



Plot 2, Lightning House, The Retreat, Frome BA11 5JU

Guide price £875,000 Freehold

COOPER  
AND  
TANNER



# Plot 2, Lightning House, The Retreat, Frome, BA11 5JU

 4  1  3 EPC B

£875,000 Freehold

## DESCRIPTION

Lightning House is an exciting and rare opportunity to purchase one of three detached new build houses measuring approximately 2,000 square feet with large gardens and river frontage, in central Frome.

The interiors are designed with modern elegance, featuring high quality finishes, expansive living spaces, and bespoke options to create your dream home.

Positioned within a serene and exclusive community, these homes offer the perfect combination of breathtaking natural beauty and yet being within 5 minutes stroll of the Train Station and 15 minutes stroll of the Town Centre.

The front door of the homes will lead into a spacious and bright entrance hall with access to the downstairs W.C, the utility room and stairs lead to the first floor. Beyond the entrance hall is the high spec, open planned, naturally bright kitchen/dining/living space which enjoys views across the gardens and represents an excellent entertaining area for families and those that enjoy hosting dinner parties. Doors spill out to the gardens, a perfect arrangement for al-fresco dining in the warm weather.

On the first floor there are four good size bedrooms, a study and a family bathroom. Bedrooms 1 & 2 also benefit from en-suite facilities.

To the front of the house there is driveway parking for two vehicles. The gardens predominantly lie to the rear and are an excellent size extending down to a wildlife area and the river with the bonus of fishing rights!

The outdoor space and the position of these houses is what makes this a very special opportunity.

## LOCATION

River Sidings is the most perfect location for those that enjoy wildlife and a green outlook whilst being close to amenities. The three houses are being constructed beside a community wildlife area within a short walk from the Town centre and its many independent cafés and boutique shops, including Rye Bakery, Projects Frome, Moo and Two, Frome Hardware, Little Walcot and Frome Reclamation Yard. Frome's popularity has surged in recent years; the town is routinely named one of the best places to live in the UK, thanks to its thriving cultural scene, historic architecture, and beautiful surrounding countryside. The Frome Independent, a monthly market showcasing local artisans and food producers, has helped put Frome on the map, attracting over 80,000 visitors annually.

Transport links are also very good. A mainline railway service runs direct services from Frome to London Paddington. Access to the national motorway network is via the A303 (M3) and Bristol Airport is less than 30 miles away.

## AGENTS NOTES

The properties are not yet under construction, the works will begin once a purchaser has exchanged contracts on the land, enabling any buyers to work closely with the developer and builder.

There will be a management company set up between residents to deal with communal area's post completion.



## AN INTRODUCTION TO THE DEVELOPERS

### VANMARK DEVELOPMENTS LTD

With over 35 years of experience in property development, Vanmark is a South-West based company built on the belief that successful development demands a blend of expertise, precision, and care. From land acquisition and planning to design, construction, finance, and management, Vanmark delivers a fully integrated, in-house service. Their holistic approach ensures clients receive exceptional quality and results - with guidance at every stage of the journey. At River Sidings, Vanmark brings this vision to life, offering exclusive plots with custom build homes tailored to your needs, within this remarkable location

### DAN WOOD HOMES

Dan Wood homes is one of Europe's most respected custom home builders, with over 17,000 homes completed and a reputation for precision manufacturing, energy efficiency, and design flexibility. Their homes are built off-site using cutting-edge technology, allowing for faster construction, lower energy costs and a smoother experience for buyers. Every home comes with customised layouts, quality finishes, and a 20-year structural warranty, all delivered on a fixed price, fully managed timeline - making dream homes a reality with confidence and ease.

### INTRODUCING CUSTOM BUILDS

#### DESIGN FREEDOM

- Influence the internal and external design of your home
- Agree on the full property design before construction
- Personalise finishes and specifications to suit your lifestyle

#### FINANCIAL CLARITY

- Fixed price construction with no unexpected costs
- Budget and funding agreed from the start
- Tax-saving opportunities by purchasing the plot and build separately

#### NO STRESS

- Planning already approved
- Includes roads, utilities, and drainage
- Professionally landscaped gardens and communal areas
- Backed by a 10-year new build warranty and a 20-year structural warranty

#### FULLY MANAGED EXPERIENCE

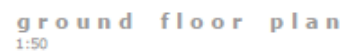
- End to end project management creating a stress-free process
- Built to the highest standards by Dan Wood homes
- Fast, efficient construction with approximately 6-month build time
- A complete turn-key solution



**VANMARK GROUP**

*We make things happen*

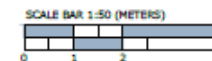




**PROPOSED FINISHES:**  
WALLS: RENDER - COLOUR WHITE WITH SECTION OF VERTICAL WOOD CLADDING  
ROOF: INTERLOCKING ROOF TILES - COLOUR GREY  
WINDOWS: UPVC - COLOUR ANTHRACITE GREY  
GUTTERS AND RWPS: METAL - COLOUR BLACK  
FASCIAS AND SOFFITS: WOOD - COLOUR DARK GREY



|   |   |          |              |               |            |     |       |   |      |    |              |            |            |      |       |                               |    |          |     |
|---|---|----------|--------------|---------------|------------|-----|-------|---|------|----|--------------|------------|------------|------|-------|-------------------------------|----|----------|-----|
| TS  | DESIGN PLANNING SPECIAL                   | REVISION |              |               |            |     |       |   |      |    |              |            |            |      |       |                               |    |          |     |
| TS  | HAZARD ONLINE SYSTEM AND WSP LIGHTS MODEL | REVISION |              |               |            |     |       |   |      |    |              |            |            |      |       |                               |    |          |     |
| TS  | PERMIT/UTILITY ANALYSIS                   | REVISION |              |               |            |     |       |   |      |    |              |            |            |      |       |                               |    |          |     |
| TS  | POST-CONSTRUCTION VERIFICATION            | REVISION |              |               |            |     |       |   |      |    |              |            |            |      |       |                               |    |          |     |
| TS  | DESIGN/ANALYSIS                           | DATE     |              |               |            |     |       |   |      |    |              |            |            |      |       |                               |    |          |     |
|   |   |          |              |               |            |     |       |   |      |    |              |            |            |      |       |                               |    |          |     |
| Apple Valley, 10000 Valley Blvd., Apple Valley, CA 92308    Tel: 951-261-5555    web: www.mhengineering.com   |   |          |              |               |            |     |       |   |      |    |              |            |            |      |       |                               |    |          |     |
| <table border="1"><tr><td>Project title</td><td>project no</td><td>rev</td><td>scale</td></tr><tr><td><b>THE RADIANT PROGRAM</b><br/>(PLOT-1) - 10000 VALLEY BLVD., APPLE VALLEY, CA 92308</td><td>2080</td><td>F4</td><td>1:100<br/>@A1</td></tr><tr><td>drawing no</td><td>drawing on</td><td>date</td><td>drawn</td></tr><tr><td>PROPOSED PLANS AND ELEVATIONS</td><td>01</td><td>SEP 2005</td><td>AUT</td></tr></table> |   |          |              | Project title | project no | rev | scale | <b>THE RADIANT PROGRAM</b><br>(PLOT-1) - 10000 VALLEY BLVD., APPLE VALLEY, CA 92308 | 2080 | F4 | 1:100<br>@A1 | drawing no | drawing on | date | drawn | PROPOSED PLANS AND ELEVATIONS | 01 | SEP 2005 | AUT |
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| PROPOSED PLANS AND ELEVATIONS   | 01  | SEP 2005 | AUT          |               |            |     |       |   |      |    |              |            |            |      |       |                               |    |          |     |



## Paying for Your Homebuilding at River Sidings

Vanmark is proud to partner with BuildStore Mortgage Services (BMSL) to offer you a comprehensive range of borrowing solutions, including exclusive mortgages specifically designed to fund your Custom Build home. As the UK's leading mortgage brokerage specialising in homebuilding finance, BuildStore has helped over 30,000 customers successfully fund their self & Custom Build projects over the past 25 years. Their expertise in construction and homebuilding finance is unmatched, ensuring you receive tailored advice and the right financial solutions for your project.

### Comprehensive Support for Self-Builders

Building your dream home is an exciting journey, but securing the right funding is crucial. BMSL provides complete support services to guide you through every step of the financing process. From understanding your borrowing options to structuring your mortgage around your build schedule, their team of specialists ensures a smooth and stress-free experience.

### What is a Stage Payment Mortgage?

Unlike traditional mortgages, stage payment mortgages are designed to release funds in phases, either in arrears or in advance, to align with the progress of your build. Depending on your specific needs, these payments may be:

- **Valuation-Based Stage Payment Mortgages** – Funds are released after each stage of work is completed, based on an uplift in property value as assessed by a lender's valuation.
- **Cost-Based Stage Payment Mortgages** – BuildStore's exclusive cost-based mortgages provide guaranteed stage payments based on your build costs, ensuring you receive the necessary funds when you need them, regardless of interim lender valuations.

### Unique Benefits of BuildStore's Mortgages

BMSL offers mortgage solutions that provide unparalleled benefits tailored to your Custom Build project:

- **Higher Borrowing Potential** – With a valuation-based mortgage, you can borrow between 70% to 85% of your plot and build costs. However, BuildStore's exclusive cost-based mortgage allows borrowing up to 95% of your plot and build costs and up to 85% of your completed home's value.
- **Certainty and Security** – Cost-based mortgages providing guarantee stage payments, allowing you to plan your budget with confidence, ensuring you can meet your contractual payments to Vanmark and Danwood.
- **Tailored Solutions** – Your mortgage will be structured around your individual circumstances, build type, and payment schedule, ensuring the best financial support for your project.

### Expert Guidance Every Step of the Way

Choosing the right mortgage is a key part of your custom-build journey, and BuildStore will be with you at every stage of your project. From initial advice to the completion of your home, they provide hands-on guidance, ensuring you have the financial support and expert advice needed at each milestone. Their team will assist you in budgeting, managing cash flow, and navigating complex financial decisions, helping to mitigate risks and keep your build on track. With BuildStore & Vanmark, you'll have trusted partners by your side throughout the entire build process, ensuring your home at River Sidings is constructed with financial security and peace of mind.

For more information and expert advice on funding your Custom Build home at River Sidings, call **0345 223 4888**, visit **buildstore.co.uk**, or scan the QR code.

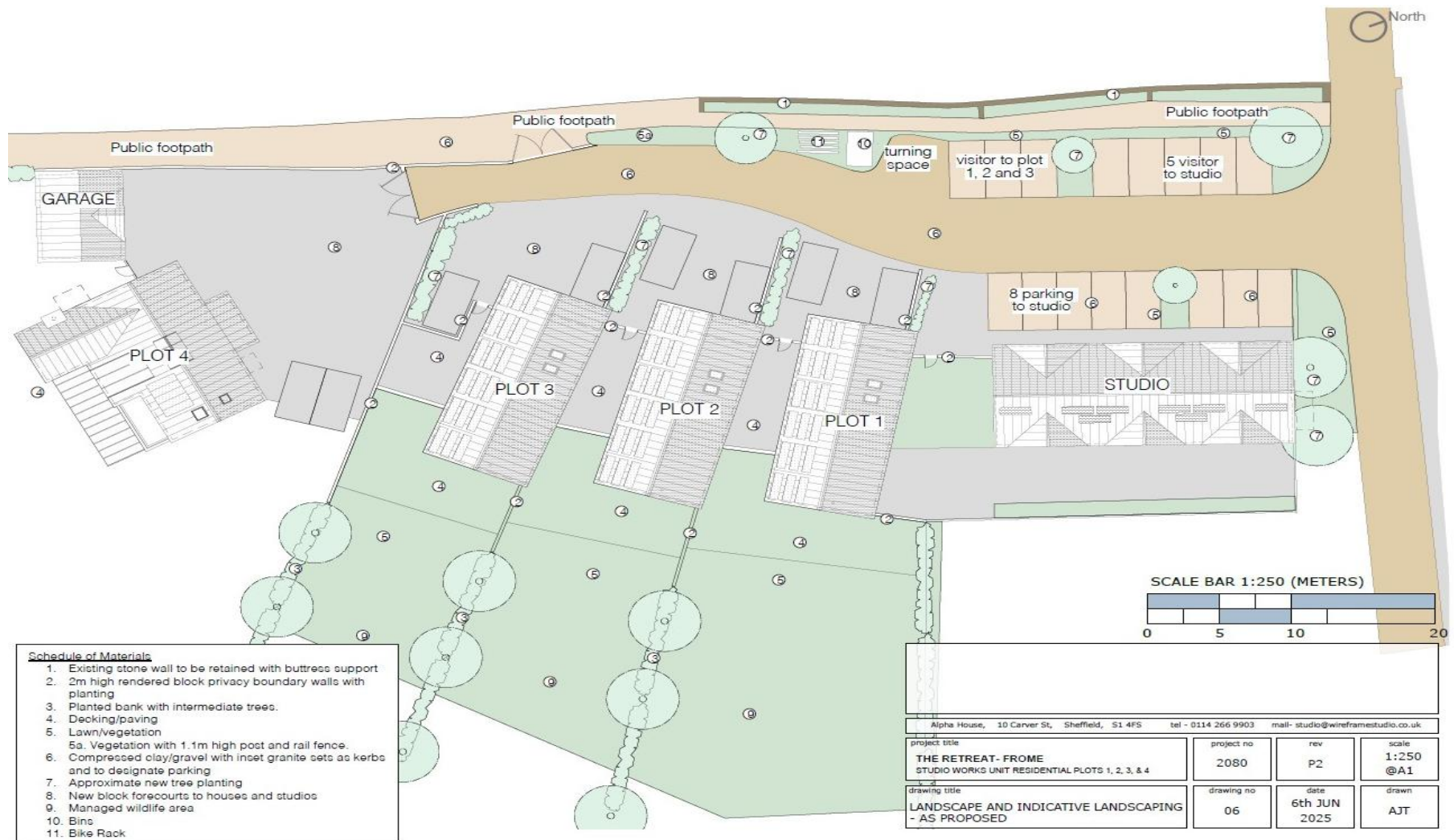


**Best Specialist Mortgage Broker**



## Services & General Information

- **Services:** Mains water, drainage and electricity will all be connected to each property
- **Air source heat pump** – underfloor heating
- **Local Authority:** Somerset Council (Formerly Mendip)
- **Viewings:** Strictly by appointment
- **Tenure:** Freehold



## FROME OFFICE

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**Important Notice:** These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

