



THE PADDOCK

— HAILSHAM —



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A NEW COMMUNITY

The Paddock is brought to market by Custom Build Homes in collaboration with Landström, a specialist Promoter Developer based in the South East.

The development offers large serviced building plots for bespoke new homes, designed by us, to be unique for you. With end to end expert support, you can achieve a new home within budget and exactly as you want it to be.

Outline planning permission has been granted for substantial properties of up to 252 - 396m² (2712 - 4262ft²) on plots up to 1/3 acre, with layouts and designs to be tailored by each purchaser with support from our awardwinning architects.

**Subject to necessary planning consents.*



ON YOUR DOORSTEP

The Paddock resides within the Parish of Arlington, and next to the picturesque market town of Hailsham in East Sussex. The site is located only 100m from Abbot's Woods which provides acres of dog-friendly places to explore.

Hailsham is a historically rich town only 15 minutes from Eastbourne along the southern English coastline and with excellent links to London. Whilst being largely rural in character, Hailsham can still boast a variety of local and national shops, several supermarkets, a cinema, and leisure centre with swimming pool.



EDUCATION

Hailsham is close to an impressive range of schools such as Pheonix Academy, Hawks Farm Academy & Polegate School. There are also several private schools in the area such as Bede's Senior School and Annan School.

TRAVEL LINKS

The town offers excellent travel links both north towards London via the A22 and south towards Eastbourne and the English coastline.

It is little over a mile to the shops, pubs and restaurants of Hailsham town centre and surrounding areas. The A22 Hailsham bypass is your fast route into Eastbourne, ten miles to the south, or north towards Uckfield, East Grinstead and the M25 at junction 6.





SITE PLAN

The layout of plots at Hailsham has been designed to enable as much flexibility as possible for house design, size and orientation.

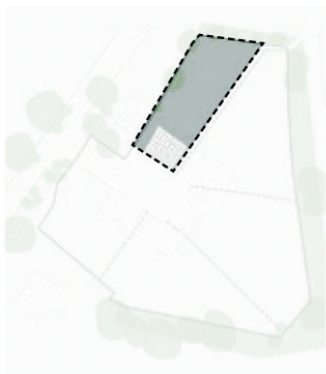
Each plot benefits from a spacious “build zone” on which your designer will support you to position the footprint of your new home. All plots benefit from a separate area where an integral or detached garage can be placed.

All residents will benefit from large gardens and driveways accommodating parking for two cars. Three of the five homes will benefit from southern facing rear gardens, and those that do not can create additional light through the home with intelligent use of glass in their new house designs.



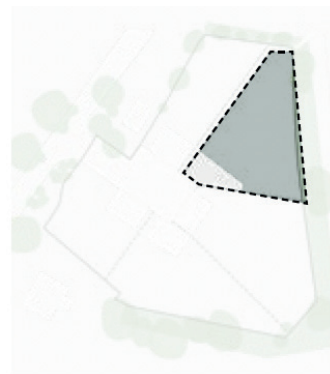


PLOT DETAILS



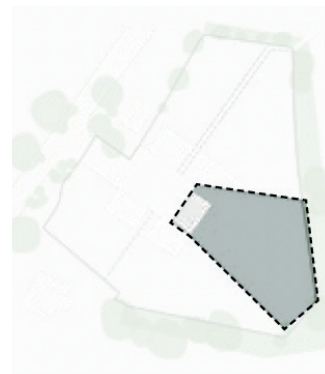
PLOT 1

Plot Size	719m ²
Build Zone	142m ²
Maximum Building Footprint	142m ²
Max. Floor Area (GIA)	272m ²
Max. Number of Storeys	2
Max. Ridge Height	8.5m
Max. Eaves Height	5.4m



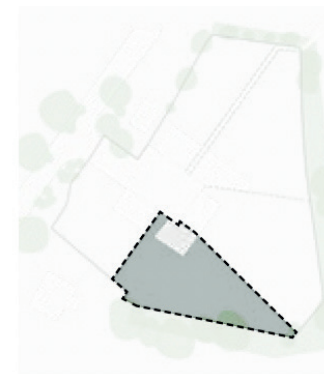
PLOT 2

Plot Size	1179m ²
Build Zone	199m ²
Maximum Building Footprint	199m ²
Max. Floor Area (GIA)	354m ²
Max. Number of Storeys	2
Max. Ridge Height	8.5m
Max. Eaves Height	5.4m



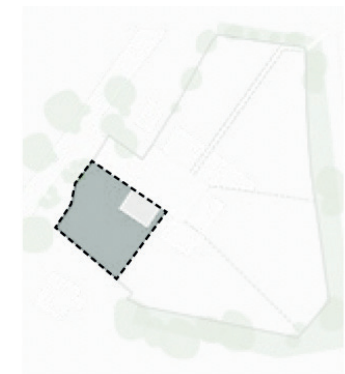
PLOT 3

Plot Size	1321m ²
Build Zone	229m ²
Maximum Building Footprint	229m ²
Max. Floor Area (GIA)	396m ²
Max. Number of Storeys	2
Max. Ridge Height	8.5m
Max. Eaves Height	5.4m



PLOT 4

Plot Size	1161m ²
Build Zone	238m ²
Maximum Building Footprint	232m ²
Max. Floor Area (GIA)	348m ²
Max. Number of Storeys	1.5
Max. Ridge Height	7.5m
Max. Eaves Height	5.4m



PLOT 5

Plot Size	841m ²
Build Zone	193m ²
Maximum Building Footprint	168m ²
Max. Floor Area (GIA)	252m ²
Max. Number of Storeys	1.5
Max. Ridge Height	7.5m
Max. Eaves Height	5.4m



WHY CUSTOM BUILD

STRESS-FREE

Unlike traditional selfbuild our supported and easy to understand process means you can relax and enjoy the process from start to finish.

AFFORDABILITY

Enjoy savings of up to 15% on the cost of a new developer-built home in the area. When purchasing land for the purpose of creating your own home, you will only pay stamp duty on the agreed purchase price of the serviced plot rather than the completed building.

SUSTAINABLE LIVING

Live in a high-quality home that is lighter, brighter, better insulated and more energy efficient, helping you to decrease your carbon footprint and reduce your monthly utility bills.

ACCESSIBILITY

Design spaces that suit, with the right balance of space, privacy and functionality. Create an inclusive home giving you and your family the freedom to move independently.

FAMILY FRIENDLY

Design safe child friendly spaces with storage solutions that adapt as they grow. Whether you prefer open plan or defined play areas, the choice is yours.

FREEDOM IN RETIREMENT

Enjoy a more accessible, sustainable and comfortable home in your later years, whilst retaining the independence of living in your own home.

FUTURE PROOFING

Ensure your home stands the test of time with energy saving measures and higher quality materials helping to reduce the cost of its maintenance in your retirement.

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**CUSTOM
BUILD HOMES**

These particulars are provided as a general guide and do not constitute any part of an offer or contract. Whilst every endeavour has been made to provide accurate measurements and a fair description of the properties, this information is not guaranteed. This brochure is intended to provide an indication of the general style of our development. The developer reserves the right to alter or vary the design and specification at any time for any reason without prior notice. External finishes and elevational treatments to the houses, garages and parking shown may vary or change, sanitary ware and kitchen finishes may differ from that in images. Please note dimensions are approximate +/- 50mm and are not intended to be used for carpet sizes, appliance spaces or furniture items. Driving and walking times are from Google Maps. Please check times prior to travel.”)