

Chapter 2:

Finding Land

Introduction to Finding Land for Self-Build Projects

Securing the right plot is a critical first step in your self-building journey. This chapter provides a detailed guide on how to effectively find and assess land, highlighting recommended platforms for locating ideal plots.



Register on the Local Authority Self-Build Register

Before you start searching for plots, register on the Local Authority Self-Build Register. By signing up, you'll gain access to exclusive resources, plot listings, and expert advice tailored to your project.

This register is designed to support you throughout your self-build journey, ensuring you have all the information, and tools needed to make informed decisions.

Why Finding the Right Plot Matters

The choice of land will significantly influence the design, cost, and feasibility of your project.

Factors such as location, size, accessibility, and legal restrictions play crucial roles in determining the success of your build.



Using Online Platforms to Find Land

Online platforms are invaluable resources for self-builders, offering a wide range of plots tailored to various needs and preferences. Here's how to make the most of these platforms:

Search & Filter

Start by searching for plots in your desired location. Use filters to narrow down your search based on size, price, and specific features like planning permission status.

Evaluate Plot Details

Each listing provides detailed information, including photos, land size, price, and often, a summary of planning permissions and utilities. Review these details to assess the suitability of the plot.

Check Planning Permissions

Understanding the planning status of a plot is crucial. Plots with existing planning permission may offer a smoother start to your project, reducing the risk and initial workload.

Consider the Surroundings

Analyse the environment and infrastructure surrounding the plot. Proximity to necessary amenities and the overall aesthetic of the neighbourhood will affect both your quality of life and the resale value of your home.



Site Visits and Further Assessments

After narrowing down potential plots, arrange site visits to get a firsthand look at the land. Consider these factors during your visit:



Topography

Consider the slope of the site and any level changes as these may require expensive retaining walls.



Ground Condition

Assess the area for ponds or other buildings, as this will affect the foundations and overall construction approach.



Utilities Access

Verify access to essential utilities like water, electricity, gas, and sewage. Plots without existing connections might incur significant additional costs.



History

Find out what the site has been used for in the past. Is it agricultural land or has there been industrial activity on or under the site such as mining.

Negotiating the Purchase

Once you've decided on a plot, the next step is negotiation. Armed with detailed knowledge about the plot and its potential, you can negotiate from a position of strength. Consider engaging a legal advisor to help with the purchase agreement, ensuring all aspects are covered, including legal rights and easements.

Planning for Success

With the right plot secured, you're well on your way to starting your self-build project. Remember, the land you choose lays the foundation for everything that follows. Using recommended online platforms and following these guidelines will help ensure that you select a plot that meets all your needs and supports your vision for a dream home.

Conclusion

This chapter helps you to consider the necessary tools and knowledge needed to effectively find and secure a plot of land, emphasising the practical use of online resources to streamline and enhance the land acquisition process.

Find the Perfect Plot for Your Dream Home

Securing the right plot is the foundation of your self-build project, and we're here to help you find it. Contact us today for expert guidance on locating and assessing plots of land that meet your needs. Our team can assist you with using online platforms, conducting site visits, and evaluating crucial factors like topography, soil condition, and utilities access.

Contact The Modern Builder

Get in touch with us now to start your plot-finding journey. We can provide you with the tools and advice needed to conduct thorough plot research and make informed decisions.

Visit our website (www.themodernbuilder.co.uk), give us a call (07983233876), or send us an email (info@themodernbuilder.co.uk) to explore the best plots available and ensure you're making the right choice for your self-build project. Your ideal plot is just a conversation away!