

# Babington Road

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**Exclusive self build opportunity in Zone 3, London.**

STREATHAM | LONDON | SW16 6AL

Marketed by



**CUSTOM  
BUILD HOMES**





Welcome to

# Babington Road

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A rare opportunity to purchase a freehold plot with full planning permission in Zone 3 London. The design allows for a contemporary four-bedroom, three-bathroom detached family home of approximately 1,756 sq ft, with a private 54 m<sup>2</sup> garden and landscaped frontage.





# Key highlights.



Four bedrooms, three bathrooms, and a home office



Spacious open-plan kitchen and dining area



Separate utility and study



54 m<sup>2</sup> private garden



Master suite with ensuite and walk-in wardrobe



Modern architecture with traditional London brick detailing



# Local Area.

## STREATHAM, SALISBURY

Situated in a quiet residential street between Streatham Common and Tooting Bec Common, Babington Road offers the best of suburban calm and urban convenience.

- Streatham Station – 0.2 miles (direct to London Bridge & Blackfriars)
- Streatham High Road – shops, cafés, and restaurants within a 3-minute walk
- Excellent schools and nurseries nearby

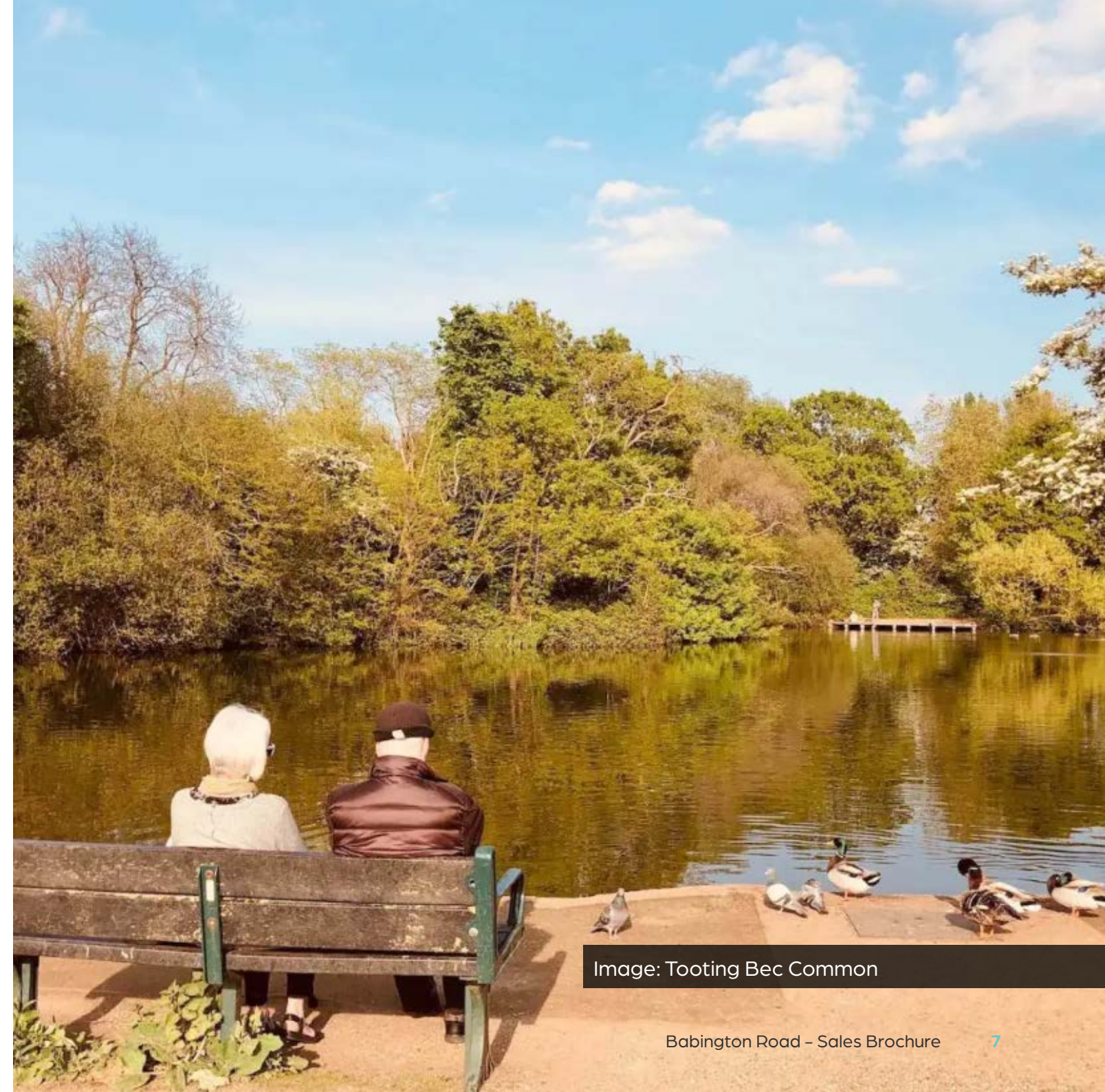


Image: Tooting Bec Common



# Transport Links.

## PERFECTLY POSITIONED



**Nearest Local Station:** Streatham Station is the closest railway station, approximately 0.2 miles (around a 4–5 minute walk) from Babington Road.

Other Nearby Stations

- Streatham Hill – ~0.6 miles
- Streatham Common – ~0.8 miles

Key Connections

- Streatham Station to London Bridge – around 20 minutes
- Streatham Station to London Blackfriars – approximately 25 minutes
- Streatham Hill to London Victoria – around 20 minutes

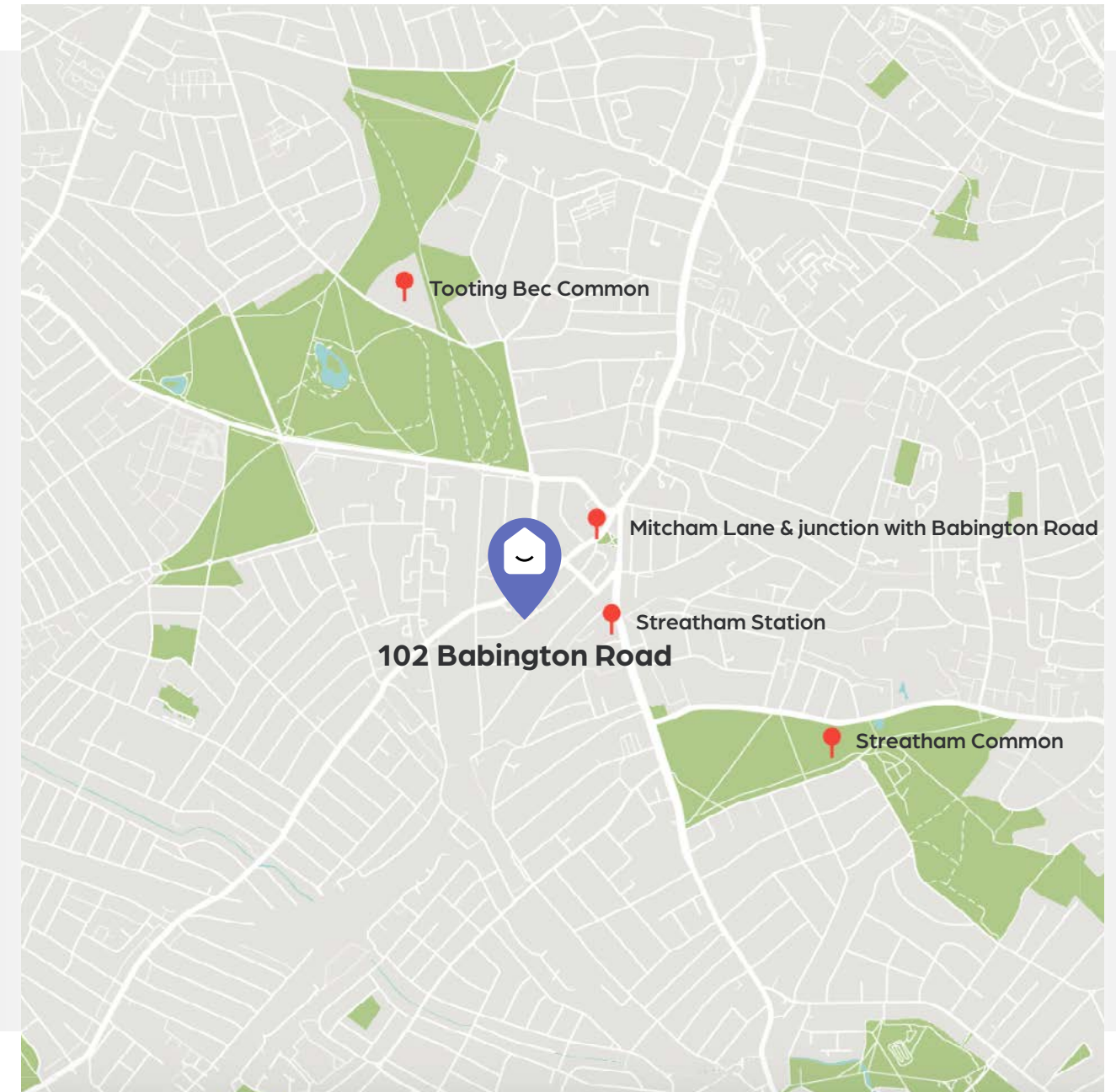


**Closest Airports to Streatham:**

- London Gatwick (LGW) – approx. 22 miles; the nearest airport option
- London Heathrow (LHR) – around 20 miles away
- London City Airport (LCY) – about 14 miles distant
- Additional options include Luton (LTN) and Stansted (STN), both within 45–60 miles



**Road:** Babington Road benefits from excellent access to the A23, South Circular (A205), and wider London road network, offering efficient connections across South London and beyond. Central London is reachable in under 30 minutes by car.





# Education.

## EXCEPTIONAL LOCAL SCHOOLS

### Henry Cavendish Primary School

A highly regarded local primary with a Good Ofsted rating, praised for its inclusive environment and strong community ethos. Just a short walk from Babington Road.

### Streatham & Clapham High School (GDST)

A leading independent day school for girls aged 3–18, consistently ranked among South London's top schools for academic performance and pastoral care.

### Dunraven School

An Outstanding-rated all-through state school (ages 4–18) offering a strong academic curriculum and sixth form provision.

### Graveney School

One of London's most sought-after state secondaries, rated Outstanding by Ofsted, located in nearby Tooting. Known for its selective stream and high GCSE/A-level results.

### The Elmgreen School

A co-educational secondary with a Good Ofsted rating and a modern learning environment, popular with local families across Lambeth and South London.



Image: Streatham and Clapham High School



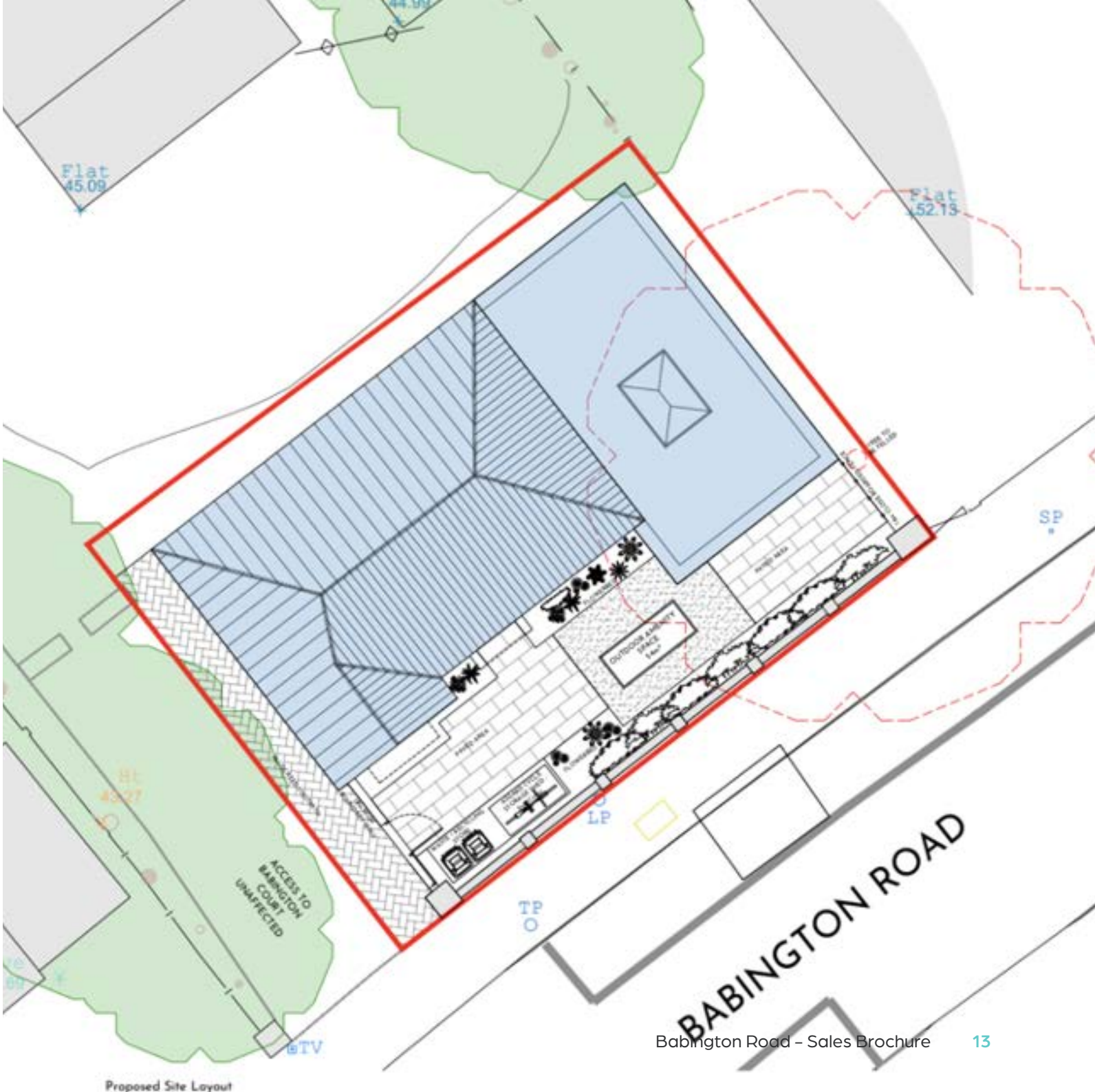
# The Plot.

This prime self-build plot at Babington Road, Streatham offers an exceptional opportunity to create a bespoke family home in the sought-after Zone 3 of London. The plot extends to a generous size, providing ample space for the approved detached dwelling and landscaped gardens.

Offered at **£590,000**, the site comes fully serviced with connections for water, waste, electricity and telecommunications (via the road), ensuring a smooth route to construction.

With detailed planning permission already secured for a traditionally styled residence, buyers can move forward with confidence in bringing their dream home to life.

|                     |                                          |
|---------------------|------------------------------------------|
| Plot Size           | 288m <sup>2</sup> (3100sq ft / 0.1acres) |
| Permitted House GIA | 166m <sup>2</sup> ( 1,787 sq ft)         |
| Plot Price          | <b>£590,000</b>                          |
| Estimated GDV       | £1,300,000 (subject to specification)    |

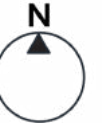


# Pre-Permitted House Design.

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

## KEY FEATURES:

- **Gross Internal Floor Area:** 166 m<sup>2</sup>
- **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.





# Floorplans.

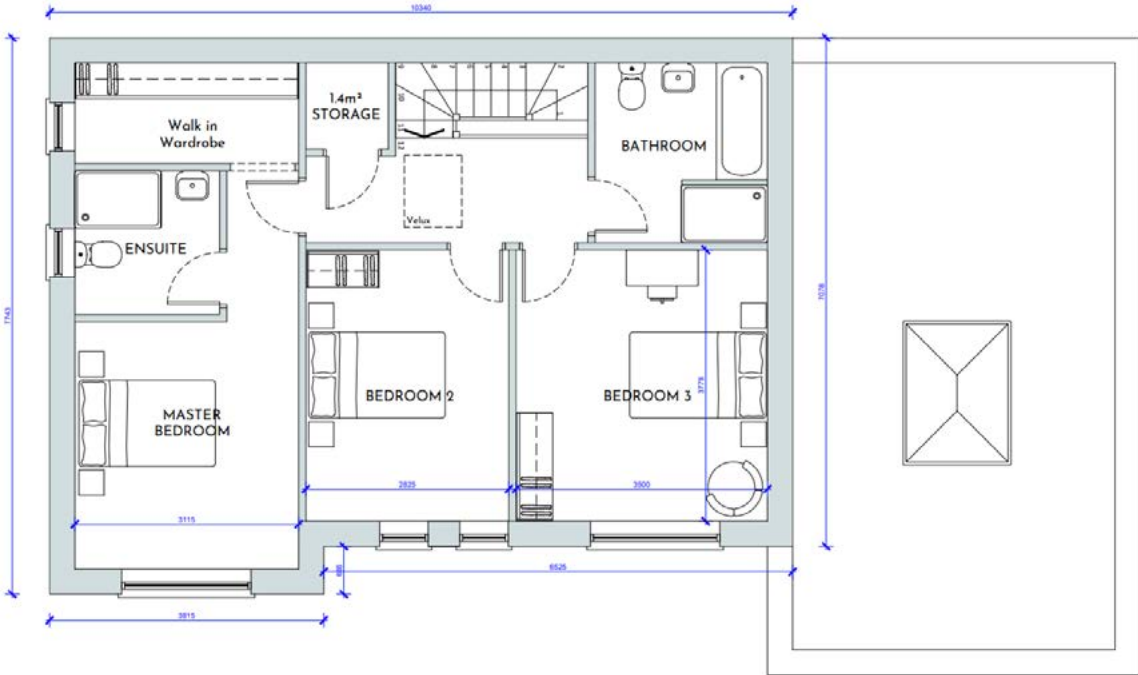
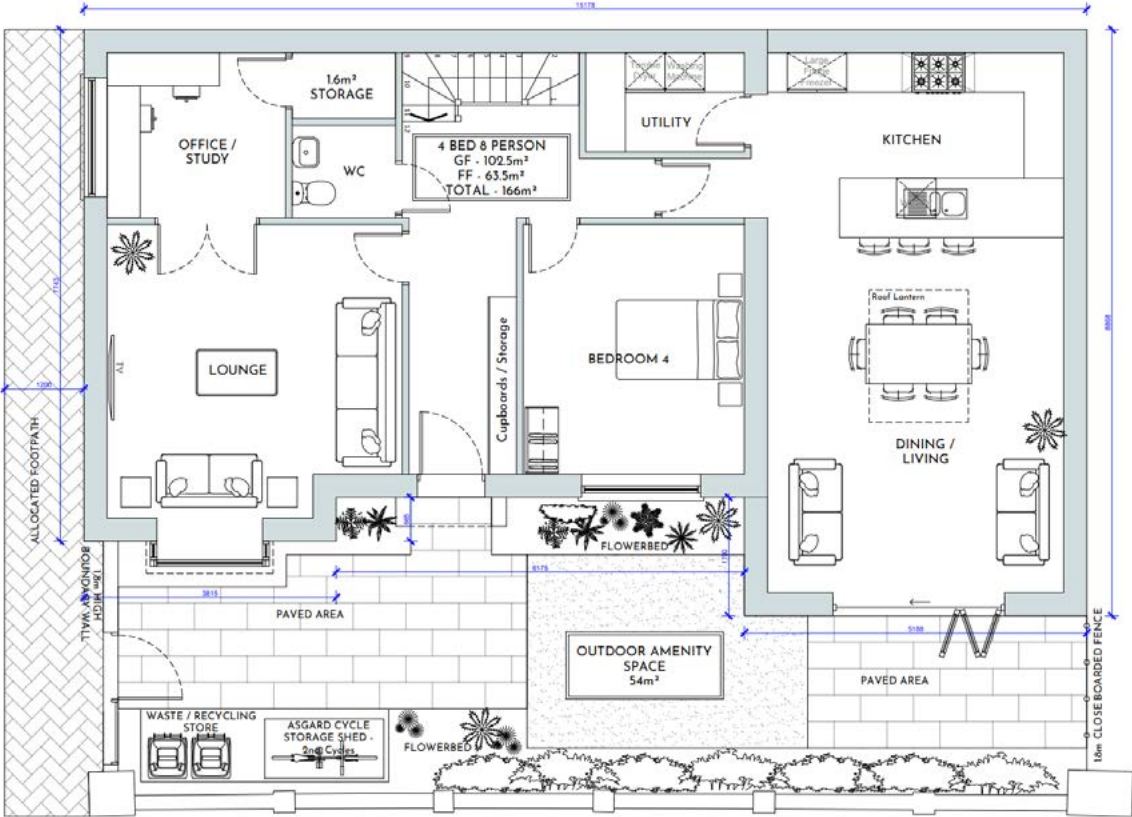






Image: CGI mockup of **Babington Road**









# Investment Benefits

Building your own home at Babington Road 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:

### **Babington Road**

Plot Price: £590,000

Projected Completed Value: £1,300,000

Stamp Duty on Plot Only: £19,500

Stamp Duty on Equivalent Finished Home: £73,750

**Potential Stamp Duty Saving: £54,250** (Based on the current SDLT thresholds for a primary residence in England (as of November 2025))

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 Babington Road. 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 Babington Road 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 contractor 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 Babington Road, ready to move in and enjoy the lifestyle you've designed.



# Financing Your Dream Home.

## FLEXIBLE SOLUTIONS FOR YOUR SELF-BUILD JOURNEY

At Babington Road, 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. £44,000+ at Babington Road, 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/m<sup>2</sup> – £2,700/m<sup>2</sup> should be expected for new homes at Babington Road, 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?**

Babington Road 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 Babington Road or accessible via the road. These include high-speed telecoms, electricity, 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



**CUSTOM  
BUILD HOMES**

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