



A GUIDE TO
Custom and Self-Build



LEAPER

LAND PROMOTION



Custom and Self-Build is not new.

In the 18th century, Bath's iconic Royal Crescent was custom-built. One architect designed the frontage, whilst each plot owner commissioned their own architect to design a bespoke home behind.

In fact, the majority of homes were built as Custom or Self-Build before we started to mass produce homes in the 20th century. And its re-emergence is very much a response to the current speculative model used by developers who build and then hope that people buy. A model that is often criticised for uniform, bland designs that are low quality and lacking character.

At Leaper, we believe, with good justification, that Custom and Self-Build homes are higher quality and more sustainable, delivering greater benefits for the homeowners and the wider community they are part of.

And it's not just us at Leaper that believe this, Custom and Self-Build is being actively promoted by the Government through the Self-Build and Custom Housebuilding Act 2015, requiring local authorities to hold a Self-Build register and make available suitable building plots to service this need.



So what's in it for the Custom or Self-Builder?

It's all about choice. Your choice.

Building a Custom or Self-Build home, you have the unique freedom to design and build the home that best suits your needs – you can be as involved as you want to be in the process, from designing and managing the process entirely yourself, to working with expert designers and contractors to build exactly what you want and need.

This choice also extends to you setting your priorities for where you invest your money. Whether this is about maximising floor space, making the most sustainable home possible, or installing state-of-the-art technology, or balancing all three aspects into your new home, it is your choice.

This greater level of control over the design, material and finishes means that your final home will likely be of a higher quality than a typical developer home.

And finally, there's the financial choices you have; do you concentrate on building the same specification as the equivalent developer-built home for less, or do you invest the same and get a better home Either way, Custom and Self-Build delivers better value in terms of money and quality.



Who are Custom and Self-Builders?

Custom and Self-Builders are not necessarily the pioneers you see on Grand Designs, although they could be, they are typically people that simply want something different, something more, something unique to them.

They are people that want choice and control. They want to create a home for their long-term future and are willing to invest time and effort into making their neighbourhood and community their own.

It is a pathway to homeownership that is open to anyone who qualifies for a standard mortgage, with various options to control the levels of financial certainty.

And for those that are looking for greater certainty whilst still maintaining choices that standard housebuilders are unable to provide, we have developed a third approach called Custom Choice.

How does it work?

A Custom and Self-Build development has to go through a similar process of securing planning permission to any other development but with some key differences to enable future flexibility in the design of each individual home.

We work with our architects to develop flexible 'Design Codes' that set out how each home could be configured and designed within a plot, the external materials of the home and any other design details.

Once we have secured planning permission, Leaper will act as the enabling developer facilitating the construction of the communal roads, paths and landscaping, and installation of the utilities and services ready for you, the homeowner, to begin constructing your new home.

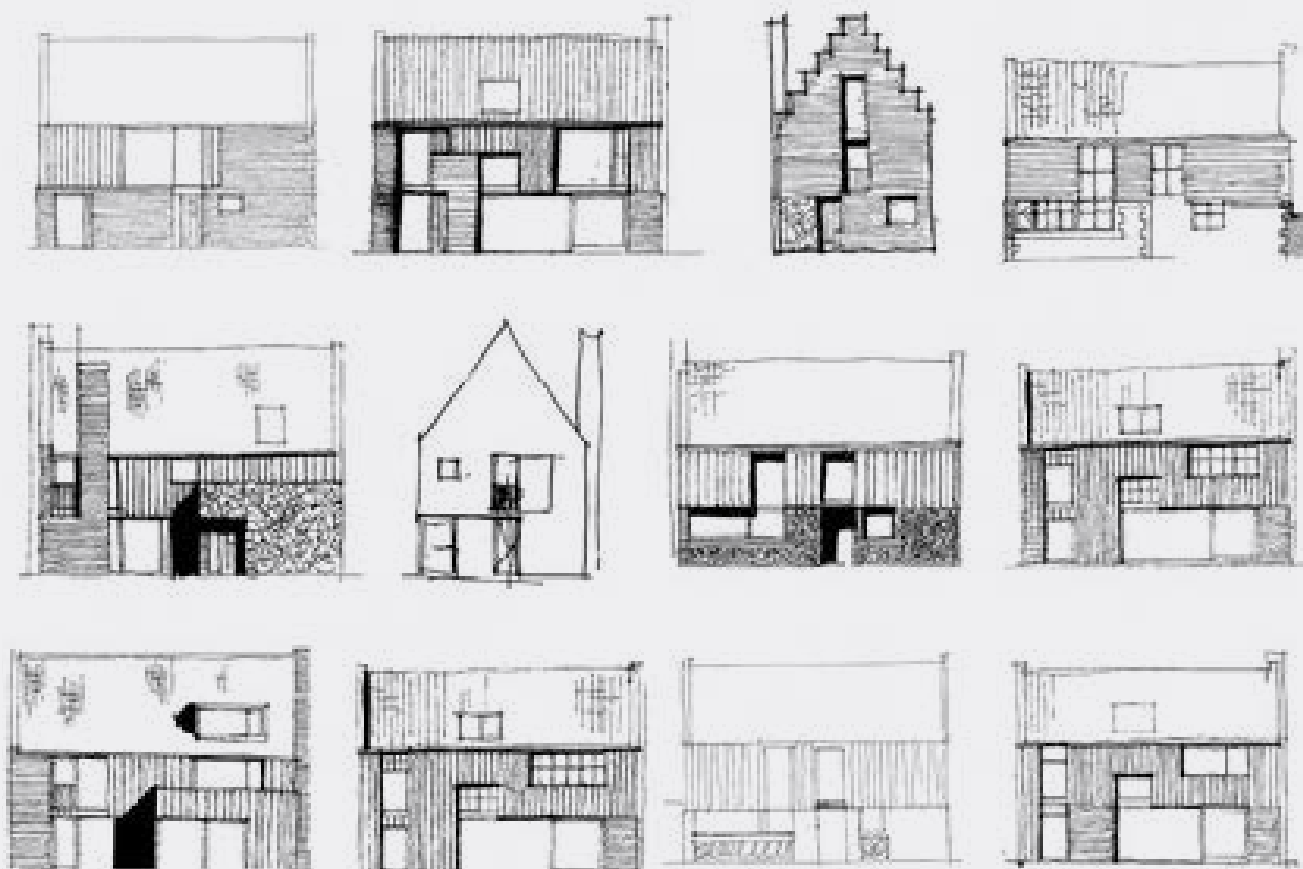
After all the infrastructure works are completed, we then begin to advertise and market the building plots locally and nationally, and most importantly, via the council's Self Build Register – please do sign up if you are interested in buying a Custom or Self-Build plot.

You, the Custom or Self-Builder then purchase the plot and begin to design your new home. The plot will often come with an easy to use document we call the Plot Passport which provides further information over and above the Design Code on how to design your new home.

You will not need to apply for planning permission for your new home if you stick within the parameters defined in the approved Design Code.

Typically, a Custom or Self-Build plot will come with a time period, often three years, for the homeowner to complete their build within. This helps to ensure the neighbourhood becomes the great place to live that everyone wants it to be as soon as possible.

Communal roads and paths, courtyards, landscaping, and shared parking areas remain part of the wider estate and a Management Company is set up to look after them. Each homeowner will have a share of the Management Company and can work with their neighbours to manage the estate how they see best.



1. Self-Build

This offers the greatest degree of personalisation. Individuals buy a serviced plot that is subject to pre-approved rules set out in a Design Code and Plot Passport. If your design complies with the rules no further planning permission is required.

Buyers can either manage the build themselves or contract with a local house builder.

Buyers benefit from Stamp Duty and CIL savings and will be able to access specialist mortgage products.

2. Custom-Build

Like Self-Build in that individuals buy a serviced plot, but the home is built by a local house builder and the degree of personalisation is less.

Buyers configure their home from a range of layout and specification options that have already been approved for planning—options might include ground floor extensions and rooms in the roof.

Buyers benefit from Stamp Duty and CIL savings and will be able to access specialist mortgage products.



3. Custom-Choice

With Custom Choice, the house builder or developer builds the external walls and roof. Buyers then exchange contracts on the watertight shell and can pick from a wide range of interior layout and specification options.

Although buyers do not benefit from Stamp Duty savings, they are able to access Help to Buy and standard mortgage products.

Who we are

Leaper specialises in Custom and Self-Build developments in rural areas of the UK, creating homes and places of the highest quality whilst enabling the buyer to design or configure a home specific to their own needs and aspirations.

We are passionate about placemaking and about leaving a legacy for future generations, and work hard with our expert team to develop frameworks that allow the creativity of the homeowners to flourish whilst maintaining a sense of coherence and harmony within our developments and to our surrounding neighbours.

To the best of our knowledge, we are the only land promoter specialising in Custom and Self-Build in the UK.



L E A P E R

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