



LIONCOURT  
HOMES

*Where everyone feels at home*

# CUSTOM BUILD YOUR OWN HOME

## AT PRIORY MEADOWS



## DESIGN YOUR DREAM HOME

We are offering three properties at Priory Meadows as Custom Build homes.

Lioncourt Homes will complete the exterior structure of each custom built home. Drains, water, electricity and gas will be brought into the shell from the mains supplies. All external works including any driveways, paths, fences or garages will also be completed.

Your new home will have no internal walls (other than load-bearing ones), internal finishes, insulation, pipes, wiring, windows or doors. Providing what you choose complies with current building regulations, you can finish your home any way you like.

A custom build home lets you build your dream home, putting you in charge of the interior layout and design. You get all the benefits of a self build home, but without the hassle.

[www.lioncourthomes.com](http://www.lioncourthomes.com)

# CUSTOM BUILD

## AT PRIORY MEADOWS

### How it works:

Check that you comply with the eligibility criteria and choose your new custom build home. Reserve and we will help you find a mortgage.

The purchase price is fixed at £435,000

The Custom built homes are phased to be completed in the 1st quarter of 2025. As soon as the shell is complete you can complete your purchase and start work on your new home.

### Purchasing criteria:

The purchase of a custom build home is subject to certain criteria. These include the following restrictions:

1. Only one dwelling per customer, unless approved otherwise by the LPA
2. The unit shall not be used for anything other than a Custom House Build (unless agreed with the LPA)
3. For the first 15 years, the property shall only be occupied by a person or persons who satisfy the requirements of the Self-Build and Custom Housebuilding Act 2015 and the Self-Build and Custom Housebuilding Regulations 2016

The restrictions upon purchasers as point 3 above, is as follows:

Purchasers should be aged 18 or older; be a British Citizen, a national of an EEA State other than the UK, or a national of Switzerland.

### Local eligibility test:

In addition to these criteria, Gloucester City Council have a Local Eligibility Test, which imposes the following restrictions:

- You have lived in the area for the last six months or more
- You have previously lived in the area for three out of the last five years
- You have permanent employment in the area
- You have family members (parents, siblings or children) who have lived in the area for the last five years
- You are in the service (or were during the immediate preceding five years) of the regular armed forces of the Crown



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