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ARCHITECTS

Finding and evaluating land

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FINDING A PLOT



An aerial photograph of a residential neighborhood. The houses are primarily two-story brick structures with grey roofs. A winding asphalt road curves through the center of the neighborhood. The houses are arranged in a somewhat grid-like pattern with small front yards. The overall scene depicts a typical suburban housing development.

The issue

1. Lack of supply
2. Land banking by the major developers
3. Everyone wants the same thing
4. Too expensive
5. Too Risky
6. This may take much longer than you think
7. Also..... Unicorns don't exist



The process

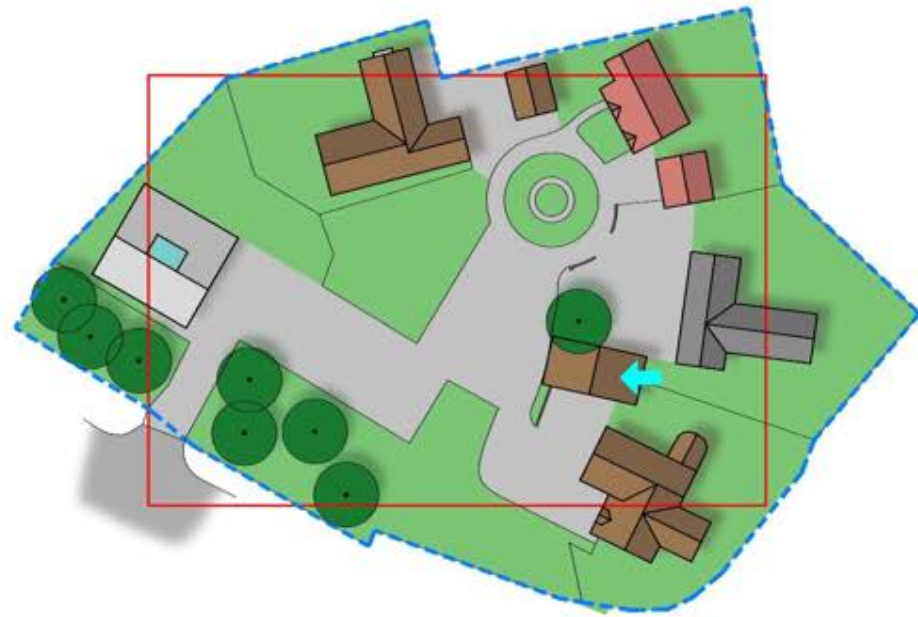
1. Work out where you want to live
2. What you can afford
3. What size of site
4. Understand the types of sites available
5. Appraise your selection

Where do you want to live

1. This will be affected by a few considerations –
 1. Family
 2. Work commitments or travel
 3. Plot prices
 4. Desired location, rural or urban
2. Use google earth/maps to pick geographic locations
3. Try and get this down to regions or towns or even villages

What can you afford

1. Your total project budget is the first thing you consider
2. This needs to include everything, plot, fees, build costs, contingencies, borrowing fees etc
3. What will impact cost – location, size, planning permission, connections
4. Depending on the type of site and its risk level/location, the price could range for a standard site from between £50k to £250k
5. If it is in a high value area or where land is scarce then it would be between £500k to £1M

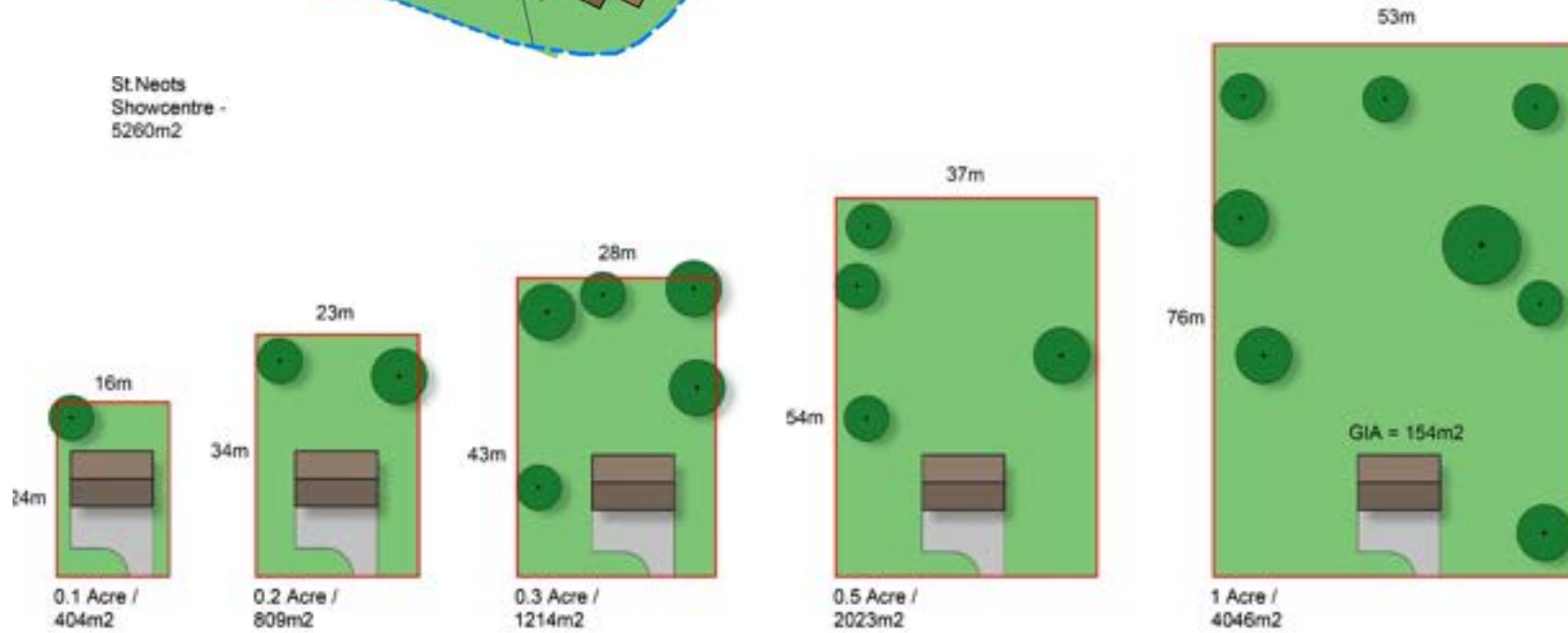


St Neots, Show Centre

5260m²

(Approx 1.3 Acres)

St Neots Showcentre - 5260m²



How the same 154m² (1800ft²) house fits on different sized plots

What size of site?



Types of potential plots-

1. Virgin land or agricultural land
2. Serviced plots – with outline planning permission
3. Serviced plots – with detailed planning permission
4. Brownfield or gap/infill sites
5. Custom build sites
6. Existing buildings to demolish and replace
7. Existing buildings for conversion and major extension
8. Conversion of agricultural buildings
9. New dwelling attached to tourism or industry

How to find a plot -

1. Planning Portal
2. Google earth - Settlement boundary
3. Specialist search engines – Plot Search & Plot Finder
4. Builders/ Custom Build sites/ Self Build companies
5. Approach estate departments/agents
6. Get out and look!
7. Spread the word – leaflets, adverts, facebook groups
8. Auctions

OPEN COUNTRY SIDE

BUILT-UP FRAMEWORK



Start Here



APPRAISING THE PLOT



Site Appraisal -

1. Complete Site review, including topo, soil investigation & percolation test
2. Check major connection costs
3. Review the current planning approval (if any) & any implications regarding conditions
4. Assess external landscape features
5. Assess internal landscape features
6. Site and building orientation
7. Weather data and sun path analysis

