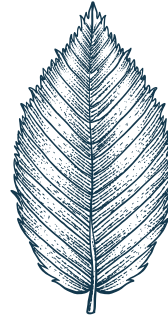


Horeham Shaw

H O R A M

A new development of twelve family-sized custom-build houses for sale in Horam, East Sussex





Horeham Shaw

H O R A M

Welcome to Horeham Shaw—a collection of twelve family-sized custom-build houses and six flats, thoughtfully designed by renowned architect James Armitage, in the heart of East Sussex.

On the doorstep of the High Weald Area of Outstanding Natural Beauty and the South Downs National Park, this unique development offers the opportunity to customise your home to suit your lifestyle. With a custom-build approach, you can be involved in the final specification, ensuring your home is tailored perfectly to your needs.

Discover life at Horeham Shaw

Choose to live in Horem, a thriving East Sussex village with everyday essentials—including a local supermarket, pharmacy, butcher, florist, tea room, doctors surgery and dentist.

Enjoy the Cuckoo Trail, a peaceful, traffic-free route for walking and cycling from Heathfield to Hampden Park. Nearby, you'll also find playing fields, a children's play area, village hall, well-kept tennis and bowls clubs, Horem Manor Country Park, and Horem Park Golf Club—perfect for a relaxed and active lifestyle.

For weekend adventures, explore the countryside of the High Weald Area of Outstanding Natural Beauty and the South Downs National Park, taking in the dramatic beauty of the Seven Sisters cliffs and Sussex Heritage Coast or visit historic landmarks like Bodiam and Herstmonceux Castles. Enjoy the vibrant county town of Lewes and cultural highlights at Glyndebourne Opera House.

Families benefit from a good selection of schools, including Maynards Green Primary, Heathfield Community College, Skippers Hill, Bedes and Eastbourne College.

Horem is well connected, with mainline train stations at Buxted, Stonegate, and Polegate, offering direct services to London in around 80 minutes, and regular buses to Heathfield, Tunbridge Wells, Hailsham, and Eastbourne.





What is custom-build and is it right for you?

Building your own custom home gives you the freedom to design a home that perfectly fits your lifestyle. This approach not only delivers a higher-quality finish but also promotes greater sustainability, ensuring your home is both beautifully crafted and future-proof.

In a nutshell

Your home can be tailored to suit your needs, with a wide range of options to choose from. Decide on the number and size of bedrooms, the number of bathrooms, and how each floor is configured to create a space that works perfectly for you.

How it works

When you purchase your plot, you will simultaneously enter into a build contract for the construction of your home, designed to your chosen specification.

Can I get a mortgage?

Yes! Custom-build mortgages are widely available for up to 95% of the land and build costs. Leaper can guide you through the process to help secure the right mortgage for your new home.

Benefits of this approach

- ♦ Personalisation: You have control over the layout and specification of your home.
- ♦ Stamp Duty savings: You only pay Stamp Duty on the land cost, not the finished house.
- ♦ No CIL payment: The Community Infrastructure Levy (CIL) is a charge imposed by local authorities on new developments to fund infrastructure improvements such as schools and transport. However, custom-build homes are exempt—provided the buyer uses the home as their main residence and remains in occupation for at least three years. This saving is passed on to the purchaser and is already factored into the quoted price.



Horeham Shaw offers twelve serviced building plots with planning permission for three- and four-bedrooms homes, and six one- and two-bedroom affordable flats.

Once you've chosen your plot, you'll work with our sales and design team to customise your home and have it built to your exact specifications.

Most houses include an option for a rear extension that can be one or two storeys. Many also include an option for attic accommodation.

Address:

Horeham Shaw,
Chiddingly Road,
Horam,
East Sussex,
TN21 0JJ

What3words:

brass.votes.meanwhile



Plot	House type	Plot size (sqm)	House size (GIA sqm)*	Bedrooms	Options available
1	Hawthorn	421	109.2 - 140.2	3 - 4	Ground and first floor extensions
2	Hawthorn	336	109.2 - 164.7	3 - 5	Ground and first floor extensions, attic rooms
3	Hawthorn	335	109.2 - 164.7	3 - 5	Ground and first floor extensions, attic rooms
4	Hornbeam	239	137.2 - 171.8	4 - 5	Ground floor extension, attic rooms
5	Hawthorn	231	109.2 - 124.7	3	Ground floor extension
6	Hawthorn	206	109.2 - 133.7	3 - 5	Attic rooms
7	Hornbeam	221	137.2 - 184.6	4 - 5	Ground floor extension, attic rooms
8	Hornbeam	553	137.2 - 190.1	4 - 5	Ground and first floor extensions, attic rooms
9	Hawthorn	281	109.2 - 164.7	3 - 5	Ground and first floor extensions, attic rooms
10	Hornbeam	363	137.2 - 202.9	4 - 5	Ground and first floor extensions, attic rooms
11	Hawthorn	313	109.2 - 140.2	3 - 4	Ground and first floor extensions
12	Hawthorn	199	109.2 - 149.2	3 - 5	Ground floor extension, attic rooms

* GIA = Gross Internal Area

Minimum and maximum sizes given subject to extension and attic options chosen

Attic area measured where at least 1,500mm headroom



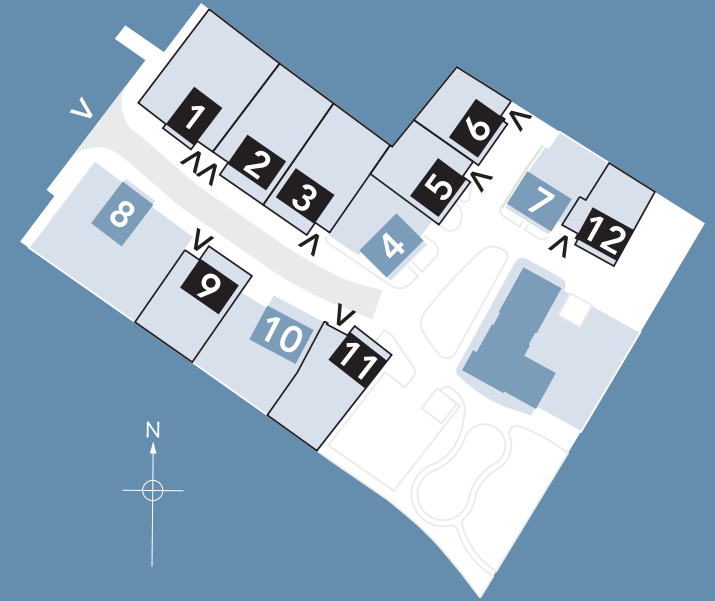
Hawthorn

3 BEDROOMS

AVAILABLE ON PLOTS 1, 2, 3, 5, 6, 9, 11, & 12

Hawthorn is a versatile detached house offering numerous options to suit most budgets and family sizes. With at least three ground floor and first floor layouts, and some plots offering additional extension and attic room options, you can achieve three to five bedrooms to suit your needs.

Each home has two parking spaces: one on-plot and one allocated within dedicated bays or within the parking court.

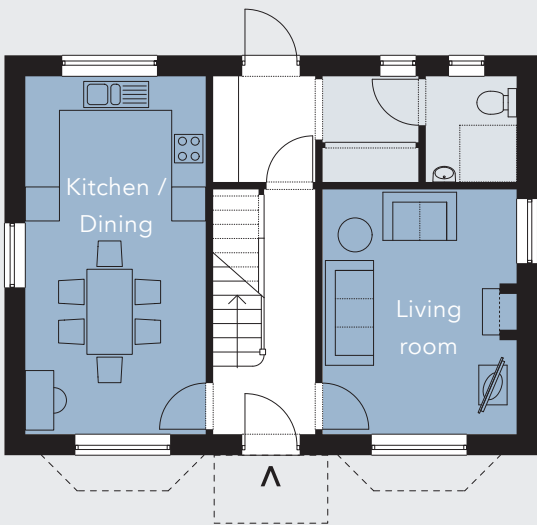


Approximate floor area	109.2 sqm 1,175 sqft (standard) 15.5 sqm 167 sqft (GF extension) 15.5 sqm 167 sqft (FF extension) 24.5 sqm 264 sqft (attic)
Bedrooms	3 as standard, up to 5
Parking spaces	1 on-plot plus 1 allocated bay each

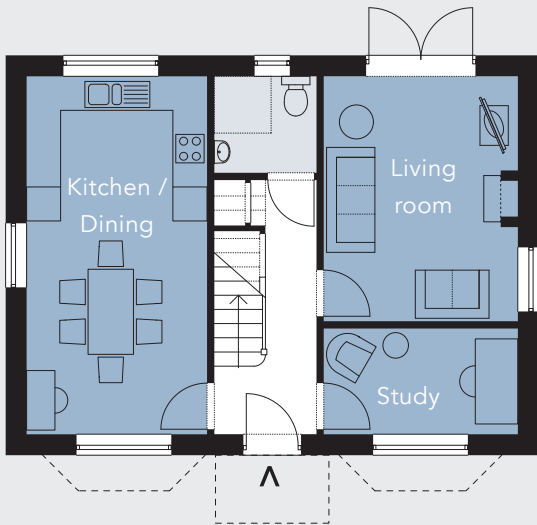
Other additions and alternatives are available, including bespoke joinery, bay windows or porches, windows, and French doors. Some options are only permitted with certain layouts—consult the relevant Plot Passport for an accurate description for each plot.

Illustration for identification purposes only and are not to scale. Measurements are approximate.

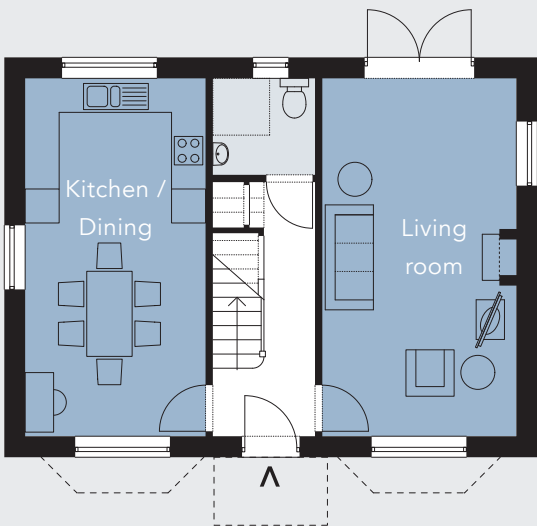
GROUND FLOOR



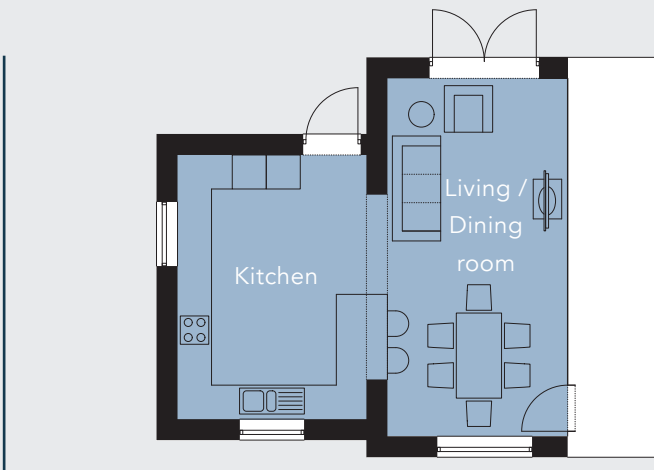
Option G1
Plots 2 and 12 handed



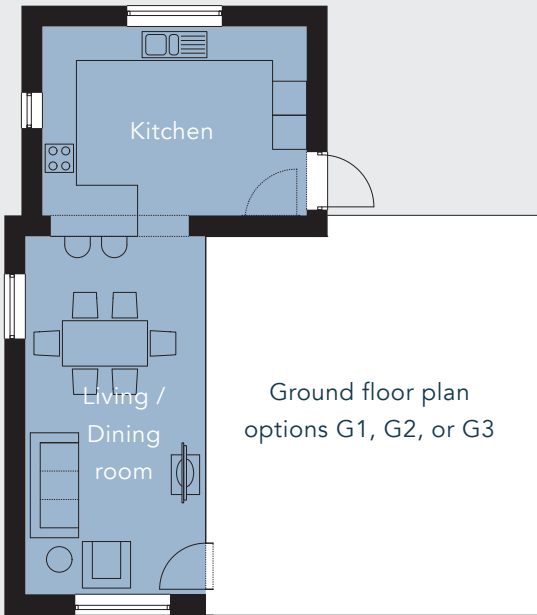
Option G2
Plots 2 and 12 handed



Option G3
Plots 2 and 12 handed



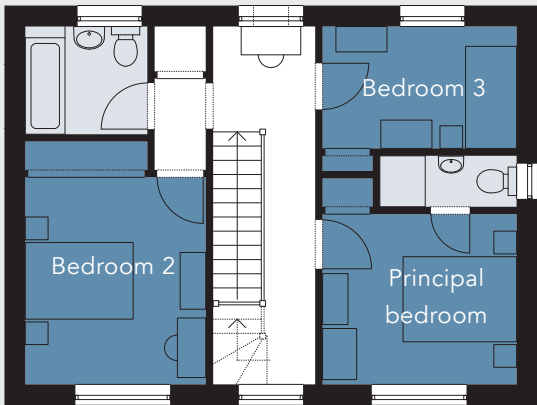
Option GE - extension options
Plot 1 only



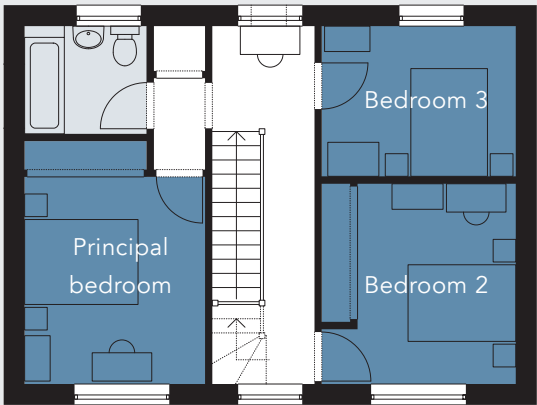
Ground floor plan
options G1, G2, or G3

Not available on plots 1 and 6

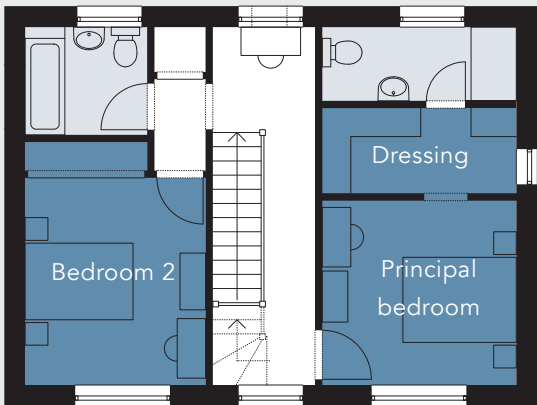
FIRST FLOOR



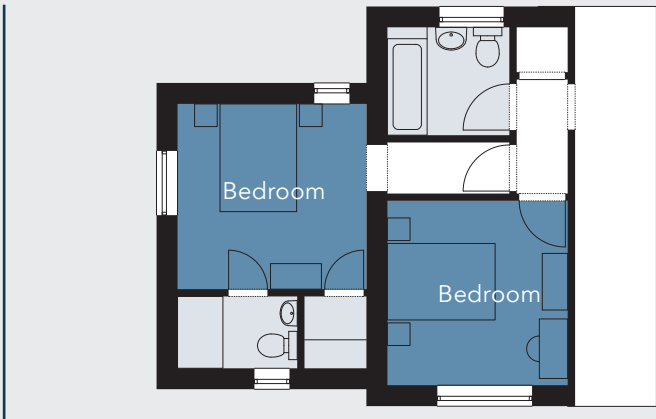
Option F1
Plots 2 and 12 handed



Option F2
Plots 2 and 12 handed



Option F3
Plots 2 and 12 handed



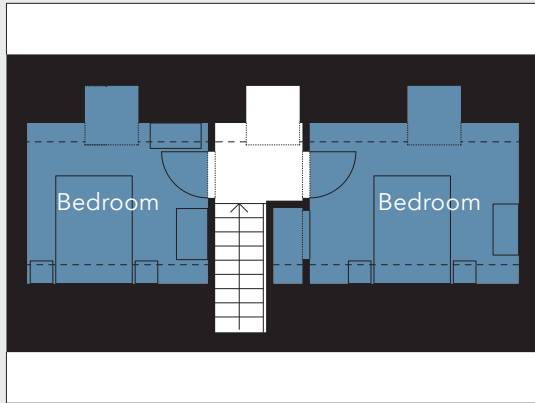
Option FE - extension options
Plot 1 only



First floor plan
options F1, F2, or F3

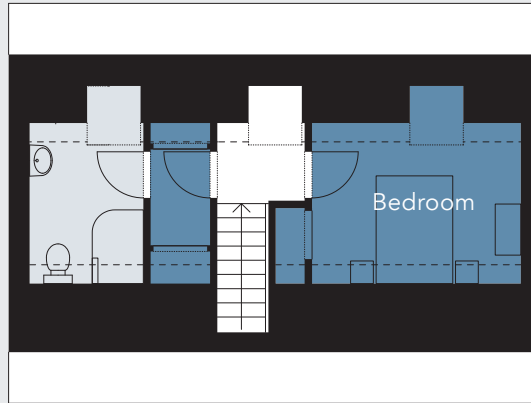
Not available on plots 1 and 6

ATTIC



Option A1

Available on plots 2, 3, 6, 9, and 11; if used with
FE extension option, first floor layout F3 must be used



Option A2

Available on plots 2, 3, 6, 9, and 11



Hornbeam

4 BEDROOMS

AVAILABLE ON PLOTS 4, 7, 8, & 10

Hornbeam is the largest house type—a generous detached, traditionally designed home. It offers five ground floor and at least four first floor configurations, and a choice of attic rooms and extensions achieving four or five bedrooms to suit you.

Plots 8 and 10 feature driveways with space for two cars. All other plots include driveways with one parking space plus an additional allocated space within dedicated bays or the parking court.

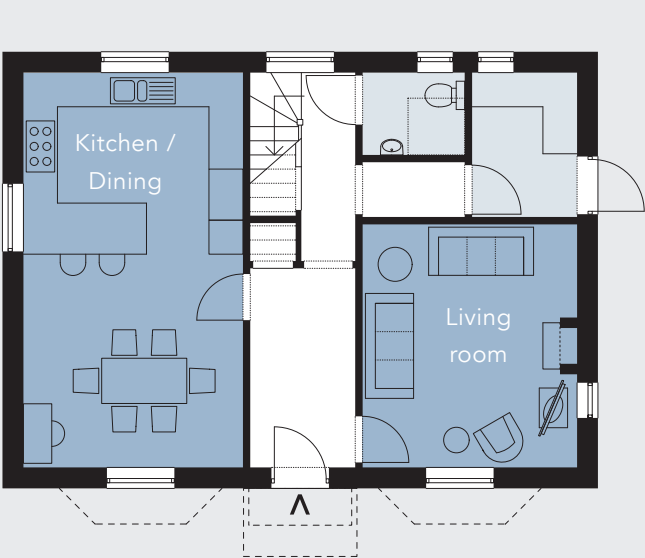


Approximate floor area	137.2 sqm 1,477 sqft (standard) 18.3 sqm 197 sqft (GF extension) 18.3 sqm 197 sqft (FF extension) 16.3-29.1 sqm 175-313 sqft (attic)
Bedrooms	4 as standard, up to 5
Parking spaces	2 on-plot (nos 8 and 10); remaining plots, 1 on-plot plus 1 allocated bay

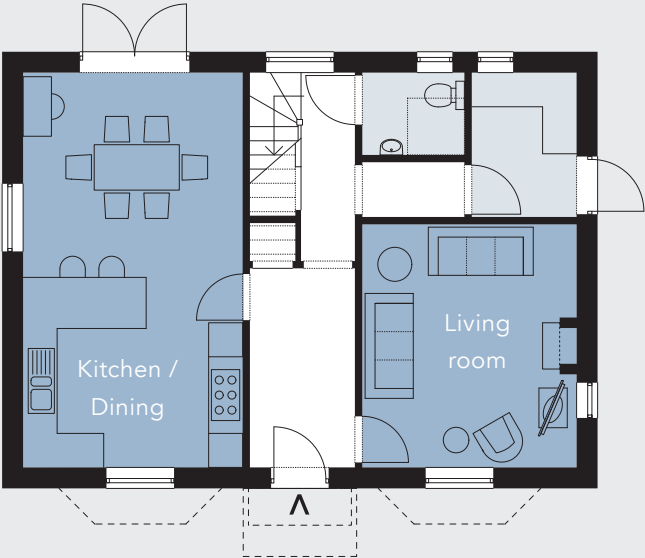
Other additions and alternatives are available, including bespoke joinery, bay windows or porches, windows, and French doors. Some options are only permitted with certain layouts—consult the relevant Plot Passport for an accurate description for each plot.

Illustration for identification purposes only and are not to scale. Measurements are approximate.

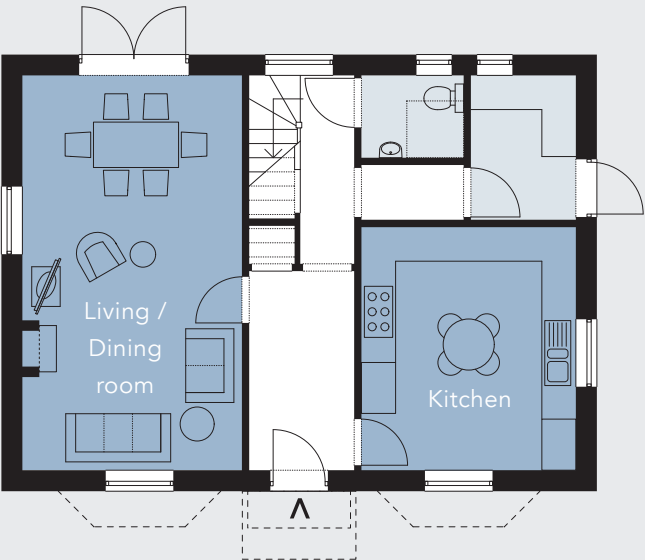
GROUND FLOOR



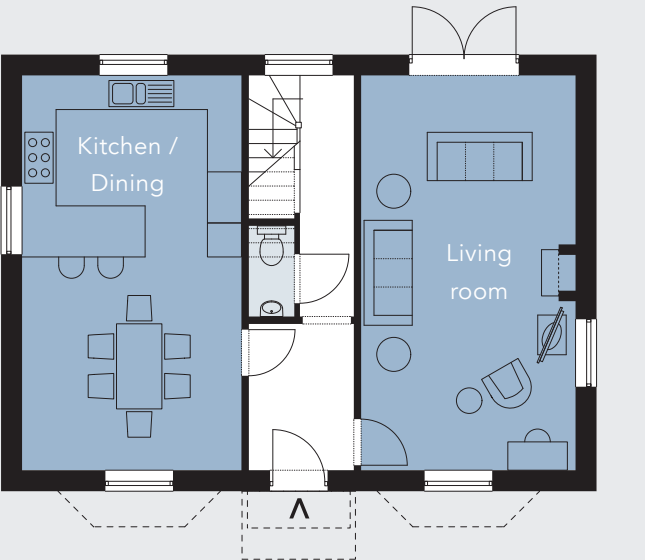
Option G1



Option G2



Option G3

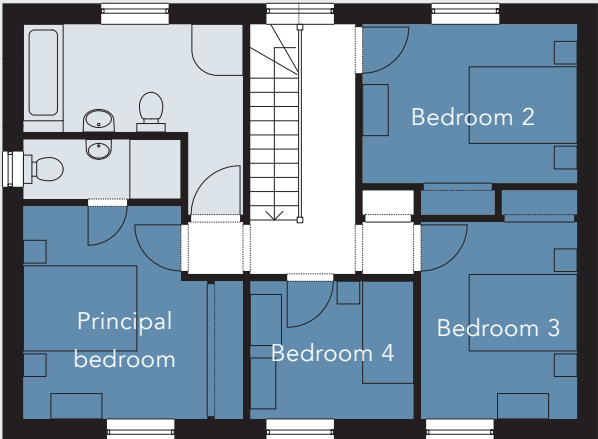


Option G4

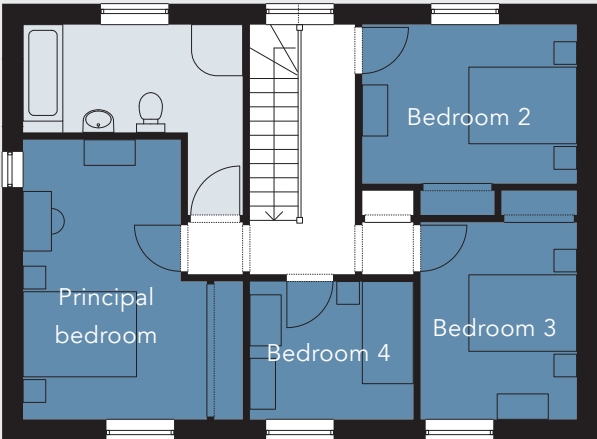


Option GE - extension option

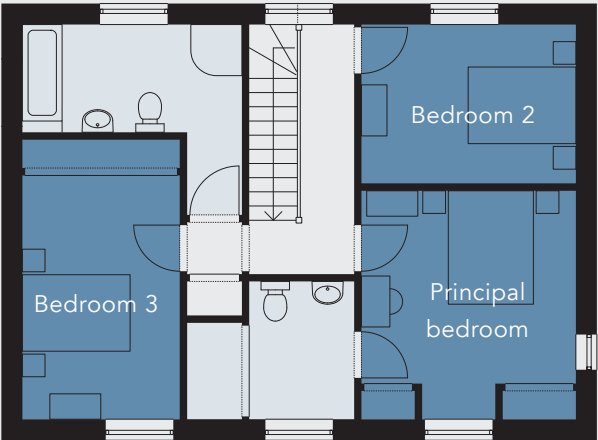
FIRST FLOOR



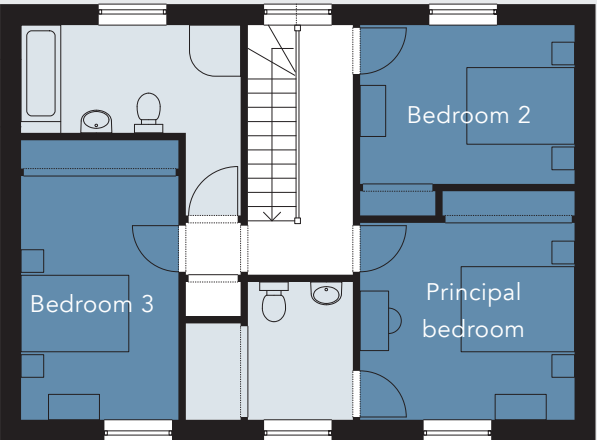
Option F1



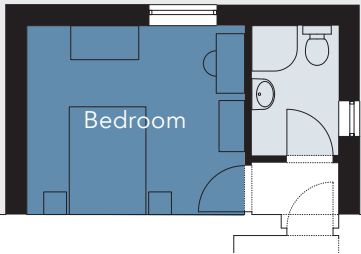
Option F2



Option F3
Must be used for attic options



Option F3 alternative
Must be used for attic options



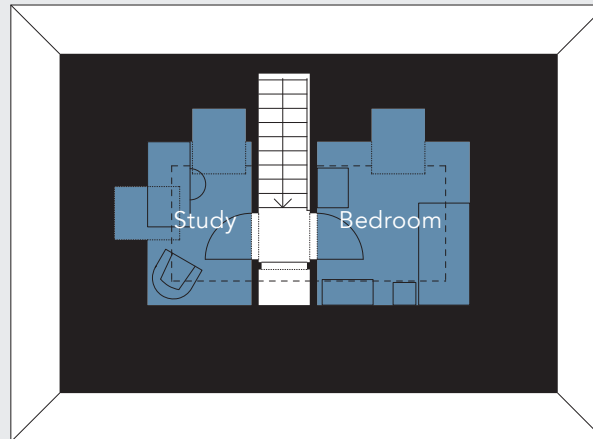
Option FE - extension option
Available on plots 8 and 10

ATTIC



Option A1

Available on plots 7 and 10; not available with FE extension option, first floor layout F3 must be used



Option A1 alternative

Available on plots 4 and 8; first floor layout F3 must be used



Option A2

Available on plots 7 and 10; not available with FE extension option, first floor layout F3 must be used



Option A3

Available on plots 7 and 10; first floor layout F3 must be used

Ready to build your dream home?

To secure your plot, simply pay a non-refundable £2,000 reservation fee. Once reserved, the friendly team at Leaper will guide you through selecting your layout and specification, ensuring your home is perfect for you.

When you're ready to complete the plot purchase and enter the build contract, you'll pay the plot price to Leaper. You'll also cover the cost of electricity, drainage, and broadband installation once these services reach your plot boundary—either at completion or shortly after.

After purchasing your plot and finalising specifications, Leaper will prepare construction drawings within a month. Once approved by the Building Inspector and signed off by you, the build will begin.

Your build contract will be with the appointed builder, with payments made in stages. Construction is expected to take no more than 32 weeks from the completion of the drawings.

Leaper will arrange site insurance and a 10-year new build warranty, both included in the plot price.

Paying for your new home

Building your dream home is an exciting journey, and securing the right funding is a vital step. Leaper has partnered with BuildStore Mortgage Services, the UK's leading specialist in homebuilding finance, to give you convenient access to a wide range of mortgage solutions created specifically for custom-build homes.

Expert guidance every step of the way

With Leaper and BuildStore by your side, you'll have trusted partners throughout the process, ensuring your new home at Horeham Shaw is delivered with confidence and peace of mind. BuildStore's experts will guide you through every stage of the mortgage process—from understanding your borrowing options to structuring staged payments around your build schedule—making the process as smooth and stress-free as possible.

What is a stage payment mortgage?

Unlike a standard mortgage, a stage payment mortgage releases funds in instalments to match the progress of your build. This ensures money is available exactly when you need it.

BuildStore offers two types:

- ♦ Valuation-based mortgage – Funds are released once each stage of construction is completed, following a lender's valuation.
- ♦ Cost-based mortgage – BuildStore's exclusive product guarantees stage payments in line with your build costs, giving you certainty that funds will be available to meet contractual payments.

Why choose BuildStore?

With over 25 years' experience and more than 30,000 successful projects funded, BuildStore is an award-winning mortgage specialist with unrivalled expertise in construction finance.

Their tailored mortgage solutions offer:

- ♦ Higher borrowing potential – Borrow up to 95% of your plot and build costs, and up to 85% of your completed home's value.
- ♦ Certainty and security – Guaranteed stage payments let you plan with confidence and pay contractors on time.
- ♦ Tailored support – Mortgages structured around your build type, schedule, and personal circumstances.

For more information on funding your custom-build home at Horeham Shaw, call 0345 223 4888, visit [buildstore.co.uk](https://bit.ly/bmsl), or enquire at <https://bit.ly/bmsl> or scan the QR code.



Best Specialist Mortgage Broker



The journey to designing and building your dream home at Horeham Shaw has been created to be straightforward, enjoyable, and stress-free.



Choosing your plot

Each plot comes with its own house type and customisation options.

Once you've found your perfect plot, simply pay a **£2,000 reservation fee** (deducted from the final purchase price). This holds your plot for **12 weeks** while solicitors progress to exchange of contracts.

You'll need to appoint your own solicitor, and if you wish, our finance partner BuildStore can arrange a call to discuss your funding options.



Making your home yours

Now for the exciting part. Leaper has partnered with two **trusted local housebuilders** who have provided guide build costs for each home. Once you've chosen your builder, you'll work together to customise your perfect home.

Select your preferred layout, external materials, and interior finishes—and, in some cases, add extensions or rooms in the roof.

Once your design is finalised, your builder will issue a **fixed build price**, valid for **eight weeks**, giving you time to confirm your mortgage offer if needed.



Paying your deposit

Within **12 weeks** of reserving your plot, contracts will be exchanged and a **10% deposit** (minus your reservation fee) will be payable.

Your chosen housebuilder will then apply for **Building Regulations approval** for your bespoke design, which usually takes around **eight weeks**.

Leaper will guide you through completing the **CIL liability form** to secure your exemption.



Get building!

Legal completion takes place around **eight weeks** after exchange of contracts.

Leaper will prepare your plot, complete all enabling and communal landscaping works, and ensure essential services—water, drainage, high-speed broadband, and electricity—are connected to your plot boundary, ready for construction.

You can choose to build with our recommended construction partner or appoint your own builder. You'll have **18 months** to complete your home.



Moving in

Once your new home is complete, you'll obtain your **Building Control completion certificate**, submit your **CIL confirmation**, and process any **VAT reclaims**.

Leaper will be there to help at every step—so all that's left for you to do is move in, **put the kettle on**, and enjoy your brand-new home.



Leaper specialise in delivering custom and self-build homes in rural areas across the UK.

We focus on this approach because it creates higher-quality, more sustainable homes while offering homeowners better value for money and the freedom to design a home that truly fits their needs.

We are committed to responsible development, working closely with landowners and communities to create exceptional places to live. Our carefully selected sites contribute to addressing the UK housing shortage while providing a welcome boost to rural settlements.

At Leaper, we collaborate with top professionals and consultants with proven expertise, ensuring the best possible outcomes for our clients and the communities we serve.



Horeham Shaw
is brought
to you by



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