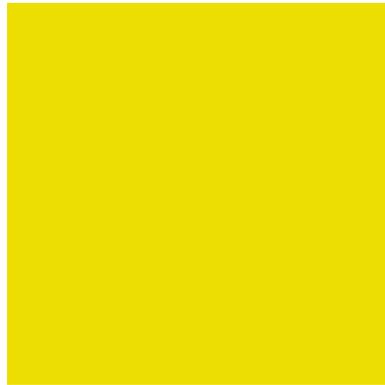


5 Step Service Guide to Finding and Building your Own Home

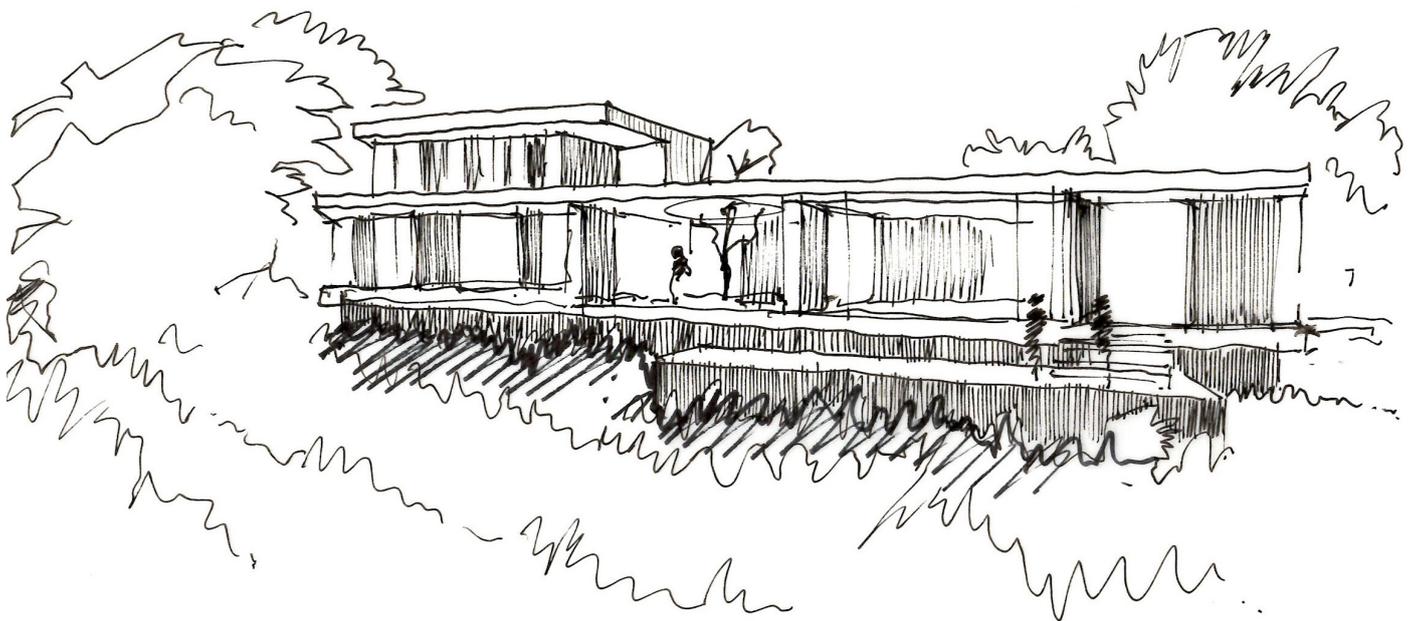
COOKE
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More people than ever are recognising the benefits of finding their own plot of land and building a tailor-made home to match their individual needs and meet modern sustainability standards.

Finding a property that already meets your requirements can be difficult and often results in disappointing compromises on space or substantial refurbishment costs.

Cooke Fawcett Architects and Lewis Silkin have joined forces to demystify the self-build process and to give you their combined resources and expertise to help you build an energy efficient home that is innovatively designed to your own specification. We provide a “one stop” legal and architectural service to manage risk and delivery.



1 Site Location & Due Diligence

Land search

If you need help with selecting a plot we have a network of reputable land agents who will work with you to find the ideal site. The selection process will be measured against your specific criterias.

Legal due diligence

- The first stage will be a fixed-fee high-level review of the title documents, as well as a review of current permitted use planning position to identify any material issues.
- The second stage will be a full review of the legal title to the chosen property (carrying out necessary searches) and a detailed planning feasibility report in relation to securing planning permission.

Financial Plan

Consider how the project is going to be funded, both during the build and after it is completed. We can put you in touch with some financial advisers about this.



2 Sale Contract

Head of terms

The key terms for acquiring the relevant land will be negotiated and agreed with the land owner. This may happen as part of the land search or it may take place only once the due diligence has been completed.

Form of sale contract

There are various different types of sale contracts and option agreements which can be used to secure the land subject to obtaining acceptable planning permission and we will discuss these with you.

Exchange

Once the form of sale contract has been drafted, negotiated and agreed, exchange of contracts for the sale of the land will take place and (most likely) a deposit or premium paid to the land owner.



3 Design & Planning

Designing your home

We can offer a number of suggested designs (with options to vary) or design a completely original and bespoke home depending on your requirements and your budget.

Planning permission

The next stage will be to draft and submit a planning application for the construction of new dwellinghouse (including any change of use) for your chosen design.

Decision time

Once the outcome of the planning application is known, we can advise on any planning conditions and planning obligations attached to the planning permission to decide whether to proceed.

4 Land Purchase

Mortgage

Development finance or self-build mortgage will need to be secured, if required. We can refer you to some advisers to help with this.

Completion

Once everything is in place in terms of planning and financing, the purchase will be completed and the land transferred.



5 Construction Contracts and Commencement of Development

Detailed design work & signoffs

The next stage is to develop the approved design into a finalised set of construction drawings and specifications, with structural and services input. There may also be planning conditions to satisfy.

Building Contract

We can advise on options for construction procurement and then negotiate any necessary construction contracts and/or professional appointments for the works.

Build, Build, Build

The site will be prepared ready for the building works to commence and the project will then really come to life!



Collaborative self-build guide – Case studies

Polruan, Cornwall

This clifftop development exemplifies the enormous potential that can be achieved from acquiring parcels of land with an existing house to be replaced. Beginning with land acquisition, to obtaining planning consent, and then completion of construction – this is a prime model of what this Guide seeks to accomplish for those looking to build their own unique home.



New house near Polruan, Cornwall - Clifftop location with panoramic sea views

Fetcham, Surrey

This stunning new-build multi-generational home required a particularly careful and considered approach to the design and planning as it is situated adjacent to a conservation area and a listed building. It is also has very high sustainability credentials, from well-insulated walls to a ground source heat pump and mechanical ventilation heat recovery system, in order to avoid reliance on conventional gas heating.



New house in Fetcham, Surrey - Replaces an existing bungalow on a generous suburban site

Winchester, Hampshire

This project replaces a collection of small agricultural barns, with a generous family house over two levels, with extensive grounds. A well thought-out design approach, coupled with sustainable building methods, has seen the creation of an impressive property that is respectful of its hilltop location and sympathetic to its agricultural heritage.



New house near Winchester, Hampshire - Replaces existing agricultural barns

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This publication provides general guidance only: expert advice should be sought in relation to particular circumstances. Please let us know by email (info@lewissilkin.com) if you would prefer not to receive this type of information or wish to alter the contact details we hold for you.