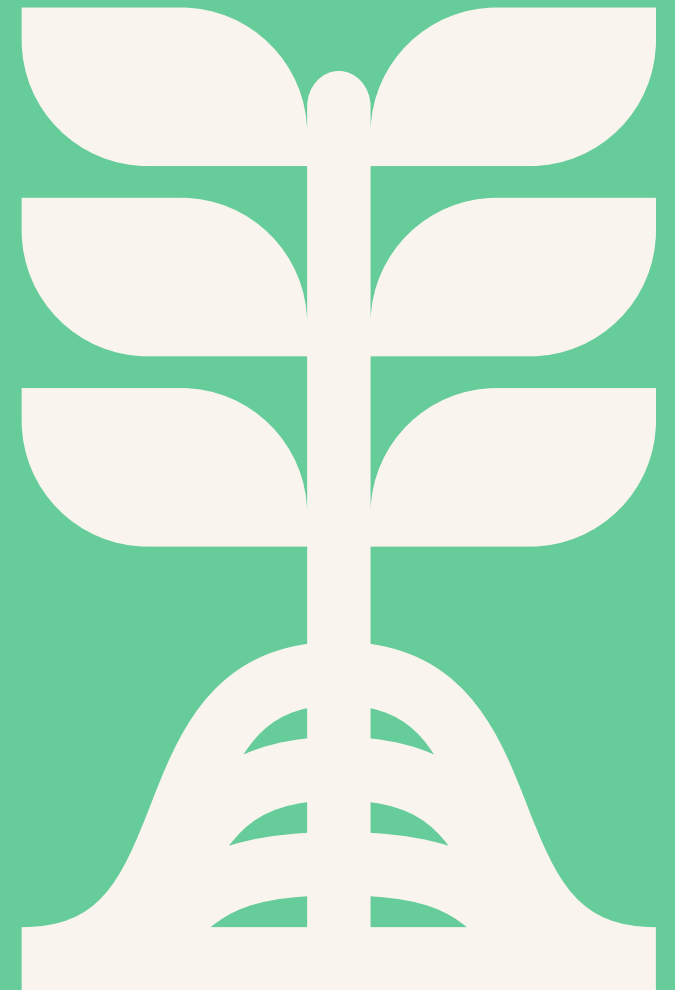


A CHANCE TO BUILD YOUR HOME





Computer generated images are intended for illustrative purposes only.

GREEN OAKS IS READY FOR YOU

With a choice of spacious plots, planning permission secured and infrastructure in place we've shortened the timescale and taken the uncertainty out of building your own home. Now it's over to you...

WHY GREEN OAKS?

Over half of us dream of building our own home. Unfortunately, less than a tenth of one percent actually get to experience the life changing benefits of doing so.

Green Oaks might be your best chance to become one of the fortunate few.



Finding a suitable plot of land can take years and is often one of the most frustrating parts of the process. Sadly many people don't get beyond this initial stage.

And if you can find and secure the land, you then have to go through the risky and complicated planning process with no guarantee of success.

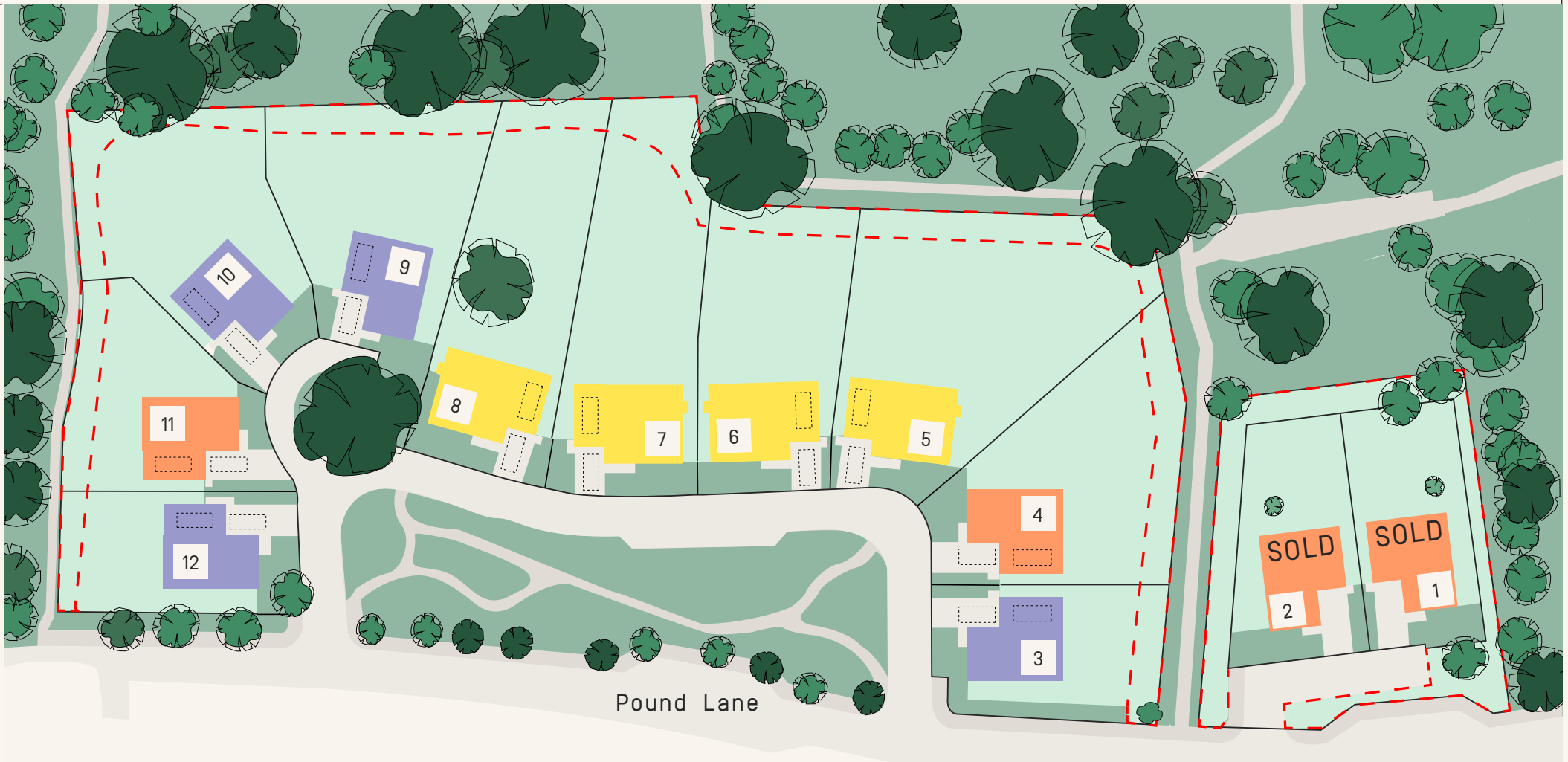
At Green Oaks, Unboxed Homes have done a lot of the hard work for you - by finding the superb site and obtaining planning permission for 12 amazing, beautifully designed family homes.

You can take one of our three off-the-shelf designs or tweak them to suit your needs.





Then you can build your new Green Oaks home yourself, you can instruct a trusted local builder, or we can introduce you to our preferred construction partner.

THE SITE

Our Green Oaks plots come with planning permission for a large 4 or 5 bedroom home - all with large, leafy private gardens and access to beautiful shared grounds.



Key :

-  MyHouse
-  Little BIG House
-  S6 House
-  Ecological Buffer Zone *

* An area that is owned by you and is situated at the bottom of your garden that cannot be built on and is there to provide habitat for wildlife

WHY BUILD YOUR OWN HOME?



Building your own home is a life changing event that offers unique lifestyle benefits;

A Home As Unique As You Are

You can design every corner of your home to reflect your personal style and accommodate your individual tastes.

Quality & Craftsmanship Throughout

You can guarantee your home is made with superior craftsmanship and superb attention to detail by selecting materials that prioritise quality and sustainability.

Financial Control

You're holding the purse strings, so you can prioritise your spending on what matters most to you.

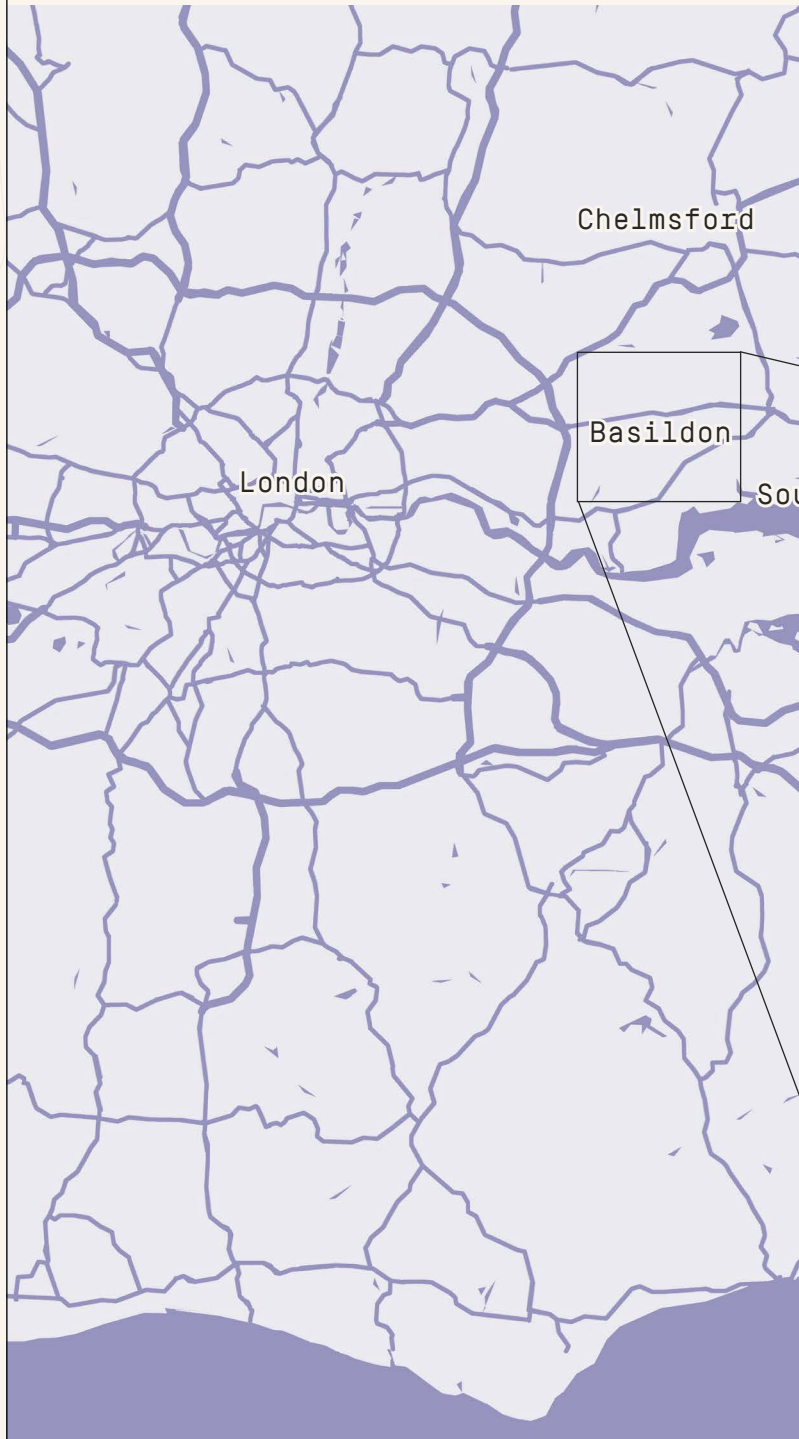
Energy Efficiency & Sustainability


Building your own home means you can incorporate the latest renewable technologies for a sustainable, cost-effective home.

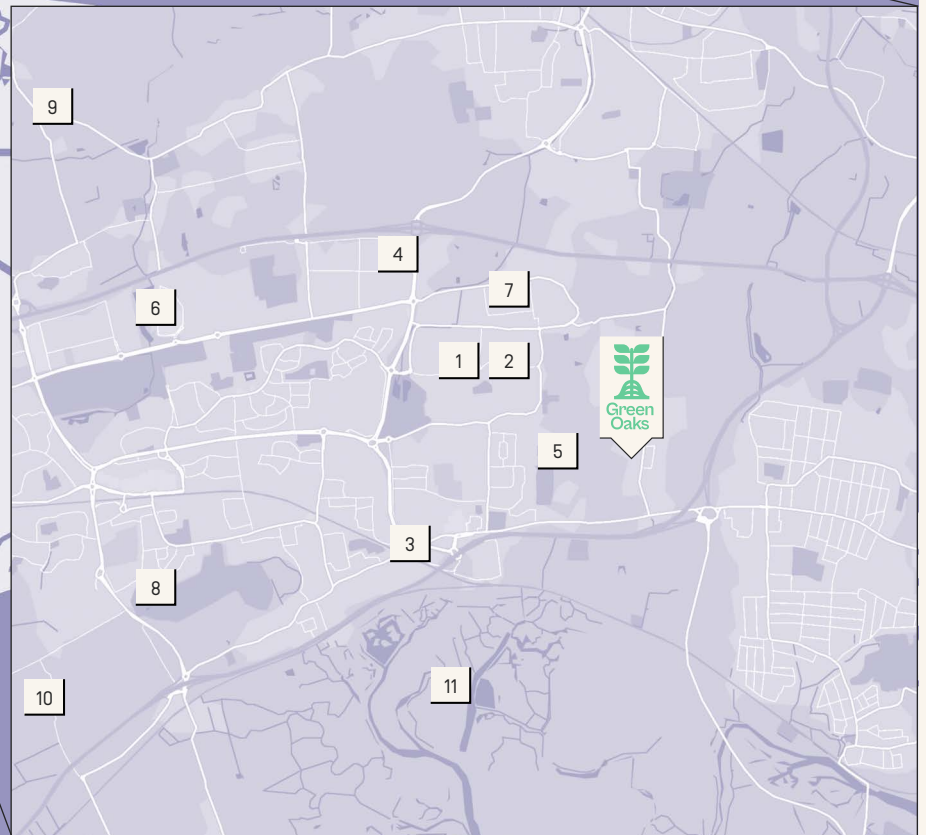
A Sense Of Pride

There's nothing quite like the feeling of pride you get from coming home to your own unique space that you helped to create.

POUND LANE, SS15 5SP



-  Green Oaks
- 1 Felmore Primary School
- 2 Briscoe Primary School & Nursery
- 3 Tesco Extra
- 4 Sainsbury's
- 5 Eversley Leisure Centre
- 6 Festival Leisure Park
- 7 Ripped Gym
- 8 Basildon Golf Course
- 9 Barleylands Farm Park
- 10 Langdon Hills Country Park
- 11 Wat Tyler Centre





GREEN OAKS

The 12 large, leafy self-build plots at Green Oaks have a tranquil countryside feel, but in fact they're only a 5 minute drive from Basildon town centre.

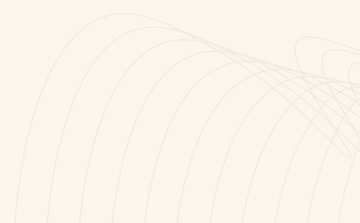
If you need to head into central London for work or to catch up with friends it's only 35 minutes by train to Fenchurch Street or 15 minutes drive to the nearest Crossrail station at Laindon.

Fancy a quick trip to Europe? It's only 20 minutes to Southend airport.

Or if a Wim Hof style early morning dip is more your thing, Canvey Island has some lovely beaches and is also only 20 minutes away.

Bit of a shopaholic? Bluewater is less than half an hour away.

Or if that all sounds too much and you prefer to laze at home, all our plots come with planning permission for an impressive 4 or 5 bedroom house with a large private garden and access to a shared meadow garden space.



THE JOURNEY



UNBOXED HOMES



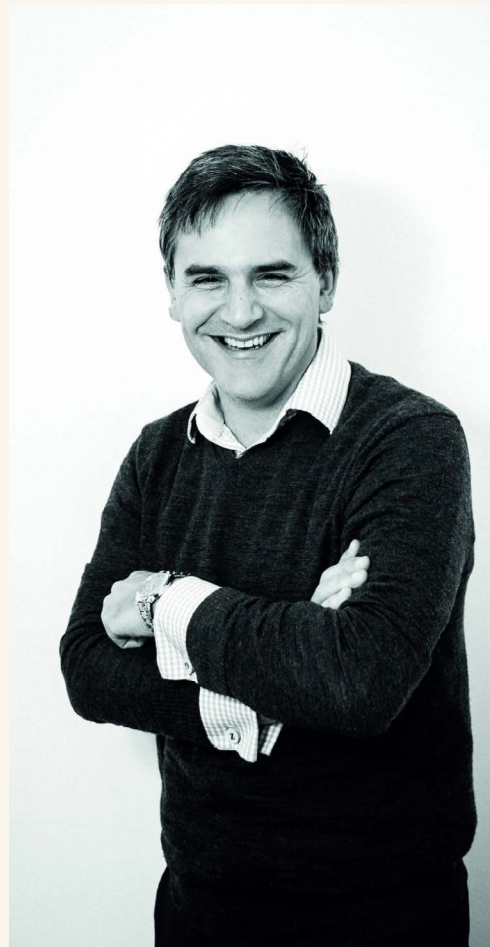
Helping More People To Build Their Own Homes

Our philosophy was born from our MD Gus's personal journey in 2009, where the experience of building his own home revealed both the potential of collaborative home creation and the challenges associated with a first time self-build project.

The journey was difficult but the end result was definitely worth it. Gus created a unique home that wasn't just a modern structure, but a reflection of his personal values: environmentally friendly, robust, brilliantly designed, and cost-effective.

This experience cemented Gus's belief that when people are involved in making their homes, the outcome is invariably far superior.

From that moment on, the Unboxed Homes mission has been to help more people build their own homes and to find ways to make it easier for them to do so.



UNBOXED HOMES



In the UK, new build homes have been reduced to a cookie-cutter commodity.

It's a depressing fact that 70% of the UK's new homes are produced by only seven companies. Only 6% have benefitted from an architect's expert design.

It's no wonder that 76% of people recently surveyed by The Royal Institute of British Architects said they would never buy a new build home.

We think that's such a shame because new builds can be brilliant and delightful. Even more so when people get to create them themselves.

At Unboxed Homes, we believe many more people should experience the life changing benefits that come from building your own home.

4 BED HOUSE 158.9m² 1710 ft²

This barrel-vaulted house, designed by award-winning architects AOC has striking contemporary looks, with its timber-clad walls and colourful windows.

The house feels large and spacious. The generous open plan kitchen and dining area will be the social hub of the home, with large doors leading to the garden and letting in plenty of light.

The first floor is bathed in natural light from above. The large landing leads to two good sized double bedrooms or a generous single bedroom. It will be perfect as a kids bedroom, if you work from home or for visiting friends or family.

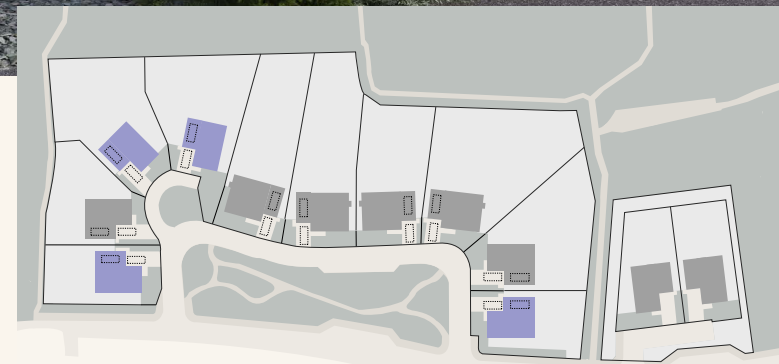
The master bedroom is on the top floor, under a lovely barrel-vaulted roof and with its very own private terrace. It will be perfect for a morning coffee or relaxing at the end of the day, taking in the views over Essex.

Designed by

AOC
architecture



LITTLE BIG HOUSE



LITTLE BIG HOUSE

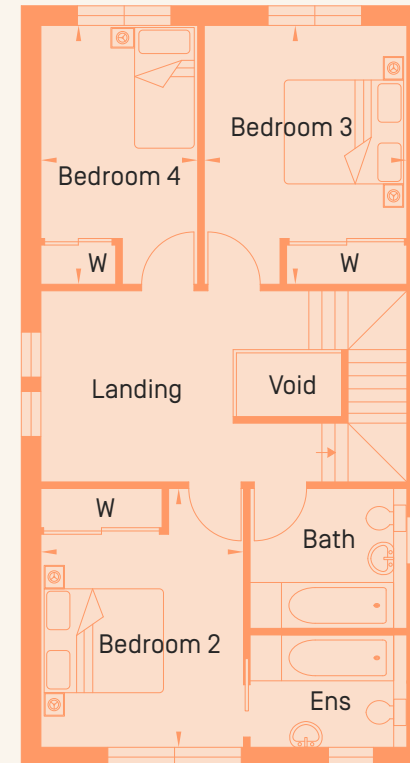


LITTLE BIG HOUSE

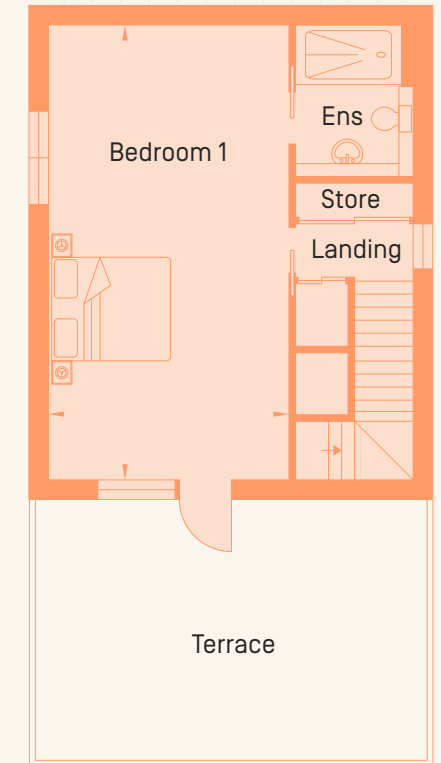
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Kitchen / Dining / Living

11.00m x 5.59m

36'1" x 18'4"

Garage

7.15m x 3.50m

23'5" x 11'5"

Bedroom 1

6.99m x 3.70m

22'11" x 12'1"

Bedroom 2

3.96m x 3.10m

12'11" x 10'2"

Bedroom 3

3.96m x 3.10m

12'11" x 10'2"

Bedroom 4

3.96m x 2.40m

12'11" x 7'10"

5 BED HOUSE

169 m² 1819 ft²

This bold and beautiful modern family home is clad in a sophisticated dark timber with crisp detailing.

Thoughtfully designed by multi-award winning architects Mae, the MyHouse layout is versatile and adaptable. Depending on your lifestyle and needs, you can have one large open-plan kitchen, living and dining area dominating the ground floor. Or, as we've shown in the plan, it can be split into a more cosy and traditional kitchen / dining room, with a separate spacious living area.

On the first floor, you have 2 large double bedrooms and a generous single which will be perfect as a home office or kids room.

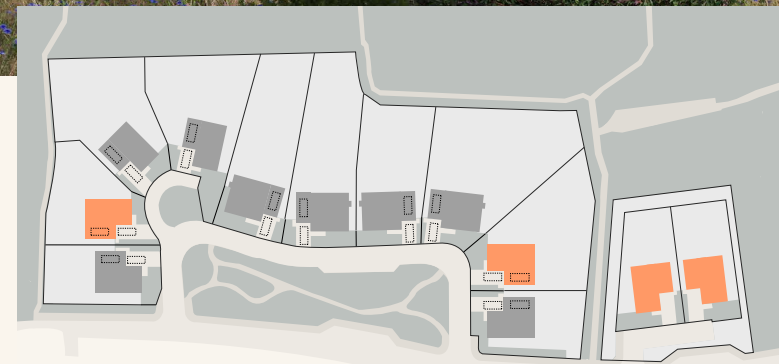
There's another two bedrooms with ensembles on the top floor.



Designed by

Mæ

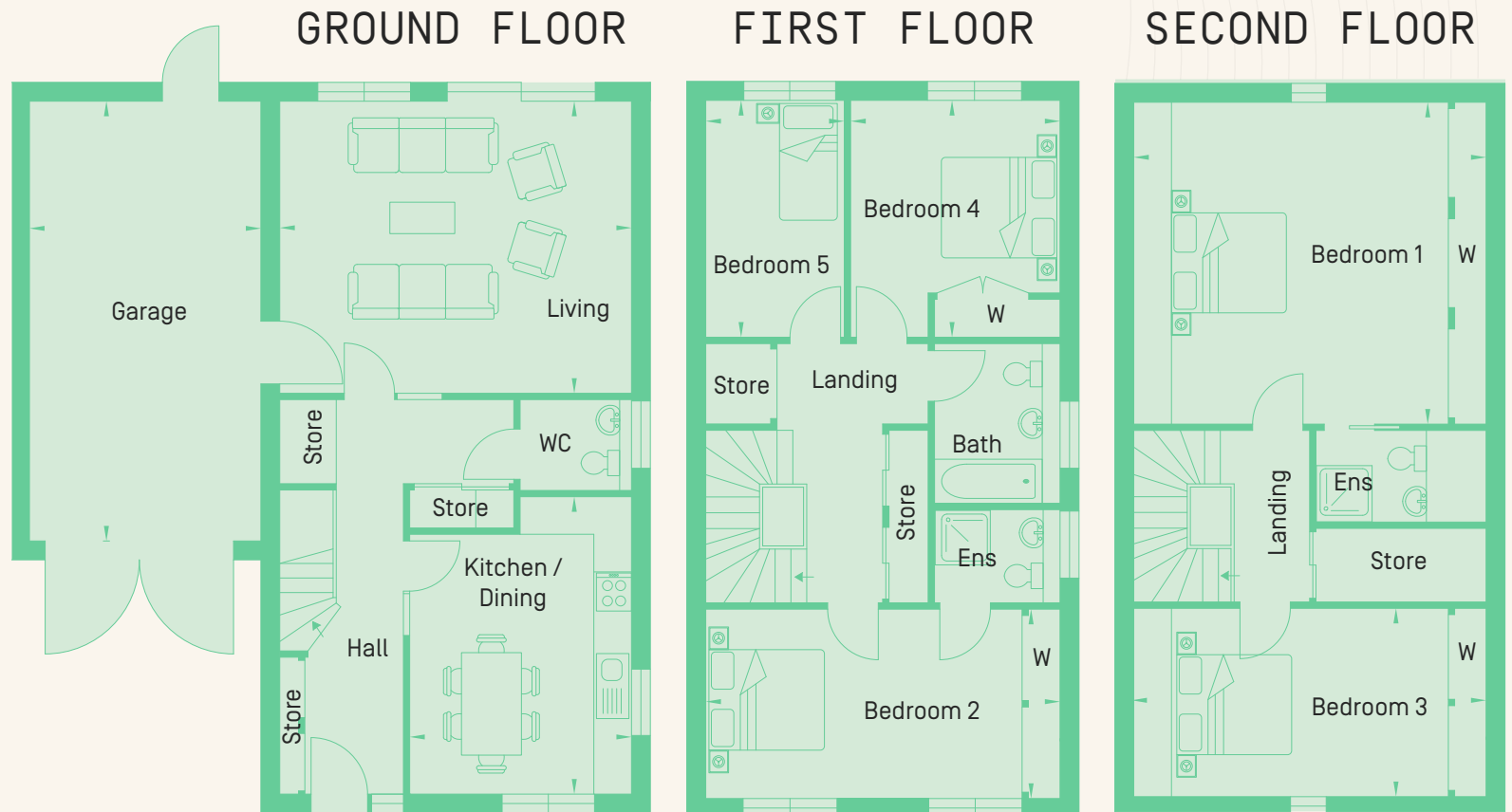
MYHOUSE



MYHOUSE



MYHOUSE



Living	5.60m x 4.60m	18'4" x 15'1"
Kitchen / Dining	4.74m x 3.53m	15'6" x 11'6"
Garage	7.15m x 3.50m	23'5" x 11'5"
Bedroom 1	5.60m x 5.04m	18'4" x 16'6"

Bedroom 2	5.60m x 3.00m	18'4" x 9'10"
Bedroom 3	5.60m x 3.00m	18'4" x 9'10"
Bedroom 4	3.72m x 3.26m	12'2" x 10'8"
Bedroom 5	3.72m x 2.16m	12'2" x 7'1"

Whilst every attempt has been made to ensure the accuracy of the site plan and floor plans contained here, measurements rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This document is for illustrative purposes only and should be regarded as such by any prospective purchaser.

5 BED HOUSE

145 m² 1563 ft²

The S6 house has been designed by multi-award winning architects PTA to bring a traditional family home into the 21st century.

Dark timber on the first floor and a beautiful red brick on the ground floor create a powerful visual statement.

The ground floor layout is knowingly unconventional yet versatile. The ground floor bedroom and w/c are likely to appeal to those who struggle with stairs, or who may do in the future.

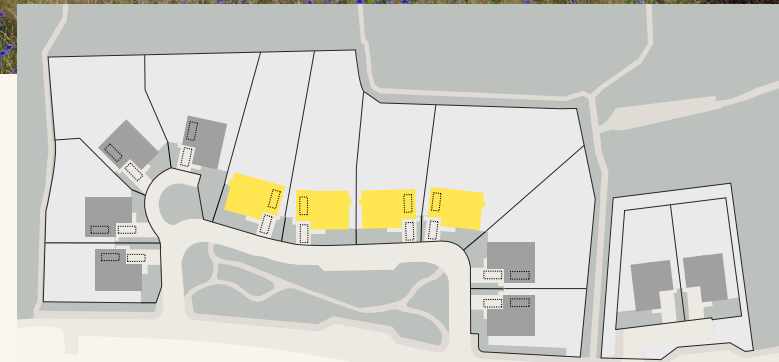
There's a full-width kitchen/dining and living room at the rear, with large French doors opening to the garden and flooding the room with light.

The first floor has a further 4 bedrooms - perfect for larger families, for a home office or for guest accommodation.



Designed by
PITMAN TOZER
ARCHITECTS

S6 HOUSE

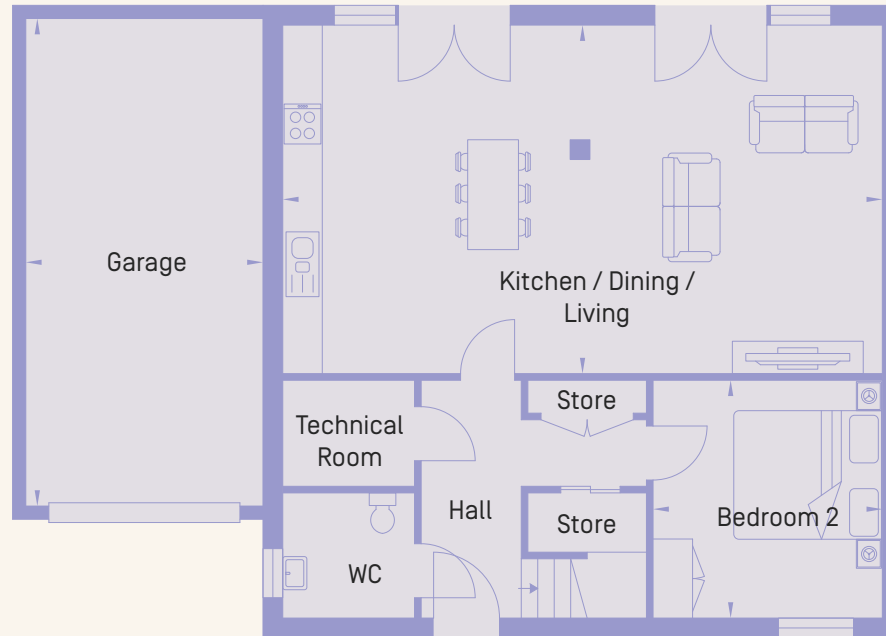


S6 HOUSE

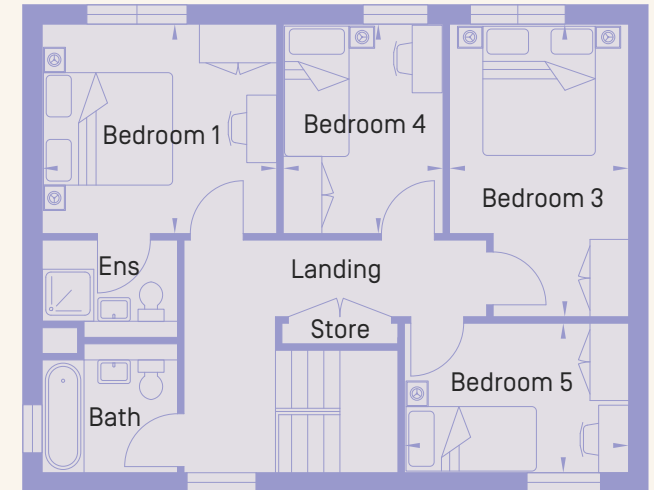


S6 HOUSE

GROUND FLOOR



FIRST FLOOR



Kitchen / Dining / Living	9.10m x 5.29m	29'10" x 17'4"
Garage	7.40m x 3.60m	24'3" x 11'10"
Bedroom 1	3.64m x 3.25m	11'11" x 10'8"
Bedroom 2	3.61m x 3.48m	11'10" x 11'5"

Bedroom 3	4.54m x 2.78m	14'11" x 9'1"
Bedroom 4	3.25m x 2.49m	10'8" x 8'2"
Bedroom 5	3.48m x 2.32m	11'5" x 7'7"

BUILDING YOUR HOME AT GREEN OAKS - FAQs

We've tried to make the process of building your home at Green Oaks as smooth and stress free as possible - but it's only natural that you'll have questions about the process and how it all works.

Below are some of the most common questions we get asked by people embarking on the exciting journey to build their own home...but if there's anything we haven't covered, please don't hesitate to get in touch.

Should I build my own home?

Self-building isn't for everyone. It is worth exploring if:

- You can't find a home that meets your environmental requirements
- You can't find a home that has the quality you expect or which meets your specific needs
- You're prepared to wait while your perfect new home is being built

It is probably not for you if:

- You need to move in straight away
- You have very narrow location requirements
- You aren't very particular about the home you live in

What are the benefits of building my own home?

The main benefits are the following:

- Freedom to create your home just as you want it, with the benefit of our advice and experience along the way
- Get the benefits of a new build (Up to 30 year guarantees with high environmental performance)
- We've done a lot of the hard work for you - finding the land, engaging architects to draw up detailed plans and specifications, getting planning permission

How do I purchase a self-build plot?

It's really the same process as buying a house. Once you've reserved your plot, secured your finance and appointed your lawyer (we can recommend one who has helped other Green Oaks buyers if you don't have your own), our lawyer then sends out all the paperwork. Once you and your lawyer are happy with everything, you exchange on the plot and put down a 10% deposit of the plot price. Once the foundations are built, you pay us the remaining 90% and the plot is yours.

How long does it take?

This can differ considerably depending on the builder you appoint and whether you stick to our plans or make alterations to the approved design (which may then need to be reassessed by the planners).

It takes an 'average' 12 months to complete your own design and have your house built by our preferred partner.

Is there financial assistance or grants available for self-build projects?

Yes! There are several government incentives for self-builders, including VAT refunds on materials and services and special mortgages for self-builders.

Does self-build cost more than buying a house in the normal way?

With self-build you save money on stamp duty and you don't pay VAT (on either the labour or materials used). You also don't pay the 'developer's profit'. That doesn't guarantee you won't spend the same (or even more) but you're always in control. With self build, even if you spend the same amount you'll get a much higher quality house - and therefore much better value for money.

Can I get a mortgage?

Yes! But it is a special kind of mortgage known as a self build or custom build mortgage. We can introduce you to our approved financial partners who can help you with this.

How do these mortgages work?

They operate in a similar way to a normal mortgage, but money is released in stages as your home is constructed.

You pay a higher interest rate but since you don't draw down all the money at the same time the overall additional cost is outweighed by the savings you make.

Can we modify the existing plans, and how does this affect planning permission?

Modifications can be made within the scope of the original permission, and we'll support you in any additional permissions required. Alternatively, you can commission an architect to get your own bespoke plans drawn up.

How do we choose a reliable builder or contractor?

If you don't know a builder we would recommend working with our approved partner, Danwood, who are a highly respected house builder in the UK and Europe. They build around 1,500 homes every year.

What is the potential resale value of a self-built home?

Self-build homes typically have a higher resale value due to their bespoke nature and modern specifications that are more attractive to potential buyers.

What measures are in place to ensure our home is eco-friendly?

We've designed 12 highly environmentally friendly homes at Green Oaks. That said, there is also the possibility of upgrading the insulation and adding renewable energy to create a Passivhaus standard house - reducing your energy costs to the bare minimum.

How adaptable is the home for future life changes [e.g. family expansion]?

Our homes are designed to be flexible, allowing for easy modifications to suit changing life circumstances.

Have we answered your questions? If not, and you have a specific query, email info@unboxedhomes.com and we'll get back to you.



CONTACT US



unboxedhomes
make a home your own

info@unboxedhomes.com

www.unboxedhomes.com

www.greenoaks.uk



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