Red Kite Meadows.

CREATE A TRULY BESPOKE HOME IN ONE OF SOUTH LEICESTERSHIRE'S MOST DESIRABLE VILLAGE SETTINGS.

COOKS LANE, SAPCOTE, LEICESTERSHIRE LE9 4FE

Marketed by

CBH.



Welcome to

Red Kite Meadows

Red Kite Meadows is a limited collection of just five serviced plots, offering the rare chance to design and build a home tailored entirely to your lifestyle, within a carefully considered, high-quality scheme.



Why choose Red Kite Meadows?

Designed entirely around you

Each purchaser will submit a Reserved Matters application for their individual home, determining layout, scale, materials and detailing, all within an agreed framework.

You are free to appoint your own architect and construction team, giving you flexibility and autonomy from start to finish.

Build with confidence from day one

The developer will deliver the site-wide infrastructure including:

- New access and internal road layout
- Utilities and services to plot boundaries
- Drainage infrastructure

Everything is in place, from infrastructure to planning – allowing you to focus purely on creating your home.

Village living, without compromise

With strong community spirit, local amenities, countryside surroundings and excellent transport links, Red Kite Meadows appeals to families, professionals and downsizers alike.

This is an opportunity to join an existing community while building something uniquely yours.

Local Area.

Sapcote offers a range of amenities within easy reach, including:

- Local convenience stores
- Village pubs and eateries
- Community centre and recreation facilities
- Post Office
- Sports clubs and green spaces
- Fosse retail park (M&S, Primark, Next, H&M andmore)

Nearby Burbage and Hinckley provide larger supermarkets, retail parks and leisure facilities, while Leicester city centre offers extensive retail, cultural and employment opportunities.

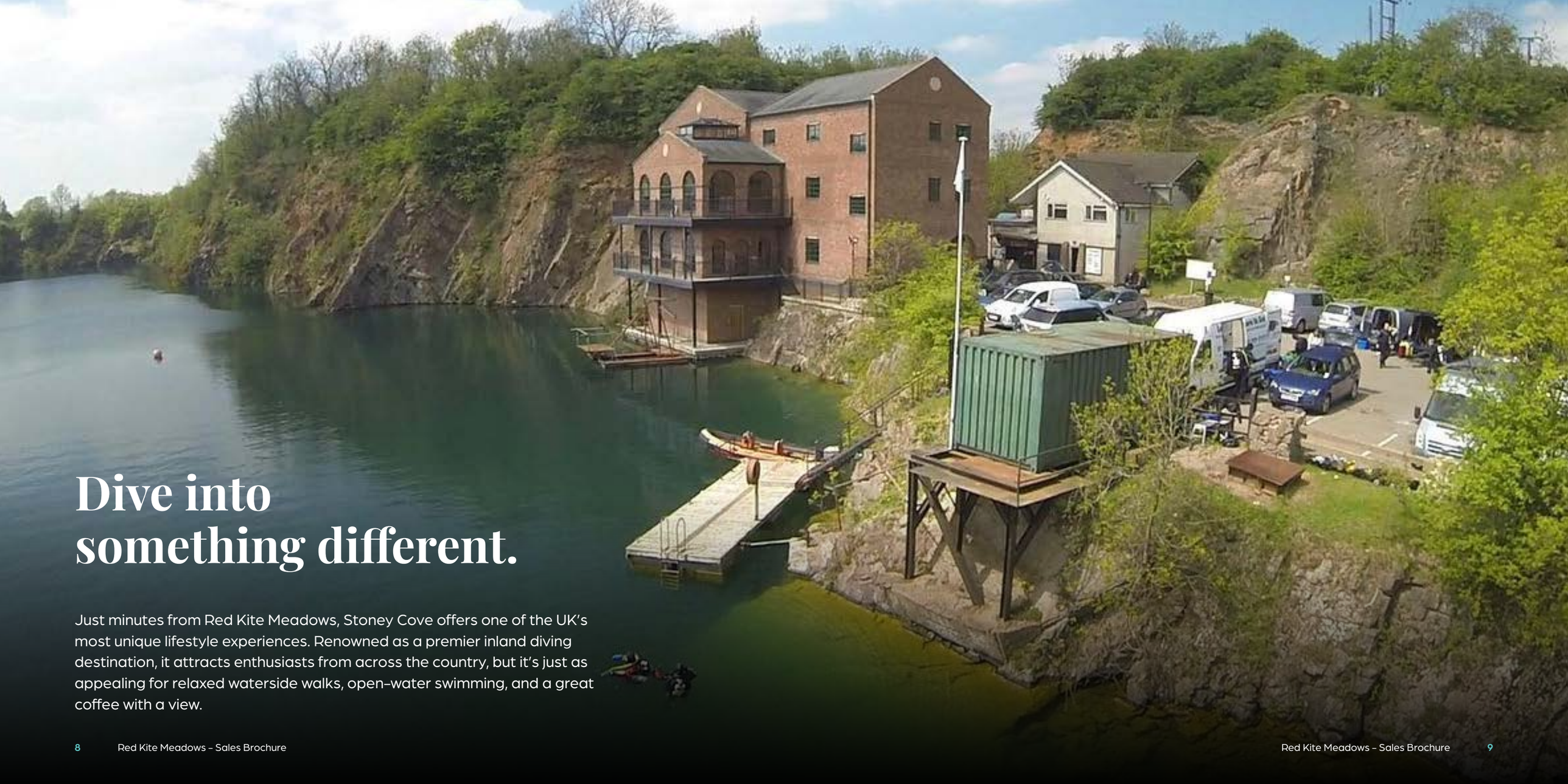












Dive into something different.

Just minutes from Red Kite Meadows, Stoney Cove offers one of the UK's most unique lifestyle experiences. Renowned as a premier inland diving destination, it attracts enthusiasts from across the country, but it's just as appealing for relaxed waterside walks, open-water swimming, and a great coffee with a view.



Image: **All Saints Church §of England Primary School**

Education.

WELL-REGARDED LOCAL SCHOOLS

Sapcote and the surrounding area benefit from a strong educational offering, including:

- **All Saints Church of England Primary School, Sapcote**
- **Sharnford Church of England Primary School**
- **Hastings High School, Burbage**
- **The Hinckley School**
- **Independent schooling options within commuting distance**

The village setting and school provision make the area particularly attractive for families.

Transport Links.

Sapcote offers excellent commuter convenience while retaining its village character.

Road

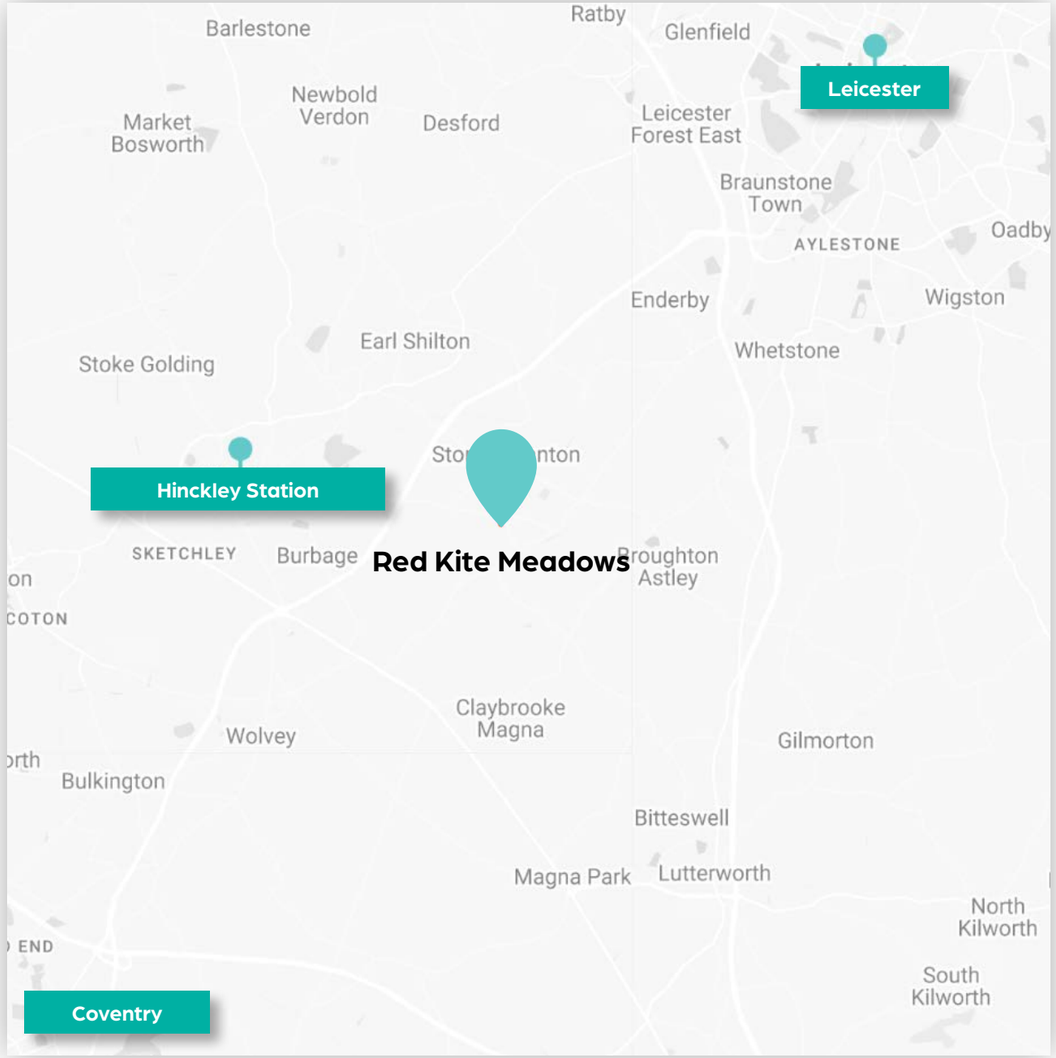
Easy access to the M69 (connecting to the M1 and M6)
Leicester – approx. 20 minutes by car
Coventry – approx. 25 minutes
Birmingham – approx. 45 minutes

Rail

Hinckley Station – approx. 10 minutes by car
Direct services to Leicester, Birmingham and beyond.
Rugby Station - direct links to London Euston

Airports

East Midlands Airport – approx. 30–35 minutes
Birmingham Airport – approx. 35–40 minutes
London Luton Airport - approx. 75 minutes



The Site.

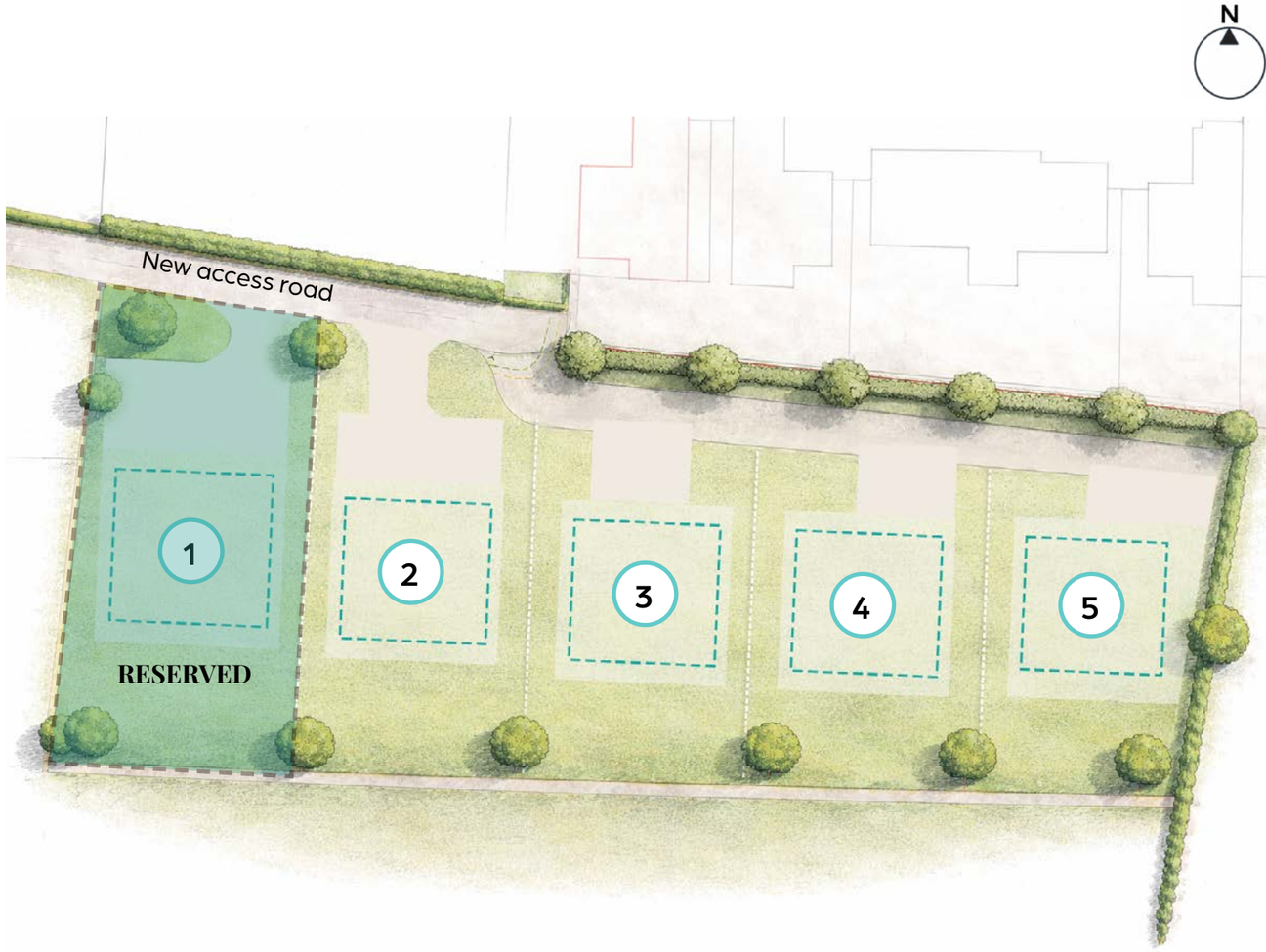
Red Kite Meadows comprises five individual serviced plots set behind Orchard Lea Close.

Each plot purchaser will submit their own Reserved Matters application to determine:

- House size and footprint
- Architectural design
- Materials palette
- Landscaping and boundary treatments

The development is guided by a **Design Guidance** document encouraging individuality while maintaining quality and cohesion.

Please note: The plot layouts and site plans shown are indicative only and provided for guidance purposes. They should not be relied upon for determining boundaries, dimensions, areas or for any form of measurement. Purchasers must rely on the title plan and legal documentation provided during the conveyancing process.

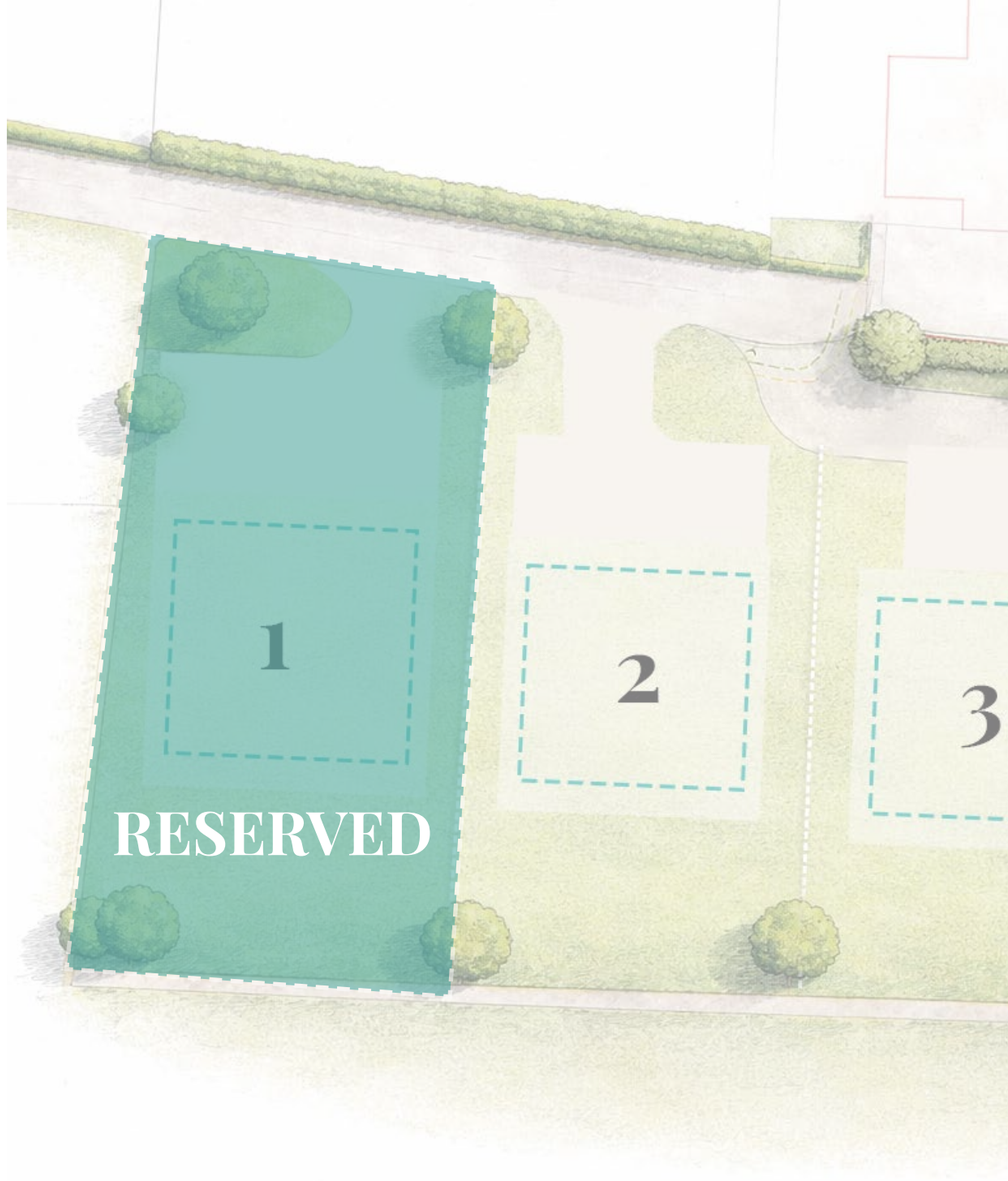


Plot 1. RESERVED

The flagship plot offers exceptional scale, privacy and the opportunity to create a landmark home within the development.

Plot Size	Approx. 855 m^2 (0.21 acres)
Indicative 2-Storey (Gross Internal Area)	260–360 m^2
Expected Home Type	4–5 bedroom executive home
Guide Plot Price	£310,000
Potential End Value	**£890,000**



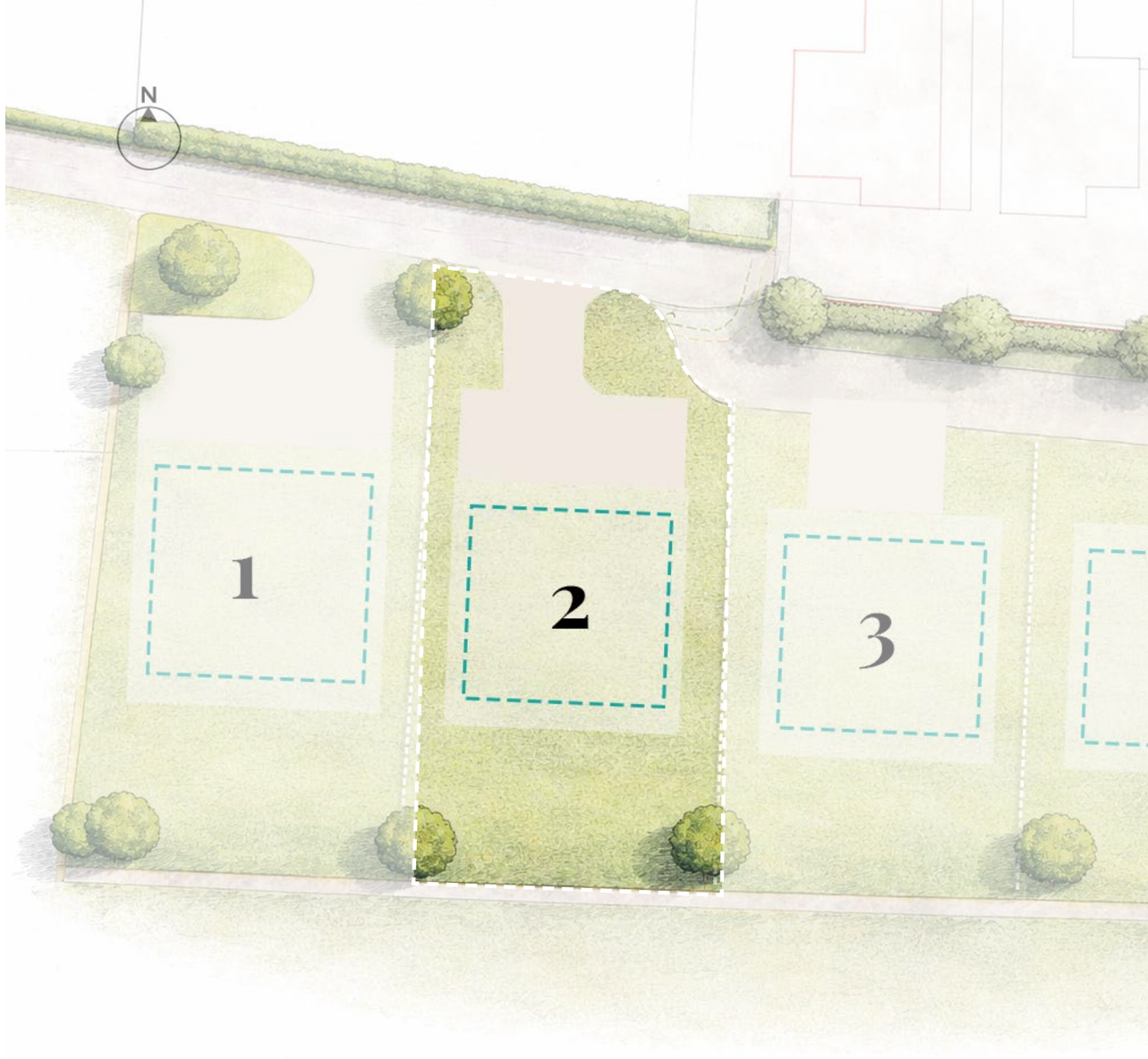


Plot 2.

A beautifully balanced plot with flexibility in design and excellent garden proportions.

Plot Size	Approx. 741 m^2 / 7976 sq ft / 0.18 acres
Indicative 2-Storey GIA	230–320 m^2
Expected Home Type	4–5 bedroom executive home
Guide Plot Price	£295,000
Potential End Value	**£810,000**



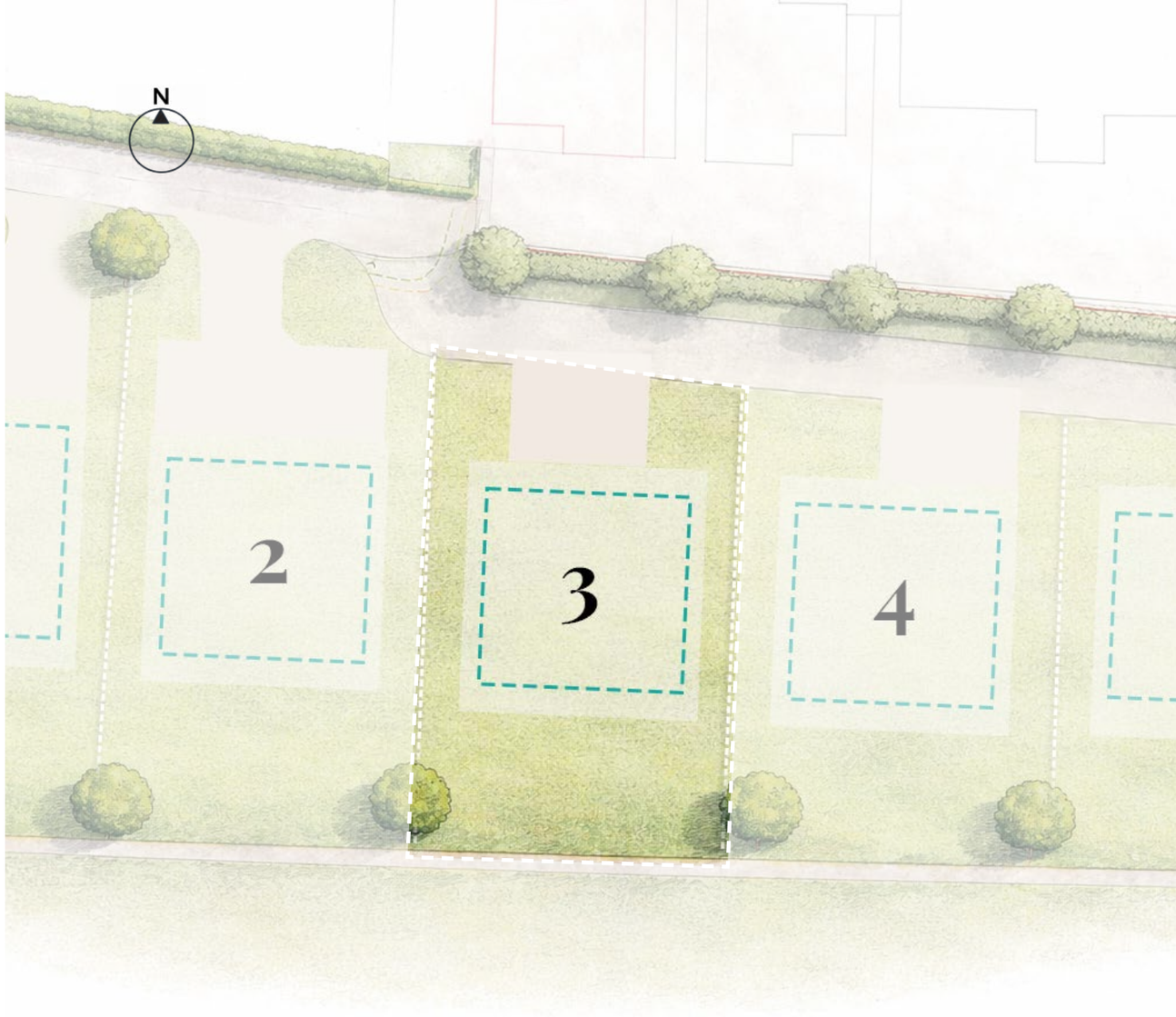


Plot 3.

A highly efficient plot ideal for a contemporary family home with strong indoor–outdoor connection.

Plot Size	Approx. 700 m^2 / 7534 sq ft / 0.17 acres
Indicative 2-Storey GIA	180–260 m^2
Expected Home Type	4–5 bedroom executive home
Guide Plot Price	£285,000
Potential End Value	**£775,000**





Plot 4.

A well-positioned plot offering scope for a refined, design-led home.

Plot Size	Approx. 685 m^2 / 7373 sq ft / 0.17 acres
Indicative 2-Storey GIA	170–250 m^2
Expected Home Type	4–5 bedroom executive home
Guide Plot Price	£290,000
Potential End Value	**£840,000**



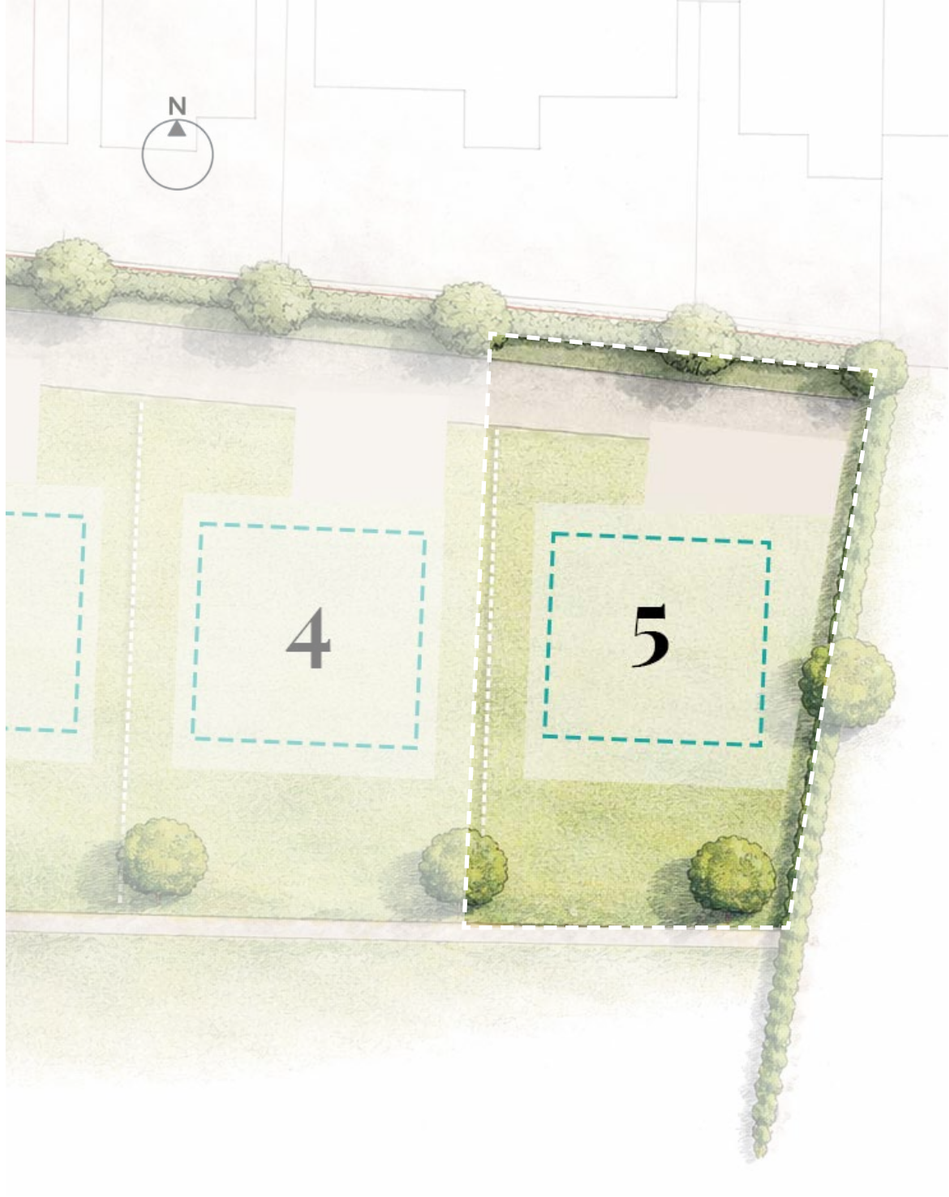


Plot 5.

A versatile plot with excellent proportions, perfectly suited to a spacious family home.

Plot Size	Approx. 897 m^2 / 9655 sq ft / 0.22 acres
Indicative 2-Storey GIA	200–290 m^2
Expected Home Type	4–5 bedroom executive home
Guide Plot Price	£320,000
Potential End Value	**£875,000**





A setting defined by quality.

The homes along the private driveway at Red Kite Meadows set the tone for the development with thoughtfully designed, well-proportioned and built with a clear emphasis on quality.

This established backdrop provides confidence and context, ensuring that each new home contributes to a cohesive and attractive environment, while still allowing for individuality in architectural expression.

At Red Kite Meadows, your home will form part of a carefully considered collection, one that values design integrity, consistency and long-term appeal.











Inspiration.

INDICATIVE DESIGNS. REAL POTENTIAL.

The surrounding homes at Red Kite Close demonstrate the scale and quality that can be achieved within this setting.

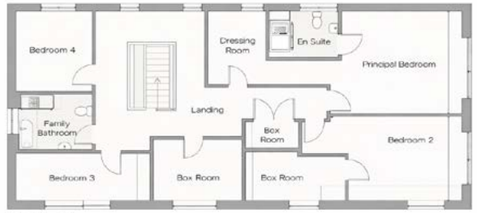
To help visualise what is possible, indicative floorplans have been prepared based on similar homes already delivered locally. These examples illustrate how generous, well-balanced living spaces can be created, typically accommodating spacious 4–5 bedroom homes with open-plan living, private study areas and strong connections to the garden.

These layouts are intended as a starting point only. At Red Kite Close, each purchaser has the freedom to design a home that reflects their own lifestyle, preferences and priorities; whether that means expansive entertaining spaces, additional bedrooms, or a more refined, minimalist layout.

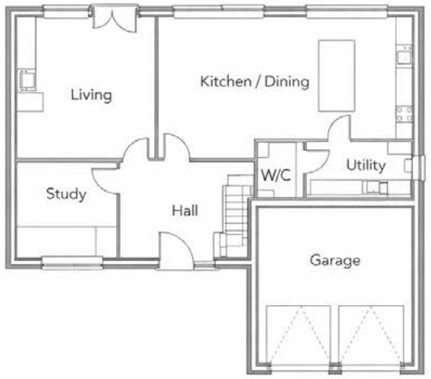
This is your opportunity to take inspiration from what has been achieved, and create something entirely your own.



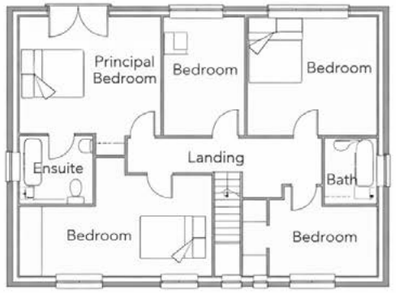
Ground Floor



First Floor



Ground Floor



First Floor

Floorplans shown are indicative only and for illustrative purposes. Final designs are subject to purchaser specification and Reserved Matters approval. More floor plans can be provided upon request.

Your home, your choice.

The interiors shown are illustrative of the quality and lifestyle that can be achieved at Red Kite Meadows, elegant, spacious and designed for modern living.

From open-plan living spaces to private, retreat-style bedrooms, every element can be shaped around your lifestyle.

But the final word is yours.











Indicative CGI showing the scale and quality of homes that could be created at Red Kite Meadows.



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Design Guidance & Principles.

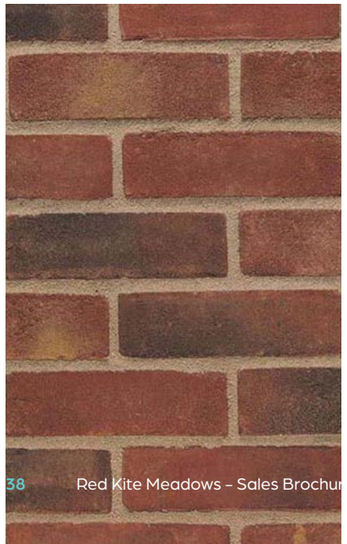
Red Kite Meadows has been carefully structured to allow creativity without compromising quality.

Materials

A wide mix of high-quality materials is supported, including:

- Red brick
- Locally sourced stone
- Timber
- Contemporary detailing

Both traditional and modern approaches are welcomed, provided they are durable and sustainable.



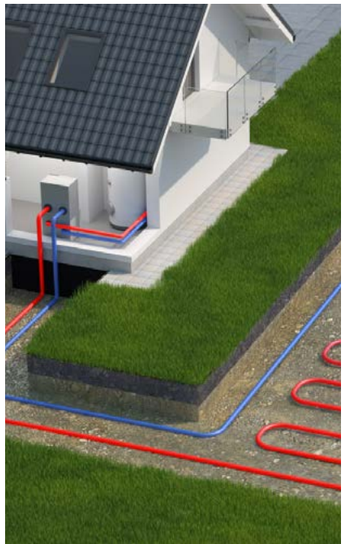




Energy Efficiency

Homes are expected to achieve high energy performance standards, including:

- Excellent insulation and airtightness
- Air source or ground source heat pumps
- Projected EPC ratings of A to A+







Your self-build journey.



STEP 1

Secure Your Plot

Choose your preferred plot and complete the reservation process.



STEP 2

Design Your Home

Prepare your Reserved Matters application with your architect or housebuilder.



STEP 3

Planning Approval

Submit to Blaby District Council for detailed approval.



STEP 4

Appoint Your Builder

Select your contractor and agree a build programme.



STEP 5

Build & Personalise

Select finishes, fittings and landscaping.



STEP 6

Completion & Move-In

Final inspections, sign-off and occupation.



Investment Benefits

Beyond the lifestyle benefits, custom build also offers a compelling financial advantage.

Significant Stamp Duty Savings
By paying Stamp Duty on the land value rather than the completed home, buyers retain significantly more capital to invest in specification and design.

Example:

Plot Price: £285,000
Projected Completed Value: £775,000

Stamp Duty on Plot Only: £4,250
Stamp Duty on Equivalent Finished Home: £28,750

Potential Stamp Duty Saving: £24,500

This saving, combined with the ability to design a home tailored exactly to your preferences, adds real value both financially and personally.

Financing Your Dream Home.

FLEXIBLE SOLUTIONS FOR YOUR SELF-BUILD JOURNEY

At Red Kite Meadows, we understand that financing your self-build home is a critical part of the process. That's why we're proud to partner with BuildStore Mortgage Services, the UK's leading specialist in self-build mortgages, to provide you with tailored financing solutions that meet your needs.

Why Choose BuildStore Mortgage Services?

With over 20 years of experience in the self-build market, BuildStore offers exclusive mortgage products specifically designed for self-builders, custom build, and renovation projects. Their flexible approach helps you manage cash flow and provides funding at every stage of your build – from purchasing your plot to finishing your dream home.

BUILDSTORE MORTGAGE SERVICES



Key Benefits of a Self-Build Mortgage from BuildStore:



Guaranteed Stage Payments: Unlike traditional mortgages, self-build mortgages release funds in stages. This means you'll receive funds as you need them – whether it's for buying your plot, construction, or the final finishes.



Tailored to Your Project: BuildStore will work with you to create a financing plan that fits your unique project. With options for fixed or variable rates, interest-only or repayment plans, you'll find the perfect fit for your budget.



Cash Flow Management: With a self-build mortgage, you can unlock funds at key stages – giving you flexibility and control over your cash flow as your build progresses.



Expert Advice: BuildStore's mortgage advisers are specialists in self-build and custom build finance, ensuring that you get the right advice and the best deals to suit your individual circumstances.

Getting Started with BuildStore Mortgage Services:

1. **Initial Consultation**: Speak with a BuildStore adviser to explore your options. Whether you're a first-time self-builder or experienced, their team will guide you through the best mortgage products available.

2. **Mortgage Approval:** Once your financials are in place, BuildStore will help you secure the best mortgage for your project, with stage payments aligned to your build schedule.

3. **Ongoing Support:** Throughout your build, BuildStore's team will be on hand to ensure that funds are released promptly, keeping your project on track.

4. **Site Insurance and Structural Warranty:** BuildStore, via its subsidiary BuildStore Insurance Services Ltd. will provide advice on the most suitable Site Insurance and Structural Warranty for your project. These are necessary requirements to protect you, and your build.

Frequently asked questions.

1. Can I use my own Architect and Builder?

Yes, buyers are free to appoint their own architect and builder for their custom home. Custom Build Homes (CBH) understands that many purchasers may already have trusted professionals in mind. However, for those who would like guidance, CBH can connect buyers with a network of experienced, pre-approved architects and builders familiar with the site and local planning context.

This flexible approach ensures you can build your home your way, while still benefiting from expert advice if needed. Whether you're starting from scratch or looking for recommendations, we're here to support you throughout the process.

2. How long will it take?

Your selected build team will support you with design, engineering and building. You should expect 12 months from breaking ground to moving in.

3. Can I get a mortgage to build my home?

Yes, we're supported by the UK's leading mortgage partner for custom and self-build finance, BuildStore. You can secure up to 90% LTV for your plot and build costs, subject to affordability and personal finances. We'll introduce you for a no commitment chat on request.

4. How do these mortgages work?

They operate similarly to traditional mortgages, except during the build, funds are released in stages as your home is constructed.

5. Are there any other financial benefits to building my own home?

Yes! There are several Government-backed incentives for self-builders, including VAT refunds for materials and services, and Stamp Duty Land Tax (SDLT) is only chargeable on the price of your plot. This can generate savings of c. £130,000 at Red Kite Meadows, when compared to buying a new home in the area.

6. How much will building my home cost?

Build costs are ultimately determined by the size, design complexity and specification of your new home. However, typical build costs of £2,200/m2 – £2,700/m2 should be expected for new homes at Red Kite Meadows, given their sizes and end values. Your selected build team will provide a fixed build cost based on your final house designs.

7. What is the potential resale value of a custom home?

Self-built homes or custom homes typically generate a higher resale value due to their bespoke nature and modern specifications making them more attractive to future buyers.

12. Are there any additional costs beyond the plot and build costs?

Yes, there are additional costs to consider beyond the purchase of the plot and the construction of your home. These may include design and planning fees, which your architect will guide you through.

If you plan to sell your current home to fund the build, you should also factor in the cost of alternative living arrangements during the construction period.

Your financial advisor will be able to explain your funding options and help you structure your finances throughout the build process.

10. How will the development integrate with the local community?

The approved Design & Access Statement for Red Kite Meadows has been designed to compliment and enhance the local area, fostering a sense of belonging amongst like-minded homeowners and their wider community.

11. What utilities are connected to my plot?

All necessary utilities are connected up to the boundary of each plot at Red Kite Meadows. These include high-speed telecoms, electricity, with increased load to power EV charging, water and foul drainage.

14. Can I visit the site?

Yes, get in touch with your Sales Advisor to arrange a viewing.

15. I am ready to go, what are the next steps?

Speak with your Sales Advisor at Custom Build Homes today. Choose your plot, complete the reservation form and pay the reservation fee. This will secure your plot while your solicitors progress the sale towards Exchange of Contracts, leaving you to begin designing your new home. Mortgage Advice is available upon request.

HOW TO RESERVE

Once you have selected your preferred plot:

1. **Submit a written offer**
2. **Complete an affordability check**
3. **Pay a refundable reservation fee**

Our team will then guide you through to exchange of contracts and beyond.

CONTACT INFO

CBH.

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custombuildhomes.co.uk
0345 223 4452

The illustrations and CGIs shown within this brochure are artist's impressions only and do not accurately depict landscaping, gradients or street furniture. Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide and Custom Build Homes reserves the right to amend the specification as necessary and without notice.

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