



STELLCO
HOMES

*An introduction to our
custom build homes*



Visit www.stellcohomes.co.uk for full details and to register your interest



What is a Custom Build Home?

Custom build homes are a new form of buying a house that enables you to design and create your new home as part of a supported process. With Stellco Homes, a custom build home makes building your dream home quicker, easier and also reduces the risk for you.

A home designed and created specifically for you which allows you to enhance many aspects of your life - from family interaction and community engagement to your finances and environmental ambitions.

It allows you to create a home that meets the needs of the whole family at a fixed price and timescale and removes all the hard work and frustration leaving you to enjoy the experience.



We are passionate about helping you to custom build your very own dream home and lifestyle that is both unique and beautiful for you.

We understand that your home is not a place... it's more of a feeling... of happiness and security for you and your family. So, if you are serious about building your own home, register your interest with us today, so that we can help you make your dream home become a reality.



Your custom build home - as simple as 1, 2, 3...



1 - Register **your** interest

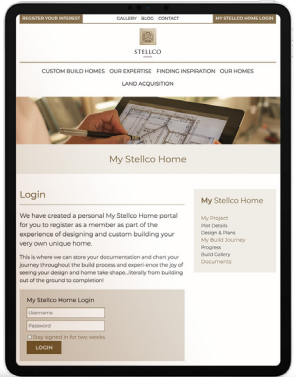


2 - Choose **your** plot



3 - Customise **your** home

Helping you to keep track of your dream home & lifestyle



My Stellco Home

We have created a personal My Stellco Home portal for you to register as a member as part of the experience of designing and custom building your very own unique home.

This is where we can store your documentation and chart your journey throughout the build process and experience the joy of seeing your design and home take shape... literally from building out of the ground to completion!

Our simple custom build process

Start your journey...



STELLCO
HOMES



Haslingfield Place, Cambridge

Haslingfield Place is truly a unique and desirable location which can fulfil all your desires for the home comforts and lifestyle you have dreamed about for the whole of your family.

This is an exclusive small development, offering a choice of five detached home plots for you to design a high-quality home to your specific requirements and needs.

The development will provide you the opportunity to design your own home and for us to obtain planning and build your dream home to your specification and lifestyle and taste. You choose your home plot and work with us, and we take care of everything without the stress and hard work leaving you time to enjoy the experience.



Haslingfield village

A charming inclusive village full of characterful individual homes and people.

Haslingfield is a thriving village community within 6 miles of Cambridge and benefits from all the local amenities you would expect and more as well as having a prestigious city on your doorstep and in a county with so much history.

The village has a great sense of inclusiveness and caters for day-to-day family needs. A primary school, two churches, two local shops, a village hall, a pub, a large recreation ground (complete with new children's playground, a skateboard park, football, and cricket pitches) and 3 tennis courts managed by the Lawn Tennis Club.

The village has a very informative website with what's happening locally – "Our many clubs and societies cater for all interests and ages." Besides the local shops your two main supermarket stores (Sainsbury and Tesco) are minutes away.



A charming village full of characterful individual homes with access to nearby walks and extensive cycling routes, good transport links from nearby Foxton with direct trains to Cambridge and London Kings Cross and two bus routes through the village or if you are driving the M11 is only minutes away.

Rural family living with the benefits of a beautiful, resourceful and rich heritage of a world famous city on your door step to enjoy all that it has to offer for work, education and social life.



Proposed Home Plots for you to choose



Accommodation approximate sizes for the five proposed homes range from 1,957sqft to 2,430sqft to 2,850sqft.

Each home plot house type has been designed as the best possible fit within the site and plot constraints to conform to local authority planning and policy regulations. Within these constraints we will be able to change internal floor plan layouts and external features for you.

These changes will be discussed as part of the design consultation in the 'Discovery Call' to establish your personal requirements of a home to suit your own lifestyle and family needs.



Haslingfield Place, Cambridge

The Plots

The proposed floor plans and elevations are designed to inspire you and lead the design discussion to give you ideas of what is possible - be creative and introduce the wow into your home!



Plot 1 -
The Barrington
2,500ft²
4 bedroom
detached home



Plot 2 -
The Shelford
2,420ft²
4 bedroom
detached home



Plot 3 -
The Grantchester
2,860ft²
5 bedroom
detached home



Plot 4 -
The Elsworth
2,420ft²
4 bedroom
detached home



Plot 5 -
The Hemingford
1,900ft²
4 bedroom
detached home



Plot 1 - The Barrington

4 bedroom detached home

Plot Size: TBA

Total Approximate Accommodation: 232m² (2,500ft²)

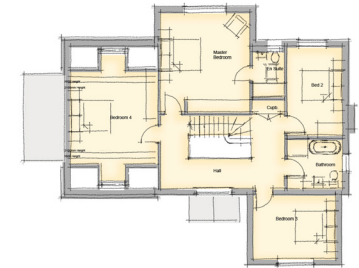


"A house is made of bricks and beams. A home is made of hopes and dreams."

Proposed Floor Plans



Ground Floor Plan



First Floor Plan

Accommodation Details

Room Name	Width (m)	Length (m)	Area (m ²)
Ground Floor			
Kitchen Area	4.40	7.05	31.02
Dining Area	4.40	5.00	22.00
Living Room	4.40	7.00	30.80
Study	4.10	3.20	13.12
Utility	3.20	1.80	5.76

Room Name	Width (m)	Length (m)	Area (m ²)
First Floor			
Bedroom 1	4.40	5.00	22.00
Bedroom 2	2.80	4.50	12.60
Bedroom 3	4.10	3.20	13.12
Bedroom 4	4.40	4.60	20.24
Ensuite	1.60	2.55	4.08
Bathroom	2.75	2.50	6.88

Elevations



Front Elevation



Side Elevation



Rear Elevation



Side Elevation



Plot 2 - The Shelford

4 bedroom detached home

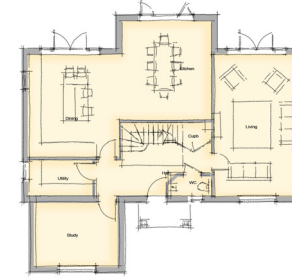
Plot Size: TBA

Total Approximate Accommodation: 225m² (2,420ft²)

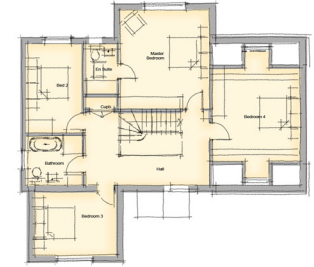


"The first step to living the life that you want, is leaving the life that you don't want."

Proposed Floor Plans



Ground Floor Plan



First Floor Plan

Accommodation Details

Room Name	Width (m)	Length (m)	Area (m ²)
Ground Floor			
Kitchen Area	4.50	5.10	22.95
Dining Area	4.40	5.00	22.00
Living Room	4.40	7.00	30.80
Study	4.10	3.20	13.12
Utility	3.20	1.80	5.76

Room Name	Width (m)	Length (m)	Area (m ²)
First Floor			
Bedroom 1	4.40	5.00	22.00
Bedroom 2	2.80	4.50	12.60
Bedroom 3	4.10	3.20	13.12
Bedroom 4	4.40	4.60	20.24
Ensuite	1.60	2.55	4.08
Bathroom	2.75	2.50	6.88

Elevations



Front Elevation



Side Elevation



Rear Elevation



Side Elevation



Plot 3 - The Grantchester

5 bedroom detached home

Plot Size: TBA

Total Approximate Accommodation: 266m² (2,860ft²)

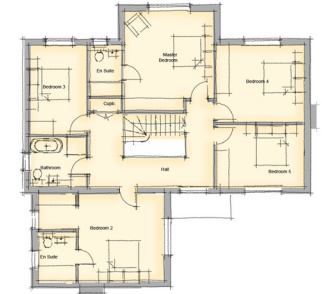


"What I love most about my home is who I share it with."

Proposed Floor Plans



Ground Floor Plan



First Floor Plan

Accommodation Details

Room Name	Width (m)	Length (m)	Area (m ²)
Ground Floor			
Kitchen Area	4.50	5.10	22.95
Dining Area	4.40	5.00	22.00
Family Room	4.40	3.90	17.16
Living Room	5.40	5.30	28.62
Study	3.20	3.00	9.60
Utility	3.20	1.80	5.76

Room Name	Width (m)	Length (m)	Area (m ²)
First Floor			
Bedroom 1	4.40	5.00	22.00
Bedroom 2	3.60	4.40	15.84
Bedroom 3	2.80	4.50	12.60
Bedroom 4	4.40	3.85	16.94
Bedroom 5	4.40	3.10	13.64
Ensuite	1.60	2.55	4.08
Ensuite 2	1.60	1.80	2.88
Bathroom	2.75	2.50	6.88

Elevations



Front Elevation



Side Elevation



Rear Elevation



Side Elevation



Plot 4 - The Elsworth

4 bedroom detached home

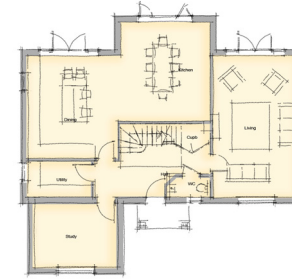
Plot Size: TBA

Total Approximate Accommodation: 225m² (2,420ft²)

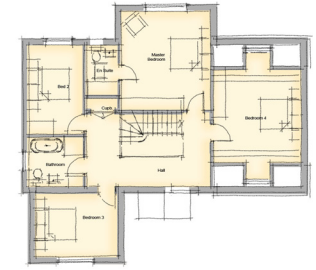


"Life is so much brighter when we focus on what truly matters."

Proposed Floor Plans



Ground Floor Plan



First Floor Plan

Accommodation Details

Room Name	Width (m)	Length (m)	Area (m ²)
Ground Floor			
Kitchen Area	4.50	5.10	22.95
Dining Area	4.40	5.00	22.00
Living Room	4.40	7.00	30.80
Study	4.10	3.20	13.12
Utility	3.20	1.80	5.76

Room Name	Width (m)	Length (m)	Area (m ²)
First Floor			
Bedroom 1	4.40	5.00	22.00
Bedroom 2	2.80	4.50	12.60
Bedroom 3	4.10	3.20	13.12
Bedroom 4	4.40	4.60	20.24
Ensuite	1.60	2.55	4.08
Bathroom	2.75	2.50	6.88

Elevations



Front Elevation



Side Elevation



Rear Elevation



Side Elevation



Plot 5 - The Hemingford

4 bedroom detached home

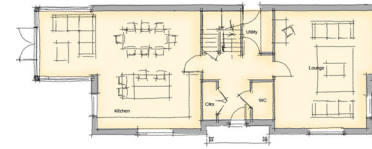
Plot Size: TBA

Total Approximate Accommodation: 177m² (1,900ft²)

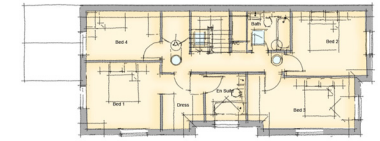


"Life isn't about finding yourself. Life is about creating yourself."

Proposed Floor Plans



Ground Floor Plan



First Floor Plan

Accommodation Details

Room Name	Width (m)	Length (m)	Area (m ²)
Ground Floor			
Kitchen Area	4.80	2.80	13.44
Dining Area	3.20	7.70	24.64
Living Room	5.30	6.05	32.07
Utility	1.55	2.20	3.41

Room Name	Width (m)	Length (m)	Area (m ²)
First Floor			
Bedroom 1	4.70	3.90	18.33
Bedroom 2	3.80	3.30	12.54
Bedroom 3	4.70	2.65	12.46
Bedroom 4	4.40	4.60	20.24
Ensuite	2.20	2.05	4.51
Bathroom	3.00	2.05	6.15

Elevations



Front Elevation



Side Elevation



Rear Elevation



Side Elevation



Explore the benefits of a Stellco custom build home and make your dream become a reality.

Are you interested in building your own home within Bedfordshire, Buckinghamshire, Cambridgeshire or Hertfordshire?

To get in touch with us and register your interest please leave your details and enquiry using the form on our website or contact us via the details below.



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