



ADMIRALS GREEN

CUSTOM BUILD HOMES | WARSASH



ADMIRALS GREEN
CUSTOM BUILD HOMES | WARSASH

"Discover the exceptional opportunity at Admirals Green, Warsash"

Located in the heart of the charming village of Warsash, Admirals Green offers an unparalleled opportunity to create your dream home in one of Hampshire's most sought-after locations.

Known for its idyllic surroundings and strong community spirit, Warsash blends the best of countryside living with easy access to the coast, making it the ideal destination for those looking to build their perfect home.

www.bargatehomes.co.uk



ADMIRALS GREEN
CUSTOM BUILD HOMES | WARSASH

"Idyllic living in the coveted village of Warsash"

Admirals Green is nestled in a peaceful, semi-rural area, just moments away from the picturesque shores of the River Hamble.

The charming village of Warsash offers a delightful mix of local amenities, including boutique shops, cafes, and schools, all within walking distance. With the natural beauty of the surrounding countryside and coastal walks right on your doorstep, this is a location that combines tranquillity with convenience.

The area's strategic position also means that you are never far from essential transport links. The bustling city of Southampton is just a short drive away, offering access to excellent shopping, dining, and entertainment options, while direct links to London and other major cities make Admirals Green the perfect balance of countryside living and urban connectivity.

www.bargatehomes.co.uk



ADMIRALS GREEN
CUSTOM BUILD HOMES | WARSASH

"A perfect place to call home"

Whether you're a young professional, a growing family, or someone looking to retire in comfort.

Admirals Green offers the perfect environment to make your vision a reality. With the stunning natural beauty of Warsash surrounding you, you'll enjoy a lifestyle that is second to none.

Don't miss out on this rare opportunity to build your dream home at Admirals Green in the enchanting village of Warsash. Embrace the flexibility of custom build and create a space that is uniquely yours - all in one of Hampshire's most desirable locations.

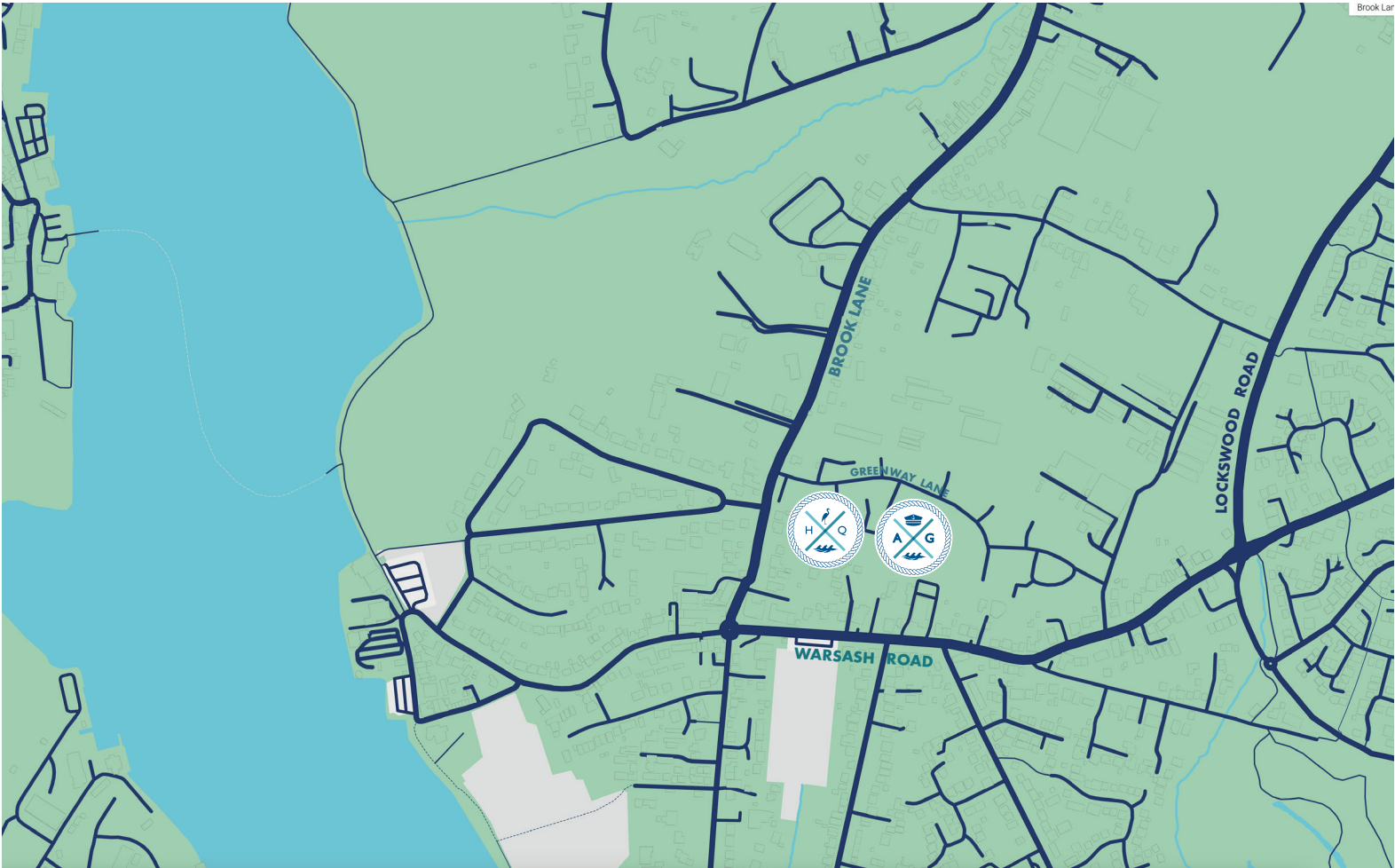
The following pages provide details of the plots available to buy and the design options available to customise your new home. These have been informed by the Custom Build Design Code and Plot Passports approved by Fareham Borough Council via planning permission reference P/22/1812/FP.

"Custom build" is a route to creating your own bespoke home, but with some of the work already taken care of. Outline planning permission has already been granted for

the principle of building new homes on a individual plots of land, while a range of guidelines and options have also been approved to steer the design process. Custom build differs to other forms of new homes in that the purchaser has the ability to genuinely decide what type of home they want to build. This includes the internal floor plan, window positions, materials, canopy, etc. This differs to buying a new home off-plan, where the ability to customise your own home is generally limited to the choice of internal fixtures and fittings.

www.bargatehomes.co.uk

Where to find us

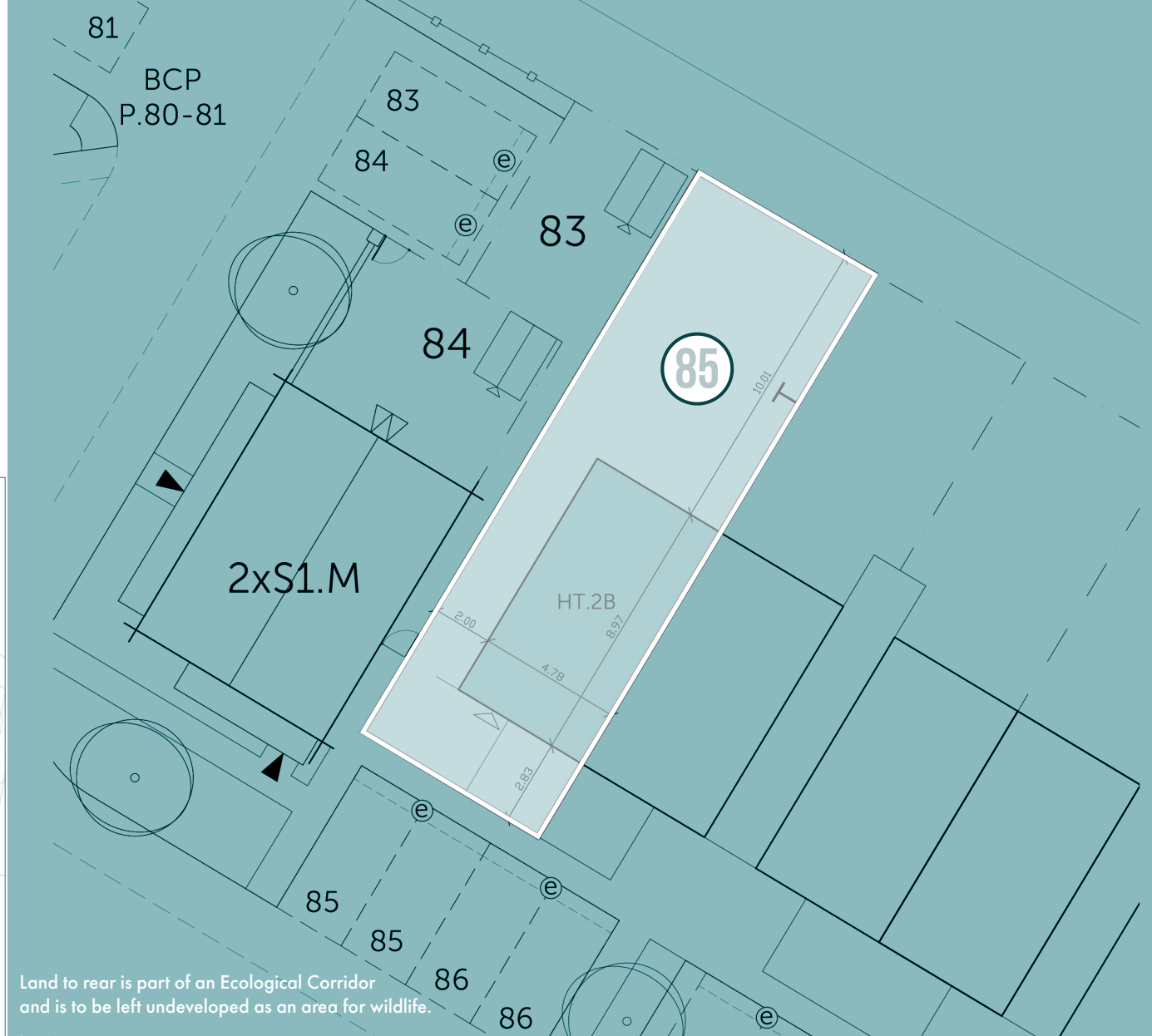


The site



PLOT EIGHTY FIVE

CUSTOM BUILD PASSPORT



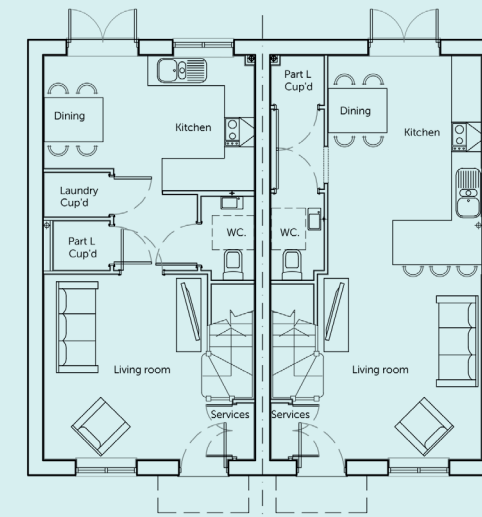
Land to rear is part of an Ecological Corridor and is to be left undeveloped as an area for wildlife.



PLOT EIGHTY FIVE

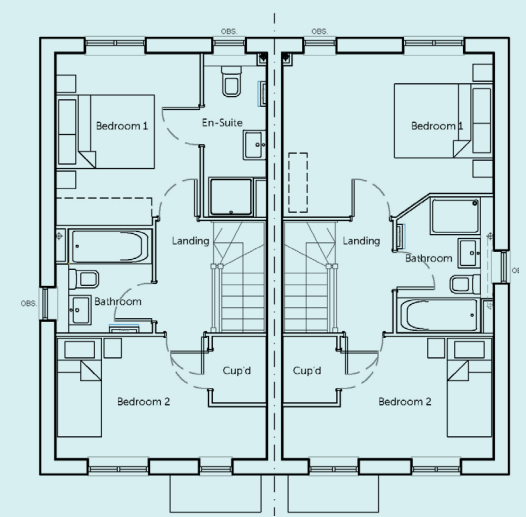
FLOOR PLAN OPTIONS

OPTION ONE



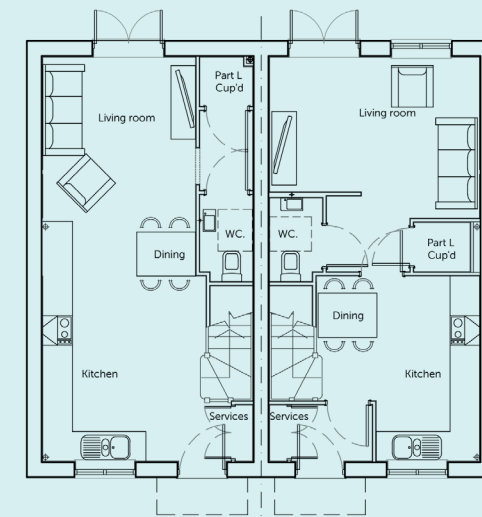
OPTION TWO

OPTION ONE



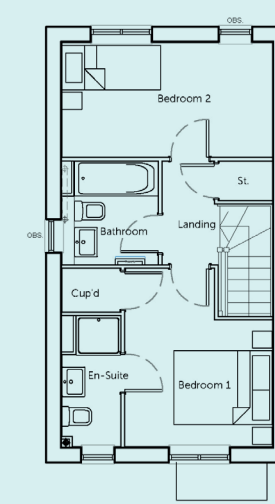
OPTION TWO

OPTION THREE



OPTION FOUR

OPTION THREE

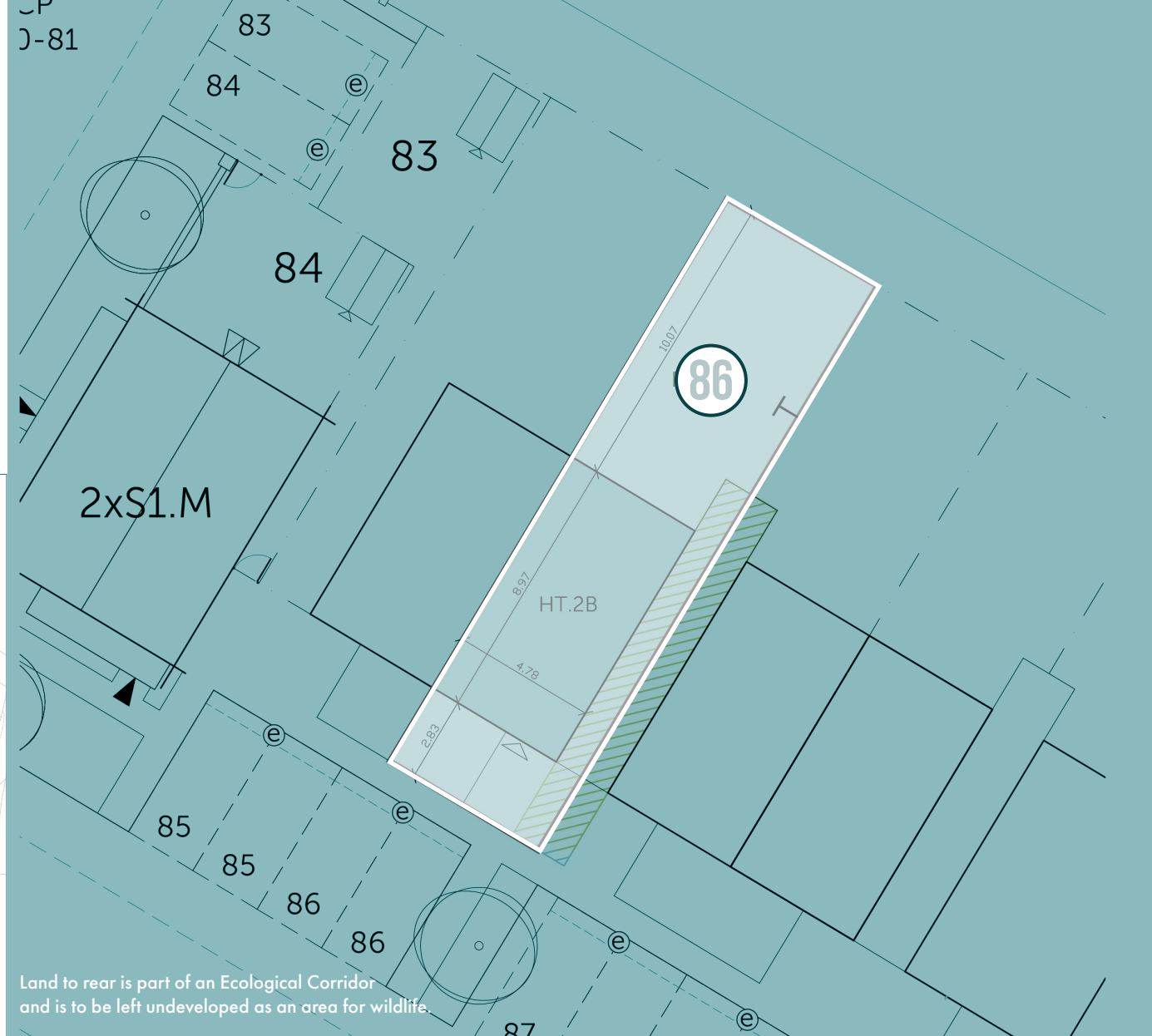


GROUND FLOOR PLANS

FIRST FLOOR PLANS

PLOT EIGHTY SIX

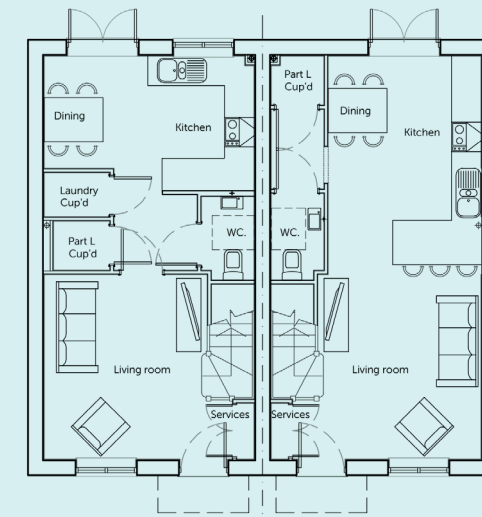
CUSTOM BUILD PASSPORT



PLOT EIGHTY SIX

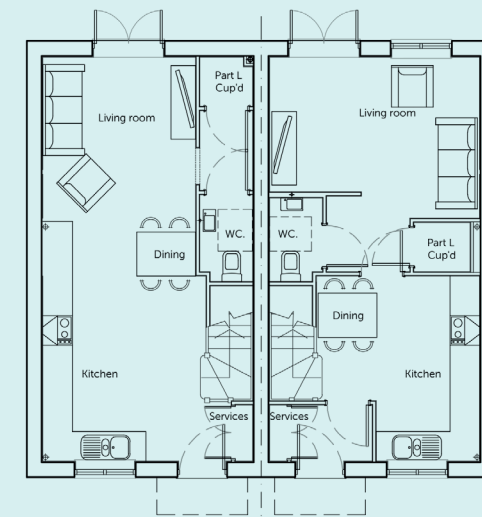
FLOOR PLAN OPTIONS

OPTION ONE



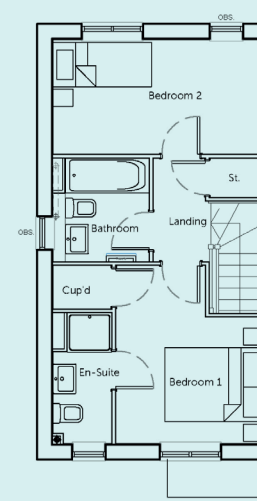
OPTION TWO

OPTION THREE



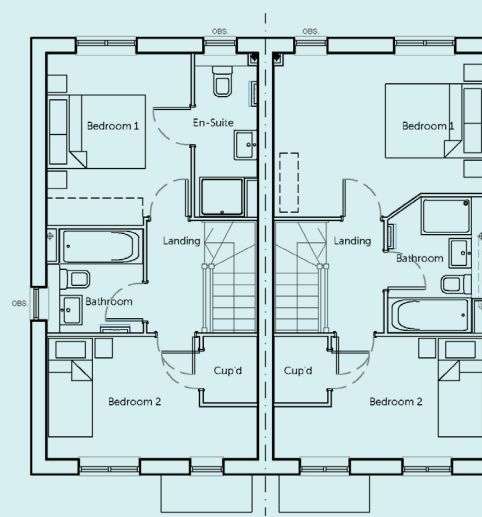
OPTION FOUR

OPTION THREE



GROUND FLOOR PLANS

OPTION ONE

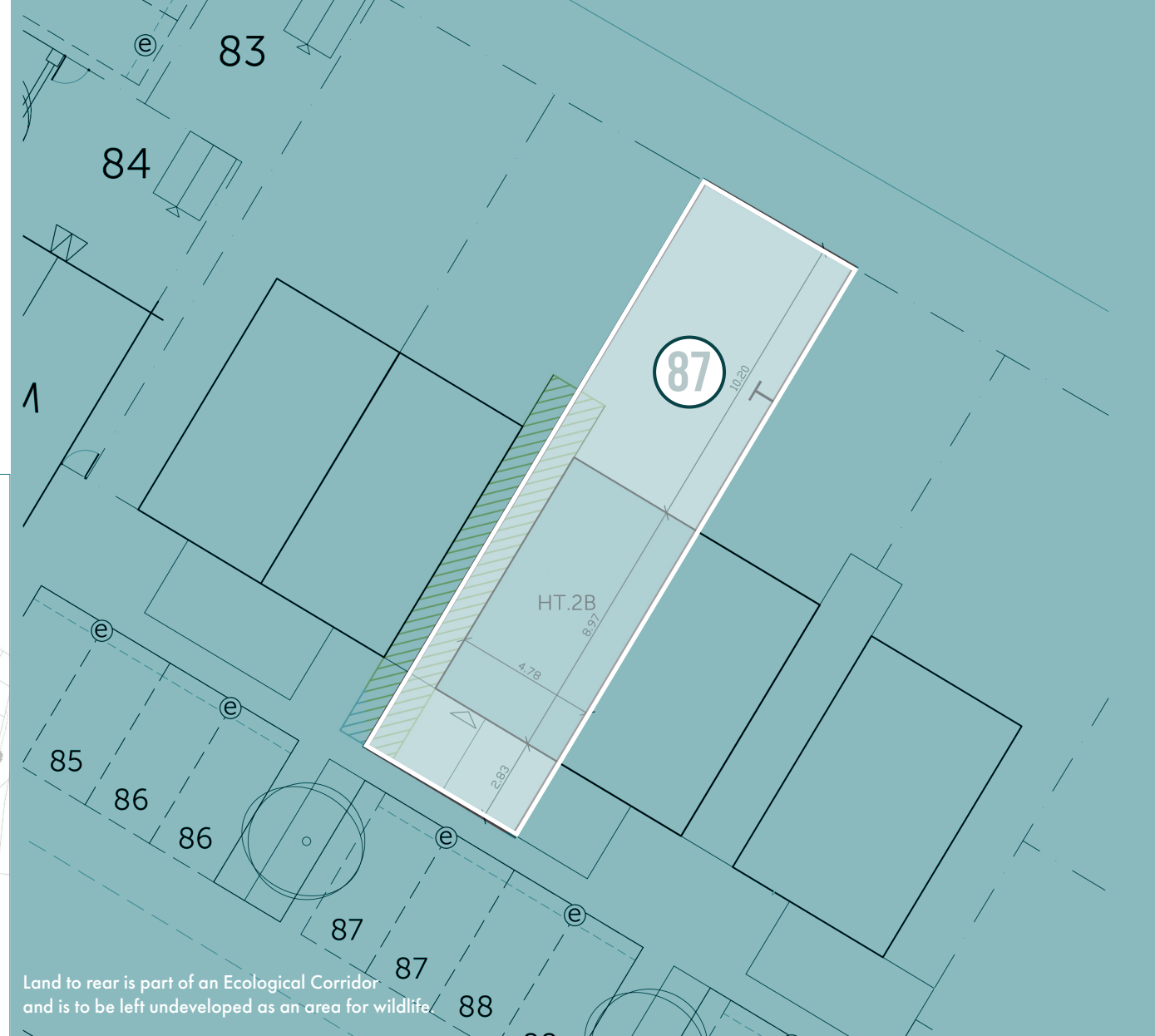


OPTION TWO

FIRST FLOOR PLANS

PLOT EIGHTY SEVEN

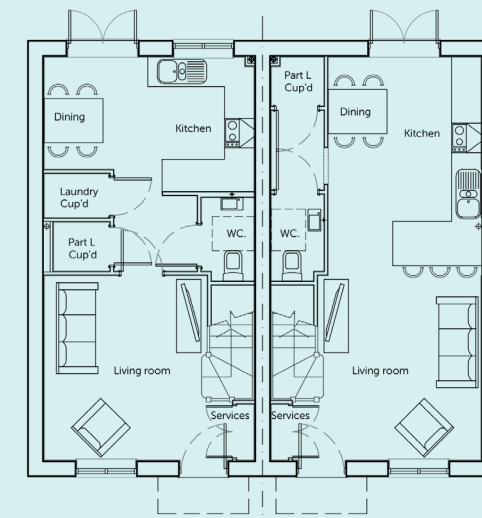
CUSTOM BUILD PASSPORT



PLOT EIGHTY SEVEN

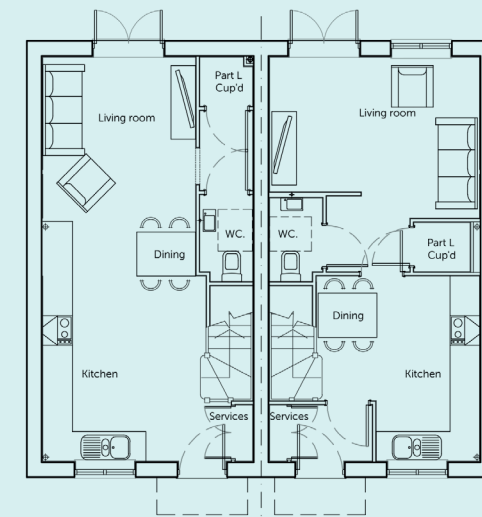
FLOOR PLAN OPTIONS

OPTION
ONE



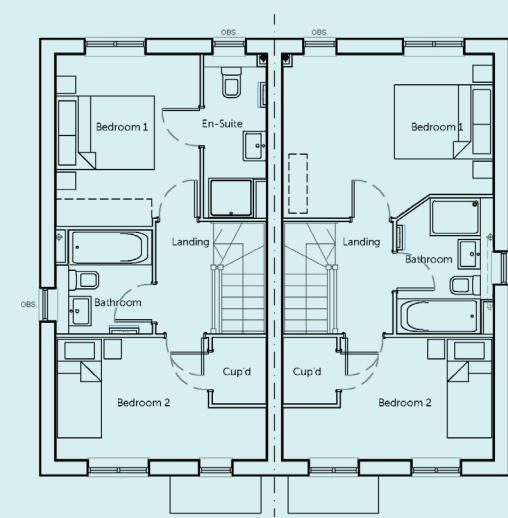
OPTION
TWO

OPTION
THREE

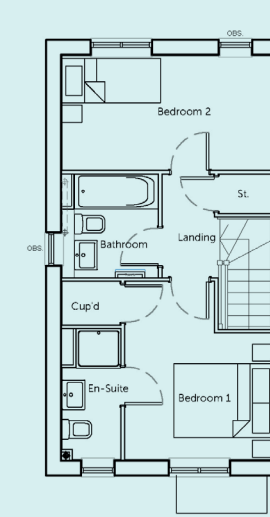


OPTION
FOUR

OPTION
THREE



OPTION
TWO



GROUND FLOOR PLANS

FIRST FLOOR PLANS

PLOT EIGHTY EIGHT

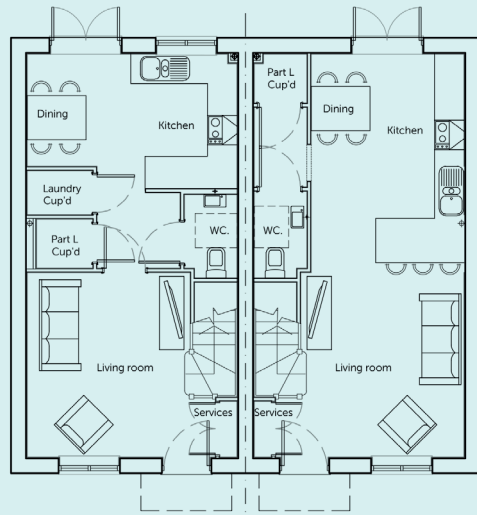
CUSTOM BUILD PASSPORT



PLOT EIGHTY EIGHT

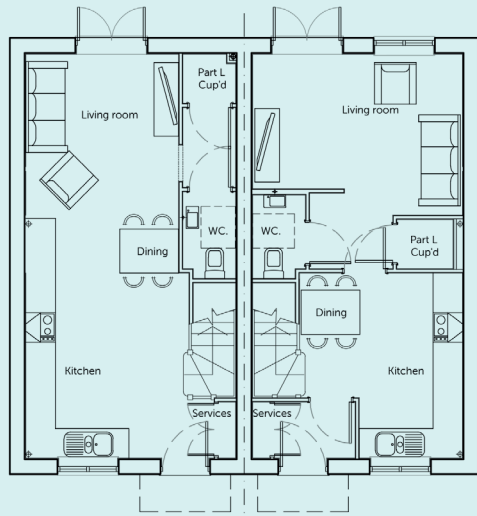
FLOOR PLAN OPTIONS

OPTION ONE



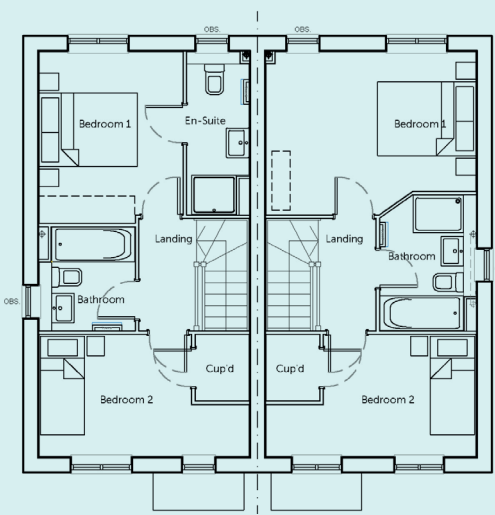
OPTION TWO

OPTION THREE



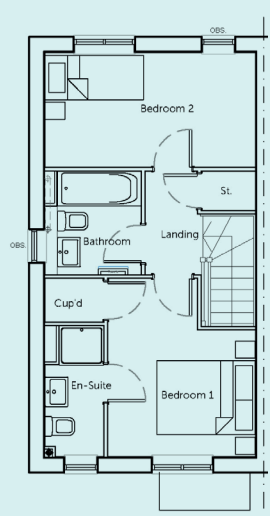
OPTION FOUR

OPTION ONE



OPTION TWO

OPTION THREE

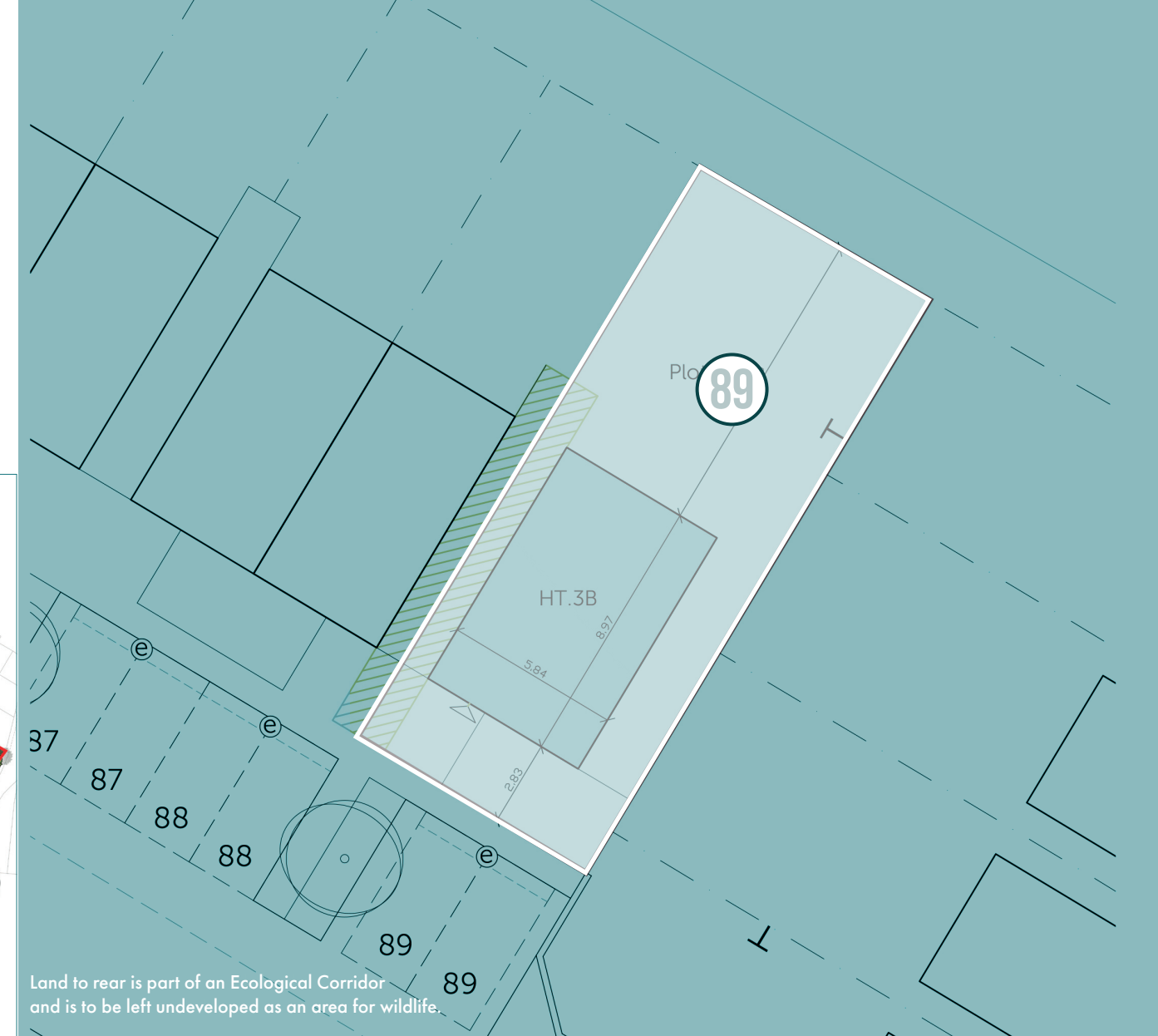


GROUND FLOOR PLANS

FIRST FLOOR PLANS

PLOT EIGHTY NINE

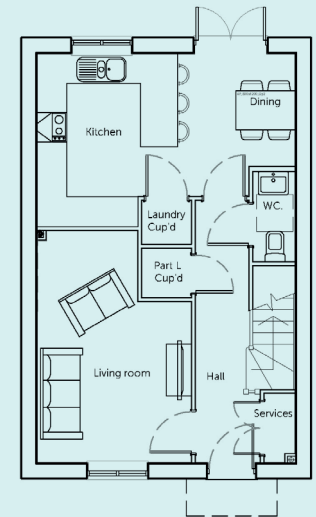
CUSTOM BUILD PASSPORT



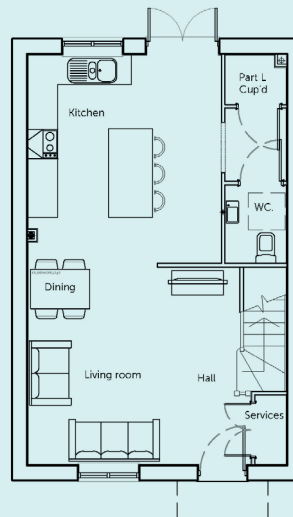
PLOT EIGHTY NINE

FLOOR PLAN OPTIONS

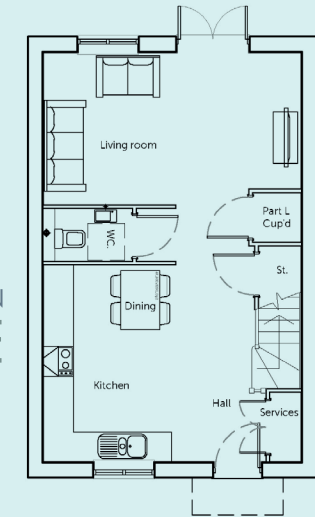
OPTION ONE



OPTION TWO

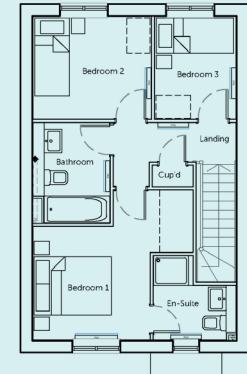


OPTION THREE

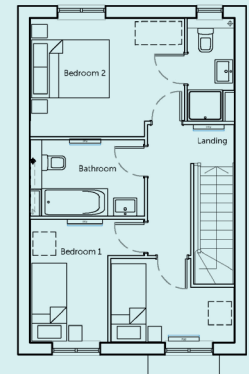


GROUND FLOOR PLANS

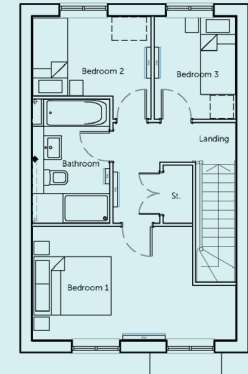
OPTION ONE



OPTION TWO

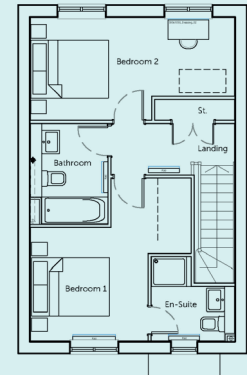


OPTION THREE

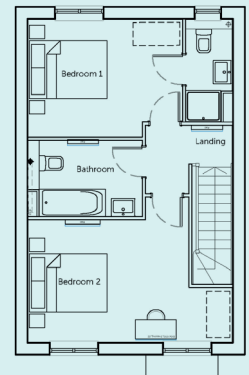


FIRST FLOOR PLANS - 3 BEDROOMS

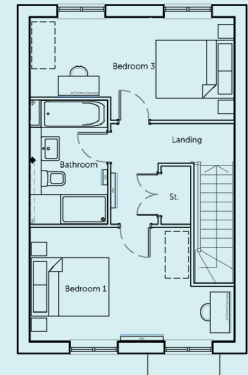
OPTION FOUR



OPTION FIVE



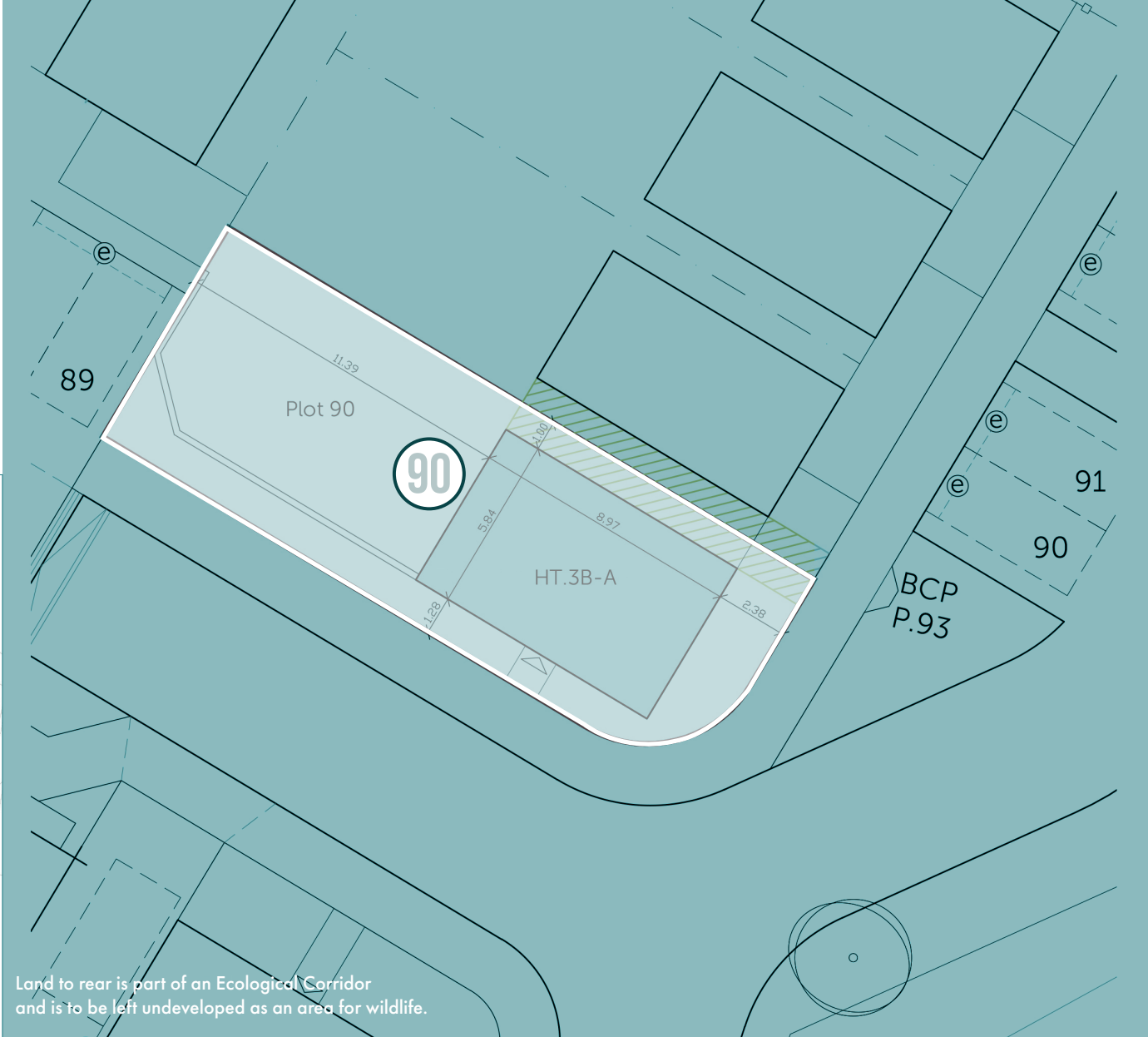
OPTION SIX



FIRST FLOOR PLANS - 2 BEDROOMS

PLOT NINETY

CUSTOM BUILD PASSPORT



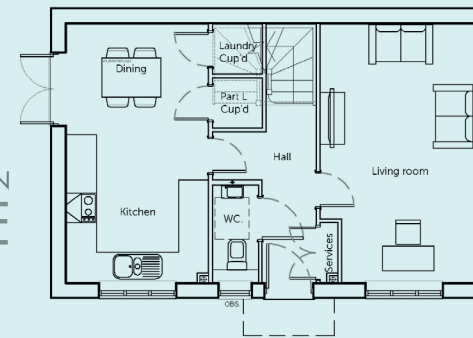
Land to rear is part of an Ecological Corridor and is to be left undeveloped as an area for wildlife.



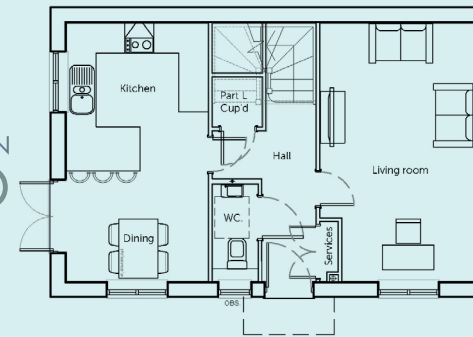
PLOT NINETY

FLOOR PLAN OPTIONS

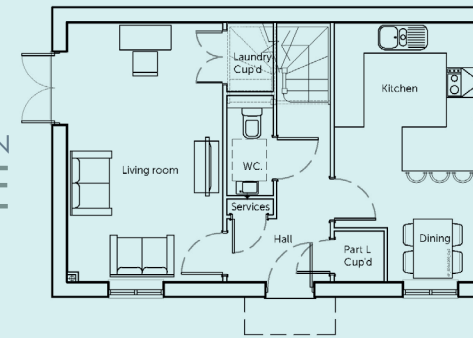
OPTION ONE



OPTION TWO

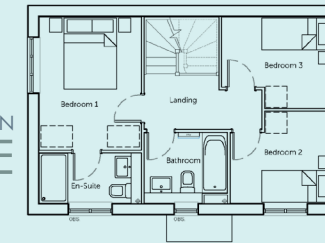


OPTION THREE

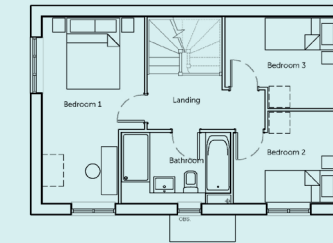


GROUND FLOOR PLANS

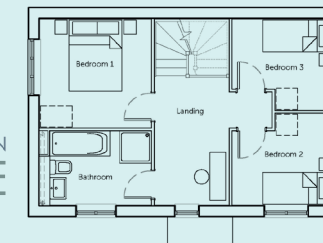
OPTION ONE



OPTION TWO

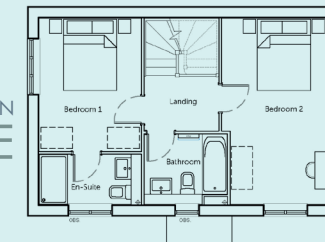


OPTION THREE

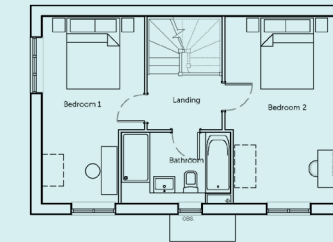


FIRST FLOOR PLANS - 3 BEDROOMS

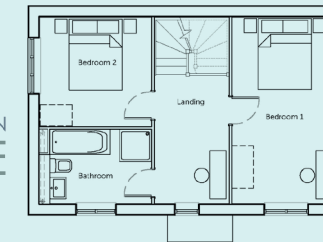
OPTION ONE



OPTION TWO



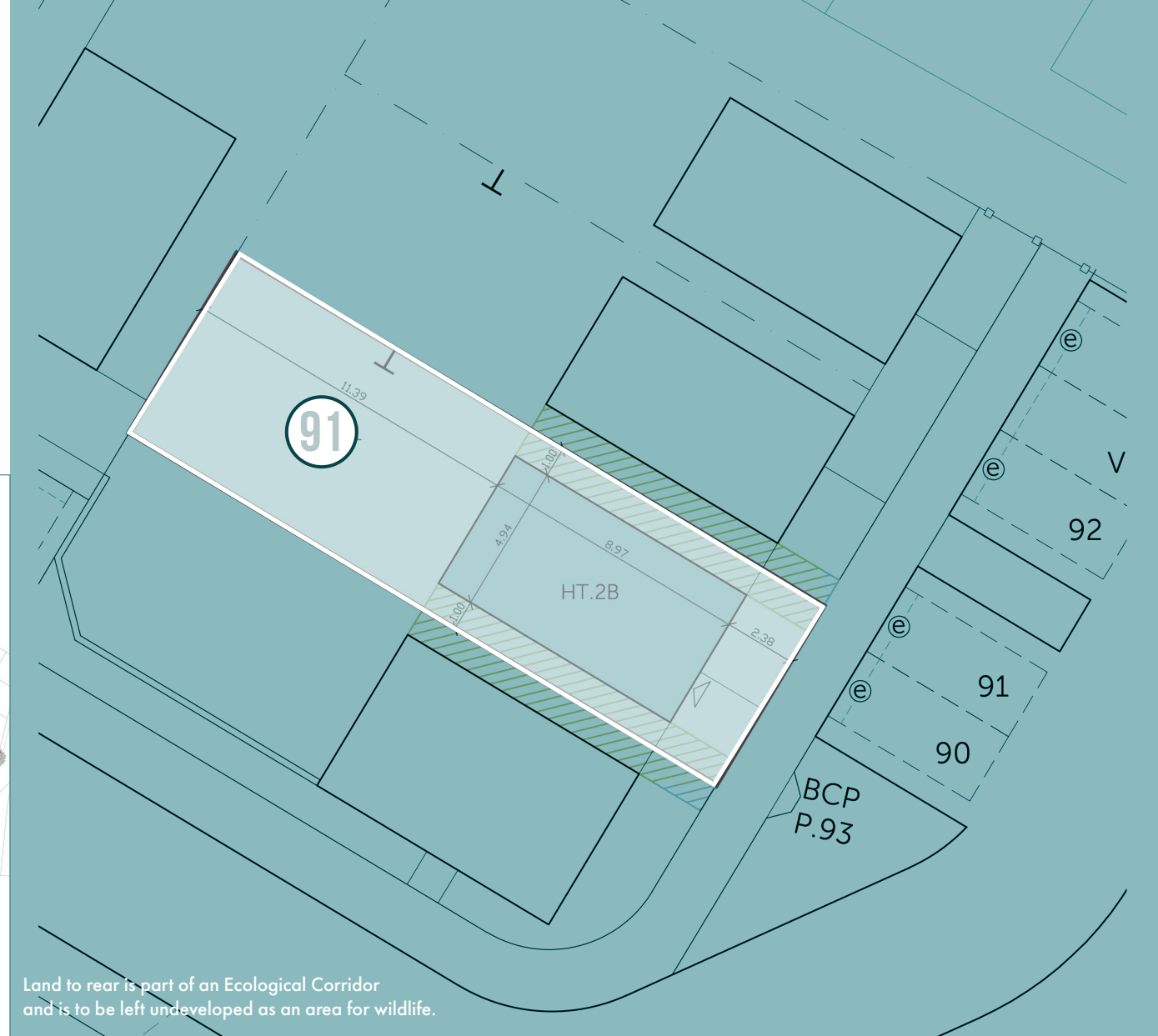
OPTION THREE



FIRST FLOOR PLANS - 2 BEDROOMS

PLOT NINETY ONE

CUSTOM BUILD PASSPORT



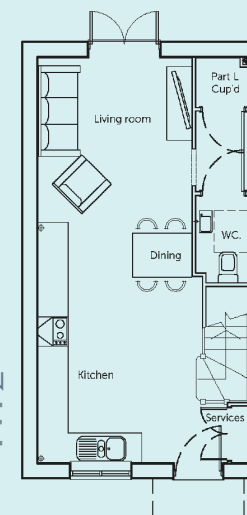
Land to rear is part of an Ecological Corridor
and is to be left undeveloped as an area for wildlife.



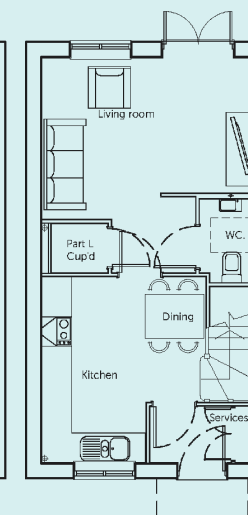
PLOT NINETY ONE

FLOOR PLAN OPTIONS

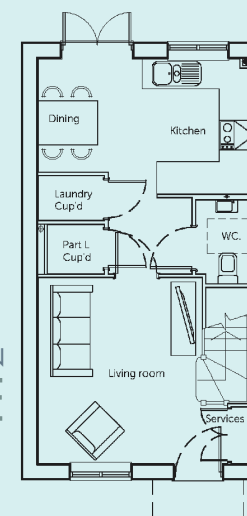
OPTION
ONE



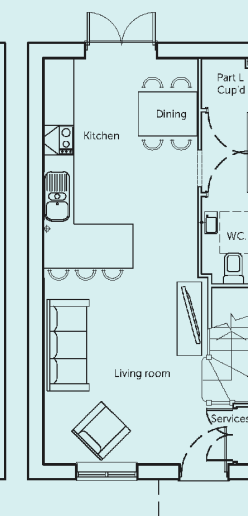
OPTION
TWO



OPTION
THREE

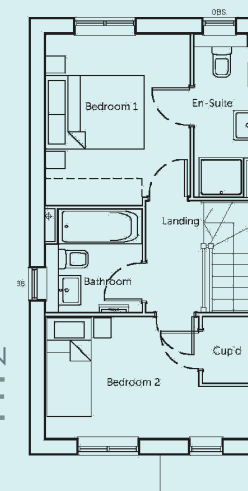


OPTION
FOUR

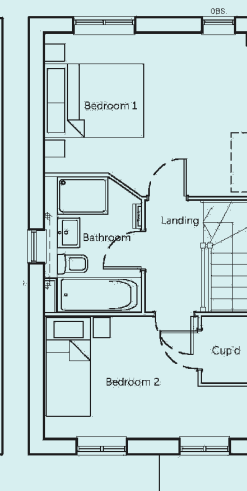


GROUND FLOOR PLANS

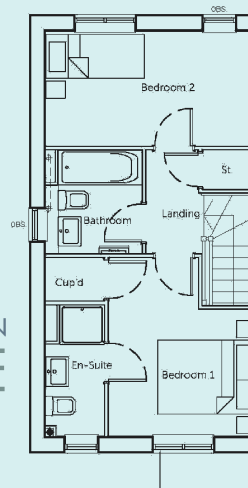
OPTION
ONE



OPTION
TWO



OPTION
THREE



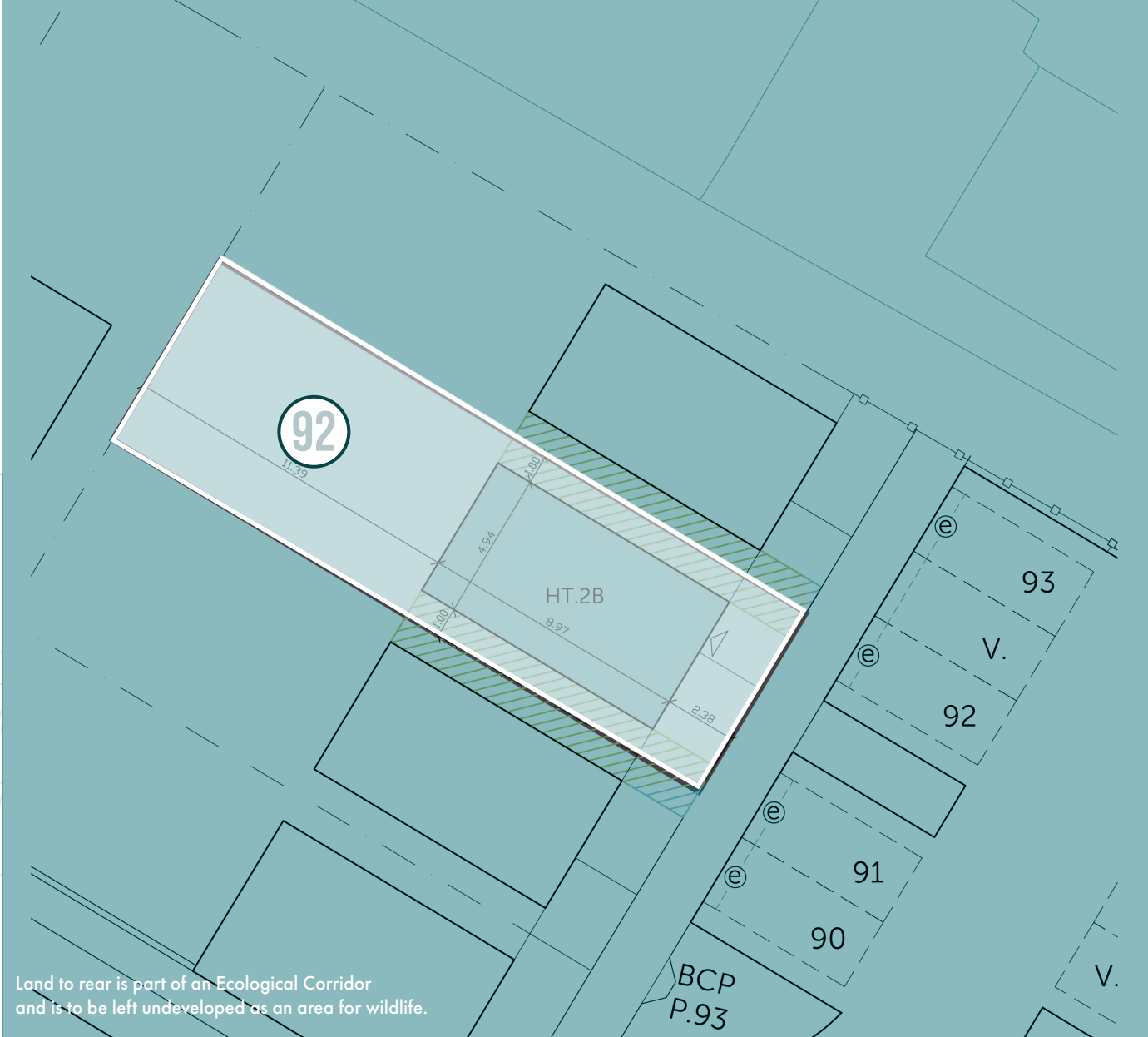
FIRST FLOOR PLANS

PLOT NINETY TWO

CUSTOM BUILD PASSPORT



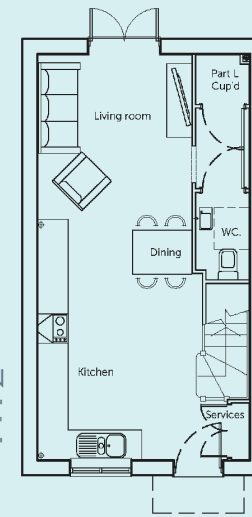
Land to rear is part of an Ecological Corridor
and is to be left undeveloped as an area for wildlife.



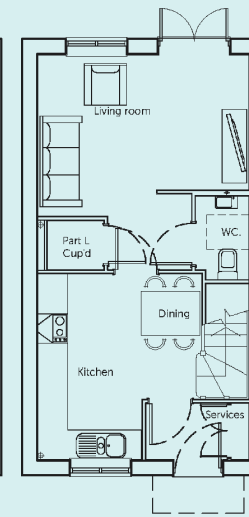
PLOT NINETY TWO

FLOOR PLAN
OPTIONS

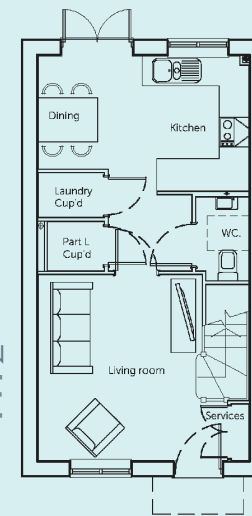
OPTION
ONE



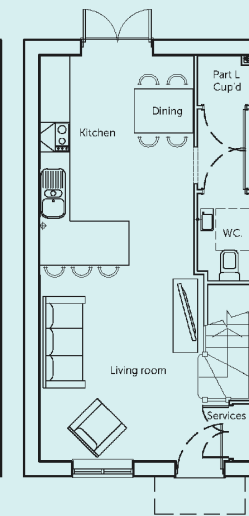
OPTION
TWO



OPTION
THREE

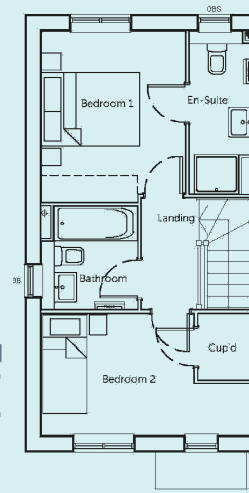


OPTION
FOUR

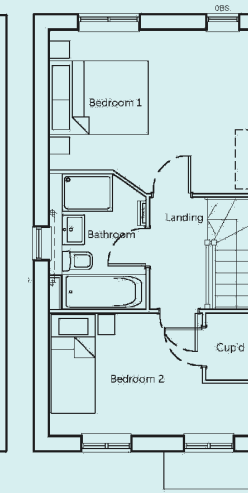


GROUND FLOOR PLANS

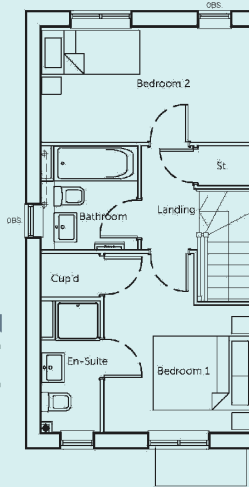
OPTION
ONE



OPTION
TWO



OPTION
THREE



FIRST FLOOR PLANS



ADMIRALS GREEN
CUSTOM BUILD HOMES | WARSASH



PLOT NINETY THREE

CUSTOM BUILD PASSPORT



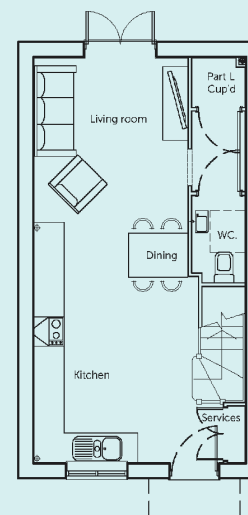
Land to rear is part of an Ecological Corridor
and is to be left undeveloped as an area for wildlife.



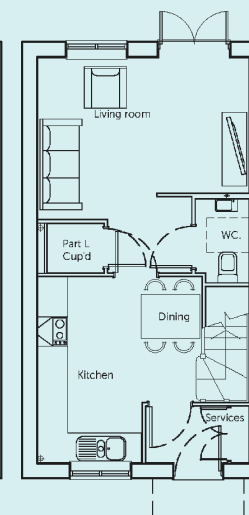
PLOT NINETY THREE

FLOOR PLAN OPTIONS

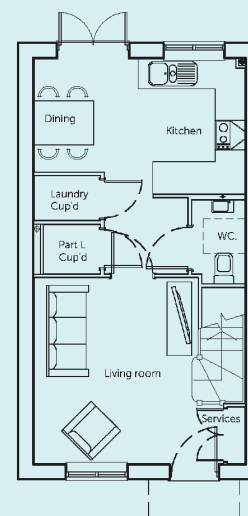
OPTION
ONE



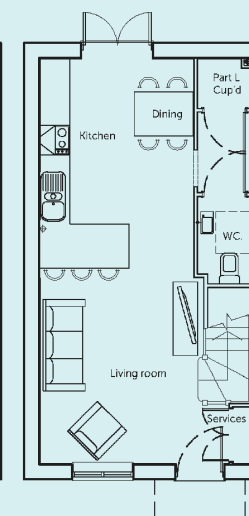
OPTION
TWO



OPTION
THREE

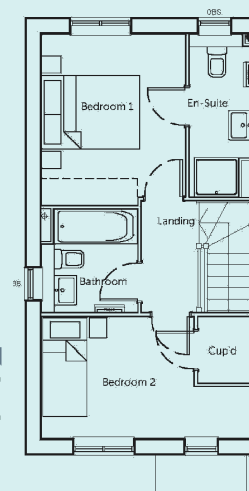


OPTION
FOUR

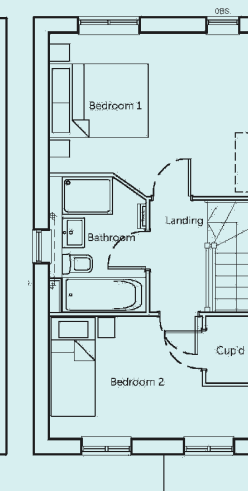


GROUND FLOOR PLANS

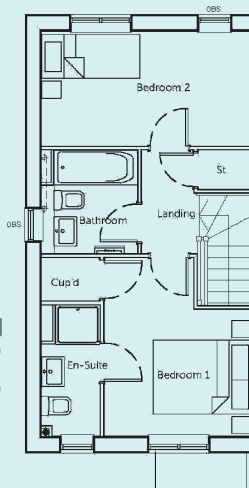
OPTION
ONE



OPTION
TWO



OPTION
THREE



FIRST FLOOR PLANS

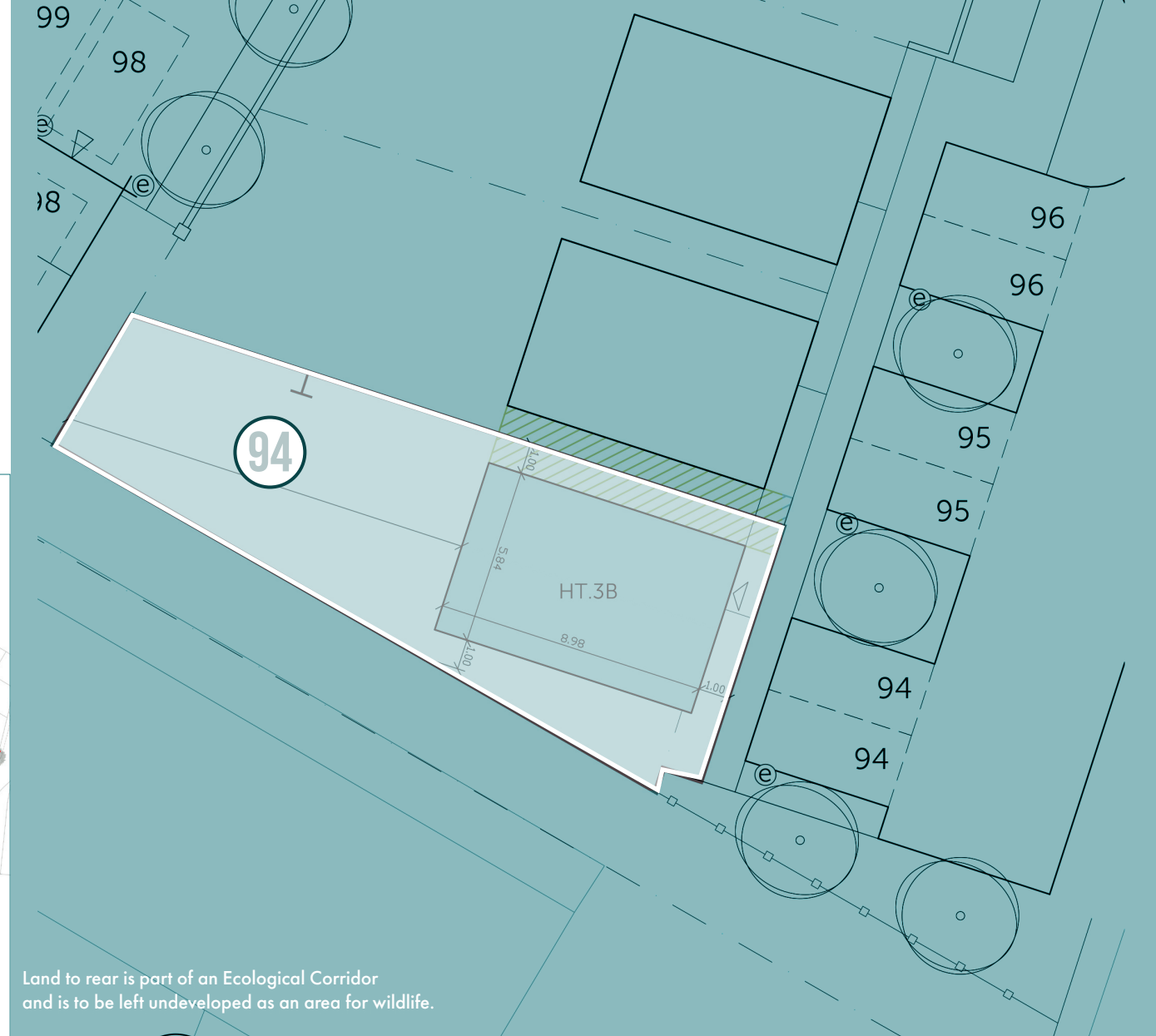


ADMIRALS GREEN
CUSTOM BUILD HOMES | WARSASH



PLOT NINETY FOUR

CUSTOM BUILD PASSPORT



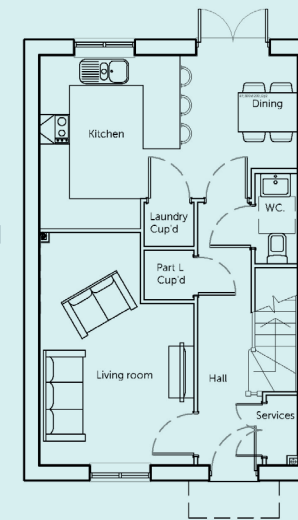
Land to rear is part of an Ecological Corridor
and is to be left undeveloped as an area for wildlife.



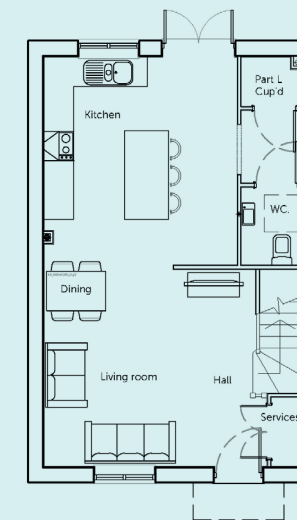
PLOT NINETY FOUR

FLOOR PLAN OPTIONS

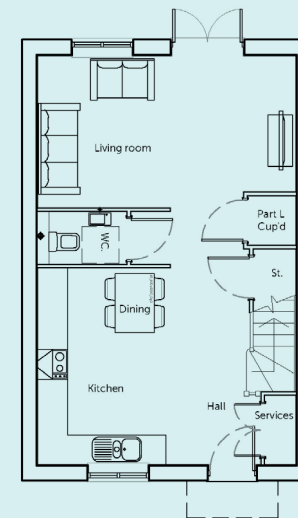
OPTION
ONE



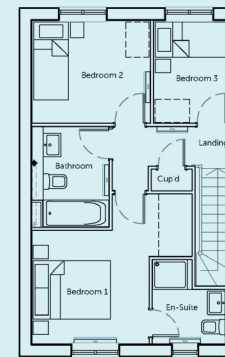
OPTION
TWO



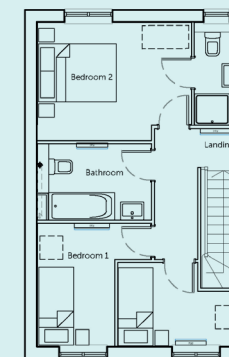
OPTION
THREE



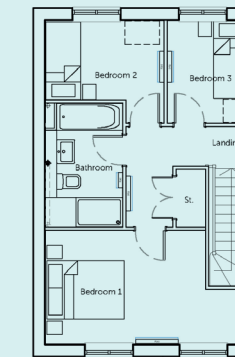
GROUND FLOOR PLANS



OPTION
ONE

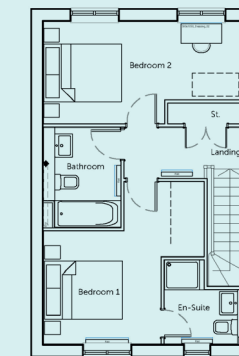


OPTION
TWO

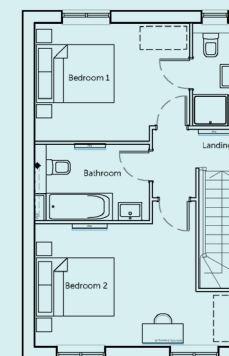


OPTION
THREE

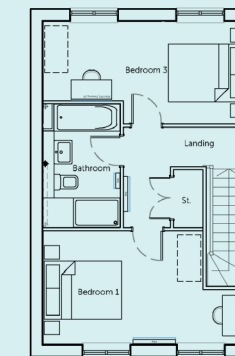
FIRST FLOOR PLANS - 3 BEDROOMS



OPTION
FOUR



OPTION
FIVE

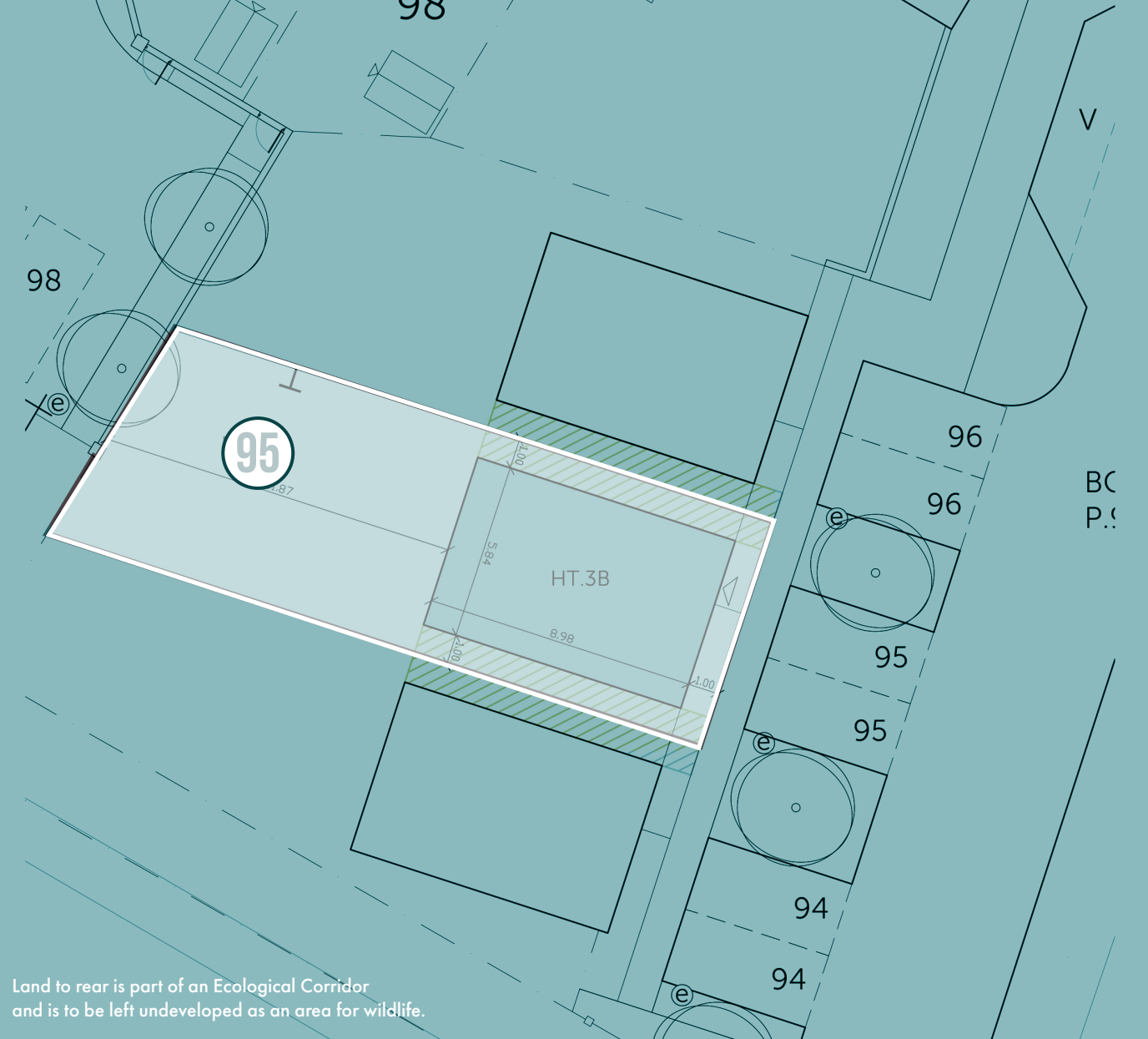


OPTION
SIX

FIRST FLOOR PLANS - 2 BEDROOMS

PLOT NINETY FIVE

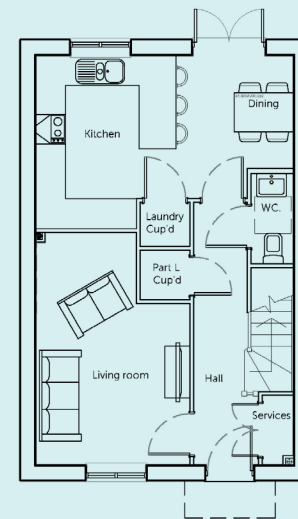
CUSTOM BUILD PASSPORT



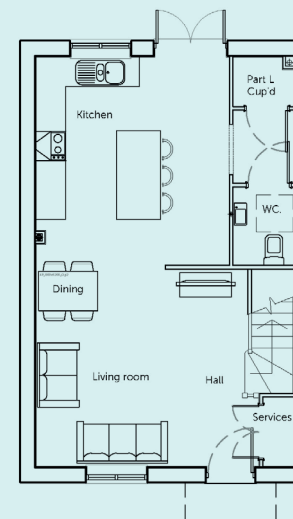
PLOT NINETY FIVE

FLOOR PLAN OPTIONS

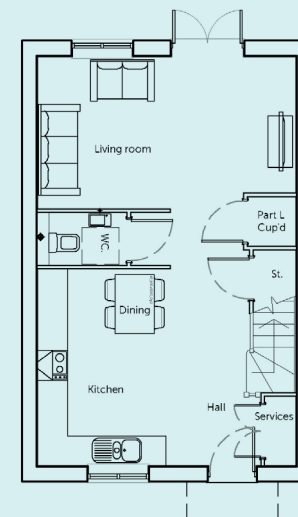
OPTION
ONE



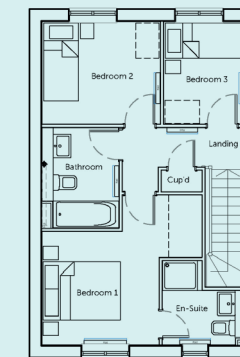
OPTION
TWO



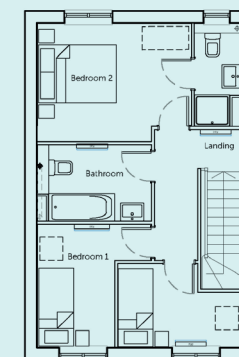
OPTION
THREE



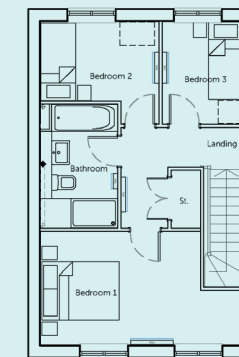
GROUND FLOOR PLANS



OPTION
ONE

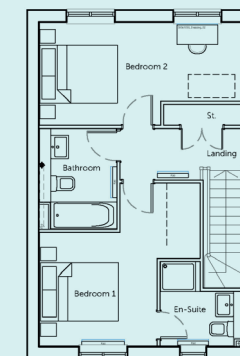


OPTION
TWO

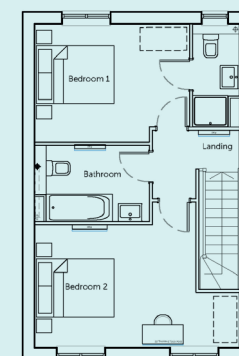


OPTION
THREE

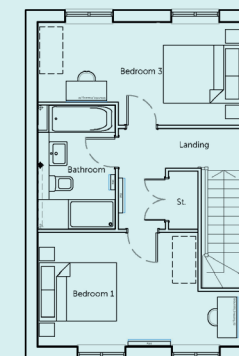
FIRST FLOOR PLANS - 3 BEDROOMS



OPTION
FOUR



OPTION
FIVE

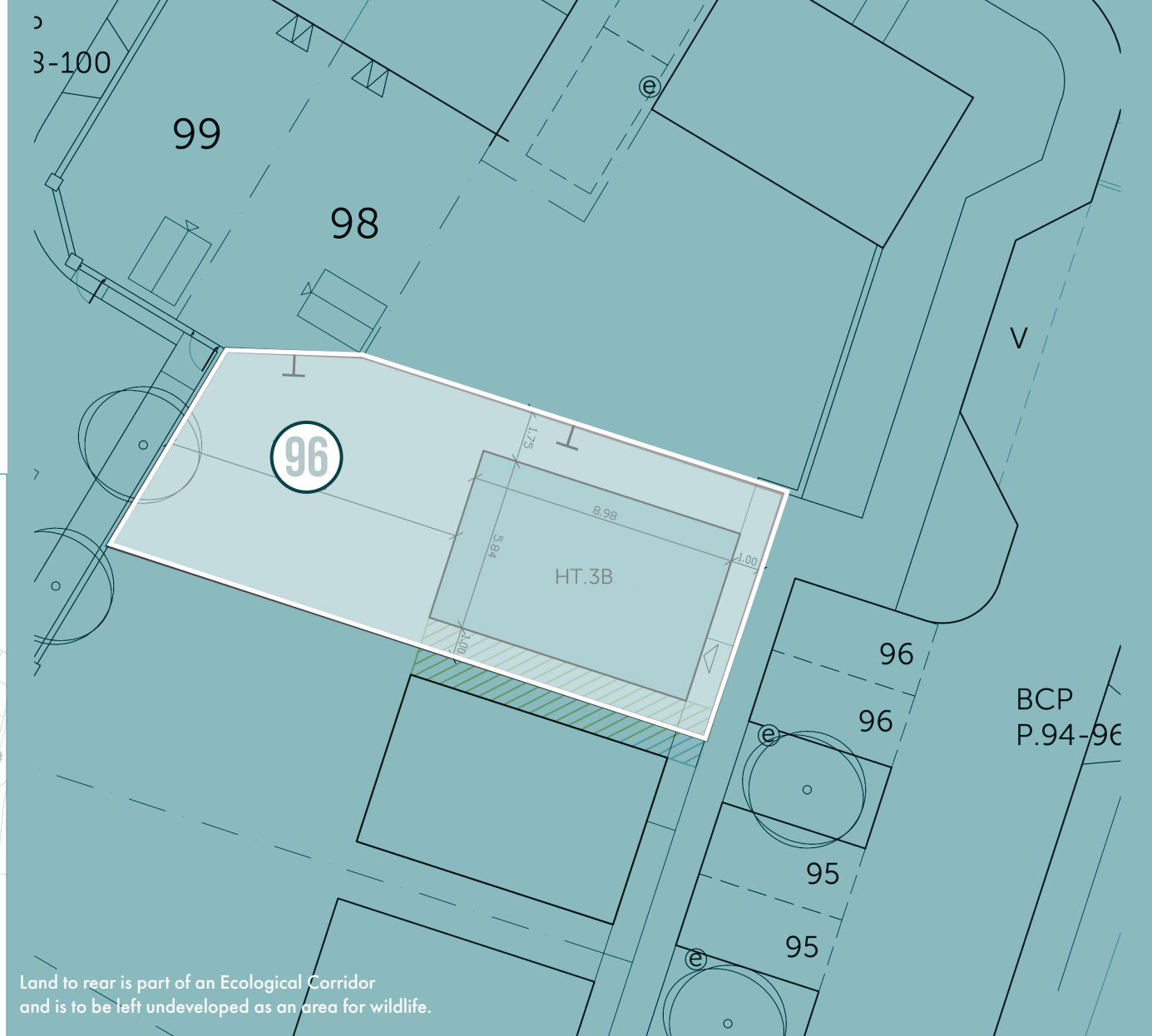


OPTION
SIX

FIRST FLOOR PLANS - 2 BEDROOMS

PLOT NINETY SIX

CUSTOM BUILD PASSPORT



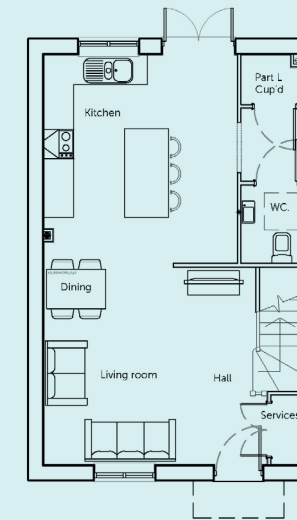
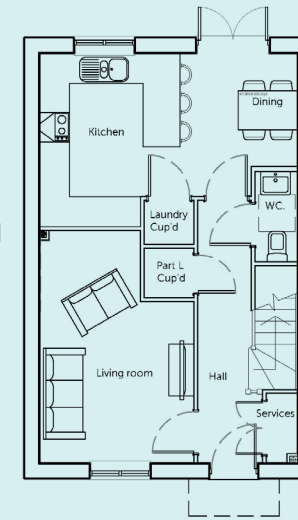
Land to rear is part of an Ecological Corridor
and is to be left undeveloped as an area for wildlife.



PLOT NINETY SIX

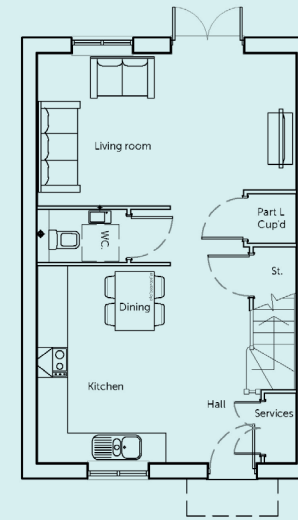
FLOOR PLAN OPTIONS

OPTION
ONE

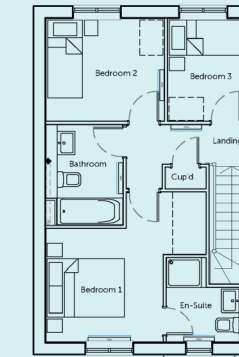


OPTION
TWO

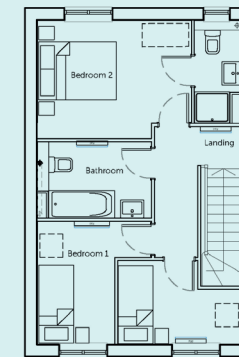
OPTION
THREE



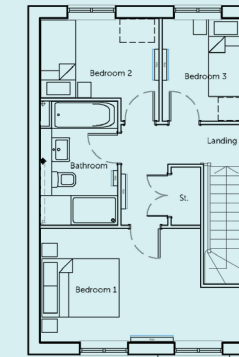
GROUND FLOOR PLANS



OPTION
ONE

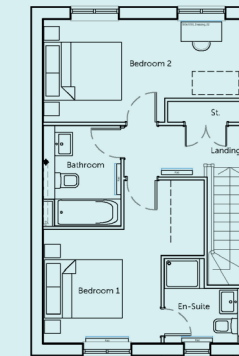


OPTION
TWO

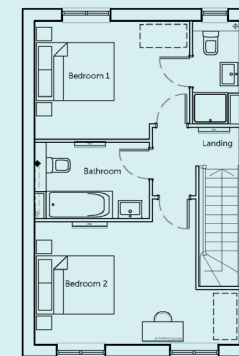


OPTION
THREE

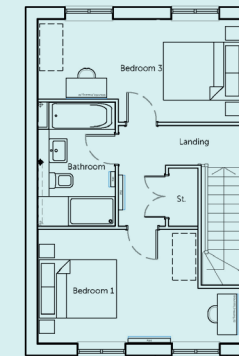
FIRST FLOOR PLANS - 3 BEDROOMS



OPTION
FOUR



OPTION
FIVE

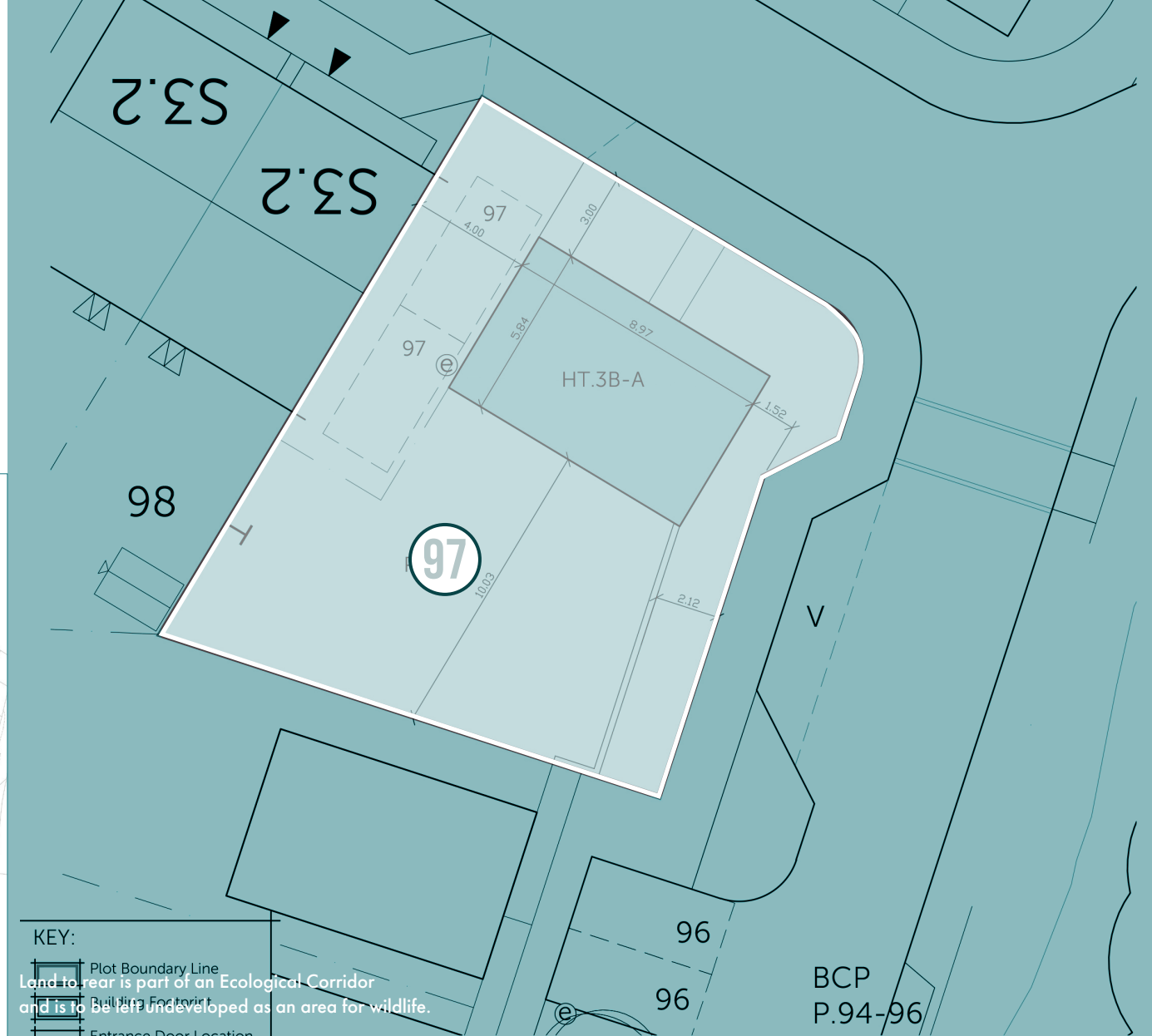


OPTION
SIX

FIRST FLOOR PLANS - 2 BEDROOMS

PLOT NINETY SEVEN

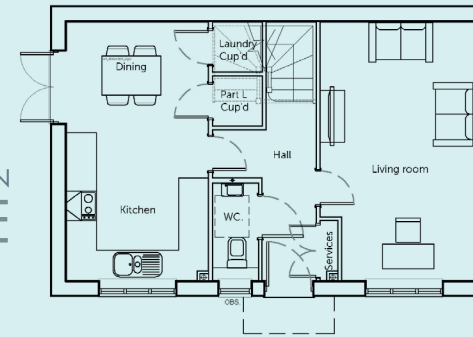
CUSTOM BUILD PASSPORT



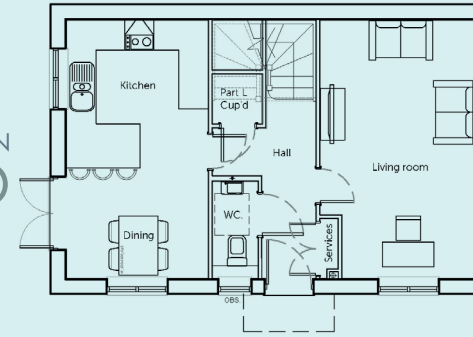
PLOT NINETY SEVEN

FLOOR PLAN OPTIONS

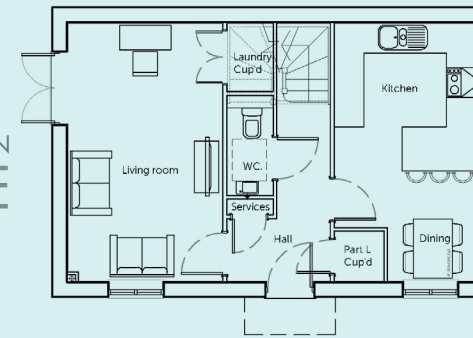
OPTION
ONE



OPTION
TWO

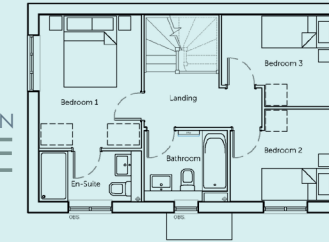


OPTION
THREE

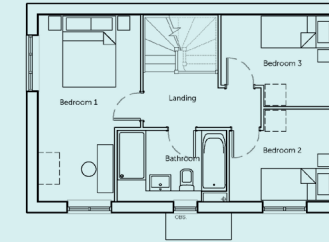


GROUND FLOOR PLANS

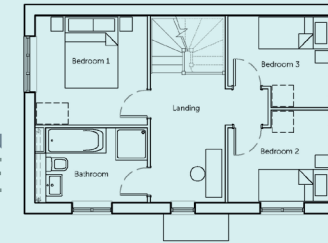
OPTION
ONE



OPTION
TWO

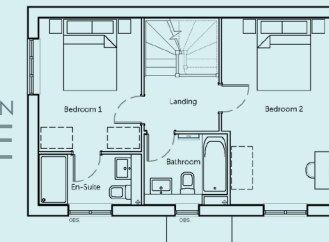


OPTION
THREE

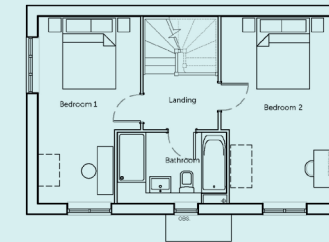


FIRST FLOOR PLANS - 3 BEDROOMS

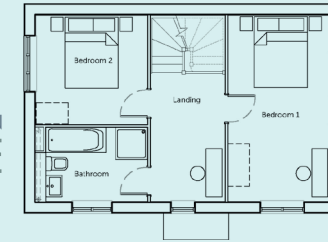
OPTION
ONE



OPTION
TWO



OPTION
THREE



FIRST FLOOR PLANS - 2 BEDROOMS



ADMIRALS GREEN
CUSTOM BUILD HOMES | WARSASH



Your custom build Passport

RULES OF YOUR BUILD

1. Enter into your ‘design and build’ contract with Bargate. Bargate will be building the home on your behalf.

2. A Reserved Matters detailed application would need to be submitted and approved prior to the home being built. For further information please refer to the approved plans/documents associated with the planning permission.

3. Facade and roof materials must be selected from the materials list to ensure consistency with the surrounding development and area.
4. The floor plan must be selected from the options available.

5. The home can only form a maximum of 2-storey built form.

6. 1.8m high close boarded fence must be used to the rear and side aspects.

7. Front gardens must make an allowance for a 1m wide path to the front door, finished with slabs. Low maintenance shrubs of a native species must be selected to either side.

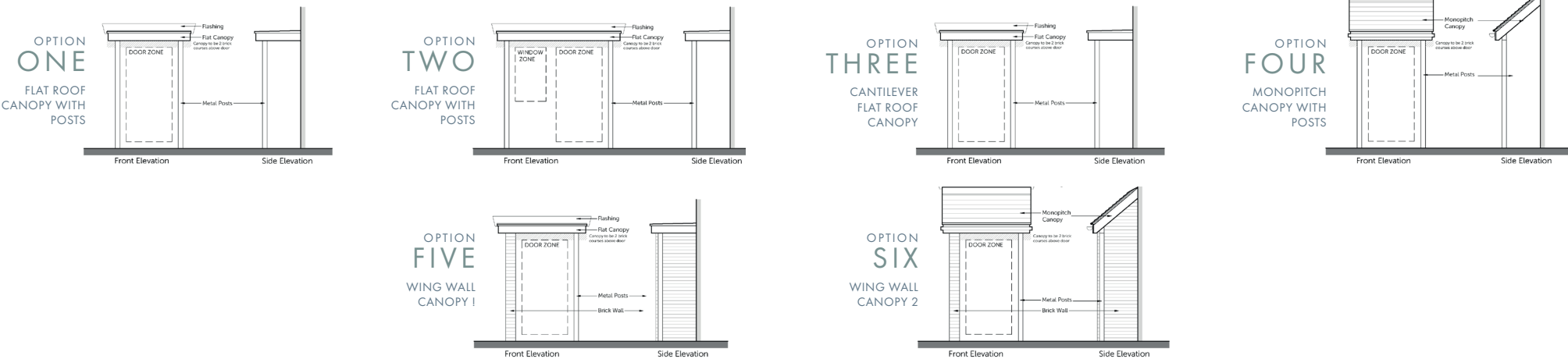
8. All planting should be of a non-invasive species.
9. Two allocated parking spaces to the front with connection to EVCP must be provided.

10. A cycle storage area must be provided, this will form a garden shed to the rear garden.

11. All WC/bathroom / En suite windows must be obscure glazing, Further windows must be plain / clear glazing.


13. Window frames must be either Anthracite Grey or white UPVC.

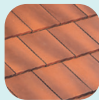
Entrance canopy options



Your material choices

ROOF MATERIALS

- 

BROWN TILES
Brown Tiles consistent with dwellings in proximity to the plot and surrounding area.
- 

RED TILES
A common building facade used throughout Warsash.


- 

GREY TILES
A common building facade used throughout Warsash.
- 

DARK FAUX TILES
Slate Tiles consistent with dwellings in proximity to the plot and surrounding area.

FACADE MATERIALS


- 


RED BLEND BRICK
A common building facade used throughout Warsash.
- 


RED BRICK
A common building facade used throughout Warsash.
- 

BROWN BLEND BRICK
A common building facade used throughout Warsash.

FEATURE MATERIALS

- 

WHITE/GREY RENDER
A white render used commonly as a building facade in the local area. Grey render added to compliment contemporary approach to the wider development.
- 

TILE HANGING
Faux Slate/Tile hanging, available in a variety of colours prevalent throughout the local area.
- 

WEATHERBOARDING
Timber cladding and quality clapboard also common throughout the area and available in a number of colours.

ENTRANCE DOORS

- 

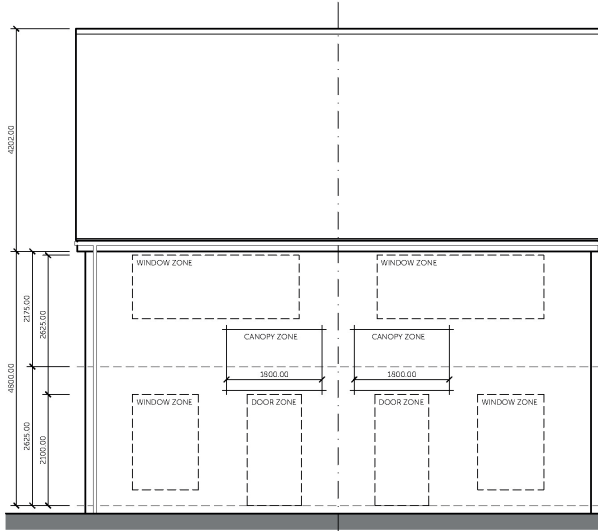
DOOR STYLE
There are two contemporary door style options available.
- 

DOOR FINISHES
Choose from three door material finishes.

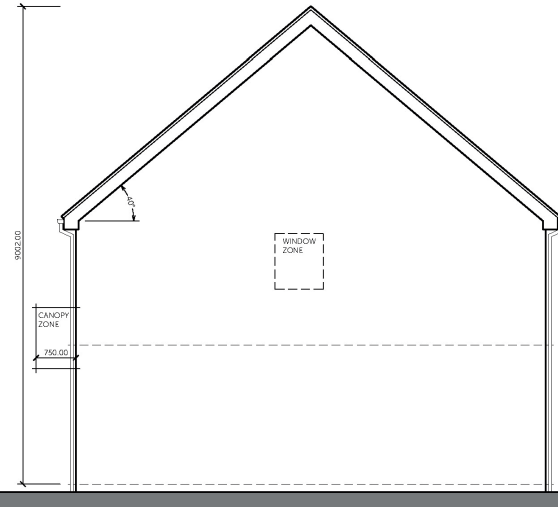
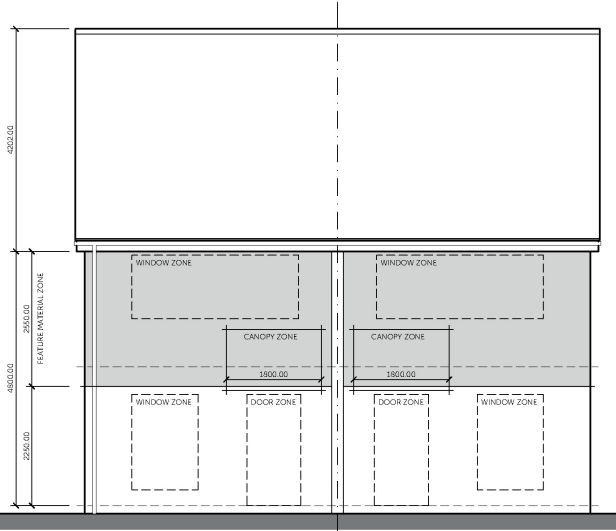
Elevation options 1

- PLOTS
- 8586878889919293

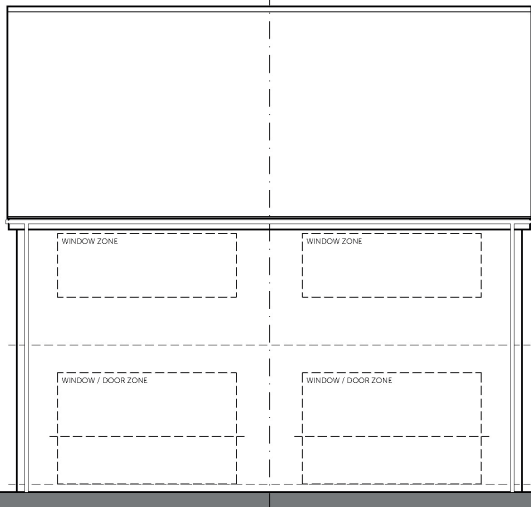
OPTION ONE
FRONT ELEVATION
SINGLE PRIMARY MATERIAL TO FACADE



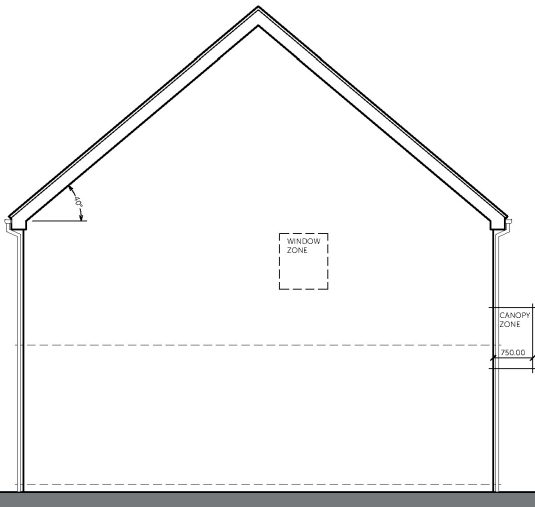
OPTION TWO
FRONT ELEVATION
COMBINED PRIMARY & FEATURE MATERIALS TO FACADE



SIDE ELEVATION



REAR ELEVATION

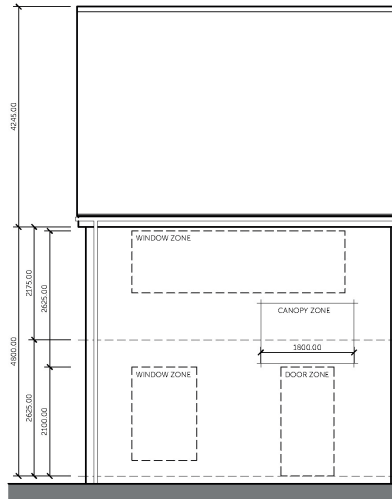


SIDE ELEVATION

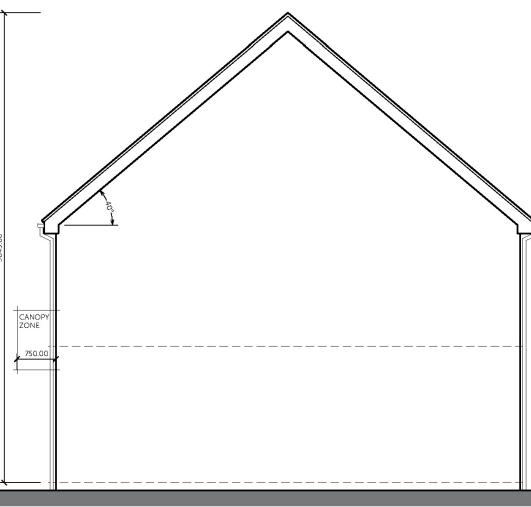
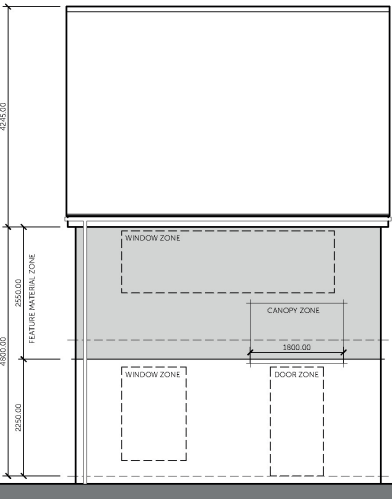
Elevation options 2

- PLOTS
- 9097

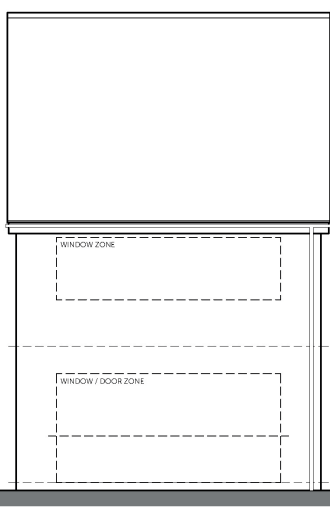
OPTION ONE
FRONT ELEVATION
SINGLE PRIMARY MATERIAL TO FACADE



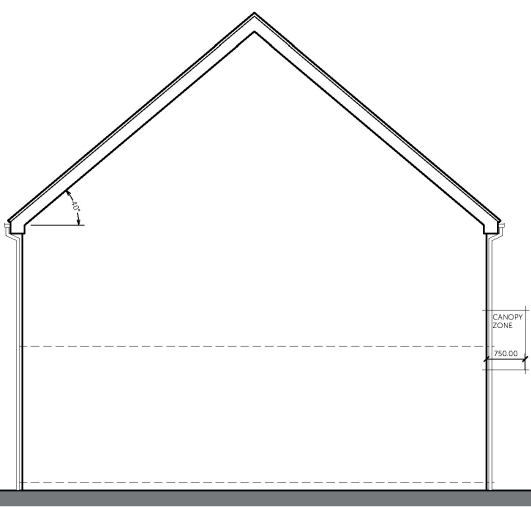
OPTION TWO
FRONT ELEVATION
COMBINED PRIMARY & FEATURE MATERIALS TO FACADE



SIDE ELEVATION



REAR ELEVATION

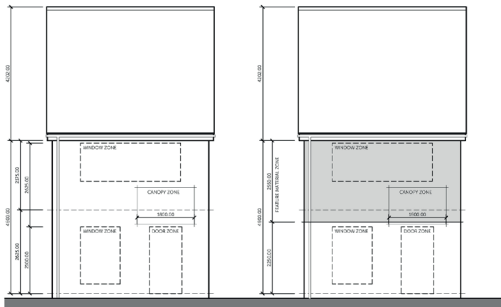


SIDE ELEVATION

Elevation options 3

PLOTS
94 95 96

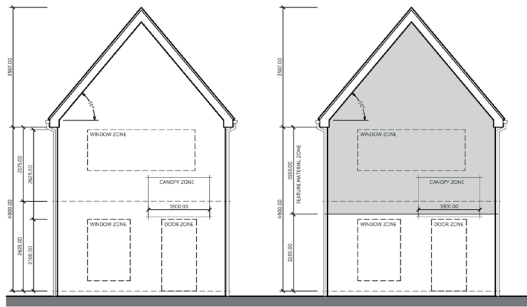
OPTION ONE
FRONT ELEVATION
SINGLE PRIMARY
MATERIAL TO FACADE



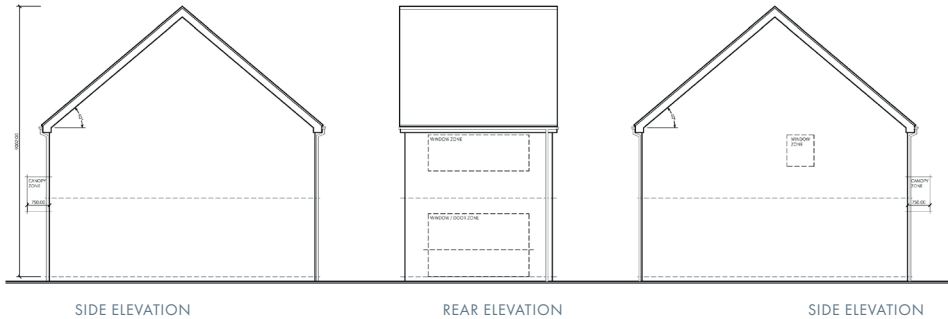
OPTION TWO
FRONT ELEVATION
COMBINED PRIMARY &
FEATURE MATERIALS TO
FACADE



OPTION THREE
FRONT ELEVATION
SINGLE PRIMARY
MATERIAL TO FACADE



OPTION FOUR
FRONT ELEVATION
COMBINED PRIMARY &
FEATURE MATERIALS TO
FACADE



Specifications





Kitchen

KITCHEN FURNITURE

Range of floor and wall units with pelmet lighting to be L.E.D spotlights built in underneath the cupboard units.

Tailor Made Kitchens. Replacement/matching end panels. Range to be advised.

Under cabinet LED spotlights to wall units.

40mm Laminate worktop and complimentary upstands.

OVENS

Neff Double Oven.

HOB

Neff 4 zone induction hob and Caple chimney cooker hood.

FRIDGE FREEZER

Indesit integrated 70:30 fridge/freezer.

DISHWASHER

Indesit integrated dishwasher.

LAUNDRY CUPBOARDS & UTILITY ROOMS

40mm Laminate worktop and complimentary upstands. Range of floor units only.

SINK

Blanco Lemis 1 1/2 Bowl, with twin spray with chrome Clearwater Santor pull out kitchen tap with twin spray in chrome

Blanco Lemis 1 Bowl or Blanco Lemis 1 Bowl with Blanco Max Monobloc Mixer.

ACCESSORIES

Evoline Back Flip Double Socket in Stainless Steel to all islands.

Cutlery Tray and Waste Bin 30ltr.



Bathrooms

BASINS

Roca Gap basin in white with Roca Gap semi pedestal. Basin to be used only where layout will not allow.

Aqualisa Downtown Small Pillar Tap.

BATHS

Roca Gap 1700 x 700mm acrylic bath.

Aqualisa Mian Bath Shower Mixer exposed thermostatic wall mounted bath filler with low level hair rinse with push type bath waste. Wall mounted with Aqualisa Wall Installation Kit. Double check valves required to hot and cold supplies to the mixer.

Roper Rhodes Helios Isocore Front Panel & Plinth in White. Roper Rhodes Helios Isocore End Panel & Plinth in White.

WC'S

Roca Gap rimless back to wall WC. Concealed cisterns to be Roca Basin Tank L and Roca Flush plate. Roca Gap soft close toilet seats.

WALL TILING

Half height tiling to all walls (with sanitary ware on only). Bathrooms without shower enclosures to have full height tiling above bath. Tiles to be chosen from Porcelanosa's Barcelona Range

FLOOR TILING

Ceramic Tiling. Tiles to be chosen from Porcelanosa's Barcelona Range.

SHOWER FIXTURES

Aqualisa mian shower column (square head) exposed thermostatic shower valve complete with fixed head and hair rinse on riser rail.

MIRRORS

Roca Eidos mirror with built in light to WC, Family Bathroom and Ensuite (size varies).

TOWEL RAILS

Towelrads Pisa Anthracite pre-plumbed electric towel rails.



Other Features

Internal Finishes

INTERNAL DOORS

Premium Vertical 5 Panel Semi-Solid Doors in white, with Carlisle brass.

INTERNAL PAINTWORK

Dulux Airsure Supermatt Chalky Downs to all walls.

Dulux White Super Matt to all ceilings.

Dulux Satinwood in White to all internal woodwork.

Trade Clear varnish to all internal hardwood.

Electrical & Lighting

MULTIMEDIA PLATE

Multiplex plate to consist of 2 double sockets, 2 F Type satellite, 1 BT point and 1 TV point located in the living room of all homes.

BT POINTS

Additional BT points in the Kitchen, Dining, Family Room, Study and Bedroom 1.

INTERNAL LIGHTING

Lumi-Plugin Downlight to Kitchen Area only, Bathrooms, En Suites, WC's and Dressing Rooms.

Pendant lighting to all remaining rooms.

ALARMS

Smoke, heat and carbon monoxide detectors fitted.

SATELLITE

Pre-wired for Sky Q at multimedia plate.

TV POINTS

Additional TV points in the Kitchen/Dining/Family Room/ Study and Bedrooms.

Plumbing & Heating

HEATING SYSTEM

Daikin Altherma split or mono air source heat pump.

Stelrad Compact throughout all homes.

RADIATORS

Towel Rads Compact to upper floor areas

HEATING CONTROL

Upper floors to have Google Nest Learning Thermostat in white, to control radiators and hot water.

Towel rads to all bathrooms in Antracite.

Wet system under floor heating to ground floor area only.

Outside Tap

External Finishes

LIGHTING

Sensor light fitted to the front of all homes.

EXTERNAL SOCKETS

Waterproof double sockets fitted to the front and rear of all homes.

PHOTOVOLTAIC PANELS

Solar panels fitted to all homes.

ELECTRIC VEHICLE CHARGING

Deta eDock charging point fitted.

SMART DISPLAY/SPEAKER

Google Nest Hub to be gifted to customer on completion.



ADMIRALS GREEN
CUSTOM BUILD HOMES | WARSASH

BARGATE

www.bargatehomes.co.uk

