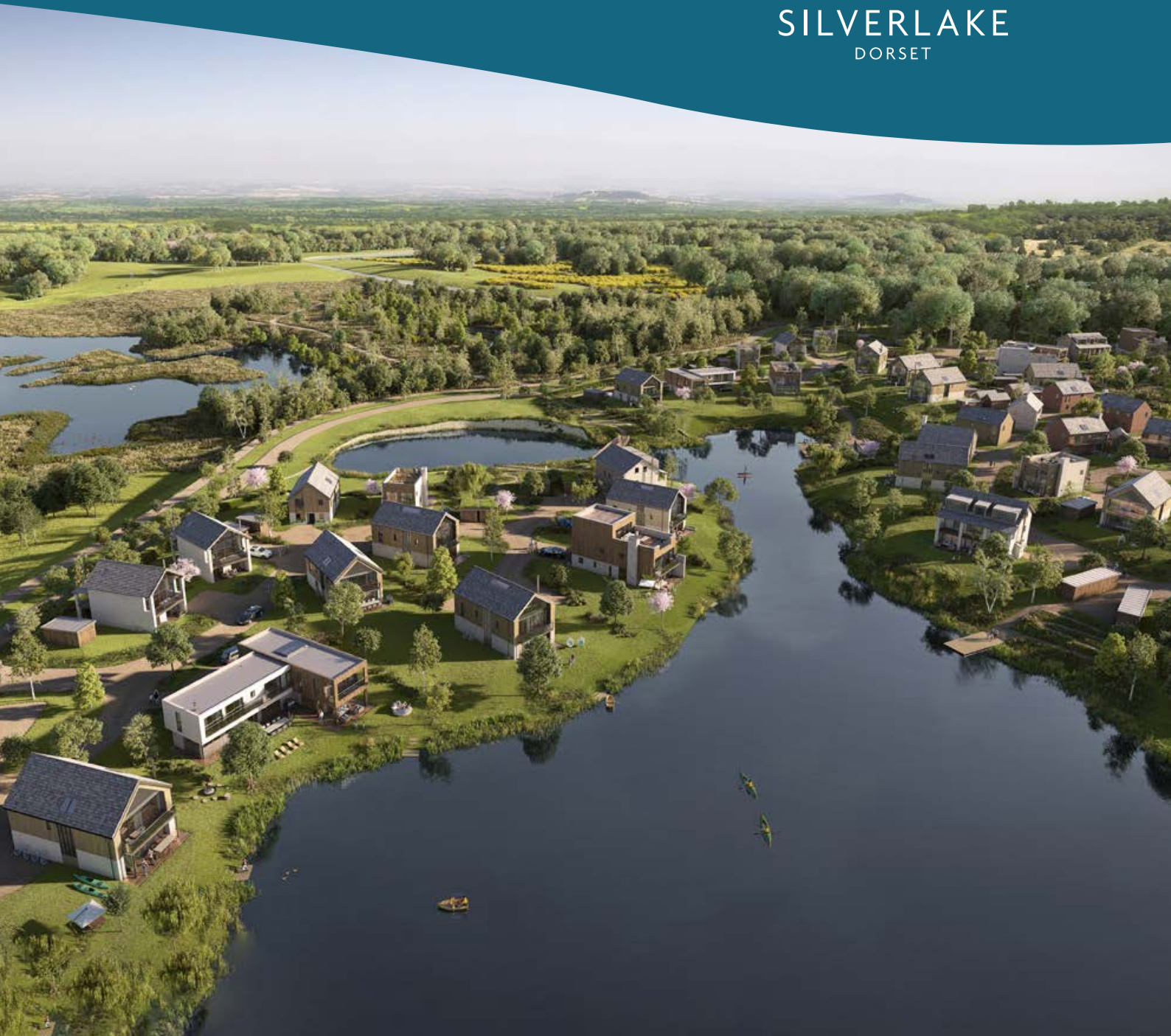




SILVERLAKE  
DORSET



YOUR SILVERLAKE  
**HOLIDAY HOME**

SHEPPERD'S VIEW

# Our history and ethos

Silverlake is part of Habitat First Group, a family-run business, headed up by the Paxton family. First launched in 2011, Silverlake was the second of Habitat First Group's holiday home estates to open, following the success of Lower Mill Estate in the Cotswolds, which is nearing completion.



As a family business, we understand just how precious family time is and we strive to continually develop our estates as places where your family can rest, revive and connect.

Silverlake was formerly a WW2 air base, operating as RAF Warmwell and hosted the USAF from 1937 to 1945 and the site played a key role in the Battle of Britain. Following the closure of the airfield, Silverlake became a mineral extraction site for sand and gravel, playing a significant role in the building industry, including supplying the London 2012 Olympic development with weekly 1000 tonne train loads during construction.

Based around a series of striking lakes, Silverlake is a secure, gated estate with outstanding facilities, including tennis courts, MUGA, forest playgrounds, 560 acres of running and cycling tracks and access to a wide variety of tranquil lake sports.

The first five villages have access to The Hurricane Spa with outdoor heated pool, sauna, gym and treatment rooms, whilst future villages will have their own unique facilities and will be able to purchase membership to an upcoming Silverlake Lido. Shepperd's View is the very last village that will provide access to the exclusive Hurricane Spa.

Ecology is at the heart of everything that we do and we are one of the only estates in the South West to have been awarded Building with Nature status, thanks to our sensitive approach to sustainably developing holiday homes and being nature-inclusive.

While you are walking round the Estate, look out for signs of our resident wildlife, that includes otters, deer and hares.

Everything that we do works towards Habitat Zero, our pledge to deliver an environmentally-responsible, carbon-neutral business by 2030.



## Who was Shepperd?

Each of our villages are named after one of the RAF pilots who was formerly based at WW2 Warmwell. Our fifth village, **Shepperd's View** is named after **Sergeant Edmund Eric Shepperd**, who was part of the 152 squadron.

Edmund Eric Shepperd was born at Binstead, Isle of Wight on 18th July 1917. His father, Joseph Edmund Shepperd died on 8th April 1919 aged 32 of wounds received in the Great War while serving with the Hampshire Regiment.

Shepperd joined the RAF in September 1933 as an Aircraft Apprentice and passed out in August 1936 as a Wireless Mechanic. He later applied for pilot training and was selected. He was a keen tennis player and field sportsman and was both popular and well-respected, due to his friendly nature.

Shepperd joined 152 Squadron at Acklington when it reformed on 1st October 1939, then moving to be based at RAF Warmwell. He claimed at least four enemy planes during that time. Most of his aerial combat took place over his home on the Isle of Wight and he would often fly low over his Mum's house to let her know that he was safe.

On 18th October 1940, Eric was sent out in his Spitfire, R6607, while low cloud was covering the entire Dorset coast. He unclipped his harness and elevated his cockpit seat to get a better view, but sadly crashed into a copse of trees and his Spitfire exploded on impact.

Shepperd was 23 years old when he died and is buried in Binstead Cemetery.

# Your village

Shepherd's View is a tranquil retreat from city life, surrounded by semi-ancient woodland and wetlands.

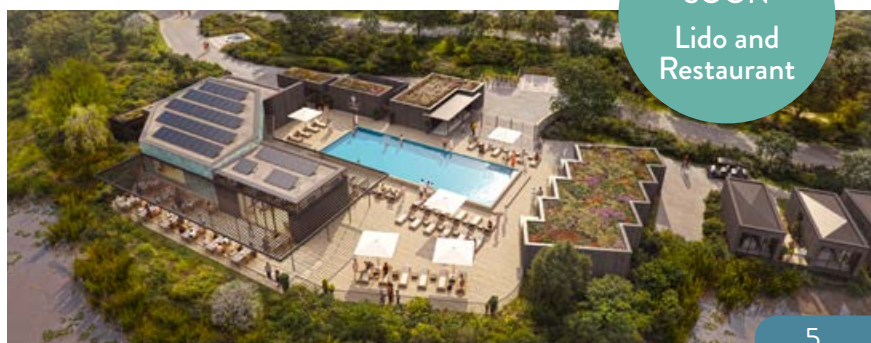
Each village has planning permission for a selection of aspirational property designs, creating carefully crafted landscapes of stunning holiday homes.



Shepherd's View is situated in a quiet corner of the estate surrounded by lakes and boasting community jetties and an ecological zone with easy footpath access to the UPCOMING Lido Spa & Restaurant which is located in close proximity to Shepherd's View and Baxter's Rise.



Shepperd's View 9 plots available  
 Baxter's Rise 2 plots available



**COMING SOON**  
Lido and Restaurant

# The Hurricane Spa

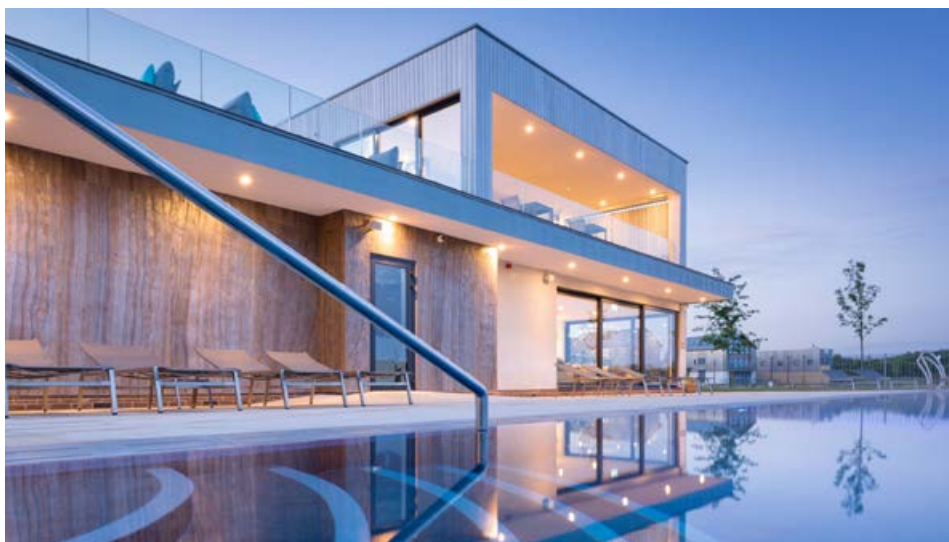
You will be the very last holiday homeowners at Silverlake who will be eligible for membership of the beautiful Hurricane Spa with its heated infinity pool, roof-terrace bar, treatment rooms, sauna and gym, as this is exclusively available for residents of the first five villages. You will also have the opportunity to purchase a membership to the upcoming Silverlake Lido.



HURRICANE  
SPA



- Heated infinity pool
- Roof-Terrace Bar
- Treatment rooms
- GAIA products
- Sauna
- Gym
- Toilets, showers and changing facilities



## SHAPED BY NATURE

Nature has a powerful, calming effect on our mind, body and soul. We believe in a natural, holistic and nurturing approach to wellness.

Set amidst the stunning Dorset countryside on the edge of the tranquil Beaumont Lake, the Hurricane Spa is at one with its surroundings, incorporating natural materials that reflect the warm seasonal hues of the outdoors.

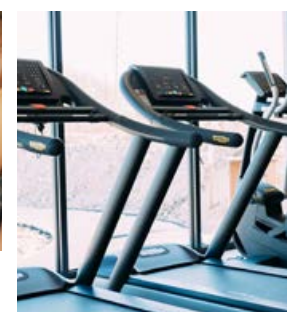


## TREATMENTS

Our experts are on hand to tailor-make treatments to your individual needs. Our treatment menu has been handcrafted with wellness at the forefront.

## FITNESS AND WELLBEING

Our Technogym is light and spacious, with state-of-the-art equipment for cardio, weight training and stretching sessions.



# Your design choice



Choose one of our freehold holiday home plots with planning permission for a unique, sustainable design created by some of the world's leading architects. Recommended builders with 25 years of experience are on hand to help you build and bespoke your property with a range of luxury and sustainable specification choices from our trusted network of industry-leading suppliers





# Shepperd's View 44

- Planning permitted for The 4 Bedroom Summer House
- Backing onto the nature garden with private access
- 2 parking spaces
- Planning approved for optional boat store upgrade and enhanced driveway

†Approved planning layout with available upgrades, standard build contract may differ.



**488m<sup>2</sup>** Approximate plot size

## Your design options

Design	Floor area
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Planning permission in place for:

<b>4 Bed Summer House v1</b>	<b>119m<sup>2</sup></b>
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Please click on name to view full design details and plans.



# Shepperd's View 48

- Large plot
- Planning permitted for the XL Water Garden
- South facing
- Backing onto the nature garden with private access
- Close to the village jetty launch
- Walking distance to Hurricane Spa and Terrace
- 2 parking spaces
- Planning approved for optional boat store upgrade and enhanced driveway

†Approved planning layout with available upgrades, standard build contract may differ.



**878m<sup>2</sup>** Approximate plot size

## Your design options

Design Floor area

Planning permission in place for:

<b>XL Water Garden 2 Storey</b>	<b>206m<sup>2</sup></b>
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Alternative designs (subject to planning)

<b>2 Storey Barn</b>	<b>165m<sup>2</sup></b>
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<b>3 Storey Barn</b>	<b>236m<sup>2</sup></b>
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<b>Lighthouse</b>	<b>130m<sup>2</sup></b>
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Please click on name to view full design details and plans.



# Shepperd's View 49

- Large plot
- Planning permitted for the 2 Storey Barn
- South facing
- Backing onto the nature garden with private access
- Close to the village jetty launch
- Walking distance to Hurricane Spa and Terrace
- 2 parking spaces
- Planning approved for optional boat store upgrade and enhanced driveway

†Approved planning layout with available upgrades, standard build contract may differ.



**710m<sup>2</sup>** Approximate plot size

## Your design options

Design Floor area

Planning permission in place for:

**2 Storey Barn** 165m<sup>2</sup>

Alternative designs (subject to planning)

**3 Storey Barn** 236m<sup>2</sup>

**Lighthouse** 130m<sup>2</sup>

**XL Water Garden 2 Storey** 206m<sup>2</sup>

Please click on name to view full design details and plans.



# Shepperd's View 50

- Large plot
- Planning permitted for the XL Water Garden
- South facing
- Backing onto the nature garden with private access
- Close to the village jetty launch
- Walking distance to Hurricane Spa and Terrace
- 2 parking spaces
- Planning approved for optional boat store upgrade and enhanced driveway

†Approved planning layout with available upgrades, standard build contract may differ.



**678m<sup>2</sup>** Approximate plot size

## Your design options

Design Floor area

Planning permission in place for:

<b>XL Water Garden</b>	<b>206m<sup>2</sup></b>
------------------------	-------------------------

Alternative designs (subject to planning)

<b>2 Storey Barn</b>	<b>165m<sup>2</sup></b>
----------------------	-------------------------

<b>3 Storey Barn</b>	<b>236m<sup>2</sup></b>
----------------------	-------------------------

<b>Lighthouse</b>	<b>130m<sup>2</sup></b>
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Please click on name to view full design details and plans.



# Shepperd's View 51

- Large plot
- Planning permitted for The Retreat
- South facing
- Backing onto the nature garden with private access
- Close to the village jetty launch
- Walking distance to Hurricane Spa and Terrace
- 2 parking spaces
- Planning approved for optional boat store upgrade and enhanced driveway

†Approved planning layout with available upgrades, standard build contract may differ.



**697m<sup>2</sup>** Approximate plot size

## Your design options

Design Floor area

Planning permission in place for:

<b>The Retreat</b>	<b>73m<sup>2</sup></b>
--------------------	------------------------

Please click on name to view full design details and plans.



# Shepperd's View 51a

- Planning permitted for The Retreat
  - South facing
  - Backing onto the nature garden with direct access
  - Close to the village jetty launch
  - Walking distance to Hurricane Spa and Terrace
  - 2 parking spaces
  - Planning approved for optional boat store upgrade and enhanced driveway
- †Approved planning layout with available upgrades, standard build contract may differ.



**458m<sup>2</sup>** Approximate plot size

## Your design options

Design Floor area

Planning permission in place for:

Design	Floor area
<b>The Retreat</b>	<b>73m<sup>2</sup></b>

Please click on name to view full design details and plans.



North

# Shepperd's View 58

- Large plot
- Planning permitted for the Skydeck
- South west facing
- Good through views to the lake
- Close to the biodiverse heart and coracle safari
- Close to the village jetty launch
- 2 parking spaces
- Private and secluded plot
- Planning approved for optional boat store upgrade and enhanced driveway

†Approved planning layout with available upgrades, standard build contract may differ.



**545m<sup>2</sup>** Approximate plot size

## Your design options

Design Floor area

Planning permission in place for:

<b>Skydeck</b>	<b>125m<sup>2</sup></b>
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Alternative designs (subject to planning)

<b>Sun House</b>	<b>172m<sup>2</sup></b>
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<b>Summer House</b>	<b>119m<sup>2</sup></b>
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<b>View House (New Regs)</b>	<b>78m<sup>2</sup></b>
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Please click on name to view full design details and plans.

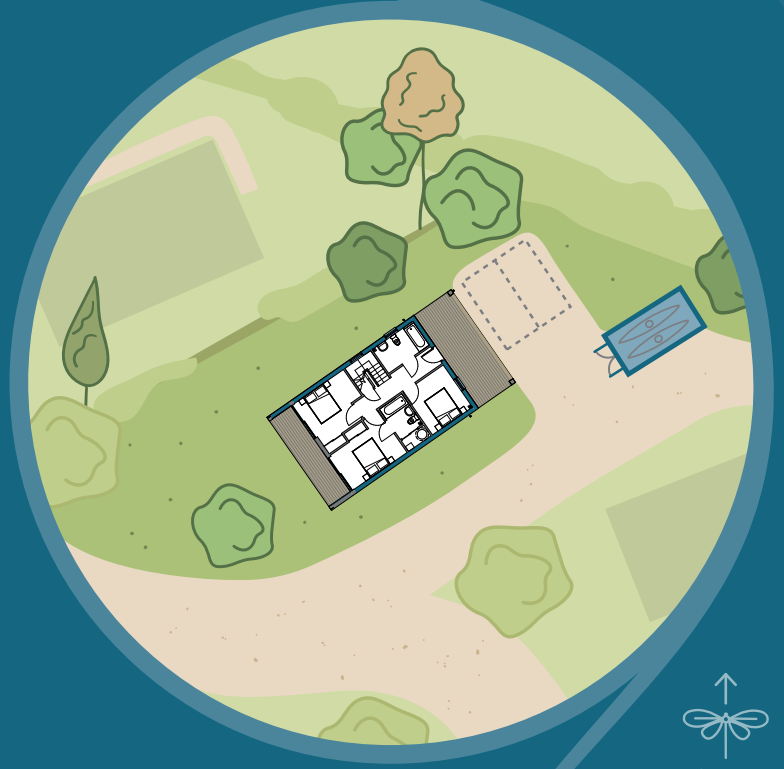


North

# Shepperd's View 59

- Large plot
- Planning permitted for the Sun House
- South west facing
- Close to the biodiverse heart and coracle safari
- Close to the village jetty launch
- 2 parking spaces
- Planning approved for optional boat store upgrade and enhanced driveway

†Approved planning layout with available upgrades, standard build contract may differ.



**625m<sup>2</sup>** Approximate plot size

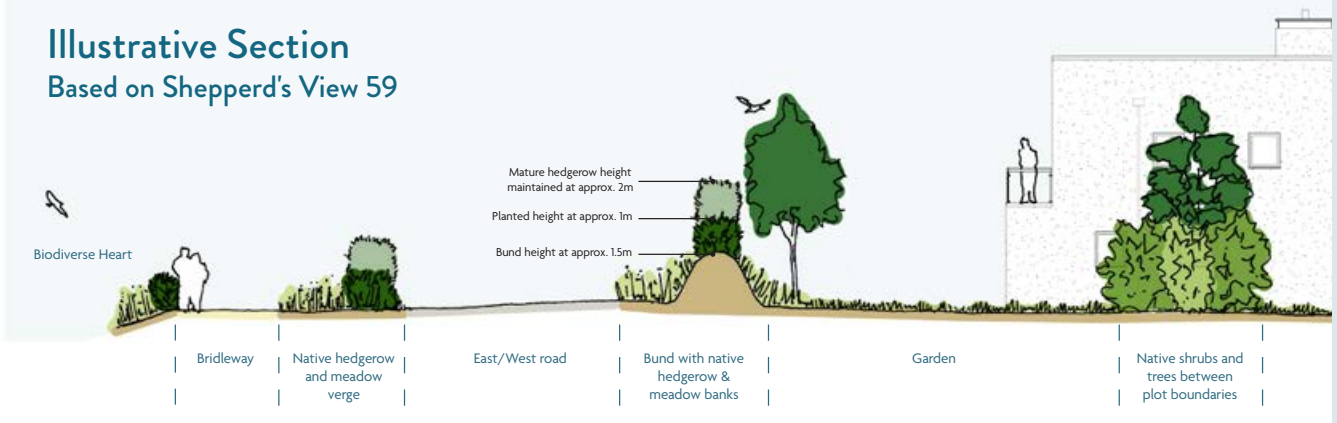
## Your design options

Design	Floor area
Planning permission in place for:	
<b>Sun House</b>	<b>172m<sup>2</sup></b>
Alternative designs (subject to planning)	
<b>Skydeck</b>	<b>125m<sup>2</sup></b>
<b>Summer House</b>	<b>119m<sup>2</sup></b>
<b>View House (New Regs)</b>	<b>78m<sup>2</sup></b>

Please click on name to view full design details and plans.



## Illustrative Section Based on Shepperd's View 59





# Shepperd's View 60

- One of our largest plots with a secluded corner position
  - Planning permitted for the Skydeck
  - South west facing
  - Close to the biodiverse heart and coracle safari
  - Close to the village jetty launch
  - 2 parking spaces
  - Private and secluded plot
  - Planning approved for optional boat store upgrade and enhanced driveway
- †Approved planning layout with available upgrades, standard build contract may differ.



**838m<sup>2</sup>** Approximate plot size

## Your design options

Design	Floor area
Planning permission in place for:	
<b>Skydeck</b>	125m <sup>2</sup>
Alternative designs (subject to planning)	
<b>Sun House</b>	172m <sup>2</sup>
<b>Summer House</b>	119m <sup>2</sup>
<b>View House (New Regs)</b>	78m <sup>2</sup>

Please click on name to view full design details and plans.



# Shepperd's View 72

- Planning permitted for the Sun House
- Excellent first floor views over nature reserve
- Best proximity to the eco zone and the new alfresco lido and restaurant
- 2 parking spaces
- Planning approved for optional boat store upgrade and enhanced driveway



**515m<sup>2</sup>** Approximate plot size

## Your design options

Design Floor area

Planning permission in place for:

<b>Sun House</b>	<b>172m<sup>2</sup></b>
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Alternative designs (subject to planning)

<b>Lighthouse</b>	<b>145m<sup>2</sup></b>
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<b>Skydeck</b>	<b>125m<sup>2</sup></b>
----------------	-------------------------

<b>Summer House</b>	<b>119m<sup>2</sup></b>
---------------------	-------------------------

<b>View House (New Regs)</b>	<b>78m<sup>2</sup></b>
------------------------------	------------------------

Please click on name to view full design details and plans.



# Baxter's Rise 18

- Planning permitted for the 2 Bedroom Cottage
- North facing
- 2 parking spaces
- Planning approved for optional boat store upgrade and enhanced driveway



**214m<sup>2</sup>** Approximate plot size

## Your design options

Design Floor area

Planning permission in place for:

<b>2 Bedroom Cottage</b>	<b>84m<sup>2</sup></b>
--------------------------	------------------------

Please click on name to view full design details and plans.



# Baxter's Rise 20

- Planning permitted for the 4 Bedroom Summer House
- East facing
- 2 parking spaces
- Large garden backing onto Nature garden
- Optional canoe store
- Brick and timber material finish



**537m<sup>2</sup>** Approximate plot size

## Your design options

Design Floor area

Planning permission in place for:

<b>4 Bed Summer House v1</b>	<b>119m<sup>2</sup></b>
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Please click on name to view full design details and plans.



# 2 Bedroom Cottage

## LUXURY STONE COTTAGE DESIGN

Quaint 2-bed semi-detached stone cottage design offers the perfect location to access an abundance of nature reserve walks. These contemporary cottages offer generous accommodation and open-plan living on the ground floor, with their own private decking and garden area. Built as a crescent, these properties will provide a unique, communal kitchen and dining area.

-  **2 BEDROOMS**
-  **1 EN-SUITE & 1 FAMILY BATH**
-  **1 WC**



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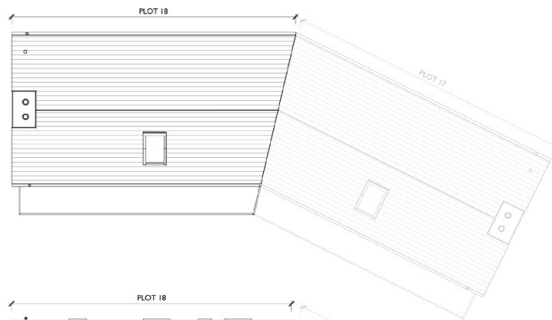
# 2 Bedroom Cottage

84m<sup>2</sup> internal floor area

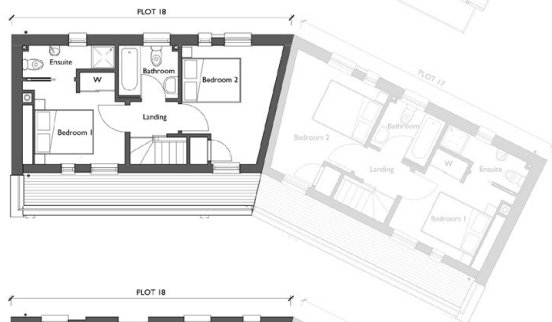
## Materials

- 1 Limestone
- 2 Tile
- 3 Vertical Timber
- 4 Aluminium Powdercoated Windows (Grey)
- 5 Brick
- 6 Privacy Screen
- 7 RWP
- 8 Render

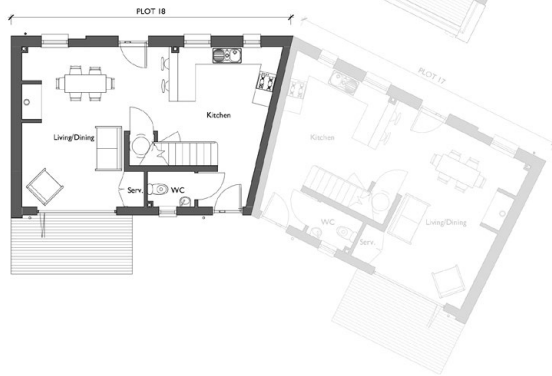
ROOF PLAN



FIRST FLOOR PLAN



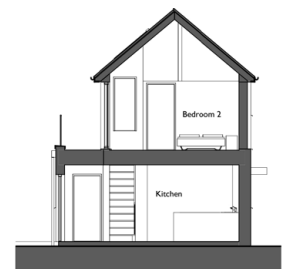
GROUND FLOOR PLAN



FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

# XL Water Garden, 2 Storey

## STRIKING CONTEMPORARY DESIGN

Designed by architect Andy Ramus, this striking design benefits from an additional roof-top terrace and structural insulated panels (SIPs).

This stunning contemporary architecture is one of the most efficient designs that Habitat First Group has launched.



5 BEDROOMS



2 EN-SUITE &  
1 FAMILY BATH



1 WC



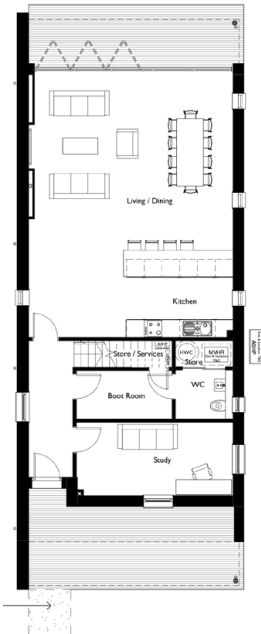
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# XL Water Garden, 2 Storey

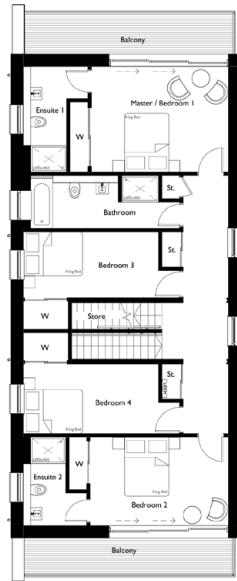
206m<sup>2</sup> internal floor area

## Materials

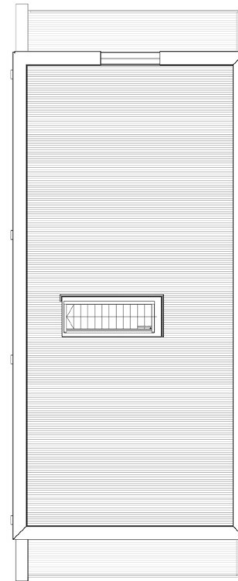
- 1 Stone Tile
- 2 Render
- 3 Timber Cladding
- 4 Aluminium Powdercoated Windows (Grey)
- 5 RWP
- 6 Glass Balustrade



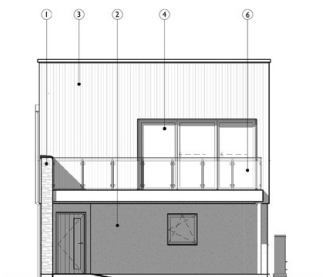
GROUND FLOOR PLAN



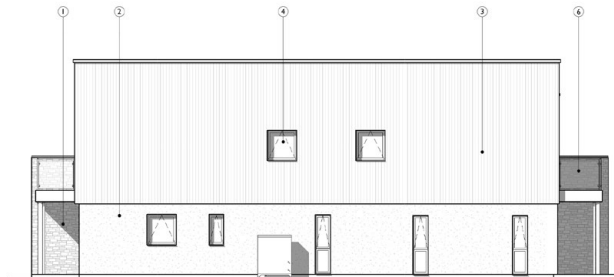
FIRST FLOOR PLAN



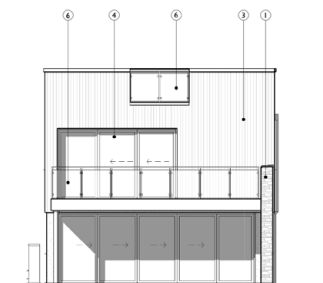
ROOF PLAN



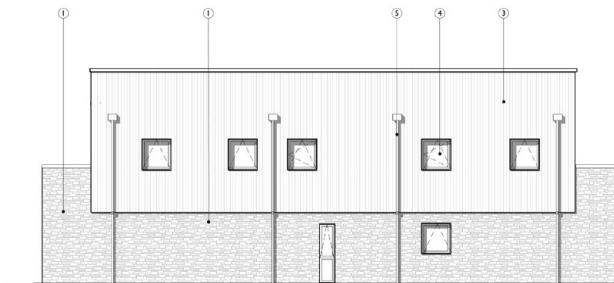
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



# Skydeck

Designed by architect Willmore Iles, this design represents the perfect marriage of contemporary architecture, eco-friendly construction and outstanding connectivity with the great outdoors.

The full-length roof terrace with glass frontage is accessed internally by an electric roof light.



**4 BEDROOMS**



**1 EN-SUITE &  
2 FAMILY BATH**



**1 WC**



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# Skydeck

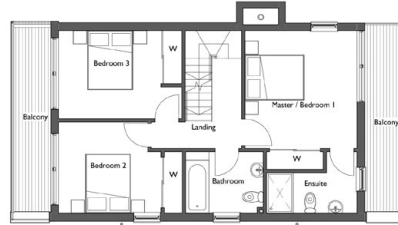
125m<sup>2</sup> internal floor area

## Materials

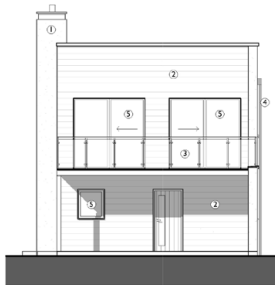
- 1 Render
- 2 Horizontal Timber Cladding
- 3 Glass Balustrade
- 4 RWP
- 5 Aluminium Powdercoated Windows (Grey)



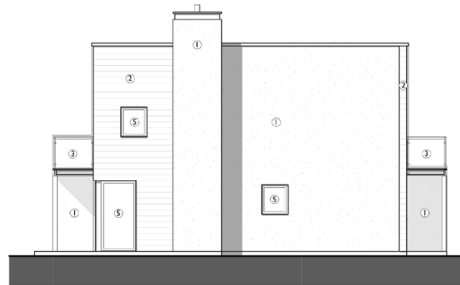
GROUND FLOOR PLAN



FIRST FLOOR PLAN



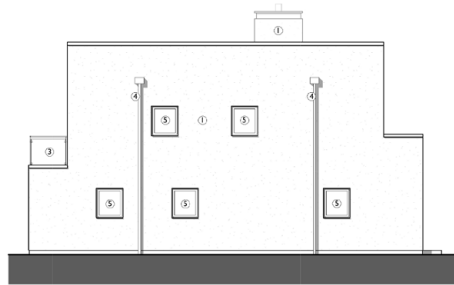
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



SECTION B



SECTION A

# Summer House v1

## DORSET INSPIRED DESIGN

Our 4 Bed Summer House design draws inspiration from the local Dorset vernacular with our unique Habitat First Group twist, incorporating large windows, including a picture window, open plan spaces and a full width first-floor balcony.

This property benefits from natural light and a balcony.



4 BEDROOMS



2 EN-SUITE &  
1 FAMILY BATH



1 WC



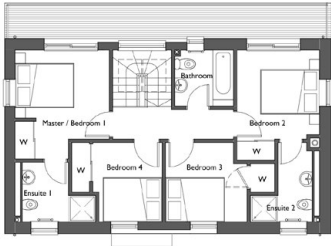
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# Summer House v1

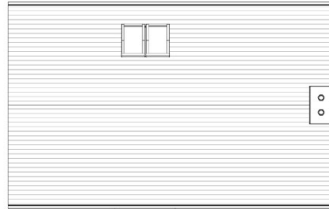
119m<sup>2</sup> internal floor area

## Materials

- 1 Limestone
- 2 Timber Cladding - Horizontal
- 3 Aluminium Powdercoated Windows (Grey)
- 4 Tiles
- 5 Glass Balustrade
- 6 RWP
- 7 Timber Lintel



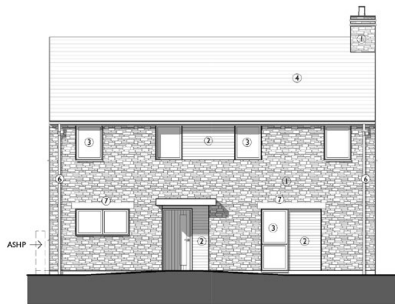
FIRST FLOOR PLAN



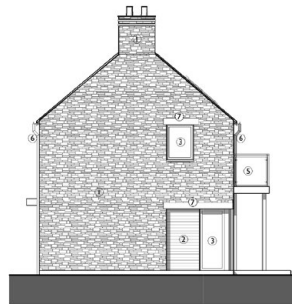
ROOF PLAN



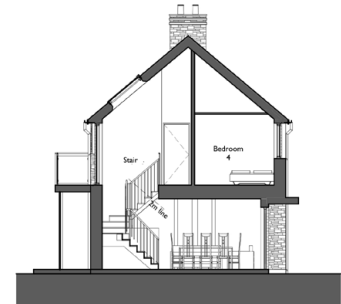
GROUND FLOOR PLAN



FRONT ELEVATION



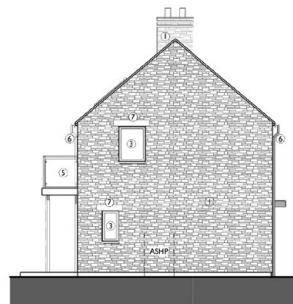
SIDE ELEVATION



SECTION A-A



REAR ELEVATION



SIDE ELEVATION



SECTION B-B

# 4 Bedroom Summer House v5

## COUNTRY CHARM

Our 4 Bed Summer House design is full of country character and charm. Wrapped in timber and render with its eye-catching clean lines, incorporating large windows, open-plan spaces and a glazed gable end to fill the property with natural light. This property benefits from a first-floor balcony.



4 BEDROOMS



2 EN-SUITE &  
1 FAMILY BATH



1 WC



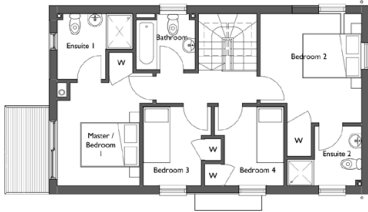
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# 4 Bedroom Summer House v5

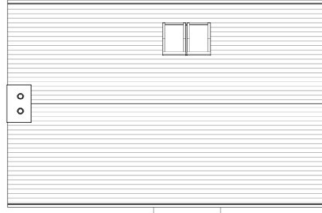
119m<sup>2</sup> internal floor area

## Materials

- 1 Limestone
- 2 Timber Cladding - Horizontal
- 3 Aluminium Powdercoated Windows (Grey)
- 4 Tiles
- 5 Glass Balustrade
- 6 RWP
- 7 Timber Lintel



FIRST FLOOR PLAN



ROOF PLAN



GROUND FLOOR PLAN



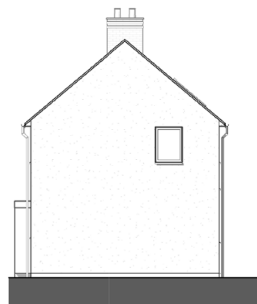
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

# Lighthouse

## STRIKING SUSTAINABLE HOME

Designed by architect Jerry Tate and constructed from structural insulated panels (SIPs), this striking holiday home design is clad in natural timber and roof tiles.

The Light House is the first Habitat First Group design to meet Passivhaus standards and code level 6 of the Code for Sustainable Homes.



4 BEDROOMS



1 EN-SUITE &  
2 FAMILY BATH



1 GF WC



Images are for indicative purposes only and may be subject to changes due to new building regulations or plot specific requirements.

# Lighthouse

130m<sup>2</sup> internal floor area

## Materials

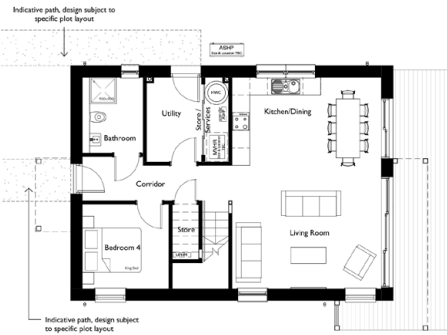
- 1 Tiles
- 2 Timber Cladding
- 3 Aluminium Powdercoated Windows (Grey)
- 4 Timber Pergola
- 5 RWP
- 6 Metal Profile



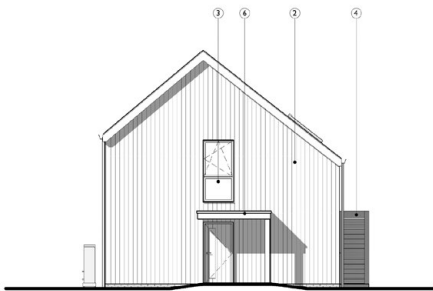
FIRST FLOOR PLAN



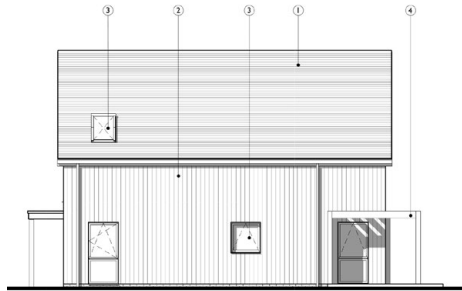
ROOF PLAN



GROUND FLOOR PLAN



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



# Lighthouse

The Lighthouse is a four-bedroom house that takes inspiration from traditional architecture. It features an irregular roof and timber cladding that envelops its sides, giving it a unique appearance. The house boasts a spacious double-height living space with large glazed windows, providing panoramic views of the stunning surrounding landscape. Enhancing both sustainability and comfort, the house incorporates advanced technologies such as Mechanical Ventilation with Heat Recovery (MVHR) and an Air Source Heat Pump (ASHP) ensuring a consistently comfortable indoor environment to enjoy throughout the year.

-  **4 BEDROOMS**
-  **1 EN-SUITE & 2 FAMILY BATH**
-  **1 GF WC**



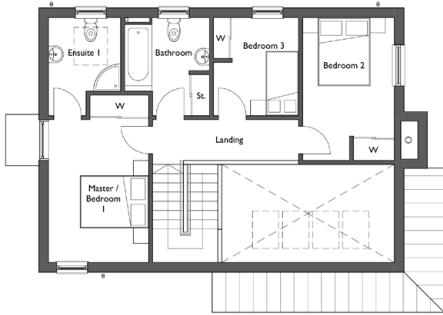
Images are for indicative purposes only and may be subject to changes due to new building regulations or plot specific requirements.

# Lighthouse

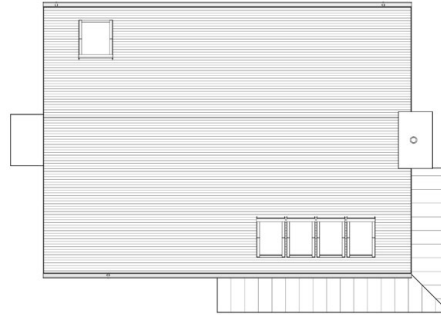
145m<sup>2</sup> internal floor area

## Materials

- 1 Render
- 2 Vertical Timber Cladding
- 3 Single Clay Tile Roof
- 4 Horizontal Timber Cladding
- 5 Aluminium Powdercoated Windows (Grey)
- 6 Zinc Profile
- 7 RWP



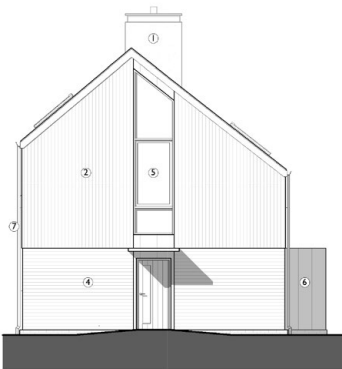
FIRST FLOOR PLAN



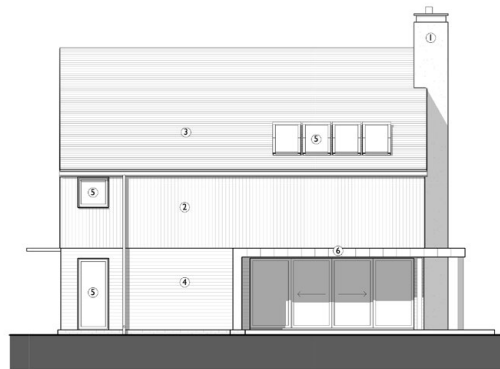
ROOF PLAN



GROUND FLOOR PLAN



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

# 2 Storey Barn

## STRIKING CONTEMPORARY DESIGN

Designed by architect Wilmore Iles, this design incorporates all the design features of the spacious, modern Dorset Barn spread over two floors.

This is now one of Habitat First Group's most popular designs, the double-height void over the kitchen with strategically placed roof lights helps to bring the outside in and creates a strong connection with the outdoors.



4 BEDROOMS



2 EN-SUITE &  
2 FAMILY BATH



1 GF WC



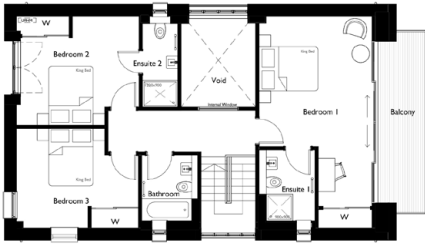
Images are for indicative purposes only and may be subject to changes due to new building regulations or plot specific requirements. This content includes multiple computer-generated imagery (CGI) for entertainment, informational, or illustrative purposes. CGI may not accurately represent real-world situations or objects. Viewer discretion is advised when interpreting CGI content, and its accuracy should not be assumed. Any resemblance to actual events, persons, or entities is purely coincidental.

# 2 Storey Barn

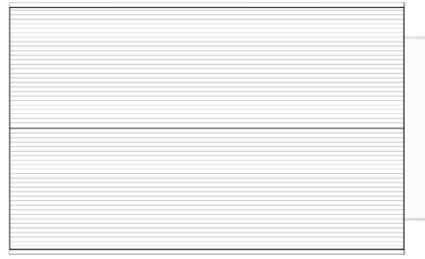
165m<sup>2</sup> internal floor area

## Materials

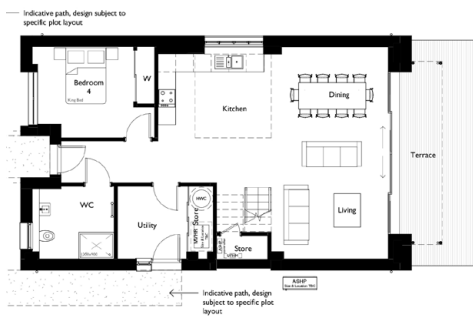
- 1 Render
- 2 Timber Cladding
- 3 Tiles
- 4 Aluminium Powdercoated Windows (Grey)
- 5 RWP
- 6 Glass Balustrade
- 7 Metal Profile (colour to match window frame)



FIRST FLOOR PLAN



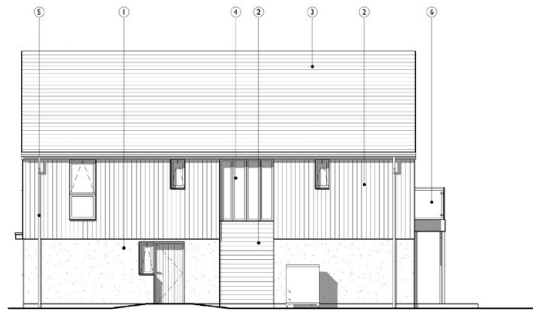
ROOF PLAN



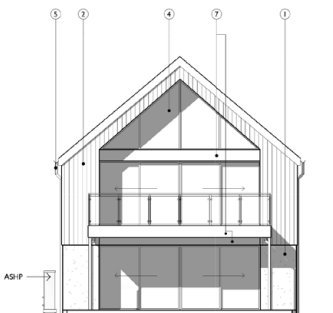
GROUND FLOOR PLAN



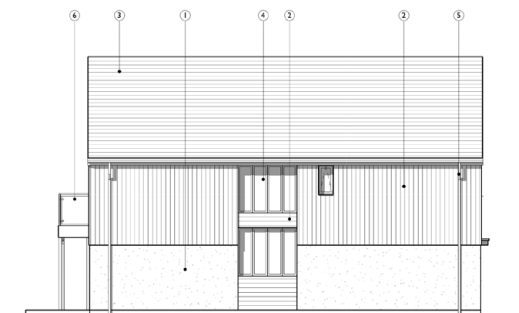
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

# 3 Storey Dorset Barn

## LARGE OPEN-PLAN LIVING

Designed by architects Willmore Iles, this unique, large 5 bed design has proven to be one of Habitat First Group's most popular designs at Silverlake. The distinctive tiled pitched roof with intelligently positioned rooflights, triple-height void and full height curtain glazing above the dining area allowing natural light to flood in. The large open-plan living area has an almost entirely glass façade, connecting the living area to the outdoors and giving it a spacious, airy feel.



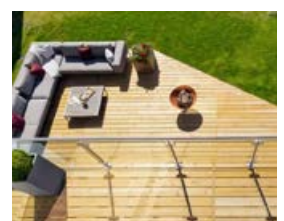
5 BEDROOMS



2 EN-SUITE &  
3 FAMILY BATH



1 GF WC



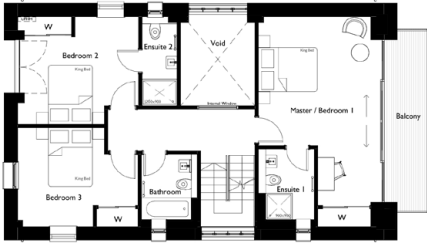
Images are for indicative purposes only and may be subject to changes due to new building regulations or plot specific requirements.

# 3 Storey Dorset Barn

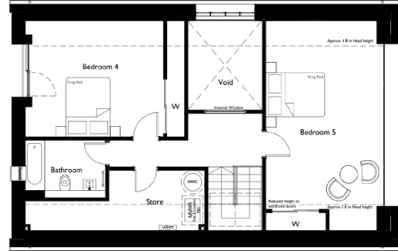
236m<sup>2</sup> internal floor area

## Materials

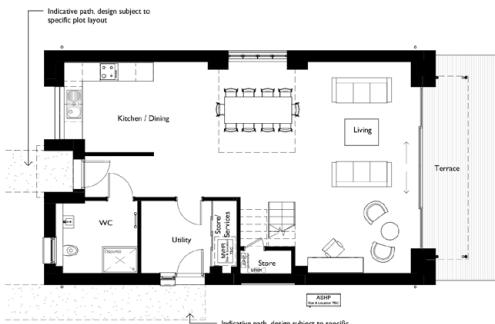
- 1 Render
- 2 Timber Cladding
- 3 Tiles
- 4 Aluminium Powdercoated Windows (Grey)
- 5 RWP
- 6 Glass Balustrade
- 7 Metal Profile



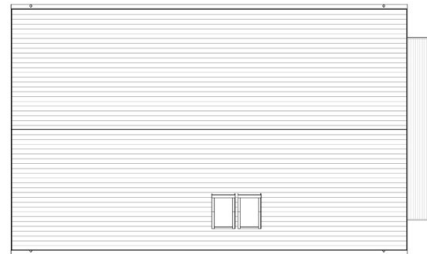
FIRST FLOOR PLAN



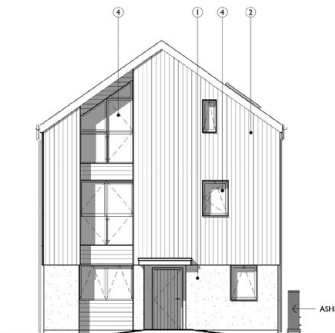
SECOND FLOOR PLAN



GROUND FLOOR PLAN



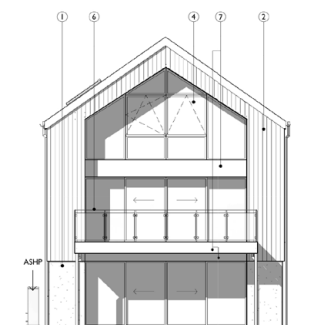
ROOF PLAN



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

# The Sun House

## AWARD-WINNING DESIGN

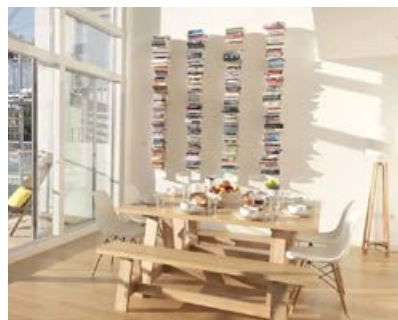
The four-bed Sun House, designed by Richard Reid Associates has won many awards. This property offers a large open-plan living area on the first floor which has a balcony on either end of the property, allowing natural light to flood in. The second floor offers a mezzanine level, ripe for customising and a unique space from which to enjoy the beautiful, elevated views. The design has won many awards over the years and is a truly unique holiday home. Available as a 4 or a 5 bed design.



**4 BEDROOMS**



**1 EN-SUITE &  
1 FAMILY BATH**



Images are for indicative purposes only and may be subject to changes due to new building regulations or plot specific requirements.

# The Sun House

172m<sup>2</sup> internal floor area

## Materials

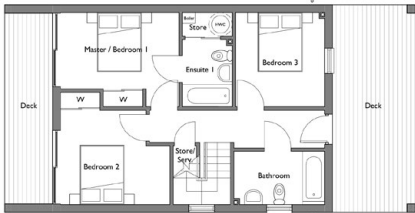
- 1 Render
- 2 Aluminium Powdercoated Windows (Grey)
- 3 Glass Balustrade
- 4 Single Clay Tiles
- 5 Zinc
- 6 RWP



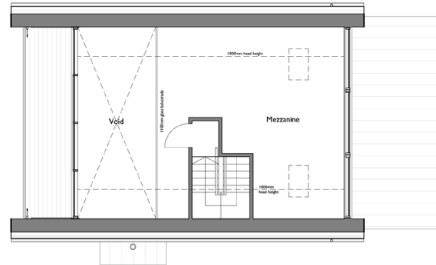
FIRST FLOOR PLAN



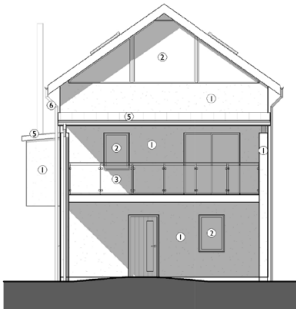
ROOF PLAN



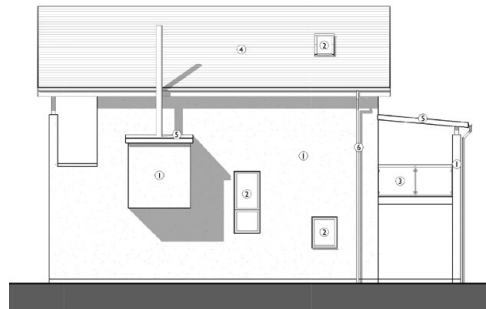
GROUND FLOOR PLAN



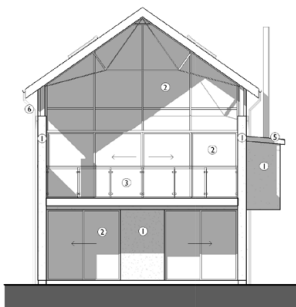
MEZZANINE FLOOR PLAN



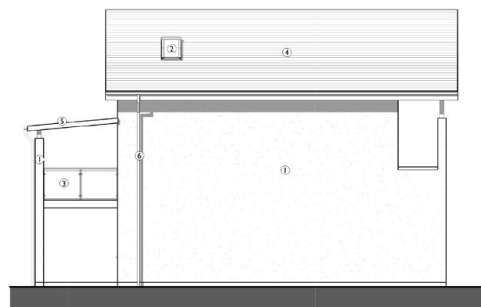
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



# The Retreat

## ECO-FRIENDLY DESIGN

This striking 2-bed design offers modern, stylish living with framed views of the great outdoors. Created with both family fun and rentability in mind, this holiday home design offers excellent value for money.

The design is highly sustainable and includes photovoltaic panels and an EV charger. Build time from 12 months. Also available as a 3-bed design.



2 BEDROOMS

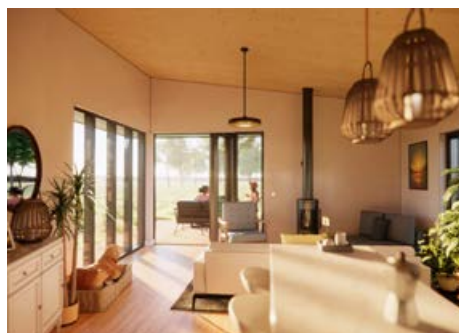


1 EN-SUITE &  
1 FAMILY BATH



1 WC

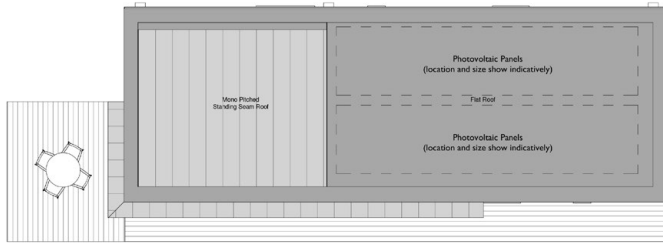
ALSO AVAILABLE WITH A  
FURTHER BEDROOM



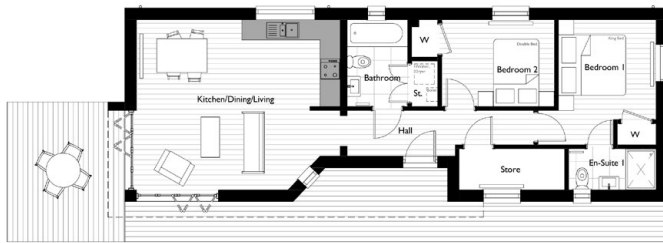
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# The Retreat

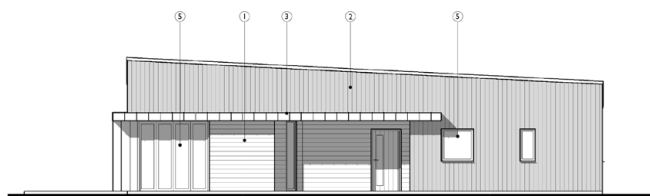
73m<sup>2</sup> internal floor area



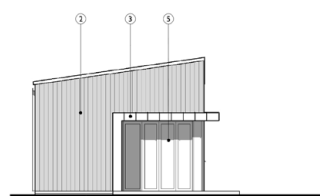
ROOF PLAN



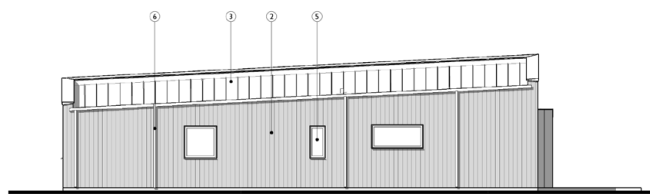
GROUND FLOOR PLAN



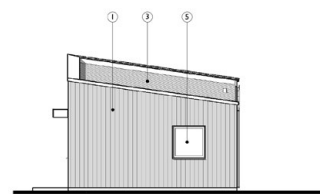
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

## Materials

- 1 Timber Cladding
- 2 Black Timber Cladding
- 3 Metal canopy
- 4 Standing seam metal roof
- 5 Aluminium Powdercoated Windows
- 6 RWP

# The Viewhouse

## SIMPLE FORM

The charming design is in keeping with the character and charm of the surrounding Estate through the choice in materials and simple form with the focus on nature and its view out.

The small footprint of the unit allows it to integrate with the existing trees and landscape, whilst the glazing encourages maximum light.

 **2 BEDROOMS**  
 **1**  
 **1 WC**



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# The Viewhouse

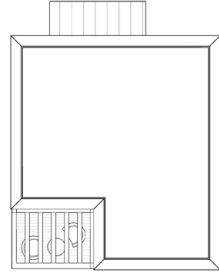
78m<sup>2</sup> internal floor area

## Materials

- 1 Timber Cladding
- 2 Metal Profile
- 3 Aluminium Powdercoated Windows (Grey)
- 4 RWP
- 5 Aluminium Powdercoated Railings



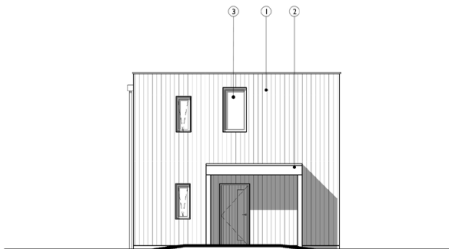
FIRST FLOOR PLAN



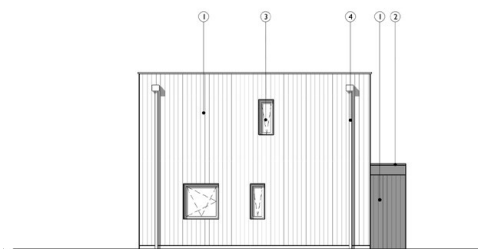
ROOF PLAN



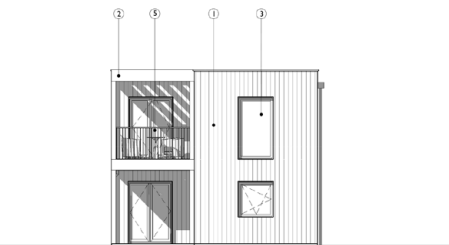
GROUND FLOOR PLAN



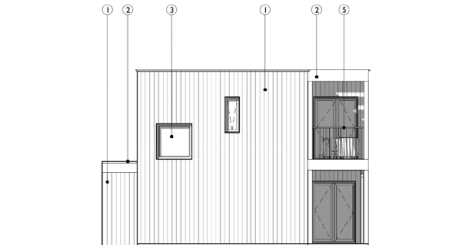
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

# The process

Building your dream...

Your purchase process from your reservation to handover to Conservation Builders, making purchasing simple and easy.



## Plot Reservation

To reserve a freehold plot, a non-refundable part payment deposit of £10,000 is required. The deposit secures the plot **exclusively for you** and protects you against higher offers.

## Timescale for Land Purchase

We allow a sensible period of time (6 weeks) to exchange contracts on the land purchase. On the day of exchange, 10% of the land price is due. The remaining balance is due on completion as soon as possible thereafter. The **£10,000 deposit** forms part of the purchase price.

## Planning Permission

You are purchasing a plot **with specific planning permission** as agreed with the local authority for one of Habitat First Group's unique, modern house designs. The plot layout can be built exactly as per the approved planning layout with **no need for further design and planning work.**

Our recommended build partner, **Conservation Builders**, offer a **fixed price, fixed time** build contract for each plot.

You will have the opportunity to add **bespoke touches** to the interior specification of your home with the Conservation Builders Bespoke Team without the need for additional planning (or your chosen build contractor if they offer this service).

If you wish to make bespoke changes to the external design of the plot, beyond the approved planning layout, this may also be possible, subject to planning approval, but there will be additional design and planning costs associated. We have a recommended architect who can help with design changes, or you can choose to instruct another practice of your choice.

The type of planning application required, and therefore the time and costs involved, will be dependent on the scope of your changes. Please speak with the property team for further information if you believe you may wish to make any design changes.

Planning applications or alterations to any of the permitted layouts and designs will be governed by the Silverlake Design Framework and dictated by the specific zone in which the plot sits in the village. Neighbouring plots may have differing levels of flexibility for alterations and material changes that require planning approval from the local authority. To keep abreast of any relevant planning applications, please keep an eye on the local authority planning portal.

## Restricted Occupancy

Properties at Silverlake are **'holiday homes'** and cannot be used as your principal or primary place of residence. You can come and go as you please throughout the year or let your property on the holiday rental market, through our official onsite holiday rental provider, Habitat Escapes.

## Property Finance

We have a recommended **mortgage specialist** who can provide specific finance packages - please speak to a sales representative for more details. Please speak to us before you approach a High Street lender.

## BUILD

### Build Timescales

Typically for a standard design, the Build Contract length is **12 - 18 months** from completion of the land purchase. For bespoke, one-off designs, a timescale will be agreed between you, your architect and your builder.

### Build Stage Payments

The Build Contract is paid in stage payments over the duration of the build. These stages are typically as follows:

<b>Stage 1</b>	30% (Foundations)
<b>Stage 2</b>	20% (First Floor Complete)
<b>Stage 3</b>	20% (Second Floor Complete ready to Roof)
<b>Stage 4</b>	20% (Roofed In)
<b>Stage 5</b>	5% (Plastered)
<b>Stage 6</b>	5% (Complete)

Each build stage is paid for in advance by the recommended builder and once that stage has been completed and signed off by an independent architect's certificate, a stage payment is required.

### Main Contact

If you choose Conservation Builders, you will be assigned a **Bespokes Manager** who will be your main point of contact throughout the build agreement. They will guide you through your interior choices, including any additional upgrades you may wish to include.



## Bespoke Interiors

If you wish to make changes to the interior specification of your home, you have the flexibility to do so without the need for additional planning approval, providing these changes do not affect the external appearance of the property, including the window and door configurations. These changes include:

Floor finishes

Tiling

Kitchen design

Bathroom design

Upgraded appliances

Lighting/Electrical layouts

Door finishes

Bespoke changes to your interior specification, beyond the standard specification will be priced separately by Conservation Builders and paid for by you in the early stages of the build contract. If you wish to change the design and/or the external appearance of your holiday home, Conservation Builders can provide more information on this service and recommend the services of an independent architect to suit your style and budget. Bespoke changes to the design and structure of your home will incur additional design, planning and project management fees.





## Customer Portal

Following completion of the land purchase and commencement of the build contract, you will be given access to **your own personal Conservation Builders Portal**. Here you will find important documents, plans, dates and other **information relating to the build** of your property. This will be updated regularly with images of your home under construction by Conservation Builders.

## Consultancy Time

You have twelve hours of **complimentary face-to-face consultancy time** with Conservation Builders during the construction of your home to make your bespoke choices and incorporate several progress visits to the Estate. If you would like to spend more time with Conservation Builders in person, you are more than welcome to do so. Consultancy fees are charged at a discounted rate of £60 + VAT per hour.

## Insurance

The recommended build company insure the property whilst it is being built. You are responsible for insuring the property once it has been handed over to you.

## Guarantees and Warranties

If you choose Conservation Builders, a guarantee is granted when the property is handed over. During every handover, there is a full snagging check to ensure everything is in perfect condition. If snagging is found, it will be rectified promptly and efficiently, with works scheduled at a time convenient to you.

## Property Maintenance

You are responsible for the maintenance of your property, with the exterior finish to be reviewed every three years. On-site trades can help with every aspect of maintaining your property to a high standard.



# Income and outgoings

Whilst there are some outgoings associated with the purchase of your holiday home, these can be easily offset by our official holiday rental service.



**Current annual charges are as follows and are subject to RPI year-on-year:**

**Service charge:** £5000 + VAT.

The service charge covers and includes the day-to-day management, health & safety, and security as well as ongoing maintenance and repairs for all the communal areas and facilities on the estate including the Hurricane Spa.

**Estate premium:** £2000 + VAT.

The estate premium helps Habitat First Group's to maintain the Estate and supports the provision of facilities and services. The service charge is a non-profit making pot and if there is a surplus at the end of the year, a credit is returned to the owners.

A sinking fund also helps pay for big-ticket items such as pool boiler replacement.

**Conservation Charge:** £65 + VAT.

This fund contributes towards local conservation and community projects.

**Habitat Escapes** is Silverlake's onsite holiday rental provider and has a great track record of delivering revenue for homeowners where desired.

We understand that you may want to maximise your family time in your new holiday home and as such, we can be fully flexible on how many weeks you want to make your property available for rental.

We would be delighted to provide you with a holiday rental calculator, where you can enter your custom requirements to get an idea of revenue projection. There is no obligation to rent out your holiday home, but for those who choose to do so, a comprehensive package is provided with housekeeping, marketing and maintenance all easily facilitated.

To receive your revenue calculator or to discuss any aspect of your potential purchase further, please contact the property team on...

**Email:** [live@silverlakedorset.com](mailto:live@silverlakedorset.com)

**Phone:** +44 1305 853490 option 1





  
Building  
with Nature



  
PART OF HABITAT FIRST