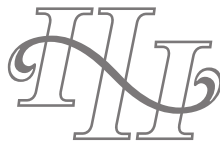


**“Would you like  
a brand new  
house without  
moving home?”**



**HITCHAMBURY HOMES**

Creating Space and Light

BEFORE



AFTER



## Well, you can...

....and this is how it could work for you....our Home Owner Development Partnership brings all our relevant experts together, collaborating with you and working together to maximise the potential of your property.

We can build your dream home on the same plot as your existing house in exchange for the remaining land, and all those concerns about ongoing maintenance of an older property or downsizing to a less familiar area can be forgotten.

As a reputable, reliable and respected family-run business with a 40 year heritage in designing and building award-winning, premium properties in South Bucks, the Chilterns and surrounding areas, our team will be with you every step of the way. We co-ordinate the whole build from initial design and planning through to construction and follow-through once it is complete, so that the process is as transparent and easy as possible from beginning to end.

The result? A home of which you can be genuinely proud; designed with you and created to suit your needs, both now and in the future.



# Benefits of the Home Owner Development Partnership

*Designed in partnership with you*

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*No stamp duty payable*

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*We start with your wish list*

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*Energy efficient underfloor heating*

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*Reasonable legal costs paid*

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*The latest state of the art security and technology tailored to your needs*

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*Flexible layout, high quality specification finishes and materials*

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*10 Year structural warranty*

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*The new property could be worth at least as much as the original*

*Dedicated, experienced team for whole project and follow-up afterwards*





## Colin's Story

Sitting with a glass of wine in hand, looking out on his familiar garden from stylish, full height, bifold doors, it seemed that selling the family property and working in a trusted, experienced partnership with Hitchambury to create two new houses on the land, one of which was now home, was the best decision Colin had ever made. The prospect of co-ordinating a complete property redevelopment can seem daunting, but Hitchambury Homes manage and finance the whole project so that the client is never exposed to financial risk. Colin's sumptuously luxurious, spacious and airy property was designed with his needs in mind and was worth 20% more than the original once completed; no maintenance and a welcoming, open space filled with light, warmth and his familiar belongings in a contemporary setting – a good decision indeed.

*“Hitchambury have been a pleasure to deal with throughout, with close and friendly collaboration from a family business with an excellent team of experienced staff”*





# Janet's Story

Feeling free from the endless maintenance and financial uncertainty was a huge relief; we felt burdened by responsibilities for the original family home and yet loved the location and living near our friends. It seemed we would have to downsize, but this wasn't the solution for us with our families and grandchildren to accommodate on their regular visits. And we worried about being in a house with small, dark rooms with nowhere to store any of our belongings. Hitchambury provided a creative design proposal and we built up a trusted relationship with them to deliver a new house on the same plot with everything we could have wished for – it was far better than we could have imagined with the open plan living space downstairs perfect for our love of cooking and entertaining. We had space, a refreshing familiarity combined with innovation and a feeling of quiet calm; a manageable, yet still private, garden with practical raised beds, and an endlessly light and airy interior that wouldn't look out of place in a design magazine. We just love the space and use every single bit of it, unlike our previous house where we only used two rooms!

*“We are utterly delighted with the result;  
it is everything we imagined and more”*





## ANSWERING YOUR QUESTIONS

### IS MY PLOT AN OPTION?

A brief telephone chat will give you an immediate answer – we use detailed Ordnance Survey mapping to show us the extent of your land without troubling you.

### HOW LONG DOES THE PROCESS TAKE?

From our initial telephone chat to moving in averages 18-24 months.

### I WANT A BESPOKE PROPERTY – HOW MUCH FLEXIBILITY IS THERE?

We will work with you to deliver your wish list and have structural engineering and facilities expertise in the team so that you get the result you want but with all the technicalities covered.

### DO I HAVE A SAY IN THE NEWBUILD AND SPECIFICATION?

Absolutely! We communicate with you throughout the whole process and you have access to our entire team.

### ARE WE CHARGED TAX OR STAMP DUTY ON THE DEAL?

You will be the owner at all times so stamp duty is not payable; and we will pay reasonable legal costs. We would always advise that you consult an accountant; any gain made on a principal residence is often free from capital gains tax.

### HOW MUCH SHOULD WE BUDGET FOR INTERIM RENTAL COSTS?

Our offer will usually cover reasonable costs for the period of construction.

### WHAT CAN YOU DO TO FUTURE PROOF THE HOUSE?

We create flexible layouts to suit your lifestyle; space for extended family or an au pair; a home office; a lift can be installed to enable access to all floors if mobility is limited; a kitchenette on the top floor.

### WHAT TECHNOLOGY CAN YOU DELIVER TO ENSURE ENERGY EFFICIENCY?

The house will be constructed with a high level of insulation to current stringent building regulations, underfloor heating to ground and first floors with individual thermostats to each room give you full comfort control, with the added ability to access remotely via your phone.

### WILL MY NEW HOME RETAIN ITS VALUE?

In most cases we have found your new house becomes worth more than the original property.

### WILL THIS PARTNERSHIP COST ME ANYTHING?

Absolutely nothing. We pay all the planning fees to gain permission including all reasonable legal fees.

### I'M INTERESTED - WHO DO I CONTACT IN THE FIRST INSTANCE?

Call us on: 01494 685555 Email: [enquiries@hitchamburyhomes.co.uk](mailto:enquiries@hitchamburyhomes.co.uk)



# Relax. You're home.



Together, we can rewrite your story –  
we're looking forward to hearing from you.

T: 01494 685555

[enquiries@hitchamburyhomes.co.uk](mailto:enquiries@hitchamburyhomes.co.uk)

[www.hitchamburyhomes.co.uk](http://www.hitchamburyhomes.co.uk)

Interior styling: [www.blocc.co.uk](http://www.blocc.co.uk)