

# DISCOVER CUSTOM BUILD

WELLBANK PARK WEST CUMBRIA

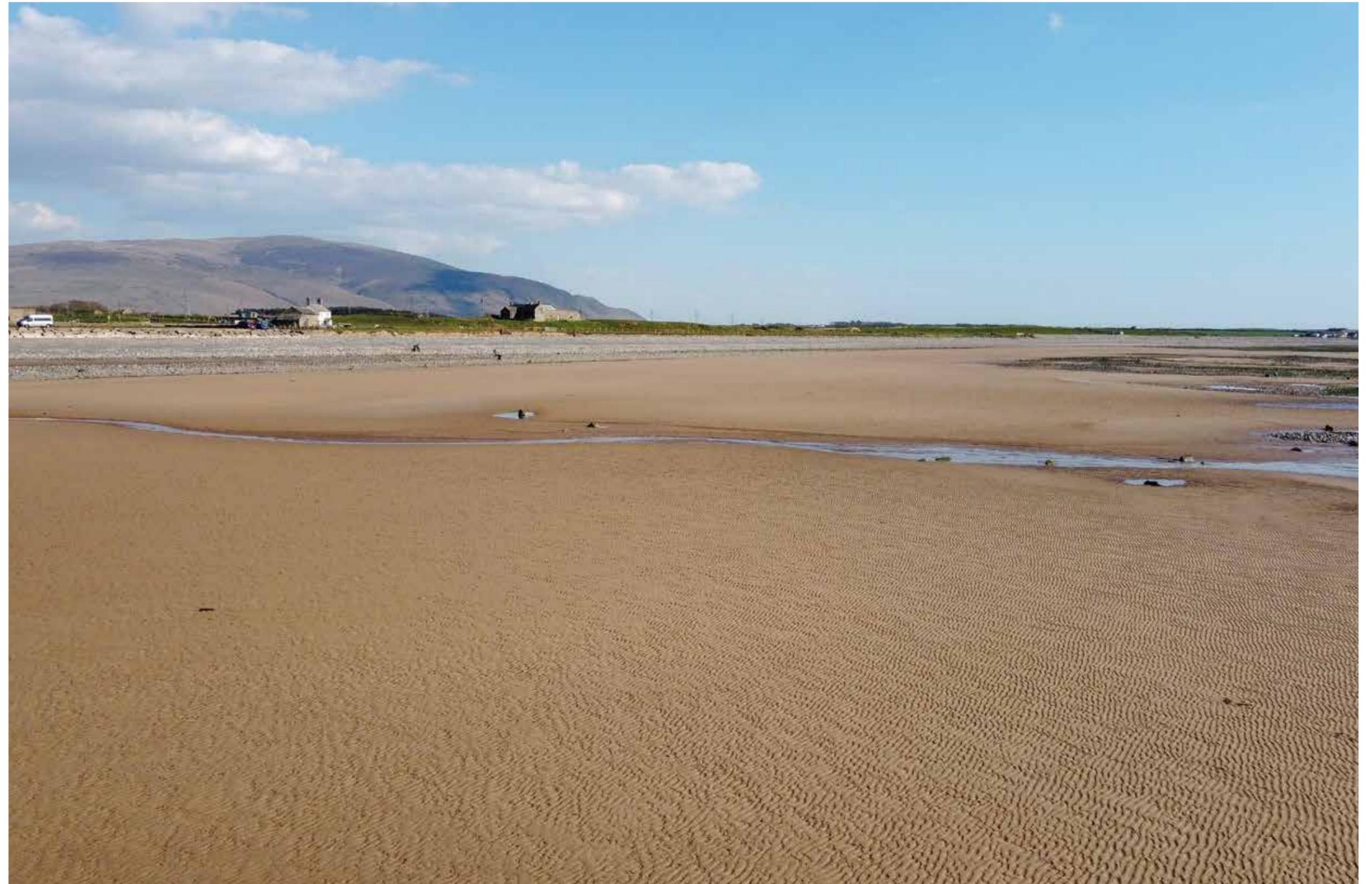


**HUGR**

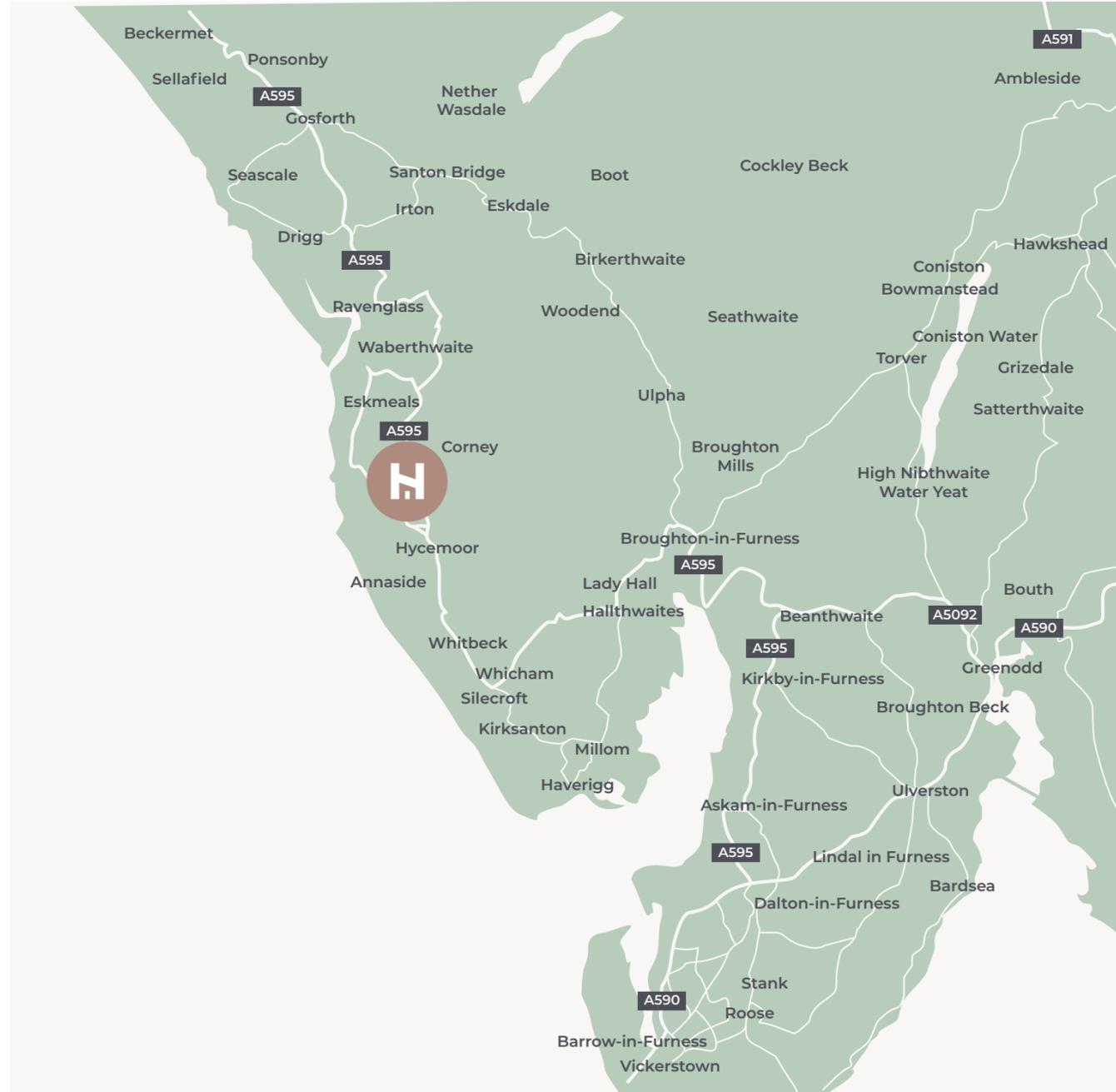


Wellbank Park is located on the edge of the village of Bootle in the Lake District National Park, a popular vacation and relocation destination renowned for its breath-taking scenery.

The development has stunning views across the Western fells and the fantastic beaches at Silecroft and Bootle are only minutes away. An array of beautiful landscapes, wildlife, history and culture are right on the doorstep of this awe-inspiring location.



**DISCOVER**  
AN OUTSTANDING LOCATION



Wellbank Park is ideally located for commuters with the major employment towns of Barrow-in-Furness (50 minutes away) and Sellafield (30 minutes away) both within easy reach.

Bootle railway station is one mile away and offers access to the west coast and further afield to Penrith and Preston. To the south, there are direct services to Barrow-in-Furness, Ulverston and Lancaster. To the north, there are direct services to Sellafield, Workington and Carlisle.

## DISCOVER

A HOME DESIGNED THE WAY YOU WANT IT



If you buy a new build from a mainstream developer, you generally choose from a limited set of house types with predetermined specifications, each replicated across almost identical developments across the country.

With custom build, you can choose a generous plot and the key fundamentals of your home e.g. a four-bedroom detached house, then choose from a series of layouts to begin your custom build.

The timber frame construction of our homes means that you can then tweak the internal layout, have an input into the specification and the eco technology that goes into your home.

So, if you're looking for the convenience of a new build but with flexibility to create your dream home just the way you want it, custom build could be for you.

# DISCOVER A THRIVING COMMUNITY ON THE DOORSTEP

Phase one at Wellbank Park consists of 18 custom build plots, ranging from three, four and five-bedroom detached houses and two and three-bedroom bungalows.

This is a unique opportunity to create your own home in a new and thriving custom build community, complete with spacious plots, cycleways and pathways. Future phases will include a community hub which will have a swimming pool and other shared facilities.





Located in Lake District National Park, Wellbank Park is set in a perfect location for those who love the outdoors with the added benefits of a vibrant village and community feel.

For the energetic, there is fell walking and fell running with the Black Coombe Runners, various mountain biking trails and football with Bootle AFC. A gentler pace can be found at Bootle Bowls Club and the local branch of the WI. For something completely different, the locally-based Horse and Husky offers husky mushing!



**DISCOVER** A NEW LIFESTYLE



Local events such as the Black Coombe Country Fair and the Bootle Scramble Club's motorbike trials draw spectators from further afield and are fantastic community events.

Day to day family needs are catered for with a local doctors surgery, convenience store and sub post office. There is a local nursery, primary school and secondary schools within 20 minute drive.

# DISCOVER

## THE PIONEERS OF CUSTOM BUILD

Established in 2018, Huger Homes is a custom build housing developer.

The business's vision is to help more people and communities to create their dream home just the way they want it.

Huger advocates affordable, functional and low energy housing that's designed around the needs of people.

### TRANSFORMATIONAL

we are driven by making lives better, providing homes that balance function, aesthetics and design around the needs of people

### INNOVATIVE

we constantly explore new technology and ways of doing things, to deliver a better standard of home at a lower cost

### SUSTAINABLE

we are environmentally-conscious and we pioneer technology that enables homes to be as energy efficient and sustainable as they can be

### RESOURCEFUL

we use our years of knowledge and experience to deliver value and positive outcomes for our clients

### COLLABORATIVE

we engage with key stakeholders, the industry and custom builders to develop a positive movement for change

### ENTHUSIASTIC

we wouldn't be successful at all of these things if didn't genuinely love what we do



# DISCOVER

## CUSTOM BUILD PROCESS

- 1. CHOOSE YOUR PLOT 
- 2. BUY THE PLOT (WE CAN HELP WITH THE MORTGAGE) 
- 3. CHOOSE YOUR HOUSE TYPE 
- 4. MEET OUR NOMINATED CONTRACTOR 
- 5. DESIGN YOUR INTERIOR AND SPECIFICATION 
- 6. VISIT YOUR HOME THROUGHOUT CONSTRUCTION 
- 7. CONSTRUCTION COMPLETE 
- 8. MOVE INTO YOUR NEW HOME 



hugrhomes.com

hello@hugrhomes.com

Photos by Stephen Leece.

Disclaimer: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied upon. Photographs and computer generated images are used for illustrative purposes only and it must not be inferred that any item shown is included with the property.

**HUGR**