

Newhomes



Carolyn
Bunn
Spire
Solicitors



Selling part of your garden for development

If you're thinking about selling part of your garden land for development, there are several things to consider.

Talk to appropriate professionals

These include the local planning department to see if planning for a dwelling would be permitted; a land agent for advice on how to maximise the value of the land; an architect regarding what type of property to apply for planning for; an accountant to assess whether you will incur any tax liability; a solicitor to ensure that your title deeds do not prevent more building on your land.

Decide whether you sell with planning permission in place, or as bare land

If you apply for outline planning permission, you retain a level of control over what is built next door. You can market the plot for sale with planning permission and your solicitor can include a binding obligation on a buyer in the transfer of the plot that any changes to the planning permission must be approved by you. You are likely to achieve a higher sale price, as a plot tends to be more valuable if it already has planning permission.

Selling the plot as bare land places the cost of applying for planning permission on the buyer but enables them to choose what to apply for. You may achieve less money at the outset, as the risk of whether planning can be obtained is on the buyer. If you wish to go down this route, your solicitor and agent can advise you on whether the land should be marketed with an uplift covenant, whereby if planning is obtained, an additional sum is payable to you. This strategy is sensible if planning permission would not be granted now, but may be in the near future.

Plan your budget

Be aware of all costs you may incur before applying for planning permission because as well as professional fees and monies spent on fencing the site off from your property, the local planning authority may stipulate fees such as a Community Infrastructure Levy. Consider such fees prior to any sale and agree who is to pay them.

Rights

The neighbouring property may need rights to connect to services on your property or to enter on to your property to maintain services/boundaries/buildings. Your solicitor can advise you on this.

Finally, consider the impact on the market value of your own home and whether you will be happy living with neighbours in closer proximity than you enjoyed previously.

Contact column sponsor Spire Solicitors LLP on 01603 677077

Holt house builder wins industry 'Oscar' at national awards event

A Norfolk house builder has won a national award at a ceremony likened to the Oscars of the construction industry.

Fleur Developments took the Gold Award for Best Small Housebuilder in the national What House? Awards 2018 in London last week.

Based in Holt with a staff of 15 and founded in 2007 by directors Juliette Hopkins and Joff Brooker, Fleur specialises in building design-led homes in some of Norfolk and Suffolk's most desirable locations.

Fleur's entry featured five East Anglian developments: Foundry Field in Burnham Market, Parishes in Weybourne, Greencroft in Blakeney and Sea Glass in Brancaster Staithe, with Lady Fisher's Field at Risby, near Bury St Edmunds.

The awards judges were impressed by Fleur's use of quality, local materials; generosity with space and light; attractive landscaping; and refusal to compromise on the aesthetics. They also commented on Fleur's marketing brochures which they described as "exceptional, almost mini-tour guides".

They said: "Landscaping, alongside design, is a key tenet of the business... a brick and flint wall here, park railings there, a hedge, a fence - Fleur's landscaping approach is the company's welcoming party."

Founder and design director Juliette Hopkins said: "We're absolutely delighted to have won this award and to have our passion for building good-looking homes recognised nationally.

"As a design-led housebuilder, we are driven by our ethos of 'Lovingly Made Luxury' and care deeply about our mark on the landscape."

The What House? Awards are widely



Homes and details by Fleur Developments

Pictures: Contributed

viewed as the Oscars of the building industry and, with comedian Jack Whitehall and sports commentator Gabby Logan as comperes, last week's ceremony was a stellar event.

Fleurdevelopments.com

