

SELF-BUILD PLOTS

by Landström

SELF-BUILD, SIMPLIFIED.

Your guide from open day to
moving in.

www.self-buildplots.co.uk

01789 333466



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Self-build sounds complicated because most U.K. plots come without planning, services, infrastructure or a clear design framework. At a Landström site, the technical preparations are already done. What's left is the exciting part – imagining your unique home, then watching it built.

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Visit

The best way to understand our developments is to come and see them. Open days run in 45-minute slots.

What an open day involves

- A walk around the site, viewings of available plots We typically run a small group of 2–4 couples or families per slot
- Time with our project leads Mike Skinner & Rupert Ashdown
- A look at the Design Code and example Plot Passports
- Where possible, a Dan-Wood or Fleming Homes representative, to discuss turnkey options
- We highly recommend including time to walk around the area for a feel of local life

Children on site

Please note if the site is in the construction phase, we'd recommend young children (under 4) and pushchairs aren't brought along for safety reasons. If this is a problem, please let us know in advance and we'll walk you through what we can.

If you can't make a scheduled date

Request a callback from Mike and we'll arrange a private viewing at a time that works for you. We're happy to host individual visits – though we suggest a group open day where possible.

What next?

If our development feels right after your visit, the next step is to work out your finances. Some buyers reserve a plot on the day; most go home, think it over and come back when they're ready.

[SPEAK TO MIKE SKINNER,](#)
[OUR PROJECT LEAD](#)



Finance

Self-build mortgages are more accessible than most buyers expect. Here's what's worth knowing up front:

- You don't need cash for the plot. Self-build mortgages cover both the land purchase and the build, with deposits from around 5%.
- Cost-based mortgages are available up to 95% LTV for plot and build combined.
- Funds are released in stages, against build milestones rather than as a single advance – meaning the build is properly cash-flowed throughout.
- The specialist rate is short-term. Self-build mortgage products cover the build period only – typically a year or so. Once your home is complete, you remortgage onto a conventional residential product at standard high-street rates.
- Most high-street lenders don't offer these products. Self-build mortgages come from a specialist market – your existing bank is unlikely to be the right starting point.
- At or near retirement? Bridging finance or short-term lending repaid on the sale of an existing home is often more appropriate. Buildstore can advise.

Our preferred broker - **Buildstore**

Buildstore have worked with us on this project and prepared a panel of building societies ready to lend specifically against plots at our site – meaning faster decisions and fewer surprises. The current drawn-down rate is approximately 6–7% (* as of summer 2026).

Alternatives include, Mayflower Mortgage; and some building societies will also offer self-build mortgages.

[BUILDSTORE](#)



Homes
England

HOMES ENGLAND PARTNERSHIP

We are proud to be partnered with Homes England for the delivery of serviced plots and infrastructure.

How the finance flows

A typical self-build has five cost stages.

STAGE	WHAT YOU PAY	PAID TO
On reservation	Circa. £3,000 reservation fee	Solicitor account
On completion	Plot price (typically £250,000-£450,000) + Stamp Duty on land only + £3,000 management company set-up	Landström + HMRC + management company
During the build	Build costs in staged drawdowns against milestones	Your architect or build partner
Before you move in	Section 106 contributions	Your Local Council
After moving in	Circa £400/year management company fee · Standard residential mortgage	Management company · Your lender

Stay in your current home

Self-build mortgages release funds in stages as the build progresses. Many buyers stay in their current home throughout the build, meaning no need to move or rent.

You move into your new home once it's ready.

[BUILDSTORE](#)

[READ THE FINANCE FAQs](#)

Reserve

A £3,000 reservation fee, sent via your solicitor, removes your plot from availability & starts the formal process. The fee is then deducted from the plot price on completion.

Once your reservation is in place

- The plot is held for you and removed from availability
- Solicitors are engaged on both sides, ready to begin conveyancing
- You have time and certainty to finalise your design, secure finance, and prepare for your build
- You're working toward a plot completion date agreed between us

What's required to reserve

Buyers will also need to be genuinely committed to designing and building their own home (these are strictly for self-build, not speculative resale), provide mortgage confirmation through Buildstore or evidence of available funds, and be ready to move forward when sales open. Most buyers complete their plot purchase within three to four months of reservation.

It's worth noting

The plot must be purchased outright before any building work can start on site. This is not an off-plan sale. Once you reserve, solicitors are instructed and the conveyancing process begins. Our agent – Sheldon Bosley Knight – handles the sale agreement.

Your own solicitor will manage the legal transfer, supported by a complete technical pack provided up front: title, Design Code, Plot Passport, surveys, services info, and management company arrangements.

Once purchased, you become a member of the community management company.

When to reserve

There's no single right moment. Cash buyers tend to move early to secure the best plots; mortgage buyers usually reserve once finance is agreed in principle.

A note on plot availability

We don't run waiting lists or hold plots informally. Plots are reserved on a first-come basis, confirmed by the £3,000 fee. Live plot availability is shown on the website.



Architect-led or turnkey?

The choice is yours.

Most buyers know within a couple of conversations which route suits them best.

FACTOR	ARCHITECT-LED TRADITIONAL	TURNKEY CUSTOM-BUILD
Best for	Maximum design freedom and bespoke architecture	Fixed price, predictable timeline, minimum involvement
Time on site	12–18 months typical	4–8 weeks assembly; 6–9 months total
Cost certainty	Firms up as design develops	Fixed price agreed up front
Design freedom	Bespoke design with your architect	Adapted from manufacturer's range
Point of contact	You manage architect, builder, suppliers, or appoint a specialist project manager to oversee the whole build	One contract, one warranty, one contact



Our trusted turnkey partners

Many manufacturers offer turnkey homes, and buyers are welcome to use their preferred build partner. If you're not sure where to begin, we recommend starting with our two trusted partners, Dan-Wood and Fleming Homes. Both deliver homes superior in quality to new-build equivalents.

DAN-WOOD HOUSE

One of Europe's leading manufacturers of turnkey custom-build homes. Choose your design from their architect-led range, adapt it to your family, and Dan-Wood deliver a finished house to a fixed price on a fixed timeline. No project management. No tenders. No surprises. Just a beautiful, A+ energy-efficient home, ready to move into.

17,000+ homes delivered across Europe • Fixed-price contracts • Typical on-site build: 8-12 weeks • 10-year structural warranty • BOPAS certified for UK mortgage lenders

DAN-WOOD





Renowned for their bespoke timber frames, Fleming Homes have 40 years' experience in crafting self-build houses. Their in-house architectural designers translate your brief into drawings. Their factory makes the prefabricated timber panels – every panel signed by its maker. On-site, their teams ensure homes are wind and watertight in two to three weeks.

40+ years building bespoke timber frame homes • ISO 9001:2015 accredited manufacturing • Wind and watertight in ~2-3 weeks • Every panel hand-signed by its maker

FLEMING HOMES



The design code

A clear framework, agreed up front.

The Design Code is a framework of what can be built, agreed with the local planning authority.

WE'VE AGREED	YOU CHOOSE
The materials palette – brick, stone, render, timber, slate, tile	Which materials, in what combinations; the architectural language
The build zone – where buildings can sit on each plot	Where exactly your home and outbuildings sit within that zone
Maximum footprint, ridge and eaves heights	The shape, scale, and form within those limits
Privacy and overlooking rules between neighbours	Your internal layout and how the elevations frame the views

How large can I design my home?

The Design Code contains criteria for the size of the house footprint (including garages and additional outbuildings), number of storeys and the maximum roof heights (ridges and eaves). Popular designs include bungalows as well as two story four bedroom family properties, often with home offices, open-plan living, and garages.

The Plot Passport

Each plot has its own Plot Passport – a one-page summary of dimensions, build envelope, orientation, and any plot-specific constraints, written in plain English. Share both the Design Code and your Plot Passport with your architect or build partner from the first sketch.

Detailed planning permission

Your design team – architect or turnkey partner – prepares a detailed planning application for your specific home, within the framework of the Design Code. The local authority reviews it against the Design Code criteria before issuing their decision (statutory eight-week timeframe once the planning application has been validated).

Effective certainty of approval

Design within the code and your detailed planning application has effective certainty of approval. The planning officer is reviewing your specific design against criteria that's already been agreed at the project level.

Build & move in

Building (circa 6–12 months)

Once your detailed planning application has been approved, your chosen build partner begins detailed preparations. Your project manager runs the build day-to-day and we're available in the background. Due to the variability of ground conditions; groundwork and foundations are often best undertaken by local contractors. Turnkey manufacturers typically need three to four months of lead time before on-site assembly. Homes can be ready in as little as 8 – 12 weeks.

Traditional architect-led builds can vary between 12 – 18 months, depending on tendering and contractor availability. If you're using a self-build mortgage, funds are released in stages against agreed milestones, so the build is properly cash-flowed throughout, not paid up front. Many buyers may opt to stay in their current home until the new home is finished.

Before moving in

Three things must be in place ahead of moving in: building control sign-off, Section 106 contributions paid, and your 10-year structural warranty issued.

Your build-period mortgage converts to a standard residential mortgage.

Construction deadlines

We don't impose a strict deadline, but each self-builder should plan to deliver their home within around 12 months to safeguard the site amenity for the whole community. Modern off-site construction methods make this very achievable.

Living at your new self-build community

Beyond your front door, the management company (owned in equal share by every plot owner) looks after the road, the drainage, and the shared open spaces in perpetuity. It's a small responsibility shared between neighbours, with an annual fee to cover ongoing maintenance.

Altering or selling your home in the future

Your home is a freehold property, meaning you can sell it like any other house. The CIL exemption for self-build homes requires that you live in the home as your primary residence for at least three years after completion, or the local planning authority could charge you for this additional levy if sold sooner. Significant extensions or alterations after completion will need planning permission and should remain within the Design Code, to protect the character of the community as it evolves.

Future proofing your planning application

Within their initial planning application, some purchasers are designing homes larger than what will be built straight away. Once construction has begun, the planning permission lasts in perpetuity, giving you the flexibility to complete it as an extension at a later date.

Two indicative budgets

We've created two example budgets based on Dan-Wood turnkey designs.

The first is for a smaller 1–3 bedroom bungalow at around £560,000. The second features a four-bedroom family home on a larger plot, circa £859,000.

Please note these are example homes and budgets for reference only. Final designs must conform to the project specific Design Code (materials palette, roof pitch, gable widths, height limits). Dan Wood in-house teams can advise on adaptations for specific projects.

The Result

A home designed around how the family actually lives, delivered in 8–12 weeks (turnkey). A+ energy and superior insulation as standard and a 10-year structural warranty.



£560,000+ build budget
Dan-Wood Perfect 112E

2 bedroom home on a smaller plot. Design adaptation required to conform to Design Code materials palette and roof pitch.



ITEM	AMOUNT
Plot price (smaller plot)	£280,000
Dan-Wood Perfect 112E turnkey build (~118m ² , up to 3-bed)	£218,300
Groundworks circa	£40,000
Fitted kitchen circa	£8,000
Stamp Duty Land Tax (on land only)	£4,000
Management company set-up (circa)	£3,000
Section 106 (varies by bedroom count and local authority - est.)	£5,500 (2 bedrooms)
VAT on construction	£0 (zero rated)
CIL contribution	£0 (exempt for self-builders)
Solicitor & disbursements (estimate)	£2,500
TOTAL BUILD BUDGET ESTIMATE	CIRCA. £561,300

£859,000+ build budget
Dan-Wood Park 183S E

4-bedroom family home on a larger plot. Design adaptation required to conform to Design Code materials palette and roof pitch.



ITEM	AMOUNT
Plot price (smaller plot)	£380,000
Dan-Wood Park 183S E turnkey build (~192m ² , 4-bed)	£407,600
Groundworks circa	£40,000
Fitted kitchen circa	£17,000
Stamp Duty Land Tax (on land only)	£9,000
Management company set-up (circa)	£3,000
Section 106 (varies by bedroom count and local authority - est.)	£9,000 (4 bedrooms)
VAT on construction	£0 (zero rated)
CIL contribution	£0 (exempt for self-builders)
Solicitor & disbursements (estimate)	£2,500
TOTAL BUILD BUDGET ESTIMATE	CIRCA £859,100

Who to speak to and when

STAGE	CONTACT	ABOUT
Visit the site	<u>Mike Skinner, Landström</u>	Technical project lead. Mike can help with any questions about the site, the plots, the Design Code and more.
Finance	<u>Buildstore</u>	Our specialist self-build mortgage partner.
Reserve	Sheldon Bosley Knight Nik Kyriacou Associate Director 07542 301093 <u>nkyriacou@sheldonbosleyknight.co.uk</u>	Our land agent managing reservations and completions.
Conveyancing	Your solicitor	We provide the technical documentation pack on reservation.
Turnkey build (Dan-Wood)	<u>Dan-Wood</u>	Approved turnkey custom-build partner. Fixed-price, full-service builds.
Turnkey build (Fleming Homes)	<u>Fleming Homes</u>	Bespoke timber-frame homes. Wind - and watertight in 2-3 weeks.
Build	Your delivery partner	Architect or turnkey project manager. Day-to-day site lead.

Ready to imagine your unique home?

→ [Book an open day](#)

→ [Speak to Mike Skinner, our project lead](#)



UNIQUE HOMES, DESIGNED BY YOU.

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