



Cubed Development Ltd
Clivers Barn, Stockland Green Road, Tunbridge Wells, TN3 0TL
www.cubedhomes.co.uk

CUSTOM-BUILD, PLOT 26, TUBWELL LANE, CROWBOROUGH

- Price £625,000 (SUBJECT TO CONTRACT)
- Detached
- 3 double bedrooms
- 2 bathrooms
- 1,235 sq ft
- Driveway parking
- Private enclosed Garden
- High specification
- Passivhaus specification
- Super insulated and Airtight
- Lower Energy Bills
- 10 Year Warranty by Build Zone
- EPC predicted B and A with PV array (not included in specification)
- Freehold
- Delivery 2026
- Planning approval submitted

An opportunity to purchase a detached home built to Passivhaus standards on a Custom-Build basis, on this high quality scheme by Cubed Homes located in the sought after town of Crowborough. Custom choices to include: external spaces / internal room options / specification & internal fittings & flooring options. (Dependent on development timings)

Price benchmarked on the standard Cubed private specification. Alterations will be costed and the price adjusted to reflect those.

The Custom-Build Plot

The Plot (Planning Requirements) Cubed will obtain detailed planning permission for the Plot. This can then be customised by the buyer who may choose to amend the internal floor layout and specification of the unit.

The Plot (Parameters) The single Plot is identified as Plot 26 and as such, the size, boundaries, space for parking and amenity space are fixed by virtue of the consented properties either side of the Plot. The Plot will be fully serviced and any landscaping requirements for the overall development will be discharged.

The Plot (Parking & Cycle Storage) Parking space and cycle storage to standards to be provided.

The Plot (External Plot choices) The purchaser will be provided with an external specification to include such items as Patio area and lawn treatment that has been assumed in benchmarking the sale price of the completed Unit. The purchaser could then make certain further choices, these would be costed and the price adjusted to take account of those changes.

The Unit (External Design) A Planning Application will be obtained for a single unit. The application will take account of the design and layout of the surrounding scheme, the planning constraints encountered to date, WDC's design code and materials consented to date and the specific location of Plot 26 adjacent to Rotherfield Road.

The Unit (Building Mass & Scale) Based upon the main consented scheme, Cubed have submitted planning for a detached, three bedroomed house of c.1,235 sq ft GIA, over two storeys. With associated car-parking and amenity space.

The Unit (Streetscape Features) Given the existing consented street-scene along the road, exterior facing material is likely to be brick work. Windows are likely to be UPVC. Roof covering is likely to be tiled.

The Unit (Internal Layout Options) The purchaser, in conjunction with Cubed and their Architects will then be able to select certain limited changes to the internal layout to meet with their specific requirements (separate rooms, subdivided spaces etc). Options could be drawn up to assist the purchaser with this process.

The Unit (Internal Specification & Fixtures and Fittings) The purchaser will be offered a standard specification that would be included in the sale price for the private units. This will be used to benchmark the price of the completed Unit. They will be offered a choice of certain internal specification and Fixtures and Fittings which will include a choice of the following: Kitchen options, Bathroom options, Tile options, Internal door, architrave and skirting options, Architectural Ironmongery options, Flooring options, Decorating options. Dependent on the timing/progress of the development

Pricing

The Unit price will be Benchmarked against the Private units within the development and based on the standard Cubed specification, for the remaining private units, detailed above. Alterations to layout and both external & internal specification and fixtures and fittings will be costed and the price will be adjusted to reflect those alterations and choices.

Disposal- The Buying Process

Applicant to agree internal layout, specification, Fixtures and Fittings and decoration options. Benchmarked price will be calculated and agreed.

Applicants to complete the reservation process in the normal way and provide a reservation fee to Cubed which will be held by their Solicitors.

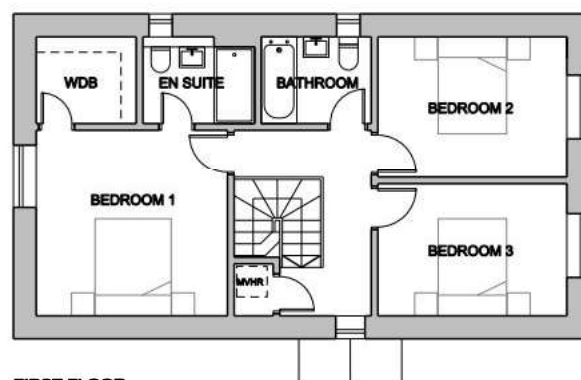
3. Solicitors will be instructed to carry out the conveyancing process on the Plot.

20% of the value of the property will be payable by the buyer on exchange of contracts which (as is the case with PD sales) shall not be refundable if the customer fails to complete once the Unit has been practically completed. The exchanged contract for sale shall be evidenced to the Council pursuant to the Section 106 Agreement and shall be treated as a qualified Self-Build and Custom-Build Plot disposal for the purposes of the Section 106 Agreement regardless of whether the customer legally completes the acquisition.

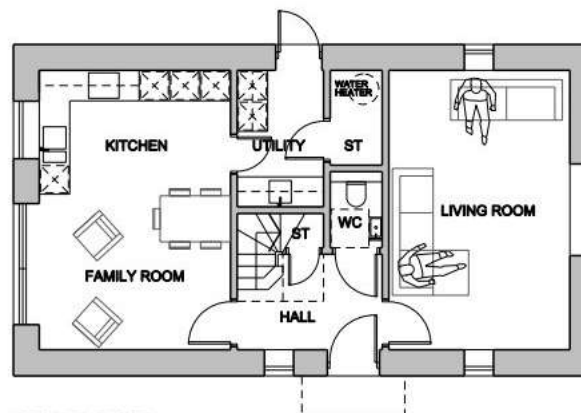
80% of the value of the property is payable on practical completion. The land of the Custom-Build Dwelling plot shall not transfer prior to practical completion. If the customer fails to complete the acquisition of the Plot pursuant to the sale agreement, then Cubed shall have the option to retain the deposit and dispose of the dwelling on the open market.

However, the dwelling shall remain as a qualified Custom- Build Dwelling for the purposes of the Section 106 Agreement as it shall have been built (or part built if the customer terminates the sale agreement prior to practical completion for whatever reason) pursuant to the Purchasers Choices. If the sale falls through before any works are carried out above ground level and the plot is still within the 12-month marketing period, then it should be marketed and offered to other potential custom build customers, for the remainder of the 12-month marketing period, before being offered on the open market.

To discuss further please email damian@cubedhomes.co.uk or newhomes@woodandpilcher.com



FIRST FLOOR



GROUND FLOOR
114.8 SQM (1,235 SQFT)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.



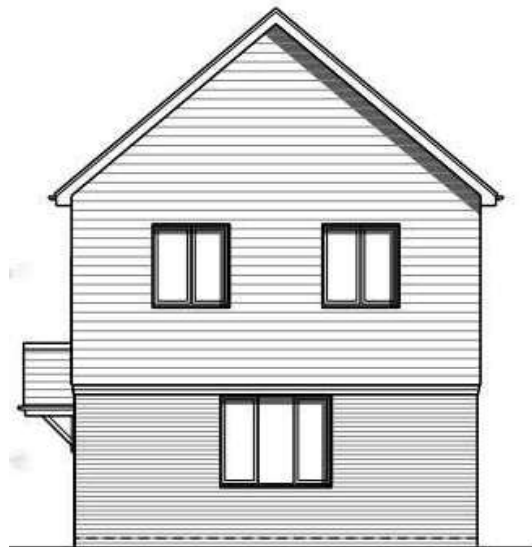
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



THE DRAWINGS AND INFORMATION HAS BEEN PRODUCED FOR YOUR GUIDANCE ONLY.
WHILST EVERY CARE HAS BEEN TAKEN, ITS ACCURACY CANNOT BE GUARANTEED. CUBED
HOMES RESERVES THE RIGHT TO CHANGE THE SPECIFICATION WITHOUT PRIOR NOTICE