



SUPER HOME SUPER TEAM

HAVING WATCHED 'GRAND DESIGNS' ON THE TELEVISION AND MARVELLED AT THE SHEAR ENDURANCE OF THOSE UNDERTAKING SUCH HUGE PROJECTS, I'VE ALWAYS THOUGHT THAT THE END RESULTS WERE FANTASTIC BUT A PROJECT OF SUCH MAGNITUDE WOULD BE JUST TOO OVERWHELMING TO TACKLE ON MY OWN. WHAT I WOULD NEED IS A 'CHERRY PICKED' TEAM, SELECTED FROM THE BEST OF THEIR PROFESSIONAL FIELDS, TO UNDERTAKE THE TASK FOR ME... A SUPER HOME 'SUPER TEAM' TO DESIGN, BUILD, MANAGE AND ASSIST ME AT EVERY LEVEL.

HUSH DEVELOPMENTS

It is clear to see why Ian created Hush Developments. Hush offer a full build service offering bespoke homes with stunning designs to discerning buyers, whilst at the same time wanting to provide a package to clients that cover every element of building your own grand design. From acquiring the land with planning permission in place, to having a full team of construction and interior design experts ready willing and able to assist Hush's buyers through every stage of the build process. Ian says Tansanee is a stunning new Super home opportunity set in a beautiful location. I am certain that whoever buys Tansanee, will not only be extremely pleased with the service our team provide, but also with the stunning Beach front home designed for the site.' Hush are continuing there Super Home service with other projects here in Sandbanks and shortly in St George's Hill Surrey.

P H WARR

Hush Developments approached P H Warr, a firm of Chartered Quantity and Chartered Building Surveyors, to assist their clients with the construction of their new dream home. They do this by having one eye on cost management and value maximisation and another on risk identification, mitigation and management. They are a dynamic, diverse organisation and their technical ability, experience and approach allows them to respond proactively to provide maximum value consultancy services. Their client focused ethos

means they tailor services to meet clients' project aspirations such as working with Hush Developments on their Tansanee Super home.

THE L&C COMPANY

Co-founded by best friends Lucy Manchester & Claire Grant in 2004, The L&C Company are a team of expert designers with a passion for creating beautiful and bespoke spaces, that look and feel wonderful to live in. Their unique personal service offers an enviable level of indulgence and over the past 8 years the pair have become the 'go to' designers for a loyal and prestigious client base. It is perhaps not surprising then that Hush were keen to get the company on board with their latest development Tansanee

"Everyone has a dream home," says Claire – co-owner of The L&C Company. "By understanding our client's vision and involving them throughout the design process, we've been able to use our experience to turn these dream homes into a reality."

DAVID JAMES ARCHITECTS

My challenge was to create a unique presence and incorporate a natural flow from the fabulous location on Sandbanks Beach. The design created a strong architectural language for a dynamic exterior, fusing natural stone with timber cladding and combining a spacious interior for luxurious living, that flows and compliments one area to the next. Natural light forms a feature, linking the interior space with the beach, water and the sky.

A QUIET WORD WITH HUSH AN INTERVIEW WITH IAN HUGHES OF HUSH DEVELOPMENTS

This is such a well-planned logistics exercise, in its concept design and construction, would I be right in thinking that the buyer could still be actively involved in the evolution of Tansanee if they wanted to be?

Our project team are experienced professionals in place to assist our buyers throughout the entire construction process, however, our buyers are not obliged to use them. The beauty of working with a company like L&C, for instance, is that our buyers can choose all of the interior fixtures and fittings with them. Thus allowing them to make their bespoke super home exactly how they would want it to be, in contrast to when you buy an already built property which invariably has some items that you would want to change or alter.

So the buyer has all the joys of choosing the interior elements such as flooring, lighting, bath suites and kitchen designs without the huge responsibility of being the site manager.

Our buyers are free to participate as much or as little as they choose.

Ian, could you explain to me the considerable savings to be made, for the buyer, in respect of stamp duty by securing a development like Tansanee?

Tansanee is advertised as an 'as built' price, meaning that the price includes the land and build costs combined, the stamp duty only applies to the land – as the property is yet to be built. In this instance one would stand to save in excess of £100,000.

That's a considerable amount of money, I had no idea that there were such huge savings to be made by entering into a project like this, £100,000 would go a long way towards furnishing a new home.

Indeed, our buyers could spend this saving on new furnishings for Tansanee utilising the services of our interior design team.

With your hand picked 'Special' project team in place, ready and poised to begin, what's the time frame for the realisation of Tansanee?

It very much depends on what our clients want to do. The site can be purchased immediately and could be theirs in just 6-8 weeks from agreeing terms. A realistic expectation in respect of the actual construction period would be c 15-18 months from demolition of the existing property to our build team handing over the keys to the front door. However, our buyers are not obliged to build Tansanee straight away and can commence the build at a time of their choosing.

That's incredible, so in as little as 18 months the buyer could be enjoying their beach front super home.

How important is the geographical location, on the Sandbanks peninsula, to the design of Tansanee?

Tansanee has been designed with its geographical context very much in mind, with all the principle rooms having unspoilt sea views, the extensive use of glass embraces the exterior of the property and allows a superb use of natural light. Unlike many of the properties on the Sandbanks Peninsula Tansanee, has its own direct access to the beach, so it's a dream location, be it for an early morning swim or an end of day barbeque

What are your particular favourite features of Tansanee?

The 4 car garage is a particular favourite as one end looks onto the lower terrace and has a glazed wall so you can sit on the terrace and admire your own private car collection. It may indeed be possible to run a current through the glass allowing it to change from opaque to clear, very cool. The link between floors that David James has created by designing open voids is also particularly sexy. The master bedroom suite with two individual bathrooms and two dressing rooms will undoubtedly prove to be very popular with our buyers. The finale is the sun lounge located opposite the master bedroom suite on the top floor. This is virtually fully glazed and will allow for some amazing views including some stunning sunrises and sunsets.

Do you have any other UK projects at the moment?

We continue to look for new Super prime sites in and around Sandbanks. We're also looking at securing three super sexy plots for future clients in St George's Hill, Surrey.

How would you sum up the service Hush Developments offers?

We source and design 'Super Homes' in magnificent locations and then build them for our buyers to their own chosen specification

For further details please contact Hush Developments Ltd

Tel: 01202 201512 email: info@Hushdevs.co.uk

The price includes the purchase of the plot and construction of the property with a full project team in place, £6.150m n.



DREAM LOCATION



CGI FROM BANKS ROAD



THE VIEW