



COOKSWOOD

Frequently Asked Questions



WELCOME!

An Introduction to **Cookswood**

At Cookswood, we are passionate about giving you the opportunity to own a beautiful, sustainable home in a truly unique location. We wanted to create a space where people and wildlife alike could thrive, and memories could be made that would last a lifetime. As a family, Cookswood is something we pour all of our passion into. We'd like to thank you for taking the time to read all about it.

General Questions

How does Cookswood work?

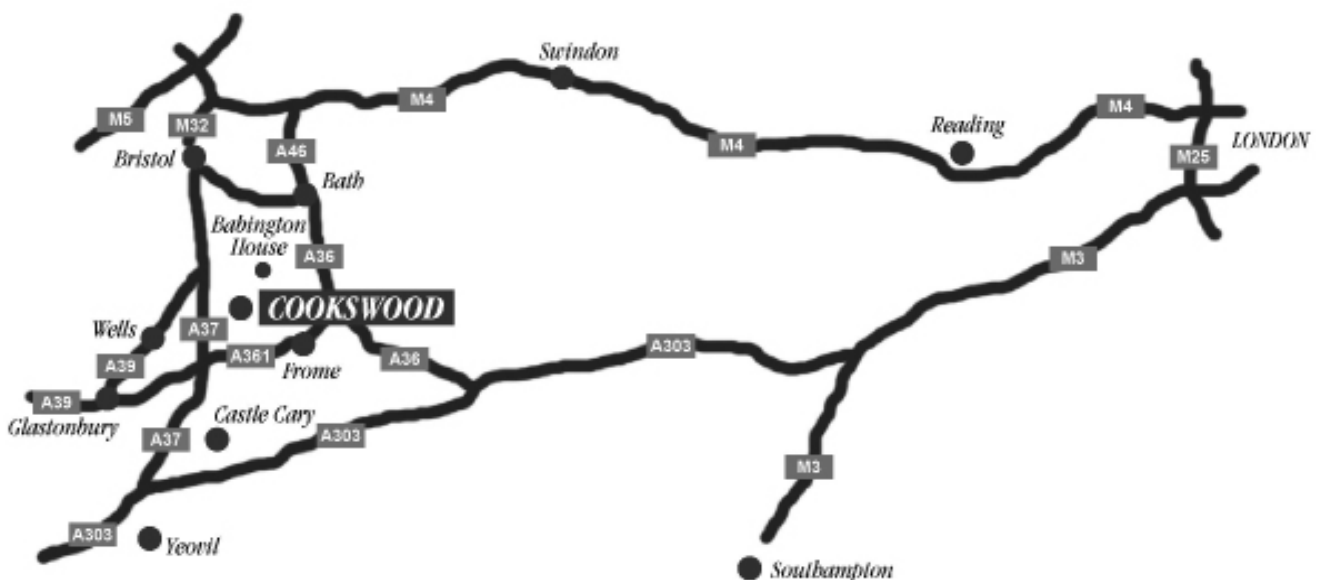
The concept of Cookswood is designed to allow you a hassle-free way of owning your dream holiday property in a beautiful and unique location, with the added benefit of private luxury facilities. You are able to choose your preferred freehold plot on the estate and a home design from our selection of modern and traditional styles, and we then build your new home for you. This way, you also have the option to make your own choices for the interior of your home, creating a property that reflects your taste and is personal to you and your loved ones.

Can I stay in my property all year?

Yes, you are able to stay in your home 365 days a year if you wish. We differ from other holiday home developments in that we have no restrictions on how long you are able to stay in your property throughout the year. However, these properties are classed as holiday homes and cannot be registered as your 'primary' residence.

Where is Cookswood?

Cookswood is situated in the South West of England in the beautiful county of Somerset. We are between the villages of Stoke St Michael, Holcombe and Mells, on the outskirts of the city of Bath. We are also close to Frome, voted the best place to live in the UK, and the medieval city of Wells. The estate is surrounded by many wonderful towns and villages, and near many world-renowned landmarks, with local coasts and beaches within easy reach.



Which facilities will be at Cookswood?

Residents and their guests will have use of many wonderful private facilities at Cookswood. This includes:

- A luxury spa with an indoor pool
- A full fitness suite with a gym, personal trainers and exercise classes
- Several eateries such as a stylish restaurant, western bar and farm shop cafe
- A farm shop offering local and home-grown produce from our on-site garden
- A Kids Club, play areas, a woodland treehouse and zip wires, an array of family activities
- Mineral lake with private beach areas offering an abundance of water activities
- Scenic private walks, cycleways and bridleways
- Stables with horseriding and livery
- Sporting facilities such tennis courts and football pitches
- A nature study centre

Is Cookswood secure?

Privacy and security is very important to us and our residents, and we'll have many measures in place to keep you and your loved ones safe and secure, including 24-hour security.

Is Cookswood child friendly?

As a family, we truly believe that Cookswood will create wonderful childhood memories for our younger residents. We will have endless opportunities for children of all ages, including many educational pursuits. They will be well entertained with our kids club, woodland play areas and sport, water and nature activities.



Am I able to rent out my home?

Yes, another benefit is that you have the option to use your home as a holiday let when you are away, providing you with an income and a return on your investment. For a fee of 30% of the cost of the booking, our specialist team are able to take care of the details for you, by dealing with the advertising, bookings and arranging housekeeping after each guest.

Is there an estate maintenance charge at Cookswood?

The maintenance charge is approximately £5,000, and this is paid annually by direct debit.

What is included in the estate maintenance charge?

The estate maintenance charge covers the following:

- Membership for yourself, family, and guests to use the luxury private facilities.
- If you choose to rent out your property when you're away, provides membership for any guests to use the facilities
- 24-Hour estate security
- Maintenance of woodland and communal woodland areas
- Upkeep of mineral lake and surrounding beach areas
- Lighting and road maintenance
- Facility maintenance
- Ecology and upkeep of wildlife areas

Will you have a concierge service?

Yes, Cookswood will have a concierge service that will offer anything you may need, including the following:

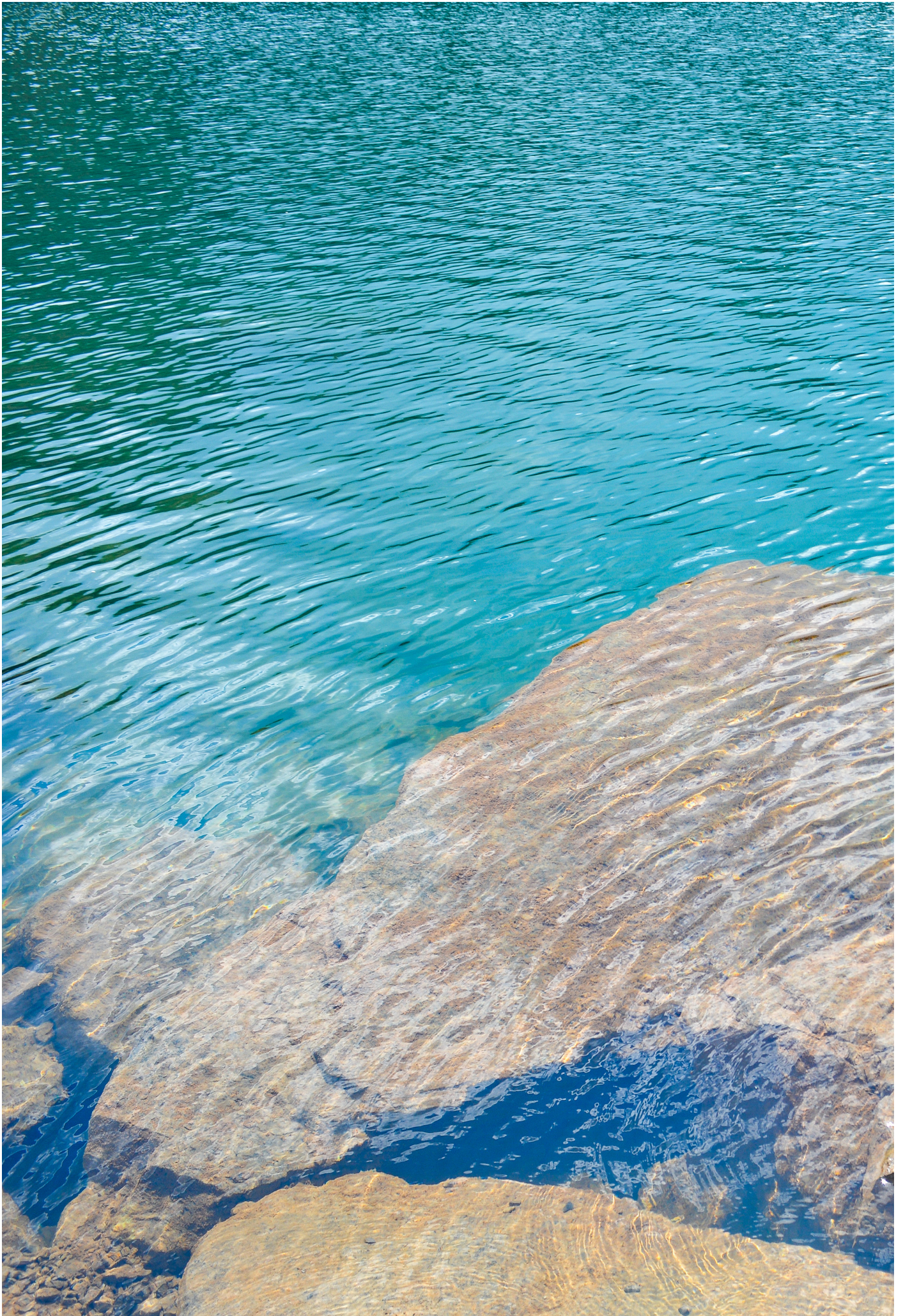
- Babysitting and child care services
- Transport including airport pick up and arranging electric car hire
- Organising private chefs and restaurant reservations
- Housekeeping and dry-cleaning

Am I able to visit Cookswood?

If you are interested in purchasing at Cookswood, we recommend you book an appointment to see the estate. We offer private tours with a member of our sales team, who will also be able to provide further information and answer any questions you may have. To book this, please email hello@cookswood.com or call us on **01761 232889**.









Purchasing at Cookswood

What is the process involved?

The first step of buying your home is choosing the plot on the estate that you would like your property to be built on, this process is called the plot purchase. After choosing your preferred Freehold plot, you are able to secure it with a deposit of £5,000. After this, you will enter into a purchase contract with Gryphon Land Ltd and given 28 days to exchange of contracts and a further 28 days to complete the plot purchase. Your original £5,000 deposit forms part of the Freehold plot purchase. After completion of contracts, you are able to start the build process by entering into a separate build contract with our preferred construction company.

Are we able to get a mortgage to buy our home?

Yes, our sales team will be able to provide you with further details and will be able to get you in contact with our recommended mortgage adviser.

What are the stamp duty costs associated with building my home?

Although you must confirm with your solicitor, stamp duty is only payable on the plot of land and not on the build price of your home.

Is there VAT on my purchase?

There is no VAT payable on the purchase of your plot or the construction of your new home.

Do your properties come with a guarantee or warranty?

Our homes come with a 10-year guarantee as standard.

Building at Cookswood

Who will build our home?

Once you have purchased your new plot, you will enter into a build contract with our preferred building contractor partner, Lomax Design and Build Ltd. This contract will contain the details of the agreed build price, plans and specifications. The build is paid for in stage payments, and you do not pay for the stage of construction until it has been signed off by local building authority.

With over 40 years of experience, the Lomax team have been involved in major national infrastructure, construction and environmental projects through to housing, leisure and commercial developments. Lomax is made up of a number of in-house staff including construction directors, construction managers, junior construction managers, site engineers, and architects. We use only the very best credible consultants, material suppliers and local craftsmen, ensuring your home will be built to the highest standard.

How long will the construction of my home take?

Your home will take approximately 12 months to build, depending on the design you have chosen.

Do I have to deal with any of the construction?

No, Lomax Design and Build Ltd deal with the construction of your new holiday home for you. You will be assigned a customer care manager who will be on hand to update you, and you are able to regularly visit to see your home being built.

What services will my new home have?

Your new home will have usual household bills including council tax, water, electricity, sewerage and communication connections.

Am I able to make changes to the home design?

Yes, there are many choices to choose from and we have designated teams to work with you to meet your requirements. You are able to work with us to make your own choices for the interior of your new property, creating a unique home that has been partly designed by you and reflects your lifestyle and personal taste.

I live abroad, but still want to be involved in the build process. Is this possible?

Yes, this is possible. Even from abroad, you are able to be very much involved in the build and design process of your new home. Our team are able to speak to you regularly via email, phone and Skype. We are also able to send photos and videos and update you at every stage of construction.

Is my home sustainably built?

We strive to use sustainable construction practices. Our homes have a sustainable construction system incorporating engineer designed structural foundations, steel work, walls and roof. The cladding on the outside of your home will be a combination of sustainable Siberian Larch timber and locally-sourced natural stone. Your home will be heated by an underfloor heating system powered by a state-of-the-art air-source heat pump. Your home will also have fully insulated floors and walls with aluminium double-glazed windows, giving it the very best UV value.

Steel guttering and downpipes will be linked to a fully automated rainwater harvesting system. On some property designs, solar panels are incorporated to harvest and harness the sun's natural energy and are linked to your heating system, making your home both environmentally-friendly and economical to run. Cookswood has plans to incorporate a solar farm on the estate to ensure our carbon-footprint and energy requirements are catered for well into the future.



Construction Practices

Foundations

All of our properties are situated on a structural engineer designed raft foundation, which is comprised of reinforced in situ ground beams, and a 393 reinforced mesh, enclosed with 2ft thick of RC35 reinforced concrete.

Building Shell

The building shell is comprised of 215x215 insulation block, with 80mm insulation board and stone or larch cladding. Floors are all Posi Joist and structural frame steel work in floors and roofs where required.

Roofs and Windows

Pitched Roofs are made of Posi Joist trusses, felt and batten with natural Spanish slates are guaranteed for 35 years. Windows are powder coated aluminium, with double-glazed units, all to Type Q of building regulations.

Heating

The ground floor is equipped with underfloor heating, powered by air-source heat pumps for maximum efficiency for your home. First floor underfloor heating is available as an upgrade.

Interior

All interior fittings can be chosen at design stage, and are of a very high standard.

All of our homes come with a 10-year warranty

Build Stage	Percentage of Build Price Due
Stage 1: Foundations	30%
Stage 2: Building shell to First Floor Joist Level	10%
Stage 3: Building Shell Complete	15%
Stage 4: Internal 1st Fix	25%
Stage 5: Internal 2nd Fix	15%
Stage 6: Practical Completion	5%