



# CALLUM PARK

LOWER HALSTOW







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Welcome to Callum Park, a stunning development situated on former equestrian land, offering an exceptional opportunity for homebuyers seeking a truly personalised living experience.

Set amidst the idyllic countryside, this development comprises nine thoughtfully designed homes that epitomize high-quality craftsmanship and sustainable living. What sets these homes apart is the unique approach, allowing purchasers to not only acquire a plot but also commission their dream home, starting from a blank canvas.

Each purchaser will have the freedom to extensively customise their home, beginning with the choice of interior layouts and architectural designs. With the concept of a “Blank Canvas,” the homes will be constructed to provide a pristine starting point, where homeowners can take charge of every detail, from selecting the fit-out of kitchens, bathrooms, flooring, to choosing fixtures, fittings, and decoration. This empowers buyers to curate a living space that reflects their individual style, preferences, and aspirations.

By purchasing a plot and commissioning their home, buyers embark on a journey of creating a truly bespoke living environment, tailored precisely to their needs.

From envisioning the floorplan to realising the finishing touches, each step is an opportunity to bring their vision to life and craft a home that is a true reflection of their personality and lifestyle.

Callum Park will provide the most scenic setting for our exclusive selection of nine new custom homes. The site is made up of 7 large detached homes with double space garages and 2 large detached cottages with double space carports. The garage spaces have usable spaces above them, ideal for a home office or studio. The development will be a private gated community with beautifully landscaped amenity spaces that will be populated with a selection of local tree species.





## On your doorstep

Located just a short drive from the towns of 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 walks.

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 pub, The Three Tuns, which offers great food and a warm welcome.

For those who enjoy sports and fitness, there is a local sports centre and gym, as well as a golf course just a short drive away. If you're a fan of water sports, the village is located just a few miles from the River Medway and yacht club, where you can enjoy kayaking, sailing, and fishing.

For those who love to shop, the première 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.



## Local travel information



Road mileage: Google maps (Distances are approximate), Train journeys: [southeasternrailway.co.uk](http://southeasternrailway.co.uk)





## The Process

Stepping into your blank canvas is stepping into a world of endless possibilities. Every room is ready for you to make your mark. Step by step, you will infuse your unique style into every nook and cranny. Choose from an array of kitchen designs, bathroom fixtures, flooring options and a kaleidoscope of interior design choices, turning your house into a home that truly reflects you. This journey of creating a custom-built home is not just about construction. It's a journey of self-expression, where every decision leads you closer to the realisation of a place you'll proudly call your own. Each room will have useful info points that link you, via a smart device, to the 'My Custom Build' App, showing you the endless possibilities for that room. Link with designers, trades or even be shown how to do some of the work yourself!



1

### CHOOSE YOUR PLOT & CUSTOMISE YOUR INTERNAL LAYOUTS

Each plot has its own allocated house type. Select your favourite plot to find out more about the home that can be built on it. Select your internal layouts using the online form. This tell our team what your requirements are. We will then be in touch to discuss.

3

### FINALISE YOUR IDEAS AND THE RESERVE YOUR PLOT

You'll meet with our design team to finalise layouts and specification, which will allow us to issue a formal quote so you can reserve your plot. Your £3K reservation fee holds the plot and will come off the overall purchase price at the end.

5

### BUILDING COMMENCES WHILST YOU DESIGN YOUR INTERIOR SPACES

Enjoy peace of mind as a dedicated, pre-selected builder takes charge of constructing your new home. Your builder will collect stage payments according to your build contract, ensuring transparency and progress.

Your home will be handed over as a 'Blank Canvas'. This is a plastered and painted shell home with all the serviced capped at the wall, ready for you to have your kitchens and bathrooms fitted.

2

### BUDGETING & FINANCING FOR YOUR PURCHASE

You'll have a no-obligation meeting with our custom build financial adviser BuildStore Mortgage Services to help you decide how you are going to finance your new home.

4

### PURCHASE YOUR PLOT & PREPARE TO BUILD

Once you've finalised your plans, we will submit these to the Local Authority for their approval. Whilst we are waiting, we can start the purchase process of the land and prepare the build contract. When your building application is granted, the build contract approved and your land purchase completed, we will prepare for your home's construction and issue a build schedule.

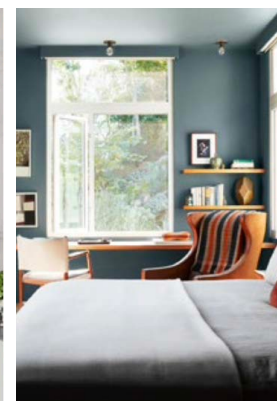
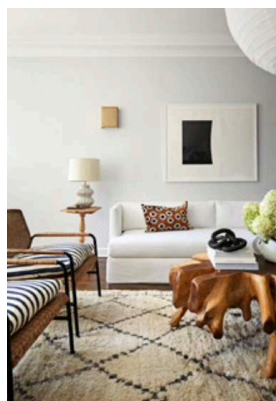
6

### SUPPORTED SELF FINISH

We will provide access to 'My Custom Build', a platform that can help inspire you whilst you shop for kitchen, bathroom and the final touches for your new home. Once your kitchen and bathrooms are installed, you will apply for your completion certificate and can move in and enjoy.



# Specification



## KITCHEN

- Mains water supply and waste brought to a set point in the room based on layout choice.
- Electrical points fully installed to a set point in the room based on layout choice.
- All ducts and vents installed based on layout choice.

## BATHROOMS & EN SUITES

- Mains water supply and waste brought to set point in the room based on layout choice
- Electrical points fully installed to a set point in the room based on layout choice.
- Electric underfloor

## DECORATION

- Internal walls will be finished a single coat of white emulsion
- Ceilings will be finished in a single coat of white emulsion.
- White satin finish internal pass door.
- Pre-finished stair balustrade in white with stained handrail.
- Completed fireplace

## FLOORS

- Chipboard underlay upper floors to first floor.
- Concrete screed finish to ground floor.

## ELECTRICAL

- A mix of down lighters and pendant lighting to all rooms.
- Low energy external light provided to external door exits.
- Ample TV/data distribution points.
- Double sockets to all rooms excluding bathrooms and en-suites.
- Kitchen and bathroom appliance sockets and fused spurs brought to set point in the room based on layout choice.
- 1 EV Charging point provided with the provision for future EV charging point/s.

## SECURITY & SAFETY

- Mains-wired smoke detectors fitted where applicable
- Heat detector in kitchen
- Battery-operated Carbon Monoxide detector
- Mains operated Carbon Dioxide monitor to bedroom 1

## PLUMBING & HEATING

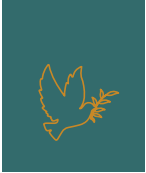
- Central heating via a high-efficiency air source heat pump heating system
- Underfloor heating to the ground floor
- Bathrooms and en-suites will have electric underfloor heating.
- Electric panel heaters to upper floors (as design dictates)

## GARAGE

- Fully electric garage doors
- Feature light outside garage (as design dictates)

## EXTERNALS

- Aluminium Clad windows and composite entrance and rear door
- Powder-coated aluminium Sliding doors \* (as design dictates)
- Low maintenance uPVC fascia's and bargeboards
- Monoblock driveway (as design dictates)
- Turfed front garden (as design dictates)
- Top soiled and rotovated rear garden (as design dictates)
- Mix of 1.8m hedging and fence between the rear of each plot and between rear gardens (see Sales Coordinator for plot-specific details)
- Outside cold-water tap (as design dictates)
- A factoring company will be appointed to maintain all common areas with an annual fee payable by residents



## The Oak

Available on plots 3 & 4



The exterior is made entirely of wooden beams and panels, which lend the house a warm and welcoming feel. A sloping roof, adorned with worn and weathered tiles, slopes gently down to the ground, giving the cottage a quaint and homely appearance. A stone pathway leads to the front door, where a small porch provides shelter from the elements. To the front of the cottage, there is a sturdy carport made of the same oak wood, providing ample space for two vehicles. The carport features an open design, allowing fresh air to circulate freely, and its beams and rafters form a beautiful pattern against the sky. Together, the cottage and the carport form a harmonious whole, blending seamlessly into the natural surroundings and creating a serene and idyllic atmosphere.

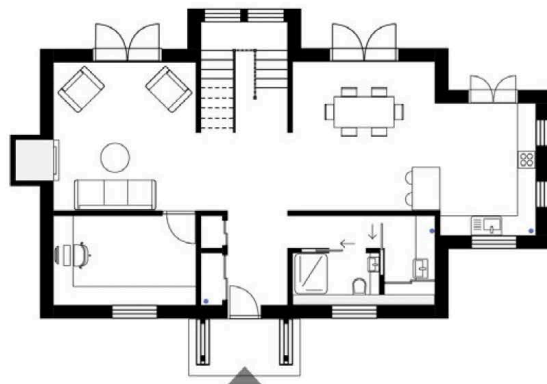
House Type	1
GIA (m2)	164
Bedrooms	4 bedrooms
Parking spaces	3 + car port





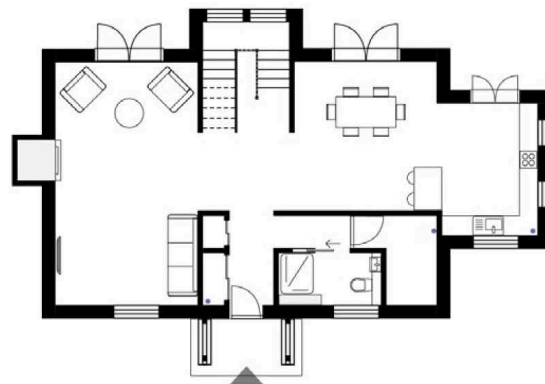


## GROUND FLOOR



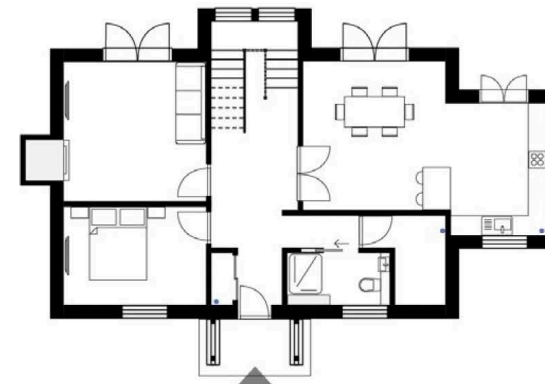
### Option 1

Open plan kitchen and living, with separate working space.



### Option 2

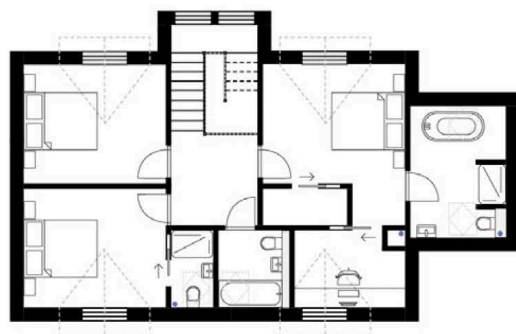
Open plan kitchen and living.



### Option 3

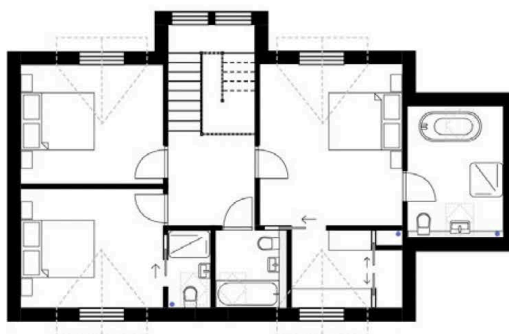
Separate kitchen and living with ground floor bedroom arrangement.

## FIRST FLOOR



### Option 1

3 bedrooms with master suite, including walk-in wardrobe, en-suite and working space.



### Option 2

3 bedrooms with master suite, including built-in wardrobe and en-suite..



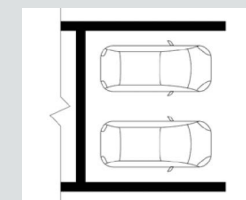
### Option 3

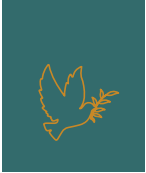
2 bedrooms with option for office or play area/snug.

These beautifully designed two storey cottages give you the flexibility to have open plan or separated spaces depending on your lifestyle. Equipped for modern day living, there are options to have practical spaces that could be used for several purposes, such as a home office or workout space. The choice is yours!

Each cottage has an oak framed double carport as well as ample on plot parking space.

A detailed layout drawing which includes measurements can be made available after enquiry.





# The Elm

Available on plots 2, 7 & 8



The exterior is made entirely of sturdy wooden beams, creating a warm and inviting ambiance. The house boasts a steeply pitched roof with charming dormer windows that punctuate the upper floor, adding character to the structure. A double-height porch provides a welcoming entrance to the home. Adjacent to the home, there is a spacious double-space garage, also built from oak, that features a practical design, providing ample room for vehicles and storage alike. Above the garage, there is additional usable space that could serve as an office, workshop, or entertainment area, offering a versatile and functional extension to the home. Together, the home and the garage create a stunning, cohesive structure that seamlessly blends into the natural surroundings, forming an idyllic retreat that anyone would be proud to call their own.

House Type	2
GIA (m2)	253
Bedrooms	5 double bedrooms
Parking spaces	3 + double garage





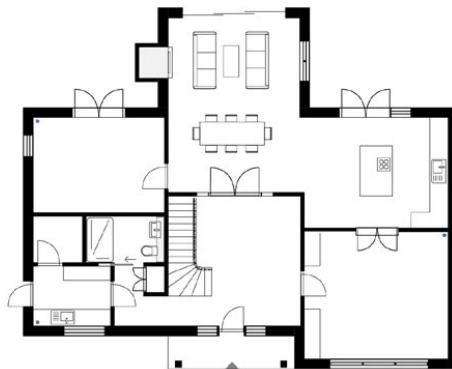


## GROUND FLOOR



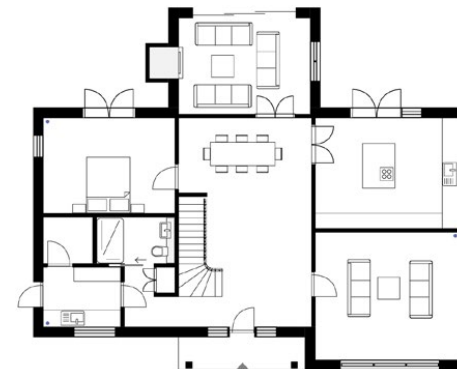
### Option 1

Open plan living space with kitchen to the front.



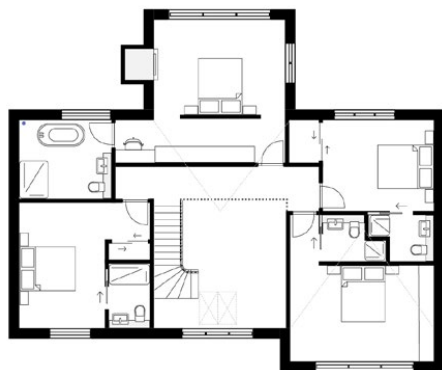
### Option 2

Open plan kitchen diner with separate living, snug, office or bedroom.



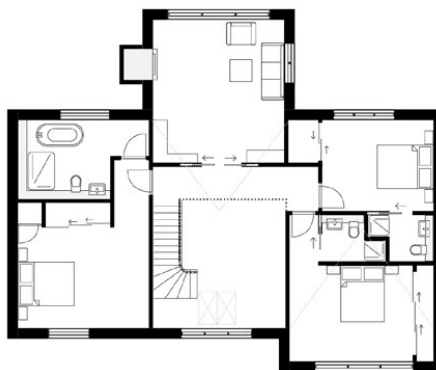
### Option 3

Separate kitchen and living space, with an option to have a downstairs bedroom space.



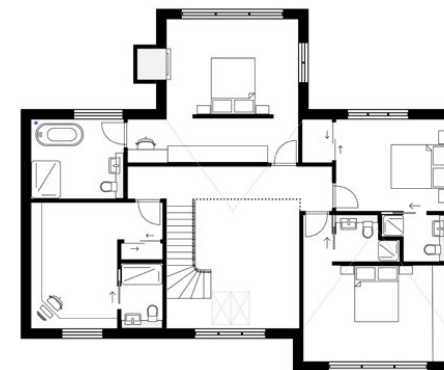
### Option 1

3 double bedrooms and 1 master suite.



### Option 2

3 bedrooms and living/entertaining space.

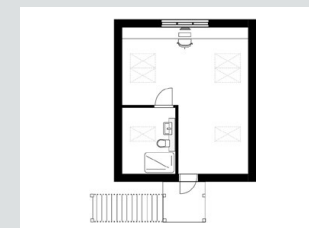
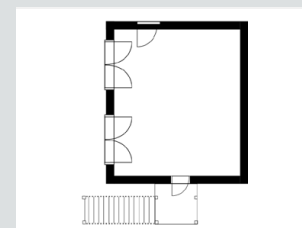


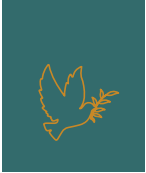
### Option 3

3 bedrooms and office or snug space.

## FIRST FLOOR

This beautifully designed two storey home gives you the flexibility to have open plan or separated spaces depending on your lifestyle. Equipped for modern day living, there are options to have practical spaces that could be used for several purposes, such as a home office or workout space. The choice is yours!





## The Fir

Available on plots 1, 5 & 9



The exterior is visually appealing and offers a warm welcome to all who come across it. The house is designed to take full advantage of the natural light, with extensive glass windows that allow the warm sun rays to stream in, creating a bright and airy ambiance. The windows frame the lush surroundings, providing a constant connection to the beauty of the outdoors. Adjacent to the house, there is a spacious double-space garage, also built from oak, with a practical design, providing ample room for vehicles and storage alike. Above the garage, there is additional usable space that could serve as a home office, studio, or a play area for kids. Together, the house and garage form a harmonious structure that effortlessly blends into the surrounding landscape, creating an idyllic retreat for those who appreciate the beauty of nature and modern living.

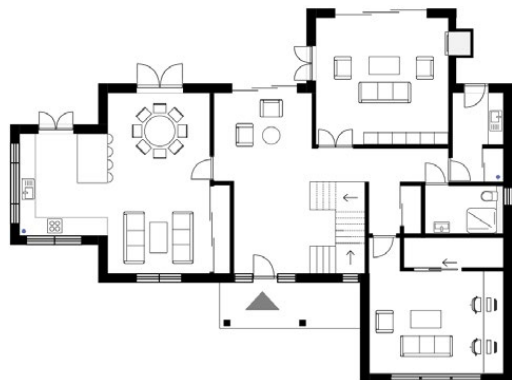
House Type	3
GIA (m2)	273
Bedrooms	5 double bedrooms
Parking spaces	3 + double garage





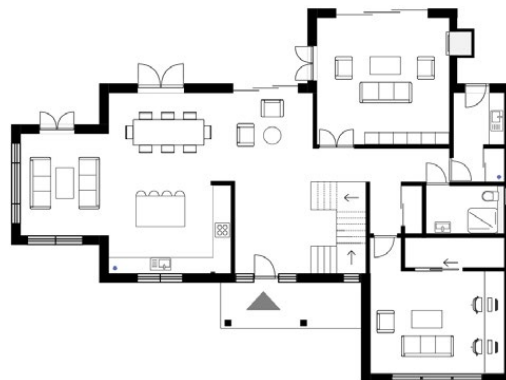


## GROUND FLOOR



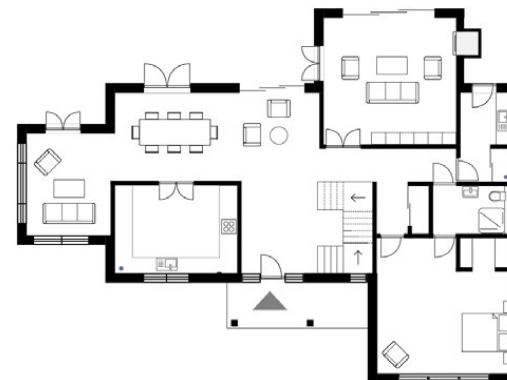
### Option 1

Open plan kitchen/lounge space with separate living and working space.



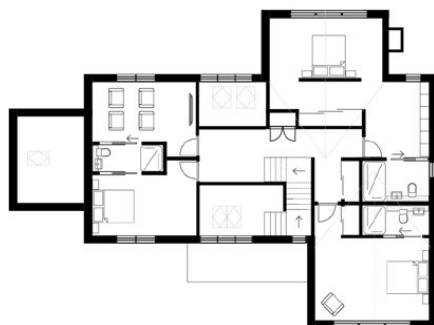
### Option 2

Open plan space that includes the entrance hall. Separate living and working space.



### Option 3

Closed kitchen and option to have an accessible bedroom.



### Option 1

3 bedrooms and an entertaining/cinema space.



### Option 2

3 bedrooms and a living/working space.

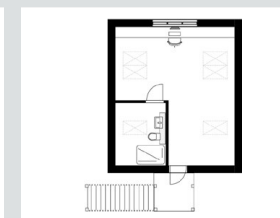
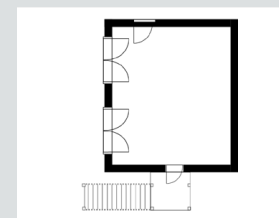


### Option 3

3 double bedrooms and 1 master suite with walk-in wardrobe.

## FIRST FLOOR

This beautifully designed two storey home gives you the flexibility to have open plan of separated spaces depending on your lifestyle. Equipped for modern day living, there are options to have practical spaces that could be used for several purposes, such as a home office or workout space. The choice is yours!





## The Maple

Available on plot 6



The exterior is visually appealing and offers a warm welcome to all who come across it. The house is designed to take full advantage of the natural light, with extensive glass windows that allow the warm sun rays to stream in, creating a bright and airy ambiance. The windows frame the lush surroundings, providing a constant connection to the beauty of the outdoors. Adjacent to the house, there is a spacious double-space garage, also built from oak, with a practical design, providing ample room for vehicles and storage alike. Above the garage, there is additional usable space that could serve as a home office, studio, or a play area for kids. Together, the house and garage form a harmonious structure that effortlessly blends into the surrounding landscape, creating an idyllic retreat for those who appreciate the beauty of nature and modern living.

House Type	4
GIA (m2)	331
Bedrooms	6 double bedrooms
Parking spaces	3 + double garage







## GROUND FLOOR



### Option 1

Open plan kitchen and dining, with separate working living and space.



### Option 2

Open plan kitchen and dining, with separate working living and option for a bedroom with en-suite.



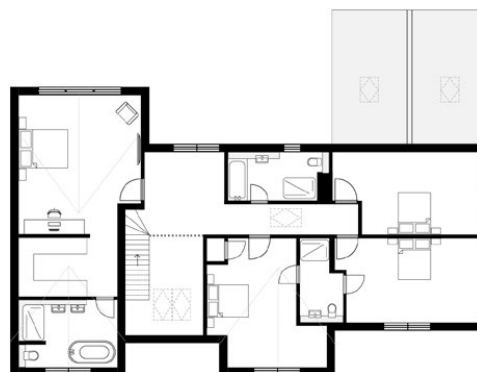
### Option 3

Separate kitchen and living with two ground floor bedroom spaces.



### Option 1

4 bedrooms, including master suite with including walk-in wardrobe, en-suite and working space.



### Option 2

3 double bedrooms and a master suite. Separate family bathroom.

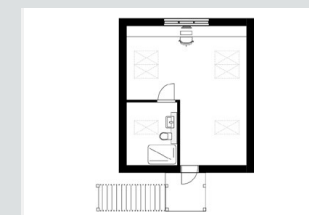
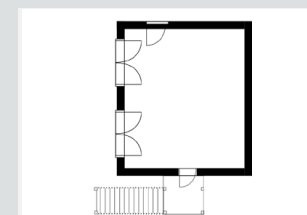


### Option 3

3 bedrooms with option to have an open plan snug or working space.

## FIRST FLOOR

This beautifully designed two storey home gives you the flexibility to have open plan of separated spaces depending on your lifestyle. The kitchen and living spaces are separated by a double-sided fireplace.





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