Blank Canvas

The Paddocks

GREAT OUSEBURN, NORTH YORKSHIRE, YO26 9RP

Three substantial five-bedroom homes.
Professionally built. *Finished by you.*

- THE PROPOSITION

More freedom than a conventional new build. Less complexity than starting a self-build from scratch.

Blank Canvas gives you the freedom to shape the part of a home you live with every day, without asking you to find land, secure planning permission or manage the structural construction.

At Branton Lane, the plot, approved house design and professional main build are already brought together. You take control of the finished interior, choosing the kitchen, bathrooms, flooring, doors, decoration and other agreed finishes around your taste, priorities and budget.

- GREAT OUSEBURN

Welcome to The Paddocks

Three individual five-bedroom homes in the North Yorkshire village of Great Ouseburn, each with detailed planning permission and its own generous plot.

You will purchase the serviced plot from Brierley Homes and appoint Brierley Homes under a separate contract to construct the approved house to the defined Blank Canvas handover stage.

You will then complete the agreed interior works as the self-builder, supported by a clear specification, specialist finance introductions, the Blank Canvas Buyer Portal and guidance from Custom Build Homes.

A professionally built home. *A finished interior created around you.*

BRIERLEY HOMES *BUILDS*

The approved house is professionally constructed to the defined Blank Canvas handover specification.

YOU *CREATE*

You choose and arrange the agreed kitchen, bathrooms, flooring, internal doors, tiling, decoration and other buyer works.

Work requiring competence, certification or specialist installation must be completed by appropriately qualified trades.

CBH *SUPPORTS*

We guide you through the sales journey, specialist finance introductions, project information, preparation and access to the Blank Canvas Buyer Portal and Marketplace.

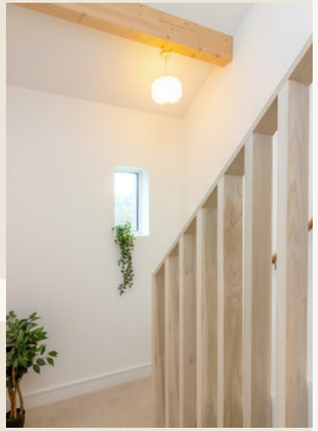
- WHY IS BLANK CANVAS DIFFERENT?

The freedom to make it yours, Without starting from zero.

A traditional self-build can begin with a search for land, an architect, planning permission, services and a construction team. At Branton Lane, those foundations are already in place.

- A serviced plot within an established Brierley Homes development
- Detailed planning permission for an individual five-bedroom home
- Professional construction by Brierley Homes
- A clearly defined Blank Canvas handover specification
- Freedom to choose the agreed interior products, finishes and suppliers
- Specialist mortgage introductions and a project budget prepared with you
- A supported route from reservation to the completion of your home

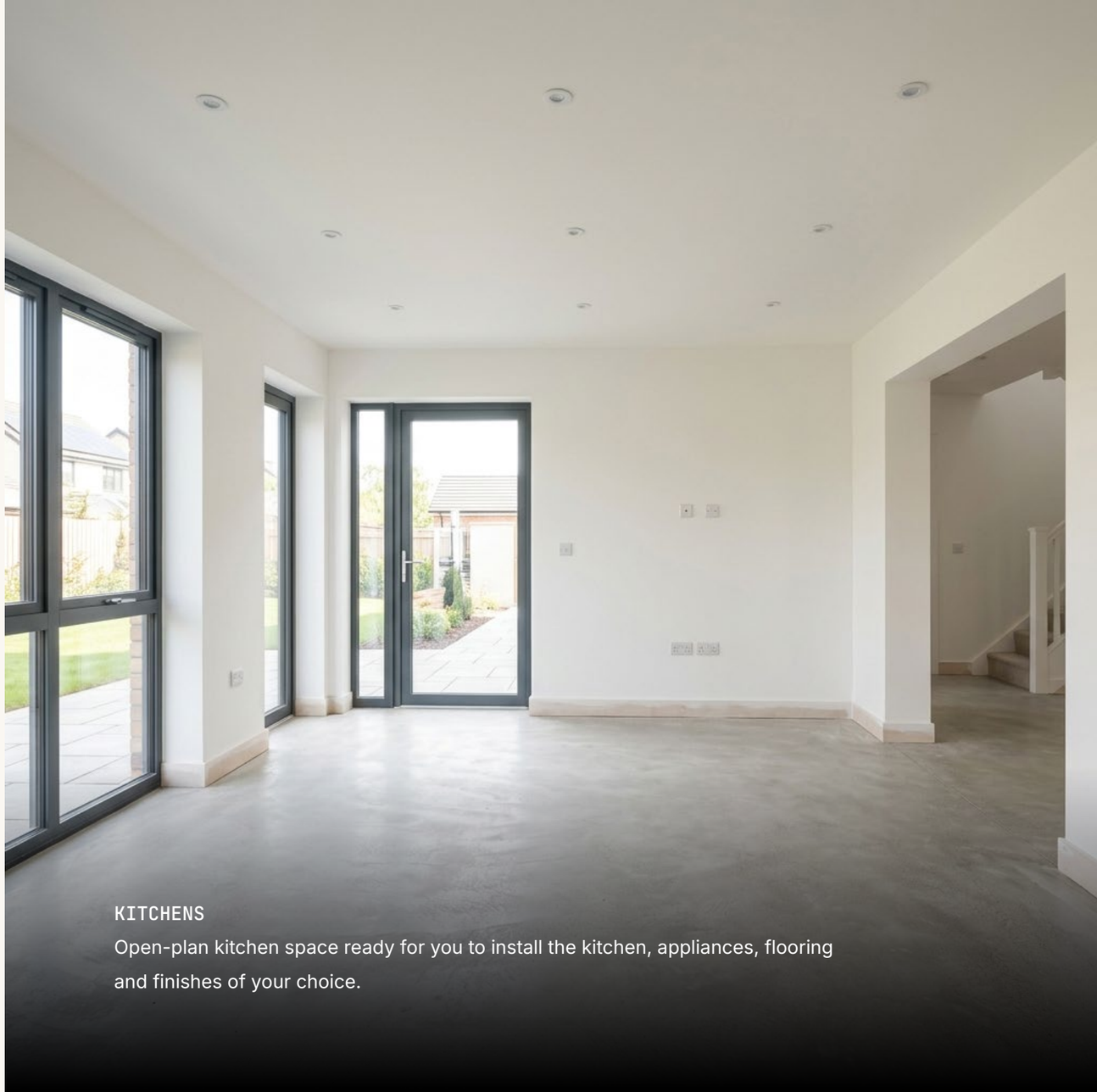
Blank Canvas does not remove your responsibility for completing the interior.
It makes that responsibility clearer, more focused and more achievable.



The heavy lifting is done. *Now it is time to create.*

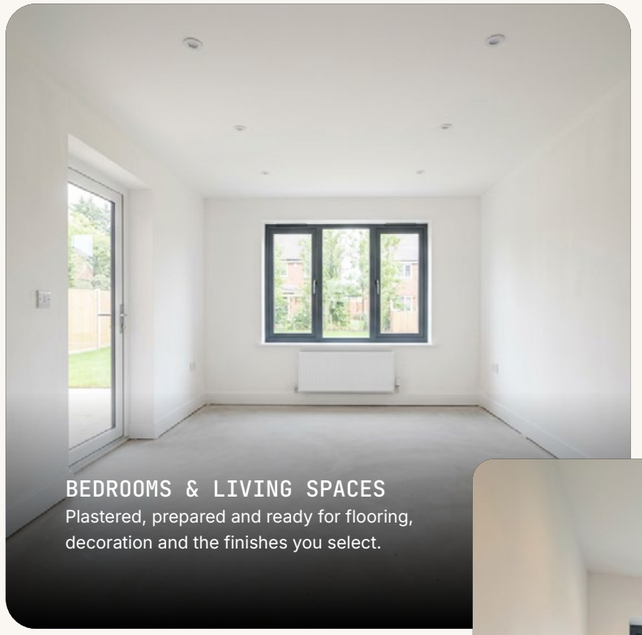
At Blank Canvas handover, Brierley Homes will have completed the structure, roof, external envelope, windows and external doors, internal partitions and the agreed mechanical, electrical and external works set out in the project specification.

The home will be secure and weatherproof. The internal spaces will be ready for you to complete with the products and finishes you have selected.

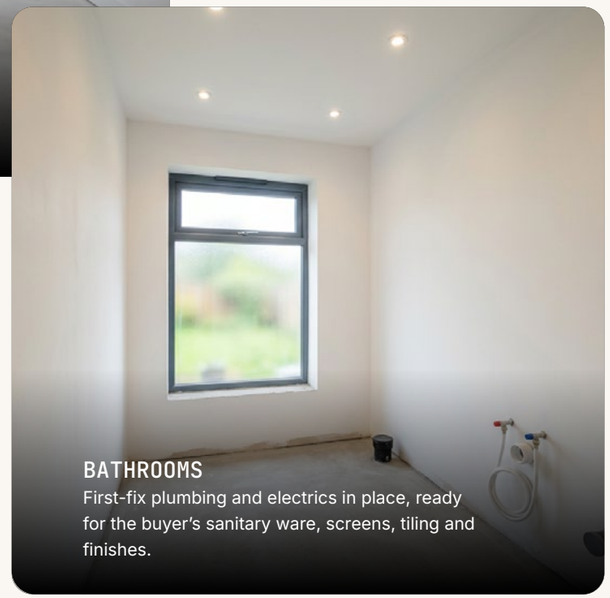


KITCHENS

Open-plan kitchen space ready for you to install the kitchen, appliances, flooring and finishes of your choice.



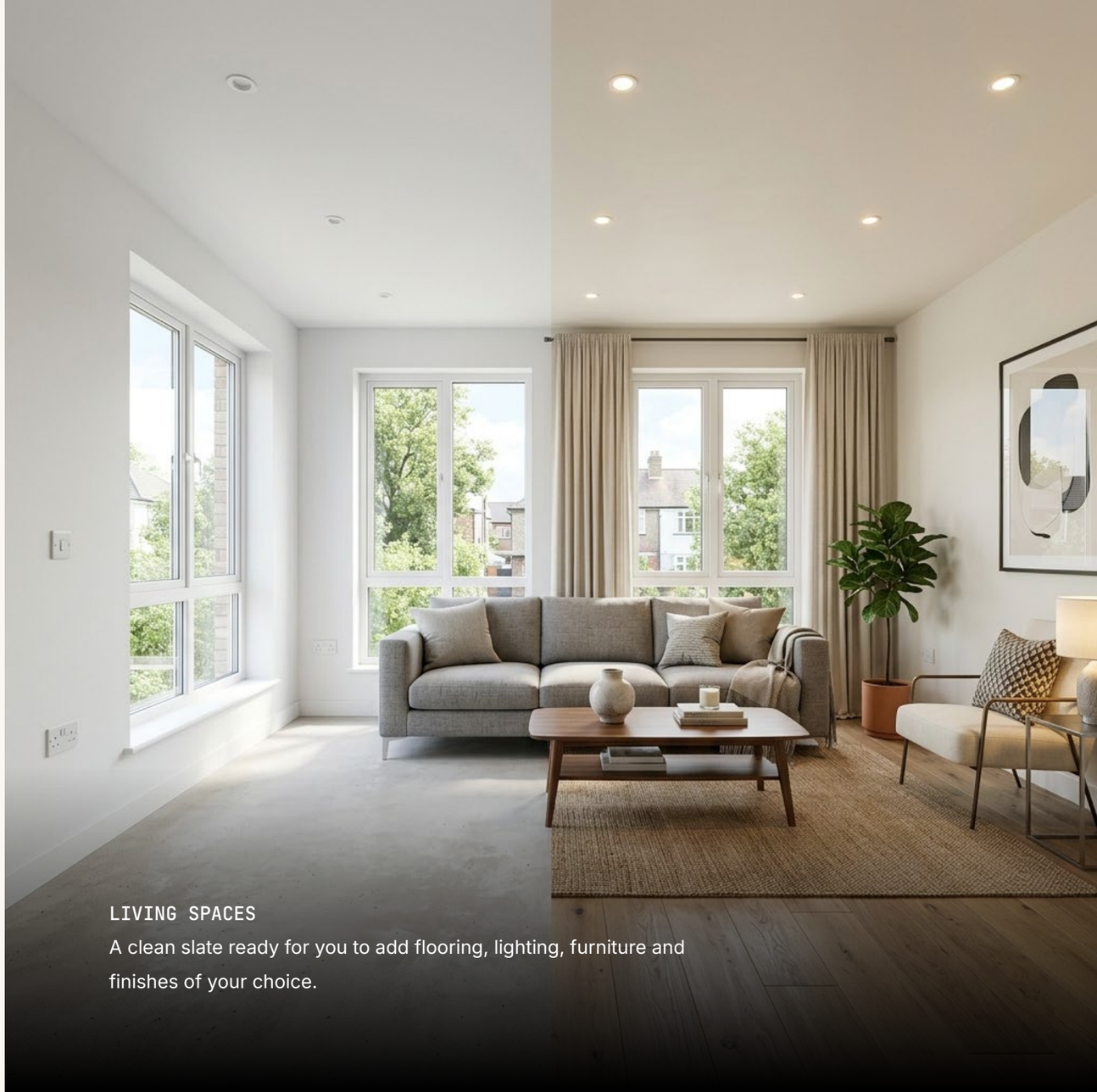
BEDROOMS & LIVING SPACES
Plastered, prepared and ready for flooring, decoration and the finishes you select.



BATHROOMS
First-fix plumbing and electrics in place, ready for the buyer's sanitary ware, screens, tiling and finishes.

AT HANDOVER

The home is secure and weatherproof, but your fit-out and required approvals must be completed before occupation.

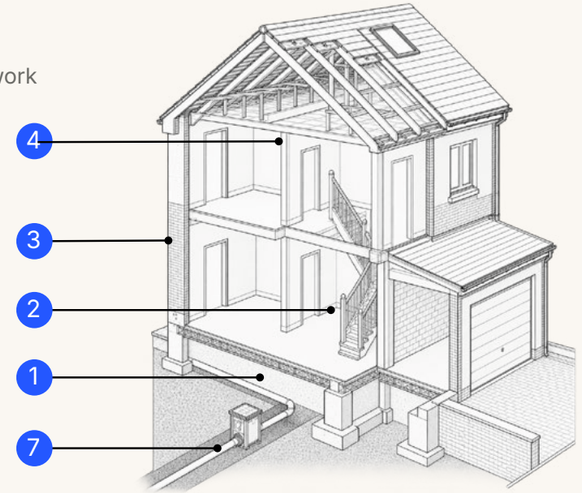


LIVING SPACES
A clean slate ready for you to add flooring, lighting, furniture and finishes of your choice.

Completed by Brierley Homes

The full Blank Canvas specification and inclusions and exclusions schedule will be provided before reservation and will take precedence over this summary.

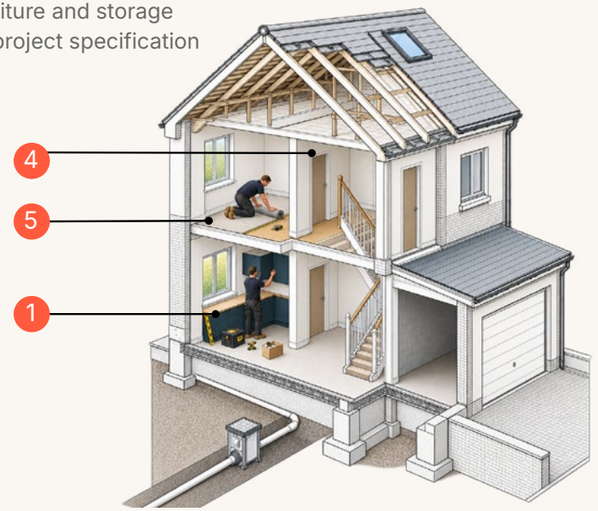
1. Foundations, substructure and main structural construction
2. Upper floors and staircase
3. External walls, roof finishes, windows and external doors
4. Internal walls and partitions
5. Agreed wall and ceiling preparation
6. Agreed electrical, water, heating and drainage installations
7. External service connections
8. Agreed garage, access and external works
9. Structural warranty applicable to Brierley Homes' work



Completed by You

You will decide the finished specification, appoint suitable suppliers and trades and manage the work needed to complete the interior.

1. Kitchen units, worktops and appliances
2. Bathroom sanitary ware, furniture and screens
3. Wall and floor tiling
4. Internal doors and ironmongery
5. Floor finishes
6. Decoration
7. Decorative lighting and fittings
8. Communications, technology, fitted furniture and storage
9. Any other buyer works identified in the project specification



Some work must be carried out or certified by appropriately qualified trades. Your Buyer Pack will identify the principal requirements.

- PROJECT BUDGET

One home. Three parts to your project budget.

Before you reserve, we will help you bring the three parts of your budget together into an individual project budget, including the principal fees, finance costs, statutory charges and a suitable contingency.

Specialist self-build mortgages may be available for up to 90% of eligible total project costs. All lending is subject to application, affordability, valuation, lender criteria, stage-release requirements and the selected product.

1.

Serviced plot sale

You purchase the serviced plot from Brierley Homes.

2.

Blank Canvas build

You make stage payments to Brierley Homes as the approved house is constructed to the Blank Canvas handover stage.

3.

Completion budget

You use the completion budget for the kitchen, bathrooms, doors, flooring, tiling, decoration, eligible professional support and other buyer works.

- THE JOURNEY

Your route to a completed home

1. Explore and qualify
Choose a plot, understand Blank Canvas and complete an early finance and budget assessment.

2. Review and reserve
Receive the plot documents, Blank Canvas specification and an individual project budget before committing.

3. Buy your serviced plot
Complete the plot purchase with independent legal advice.

4. Fund the main build
Enter the Brierley Homes build contract and make stage payments as the house reaches agreed milestones.

5. Prepare to finish
Use the construction period to choose the interior, appoint suppliers and plan your completion works.

6. Take handover and complete
Take responsibility at Blank Canvas handover, complete the fit-out and obtain the approvals required to occupy your home.

- THE DEVELOPMENT

The Paddocks

- THE DEVELOPMENT

Three individual homes at The Paddocks

Plots 7, 8 and 9 are the final homes within Brierley Homes' nine-home development in Great Ouseburn.

Each plot has detailed planning permission for a substantial five-bedroom detached house. The three homes share a coherent architectural character, but each has its own plan, position and relationship with its plot.

You are not choosing between three versions of the same house. You are choosing the home and plot that best match the way you want to live.

Plot 9
House Type J

Plot 8
House Type H

Plot 7
House Type K

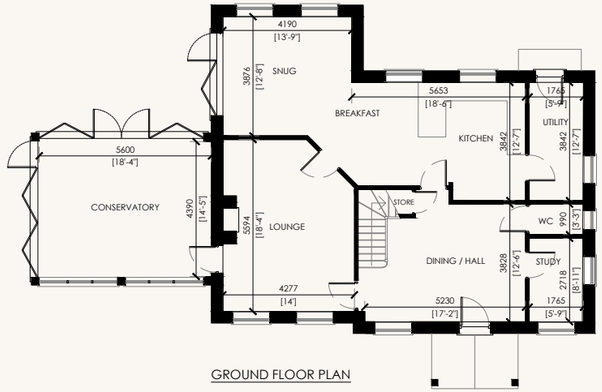
Plot 7 | House Type K

Blank Canvas Price £750,000

A generously proportioned five-bedroom family home with a versatile collection of living spaces.

The kitchen and breakfast room forms the heart of the ground floor, supported by a utility room. A lounge, snug and conservatory provide places to gather or retreat, while the dining hall and study add flexibility for entertaining and home working.

Upstairs, the principal and second bedrooms each have an en suite. Three further bedrooms and a family bathroom complete the accommodation.



GROUND FLOOR PLAN

INTERNAL FLOOR AREA

225 m2 / 2,420 sq ft

PLOT AREA

1,085 m2 / 0.27 acres

SERVICED PLOT PRICE

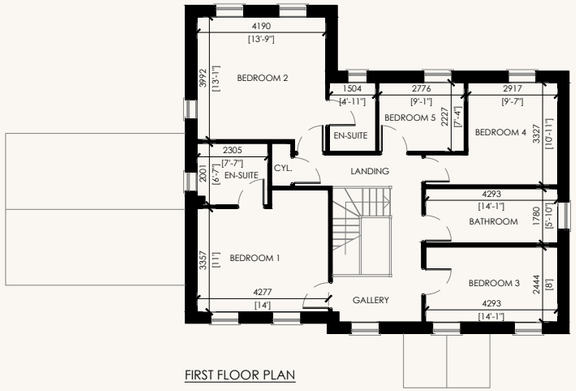
£300,000

BRIERLEY HOMES BUILD TO BLANK CANVAS

£450,000

COMPLETION BUDGET

Prepared individually



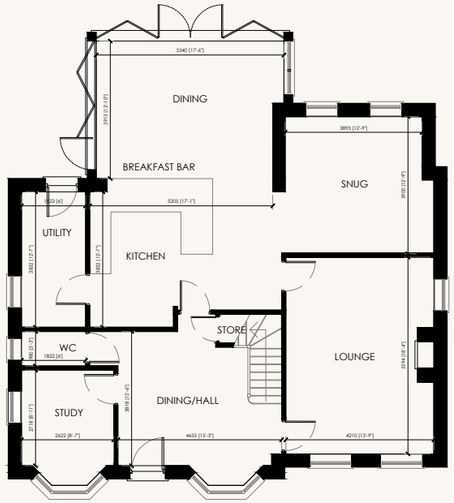
FIRST FLOOR PLAN

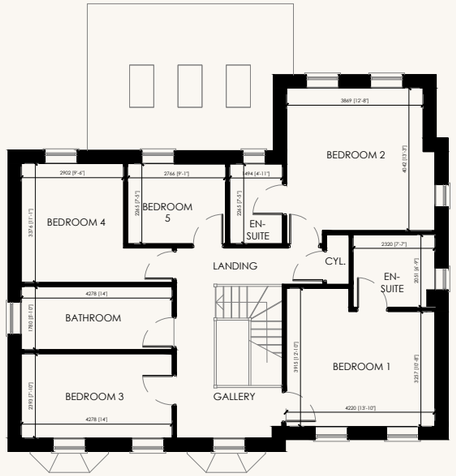
Plot 8 | House Type H

Blank Canvas Price £750,000

A balanced and adaptable five-bedroom home designed around generous family living.

The spacious kitchen and breakfast area sits at the centre of the ground floor. Separate lounge, dining and snug spaces allow the home to respond to everyday routines, entertaining and quieter moments. A private study, utility room and ground-floor WC add practical flexibility. The first floor provides five bedrooms, including two with en suite facilities, together with a family bathroom and gallery landing.





INTERNAL FLOOR AREA

221 m2 / 2,381 sq ft

PLOT AREA

868 m2 / 0.214 acres

SERVICED PLOT PRICE

£300,000

BRIERLEY HOMES BUILD TO BLANK CANVAS

£450,000

COMPLETION BUDGET

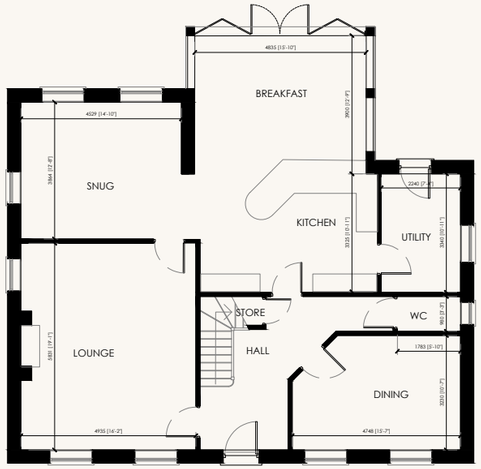
Prepared individually

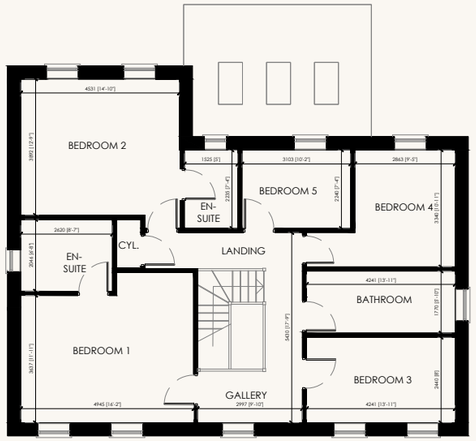
Plot 9 | House Type J

Blank Canvas Price
£850,000

A substantial five-bedroom home occupying the largest of the three available plots.

The ground floor is arranged around a generous kitchen and separate breakfast space, complemented by a formal dining room, lounge and snug. Together, these spaces allow the house to accommodate busy family life, home working, entertaining and quiet retreat. Upstairs are five bedrooms. The principal and second bedrooms each have an en suite, with the remaining bedrooms served by the family bathroom.





INTERNAL FLOOR AREA
232 m2 / 2,394 sq ft

PLOT AREA
1,540 m2 / 0.38 acres

SERVICED PLOT PRICE
£300,000

BRIERLEY HOMES BUILD TO BLANK CANVAS
£550,000

COMPLETION BUDGET
Prepared individually

- THE INTERIOR

Create the home around the way you live.

A conventional new-build specification asks you to choose from a limited range. Blank Canvas gives you the opportunity to decide where your completion budget matters most.

You might prioritise a kitchen designed around family life, natural flooring that will age beautifully, calm and tactile bathrooms, integrated storage, distinctive lighting or technology that is planned from the outset. The choices are yours.

Your home. Your level of involvement.

1.

Be hands-on

Complete suitable decoration, flooring or finishing work yourself, while appointing qualified trades where required.

2.

Manage the team

Choose the products and appoint trades to carry out the work, while you coordinate decisions, budget and programme.

3.

Mix the two

Take on the work you are confident completing and appoint specialists for the rest.

You do not need to be an experienced builder. You do need to be ready to make decisions, manage the completion budget and ensure that suitable people carry out the work.

- THE JOURNEY

From blank canvas handover to your finished home

1. Confirm
Review the handover information, completion budget, specification and programme.

2. Appoint
Place orders and appoint the qualified trades and suppliers required for your buyer works.

3. Complete
Coordinate the fit-out in the correct sequence, manage deliveries and monitor budget, quality and progress.

4. Inspect and certify
Arrange the inspections, certificates and building-control steps required for completion and occupation.

5. Move in
Once the work and required approvals are complete, your blank canvas becomes your finished home.

The duration will depend on your specification, supplier lead times, availability of trades and the work you choose to undertake.

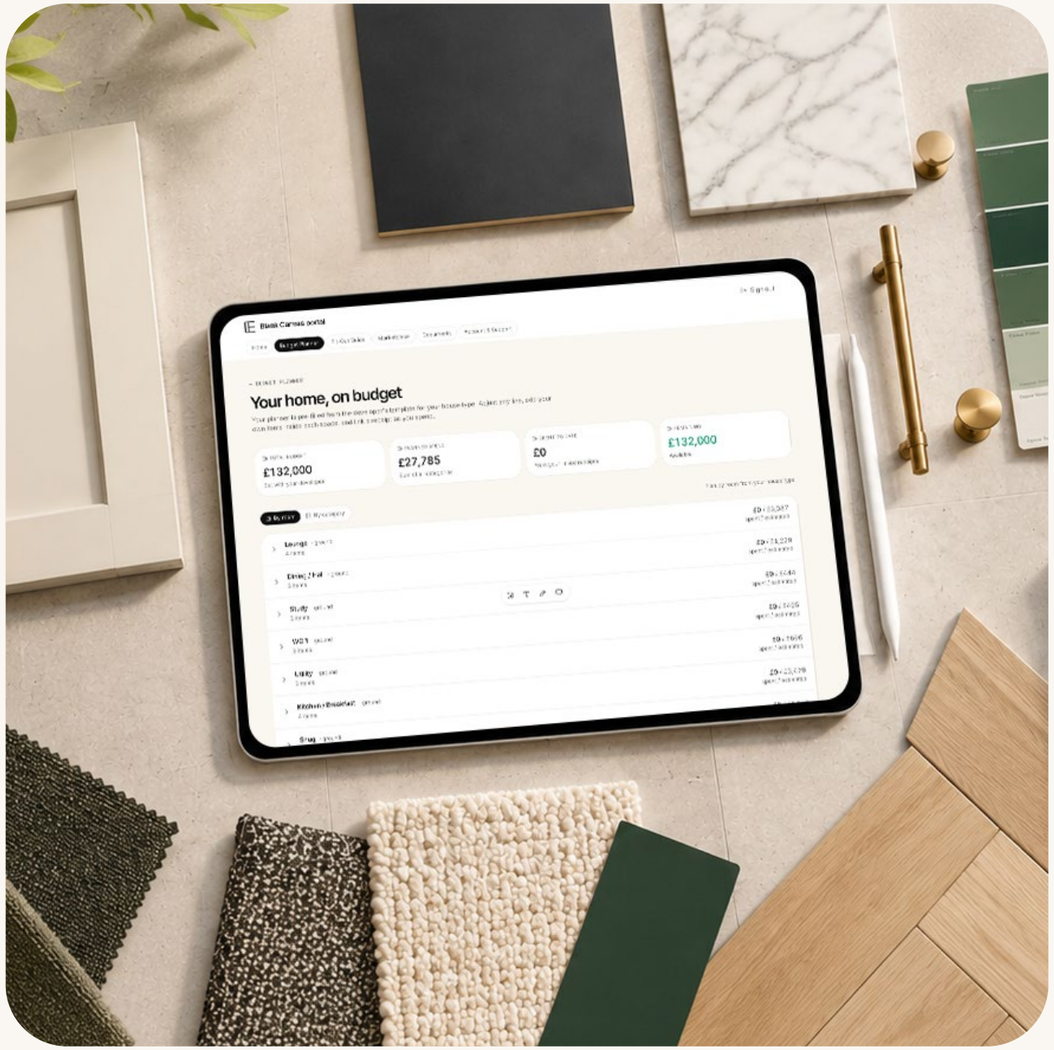
Keep the project information in one place.

The Blank Canvas Buyer Portal is designed to help you prepare for handover and organise the completion of your home.

Subject to final release, it will allow you to:

- View information specific to your plot
- Access plans, specifications and project documents
- Understand the principal sequence of completion work
- Build and monitor your completion budget
- Record product, supplier and trade decisions
- Keep quotations and supporting information organised
- Review project milestones and anticipated handover information
- Access general guidance on building control and potential VAT recovery

The Marketplace will help you discover relevant products, suppliers and professional services. The Portal and Marketplace are planning and information tools. They do not replace professional advice or project management.



- GREAT OUSEBURN

Village life, with Yorkshire within reach

Great Ouseburn is an established North Yorkshire village with traditional buildings, mature landscape and a strong local identity.

Everyday amenities include the Ouseburn Village Store, Post Office and café on Main Street. The Lime Tree Inn on Branton Lane offers a village pub, restaurant and guest accommodation, while Great Ouseburn Community Primary School serves local families.

Boroughbridge provides a wider range of shops and services nearby. York, Harrogate and Knaresborough are also within convenient reach for work, education, shopping and leisure.

For walking and time outdoors, local lanes and footpaths connect the village with its surrounding countryside.

- CONNECTIONS

Well placed for York, Harrogate and the wider region.

Rail

Cattal and Hammerton stations are each approximately four miles from The Paddocks. Both are on the Harrogate line, with direct services towards York, Harrogate and Leeds.

Road

Typical off-peak driving times: Boroughbridge 10 minutes, Knaresborough 15 minutes, York 25 minutes, Harrogate 25 minutes, Leeds 45 minutes

Air

Leeds Bradford airport is approximately 35 minutes by car.

Public transport

Current local timetable information includes bus services between Ripon and York serving Great Ouseburn.

Register your interest

Register your interest to receive current availability, the full Blank Canvas specification, plot information and an individual discussion about finance, budget and the route to completion.

CBH.

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