

***Cookswood***

where dreams are built

# Cookswood

Cookswood is a new development of luxury, sustainable holiday homes for sale in the stunning county of Somerset, famous for its beautiful countryside, historic landmarks and vibrant cities. Set within a private 250-acre gated estate, Cookswood is a development of modern and traditional style homes with breathtaking views. It is the ideal location for relaxing with friends and family.

With an onsite infinity pool and luxury spa you can totally indulge yourself at Cookswood. You can take a walk along the stunning nature trails and stop off for a picnic with fresh local produce from our onsite farm shop. Alternatively, if you wish, you can run or cycle along miles of private scenic tracks. For the children, there is a kids club, adventure areas, and outdoor pursuits. For the grownups, a restaurant and bar. Horse lovers can enjoy onsite stables and bridleways. The impressive mineral lake and beach area offers spectacular views and water activities.

Working with us, you are able to make your own interior choices, creating a home that is completely unique and personal to you and your family. Throughout the smooth construction of your new home, built to our high-quality standards, we will always focus on the fact that it is being constructed exactly around your personal requirements.

Good pubs and Michelin star restaurants are only minutes away.

The historic cities of Bath and Wells, the mythical town of Glastonbury and the market town of Frome (which has been voted best place to live in the South West) are only a few miles away, as well as the Somerset and Dorset coasts being within easy reach.

# Cookswood Land Sales

## Plot reservation and purchase:

To purchase a luxury bespoke home at Cookswood firstly you choose your preferred location then your home is built for you. Once you have chosen your new plot deposit is required, this will secure your plot for 28 days. We then allow 28 days from reserving your plot to exchange of contracts. Upon exchange of contracts 10% of the land price is required. The remainder of the balance is due upon completion of plot purchase. Your deposit forms part of the plot price.

## Estate service charge:

An annual estate service charge is charged. This is for the ground maintenance of the site, security and exclusive memberships of all Cookswood facilities. An optional yearly charge is payable for exclusive membership to all cookswood facilities.

## House hold bills:

Your holiday home will also incur the normal household bills such as, council tax, electric, water, insurance and communications.

## Occupancy conditions:

Your new holiday home is for 'holiday purposes' only and cannot be used as your principal residence, you can however use your property through out the year as you please.

# Cookwood Villa

The Cookwood Villa is the largest of our properties, offering more than 3000 sq ft of floor space. Its gorgeous modern design, use of local materials and location makes it an amazing stylish home where its residents can take in the breathtaking scenery.





# The Roof Garden

Set over three floors and offering over 2800 sq ft of floor space, The Roof Garden is the perfect holiday home. Designed with nature in mind this home is both stylish and amazing. As with all Cookswood properties, you have the option of creating a bespoke interior to your personal specifications.



# The Barn

A traditional style building with a modern contemporary feel. This beautiful home with open plan living use and stylish materials sits perfectly within its protected natural surroundings



# Build and Payment Process

Now that you have chosen your preferred home location and home design its time to break ground and call the diggers! Building your new home takes typically between 10 to 13 months from the signing of build contracts to its completion. Your new home is built and paid for in. Six stages, starting at the foundations through to handover. At the completion of each stage the relevant percentage of the build price is due. Cookswood at all times strive for the highest standards of management, craftsmanship, materials, and sustainable products available; we will always produce the very best standards for your new home. Your new home comes with a 10 year guarantee as standard.

## Stage 1 FOUNDATIONS

20% of build price

All site clearance, excavation, groundwork and installation of reinforced concrete slab foundation. Scaffolding erected to receive the timber frame structure.

## Stage 2 TIMBER FRAME STRUCTURE

20% build price

The timber frame is installed, floors and internal walls fitted.

## Stage 3 ROOF AND WINDOWS

20% of build price

Upper floors, internal walls and wall plate complete. Roof and windows fitted. Your home is now watertight. Utilities pipework and cabling complete.

## Stage 4 EXTERNAL WORKS

20% of build

External walls, cladding, internal walls and ceilings plastered and complete.

## Stage 5 INTERNAL WORKS

10% of build price

All internal works, plumbing, heating, electrics complete. Stairs fitted.

## Stage 6 COMPLETION AND HANDOVER

10% of build price

All fixtures and fittings, doors, floor finishes, bathrooms, kitchens, smart home systems, bespoke items, decorations finished to your approval. Your garden and landscaping finished.



# Your Investment

Your new holiday home can also be placed into the Cookswood holiday rental scheme which can provide you with a income on your investment. To make life easier, Cookswood takes care of the everyday rental issue.



## Bector Wood Prices

Plot	Home	Plot Price	Build Price	Total Price
1	BARN	525K	835K	£1,360,000
2	VILLA	600K	870K	£1,480,000
3	VILLA	600K	870K	£1,480,000
4	VILLA	600K	870K	£1,480,000
5	BARN	510K	835K	£1,345,000
6	ROOF GARDEN BARN	500K	720K 785K	£1,220,00 £1,285,000
7	ROOF GARDEN	495K	720K	£1,215,000
8	ROOF GARDEN BARN	490K	720K 785K	£1,210,000 £1,275,000
9	ROOF GARDEN	510K	720K	£1,230,000
10	BARN	500K	785K	£1,285,000
11	BARN	525K	785K	£1,310,000
12	ROOF GARDEN	525K	720K	£1,245,000
12A	ROOF GARDEN	525K	720K	£1,245,000
14	ROOF GARDEN	550K	720K	£1,270,000
15	VILLA	560K	820K	£1,380,000
16	VILLA BARN	560K	820K 785K	£1,380,000 £1,345,000
17	VILLA	550K	820K	£1,370,000
18	BARN	525K	785K	£1,310,000
19	VILLA	525K	850K	£1,375,000
20	VILLA	525K	850K	£1,375,000