



karsbrook green

KINGSKERSWELL
DEVON



blakesley
estates

An exclusive development of 27 traditionally built new homes

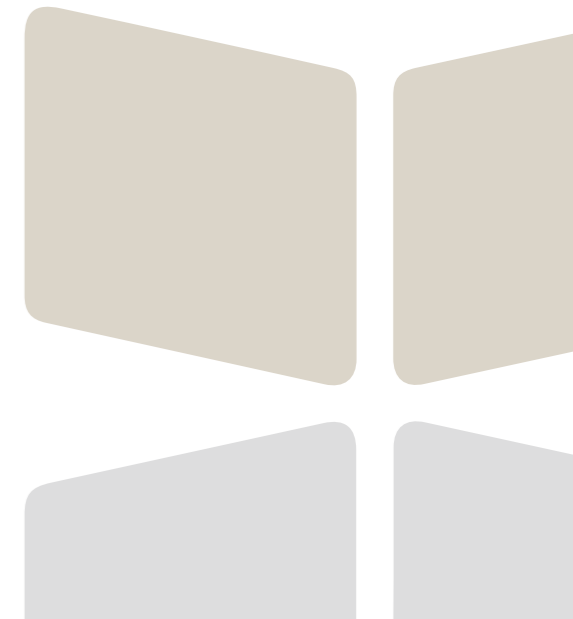
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Nestled within the serene surroundings of Kingskerswell, discover a harmonious blend of traditional charm and contemporary living at Karsbrook Green. With 27 meticulously crafted three and four-bedroom houses and stylish one-bedroom apartments, our development offers a diverse array of living options to suit every lifestyle.

Constructed using locally sourced brick and stone, each home exudes timeless elegance while catering to the demands of modern life. Enjoy breathtaking countryside views from selected plots, thanks to the elevated position of the development. Every property boasts two parking spaces and a rear garden with leveled areas, providing ample space for relaxation and outdoor activities. Experience the pinnacle of comfort with features such as bespoke kitchens, ground floor underfloor heating, and integrated appliances, all included as standard.



QUINTESSENTIAL MODERN LIVING





INCENTIVES

PAID STAMP DUTY

Blakesley Estates are offering their *Paid Stamp Duty Scheme* on Karsbrook Green properties. This means that Blakesley Estates will pay up to 5% of Stamp Duty fees upon purchase of a Karsbrook Green property. This can give buyers a saving of up to £23,750.00 in the purchasing of their new home.

HOW MUCH DO I OWE IN STAMP DUTY NOW?

Please see the chart below, for the Stamp Duty percentages per property price bracket which is applicable only to one property; this would vary for property owners of a number of properties. It's a tiered system, meaning you don't pay the full rate on the entire property price, just the amount that dips into each tier. Here's a snapshot of the different brackets:

PORTION OF HOME PURCHASE PRICE	RATE OF STAMP DUTY
£0 - £250,000	0%
£250,001 - £925,000	5%
£925,001 - £1.5 million	10%
Above £1.5 million	12%

DO I NEED TO PAY STAMP DUTY?

If you're buying a property or a piece of land in the UK, in most cases you will have to pay stamp duty. For residential property or land, stamp duty is payable if the price is £250,000 or more.

However, there is relief for first-time buyers (see below).

FIRST-TIME BUYERS

If you're buying a home for the first time you'll get Stamp Duty relief. This means you won't pay any Stamp Duty on the first £425,000 provided the property price is £625,000 or less. Above the £425,000 threshold, stamp duty is charged at 5%.

So if you were to buy a home for £500,000 your Stamp Duty would be calculated at 5% of £74,999 – you'd pay just under £3,750. If the property is over £625,000, follow the stamp duty rules for non-first time buyers (see above).

BUY-TO-LET AND SECOND HOMES

If you're buying another property to let, or a second home, or you are not selling your primary home, then your Stamp Duty will be 3% higher at each slice.

Blakesley Estates will only offer their *Paid Stamp Duty Scheme* for up to 5% Stamp Duty.

TERMS AND CONDITIONS

- Blakesley Estates' *Paid Stamp Duty Scheme* will only be offered on the first 5 houses sold from the commencement of the scheme's start date of Monday 25th March, 2024
- Blakesley Estates' *Paid Stamp Duty Scheme* is only available to Blakesley Estate house sales where Stamp Duty will be applied
- The *Paid Stamp Duty Scheme* is limited to a number of sales, meaning Blakesley Estates reserve the right to refuse the scheme on a Blakesley Estates sale if the maximum number of homes sold under the scheme has been reached

INCENTIVES

PART EXCHANGE

Blakesley Estates work alongside **PX Partnership**, the UK's leading Part Exchange provider, to give our buyers more options when purchasing their new home with us.

On average Part Exchange options dramatically reduce the time it takes for a buyer to move into their home. 'It takes an average of 50 days to find a buyer in the UK and a further 12 weeks to complete the sale. Almost half of all house sales fall through before completion. Opting for a part-exchange house means no waiting for the right buyer and a simpler, expedited sales process.'

(Home Truths)



SO WHY CHOOSE PART EXCHANGE?

1. QUICK OFFERS – No need for you to place your property on the market and wait for a buyer to be found
2. CERTAINTY – Avoid last minute price renegotiations that can occur with a conventional sale
3. NO AGENT FEES – By choosing Part Exchange you can avoid paying estate agent fees, potentially saving you thousands of pounds
4. NO CHAINS – Avoid delays, uncertainty and disappointments associated with long chains
5. SPEED – We can purchase your property in a fraction of the time compared to selling in the usual way
6. FLEXIBLE MOVING DATES – There are no chains to dictate your moving date, giving you more flexibility and we also allow you the opportunity to stay in your previous property for up to two weeks after completion
7. WORRY AND HASSLE FREE – No waiting, no chains, no fall through or renegotiations gives you control over moving dates
8. GUARANTEED SALE – Avoid the risk of your sale falling through

For more information on exploring Part Exchange in your Karsbrook Green purchase, please ask one of our agents or contact us through our website at [blakesley-est.com](https://www.blakesley-est.com)

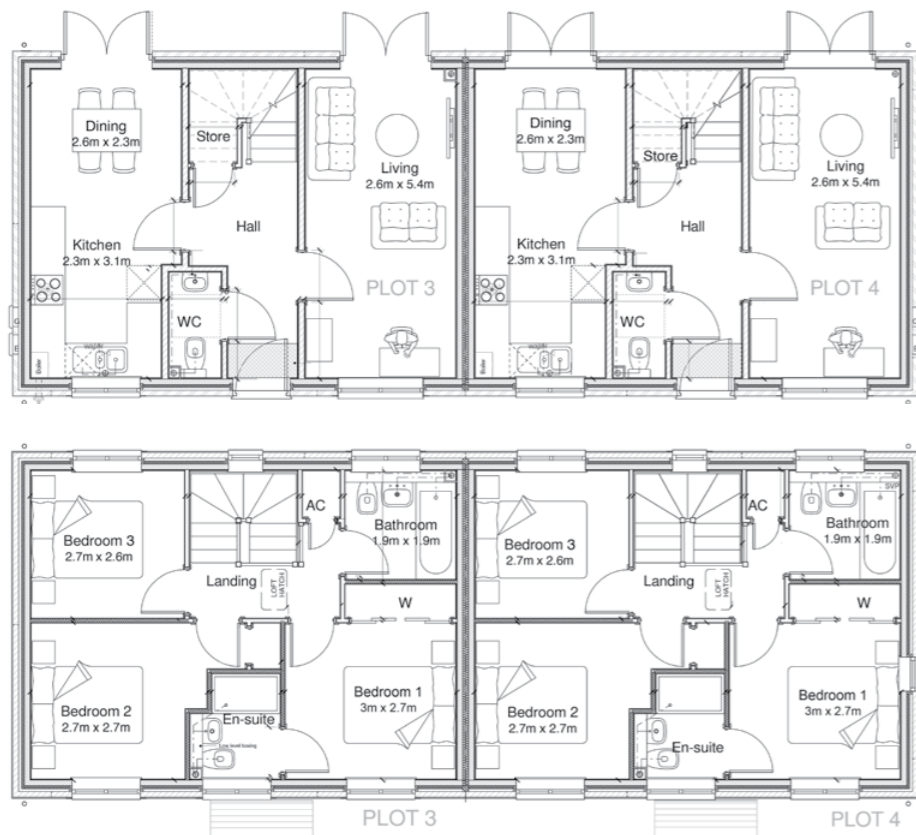
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HOUSE TYPE A

3-BEDROOM SEMI-DETACHED HOUSE

Luxury meets comfort in our exquisite 3-bedroom semi-detached properties. With spacious interiors flooded with natural light, modern amenities, and high-quality finishes, our properties are designed to cater to the needs of contemporary families. Whether you seek a cozy retreat or a vibrant space for entertaining guests, our semi-detached homes provide the perfect canvas for you to create lasting memories.

HOUSE TYPE A SEMI-DETACHED FLOOR PLAN



Floor plans may vary



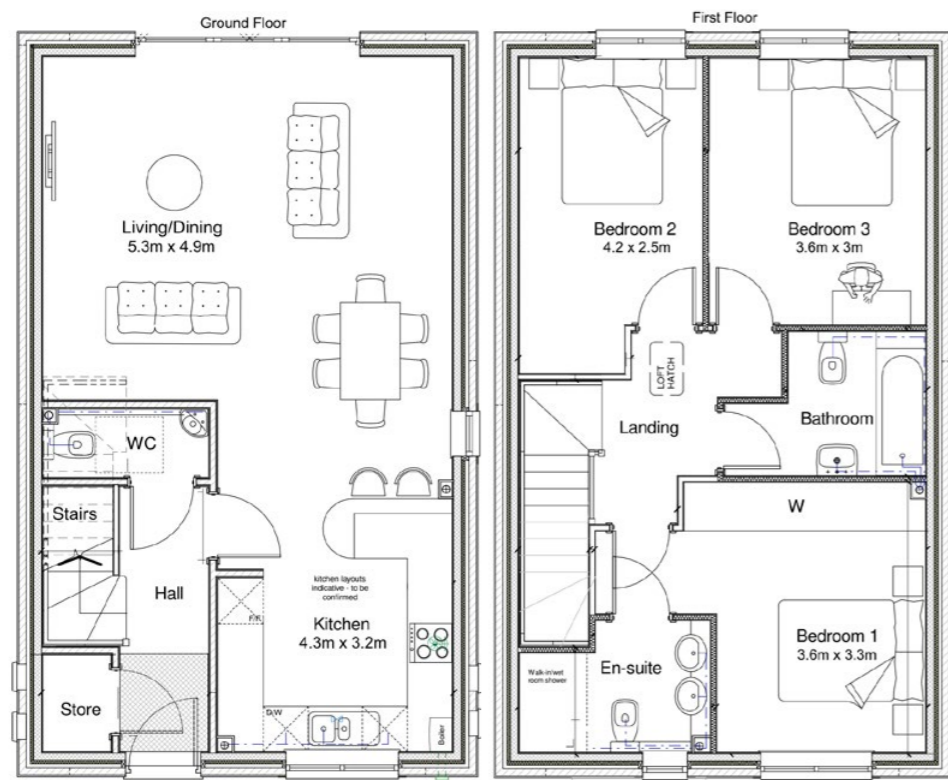
HOUSE TYPE C

3-BEDROOM DETACHED HOUSE

Our stunning 3-bedroom detached homes are situated amidst picturesque landscapes, each residence is meticulously designed to deliver an unparalleled living experience. Whether you desire a tranquil sanctuary or a dynamic space for hosting gatherings, our detached properties offer the ideal backdrop for creating cherished memories.



HOUSE TYPE C DETACHED FLOOR PLAN



Floor plans may vary



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HOUSE TYPE C

3-BEDROOM SEMI-DETACHED HOUSE

Elegance meets modern comfort in our exceptional 3-bedroom semi-detached houses boasting exquisite stone detailing on the exterior.

Each residence is meticulously crafted to offer a unique blend of architectural charm and contemporary living. Embrace a lifestyle of sophistication and tranquility at Karsbrook Green, for a commitment to excellence in design and craftsmanship.

HOUSE TYPE C SEMI FLOOR PLAN



Floor plans may vary



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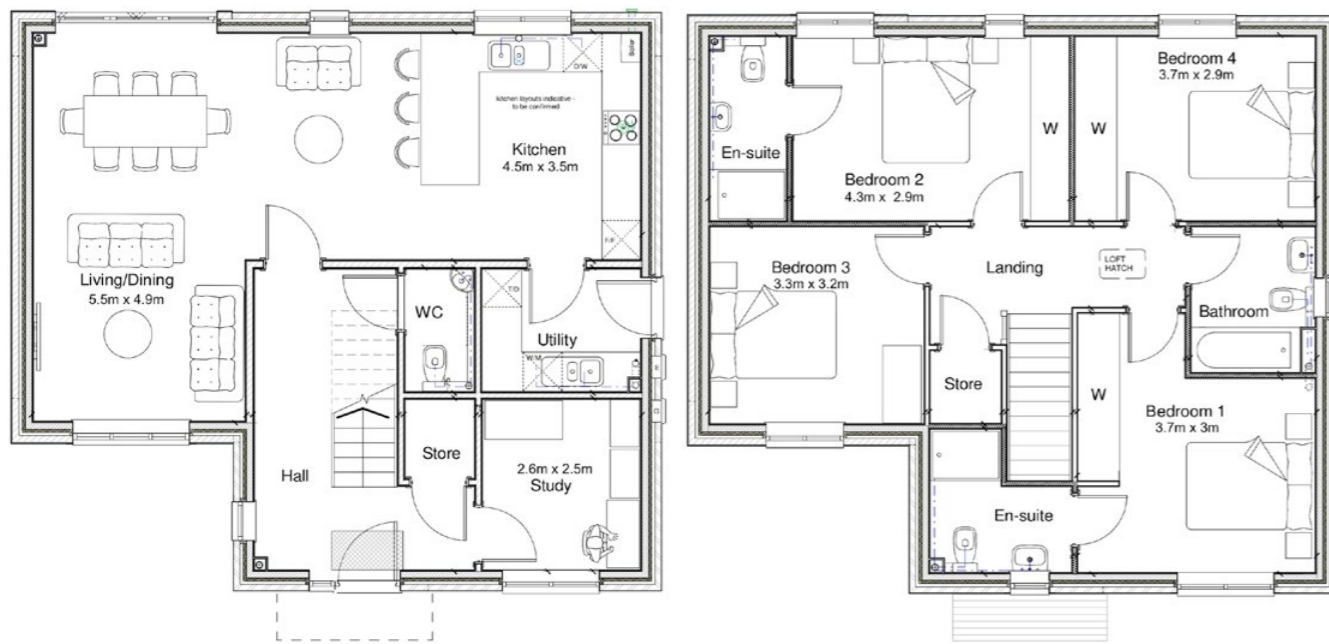
HOUSE TYPE E

4-BEDROOM DETACHED HOUSE

Karsbrook Green's traditionally built brick 4-bedroom detached houses are a real standout in the development. Whether you desire a tranquil haven or a grand setting for entertaining, our properties provide the perfect canvas for creating cherished memories. Embrace a lifestyle of refinement and luxury, where every detail is thoughtfully curated to elevate home living.



HOUSE TYPE E DETACHED FLOOR PLAN



Floor plans may vary



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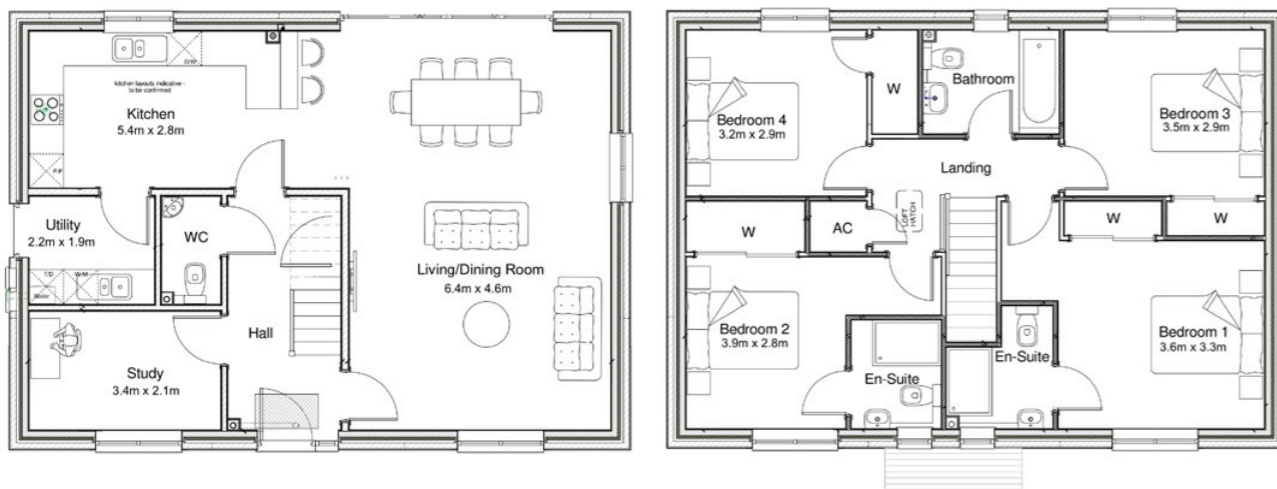
HOUSE TYPE F

4-BEDROOM DETACHED HOUSE

Where timeless sophistication meets modern luxury in our prestigious 4-bedroom detached stone-built homes. The traditional charm of the stone exteriors seamlessly blend with contemporary comforts, creating an inviting retreat for families. Perfect for both cozy evenings or stylish gatherings in expansive living spaces and indoor/outdoor living.



HOUSE TYPE F DETACHED FLOOR PLAN



Floor plans may vary



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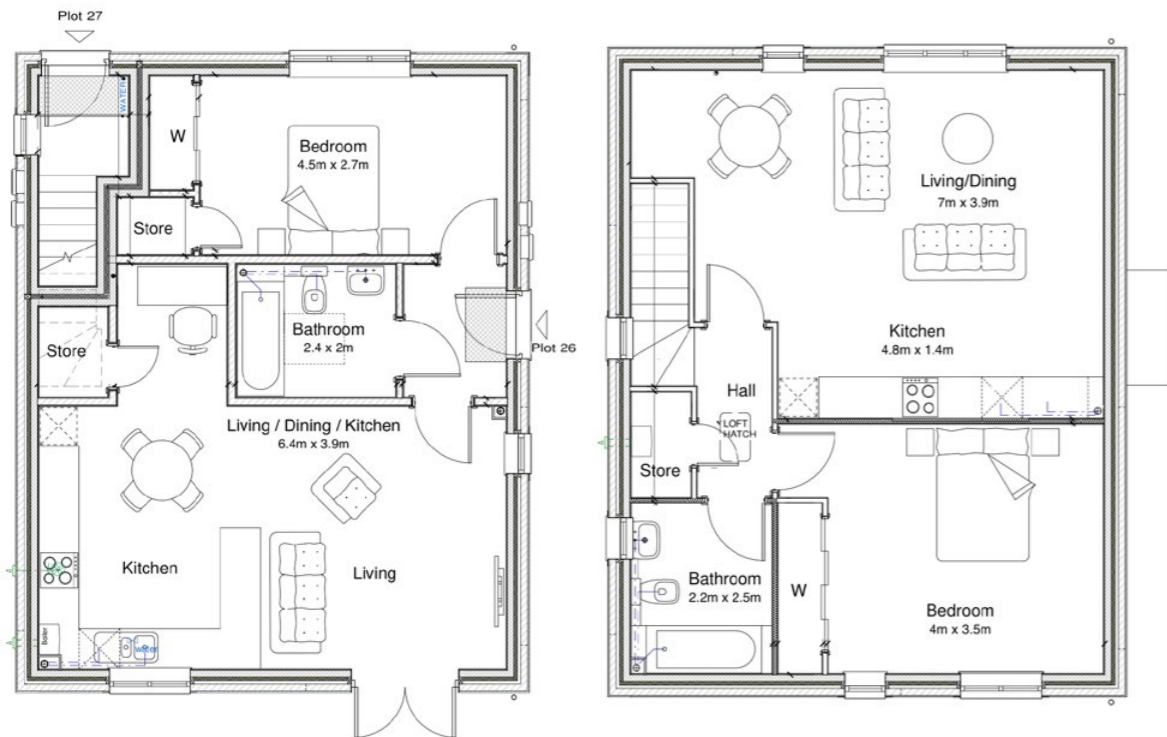
FLAT TYPE B

1-BEDROOM APARTMENT

Boasting contemporary design and meticulous attention to detail, our apartments provide a modern sanctuary for urban living. With spacious layouts, premium finishes, and thoughtfully curated amenities, our 1-bedroom apartments are perfect for young professionals seeking a quiet retreat, or discerning individuals looking for the perfect pied-à-terre.



FLAT TYPE B FLOOR PLAN



Floor plans may vary



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The South Devon village of Kingskerswell, etymologically derives from the Old English 'Carsewell'; 'carse' referring to the 'local watercress', a plant that still grows freely in the area, and 'well' referring to the wells and springs in the vicinity; with 'Kings' relating to the royal ownership of the area. Sat upon an ancient foundation, and mentioned in the Domesday book, Kingskerswell is steeped in local history, including the village's parish church, St Mary's, which dates back as early as the 14th century.

Blakesley Estates have incorporated the area's rich history into their development of the site. The natural sandstone typical of the area is a central material used in the construction of the houses in the development. Karsbrook Green's name also incorporates the Old English 'carse' with the brook that runs through the area. Each of these elements also are present in the site's logo, reflecting the history and traditional housing style of the development.



karsbrook green LOCATION

NEWTON
ABBOT

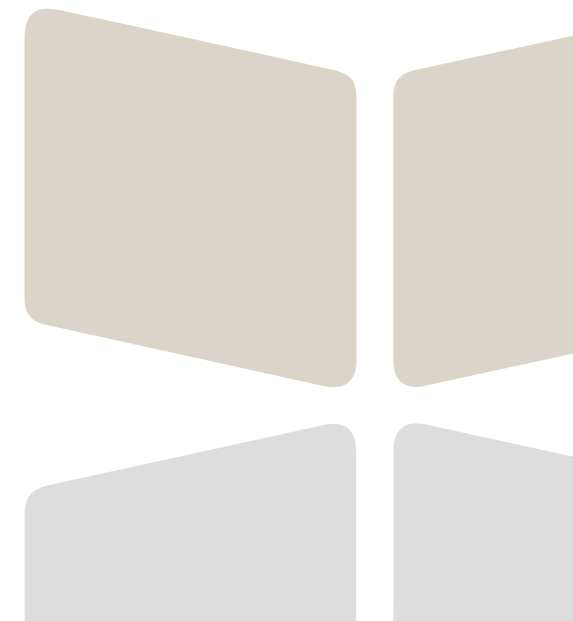


TORBAY

Karsbrook Green is close to the neighbouring market town of Newton Abbot and within easy commute of Torbay (Torquay, Paignton, Brixham) and Exeter.

Newton Abbot is a historic market town surrounded by beautiful South Devon countryside. The town is home to a large range of shops, restaurants and open spaces and is perfectly located close to both Dartmoor National Park and a wealth of seaside towns.

Torbay is a large bay on Devon's south coast, overlooking clear blue waters from their vantage points along the bay are three towns: Paignton, Torquay and Brixham. These hills act as suntrap, allowing the bay to luxuriate in its own warm microclimate. It is the bays golden sands and rare propensity for fine weather that has led to the bay and its seaside towns being named the English Riviera.





DEVELOPMENT SPECIFICATION

- 27 traditionally built new homes finished to a superior standard
- The exclusive development includes 3 and 4 bed houses and 1 bed apartments
- Local amenities within close proximity
- A short, 14 minute drive to Torquay beach
- Stunning views of the surrounding countryside
- Landscaped communal areas

HOUSES

- Bespoke fitted kitchen with integrated appliances, solid worktops and modern splash backs
- Contemporary white bathroom suite with chrome taps, heated towel rail and choice of large format porcelain tiles
- Choice of premium carpets
- 2 parking spaces per property
- Rear gardens

GENERAL	1 BEDROOM HOMES	3 BEDROOM HOMES	4 BEDROOM HOMES
uPVC double glazed casement windows	•	•	•
External doorsets with multipoint locking system	•	•	•
Underfloor heating on ground floor level	•	•	•
Gas fired central heating	•	•	•
Rear garden boundary fences	•	•	•

INTERNAL FINISHES	1 BEDROOM HOMES	3 BEDROOM HOMES	4 BEDROOM HOMES
Oak veneer doors with chrome door furniture	•	•	•
White emulsion to walls & smooth white ceilings	•	•	•
Satin white woodwork	•	•	•
Engineered oak timber flooring to ground floor	•	•	•
Choice of premium carpet laid on the first floor	•	•	•
Fitted wardrobes with sliding doors in main bedroom	•	•	•
Fitted wardrobes in all main bedrooms	•		•

Site plan, floor plans and elevations are available upon request.

FINISHES

KITCHEN	1 BEDROOM HOMES	3 BEDROOM HOMES	4 BEDROOM HOMES
Fully fitted kitchen with silestone worktop	•	•	•
1.5 bowl stainless steel sink	•	•	•
Ceramic hob	•	•	•
Stainless-steel oven	•	•	•
Integrated fridge/freezer	•	•	•
Integrated dishwasher	•	•	•
Integrated washing machine	•	•	•

BATHROOM & EN SUITE	1 BEDROOM HOMES	3 BEDROOM HOMES	4 BEDROOM HOMES
White sanitary ware with contemporary chrome fittings	•	•	•
Fixed head & hand shower with glass screen over bath	•	•	•
Fixed head shower in en suites	•	•	•
Choice of large format porcelain tiles	•	•	•
Chrome heated towel rail in bathroom and en suite	•	•	•

LIGHTING & ELECTRICALS	1 BEDROOM HOMES	3 BEDROOM HOMES	4 BEDROOM HOMES
Openreach Fibre network to the premises	•	•	•
TV point in living room	•	•	•
LED downlights in kitchen, bathroom and en suite	•	•	•
Pendant lighting in hallway and bedrooms	•	•	•



Specification may be amended at any time without notice. Please check specific plot details with the Sales Agent prior to reserving your home, particularly on items which are important to you.







Alternative options available upon request. See additional options brochure for finishing choices. Finishing choices are dependent on build stage.

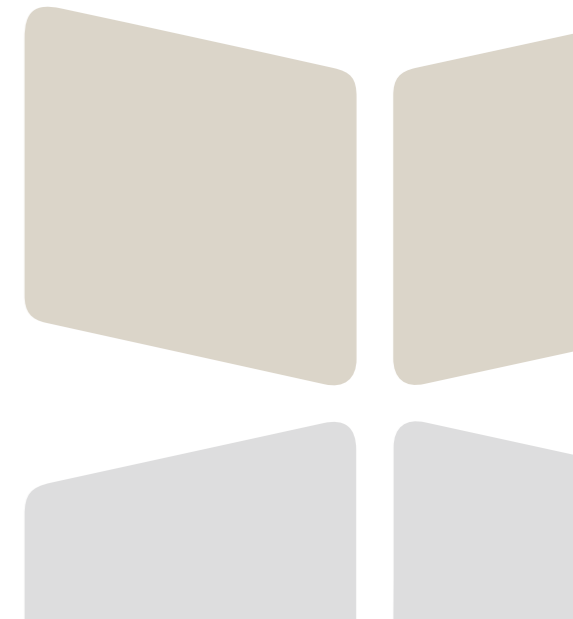
Blakesley Estates subscribes to the Consumer Code of Conduct. Please refer to the Sales Agent for details.

SITE LAYOUT



KEY

-  **TYPE C**
DETACHED 3 BED
-  **TYPE C**
SEMI 3 BED
-  **TYPE E**
DETACHED 4 BED
-  **TYPE F**
DETACHED 4 BED
-  **TYPE B**
1 BED FLAT
-  **TYPE A**
SEMI 3 BED





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FOR FURTHER INFORMATION
PLEASE CONTACT CHARLES HEAD OR ABSOLUTE:



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TQ1 2JG

Charles Head and Complete Estate Agents act on behalf of Blakesley Estates for reservations and sales.

Blakesley Estates subscribes to the Consumer Code of Conduct for Home Builders.

Please note, external materials and internal specification may be subject to change. You will be notified of any supply issues relating to your home.



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