

Horeham Shaw

H O R A M

Twelve serviced plots. Two ways to create your new home in Horam, East Sussex.



Illustrative view of Horeham Shaw showing the Leaper Custom Home Package house designs. Buyers choosing Self-Build can propose an alternative home in accordance with the relevant Plot Passport and site Design Code, subject to the necessary approvals.



Horeham Shaw

Welcome to Horeham Shaw, a collection of twelve serviced plots and six flats, thoughtfully planned in the heart of East Sussex.

Every plot at Horeham Shaw gives you a choice in how your new home takes shape. Choose the Leaper **Custom Home Package** and personalise the Hawthorn or Hornbeam home available on your plot, with Leaper managing the construction for you.

Alternatively, choose **Self-Build** and purchase your serviced plot to create an individual home of your own within the plot-specific design framework. The Hawthorn and Hornbeam homes have been designed for the development by renowned architect James Armitage, while the Self-Build route offers greater freedom to develop an alternative design.

With the High Weald and South Downs close by, Horeham Shaw combines the opportunity to shape your own home with an established East Sussex village setting.

Two ways to create your home

Every plot at Horeham Shaw gives you a choice.

Start with one of the homes already designed for the development and personalise it to suit you, or start with the serviced plot and create an individual home of your own.

Route 1: Leaper Custom Home Package

Choose the Hawthorn or Hornbeam home available on your selected plot, then personalise it through the range of layouts, extensions, attic options and specification choices available.

Once your choices have been agreed, Leaper will coordinate the technical design and build your home for you.

Custom Home Packages from £450,000



Route 2: Self-Build

Purchase your serviced plot and create an individual home around your own requirements.

Appoint your preferred architect or designer, consultants and builder, then develop your home within it's Plot Passport, the site Design Code and other plot-specific requirements.

Your professional team will progress the necessary approvals before construction begins.

Serviced plots from £240,000



ROUTE 1

Choose a Leaper Custom Home Package

Start with a home designed for Horeham Shaw, personalise the available options and have it managed for you by Leaper.

Choose the home available on your plot

Each plot has a Hawthorn or Hornbeam Custom Home Package with a defined range of configurations. The plot schedule later in this brochure shows the house type, available size range and guide package price for each plot.

Personalise the details

Once you have selected your plot, choose from the layouts, extensions, attic accommodation and specification options available for that particular home.
Your final package price will reflect the configuration and specification you select.

A coordinated route to your new home

The plot purchase and build arrangements progress together.
Leaper coordinates the technical design and construction of your home, allowing you to personalise where it matters without having to appoint and manage your own housebuilder.



ROUTE 2

Buy a serviced plot and Self-Build

Create a home of your own design, with your preferred professional team and builder, on a serviced plot in Horam.

The infrastructure is in place

The plots are fully serviced, with access roads in place and utility connections provided at the plot boundary. The plots are prepared to line and level, giving your architect, consultants and builder a clear starting point from which to develop your project.

Your design. Your team.

Purchase the plot on its own and appoint your preferred architect or designer, consultants and builder. You can develop an alternative to the Hawthorn and Hornbeam homes shown in this brochure, creating a layout, accommodation and specification around the way you want to live.

A clear framework for your design

Each plot has its own Plot Passport, providing a clear starting point for your design. Your home must also comply with the site Design Code and other plot-specific requirements. Your professional team will need to secure any revised Reserved Matters approval and other necessary consents before construction begins.

Illustrative view of a serviced plot. Final house design, landscaping and plot arrangement will be subject to the relevant Plot Passport, site Design Code and necessary approvals.



Discover life at Horeham Shaw

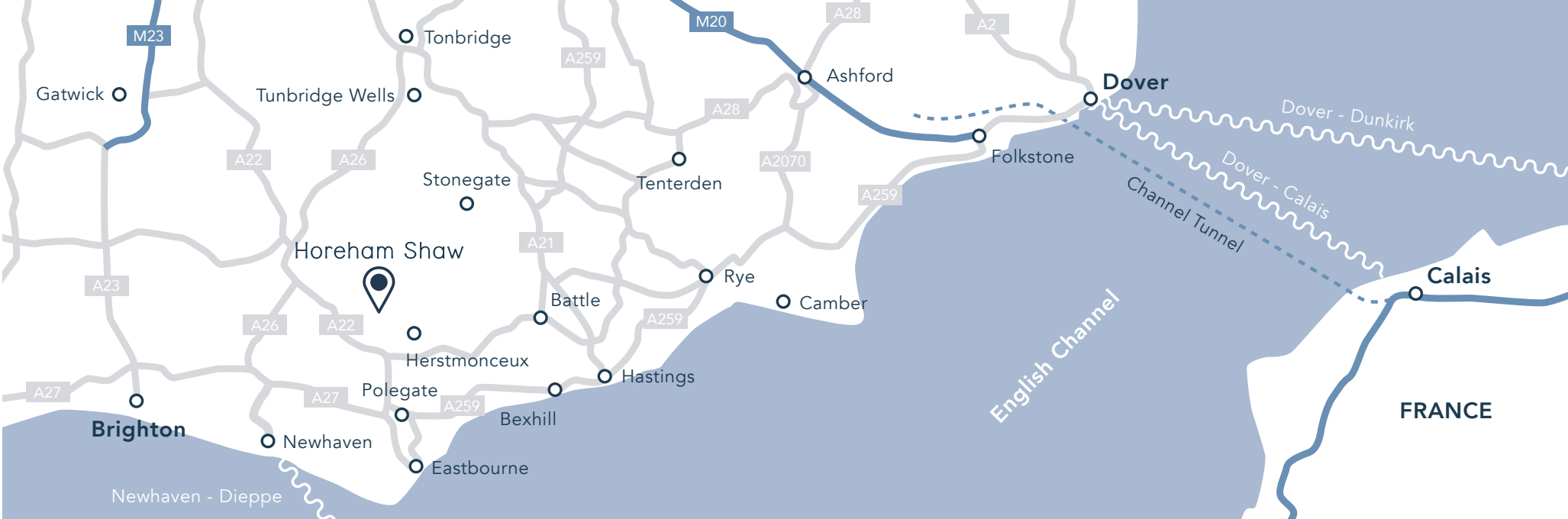
Choose to live in Hoream, a thriving East Sussex village with everyday essentials—including a local supermarket, pharmacy, butcher, florist, tea room, doctor’s surgery and dentist.

Enjoy the Cuckoo Trail, a peaceful, traffic-free route for walking and cycling from Heathfield to Hampden Park. Nearby, you’ll also find playing fields, a children’s play area, village hall, well-kept tennis and bowls clubs, Horem Manor Country Park, and Horem Park Golf Club—perfect for a relaxed and active lifestyle.

For weekend adventures, explore the countryside of the High Weald Area of Outstanding Natural Beauty and the South Downs National Park, taking in the dramatic beauty of the Seven Sisters cliffs and Sussex Heritage Coast or visit historic landmarks like Bodiam and Herstmonceux Castles. Enjoy the vibrant county town of Lewes and cultural highlights at Glyndebourne Opera House.

Families benefit from a good selection of schools, including Maynards Green Primary, Heathfield Community College, Skippers Hill, Bedes and Eastbourne College.

Horam is well connected, with mainline train stations at Buxted, Stonegate, and Polegate, offering direct services to London in around 80 minutes, and regular buses to Heathfield, Tunbridge Wells, Hailsham, and Eastbourne.



Which route is right for you?

Both routes start with a serviced plot. The key difference is how you want to design, procure and manage the construction of your home.

The right route depends on the level of design freedom and project involvement you want.

Choose the Custom Home Package if...

- You want to start with a home already designed for Horeham Shaw.
- You want to personalise your layout, accommodation and specification from a defined range of options.
- You want Leaper to coordinate and build your home for you.
- You would rather not appoint and manage your own construction team.

Choose Self-Build if...

- You want to develop your own individual house design.
- You want to appoint your own architect or designer, consultants and builder.
- You are comfortable progressing the necessary planning and technical approvals.
- You want greater control over the design and delivery of your project.



All twelve plots at Horeham Shaw are available through either the Leaper Custom Home Package or as a serviced Self-Build plot.

The Hawthorn and Hornbeam homes shown on the plan and in the schedule opposite are the designs available through the Leaper Custom Home Package.

If you choose Self-Build, you can develop an alternative individual home in accordance with the Plot Passport, site Design Code and necessary approvals for your selected plot.

Address:
Horeham Shaw,
Chiddingly Road,
Horam,
East Sussex,
TN21 0JJ

What3words:
brass.votes.meanwhile



Plot	Serviced plot guide price	Plot size (sqm)	Custom Home Package house type	Available package size (GIA sqm)*	Bedrooms	Custom Home Package from
1	£280,000	421	Hawthorn	123.3 - 140.2	3 - 4	£530,000
2	£280,000	336	Hawthorn	123.3 - 160.5	3 - 5	£530,000
3	£280,000	335	Hawthorn	123.3 - 160.5	3 - 5	£530,000
4	£305,000	239	Hornbeam	137.2 - 174.0	4 - 5	£590,000
5	£252,000	231	Hawthorn	106.1 - 123.3	3	£465,000
6	£240,000	206	Hawthorn	106.1 - 123.3	3 - 5	£450,000
7	£264,000	221	Hornbeam	137.2 - 157.7	4 - 5	£550,000
8	£335,000	553	Hornbeam	137.2 - 194.5	4 - 5	£655,000
9	£312,000	281	Hawthorn	123.3 - 160.5	3 - 5	£560,000
10	£335,000	363	Hornbeam	157.7 - 207.2	4 - 5	£660,000
11	£308,000	313	Hawthorn	123.3 - 140.5	3 - 4	£560,000
12	£270,000	199	Hawthorn	123.3 - 147.8	3 - 5	£520,000

Serviced plot guide prices exclude the cost of designing, obtaining approvals for and building your self-build home. Custom Home Package guide prices relate to the stated plot and available configuration. Prices, availability, specification and inclusions must be confirmed with Custom Build Homes before commitment. Alternative self-build designs remain subject to the Plot Passport, site Design Code and necessary approvals.

* GIA = Gross Internal Area
Minimum and maximum sizes given subject to extension and attic options chosen



Hawthorn

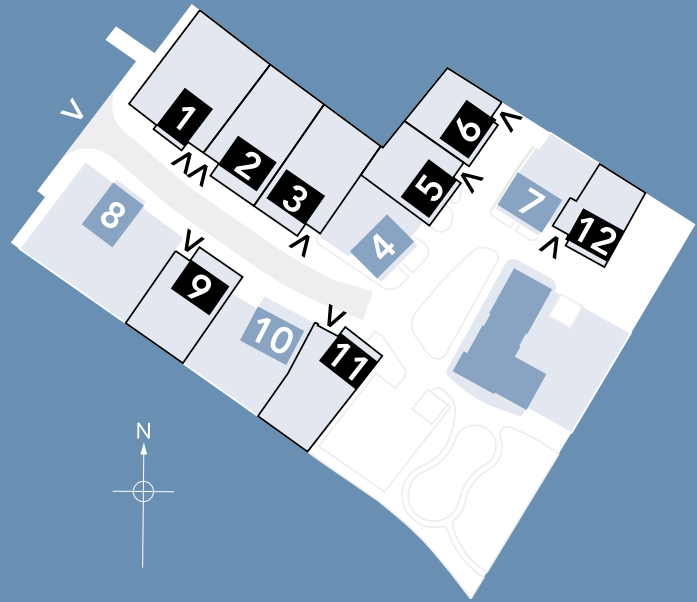
3 BEDROOMS
AVAILABLE ON PLOTS 1, 2, 3, 5, 6, 9, 11, & 12

Hawthorn is a versatile detached home available through the Leaper Custom Home Package on selected plots at Horeham Shaw.

With a choice of ground and first-floor layouts, together with extension and attic options on selected plots, Hawthorn can provide between three and five bedrooms and be personalised around the way you want to live.

Once your preferred layout, options and specification have been agreed, Leaper will build your home for you.

Each home has two parking spaces: one on-plot and one allocated within dedicated bays or within the parking court.

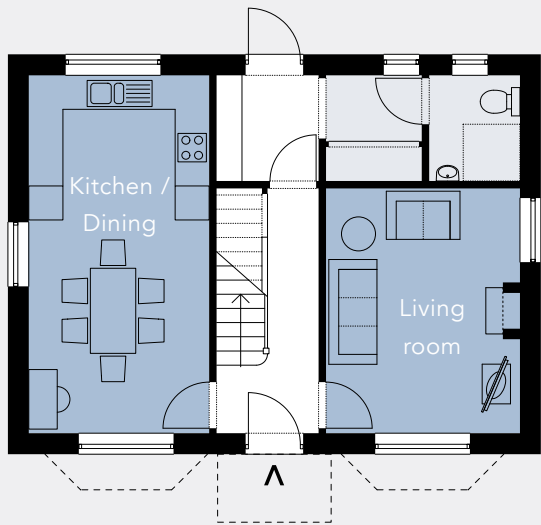


Approximate floor area	106.1 sqm 1,142 sqft (standard) 15.5 sqm 167 sqft (GF extension) 15.5 sqm 167 sqft (FF extension) 24.5 sqm 264 sqft (attic)
Bedrooms	3 as standard, up to 5
Parking spaces	1 on-plot plus 1 allocated bay each

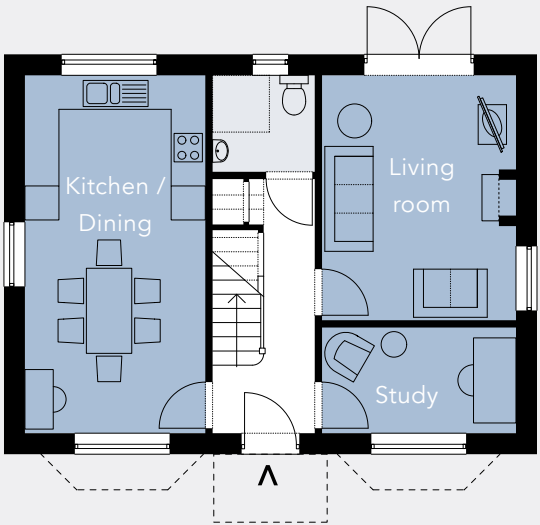
Other additions and alternatives may be available, including bespoke joinery, bay windows or porches, alternative windows and French doors. Some options are only available with certain layouts. Please speak to the sales team for the specific Custom Home Package options available on your chosen plot.

Illustrations are for identification purposes only and are not to scale. Measurements are approximate.

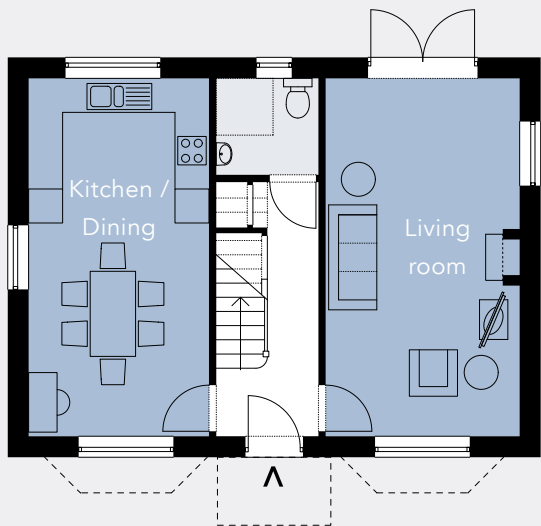
GROUND FLOOR



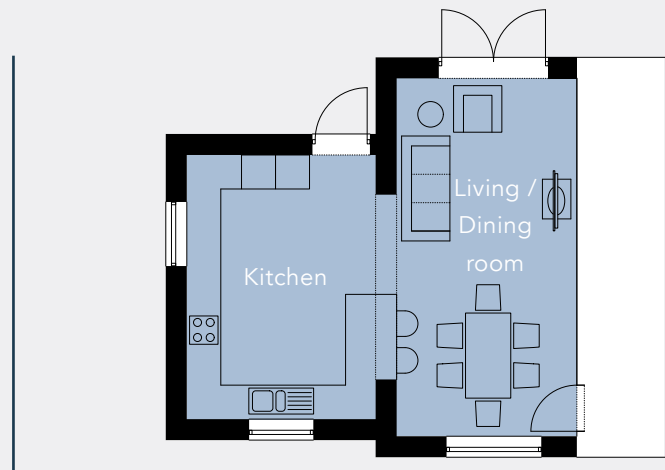
Option G1
Plots 2 and 12 handed



Option G2
Plots 2 and 12 handed



Option G3
Plots 2 and 12 handed

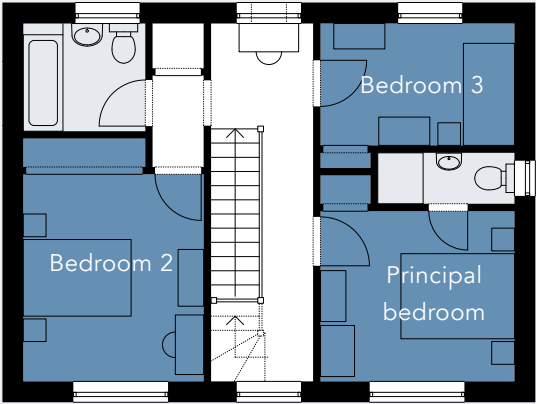


Option GE - extension options
Plot 1 only

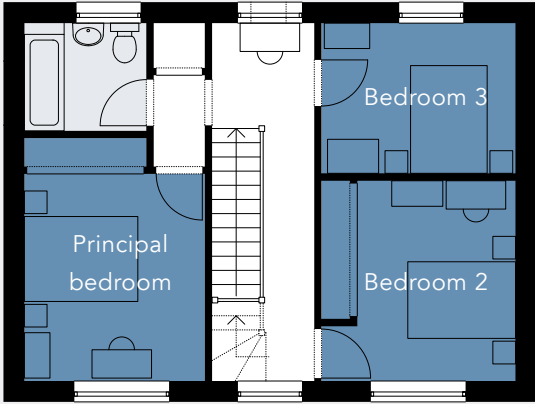


Not available on plots 1 and 6

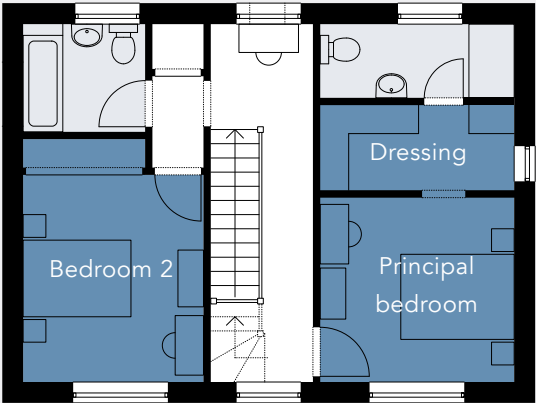
FIRST FLOOR



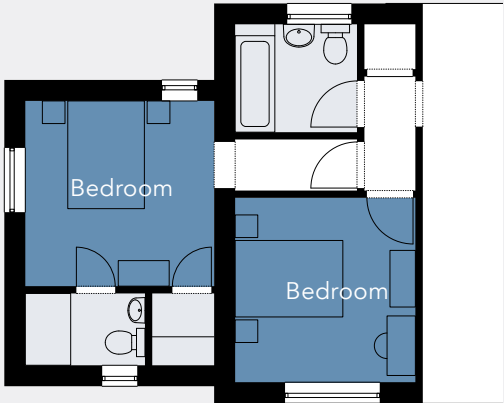
Option F1
Plots 2 and 12 handed



Option F2
Plots 2 and 12 handed



Option F3
Plots 2 and 12 handed

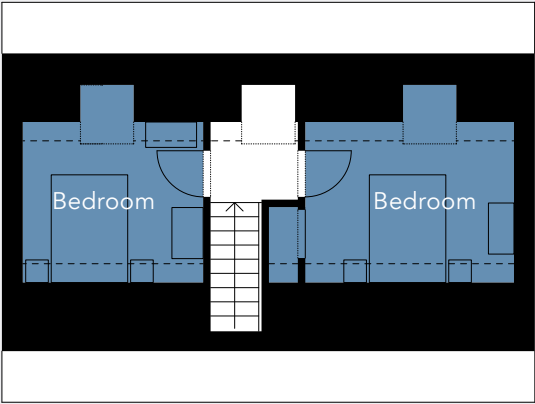


Option FE - extension options
Plot 1 only

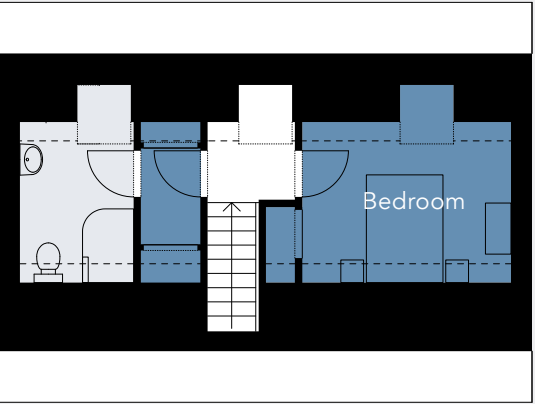


Not available on plots 1 and 6

ATTIC



Option A1
Available on plots 2, 3, 6, 9, and 11; if used with FE extension option, first floor layout F3 must be used



Option A2
Available on plots 2, 3, 6, 9, and 11



Illustrative interior CGI showing one possible Hawthorn specification. Final layouts, finishes, furnishings and details will vary depending on the options selected.





Hornbeam

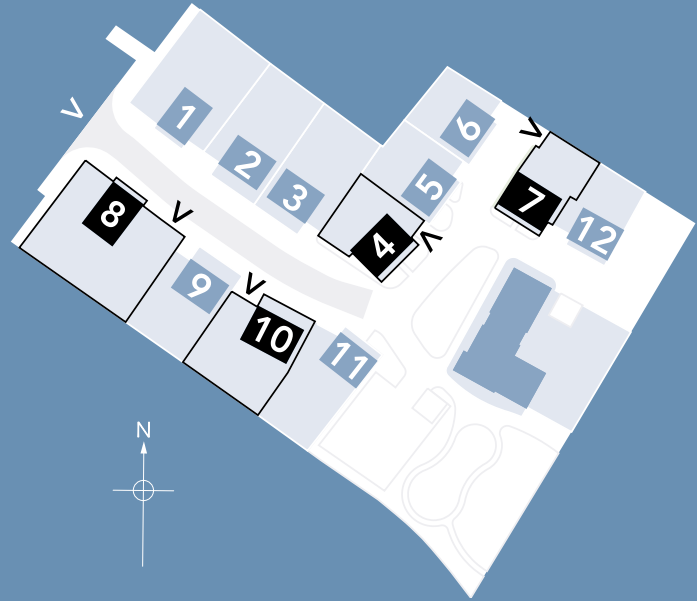
4 BEDROOMS
AVAILABLE ON PLOTS 4, 7, 8, & 10

Hornbeam is the larger of the two house types available through the Leaper Custom Home Package at Horeham Shaw.

This generous detached home offers a choice of ground and first-floor configurations, together with extension and attic options on selected plots, allowing you to create a four- or five-bedroom home tailored to the way you want to live.

Once your preferred layout, options and specification have been agreed, Leaper will build your home for you.

Plots 8 and 10 feature driveways with space for two cars. The remaining Hornbeam plots include one on-plot parking space plus an additional allocated space within dedicated bays or the parking court.

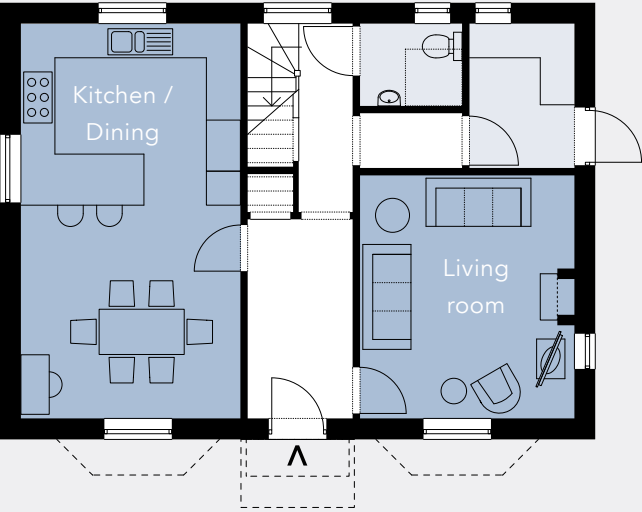


Approximate floor area	137.2 sqm 1,477 sqft (standard) 18.3 sqm 197 sqft (GF extension) 18.3 sqm 197 sqft (FF extension) 16.3-29.1 sqm 175-313 sqft (attic)
Bedrooms	4 as standard, up to 5
Parking spaces	2 on-plot (nos 8 and 10); remaining plots, 1 on-plot plus 1 allocated bay

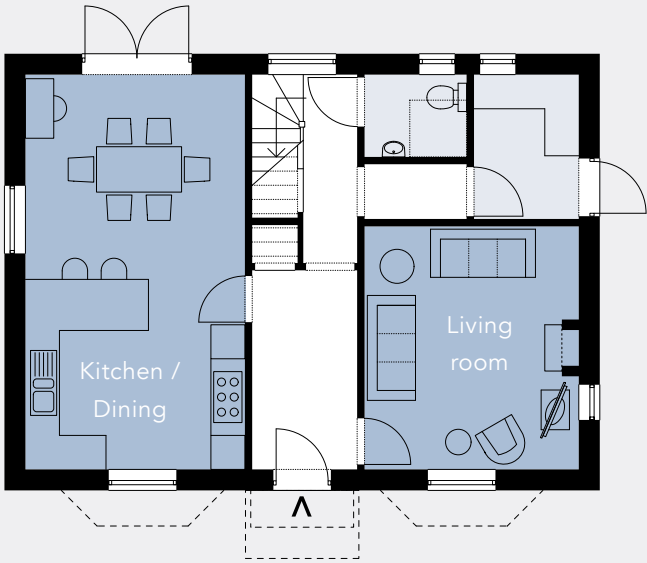
Other additions and alternatives may be available, including bespoke joinery, bay windows or porches, alternative windows and French doors. Some options are only available with certain layouts. Please speak to the sales team for the specific Custom Home Package options available on your chosen plot.

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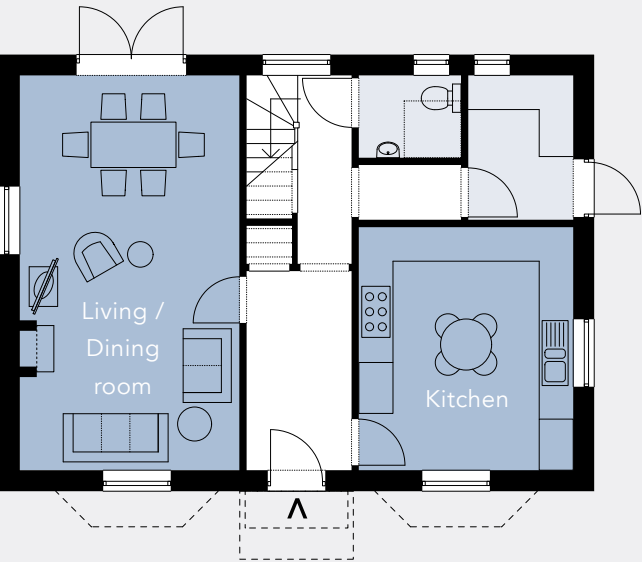
GROUND FLOOR



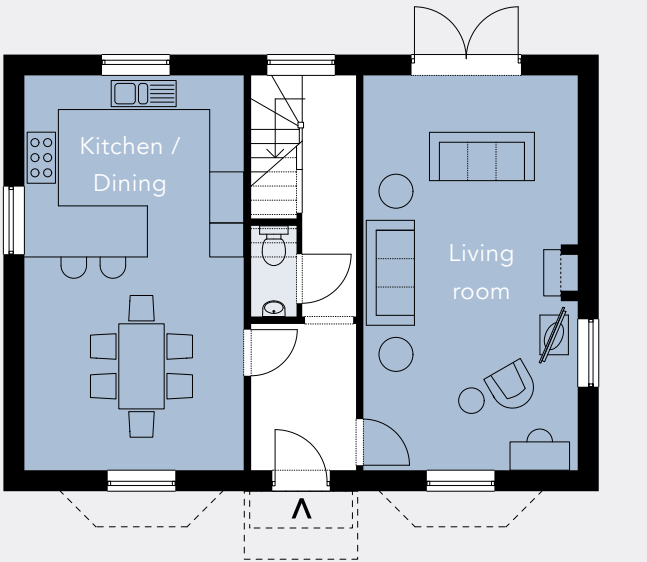
Option G1



Option G2



Option G3

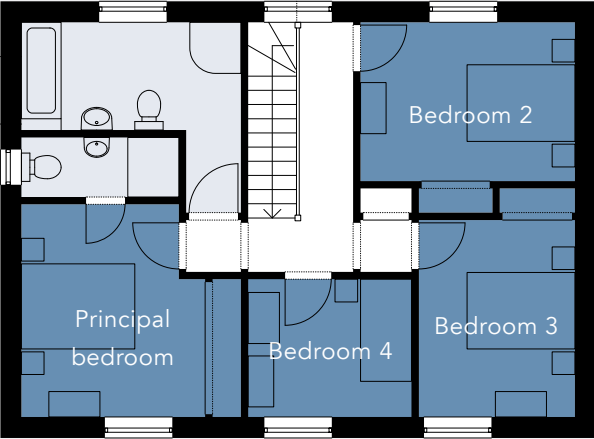


Option G4

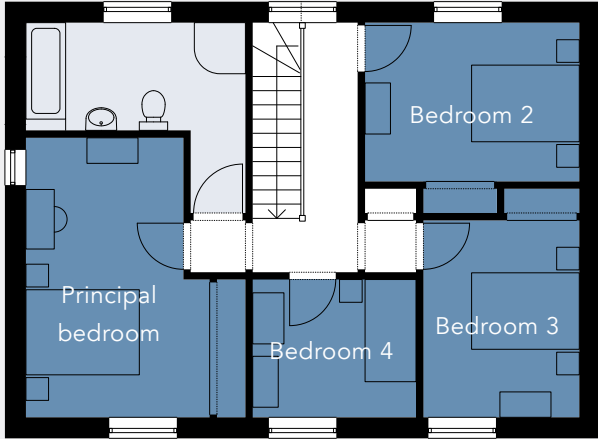


Option GE - extension option

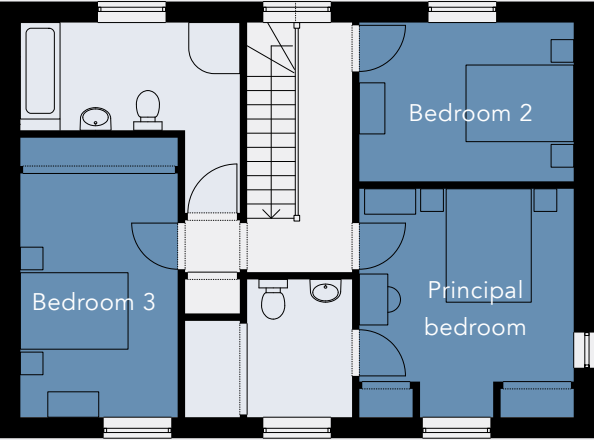
FIRST FLOOR



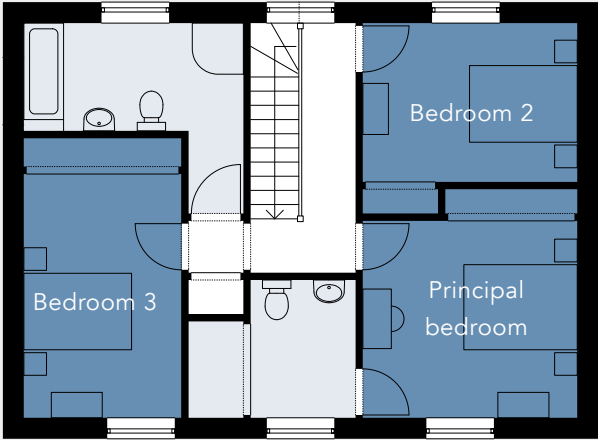
Option F1



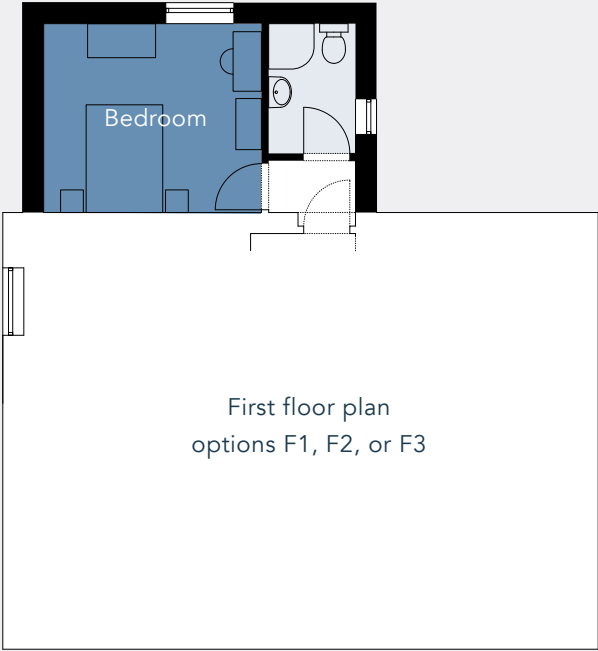
Option F2



Option F3
Must be used for attic options



Option F3 alternative
Must be used for attic options

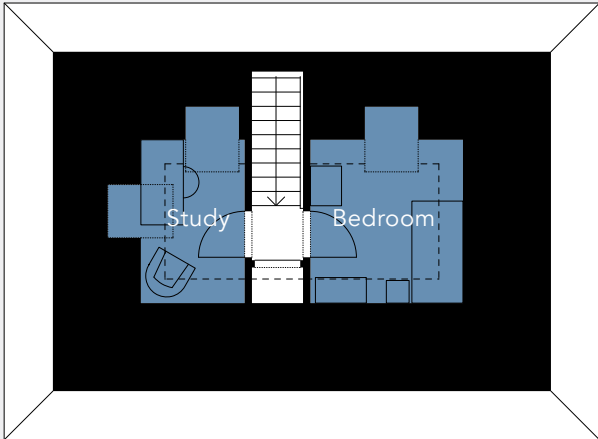


Option FE - extension option
Available on plots 8 and 10

ATTIC



Option A1
Available on plots 7 and 10; not available with FE extension option, first floor layout F3 must be used



Option A1 alternative
Available on plots 4 and 8; first floor layout F3 must be used



Option A2
Available on plots 7 and 10; not available with FE extension option, first floor layout F3 must be used



Option A3
Available on plots 7 and 10; first floor layout F3 must be used



Illustrative interior CGI showing one possible Hornbeam specification. Final layouts, finishes, furnishings and details will vary depending on the options selected.





FINANCING YOUR NEW HOME

Whether you choose the Leaper Custom Home Package or Self-Build, specialist homebuilding finance can help fund the purchase of your plot and construction of your new home.

Leaper has partnered with BuildStore Mortgage Services, a specialist in homebuilding finance, to give purchasers convenient access to mortgage options designed for custom and self-build projects.

What is a stage payment mortgage?

Unlike a standard mortgage, a stage payment mortgage releases funds in instalments to match the progress of your build. This ensures money is available exactly when you need it.

BuildStore offers two types:

- ♦ Valuation-based mortgage – Funds are released once each stage of construction is completed, following a lender's valuation.
- ♦ Cost-based mortgage – BuildStore's exclusive product guarantees stage payments in line with your build costs, giving you certainty that funds will be available to meet contractual payments.

Why choose BuildStore?

With over 25 years' experience and more than 30,000 successful projects funded, BuildStore is an award-winning mortgage specialist with unrivalled expertise in construction finance.

Their tailored mortgage solutions offer:

- ♦ Higher borrowing potential – Borrow up to 95% of your plot and build costs, and up to 85% of your completed home's value.
- ♦ Certainty and security – Guaranteed stage payments let you plan with confidence and pay contractors on time.
- ♦ Tailored support – Mortgages structured around your build type, schedule, and personal circumstances.

For more information about financing either the Leaper Custom Home Package or a Self-Build project at Horeham Shaw, speak to BuildStore Mortgage Services.

0345 223 4888

buildstore.co.uk

Or scan the QR code.



Creating your new home at Horeham Shaw starts with finding the plot that's right for you.



1. Choose your plot

Explore the twelve plots and find the size, position and setting that work for you.

Every plot is available with either a **Leaper Custom Home Package** or as a serviced **Self-Build** plot.



2. Place your plot Under Offer

Pay a **fully refundable £500 holding fee** to remove your chosen plot from active marketing for up to three weeks.

Use this time to review costs, discuss finance and explore which route is right for you.



3. Reserve your plot

When you're ready to proceed, increase your **reservation payment to £2,000**, which is deducted from the final purchase price.

Appoint your solicitor and progress the purchase towards exchange of contracts.



4. Create your home

Custom Home Package: agree your layout, options and specification with Leaper.

Self-Build: develop your design within the Plot Passport and Design Code, progress the necessary approvals and appoint your construction team.



5. Build & Move in

Custom Home Package: Leaper builds your new home for you.

Self-Build: your appointed team delivers the construction of your home.

Once the relevant completion requirements have been satisfied, it's time to move in.

Detailed legal, CIL and completion responsibilities are set out in the Buyer Guidance Notes available from the sales team.



Leaper specialises in delivering custom and self-build opportunities in rural locations across the UK.

At Horeham Shaw, buyers can choose a Leaper Custom Home Package, with Leaper coordinating and building the Hawthorn or Hornbeam home selected for their plot, or purchase a serviced plot for Self-Build and appoint their own design and construction team.

We focus on these approaches because they give homeowners greater involvement in the homes they create while supporting the delivery of high-quality, sustainable new housing.

We are committed to responsible development, working closely with landowners, homeowners and communities to create exceptional places to live.

Leaper works with experienced professionals and consultants with proven expertise, helping to achieve the best possible outcomes for homeowners and the communities in which we work.



DEVELOPED BY



Leaper Land Promotion Ltd

County Gate, County Way, Trowbridge, Wiltshire, BA14 7FJ

+44 (0)1255 860 541

info@leaperland.com

www.leaperlandpromotion.co.uk

SALES ENQUIRIES



Custom Build Homes

8 Houstoun Interchange Business Park, Livingston, EH54 5DW

+44 (0)345 223 4452

hello@custombuildhomes.co.uk

custombuildhomes.co.uk/opportunities/horeham-shaw