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Custom Build Passport

Plot 1 - Callum Park

Custom Build Homes
8 Houstoun Interchange Business Park
Livingston
EH54 5DW
0345 223 4452

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Plot 1

Plot 1 forms part of Callum Park, an exclusive gated collection of nine individual custom homes on the edge of Lower Halstow.

Rather than starting with a blank plot and designing a house from scratch, buyers choose from a pre-approved home design and then personalise it around the way they want to live. Internal layouts, specification, finishes and selected external options can be tailored with the appointed team before construction begins.

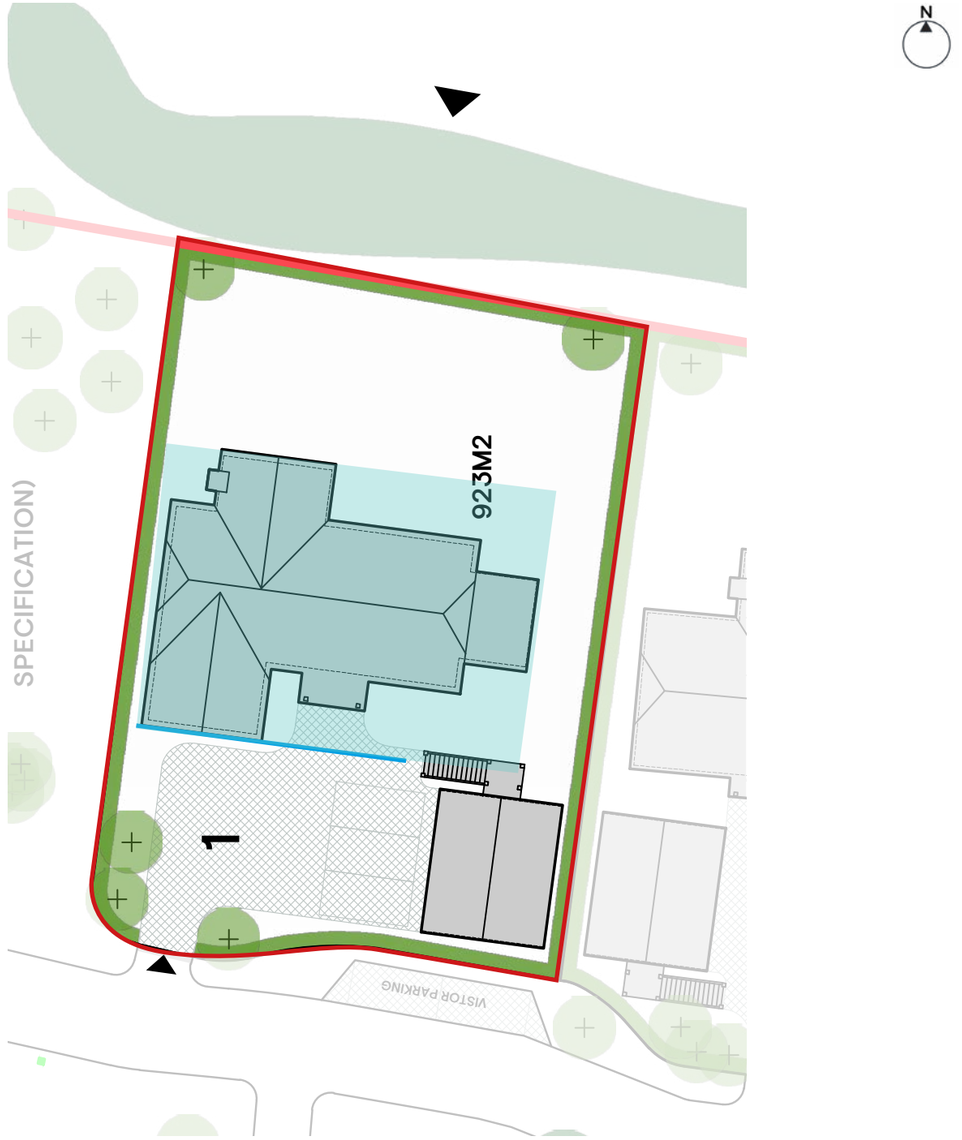
Your Plot

Plot 1 occupies a prominent corner position close to the entrance of the development and is approached along Callum Park's private landscaped boulevard.

The approved design provides a substantial 5-bedroom detached country-style home, together with the option of a two-storey double garage with additional living or working space above.

A selection of example internal layouts is included within this passport. These provide a starting point rather than a fixed specification, allowing you to create a home that reflects your requirements, subject to planning, structural and technical constraints.

Plot Address	Plot 1, Callum Park, Lower Halstow, Kent, ME9 7TY
Plot Size	Approx. 923 m² (9935 sq ft)
Max Developable Area (inc. garage)	357 m² (3842 sq ft)
Home Type	5-bedroom detached custom home
Guide Plot Price	£555,000
Estimated Build Costs	£680,000*
Estimated Total Project Costs	£1,235,000 (Est. GDV of £1375,000)
Maximum Storeys	Max 2 storeys
Parking	3+ driveway spaces plus double garage
Planning	Detailed Permission in place
Local Authority	Swale Borough Council (Planning ref: 24/503559/REM)
Key Parameters	* Final build cost will depend on the selected layout, specification and options.



Key

Build Zone for Home
Build Zone for hard standing landscape/ vehicle parking
Building Line
Incoming services zone
Plot Boundary
Access point

Important:
All drawings are indicative and must not be relied upon for construction or measurement purposes.



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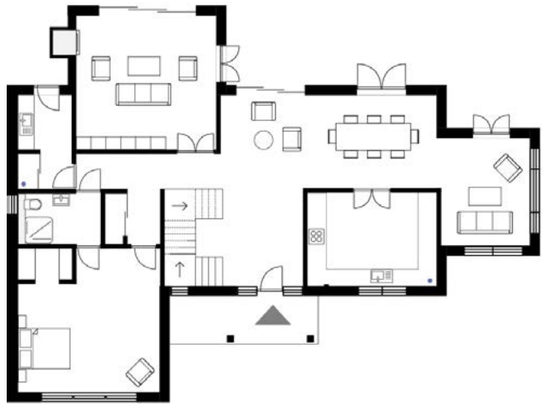
Make the layout work for you

Start with one of our example layouts, or work with the appointed design team to tailor the internal arrangement around the way you want to live.

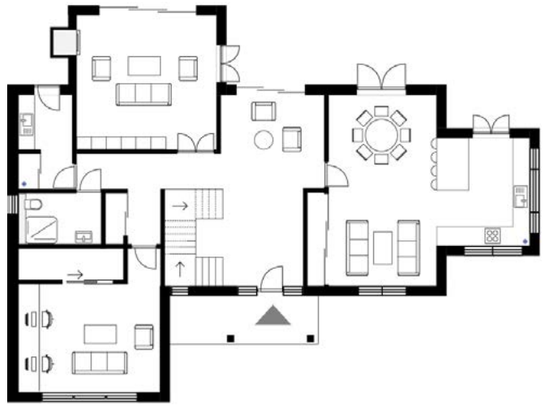
Create open-plan family spaces, separate rooms, home-working areas, additional bedroom accommodation or something more individual within the home's approved design and technical parameters.

Your home, your choice.

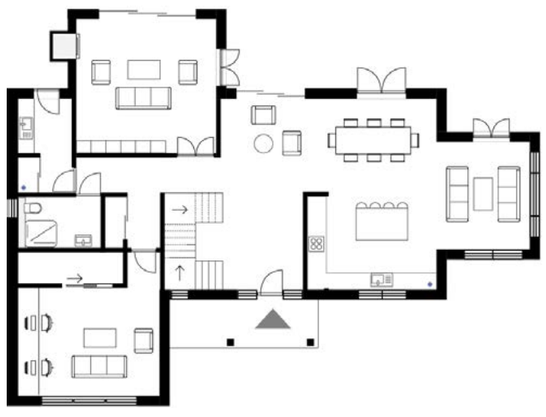
Ground floor examples



Option 1 - Seperated kitchen



Option 2 - Kitchen & Dining Space



Option 3 - Open Plan Kitchen and Dining

Option 4 - Tailor Your Layout

First floor examples



Option 1 - 4 Double Bedrooms



Option 2 - 3 Double Bedrooms + Cinema Room



Option 3 - 3 Double Bedrooms + Living/Work Space

Option 4 - Tailor Your Layout

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Make it yours.



Layout

Choose an example configuration or tailor the internal arrangement.through the Reserved Matters application.



Specification & finishes

Choose kitchens, bathrooms, flooring, finishes, fittings and other specification items. There is no limitation to your interior spaces.



Exterior options

Where available, select approved external finishes, garage options and driveway treatments.



Designed with you

The appointed team develops your choices into the final home specification and confirms the resulting fixed build quotation.

Your route to your new home

1. Choose Plot 1
Review the home, plot, indicative costs and available options.

2. Reserve your home
Secure the opportunity and complete the required affordability and reservation process.

3. Personalise
Work through the layout, specification, finishes and available design choices with the appointed team.

4. Confirm your build
Your selections are finalised and the appointed contractor provides the agreed construction quotation and programme.

5. Purchase the plot
Complete the purchase with your solicitor and mortgage provider.

6. Construction begins
Your home is constructed by the appointed build team in accordance with the agreed design and specification.

7. Move into a home created around you

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This document has been prepared for marketing and guidance purposes only. Plans, dimensions, specifications, prices, CGIs and illustrations are indicative and may be subject to change. Customisation remains subject to the approved planning framework, structural requirements, Building Regulations and technical feasibility. Material changes to an approved design may require further planning consent. Final specification, build cost and programme will be confirmed with the appointed delivery team before construction. Buyers should rely on the contractual and legal documentation supplied as part of the purchase and obtain independent legal and financial advice.