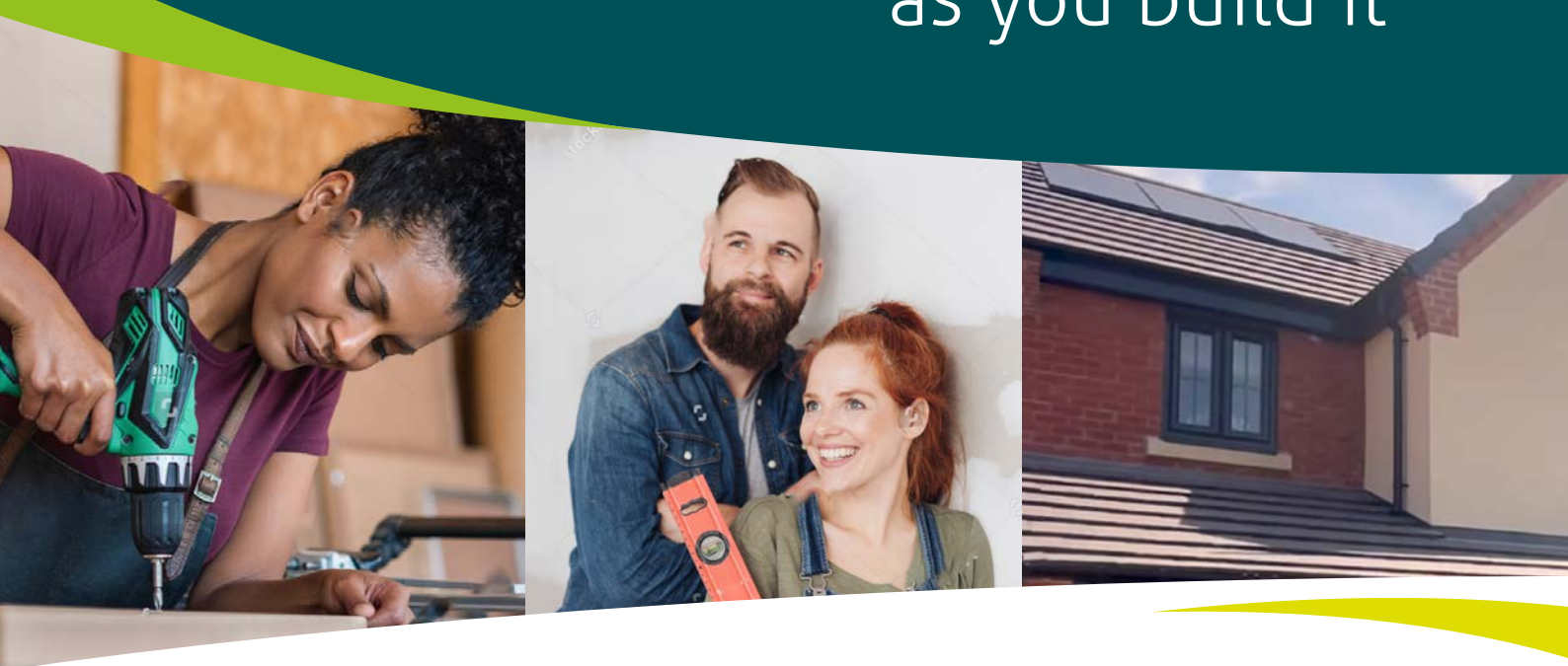


# Buy a **SHELL BUILD** home that is as individual as you build it



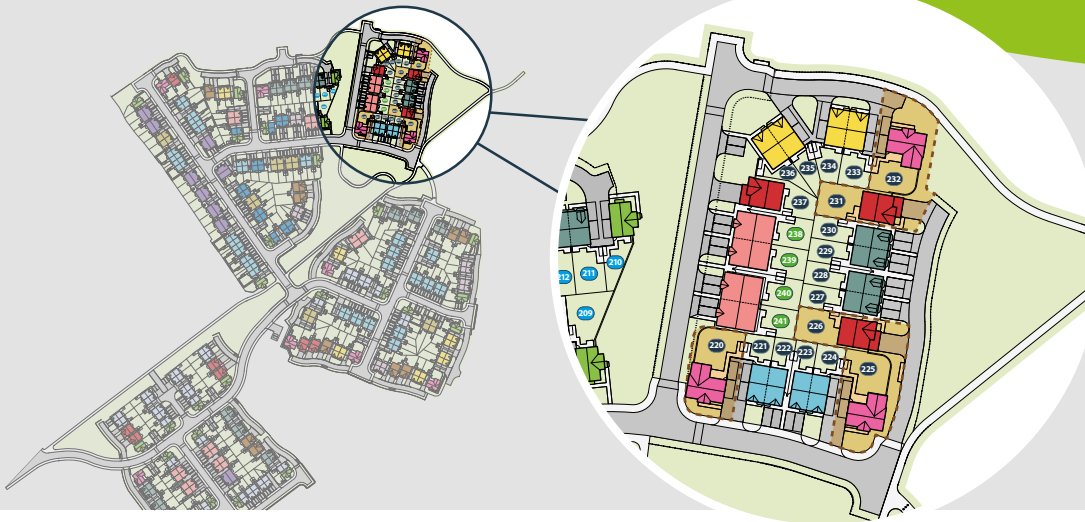
**Five 3 and 4-bedroom plots have been selected as being suitable to be purchased as 'shell homes' through the Help to Build scheme.**

"With a shell home – you buy the outside shell of a watertight home, with walls, a roof, and windows, but it's unfinished inside. It allows you to tailor the internal layout to suit your needs, including where to build internal walls. You're responsible for everything from first fix which includes plumbing and electrics."




Backed by  
HM Government

# Plot locations



- Plot 220
- Plot 225
- Plot 226
- Plot 231
- Plot 232

 Shell Build Option Units



**The Irwin**  
(PLOTS 226 & 231)



**The Burroughs**  
(PLOTS 220, 225 & 232)



## Key Design Considerations:

- Potential to comprise 3 bedrooms at first floor and 1 bedroom at ground floor.
- Plot will be fitted with structural windposts to the garage.
- Stair positions will be fixed due to joist layout.
- WC and bathroom positions fixed due to water positions in slab.
- Foundation is already installed for each plot.
- Each plot will need to meet the minimum PV requirement.
- Prospective buyer will need to consult their own architect / structural engineer to cross check whether they can build internal walls in different locations.

## Key Design Considerations:

- Potential to comprise 4 bedrooms at first floor and 1 bedroom at ground floor.
- Plot requires some internal walls to be buttressing walls – customer to confirm this design with their own structural engineer.
- Potential for utility room conversion to bathroom / wet-room at ground floor.
- Stair positions will be fixed due to joist layout.
- WC and bathroom positions fixed due to water positions in slab.
- Foundation is already installed for each plot.
- Each plot will need to meet the minimum PV requirement.
- Prospective buyer will need to consult their own architect / structural engineer to cross check whether they can build internal walls in different locations.