

# Custom and Self Build Homes



Looking for an individual new home but want to stay in the village?

Concerned about high energy bills and your home's effect on the environment?

Considering downsizing to a lower maintenance home?

Ever dreamt of a new home designed to your individual requirements?

Not enough room for your growing family?

**Then a Custom and Self Build home in Ipplepen could be the answer!**

## What's this about?

Ipplepen Neighbourhood Plan Steering Group have agreed in-principle to allocate a small parcel of land for Custom and Self-Build housing, BUT ONLY if enough parish-based demand can be identified. This is your chance to express an interest, with no commitment, to this exciting opportunity.

## What is Custom and Self Build Housing?

Just about everybody would like to move into a new home, within their community, designed and built to their own requirements. Currently, only 8% of new homes are built this way in the UK, but this form of Custom and Self Build housing is growing in popularity.

The main issue is often finding suitable sites. If enough local people are interested in - and able to - design and build their own home in Ipplepen then community groups such as the Ipplepen Neighbourhood Plan Group can allocate a site specifically for this type of housing. This would enable local people to build the houses they want, often at a far lower cost than equivalent market housing.

Custom and Self Build housing typically sets high design and environmental credentials, and is likely to draw upon local tradespeople during the construction process, supporting the local economy. In addition, this type of housing results in a strong sense of community with residents having a genuine vested interest in their community.

## How do I express an interest?

It's worth spreading the word as this opportunity needs expressions from others within the community in order to move forward. You can express an interest, with no commitment, by completing the form opposite and overleaf and submitting it by;

1. Posting the completed form to:  
Miss C Freston (Parish Clerk),  
Swallows Nest, Townsend Hill,  
Ipplepen, Newton Abbot,  
TQ12 5RU;  
or
2. Emailing the completed form to:  
[ipplepencouncil@btopenworld.com](mailto:ipplepencouncil@btopenworld.com).



## Contact Details

If you are a couple or a household expressing an interest in a Custom or Self Build opportunity within the Ipplepen Parish, please nominate one member of the couple or household to express an interest.

Name:

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Postal Address:

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Phone number:

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Email address:

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## Financial position

This helps generate evidence on the affordability of a Custom and Self Build scheme.

**What is the maximum amount you could afford to pay (including any mortgage) for the completed build project?**

£100,000 - £149,999

£150,000 - £199,999

£200,000 - £299,999

£300,000 +

Prefer not to disclose

*Continued overleaf*

## Type of Project

This develops an understanding of the kind of scheme likely to be in demand. I am interested in:

- Self build (manage the whole building process yourself, even if you get a contractor to do some / all of the work)
- Custom Build (a custom build enabler manages the whole process, you do some or none of the work)
- Self finish (you buy a water-tight home and complete the internal works and external landscaping yourself)

## I would consider building a house with the following number of bedrooms:

- 1 Bed     2 Bed     3 Bed     4 Bed     5+ Bed

## I would consider building the following type of house:

- Flat/Maisonette     Terraced     Semi-Detached     Detached

## I would consider moving from my current home within:

- 2 to 3 Years     3 to 4 Years     5 Years +

**Would you like more information?  
Visit: [www.teignbridge.gov.uk/selfbuild](http://www.teignbridge.gov.uk/selfbuild)**