

CBH.

The Hamlet

Nine serviced building plots for custom homes

The Hamlet, Lower Halstow, Kent, ME9 7TY

Build your own home.

Did you know that millions of people in the UK express a desire to build their own homes every year, but due to the scarcity of permitted building plots less than 3% of people realise these ambitions?

At The Hamlet, much of the difficult and riskier elements of building a home has been done for you. Land has been acquired, planning permission secured, the site has been serviced with roads and utilities, and each new home's groundworks and foundations will be installed before sales completion.





A new community.

The site in Lower Halstow is situated on high ground overlooking the Thames Estuary and has been used as a riding school for more than quarter of a century. Planning permission, architectural and structural design work has been secured for nine executive sized custom build plots.

The local developer worked closely with the planning officers to create a vision with house designs that are in keeping with the countryside setting. Therefore, a selection of pre-approved house designs has been applied to each plot, and they can be extensively customised by plot buyers, including amending their size, layout and specification to suit tastes and budgets. By designing core house designs, we can make the planning process associated to building new home devoid of buyer risk and much more affordable.



WELCOME TO

Luxury country living.

On your doorstep.

Located just a short drive from the towns of Rainham, Maidstone and Sittingbourne, Lower Halstow is a hidden gem, with a peaceful and tranquil setting that is perfect for those who enjoy the great outdoors. The village is surrounded by beautiful countryside, including picturesque orchards, stunning nature reserves, and peaceful woodland, river and coastal walks including the renowned Saxon Shore Way.

When it comes to amenities, Lower Halstow has everything you need. The village has a primary school, a village hall, and a church. You'll also find a local shop, and a fantastic award winning pub, The Three Tuns, which offers great food and a warm welcome.

For those who enjoy sports and fitness, there is a selection of sports clubs and gyms locally as well as neighbouring village cricket and football clubs. Numerous golf courses are just a short drive away. If you're a fan of water sports, the village is located a stones throw away from the River Medway where you can enjoy kayaking, sailing, fishing. Lower Halstow Yacht Club is on your doorstep.

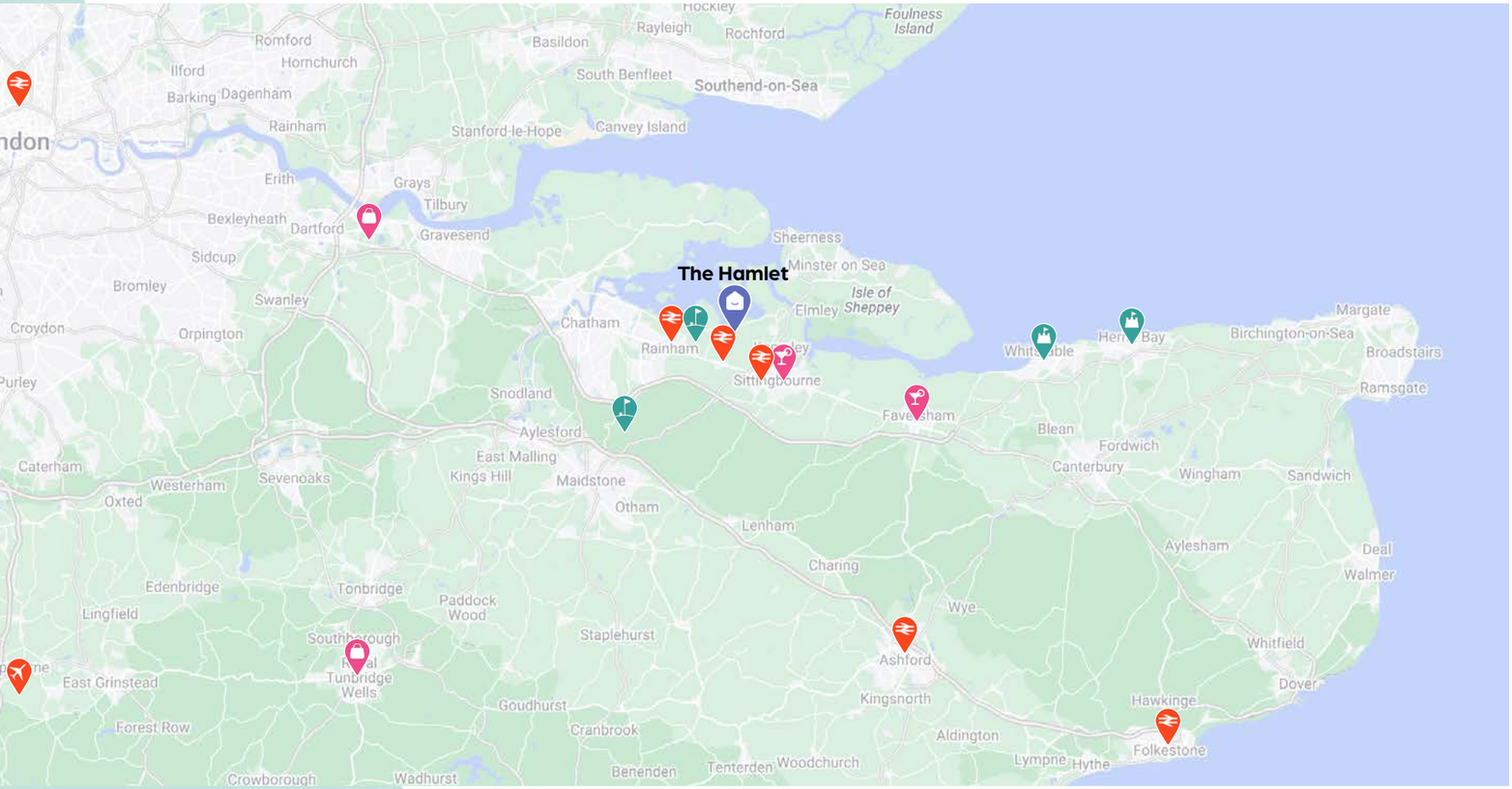
For those who love to shop, the premier destination of Bluewater Shopping Centre is only 35 minutes drive away. The nearby town of Sittingbourne have a range of high street shops, supermarkets, and independent boutiques. The town also has a cinema, theatre, and a selection of restaurants, cafés, and bars.











Connections.

Trains (via Rainham Station)

London St Pancras	53min
Whitstable	25min
London Victoria	56min
Canterbury East	34min
Folkestone	1hr 13min
Dover	1hr 3min

Driving

Newington station	2.6ml
Rainham Station	4.3ml
Sittingbourne	4.3ml
Maidstone	13.8ml
Faversham	18ml
Canterbury	20.6ml

Airports

London Gatwick Airport	50.3ml

Site information.

Plot	Plot Size	Max House GIA*	Garage GIA	Plot Price (Inc servicing and foundations)	Est. Turnkey Price **	Stamp Duty Saving ***
1	923 m2 / 9,935 sq ft	273 m2 / 2,938 sq ft	84 m2 / 904 sq ft	£555,000	£1,235,000	(£54,645)
2	753 m2 / 8,105 sq ft	252 m2 / 2,712 sq ft	84 m2 / 904 sq ft	£385,000	£995,000	(£59,125)
3	643 m2 / 6,921 sq ft	164 m2 / 1,765 sq ft	SOLD			
4	515 m2 / 5,543 sq ft	164 m2 / 1,765 sq ft	SOLD STC			
5	1085 m2 / 11,678 sq ft	273 m2 / 2,938 sq ft	SOLD			
6	1569 m2 / 16,888 sq ft	331 m2 / 3,562 sq ft	84 m2 / 904 sq ft	£631,000	£1,395,000	(£70,767)
7	804 m2 / 8,654 sq ft	252 m2 / 2,712 sq ft	84 m2 / 904 sq ft	£514,000	£1,125,000	(£47,635)
8	844 m2 / 9,084 sq ft	252 m2 / 2,712 sq ft	84 m2 / 904 sq ft	£514,000	£1,125,000	(£47,635)
9	996 m2 /	273 m2 /	84 m2 /		£1,235,000	(£54,935)
			RESERVED			

*GIA = Gross Internal Area.
**As this is a self-build site, the total cost will depend on what you chose to design. The rate will vary based on the size, specification and complexity of your build.
***This figure shows how much you will be saving compared to buying a similar sized existing home.



Plot 1.

Plot Size	923 m² / 9,935 sq ft
Max Developable GIA (inc Garage)	357 m² / 3842 sq ft
Bedrooms	Up to 5 bedrooms
Parking spaces	3 + double garage



Plot 1 is a corner plot located at the entrance of the development following the stunning drive down the private boulevard It benefits from Full Planning Permission to build an executive country style 5-bedroom home. A Design Code to enable the customisation of materials and layouts is also approved, as is a 904 sq ft, two-storey Garage with Studio. All layouts shown are indicative and can be customised to suit.

Ground Floor



Option 1



Option 2



Option 3

First Floor



Option 1



Option 2



Option 3





Plot 2.

Plot Size	753 m² / 8,105 sq ft
Max Developable GIA (inc Garage)	336 m² / 3617 sq ft
Bedrooms	Up to 5 bedrooms
Parking spaces	3 + double garage



Plot 2 is located along the eastern side of the avenue. It benefits from Full Planning Permission to build a large family home with up to 5 bedrooms and a 904 sq ft, two-storey garage with studio space. Enjoy up to 4 receptions rooms and break-out spaces enabling large rooms with exceptional sunlight to fill the house. A family sized south-eastern garden awaits residents and their guests, including patio/terrace area.

Ground Floor



Option 1



Option 2



Option 3

First Floor



Option 1



Option 2



Option 3





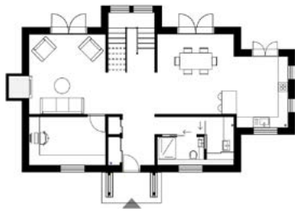
Plot 3.

Plot Size	643 m² / 6,921 sq ft
Max Developable GIA (inc Carport)	199.5 m² / 2147 sq ft
Bedrooms	Up to 4 bedroom
Parking spaces	3 + double carport

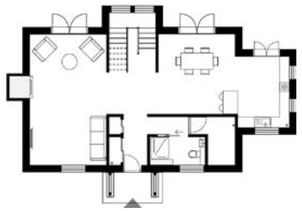
Plot 3 is the first of two modern cottage living plots along the eastern side of the avenue. Full Planning Permission has been secured for a family home of up to 4 bedrooms. A comfortable southern-eastern facing garden lies to the rear and driveway parking can be amplified by an approved double Carport.



Ground Floor



Option 1



Option 2



Option 3

First Floor



Option 1



Option 2



Option 3





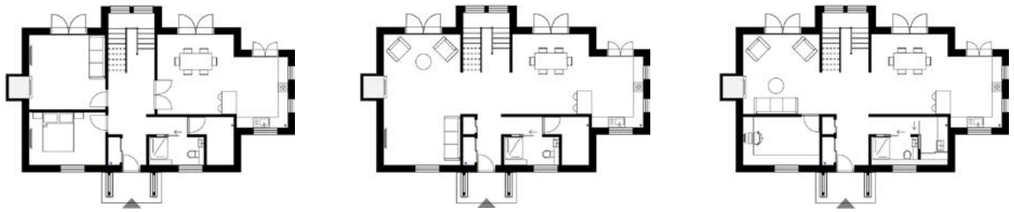
Plot 4.

Plot Size	515 m² / 5,543 sq ft
Max Developable GIA (inc Carport)	199.5 m² / 2147 sq ft
Bedrooms	Up to 4 bedroom
Parking spaces	3 + double carport



The second of two modern cottage living plots along the eastern side of the avenue. Full Planning Permission is in place for a 4-bedroom home that would suit those looking to downsize from a larger property or a young family looking to move further from the bustle of London. Parking in the driveway can be amplified by a double Carport and a good-sized garden to the rear will bring warmth and light late into the afternoon.

Ground Floor



Option 1 Option 2 Option 3

First Floor



Option 1 Option 2 Option 3





Plot 5.

Plot Size	1085 m² / 11,678 sq ft
Max Developable GIA (inc Garage)	357 m² / 3842 sq ft
Bedrooms	Up to 5 bedrooms
Parking spaces	3 + double garage



Plot 5 benefits from Full Planning Permission for a large, detached home of up to 5-bedrooms and multiple bathrooms. Up to 4 receptions rooms can be incorporated into the designs with a larger open plan eating and living area, naturally lit by double height windows on two sides. Plot 5 benefits from a 904 sq ft, two-storey garage with studio space.

Ground Floor



Option 1



Option 2



Option 3

First Floor



Option 1



Option 2



Option 3





Plot 6.

Plot Size	1569 m² / 16,888 sq ft
Max Developable GIA (inc Garage)	415 m² / 4467 sq ft
Bedrooms	Up to 6 bedrooms
Parking spaces	3 + double garage

Plot 6 is the largest most premium plot available on the site. It benefits from Full Planning Permission for an exceptional family home of up to 6 bedrooms and 4 bathrooms. A 904 sq ft , two-storey double garage with studio or living space above is permitted in the grounds, and residents will benefit from an exceptionally large south facing wrap around garden.



Ground Floor



Option 1



Option 2



Option 3

First Floor



Option 1



Option 2



Option 3





Plot 7.

Plot Size	804 m² / 8,654 sq ft
Max Developable GIA (inc Garage)	336 m² / 3617 sq ft
Bedrooms	Up to 5 bedrooms
Parking spaces	3 + double garage



Plot 7 is situated on the western side of the avenue and comes with Full Planning Permission to build a family home of up to 5 bedrooms. Consent for a 904 sq ft, two-storey garage/studio space exists and can be built now, or in the future. A large western facing garden will bring light and warmth to the plot late into the afternoon and summer evenings.

Ground Floor



Option 1



Option 2



Option 3

First Floor



Option 1



Option 2



Option 3





Plot 8.

Plot Size	844 m² / 9,084 sq ft
Max Developable GIA (inc Garage)	336 m² / 3617 sq ft
Bedrooms	Up to 5 bedrooms
Parking spaces	3 + double garage



Plot 8 is situated on the western side of the avenue and comes with Full Planning Permission to build a family home of up to 5 bedrooms. A two-storey, 904 sq ft garage with studio space is included as part of the approved designs. A large western facing garden will bring light and warmth to the plot late into the afternoon and summer evenings.

Ground Floor



Option 1



Option 2



Option 3

First Floor



Option 1



Option 2



Option 3





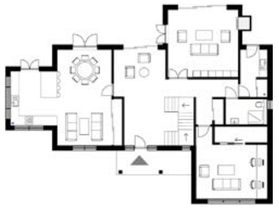
Plot 9.

Plot Size	996 m² / 10,720 sq ft
Max Developable GIA (inc Garage)	357 m² / 3842 sq ft
Bedrooms	Up to 5 bedrooms
Parking spaces	3 + double garage



Plot 9 is the third largest plot available on the site. It benefits from Full Planning Permission for a large, detached home of up to 5-bedrooms and multiple bathrooms. A two-storey, 904 sq ft garage with studio space is included as part of the approved designs. Residents will benefit from a large south and south-western facing garden to the rear, adjacent to the large communal garden space.

Ground Floor



Option 1



Option 2



Option 3

First Floor



Option 1



Option 2



Option 3





Why build your own home?

Create something unique to you
Design your home to reflect you and how you want to live.

Financial control
You're holding the purse strings, so you can prioritise your spending on what is most important. Perhaps custom interiors are most important, or use of sustainable materials. Maybe you want a larger home, or a smaller one that's manageable in later life.

Go green
You can work with your contractor to incorporate the latest renewables to make your home sustainable and cost-effective in the longer term.

Get involved
You can choose to input into the delivery of your home, reducing the over cost of delivery. Perhaps you will roll your sleeves up to put down flooring or paint the walls. You can do as much or as little as you like.



The process.

The hard work is done for you!
The developer has completed these steps on your behalf, allowing you to start building quicker.

You are here

1. Enabling & Groundworks

The following Enabling works are being carried out on your behalf to allow you to start building your home quicker:

- The foundaitons of your home
- Water and Foul drainage connections brought to plot boundary
- Ultra high-speed broadband brought to plot boundary
- Landscaped entrance with electronic gates
- Communal landscaping and planting
- Community CCTV system
- Low level street lighting along private drive
- Increased electricity load to plot boundary, enabling high-speed EV charging

1. Reservation and Sales

- Choose your preferred plot and make an offer to buy
- Complete Reservation
- Appoint solicitors to act on your behalf
- Work with our Architects, Allan Corfield Architects to customise your design

2. Customisation

- Work with our Architect to design your home prior to construction

3. Build Out

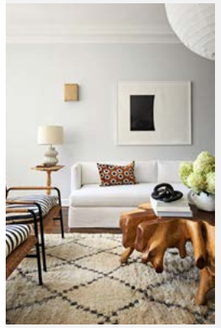
- Complete the sale of your plot and complete the build out of your new home
- Utilise the support of our recommended build partners or work with your own
- You will have 18 months to complete your build

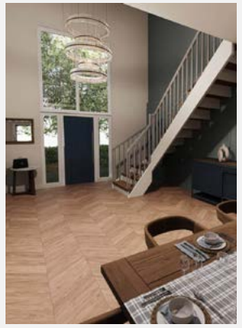
4. Complete & Move In!

- Obtain completion certificate from Building Control
- Complete any VAT reclaims
- Move in and enjoy your new home

Your home, your choice.

The Hamlet gives you the flexibility to design a home that suits you and your lifestyle.

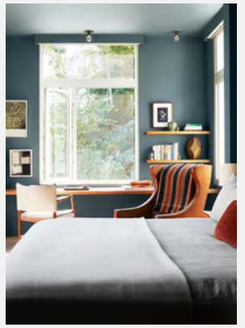














Frequently asked questions.

The process of building your home at The Hamlet has been made as smooth and stress free as possible, however we understand the responsibility of building a home will be a first for most buyers, so there is bound to be questions about how it works.

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 requirements, whether they relate to the environment, family or employment.
- You feel other options aren't of the architectural or build quality you want to achieve
- You are prepared to wait while your ideal home is being built

It may not be right for you if:

- You need to move in straight away
- You don't have the time it will require to build your home

What are the benefits of building my home at The Hamlet?
The main benefits are:

- Freedom to create your home just as you want it, with the benefit of professional support along the way
- Quality design and building to create a happier, healthier and more environmentally conscious home
- Remove key barriers to self-building, including, finding land, planning risk and groundworks/servicing
- Groundworks and enabling works such as electric entrance gates and site servicing has significantly reduced the build time and risk to building a new home.

How do I purchase a plot?
In the same way you would buy a house. Once you have completed your reservation and secured your finance, you will need to appoint a solicitor to act on your behalf. Our solicitor will send out the paperwork and once yours is happy, they will exchange contracts, and request the 15% deposit is paid. After we complete the groundworks for your new home, including its foundations, you will pay the remaining 85%, less the reservation fee.

Can I get a mortgage?
Yes, we've partnered with BuildStore Mortgage Services. They are the UK's leading experts in self-build mortgage finance, insurances and warranties. There is an array of mortgage options available, and your adviser will recommend which product is best for your individual circumstances. They will also support you to arrange your Site Insurance, which you will need in place before you start building.

Are there other financial incentives or benefits?
Yes! As a self-builder you will be entitled to a significant discount on the Stamp Duty Land Tax as you only pay it against the plot price, not the total cost of your home. This will save you up to £50,000 depending on which plot you buy.

A VAT refund is available on all materials and services you purchase throughout your self-build journey.

How long does it take?
This can differ depending on the builder you choose to appoint, and the complexities of any design choices or customisation you make. However, you should plan for 8 to 12-months to secure your preferred designs and have them built out by one of introduced build partners.

Can we modify the existing house designs, and how does this affect the planning permission?
Modifications can be made to the current plans within the scope of the existing planning permission. Our appointed Architects, Allan Corfield Architects (ACA) will support you to make these changes and prepare your new drawings for Building Regs, enabling a builder to cost their construction.

Should you want to make more extensive changes to house elevations, these can be handled by ACA on your behalf, and an amendment to the planning application must be sought.

What is the potential re-sale value of a self-built home?
Self-build homes typically re-sale at a significant premium. This is due to their bespoke nature, modern specification and layouts that align with how people want to live.

If we have not answered your question, please ask us to at **hello@custombuildhomes.co.uk** and we'll get back to you.

Financing your new home.

The payment process for a custom build home differs from a traditional new build home – which you pay for when your home has been built.

As your new home at The Hamlet will be built to meet your own individual style and requirements, payments are made at several stages throughout the build process.

Custom Build Homes partners with BuildStore Mortgage Services to guide you through this process. Their advisors will help you set your budget, arrange the right mortgage product for you and manage all stage payments on your behalf.

Why BuildStore?

It's quite simple – BuildStore are the only self build specialists who offer:

- The right finance for you, based on both your financial needs and requirements of your project
- Unmatchable expert knowledge about every aspect of self build, under one roof and just a phone call away
- Practical help and support, including complimentary consultations

Upon your offer being made, Custom Build Homes will introduce you to a friendly BuildStore advisor, they will financially qualify you for the development and help you set your budget. Once your offer has been formally accepted, they will help you arrange your mortgage offer, if required. Typically you can access funding of up to 85% of the plot cost and your build costs combined.

Please note – Your home may be repossessed if you do not keep up with repayments on your mortgage.

BUILDSTORE
MORTGAGE SERVICES



How to reserve.

- Contact Custom Build Homes to discuss availability.
- Once you have decided on your plot you will be required to send a written offer via email.
- If accepted your Sales Coordinator will process your reservation including; taking you through our affordability check and taking payment of the Reservation Fee, which is £5,000.
- Once this is completed we can then help you to start creating your perfect home.

CBH.

Featured at

GRAND DESIGNS LIVE

hello@custombuildhomes.co.uk **custombuildhomes.co.uk** **0345 223 4452**

Great Michael House, 14 Links Place, Edinburgh EH6 7EZ
BuildStore Custom Build Ltd T/A Custom Build Homes
Company No. SC618421

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