

Walnut Grove

Exclusive self build opportunity in Cholderton, Salisbury.

WILTSHIRE, SP4 0DH

Marketed by



**CUSTOM
BUILD HOMES**

Welcome to

Walnut Grove

Custom Build Homes are delighted to present a rare self-build opportunity in the picturesque village of Cholderton, near Salisbury. This fully approved scheme offers the chance to create a bespoke country residence, designed with sustainability and tradition in mind. Planning permission has been granted for a four-bedroom family home with a detached garage and carport, set within a generous plot surrounded by mature landscaping.





Why choose Walnut Grove?



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 plot

The plot at Walnut Grove is fully serviced, with essential utilities—including electricity, water provided to the boundary, and telecommunications via the nearby road. This allows a straightforward start to your build, avoiding delays and minimising early infrastructure costs.



Prime location

Surrounded by rolling countryside and located within a conservation area, the village provides a peaceful setting with heritage character. Excellent road and rail connections nearby make it an ideal base for families, professionals, and downsizers seeking a blend of tranquillity, community, and connectivity.

Local Area.

CHOLDERTON, SALISBURY

Cholderton is a charming rural village located just 10 miles north-east of Salisbury and 4 miles east of Amesbury. The village lies within a conservation area, offering a peaceful countryside setting while still benefiting from excellent connectivity via the A338.

Local highlights include:

- Easy access to Salisbury, with its cathedral, shopping, and schools.
- Nearby Amesbury, a thriving town with supermarkets, leisure, and healthcare.
- The surrounding Wiltshire countryside, with walks, heritage sites, and proximity to Stonehenge.

This balance of rural tranquillity and modern convenience makes Cholderton an exceptional location for a family home.



Image: East side view from plot

Transport Links.

PERFECTLY POSITIONED



Nearest Local Station: Grateley Station is the closest railway station, approximately 2.7 miles (about a 5–6 minute drive) from Walnut Grove.

Other Nearby Stations

- Andover – ~8.5 miles
- Salisbury – ~9.2 miles

Key Connections

Grateley Station to London Waterloo (just over 1 hour)

Salisbury Station to Bath Spa (around 1 hour)

Closest Airports to Cholderton:

- Southampton Airport (SOU) – approx. 23–24 miles; the nearest airport option
- Bristol Airport (BRS) – around 43 miles away
- London Heathrow (LHR) – about 60 miles distant
- Additional options include Gatwick (LGW) and Luton (LTN), though both are over 70 miles distant



Road: Walnut Grove benefits from easy access via the A303, offering direct connectivity to the M3, making London reachable in under 1.5 hours by car and enabling efficient travel to the South West.

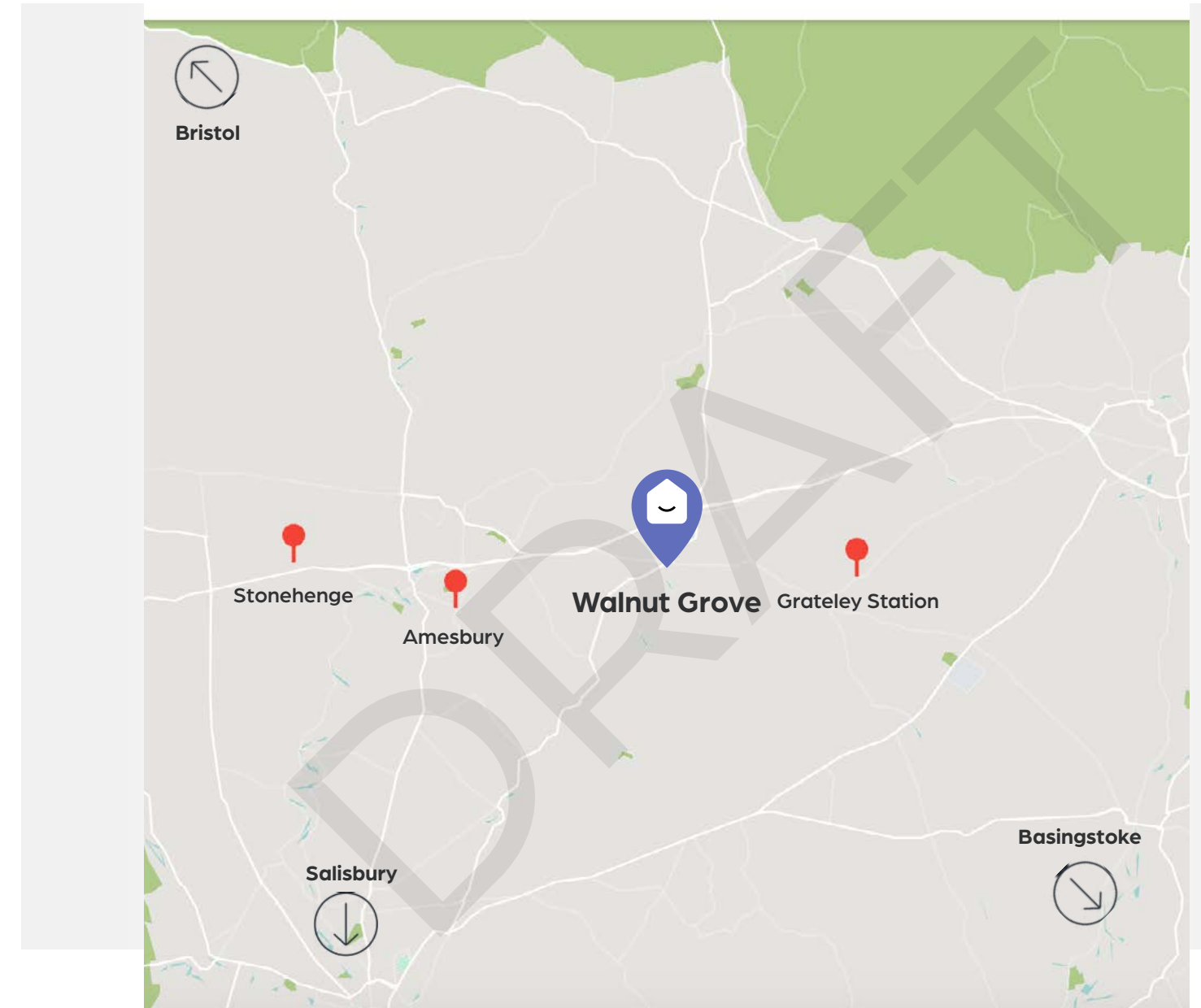




Image: Bishop Wordsworth's Grammar

Education.

EXCEPTIONAL LOCAL SCHOOLS

Sarum St Paul's CofE (VA) Primary School —

A highly regarded Church of England primary with an Outstanding Ofsted rating. Widely praised in local rankings.

Broad Chalke CofE Primary School — (just a short distance west of Salisbury) Also rated Outstanding and frequently listed among the top local primary schools.

Bishop Wordsworth's Church of England

Grammar School — A state secondary (boys) rated Outstanding, consistently ranked as a top choice in Wiltshire for academic performance.

Sarum Academy — A well-regarded state secondary with a Good Ofsted rating and improving results.

The Plot.

This prime self-build plot at Walnut Grove, Cholderton offers an exceptional opportunity to create a bespoke family home in a sought-after village setting. The plot extends to a generous size, providing ample space for the approved detached dwelling and landscaped gardens.

Offered at **£450,000**, the site comes fully serviced with connections for water & electricity (on plot), and telecommunications (via the road), ensuring a smooth route to construction. With detailed planning permission already secured for a traditionally styled residence with detached garage, buyers can move forward with confidence in bringing their dream home to life.

Plot Size	2,430 m ² (26,200 sq ft / 0.6 acres)
Max House GIA	198.3m ² (2,134 sq ft)
Plot Price	£450,000
Projected Red Book Valuation	£1,100,000





Image: Walnut Grove Plot

Pre-Permitted House Design.

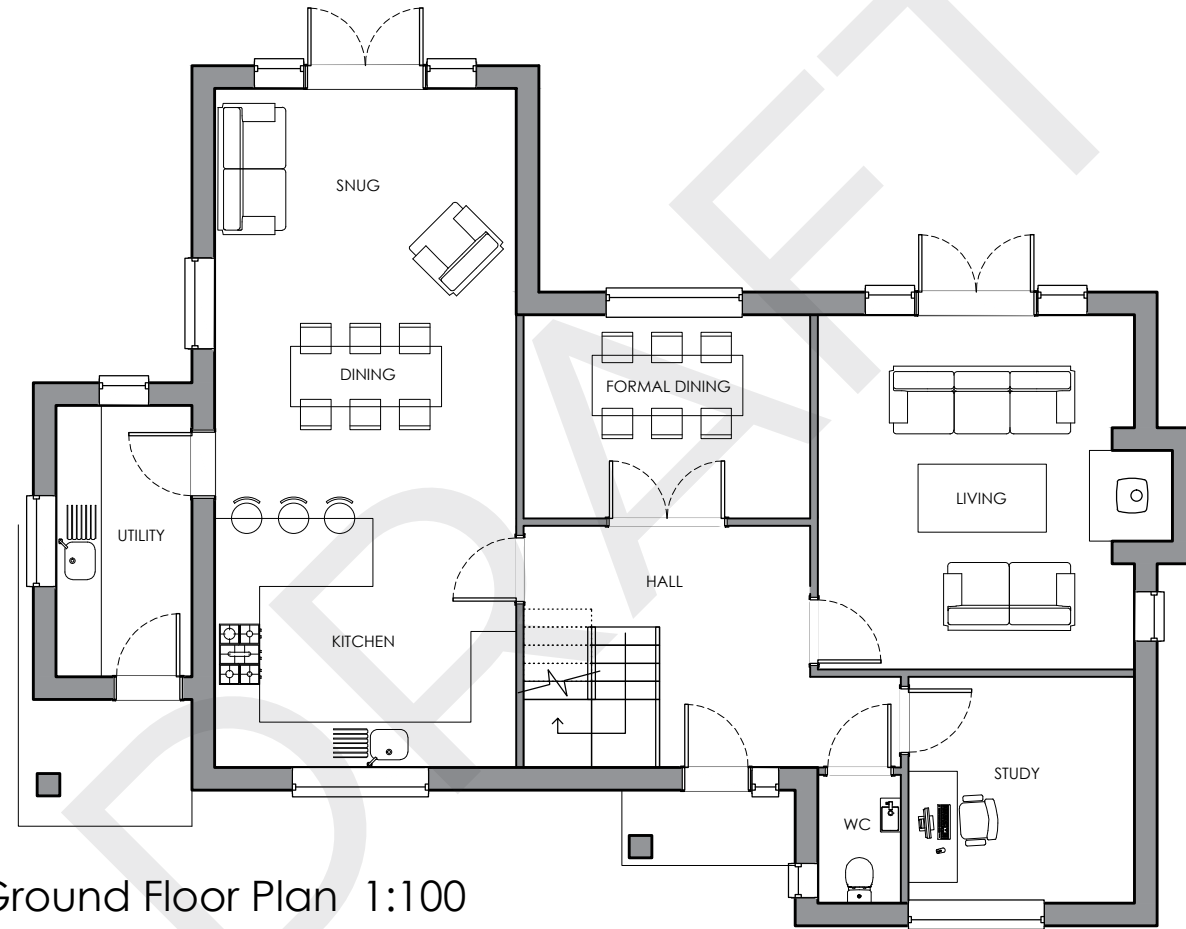
The proposal comprises a traditionally styled country home that blends sympathetically with its surroundings.

Key Features:

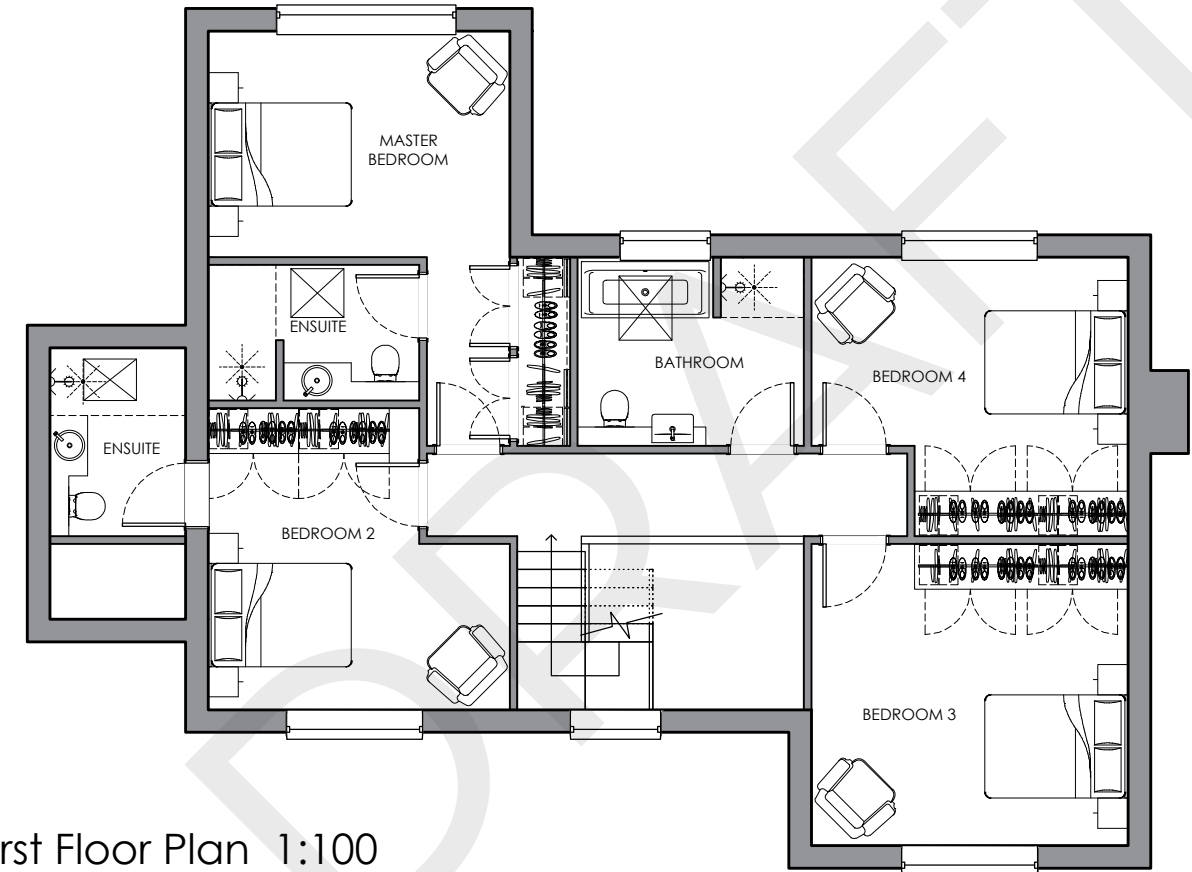
- **Gross Internal Floor Area:** 198.3 m²
- **Bedrooms:** 4 double bedrooms, including a master suite with en suite.
- **Bathrooms:** 3
- **Living Space:** A large open-plan kitchen, dining and living area, complemented by additional reception rooms including a snug and study.
- **Garage/Carport:** Detached timber-framed structure with clay tile roof, offering secure parking and storage.



Floorplans.



Ground Floor Plan 1:100



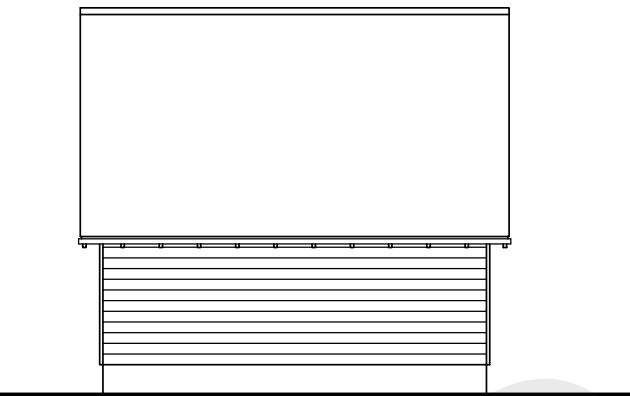
First Floor Plan 1:100



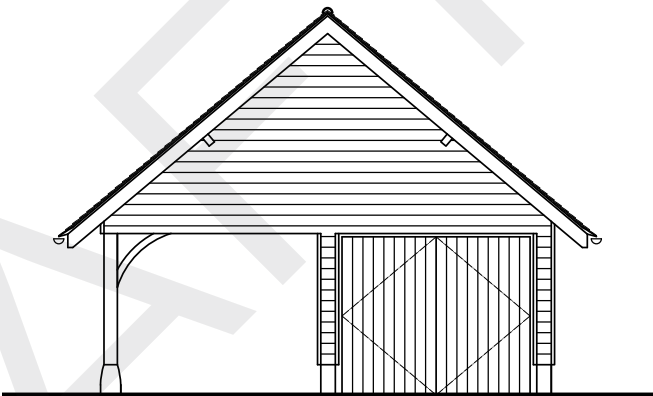
Image: CGI mockup of **Walnut Grove**

Garage Plans.

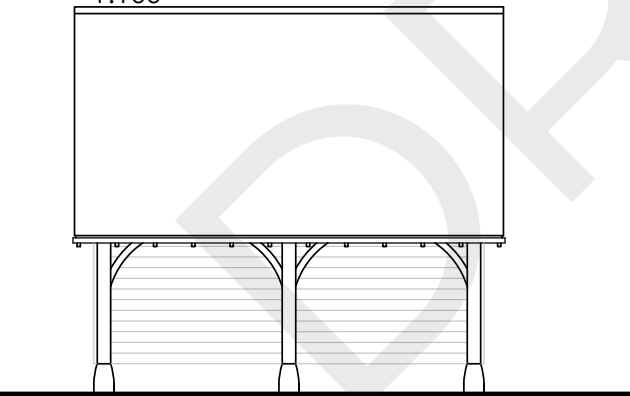
Detached timber-framed structure with clay tile roof, offering secure parking and storage.



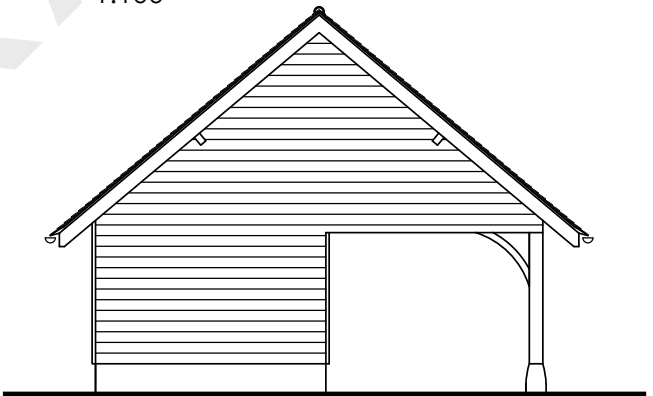
Side Elevation
1:100



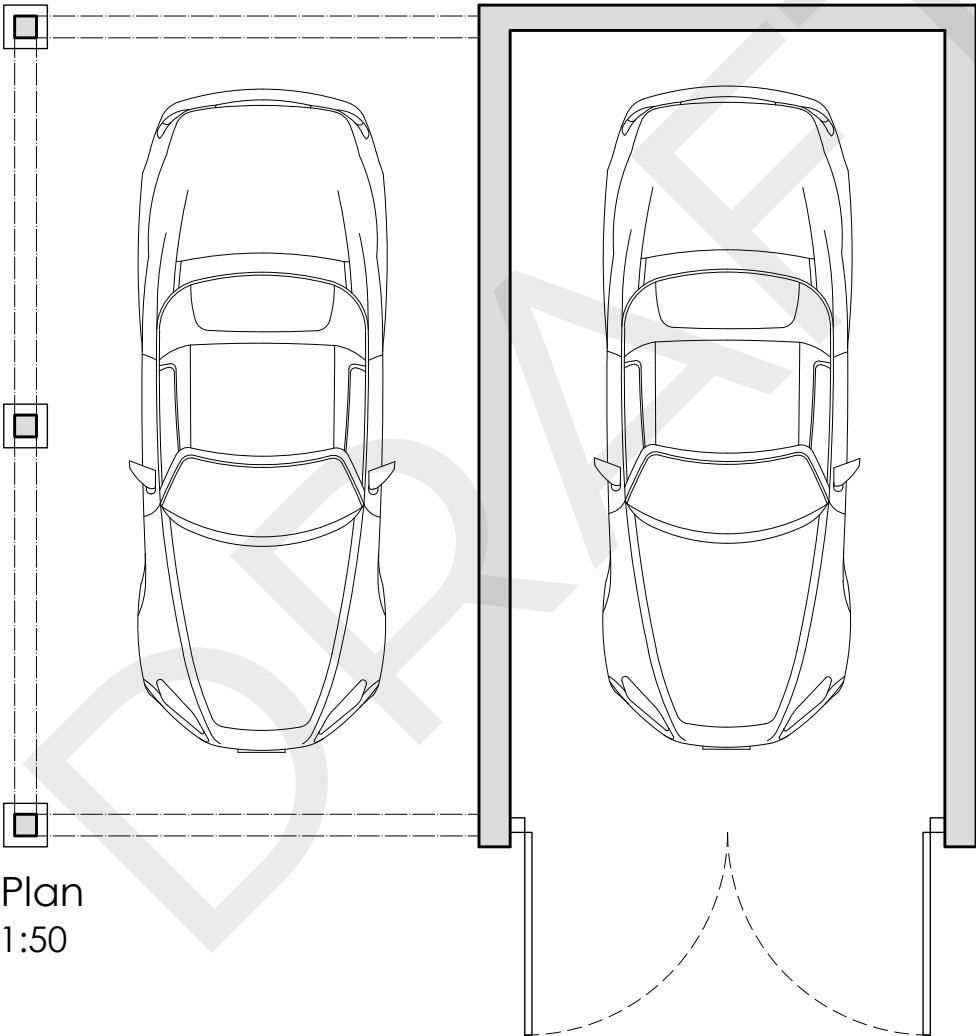
Front Elevation
1:100



Side Elevation
1:100



Rear Elevation
1:100



Plan
1:50



Investment Benefits

Building your own home at Walnut Grove offers clear financial advantages compared with purchasing a ready-built property of the same value — with the most significant saving being on Stamp Duty Land Tax (SDLT).

Significant Stamp Duty Savings

With a traditional home purchase, SDLT is charged on the full market value of the property. With custom and self-build, SDLT is only payable on the plot price, not the eventual value of the completed home. This allows buyers to retain more capital for design, specification, and finishes.

Example:

Walnut Grove

Plot Price: £450,000

Projected Completed Value: £1,100,000

Stamp Duty on Plot Only: £12,500

Stamp Duty on Equivalent Finished Home: £53,750

Potential Stamp Duty Saving: £41,250

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

Detailed planning permission is already in place for a detached home with garage at Walnut Grove. You can build the approved design as it stands or adjust the internal layout to suit your needs, subject to final council sign-off. Custom Build Homes can introduce you to architects and consultants familiar with the scheme to help tailor the interiors and manage any approvals.

STEP 2

Choose your builder with confidence

Buyers at Walnut Grove can appoint their own contractor or select from a short-list 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 3

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 4

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 5

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 Walnut Grove, ready to move in and enjoy the lifestyle you've designed.

Financing Your Dream Home.

FLEXIBLE SOLUTIONS FOR YOUR SELF-BUILD JOURNEY

At Walnut Grove, 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 bespoke 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. £17,000+ at Walnut Grove, 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 – £2,700/m² should be expected for new homes at Walnut Grove, 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 & Access Statement for Walnut Grove 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 either connected up to the boundary of the plot at Walnut Grove or accessible via the road. 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

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



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