



GRAND VIEW

A S T W O O D B A N K

B E S P O K E L U X U R Y C O U N T R Y H O M E S



GRAND VIEW

ASTWOOD BANK

BESPOKE LUXURY COUNTRY HOMES



GRAND VIEW

ASTWOOD BANK

GRANDVIEW IS A REMARKABLE
NEW DEVELOPMENT FEATURING
9 EXCLUSIVE CUSTOM BUILD HOMES,
LOCATED OFF SAMBOURNE LANE
IN ASTWOOD BANK.



BESPOKE LUXURY COUNTRY HOMES



GRAND VIEW

ASTWOOD BANK

BEAUTIFUL HOMES TAILORED TO YOU

Grand View is a residential development scheme in Astwood Bank in the county of Worcestershire. The scheme offers custom build features, allowing individuals to tailor home specifications in advance of the build stage. This gives homeowners the chance to design, develop and customise their home to suit their needs.

BESPOKE LUXURY COUNTRY HOMES





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BESPOKE HOMES CRAFTED BY YOU

BESPOKE LUXURY COUNTRY HOMES

**WHAT IS A CUSTOM BUILD HOME?
CUSTOM BUILD HOUSING MEANS WORKING
WITH A SPECIALIST DEVELOPER TO HELP
DELIVER YOUR OWN HOME.**



Developer-led custom build

A developer divides a larger site into individual plots and provides a design and build service to purchasers. This gives people a chance to customise house designs to suit their needs.

For the purposes of planning policy, custom and self-build dwellings share the same definition and the terms are used interchangeably.

What is the purpose of the Register?

The Government wants to enable more people to build and design their own homes and have recently published national guidance which sets out how Councils should manage the demand for self-build and custom house building. The Self Build Register will provide an indication of the demand for self and custom build homes in Bromsgrove and allow the Council to develop its housing and planning policies to support the most appropriate self and custom build projects.

As of 1st April 2016, Local Authorities are required to keep a register of individuals and

associations who are interested in self-build in their area. By signing up you will help us find out more about the demand for plots in Bromsgrove and their preferred locations for this type of housing. Please be aware that self-build homes are subject to the same requirements for planning permission as other homes. This is particularly important to note in Bromsgrove District because around 90% of the district is designated as Green Belt and as such, any new homes, irrespective of whether they are Self-build, are largely classed as inappropriate development and would not receive planning permission.

Eligibility

In order to be added to the Self-build Register, you must provide the Council with the following information:

- Name
- Address
- Date of birth (as proof that you are over 18)
- Nationality (to be eligible you must be a British Citizen, a national of an EEA state other than the United Kingdom, or

- a national of Switzerland
- Provide confirmation that you are seeking to acquire a serviced plot of land in Bromsgrove District for your own self-build or custom house build

Local Connection Test

The Council have also decided to introduce a local connection test, as permitted through government Regulations. We therefore require any applicants to provide suitable evidence of your connection to Bromsgrove District, to explain why you have chosen the Bromsgrove area for your self-build project. This allows the Register to be split into two parts:

Part 1 – Those that provide all the required information and meet the local connection test

Part 2 – Those that provide all the required information but do not meet the local connection test

A local connection to Bromsgrove district is defined as any of the following:

- (a) you are a resident in the district,



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(b) you or a member of your immediate family (someone you share a home with) are employed in the district,

(c) because of a family association, or
(d) because of special circumstances.

Every application to be on the Register must be accompanied by suitable evidence of a local connection, from one of the following:

(a) Evidence of residency in the district, through submission of utility bills, Council Tax statements and/or lease agreements, or any other information which demonstrates residency beyond doubt

(b) Evidence of employment in the district, through submission of dated pay slips or a letter from your employer which includes your name and their address.

(c) A family association means you have immediate family who have lived in the area for at least five years. Immediate family is usually limited to your mother, father, siblings or grown up children. Evidence should be Council Tax statements or utility bills from an address in the district, accompanied

by a statement demonstrating your relationship to the person named on the bills.

(d) Examples of special circumstances could be that you may need to live in an area to receive specialist health care or because in the past you lived in the area for a long time. Evidence will vary according to the special circumstances but should ideally be on letter-headed paper, be dated and include your name

If the evidence submitted is unsatisfactory, the Council will ask for further information. If, in the Council's view, you fail to meet the local connection test, you will be added to Part 2 of the Register.

Where you are applying as part of an association, information must be provided for each individual. Persons in the service of the regular armed forces of the Crown, as defined by section 374 of the Armed Forces Act 2006, are deemed to satisfy the 'local connection' test whilst in service and for a period of five years after leaving service.

The council will require evidence of current service, or evidence of past service including the date of leaving the service.

Custom Build Route

This housing scheme is being bought to the market by way of the Custom Build route, whereby the individual plot purchasers will engage with the scheme builder and architect to finalise the designs prior to submitting planning to the council for the final round of drawings to be approved.

The hard work has been taken care of, as the layouts and initial design works have already been completed, leaving you to choose your finishing touches for your new home, with a wide array of designs and internal layouts choices to suit every family – it really is up to you.

Once the drawings are approved, the building stage can begin with the scheme builder and a timescale can be arranged to ensure a smooth process in readiness to move into your new and individually designed home.

HOW DOES CUSTOM BUILD WORK? A BREAKDOWN OF THE PROCESS AND NEXT STEPS...



STEP 1: CHOOSE YOUR GRAND VIEW PLOT 1 - 9

STEP 2: DESIGN OPTIONS FOR LAYOUT/EXTERNALS

PARTNER WITH HOME BUILD AND YOUR ARCHITECT

STEP 3: APPROVE THE FINAL DESIGN FOR YOUR PLOT

LETTER OF ACCEPTANCE / 10% DEPOSIT PAID TO HOME BUILD

STEP 4: SUBMIT ELEVATION DRAWINGS TO COUNCIL

DRAWINGS SUBMITTED VIA PJP PLANNING WITH HOME BUILD

STEP 5: RESERVED MATTERS / COUNCIL APPROVAL

INCREASE YOUR DEPOSIT TO HOME BUILD

STEP 6: HOME BUILD TO START BUILD PHASE

MOVE IN!



GRAND VIEW

ASTWOOD BANK

PICTURESQUE AND PEACEFUL

The location provides breathtaking views of the surrounding countryside and beyond.

Astwood Bank is a charming village perched on a ridge along the Warwickshire/Worcestershire border, surrounded by picturesque countryside that offers a peaceful, semi-rural atmosphere.

The village boasts a great range of amenities, including shops, cafés, pubs, and professional services, as well as highly regarded primary and middle schools. Historically, Astwood Bank was renowned for its needle industry, but today it offers a wide variety of property types, making it a sought-after location for those looking to settle down.

With regular rail services from nearby Redditch, commuting to Birmingham is a breeze, and fast train connections from the nearby NEC allow for easy access to London in just over an hour.

Astwood Bank is also home to a renowned cricket club, which has twice reached the final of the National Village Knockout at Lord's. For those who enjoy the outdoors, numerous public footpaths offer scenic walks through the countryside, often ending at welcoming village pubs in nearby villages like Sambourne and Feckenham.

SITE MAP AND PLOT LOCATION





GRAND VIEW

ASTWOOD BANK

PLOTS
AND
PLANS

BESPOKE LUXURY COUNTRY HOMES



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PLOTS ONE / TWO



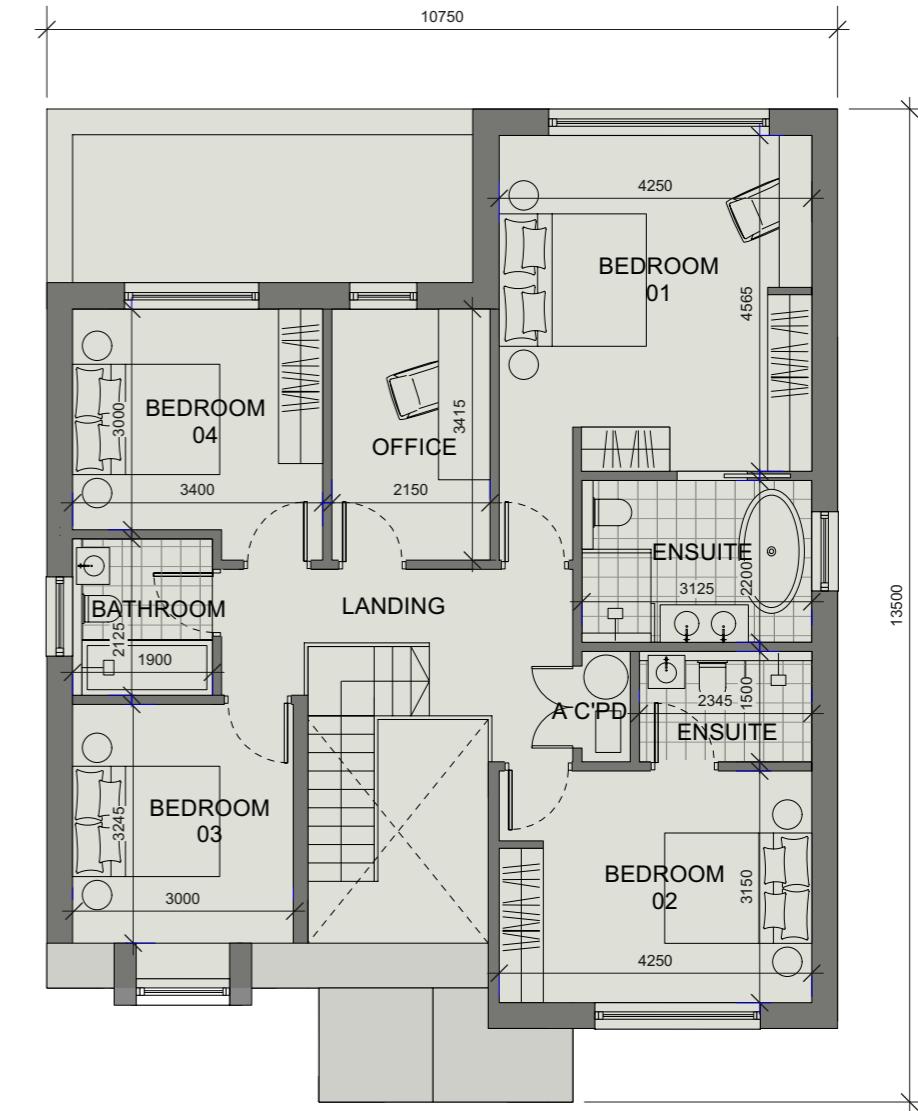
PLOTS ONE / TWO



GROUND FLOOR



FIRST FLOOR



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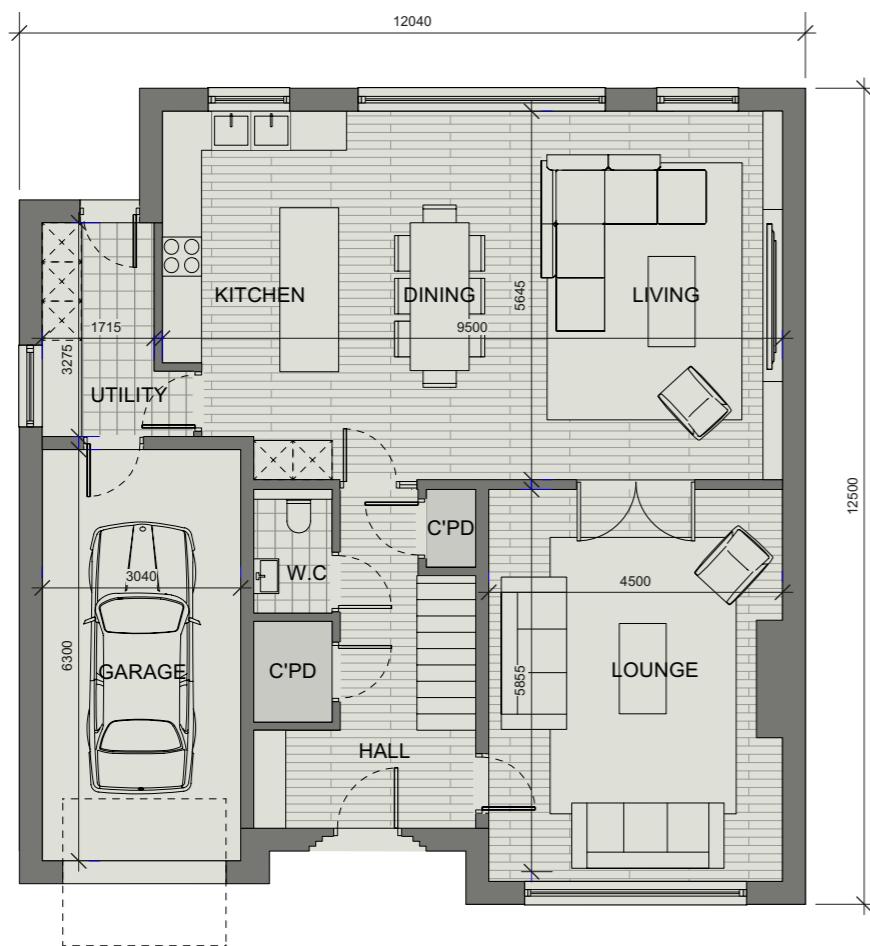
PLOT THREE



PLOT THREE



GROUND FLOOR



FIRST FLOOR



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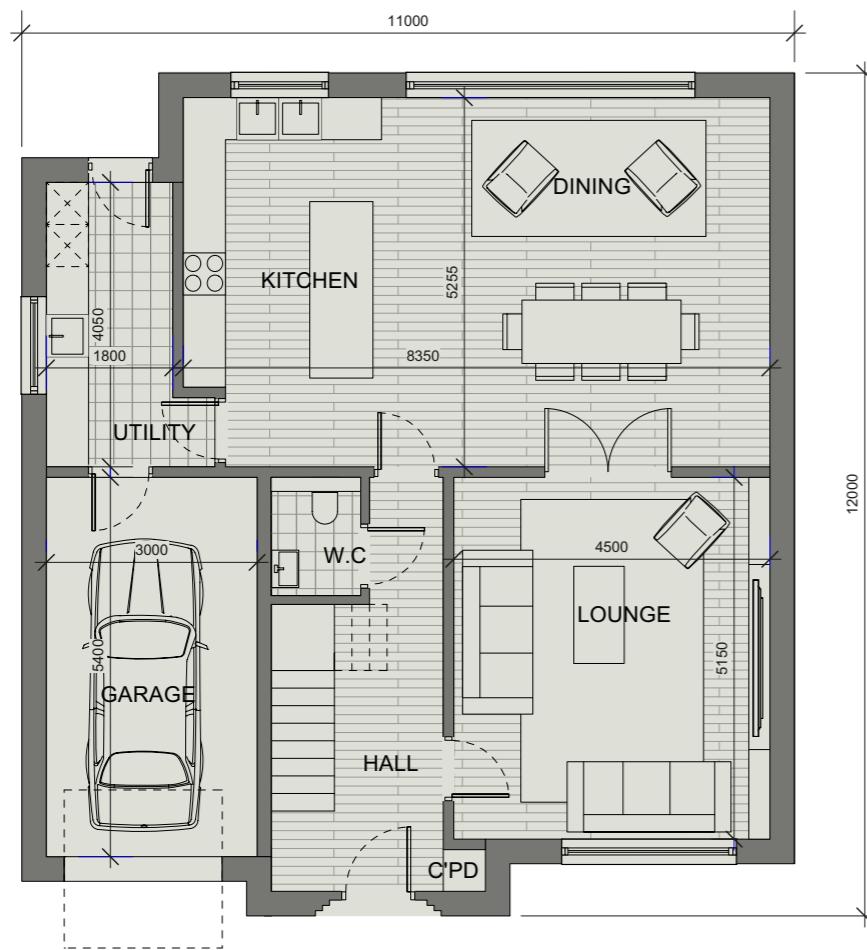
PLOTS FOUR / FIVE / SIX



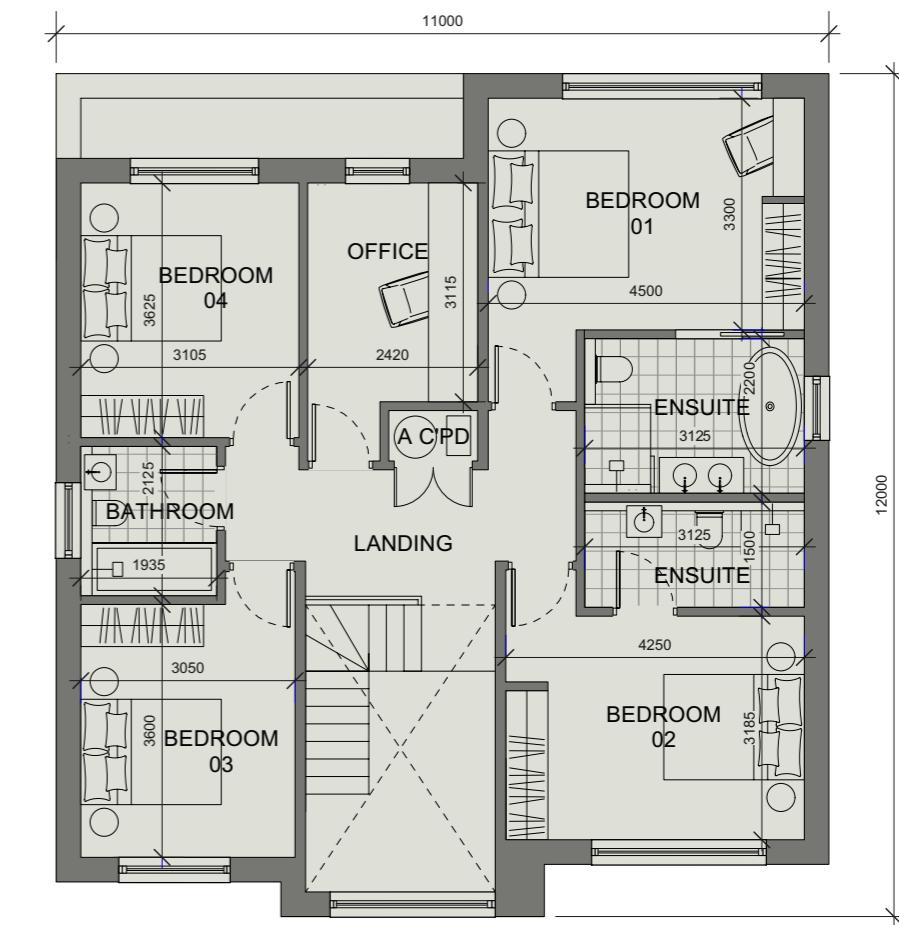
PLOTS FOUR / FIVE / SIX



GROUND FLOOR



FIRST FLOOR



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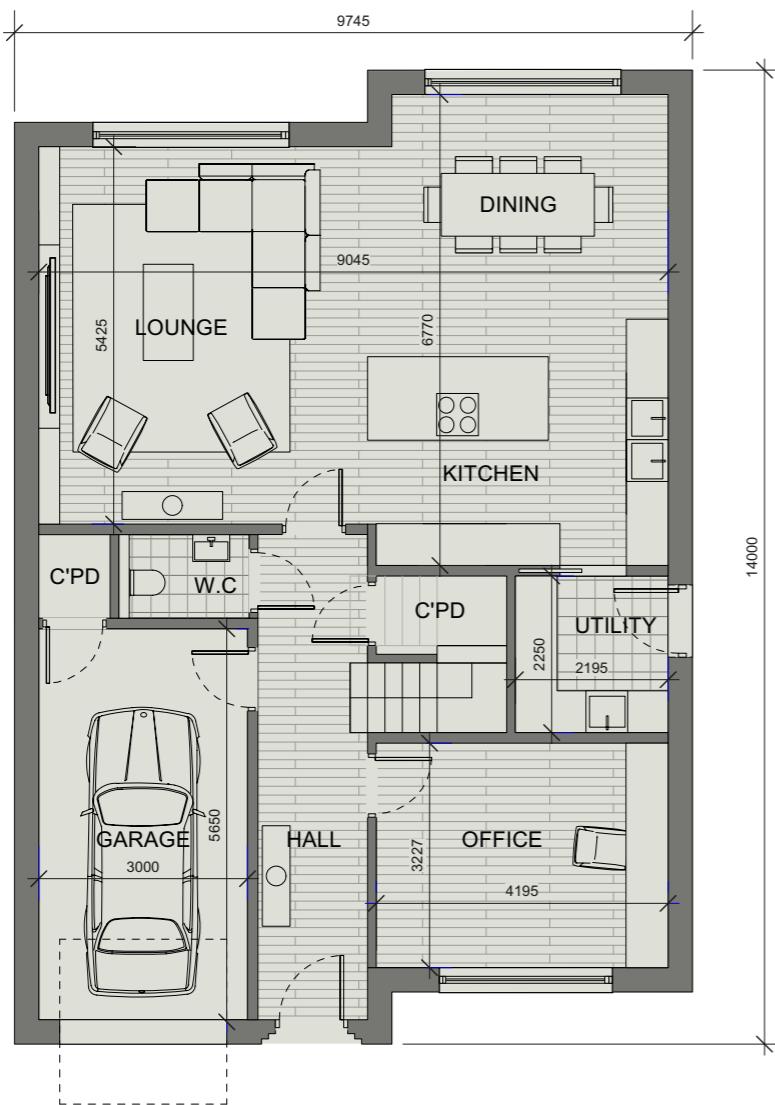
PLOTS SEVEN / EIGHT



PLOTS SEVEN / EIGHT



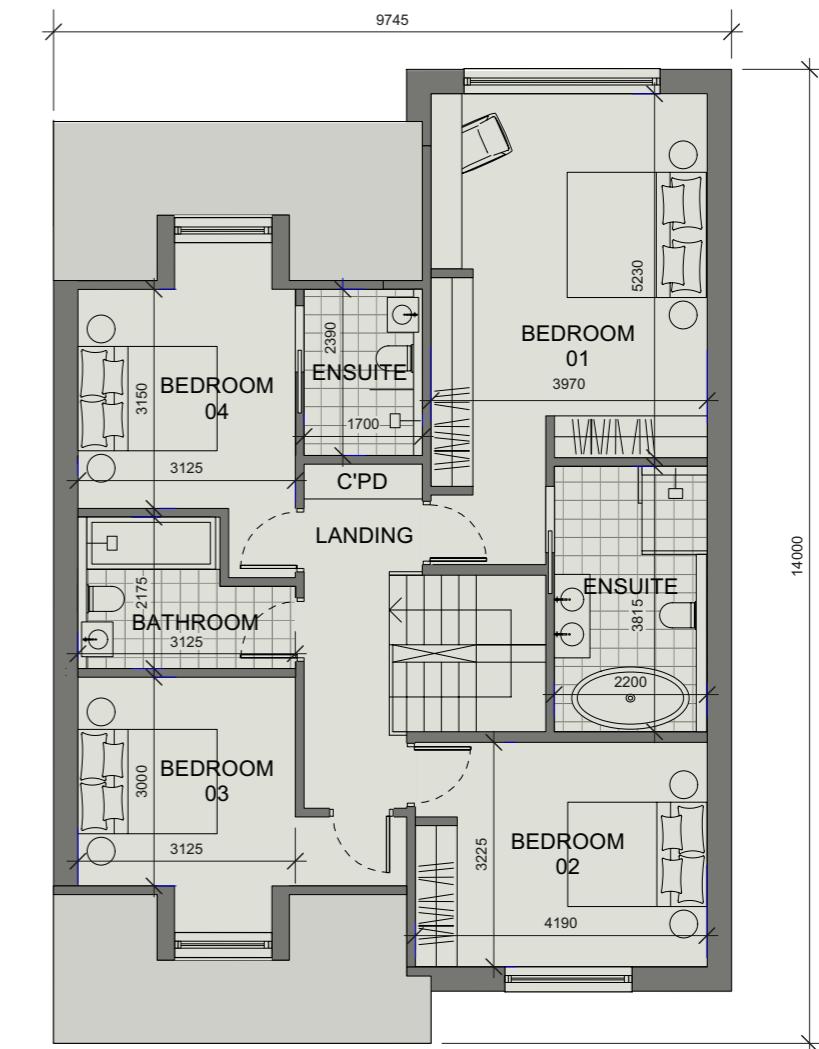
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FIRST FLOOR



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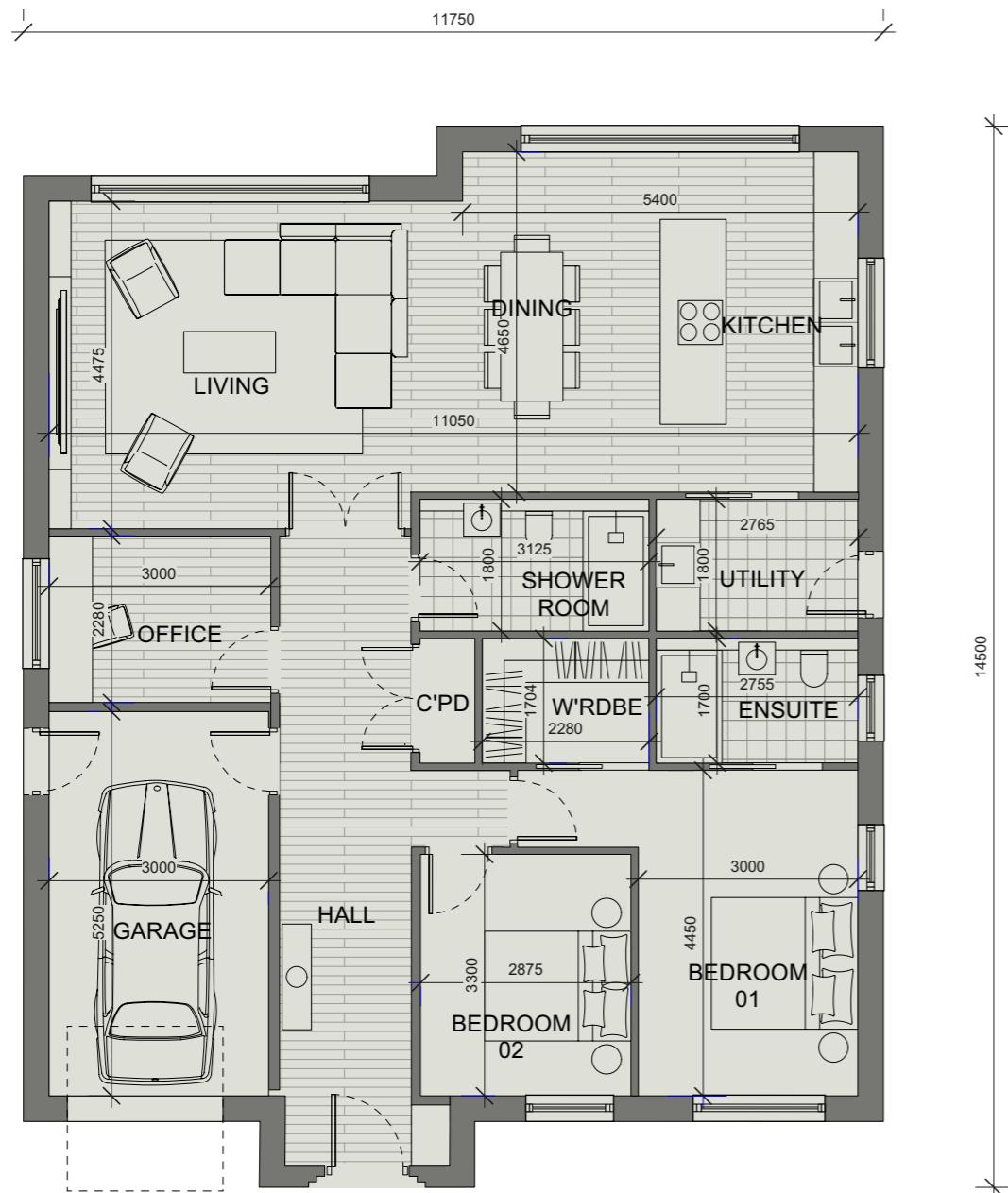
PLOT NINE



PLOT NINE



GROUND FLOOR



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DISCLAIMER:

THESE FLOOR PLANS ARE FOR GUIDANCE PURPOSES ONLY AND WERE PREPARED FROM PRELIMINARY PLANS AND INDICATIVE LAYOUTS WELL BEFORE THE COMPLETION OF THE PROPERTIES. WARDROBES AND FURNITURE AS SHOWN ARE NOT INCLUDED BUT ARE MERELY A GUIDE AND AN INDICATION OF SUGGESTED LAYOUT.

PLEASE NOTE KITCHEN AND BATHROOM LAYOUTS ARE ALSO AN INDICATIVE LAYOUT. PLEASE ASK FOR MORE DETAILED DRAWINGS WHEN AVAILABLE. PROSPECTIVE PURCHASERS SHOULD NOT RELY ON THIS INFORMATION AND MUST ENSURE THEIR SOLICITOR CHECKS THE PLANS AND SPECIFICATION ATTACHED TO THEIR CONTRACT.

PLANS ARE DEEMED TO BE CORRECT BUT PRECISE DETAILS MAY VARY.
INTERNAL AREA IS ACCURATE TO WITHIN 5%



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