



CUSTOM
BUILD HOMES

Houndkirk View

FOUR BUILDING PLOTS FOR BESPOKE HOMES

Derbyshire Lane, Sheffield, S8 9EP

Build your own home.

Welcome to Houndkirk View, a new and exclusive self-build development between Derbyshire Lane and Scarsdale Road in Meersbrook, Sheffield.

All four, hillside plots benefit from Full Planning Permissions for modern split level homes with unrivalled panoramic views.

Positioned to maximise both privacy and outlook, every plot enjoys expansive, uninterrupted views across Sheffield and stretching toward the breathtaking landscapes of the Peak District National Park.

Set among mature trees in a peaceful, elevated setting, Houndkirk View presents a rare and exceptional self-build opportunity – the chance to design and build a bespoke home in a truly outstanding location.

An aerial photograph of a residential street. On the left side of the street, there is a row of ten houses with various roof colors (brown, grey, red). The houses have private gardens and driveways. On the right side of the street, there is a large, undeveloped plot of land, outlined with a dashed white line. The plot is mostly bare earth with some trees and shrubs. The street is paved and has a few cars parked along the side. The overall scene is a mix of established housing and a new development site.

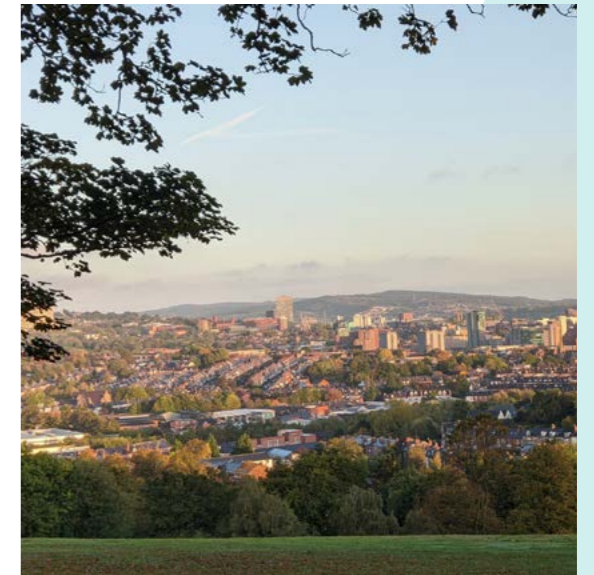
A new community.

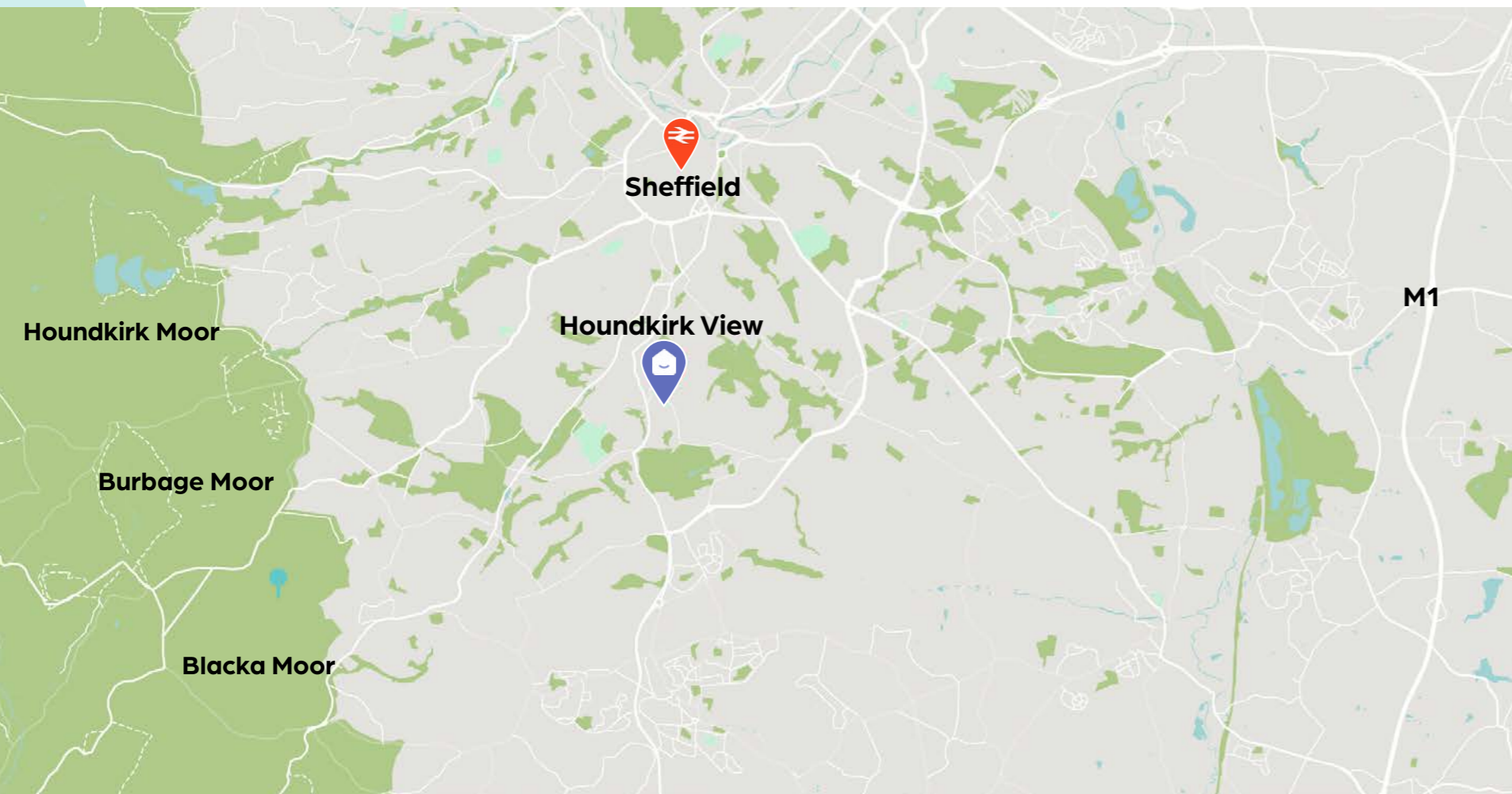
The site offers serviced building plots to feature a diverse mix of new homes, ranging from 3-4 bed option to larger 4-5 bedroom homes with expansive terraces. All plots benefit from private garden space and driveways.

Residents will benefit from a close-knit community in a serene setting while remaining within easy reach of all the amenities and outdoor pursuits that make Sheffield and the surrounding areas so desirable.

On your doorstep.

The development offers access to a range of local amenities and leisure pursuits. The suburb of Meersbrook provides a mix of shops, supermarkets, cafes and pubs. While Sheffield City Centre is only 10 minutes by car or bus providing first class dining, museums, fashion outlets and further education.





Connections.

Trains (via Sheffield Station)

Leeds	40min
Manchester	1hr 5min
Liverpool	1hr 46min
London Kings Cross	2hr
Edinburgh	3hr 30min

Driving

Sheffield	3.4ml
Leeds	40.8ml
Manchester	40.5ml
Liverpool	77.7ml

Airports

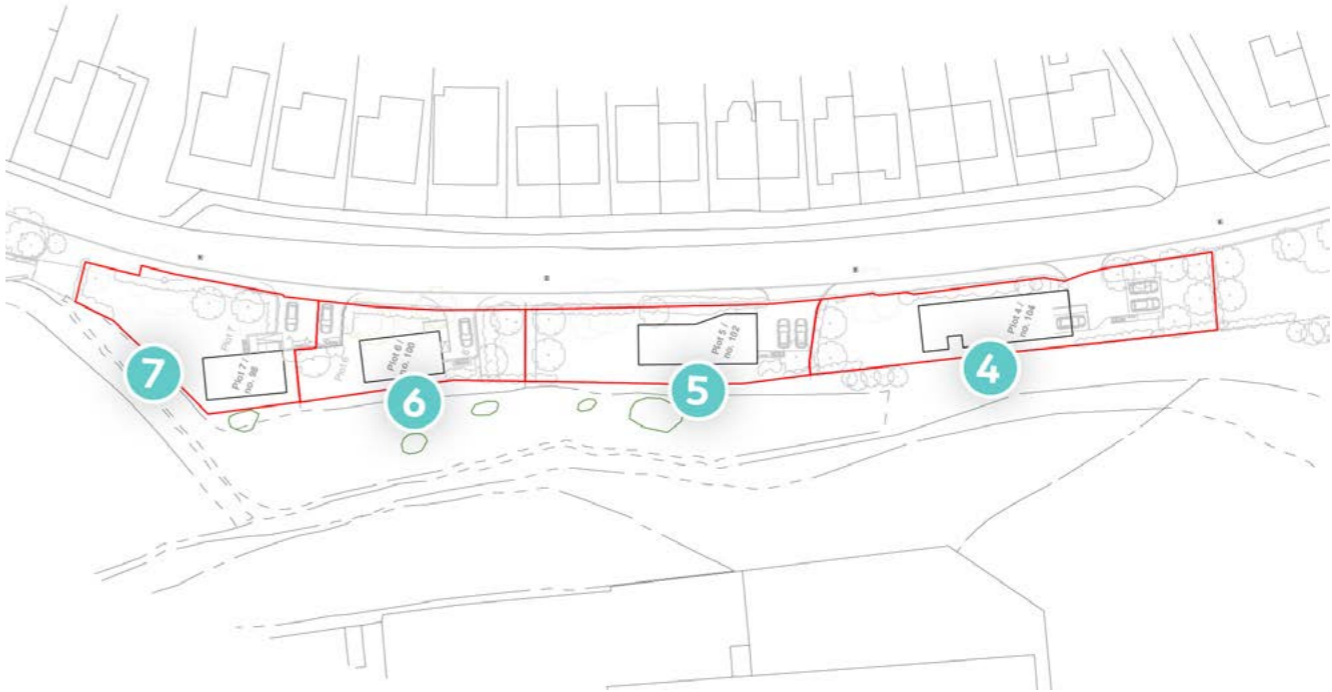
Manchester (MAN)	41.6ml
Leeds Bradford (LBA)	51.2ml



Site information.

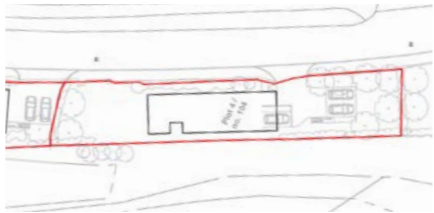
Plot	4	5	6	7
Plot Size	595 m ² 6405 sq ft	449 m ² 4833 sq ft	359 m ² 3864 sq ft	450 m ² 4844 sq ft
Max House GIA*	174 m ² 1873 sq ft	181 m ² 1948 sq ft	115 m ² 1238 sq ft	115 m ² 1238 sq ft
Bedrooms	5	4	3 or 4	3 or 4
Bathrooms	4	4	2	2
Parking Spaces	3	3	2	2
Plot Price	£230,000	£240,000	RESERVED	£148,000
Est. Build Cost **	£435,000	£452,500	£287,500	£287,500
Stamp Duty Saving***	(£21,150)	(£22,450)	(£11,050)	(£11,050)

*GIA = Gross Internal Area.
**As this is a self-build site, the total cost will depend on what you chose to design. The rate will vary based on the size, specification and complexity of your build. This figure shown has used a £2,500/m2 rate.
***This figure shows how much you could potentially save compared to buying a similar sized existing home. This subject to your personal circumstances and you should always seek advice from your accountant and solicitor.



Plot 4.

Plot Size	595 m ² / 6405 sq ft
Max House Gross Internal Area	174 m ² / 1874 sq ft
Bedrooms	Up to 5 bedrooms
Parking spaces	3

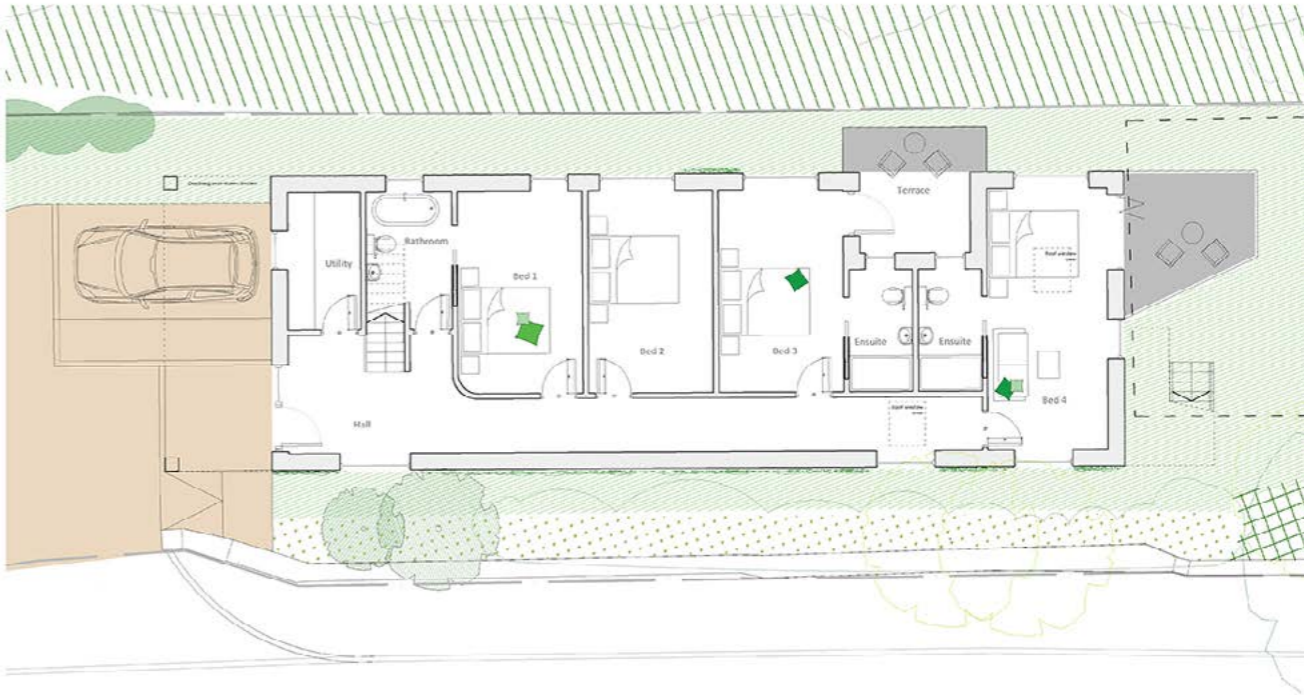


Plot Number Four at Houndkirk View is part of a limited collection of just seven plots, nestled between Derbyshire Lane and Scarsdale Road in a peaceful woodland setting. This building plot comes with full planning permission for a beautifully designed 5-bedroom detached home known as **The Elms**.

A large garden and three dedicated parking spaces complete the offering. Buyers can proceed with the approved Elms design or submit revised plans to create a completely bespoke home, subject to planning approval.



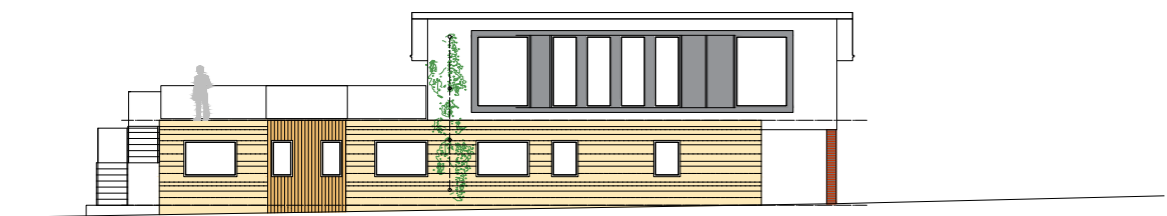
First floor



Ground floor

APPROVED DESIGN – THE ELMS

The Elms has been carefully designed to maximise natural light, orientation, and the plot’s elevated position – offering uninterrupted views toward the Peak District. The home’s stand out feature is a generous roof terrace that connects seamlessly from the main living and dining area, allowing homeowners to enjoy spectacular views from a raised vantage point. Two of the five bedrooms also benefit from their own private terraces, adding further outdoor space and lifestyle appeal.

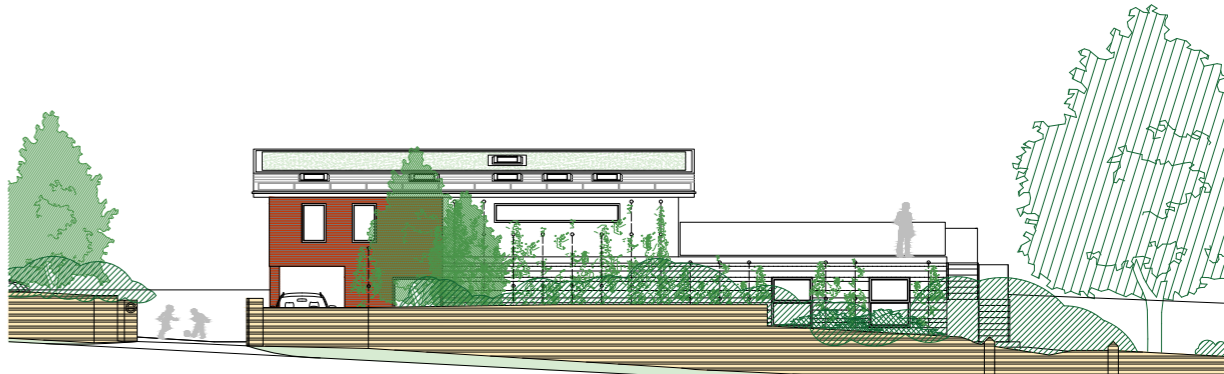


Quarry elevation



Rear elevation

Plot 4

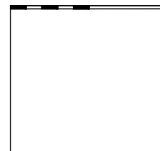


Derbyshire Lane elevation



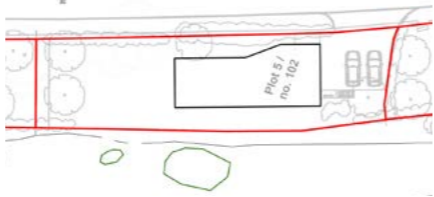
Front elevation

Plot 4



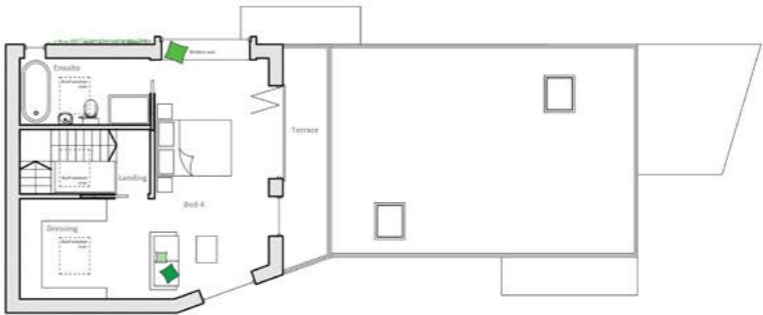
Plot 5.

Plot Size	449 m ² / 4833 sq ft
Max House Gross Internal Area	181 m ² / 1948 sq ft
Bedrooms	Up to 4 bedrooms
Parking spaces	3

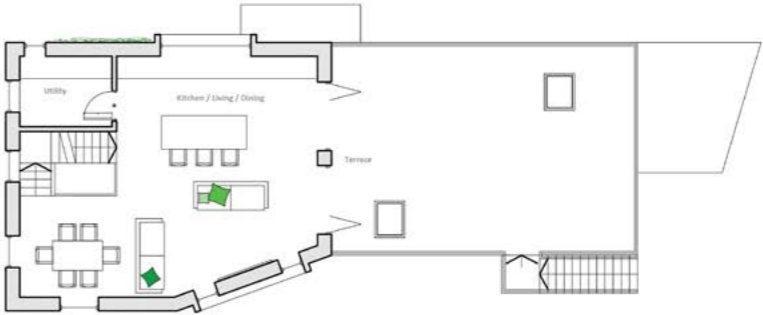


Plot Number Five at Houndkirk View is part of a limited collection of just seven plots, nestled between Derbyshire Lane and Scarsdale Road in a peaceful woodland setting. This building plot comes with full planning permission for a beautifully designed 4-bedroom detached home known as **Westcliffe**.

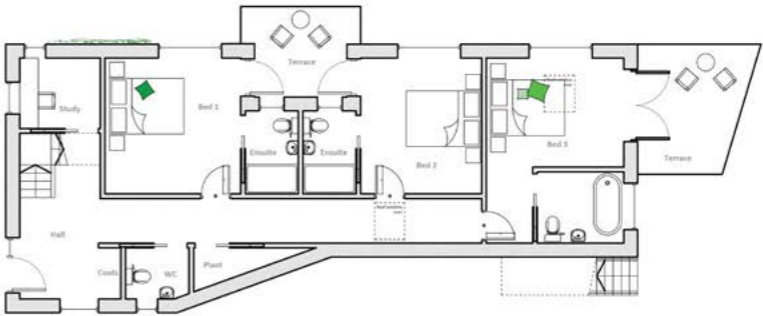
A large garden and three dedicated parking spaces complete the offering. Buyers can proceed with the approved Westcliffe design or submit revised plans to create a completely bespoke home, subject to planning approval.



Second floor



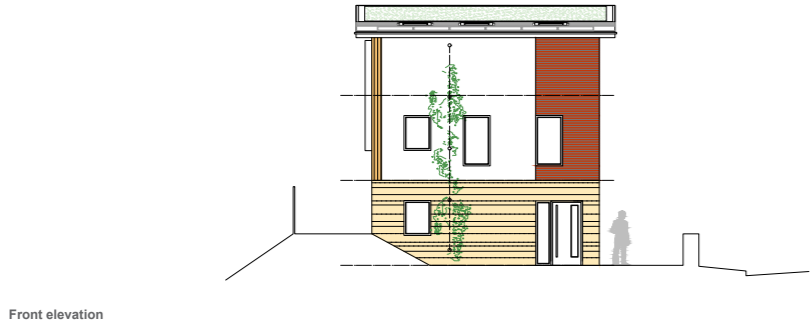
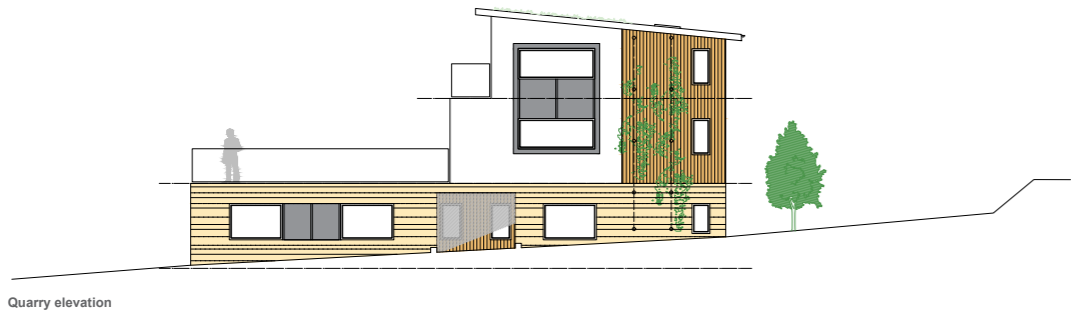
First floor



Ground floor

APPROVED DESIGN – WESTCLIFFE

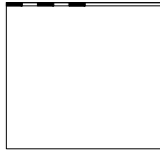
Westcliffe has been carefully designed to maximise natural light, orientation, and the plot’s elevated position — offering uninterrupted views toward the Peak District. The home’s stand out feature is a generous roof terrace that connects seamlessly from the main living and dining area, allowing homeowners to enjoy spectacular views



Plot 5



Plot 5



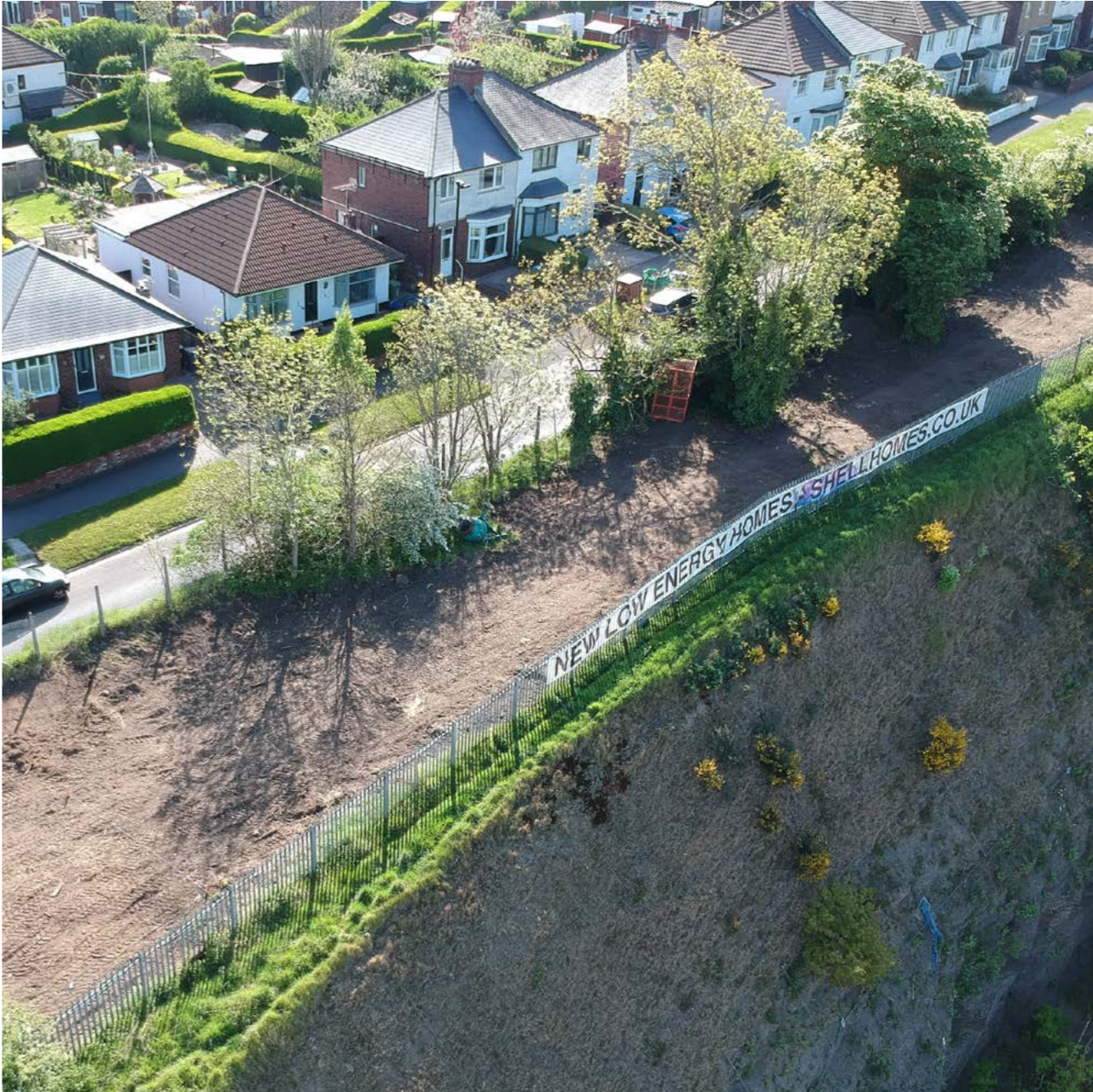
Plot 6.

Plot Size	359 m ² / 3864 sq ft
Max House Gross Internal Area	115 m ² / 1238 sq ft
Bedrooms	Up to 4 bedrooms
Parking spaces	2

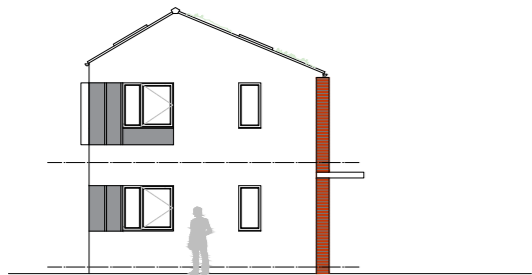


Plot Number Six at Houndkirk View is part of a limited collection of seven plots nestled between Derbyshire Lane and Scarsdale Road. This serviced building plot comes with planning approval for a stunning 3 or 4-bedroom home featuring a large garden, and two dedicated parking spaces. One to the front and one to the rear.

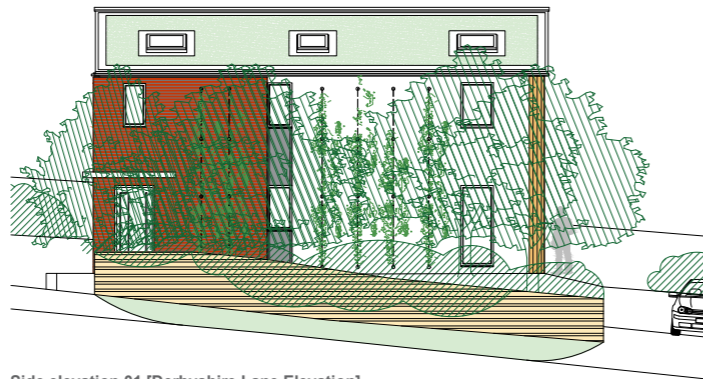
Buyers can proceed with the permitted design or submit revised plans to create something truly bespoke (subject to planning approval).



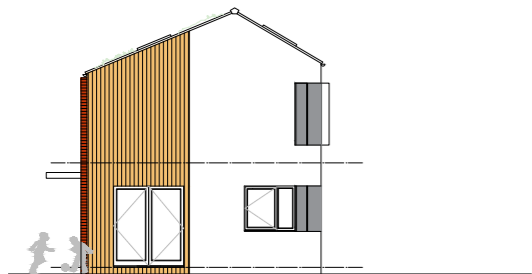
APPROVED DESIGN - WOODSIDE



Front elevation

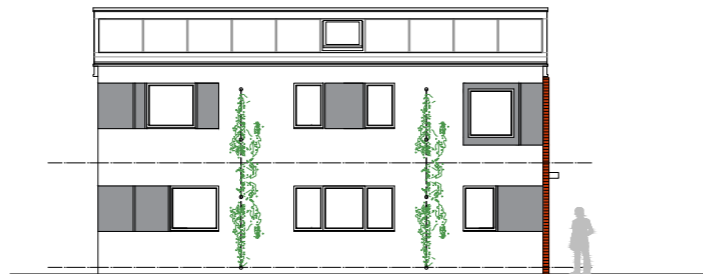


Side elevation 01 [Derbyshire Lane Elevation]

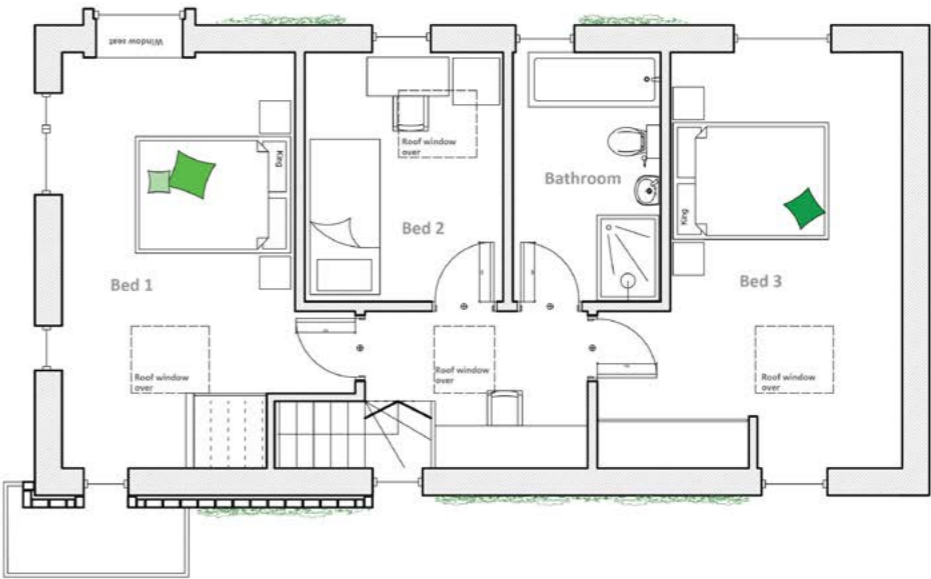


Rear elevation

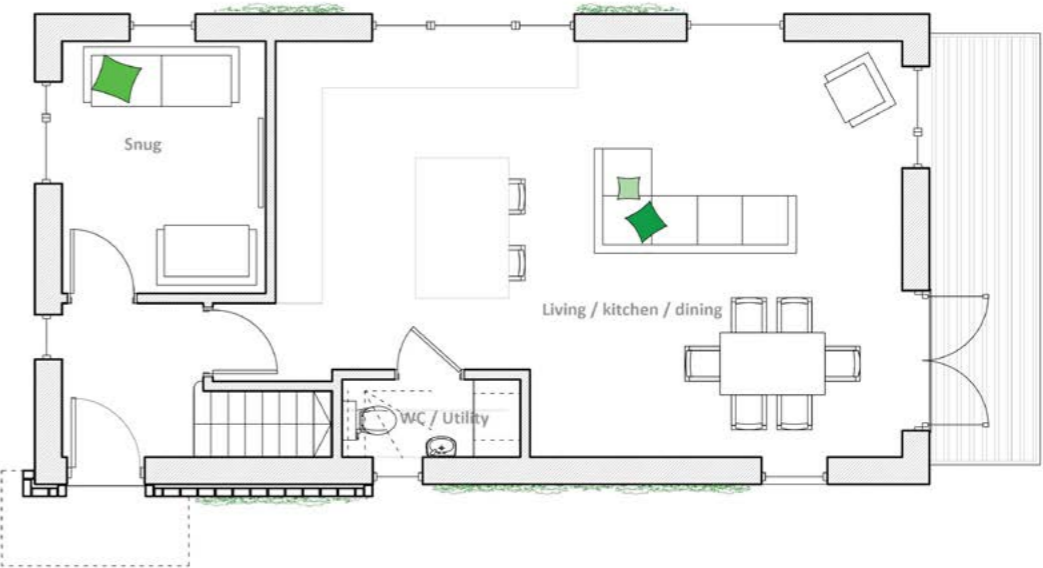
Plot 6



Side elevation 02



First floor



Ground floor

Plot 7.

Plot Size	450 m ² / 4844 sq ft
Max House Gross Internal Area	115 m ² / 1238 sq ft
Bedrooms	Up to 4 bedrooms
Parking spaces	2

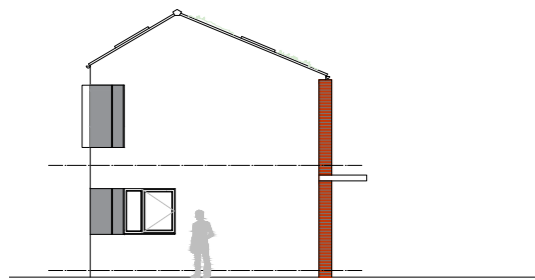


Plot Number Seven at Houndkirk View is part of a limited collection of seven plots nestled between Derbyshire Lane and Scarsdale Road. This building plot comes with planning approval for a stunning 3 or 4-bedroom home featuring a large garden, and two dedicated parking spaces to the front of the property.

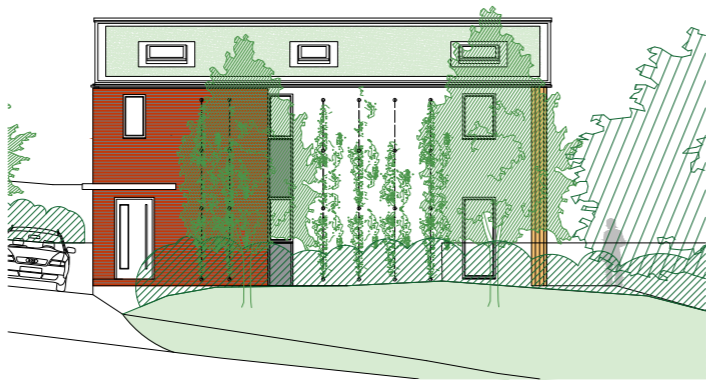
Buyers can proceed with the permitted design or submit revised plans to create something truly bespoke (subject to planning approval).



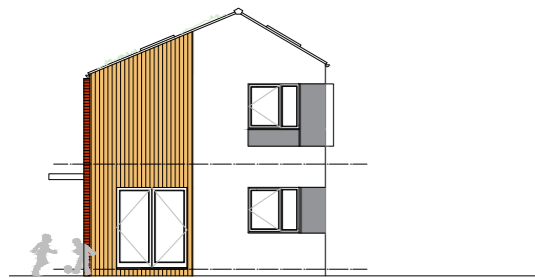
APPROVED DESIGN – WOODSIDE



Front elevation

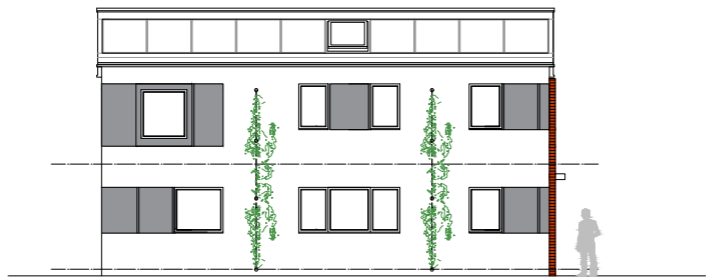


Side elevation 01 [Derbyshire Lane Elevation]

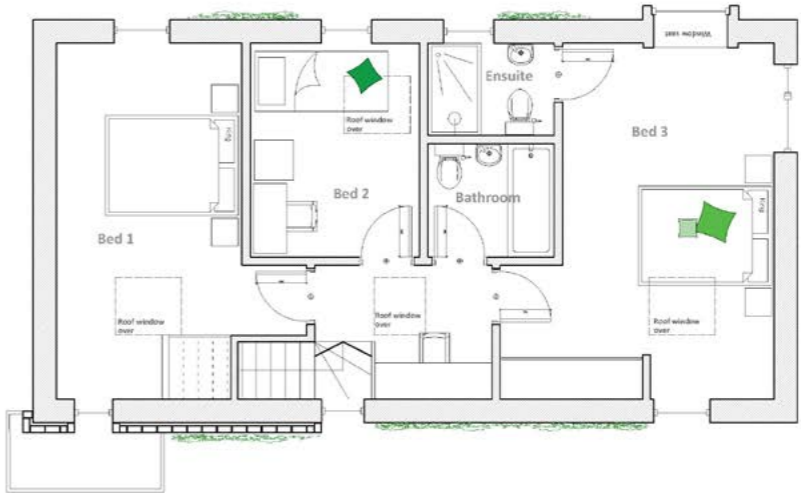


Rear elevation

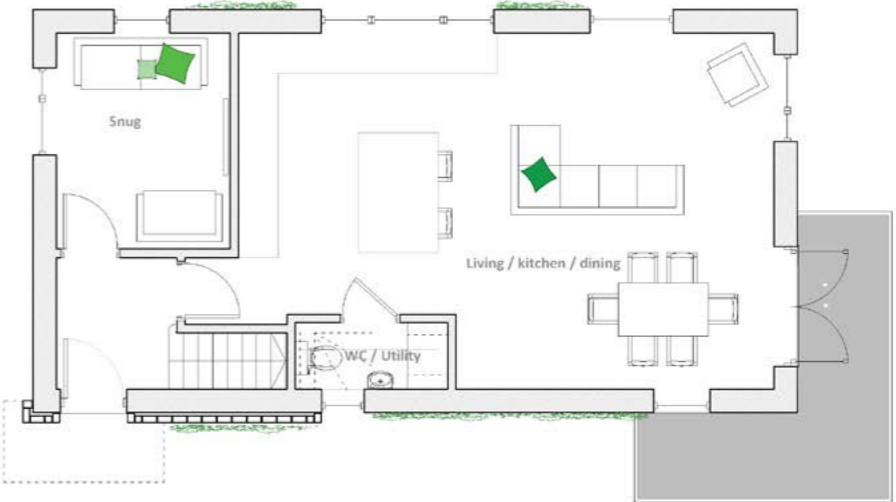
Plot 7



Side elevation 02



First floor



Ground floor

Why build your own home?



Create something unique to you

Design your home to reflect you and how you want to live.



Financial control

You're holding the purse strings, so you can prioritise your spending on what is most important. Perhaps custom interiors are most important, or use of sustainable materials. Maybe you want a larger home, or a smaller one that's manageable in later life.



Go green

You can work with your contractor to incorporate the latest renewables to make your home sustainable and cost-effective in the longer term.



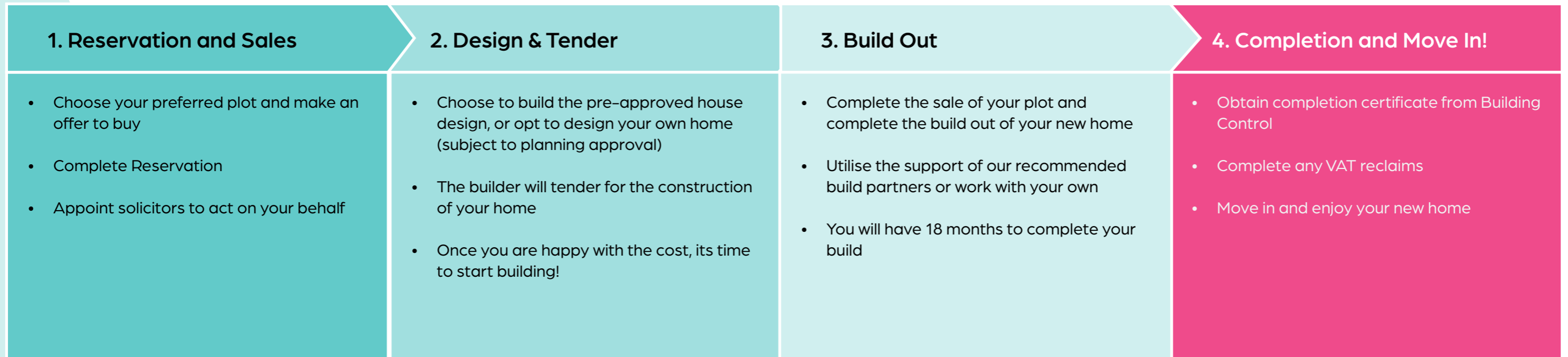
Get involved

You can choose to input into the delivery of your home, reducing the over cost of delivery. Perhaps you will roll your sleeves up to put down flooring or paint the walls. You can do as much or as little as you like.



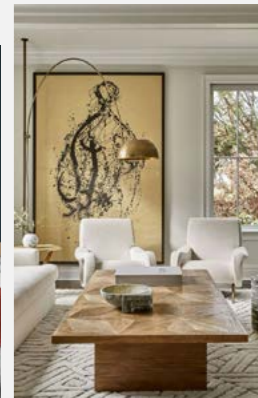
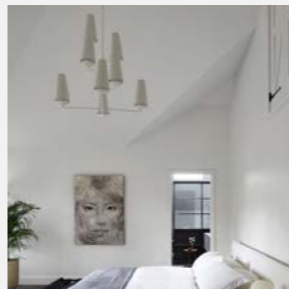
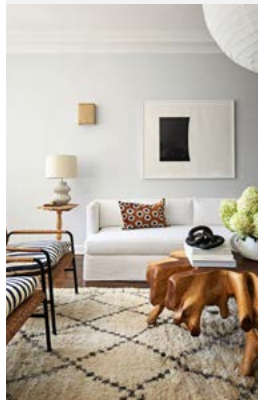
The process.

Building your home at Houndkirk View has been designed to be as smooth and stress-free as possible.



Your home, your choice.

Houndkirk View gives you the flexibility to design a home that suits you and your lifestyle.



Frequently asked questions.

The process of building your home at Houndkirk View has been made as smooth and stress free as possible, however we understand the responsibility of building a home will be a first for most buyers, so there is bound to be questions about how it works.

Should I build my own home?

Self-building isn't for everyone. It is worth exploring if:

- You can't find a home that meets your requirements, whether they relate to the environment, family or employment.
- You feel other options aren't of the architectural or build quality you want to achieve
- You are prepared to wait while your ideal home is being built

It may not be right for you if:

- You need to move in straight away
- You don't have the time it will require to build your home

What are the benefits of building my home at Houndkirk View?

The main benefits are:

- Freedom to create your home just as you want it, with the benefit of professional support along the way
- Quality design and building to create a happier, healthier and more environmentally conscious home
- Remove key barriers to self-building, including, finding land and planning risk

How do I purchase a plot?

In the same way you would buy a house. Once you have completed your reservation and secured your finance, you will need to appoint a solicitor to act on your behalf. Our solicitor will send out the paperwork and once yours is happy, they will exchange contracts, and request the 10% deposit is paid. After we complete the groundworks for your new home, including its foundations, you will pay the remaining 85%, less the reservation fee.

Can I get a mortgage?

Yes, we've partnered with BuildStore Mortgage Services. They are the UK's leading experts in self-build mortgage finance, insurances and warranties. There is an array of mortgage options available, and your adviser will recommend which product is best for your individual circumstances. They will also support you to arrange your Site Insurance, which you will need in place before you start building.

Are there other financial incentives or benefits?

Yes! As a self-builder you will be entitled to a significant discount on the Stamp Duty Land Tax as you only pay it against the plot price, not the total cost of your home. This will save you up to £22,000 depending on which plot you buy.

A VAT refund is available on all materials and services you purchase throughout your self-build journey.

How long does it take?

This can differ depending on the builder you choose to appoint, and the complexities of any design choices or customisation you make. However, you should plan for 8 to 12-months to secure your preferred designs and have them built out.

Can we modify the existing house designs, and how does this affect the planning permission?

Modifications can be made to the current plans within the scope of the existing planning permission. CBH can connect you to one of our trusted Architects or you can use your own to make these changes.

Should you want to make more extensive changes to house design, an amendment to the planning application must be sought.

What is the potential re-sale value of a self-built home?

Self-build homes typically re-sale at a significant premium. This is due to their bespoke nature, modern specification and layouts that align with how people want to live.

If we have not answered your question, please ask us to at
hello@custombuildhomes.co.uk and we'll get back to you.

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 Houndkirk View 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.



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 £3,500.
- Once this is completed we can then help you to start creating your perfect home.



**CUSTOM
BUILD HOMES**

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Company No. SC618421

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