

Custom Build Plot Prospectus



Bradley Farm,
Hampshire

B E A U T I F U L L Y
T A I L O R E D



POTTON
A KINGSPAN COMPANY

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INTRODUCTION

Potton was founded in 1964 and was privately run and owned up until its acquisition by the Kingspan Group in 2006.

Over the last 30 years, Potton has evolved from simply being a manufacturer of timber frame kits for residential and commercial applications, into an architecturally lead self-build package company, offering a full range of support services including, design, planning, and technical support, as well as providing opportunity to connect to finance specialists, project managers, and turnkey contractors offering a range of routes to build a home.

Potton have now designed and provided self-build kits to build nearly 7,000 homes.

Following increasing demand from those not able to find land, and the implementation of the Governments Right to Build legislation, Potton has developed a number of Partnership Agreements for Landowners and Developers to provide individual plots available for people to build a customised home; whatever shape, size style or budget is involved.





BENEFITS OF CUSTOM BUILD AT BRADLEY FARM



ACHIEVEMENT

Custom Building with Potton enables you to live in a home that truly suits you. You get to create your dream home, the way you want it.

GREAT LOCATION

Bradley is a low density site served by a private road in a secluded country setting, but within easy reach of Basingstoke and Alresford.

REDUCES RISK

With Potton, it is much easier and less risky to build your dream home. We deal with all aspects of design and requirements of the planning permission. We also make sure your plot is serviced and ready to build as well as providing a market leading structural envelope for your home.



POTTON CUSTOM BUILD HOME:

For Potton, custom build is a one-of-a-kind home, designed for a specific client and location. Custom build plots are typically fully serviced and the process tends to offer a choice of build systems and build routes with a range of support services.

Custom build provides an opportunity to reduce risk by increasing likely equity, thereby maximising economic opportunities for perspective home owners. It also enable customers to build a style of home that is:

- Tailored to their budget
- Designed for them or by them
- Constructed to their specification
- Built for them or by them

Seizing on this unparalleled planning opportunity, and their success of delivering bespoke, high quality self-build properties on behalf of its customers for over 50 years, Potton are enabling custom build development by bringing together landowners and developers to offer for sale of individual and groups of plots to prospective customers wishing to build their own homes.

Self Build - An individual finds a plot and takes overall responsibility for designing, planning and constructing the house they build.

Custom Build - Someone other than an individual wanting to self-build brings forward a site for development. The site will consist of serviced plots provided with the infrastructure necessary to enable individuals to design, plan and construct their own property.





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Why Custom Build at Bradley Farm?

At Bradley Farm, it's your choice. You can purchase a serviced plot and design a home that suits your aspiration, needs and budget. Each house can then be customised to your bespoke requirement.

You can tailor the design to suit you by adding or subtracting rooms, changing layouts or even house type, as long as it meets the requirements of the Design & Access Statement and Plot Passport.

You can arrange for your home to be project-managed or engage with a contractor to build all or part of your home.

Potton will provide the design solution and enable your choice of route to build.



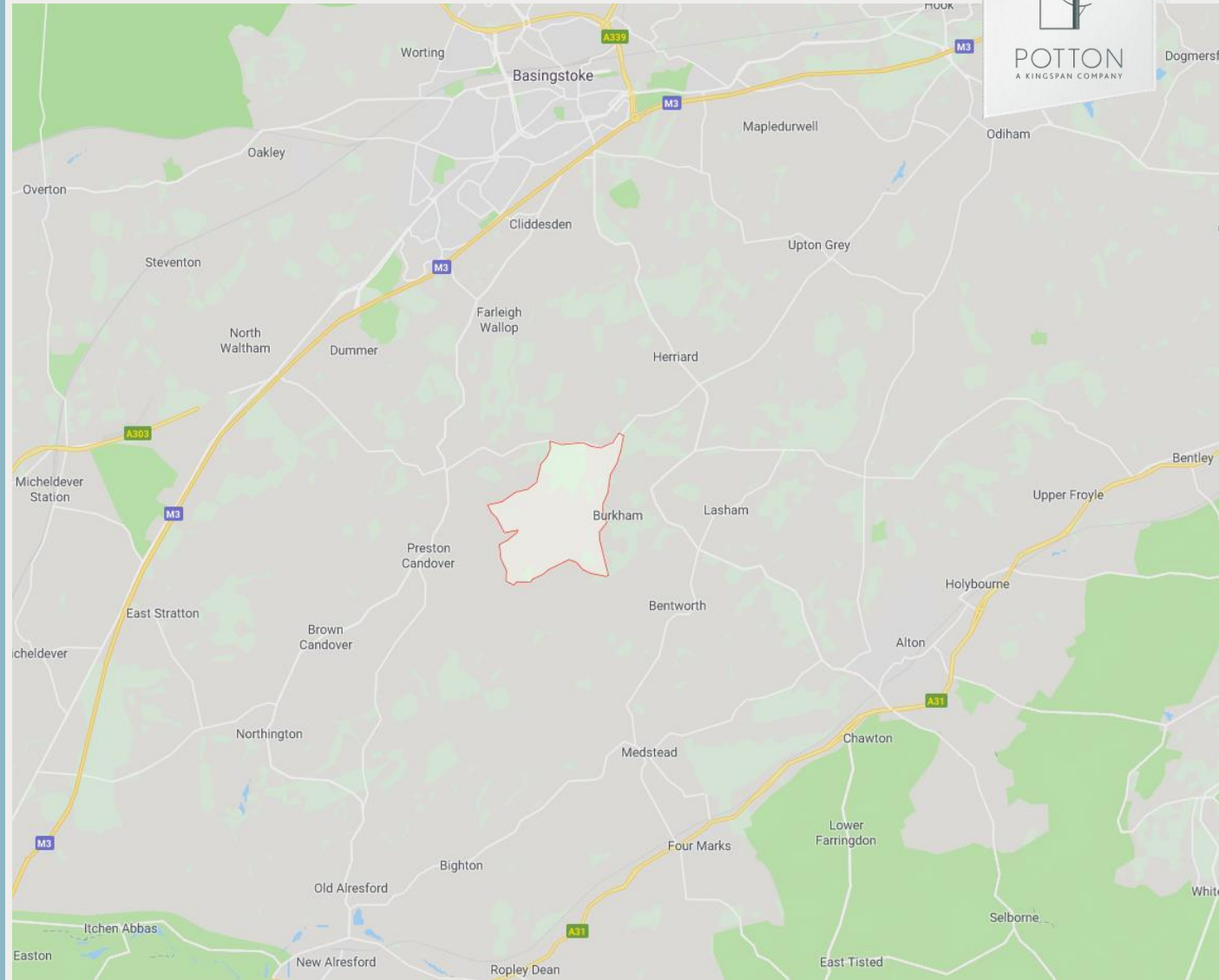
7 Plots available at Bradley Farm

Bradley Farm is located on the edge of the settlement of Bradley, between Basingstoke and Alresford.

Bradley is a small village and civil parish in the Basingstoke and Deane district of Hampshire, England. Its nearest town is Alton, which lies 5.4 miles southeast from the village and Basingstoke lies 6.6 miles to the north.

The site covers an area of around 1.6 hectares and is currently a dog boarding kennels and cattery, which will be relocated to land nearby. The site adjoins residential curtilages, open fields and woodlands.

With only seven plots, it is very low density providing a perfect countryside setting for building your own home.





The Bradley Farm Design

The Design and Access statement supported by individual plot passports describes a set of overall guidelines for the scheme and in particular sets expectations for the building form and external material specifications. This will include a fixed maximum developable area and the storeys restriction for each plot.

These guides enables us to work with our customers and develop architectural designs for them safe in the knowledge that they will secure Detailed Planning Permission when submitted.

MATERIALS

Roof – Plain tile and slate tile will be used through out the site which matches local context.

Joinery-High performance windows are recommended for all glazed areas. White or ivory coloured casement windows coupled with appropriate timber cottage-style doors.

Walls -For walls, the timber frame can be wrapped and finished with heritage red brick, hanging clay tiles, timber cladding along with painted brick and a selection of pastel render colours.

Come tell us your ideas!





PLOT PROFILE

01

UNIT TYPE: Detached
PLOT AREA: 3292m² (0.81 acres)
MAX GIA: 223 m²
MAX HEIGHT: 2 storeys

Plot 1 is the largest plot at Bradley Farm which offers generous freedom of layout with a spacious rear garden in a stunning countryside setting.

These ideas work with the design aspirations for the scheme. Use as inspiration to begin designing your dream home today!

See plot passport for more information.

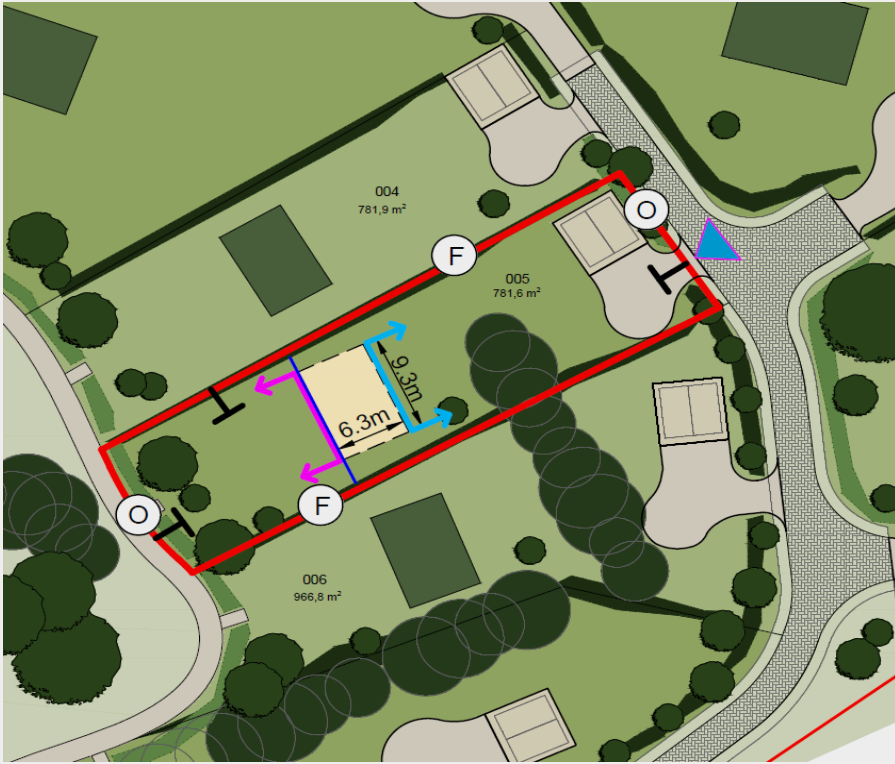


S 0500-N
 0105 Y10R
 0505 Y30R



09





PLOT PROFILE

05

UNIT TYPE: Detached Cottage
PLOT AREA: 781.6m² (0.19 acre)
MAX GIA: 111m²
MAX HEIGHT: 2 storeys

"A unique dual aspect cottage style home which sits overlooking the spacious open green to the front and a generous rear garden to match, makes this an idyllic countryside cottage."

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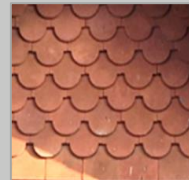
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S 0500-N

0105 Y10R

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PLOT PROFILE

06

"A unique dual aspect cottage style home which sits overlooking the spacious open green to the front and a generous rear garden to match, makes this an idyllic countryside cottage."

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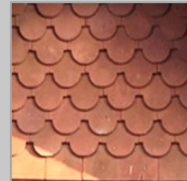
UNIT TYPE: Detached Cottage
PLOT AREA: 966m² (0.24 acres)
MAX GIA: 111 m²
MAX HEIGHT: 2 storeys



S 0500-N

0105 Y10R

0505 Y30R





The Potton Custom Build Service

Serviced and prepared plot

Plot Purchase

The plot comes with outline planning approval coupled with services which de-risks the process, ensuring a much simpler route to build.

Each plot will have connections provided for mains electricity, water and broadband, at a convenient point set at the back edge of the footpath adjacent to the drive, indicated on the Serviced Plot Layout. Plot purchaser will be responsible for installing local wastewater management unit (Klargester).

Gas is not present in the village so renewable energy sources are encouraged. Electric heating, air source heat pumps and wood burners are all envisaged.

Each plot will be prepared to an appropriate level below the finished ground floor level. Infrastructure works are to include all boundary fences where required, and hedges. Divisional boundaries and plot landscaping are to be the obligation of the plot purchaser to satisfy the Planning Conditions.

Plot purchasers will also be responsible for delivering the drive, garden and soft plot boundary (if applicable) as part of their Custom Build process.



The Potton Custom Build Service

Design and planning service;

- Architectural Design, from consultation to realisation of your home
- Final planning permission (subject to meeting requirements of Plot Passport).
- Building Regulation submission service.
- SAP Energy calculation and Certifications.
- Structural engineering.

The Potton Package

- One to one guidance from a Personal Custom Build Consultant.
- Choice of systems.
- Choice of windows, doors and stairs.
- Options to add further Potton products.

Self Build Academy®

- Take advantage of an extensive range of seminars, workshops and courses that will help prepare you to custom build in the way that most suits you.
All Academy events are free of charge to Potton Customers .



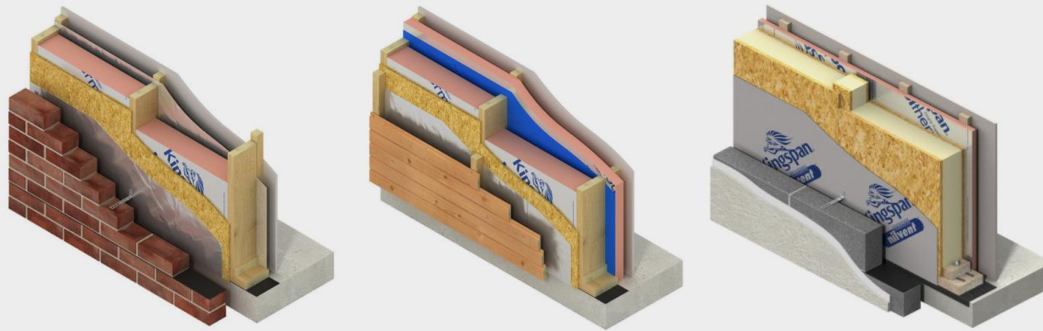


ROUTES TO BUILD

Purchasers may choose to take advantage of the extensive support services and partner network available from Potton, to utilize a Project Management Partner or Turnkey Build Partner to build part or all of the home, incorporating the Potton timber frame.

BUILD SYSTEM

Purchasers may choose from a choice of systems offering alternative windows, doors and stairs as well as thermal envelope performance and options to add further products.



TIMESCALE FOR COMPLIANCE AND DELIVERY

The Plot Purchaser is obligated to commence works to develop the relevant Plot within 6 months from the:

- Planning consent granted for the dwelling design, and
- Completion of the enabling infrastructure works to that plot

The Plot Purchaser is further obligated to bear the cost of all building works and statutory sign-off requirements and to complete such works within 18 months from the date of commencement.





What exactly am I buying?

A prepared plot with outline Planning Consent and a commitment to design and build a Potton House.

Access roads will be constructed and services installed to enable full, unobstructed access for construction purposes.

Your prepared plot will be fully ready for construction work to begin following completion of enabling works (by others).

A one off will secure a full design and planning service by Potton to provide a detailed design, together with full Potton support package.

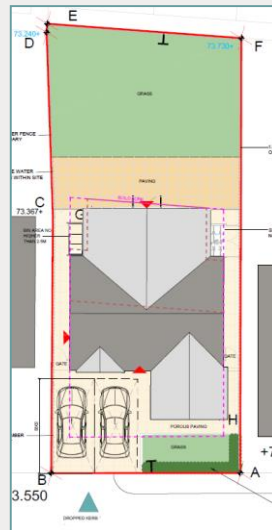
The commitment to purchase as part of the design process, “the Potton Package” - choice of insulated Potton Structural System, windows, doors.

What’s the difference between self build and custom build?

Nothing really – the terms are synonymous - and describe a spectrum of options whereby individuals or groups commission the building of homes for their own occupation.

A Potton custom build home is built on a site which has been divided into individual serviced plots by an enabling contractor. Plots are ready to build on, with access and services provided.

You will purchase a prepared plot with planning permission and all available services provided. Access roads and surrounding landscaping will be included in the plot purchase cost.



One off ‘self-build’ plot



Custom Build site – multiple self-build opportunities

How does the design service work?

Purchaser meets with Potton Self-Build Consultant to discuss their proposals and Design Brief. Consultant will advise that concept meets the requirements of the Design and Access Statement / Plot Passports. The consultant will also give guide build costs which allows Buildstore to assess your situation helping you to finance your dream home.

Having satisfied the compliance checks, Plot Purchaser reserves plot with Landowner.

The purchaser then enters into the Design and Planning agreement with Potton.

We will ensure that the design we create for you follows the guidance given in the Design & Access Statement agreed with the Planning Authority and meets with the requirements of the Plot passport.

Potton will issue a quote for the insulated frame, external doors, window.

Once you have gained a detailed planning consent for your home, purchaser pays 10% deposit on the plot price and places order on timber frame package, paying 10% deposit.

Potton will prepare a package* of Building Regulations information for submission and approval.

*The package includes all information required by most approval authorities except for foundation and ground floor structural design.

Plot purchaser completes on plot sale when

- Planning consent has been granted for the dwelling design, and
- Enabling infrastructure works to that plot has been completed.

Plot Purchaser Build

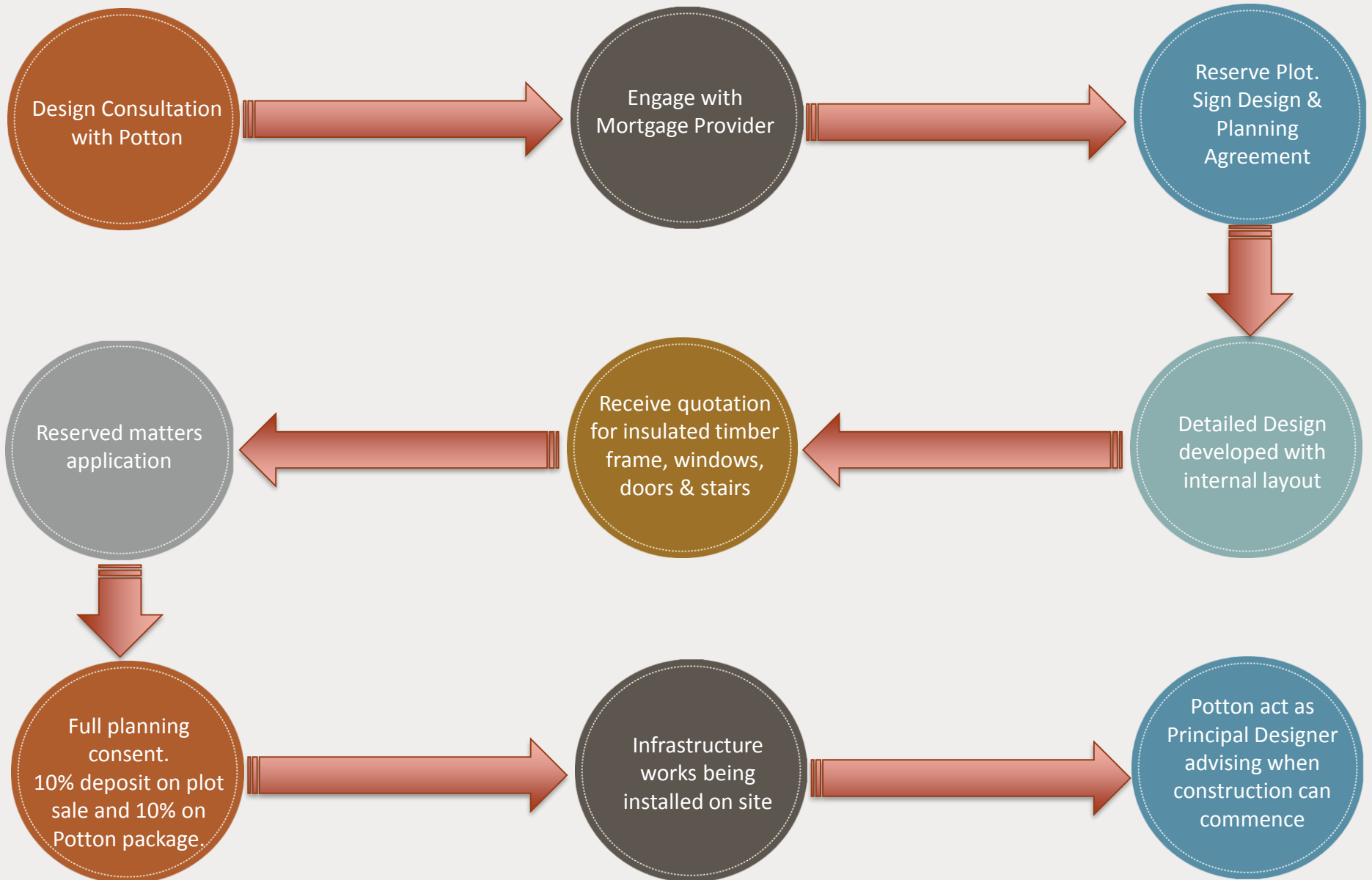
Self-build consultant will co-ordinate foundation design and build and Purchaser route to build:

- Project manage
- Turnkey contractor

The self-build consultant will engage through to completion of build and discharge of conditions, inspections and Energy Performance Certificates.

Purchaser completes on timber frame two weeks before delivery on site.

The Process



Next steps...

Make sure you're registered on the Potton website so we can keep you updated on this and other custom build schemes.

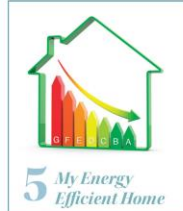
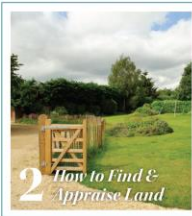
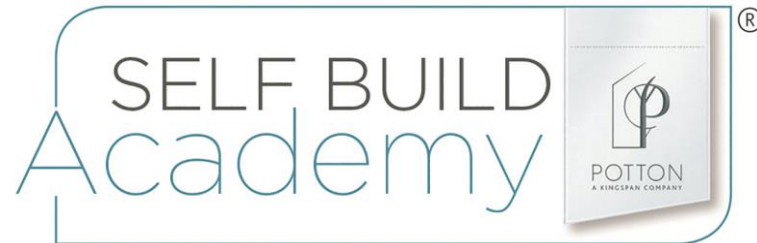
www.potton.co.uk/custombuild

If you're interested in building a home at Bradley Farm then please contact Potton;

- Tel : 01767 676 400
- Email: Sales@potton.co.uk
- Website: <https://www.potton.co.uk>



Self Build Academy®



We also have



Once you decide to Custom Build with Potton you will have unlimited access to our acclaimed Self Build Academy to help guide you at each stage of the process.

Self Build Academy

To celebrate the 50th anniversary of Potton back in 2014, we launched the Self Build Academy using our extensive experience and knowledge. We developed a range of four core workshops and seminars aimed at making this knowledge available to all self builders.

Now, the Academy contains over 10 different masterclasses and courses, each targeted at different stages of the self build journey. From finding land and an introduction to the process, through to the design element, creating energy efficient homes and how to manage the build.

Together, they will guide you all the way through the process of building your dream home and will help you develop the skills needed to successfully complete your project.

Visit www.potton.co.uk/courses to see the full list of upcoming courses and dates.

BEAUTIFULLY TAILORED



“
Designed to meet
your needs,
tailored for your
lifestyle and
budget...
”

Beautifully
tailored...

Visit Our Show Centre...



Our stunning show homes will inspire your imagination...



Gransden

The Tudor-style Gransden is a wonderfully spacious four bedroom family home with exposed posts and beams.



Milchester

The Milchester is a Rectory-style home that provides all the formal elegance, style and space of Georgian architecture.



Caxton

Caxton cottage, with its sloping ceilings and post and beams, recently updated with a contemporary feel.



Wickhambrook

The energy efficient Wickhambrook combines contemporary interiors with a traditional barn exterior.



Elsworth

The UK's first show home to be certified to Passivhaus standard is now complete



SHOW CENTRE OPENING TIMES
TUESDAY - FRIDAY: 9AM - 5PM
SATURDAYS: 10AM - 4PM



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