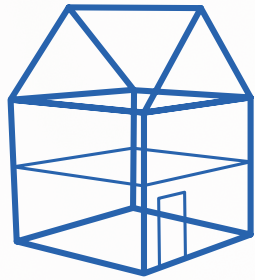




THE STARTING BLOCKTM

We build the structure
You design & build the space

Welcome to



THE STARTING BLOCK

We create the structure of your home and you create the space, allowing your imagination to become a reality.

Our space should always meet the demands of our lifestyle. Whether you're relaxing in the evening or working in the day, our surroundings that enable us to live, work and play should be tailored to what works for you.

Finding the perfect space can be a struggle. So, The Starting Block may be the ideal solution for you.

With The Starting Block, we build the structure and the rest is up to you. You have the chance to develop the entire layout specific to your wants and needs.



A blank



canvas



THE STARTING BLOCK

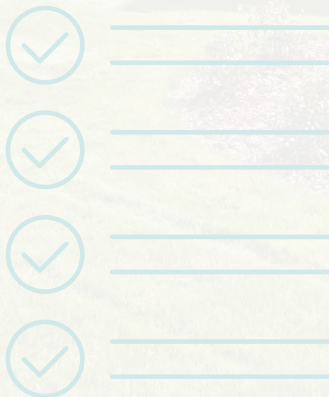
What do you get?

A fully finished shell.

Internally, **the ground floor will be finished with a structural screed** and 1st (and 2nd where applicable) **floor joists and stairs will be installed**. The **window boards** will also be fitted. **Structural or load bearing walls** will be built as appropriate.

Drains, water, electric and gas will be brought into the shell from the mains supply. **BT/Hyperoptic** ductways to the Starting Block will be installed. **Apertures and roof vents** will also be installed for soil vent and air extract systems.

All external works will be completed including the **driveway, boundary fencing, patios, garages**. **Conduits** will be in place from the Starting Block to the garage in the event that the garage is detached.





THE STARTING BLOCK

What don't you get?

You can change everything else - the house is a complete blank canvas.

There will not be any **internal walls** other than loadbearing walls. There will be no **internal doors or other carpentry**, and no **plasterboard** finishes. There will not be any **insulation to the ceiling trusses**.

Ventilation, (other than trickle vents) will not be provided and there will be no **pipes or wires** installed. Also, there will not be any **fixtures or fittings**.

The Starting Block is a complete blank canvas allowing you to design the internal to suit you. As long as you comply to building regulations, it's an exciting opportunity to make your home completely your own.





THE STARTING BLOCK

How does the process work?

Firstly, you'll speak to our dedicated consultant. This is the exciting part where you discuss the exact size and desired location of the property you are considering, along with any other requirements you may have. We will then identify specific plots suited to your requirements that are available now or in the future.

Once you have found the perfect plot for you, you'll need to speak to one of our independent financial advisors. They will discuss your finances with you to ensure your dream home is affordable. Once everything is in order you will be required to pay your reservation fee to secure your home, and also pay your architect fee (the architect fee will be reimbursed upon legal completion of your home).

We will then introduce you to your own dedicated architect who will assist you with the design of your home and provide working drawings based on your wants and needs. As building regulations will need to be met, the design process will take up to 4 weeks. But don't worry, we'll keep you updated throughout the entire process.

Following your mortgage application, simply speak with your solicitor to discuss the legal aspects. Once the legal and mortgage side have been completed, we will confirm we can exchange contracts and confirm the legal completion time frame.

After legal completion The Starting Block will then be handed over to you and managing the project will be your responsibility. As you will employ your own contractors, you will need to ensure that you are happy with all the works that are carried out.





THE STARTING BLOCK

How do I ensure I meet the required regulations?

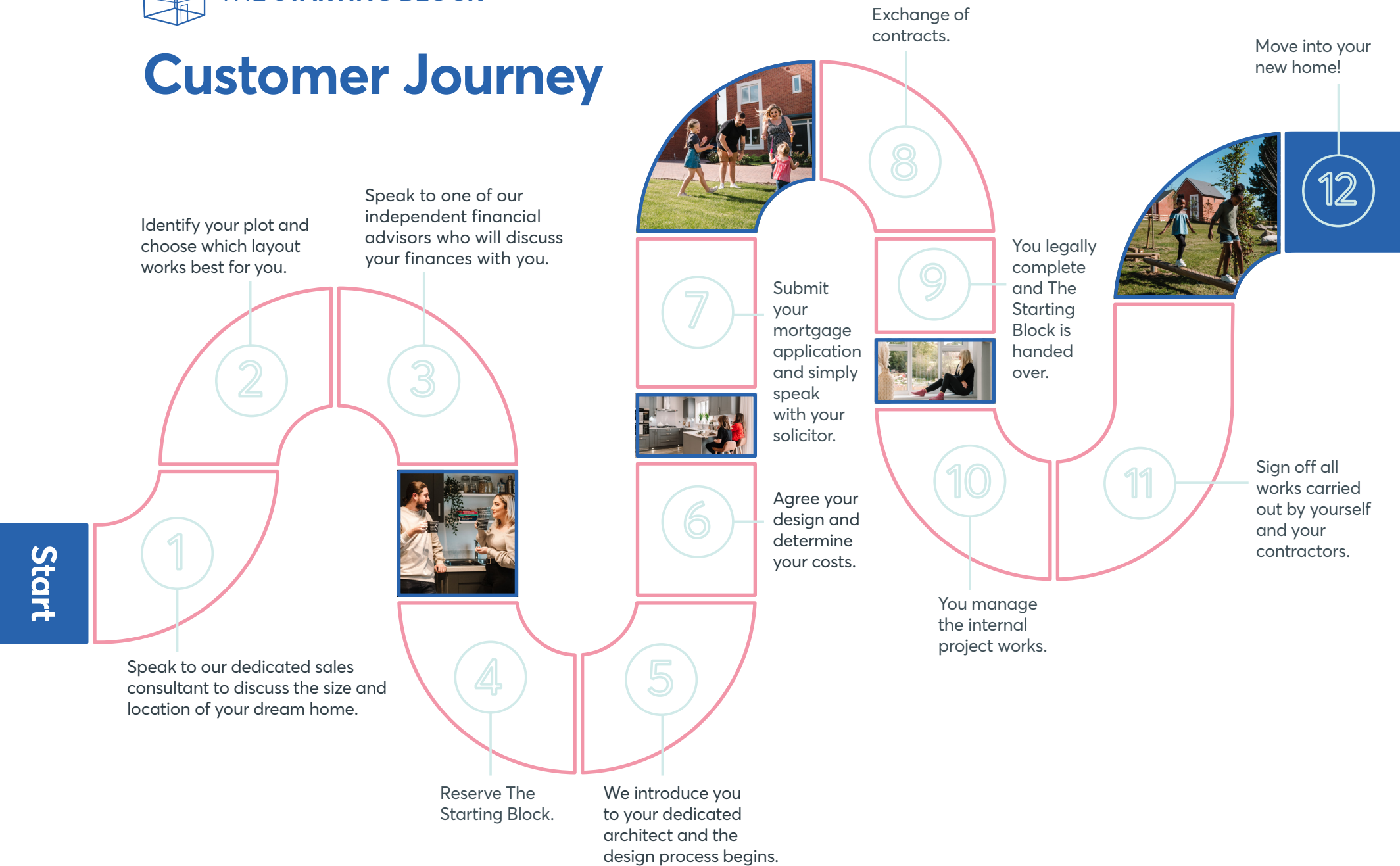
We have partnered with leading warranty providers who will work alongside you throughout the whole process, ensuring that your home is signed off with all regulations met - so you're in safe hands from start to finish.





THE STARTING BLOCK

Customer Journey





THE STARTING BLOCK

Excited? Us too!

We're sure you've got some questions, so here's a few answers which might be helpful

How much will it cost?

It's up to you. The shell we provide is a cheaper alternative to a standard St. Modwen home. What you do with it after that point is entirely up to you, so you've got complete control of your budget.

This is different to a normal new build, I'm worried I won't be able to get a mortgage?

Don't worry, we've thought about this. You will have a bespoke mortgage to fund the whole project, with a lump sum payment followed by stage payments paid to you for works that you complete yourself.

I want to know more, what now?

The Starting Block is available on selected homes at developments all over the country. Simply speak to the sales executive at one of our developments to find out more.

Can I change the number of bedrooms from the housetype I select?

Yes, subject to planning requirements. On certain developments there may be a minimum size requirement for certain rooms or a fixed number of bedrooms within the property.





THE STARTING BLOCK

Interested?

If you're interested in finding out more or ready to get started, simply find your chosen development on our website and get in touch with our sales team via email or telephone.

Or click below to email our dedicated Sales Consultant directly.

[Start your journey](#)

