perfectly with your needs and desires, resulting in a truly personalised and fulfilling home environment.

You will be able to access My Custom Build and track the progress of your build once you have reserved your plot.





# Blank Canvas Specification.

## Kitchen

- Mains water supply and waste brought to a set point in the room based on layout choice.
- Electrical points fully installed to a set point in the room based on layout choice.
- All ducts and vents installed based on layout choice.

## Bathrooms & en suites

- Mains water supply and waste brought to set point in the room based on layout choice
- Electrical points fully installed to a set point in the room based on layout choice.
- Electric underfloor heating installed within bathrooms.

## Decoration

- Internal walls will be finished a single coat of white emulsion
- Ceilings will be finished in a single coat of white emulsion.
- Internal pass door fitted based on choice.
- Pre-finished stair balustrade
- Completed fireplace fully fitted based on layout choice.

## Floors

- Chipboard underlay upper floors to first floor.
- Concrete screed finish to ground floor.

## Electrical

- A mix of down lighters and pendant lighting to all rooms.
- Low energy external light provided to external door exits.
- Ample TV/data distribution points.
- Double sockets to all rooms excluding bathrooms and en-suites.
- Kitchen and bathroom appliance sockets and fused spurs brought to set point in the room based on layout choice.
- 1 EV Charging point provided with the provision for future EV charging point/s.

## Security & safety

- Mains-wired smoke detectors fitted where applicable
- Heat detector in kitchen
- Battery-operated Carbon Monoxide detector
- Mains operated Carbon Dioxide monitor to bedroom 1

## Plumbing & heating

- Central heating via a high-efficiency air source heat pump heating system
- Underfloor heating to the ground floor
- Bathrooms and en-suites will have electric underfloor heating.
- Electric panel heaters to upper floors (as design dictates)

## Garage

- Fully electric garage doors
- Feature light outside garage (as design dictates)

## Externals

- Aluminium Clad windows and composite entrance and rear door
- Powder-coated aluminium Sliding doors (as design dictates)
- Low maintenance uPVC fascia's and barge boards
- Mono block driveway (as design dictates)
- Turfed front garden (as design dictates)
- Top soiled and rotovated rear garden (as design dictates)

- Mix of 1.8m hedging and fence between the rear of each plot and between rear gardens (see Sales Coordinator for plot-specific details)
- Outside cold-water tap (as design dictates)
- A factoring company will be appointed to maintain all common areas with an annual fee payable by residents

## Allowance for

- Skirtings and facings
- Paved patio area to rear garden
- Fitted kitchen, including appliances
- Fitted bathrooms, including suite and appliances

This specification may be subject to change. Your Sales Coordinator will let you know the exact specification of your home after you have completed the design process.

# 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 Callum Park 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.



# Frequently asked questions.

## 1. What is required to reserve a home at Callum Park?

If you are interested in securing one of these properties, we would recommend that you speak to our Sales Coordinator to confirm your position and go through the required financial qualification via BuildStore Mortgage Services.

To secure a reservation, Custom Build Homes will require proof of identity and address. This can be provided by means of a passport or photo driving licence along with a current utility bill/council tax bill/Inland Revenue correspondence.

## 2. Will I be able to view the property before securing my purchase?

Our homes are unique to each development and customer. Callum Park will be purchased off-plan, and therefore are not available to view ahead of customers purchasing. However, your home will be able to view as a 3D model prior to purchasing.

## 3. Can I find out the size of the plots and layouts?

The details on specification and approximate sizes of the plots, layouts and rooms are provided in the House Type section of this brochure.

## 4. Can I change the layout or specification of the property?

Yes, you are able to select from the pre-designed layouts, we also do offer a list of optional items to help you personalise your new home.

## 5. When will I have access to My Custom Build platform?

Once you have reserved a plot, you will be given access. You can use the platform to track the progress of your build and start the interior design of your new home.



# 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 Reservation Fee, which is £5,000.
- 🏠 Once this is completed we can then help you to start creating your perfect home.







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Company No. SC618421

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The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to the Custom Build Homes policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under The Consumer Protection from Unfair Trading Regulations 2008. This information does not constitute a contract or warranty. The dimensions and details provided on plans are subject to variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Specifications are subject to change. Please consult sales advisers for further details.