

The Wildlands

**2 SERVICED BUILDING PLOTS FOR EXCLUSIVE
CUSTOM HOMES IN HEART OF THE MENDIPS**

EAST HARPTREE, SOMERSET (BS40)

Marketed by



**CUSTOM
BUILD HOMES**

Welcome to

The Wildlands

The Wildlands is an exclusive opportunity to secure one of just two fully serviced building plots in the sought-after village of East Harptree, Somerset. Nestled within the Mendip Hills Area of Outstanding Natural Beauty, these spacious plots offer the rare chance to design and build a truly unique home—tailored to your lifestyle, your vision, and your future.



CGIs created using illustrative house designs.



Why choose The Wildlands?



Bespoke design for your lifestyle

Whether you're creating your long-term family home or a countryside retreat, you'll enjoy full control over the design and build process. Buyers are free to appoint their own architect and construction team, giving you maximum flexibility and autonomy from start to finish.



Fully serviced plots

Both plots at The Wildlands are fully serviced, with essential utilities—including electricity, water, and telecommunications—brought to the boundary. This enables a streamlined start to your build, avoiding delays and minimising early-stage infrastructure costs.



Prime location

Located in the heart of the Chew Valley, East Harptree combines the charm of rural village life with excellent access to Bristol, Bath, and Wells. Surrounded by rolling countryside, the plots are ideally positioned for families, professionals, or downsizers seeking peace, privacy, and community.

Local Area.

EAST HARPTREE, SOMERSET (BS40)

Set within the Mendip Hills AONB, East Harptree is a vibrant and friendly village known for its stunning landscape, strong community spirit, and rich history. It boasts a well-stocked village shop, community-owned pub (The Waldegrave Arms), a hairdresser, nursery, and a highly regarded primary school—all within walking distance of the plots.

More extensive amenities can be found in nearby Chew Magna, and the cities of Bath, Bristol, and Wells are all within 15 miles, offering retail, cultural, and employment opportunities.



*"Chew Valley named best place to live in
southwest England 2025"*
The Times



Education.

EXCEPTIONAL LOCAL SCHOOLS

Families are well-served with both state and private education options nearby:

East Harptree Church of England Primary School – located in the village

Chew Valley School – respected secondary school in the local catchment

Wells Cathedral School – leading independent school with a strong musical reputation

Clifton College, QEH, BGS, and Badminton School – top-performing independent schools in Bristol

Prior Park, Monkton Combe, and King Edward's School – prestigious private options in Bath

Millfield School – prestigious independent day and boarding school known for academic and sporting excellence, located in Street

Transport Links.

PERFECTLY POSITIONED



Train:

Keynsham Station — approx. 25 minutes by car

- Bristol Temple Meads – 12 min
- Bath Spa – 9 min
- London Paddington – approx. 1 hr 45 min with transfer

Bath Spa Station — approx. 35 minutes by car

Direct services to:

- Bristol Temple Meads – 12 minutes
- London Paddington – approx. 1 hour 30 minutes
- Cardiff Central – approx. 1 hour 10 minutes

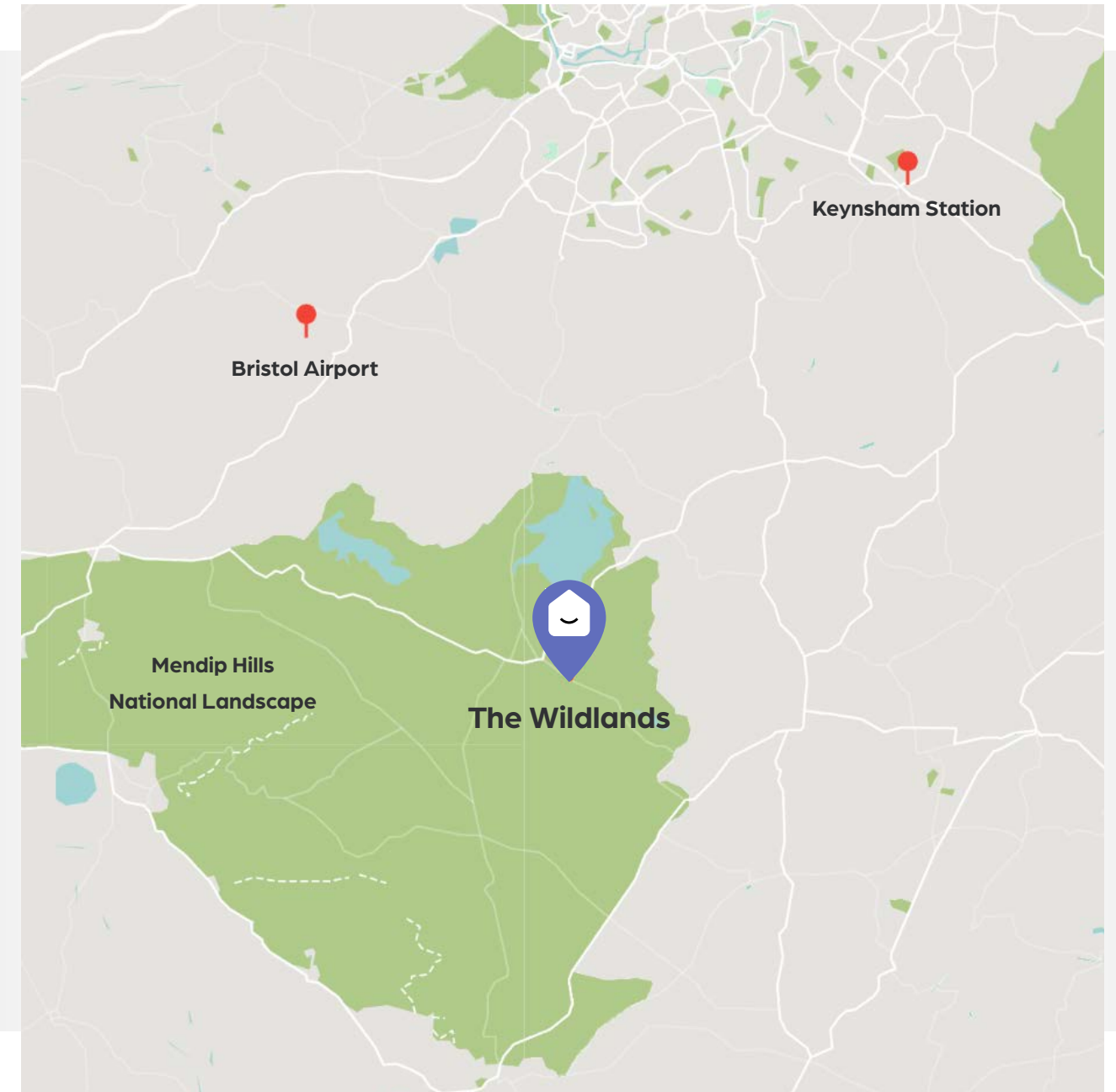


Airports:

- Bristol Airport (BRS) — approx. 25 minutes by car
- Cardiff Airport (CWL) — approx. 1 hour 30 minutes by car
- Heathrow Airport (LHR) — approx. 2 hours 30 minutes by car/train

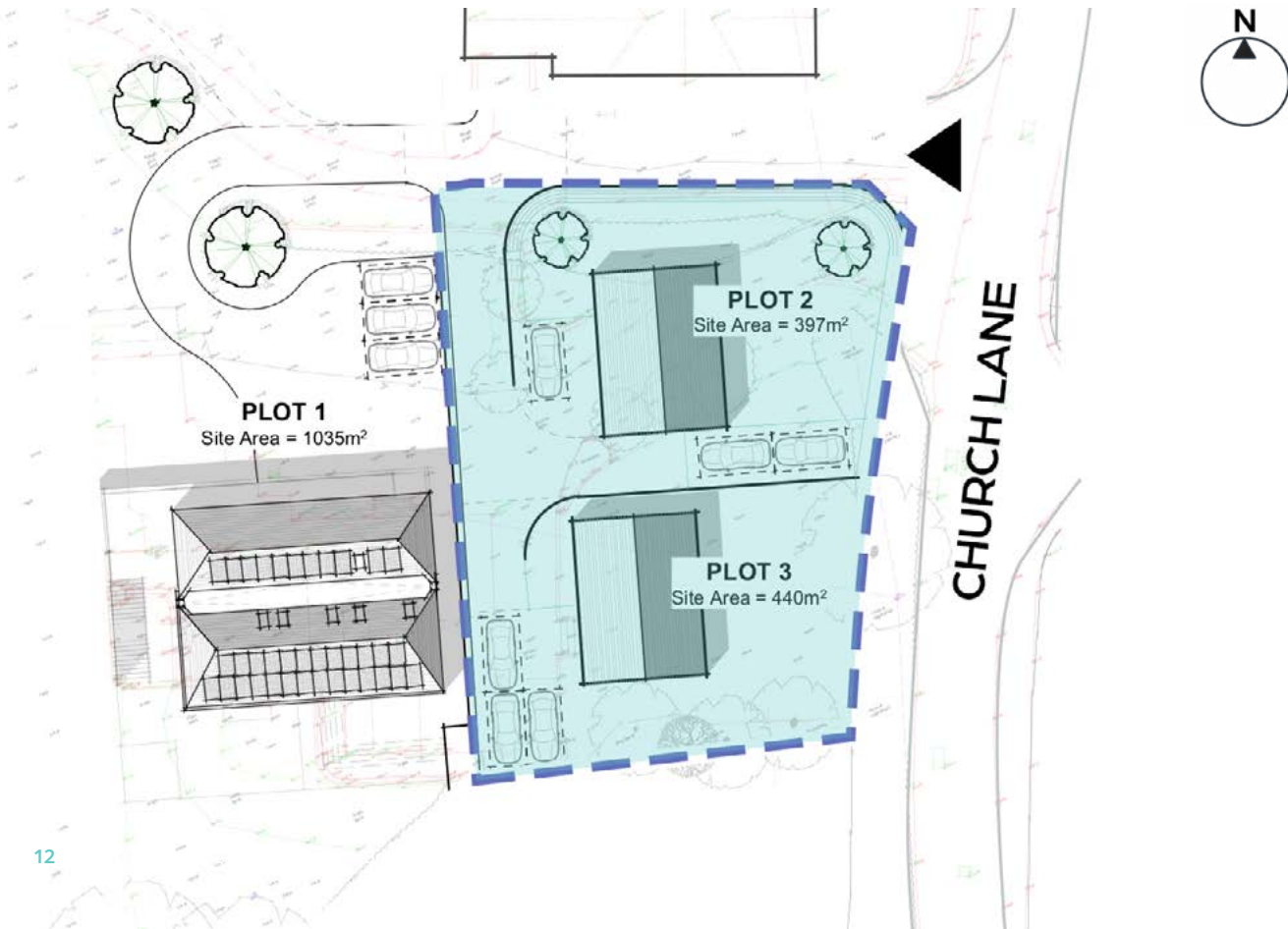


Road: Quick access to the A368 and A37; Bristol and Bath reachable within 30–40 minutes



The Site.

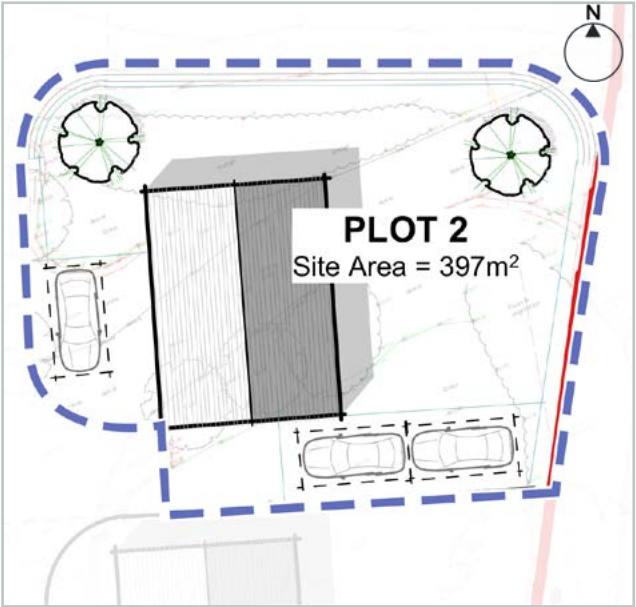
Nestled in the picturesque village of East Harptree, within the Mendip Hills Area of Outstanding Natural Beauty, The Wildlands is an exclusive opportunity to create your own countryside home on one of just two fully serviced plots. With outline planning permission already in place for spacious 4-bedroom homes, each plot offers the freedom to design and build a property tailored to your lifestyle.



Plot 2

A generously sized 397m² serviced plot with outline consent for a bespoke 4-bedroom home, offering privacy and flexibility in the heart of East Harptree.

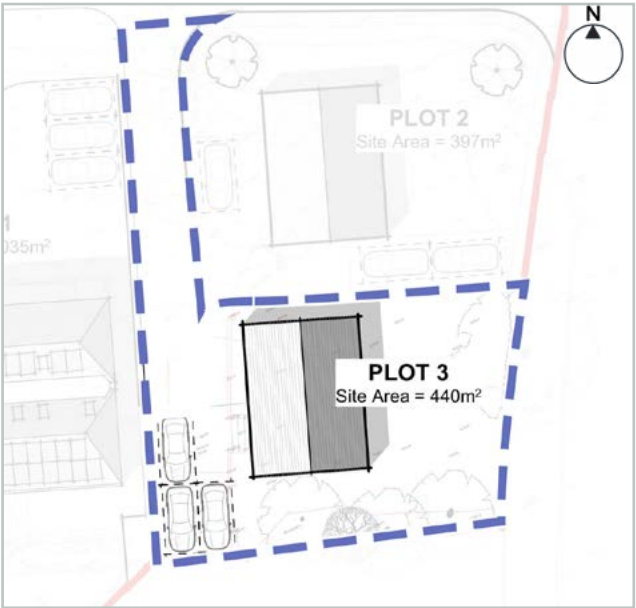
Plot Size	397 m ²
Max House GIA*	300m ² (3,230sq ft)
Plot Price**	£350,000
Projected. Red Book Valuation***	£850,000



Plot 3

A larger 440m² corner plot with planning for a 4-bedroom custom home and ownership of the shared access road, ideal for those seeking additional space and future-proofed value.

Plot Size	440 m ²
Max House GIA*	395m ² (4,252sq ft)
Plot Price**	£350,000
Projected. Red Book Valuation***	£850,000





Investment Benefits

Choosing to build your own home at The Wildlands offers significant financial advantages over purchasing a completed property of similar value — most notably in Stamp Duty Land Tax (SDLT) savings.

Significant Stamp Duty Savings

Unlike traditional home purchases, where SDLT is applied to the full market value of the property, custom build homes incur Stamp Duty only on the plot purchase price. This provides a substantial opportunity to reduce upfront costs.

Example:

Plot 3 at The Wildlands

Plot Price: £350,000

Projected Completed Value: £850,000

Stamp Duty on Plot Only: £7,500

Stamp Duty on Equivalent Finished Home: £32,500

Potential Stamp Duty Saving: £25,000

This saving, combined with the ability to design a home tailored exactly to your preferences, adds real value both financially and personally.

Build something *unique to you.*

STEP 1

Design your home, your way

At The Wildlands, you have the freedom to choose your own architect and design team to create a bespoke home that fits your needs, lifestyle, and budget. Whether you come with a clear vision or need help shaping your ideas, CBH can introduce you to experienced architects who understand the site and local planning requirements. Together, you'll develop a design that brings your dream home to life and aligns with the site's planning framework.

STEP 2

Navigate planning with expert support

Once your design is ready, your architect will guide you through the detailed planning application process. CBH can recommend planning consultants with a track record of success in the region, helping ensure your submission complies with the outline planning consent and any applicable Design Code.

STEP 3

Choose your builder with confidence

Buyers at The Wildlands can appoint their own contractor or select from a shortlist of trusted, locally approved builders. CBH can support you in finding the right construction partner — one who offers transparent pricing, a reliable build schedule, and the quality of workmanship your new home deserves.

STEP 4

Tailor the details to your taste

Throughout the build, your chosen team will work with you to select internal finishes, materials, and features that reflect your individual style — from kitchens and bathrooms to flooring and lighting. This is your chance to create a home that is truly personal, inside and out.

STEP 5

Complete with confidence

Your appointed builder will be responsible for delivering all external and internal works, including landscaping, access, driveways, and boundary treatments in line with your approved plans. CBH can advise on best practices to ensure a cohesive finish across the development.

STEP 6

Final checks and move-in

As the build nears completion, your contractor will obtain the necessary sign-off from Building Control, and — where applicable — assist with VAT reclaims on eligible costs. Once everything is complete, you'll receive the keys to your new home at The Wildlands, ready to move in and enjoy the lifestyle you've designed.

Financing Your Dream Home.

FLEXIBLE SOLUTIONS FOR YOUR SELF-BUILD JOURNEY

At The Wildlands, we understand that financing your self-build home is a critical part of the process. That's why we're proud to partner with BuildStore Mortgage Services, the UK's leading specialist in self-build mortgages, to provide you with tailored financing solutions that meet your needs.

Why Choose BuildStore Mortgage Services?

With over 20 years of experience in the self-build market, BuildStore offers exclusive mortgage products specifically designed for self-builders, custom build, and renovation projects. Their flexible approach helps you manage cash flow and provides funding at every stage of your build—from purchasing your plot to finishing your dream home.



Key Benefits of a Self-Build Mortgage from BuildStore:



Guaranteed Stage Payments: Unlike traditional mortgages, self-build mortgages release funds in stages. This means you'll receive funds as you need them – whether it's for buying your plot, construction, or the final finishes.



Tailored to Your Project: BuildStore will work with you to create a financing plan that fits your unique project. With options for fixed or variable rates, interest-only or repayment plans, you'll find the perfect fit for your budget.



Cash Flow Management: With a self-build mortgage, you can unlock funds at key stages – giving you flexibility and control over your cash flow as your build progresses.



Expert Advice: BuildStore's mortgage advisers are specialists in self-build and custom build finance, ensuring that you get the right advice and the best deals to suit your individual circumstances.

Getting Started with BuildStore Mortgage Services:

1.

Initial Consultation: Speak with a BuildStore adviser to explore your options. Whether you're a first-time self-builder or experienced, their team will guide you through the best mortgage products available.

2.

Mortgage Approval: Once your financials are in place, BuildStore will help you secure the best mortgage for your project, with stage payments aligned to your build schedule.

3.

Ongoing Support: Throughout your build, BuildStore's team will be on hand to ensure that funds are released promptly, keeping your project on track.

4.

Site Insurance and Structural Warranty: BuildStore, via its subsidiary BuildStore Insurance Services Ltd. will provide advice on the most suitable Site Insurance and Structural Warranty for your project. These are necessary requirements to protect you, and your build.

Frequently asked questions

1. Can I use my own Architect and Builder?

Yes — buyers are free to appoint their own architect and builder for their custom home. Custom Build Homes (CBH) understands that many purchasers may already have trusted professionals in mind. However, for those who would like guidance, CBH can connect buyers with a network of experienced, pre-approved architects and builders familiar with the site and local planning context.

This flexible approach ensures you can build your home your way, while still benefiting from expert advice if needed. Whether you're starting from scratch or looking for recommendations, we're here to support you throughout the process.

2. How long will it take?

Your selected build team will support you with design, engineering and building. You should expect 12 months from breaking ground to moving in.

3. Can I get a mortgage to build my home?

Yes, we're supported by the UK's leading mortgage partner for custom and self-build finance, BuildStore. You can secure up to 90% LTV for your plot and build costs, subject to affordability and personal finances. We'll introduce you for a no commitment chat on request.

4. How do these mortgages work?

They operate similarly to traditional mortgages, except during the build, funds are released in stages as your home is constructed.

5. Are there any other financial benefits to building my own home?

Yes! There are several Government-backed incentives for self-builders, including VAT refunds for materials and services, and Stamp Duty Land Tax (SDLT) is only chargeable on the price of your plot. This can generate savings of c. £25,000 at The Wildlands, when compared to buying a new home in the area.

6. How much will building my home cost?

Build costs are ultimately determined by the size, design complexity and specification of your new home. However, typical build costs of £2,200/m² – £2,450/m² should be expected for new homes at The Wildlands, given their sizes and end values. Your selected build team will provide a fixed build cost based on your final house designs.

7. What is the potential resale value of a custom home?

Self-built homes or custom homes typically generate a higher resale value due to their bespoke nature and modern specifications making them more attractive to future buyers.

12. Are there any additional costs beyond the plot and build costs?

Yes, there are additional costs to consider beyond the purchase of the plot and the construction of your home. These may include design and planning fees, which your architect will guide you through.

If you plan to sell your current home to fund the build, you should also factor in the cost of alternative living arrangements during the construction period.

Your financial advisor will be able to explain your funding options and help you structure your finances throughout the build process.

10. How will the development integrate with the local community?

The approved Design Code for The Wildlands has been designed to compliment and enhance the local area, fostering a sense of belonging amongst like-minded homeowners and their wider community.

11. What utilities are connected to my plot?

All necessary utilities are connected up to the boundary of each plot at The Wildlands. These include high-speed telecoms, electricity, with increased load to power EV charging, water and foul drainage.

14. Can I visit the site?

Yes, get in touch with your Sales Advisor to arrange a viewing.

15. I am ready to go, what are the next steps?

Speak with your Sales Advisor at Custom Build Homes today. Choose your plot, complete the reservation form and pay the reservation fee. This will secure your plot while your solicitors progress the sale towards Exchange of Contracts, leaving you to begin designing your new home. Mortgage Advice is available upon request.

HOW TO RESERVE

Once you have selected your preferred plot, send a written offer email or letter and one of our sales team will be in touch to take you through the reservation process.

This includes an initial affordability check and a refundable reservation fee.

CONTACT INFO



**CUSTOM
BUILD HOMES**

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