



**VAUGHANREYNOLDS**  
ESTATE AGENTS

Church Meadows, Atch Lench

£375,000

### Custom Build Opportunity

A limited number of homes are available on a custom build basis, offering a rare opportunity to secure your preferred plot and work in partnership with the developer to create a home tailored to your individual requirements.

Purchasers will enter into a two-stage arrangement, acquiring the plot and agreeing a build contract for the construction of the home to a pre-approved design and specification. This approach combines the reassurance of a professionally delivered development with the flexibility to shape your own space.

Buyers can personalise key elements of their home, including kitchens, bathrooms, flooring and internal finishes, together with external landscaping.

In addition, this structure may offer cost saving, with stamp duty land tax payable.

### Indicative Specification

#### KITCHEN - By Porcelanosa

- Luxury cabinetry
- Soft closing doors
- Under cabinet lighting
- Stone or equivalent Worktops and full splashback
- Under mounted sink



## GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: All mains services are understood to be connected to the property.

Local Authority: , Council Tax Band

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained. To complete our quality service, VaughanReynolds is pleased to offer free valuations. Please contact the office on **01789 292659** to make an appointment.

VaughanReynolds, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither VaughanReynolds nor any person in his employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.

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