

Fordington Farm

DORCHESTER

A new development of seven custom-build homes



DOMVS



Fordington Farm

DORCHESTER

Welcome to Fordington Farm—a collection of seven custom-build homes, thoughtfully designed by renowned architect Ben Pentreath.

Ideally located a short walking distance from Dorchester town centre, this unique development offers the opportunity to customise your home to suit your lifestyle. With a custom-build approach, you're involved in the final specification and design of your home, ensuring it's tailored perfectly to your needs.

Discover life at Fordington Farm

Choose a home just a short walk from Dorchester town centre—a historic town filled with character, stunning architecture, and set on the doorstep of breathtaking countryside and the extraordinary Jurassic Coast.

Nestled to the east of the town centre, Fordington was once a village in its own right. Today, it retains its unique charm and historical significance while benefiting from all the conveniences of Dorchester. Previously a farmyard owned by the Duchy of Cornwall, Fordington Farm offers a peaceful setting.

Dorchester boasts excellent transport links, with two mainline stations providing direct services to London Waterloo, Bath, and Bristol. The town also features a variety of shops, restaurants, and highly regarded schools.

Residents enjoy a wealth of leisure facilities, including a golf course, two cinemas, a state-of-the-art leisure centre, a bowling club, tennis courts, and numerous thriving sports clubs.





What is custom-build and is it right for you?

Building your own custom home gives you the freedom to design a home that perfectly fits your lifestyle. This approach not only delivers a higher-quality finish but also promotes greater sustainability, ensuring your home is both beautifully crafted and future-proof.

In a nutshell

Your home can be tailored to suit your needs, with a wide range of options to choose from. Decide on the number and size of bedrooms, the number of bathrooms, and how each floor is configured to create a space that works perfectly for you.

How it works

When you purchase your plot, you will simultaneously enter into a build contract for the construction of your home, designed to your chosen specification.

Can I get a mortgage?

Yes! Custom-build mortgages are widely available for up to 80% of the land and build costs. Leaper can guide you through the process to help secure the right mortgage for your new home.

Benefits of this approach

- ♦ Personalisation: You have control over the layout and specification of your home.
- ♦ Stamp Duty savings: You only pay Stamp Duty on the land cost, not the finished house.
- ♦ No CIL payment: The Community Infrastructure Levy (CIL) is a charge imposed by local authorities on new developments to fund infrastructure improvements such as schools and transport. However, custom-build homes are exempt—provided the buyer uses the home as their main residence and remains in occupation for at least three years. This saving is passed on to the purchaser and is already factored into the quoted price.



Fordington Farm offers seven serviced building plots, including five large plots for detached houses and two smaller Coach House plots—available at a discount to open market price.

Once you've chosen your plot, you'll work with our sales and design team to customise your home and have it built to your exact specifications.

Address:

Fordington Farmyard,
Allington Road,
Dorchester,
Dorset,
DT1 1NU

What3words:

backyards.suffix.dweller



Plot	Plot size (sqm)	House size (GIA sqm)	Bedrooms	Parking
1	429.5	133	3-4	Enclosed double garage, plus private driveway with two outdoor parking spaces
2	243.6	151	3-5	Private driveway with two outdoor parking spaces
3	255.4	151	3-5	Private driveway with two outdoor parking spaces
4	264.7 (+30.8 off plot parking)	133	3-4	Single space in car port beneath Coach House and one outdoor space off plot
5	244.3 (+30.8 off plot parking)	133	3-4	Single space in car port beneath Coach House and one outdoor space off plot
6	117.5	89	1-2	Single enclosed garage space directly under flat
7	115.3	89	1-2	Single enclosed garage space directly under flat

Plot prices available upon request

GIA = Gross Internal Area.



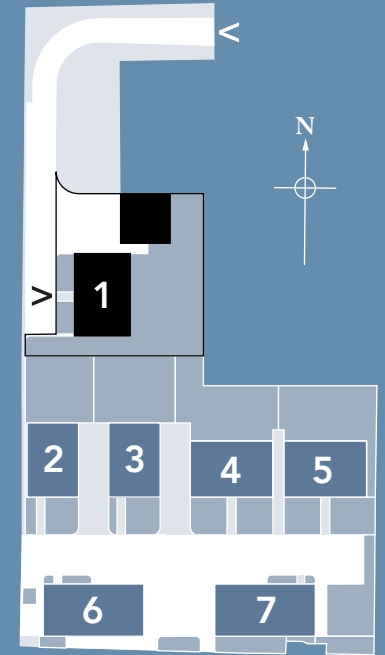
Sandringham

3-4 BEDROOM

AVAILABLE ON PLOT 1

Plot 1 is a detached, wide-fronted two-storey home offering a flexible custom-build layout. Choose from five ground floor and three first floor configurations, with options for three to four bedrooms to suit your needs.

The property includes an enclosed double garage, plus two additional parking spaces in front. A private access is from the north via a newly refurbished road off Alington Road.

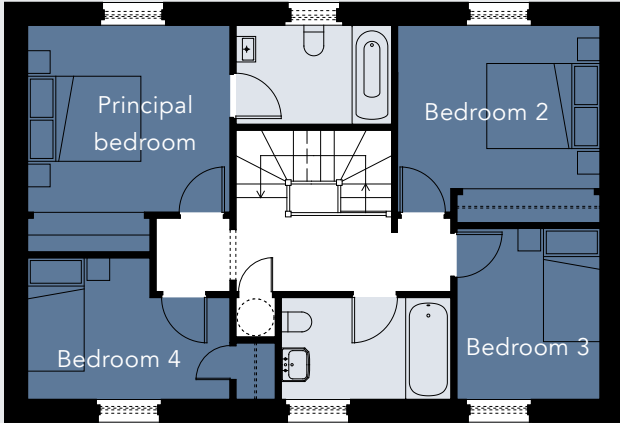


Plot size	429.5 sqm 4,623 sqft
Approximate floor area	133 sqm 1,432 sqft
Bedrooms	Up to 4 bedrooms
Parking spaces	4, including double garage

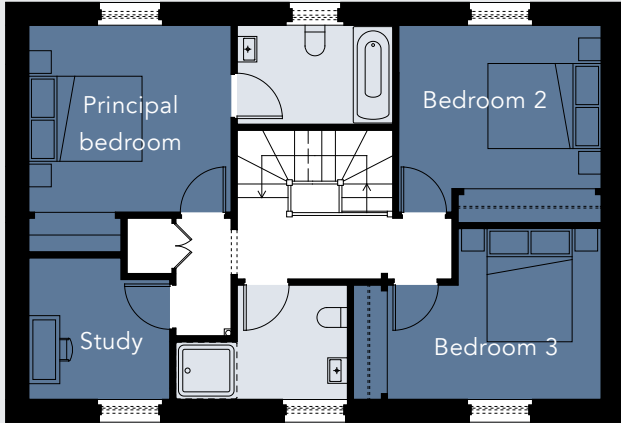
Other additions and alternatives are available, including bespoke joinery, fireplaces, and alternative doors. Some options and additions are only permitted with certain layouts—consult the relevant plot passport for a detailed description.

Illustration for identification purposes only and are not to scale. Measurements are approximate.

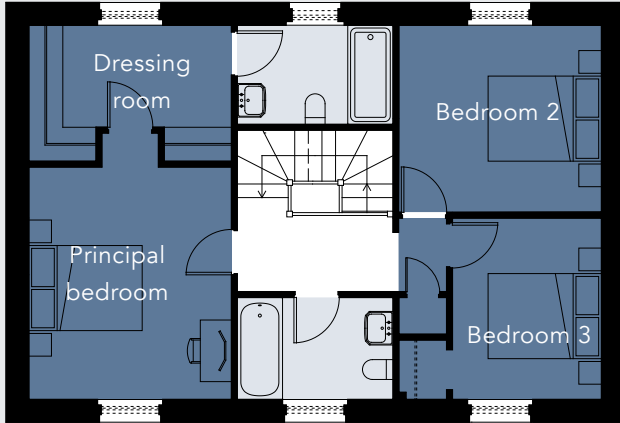
FIRST FLOOR



Option F1

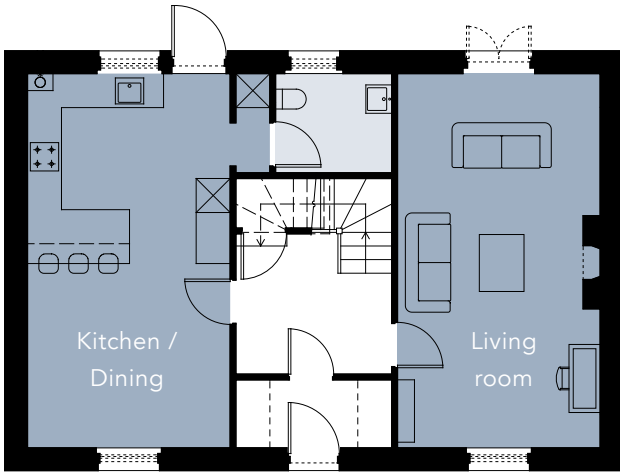


Option F2



Option F3

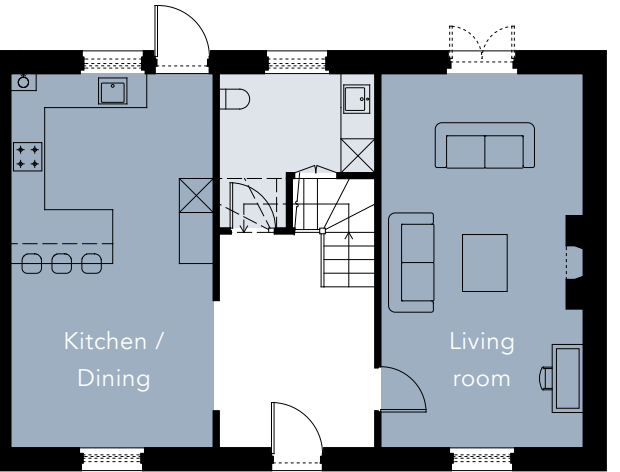
GROUND FLOOR



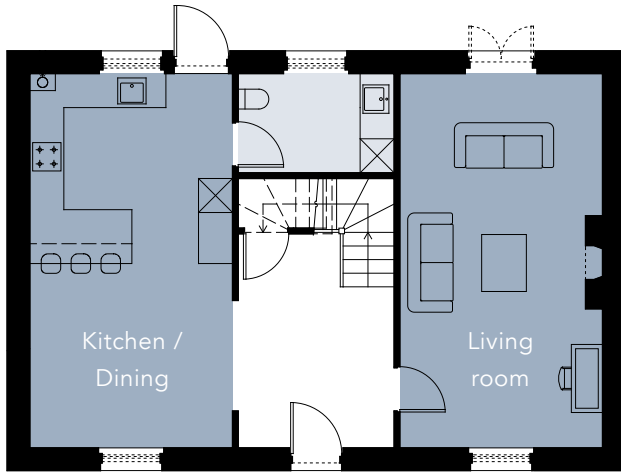
Option G1



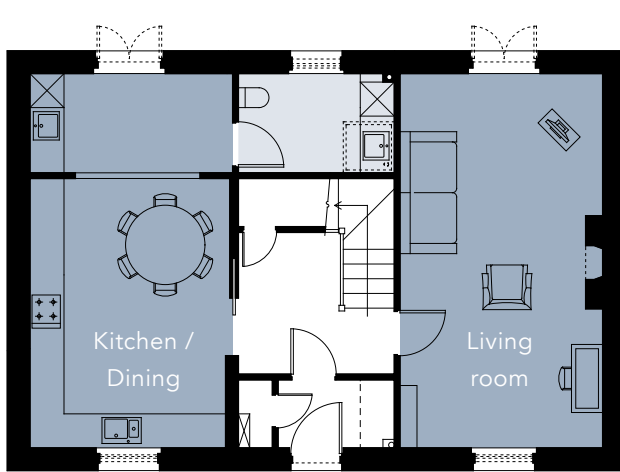
Option G2



Option G3



Option G4



Option G5



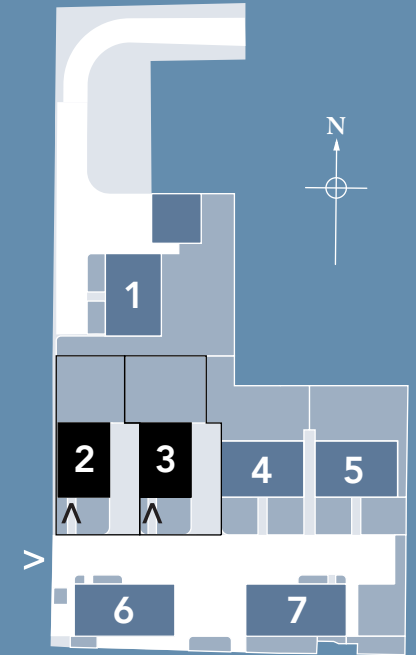
Balmoral

3-5 BEDROOM

AVAILABLE ON PLOTS 2 & 3

Plots 2 and 3 are detached, narrow-fronted homes with a classic Victorian design, featuring bay windows and gabled front-facing roofs. Available with up to two additional bedrooms in the roof, they offer four ground and first-floor layouts.

Each home includes a private driveway with two outdoor parking spaces, with vehicular access via Armada Way.

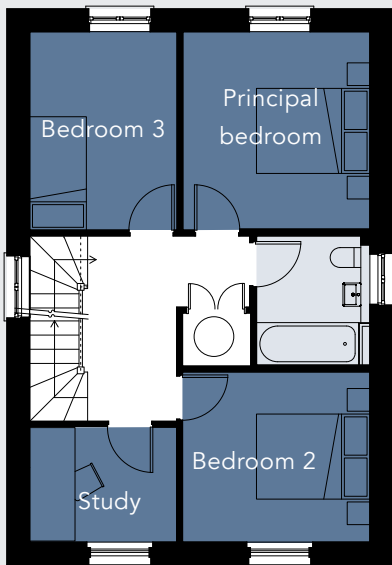


Plot 2 size	243.6 sqm 2,622 sqft
Plot 3 size	255.4 sqm 2,749 sqft
Approximate floor area	151 sqm 1,629 sqft
Bedrooms	Up to 5 bedrooms
Parking spaces	2

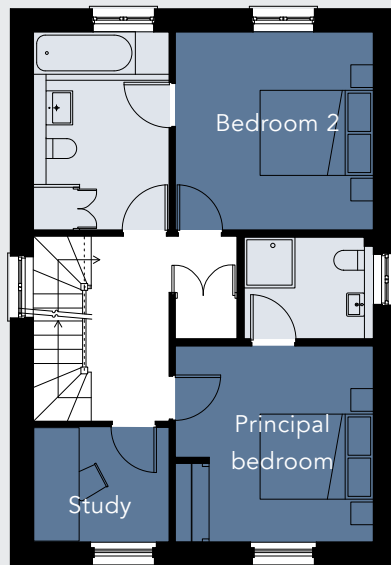
Other additions and alternatives are available, including bespoke joinery, fireplaces, and alternative doors and windows. Some options and additions are only permitted with certain layouts—consult the relevant plot passport for a detailed description.

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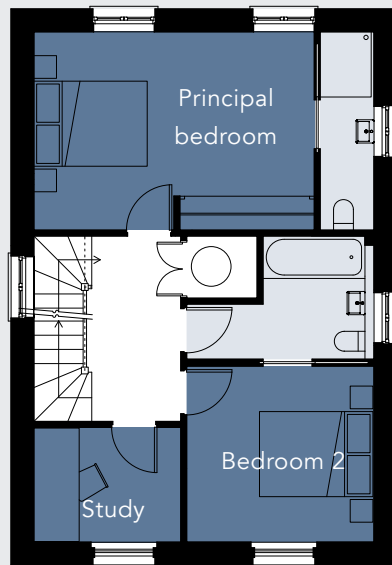
FIRST FLOOR



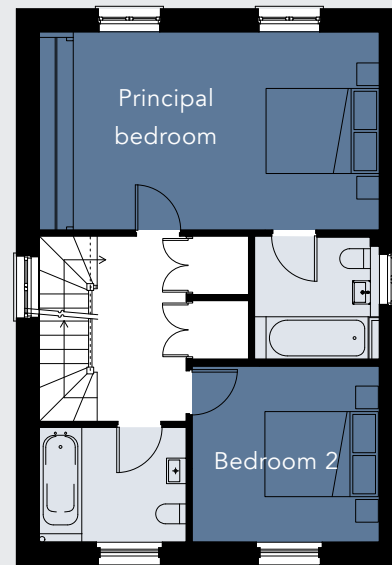
Option F1



Option F2

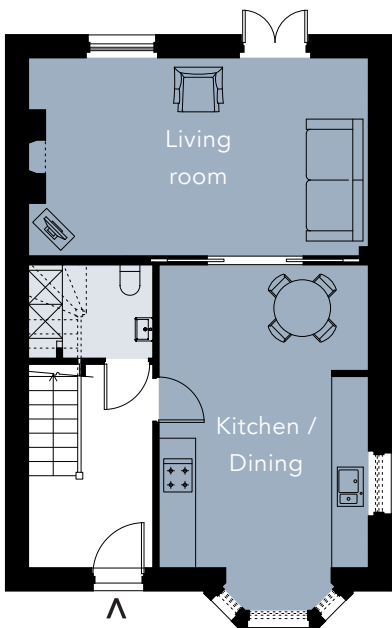


Option F3

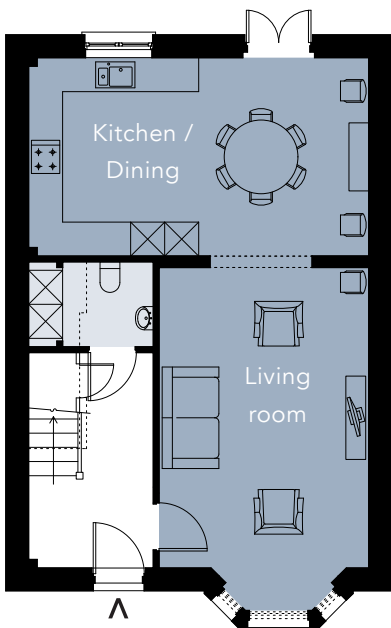


Option F4

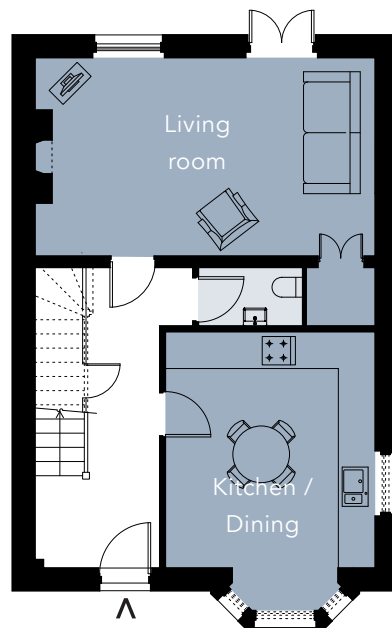
GROUND FLOOR



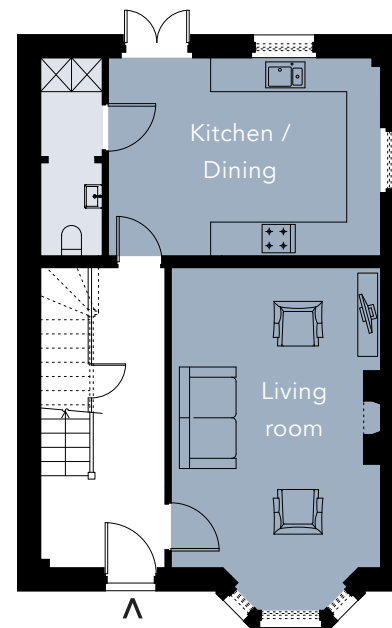
Option G1



Option G2

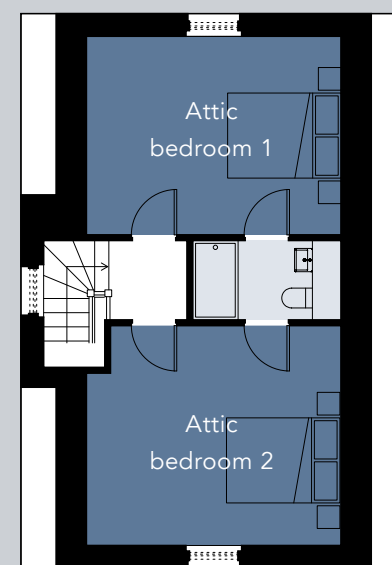


Option G3

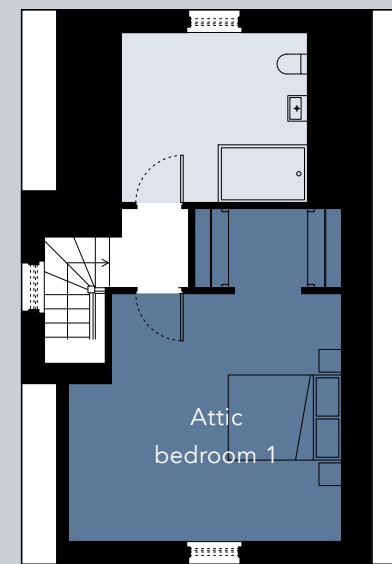


Option G4

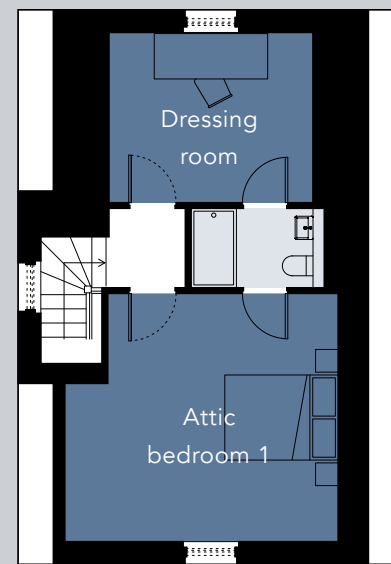
ATTIC



Option S1



Option S2



Option S3



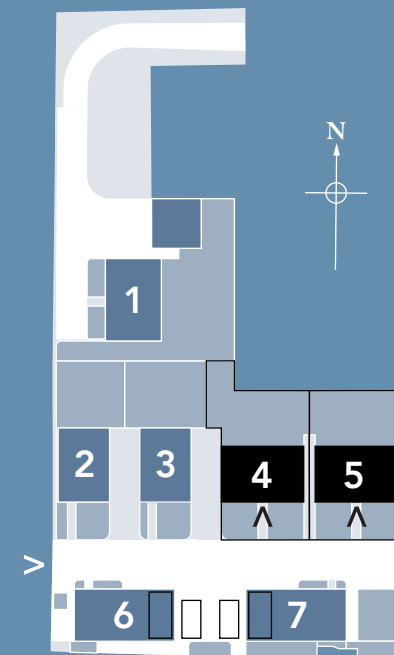
Dumfries

3-4 BEDROOM

AVAILABLE ON PLOTS 4 & 5

Plots 4 and 5 feature wide street-facing facades, maximising private garden space at the rear. Choose from four ground floor and two first floor custom-build layout options, with three to four bedrooms available.

Each home includes one covered parking space within a carport beneath the Coach Houses and one outdoor space adjacent to them. Vehicular access is via Armada Way.



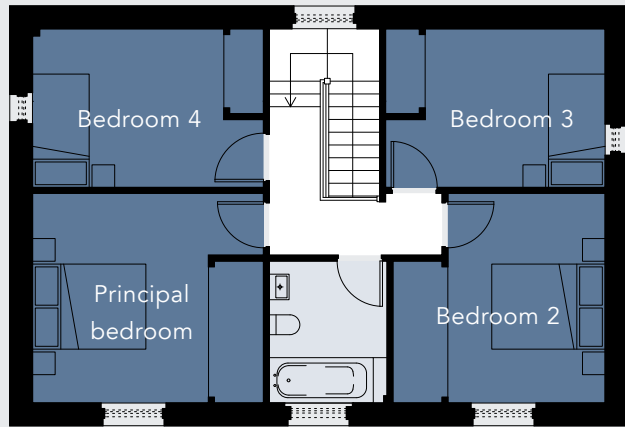
Plot 4 size	264.7 sqm* 2,849 sqft*
Plot 5 size	244.3 sqm* 2,629 sqft*
Approximate floor area	133 sqm 1,432 sqft
Bedrooms	Up to 4 bedrooms
Parking spaces	2, including 1 carport

* Excluding off-plot parking spaces

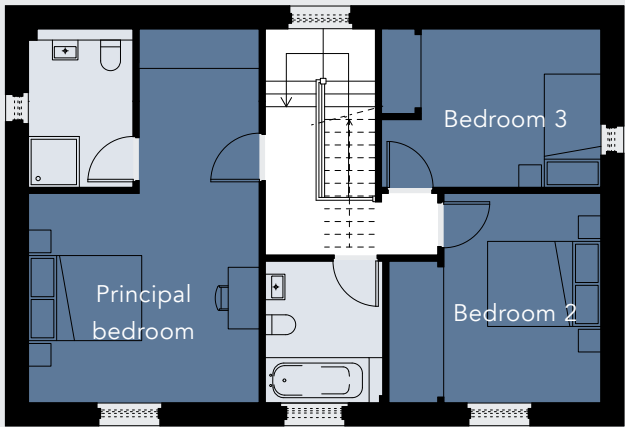
Other additions and alternatives are available, including bespoke joinery, fireplaces, and alternative doors. Some options and additions are only permitted with certain layouts—consult the relevant plot passport for a detailed description.

Illustration for identification purposes only and are not to scale. Measurements are approximate.

FIRST FLOOR

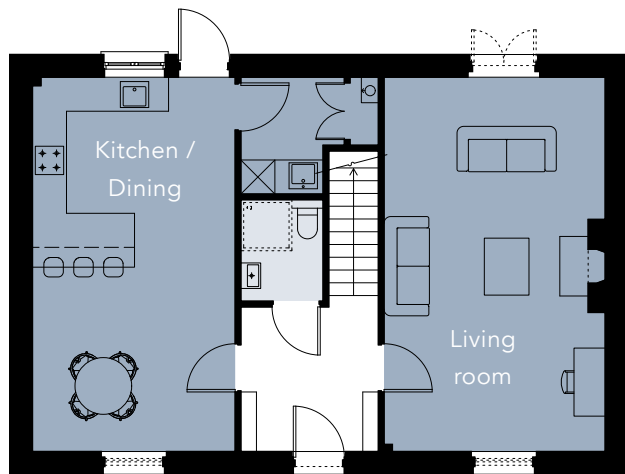


Option F1

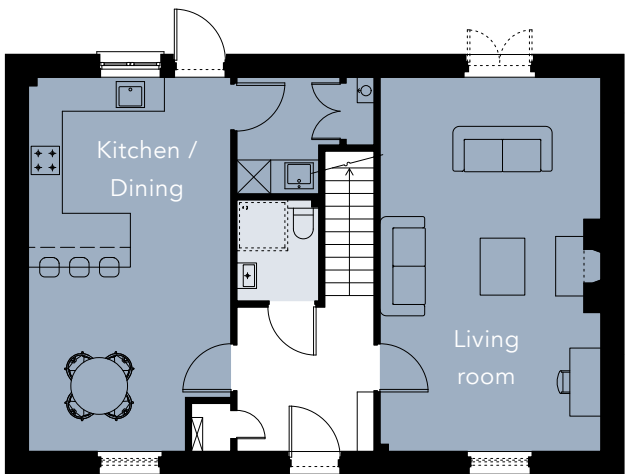


Option F2

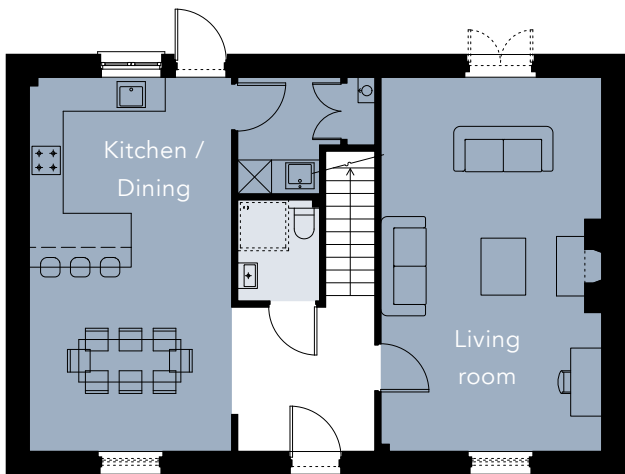
GROUND FLOOR



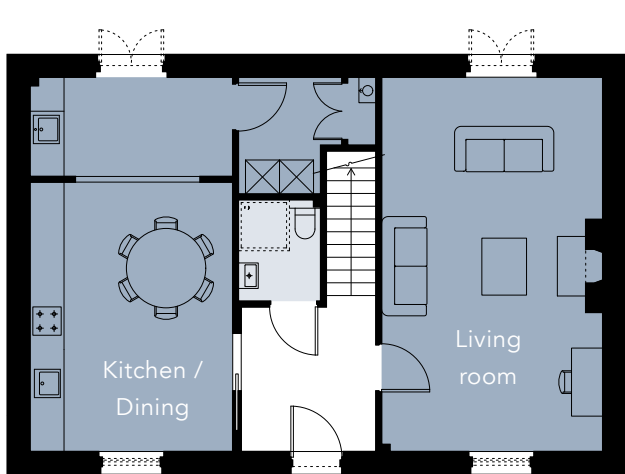
Option G1



Option G2



Option G3



Option G4



Coach House

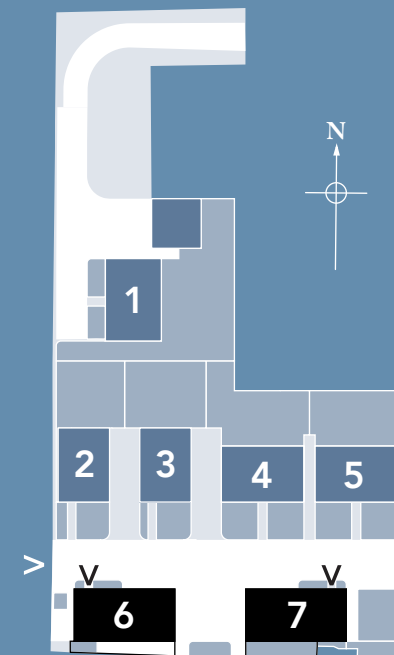
1-2 BEDROOM

DISCOUNT TO OPEN MARKET

AVAILABLE ON PLOTS 6 & 7

Plots 6 and 7 are stylish coach houses offering three ground and first-floor layout options. Each design includes a choice of one- or two-bedroom configuration, with bedrooms on the ground and first floor.

Each Coach House includes an enclosed garage directly beneath the flat, with vehicular access via Armada Way.

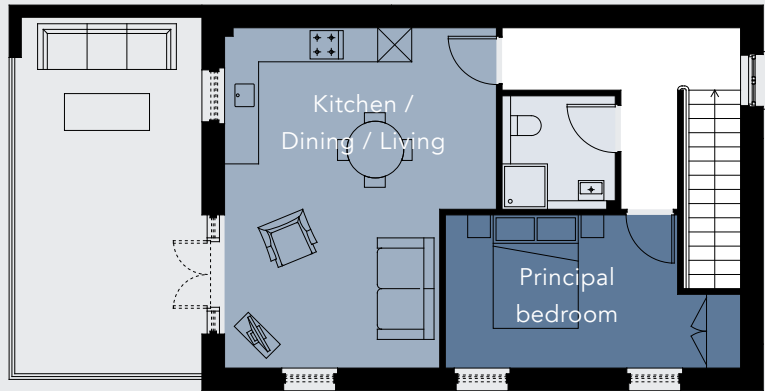


Plot 6 size	117.5 sqm 1,265 sqft
Plot 7 size	115.3 sqm 1,241 sqft
Approximate floor area	88.7 sqm 954 sqft
Bedrooms	1-2 bedrooms
Parking spaces	1, single garage

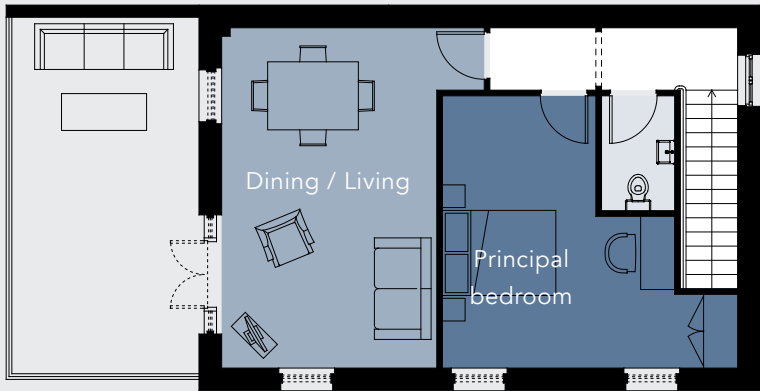
Other additions and alternatives are available, including alternative first-floor window, built-in joinery, or an added balcony wall for more privacy—consult the relevant plot passport for a detailed description.

Illustration for identification purposes only and are not to scale. Measurements are approximate.

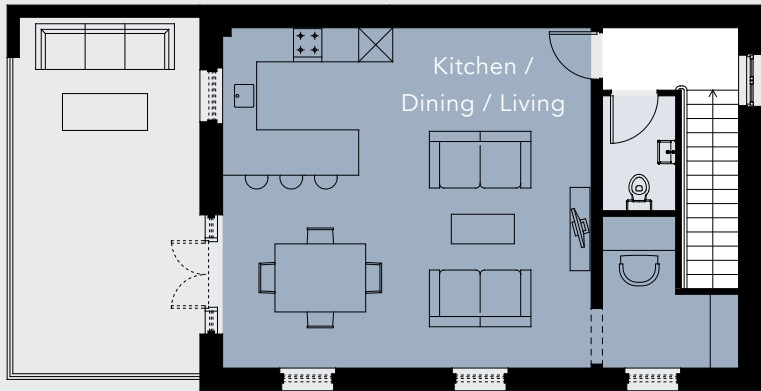
FIRST FLOOR



Option F1
Not permitted with G3

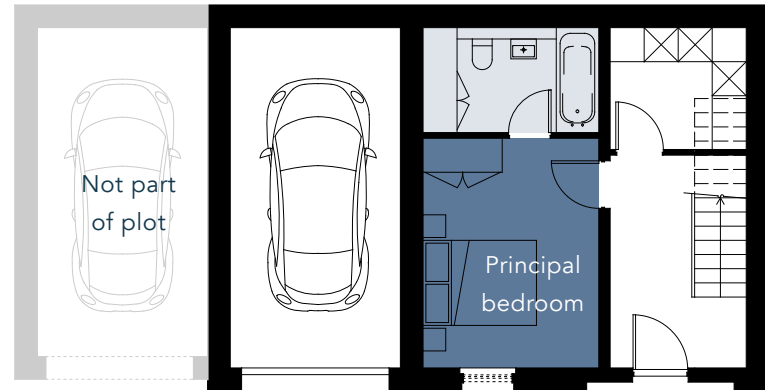


Option F2
Not permitted with G1 or G2

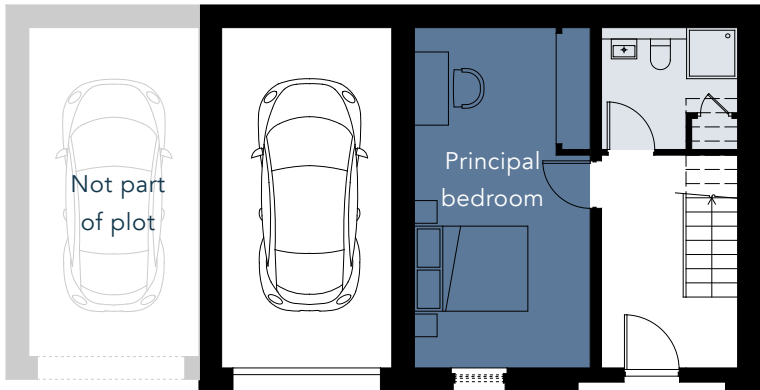


Option F3
Not permitted with G3

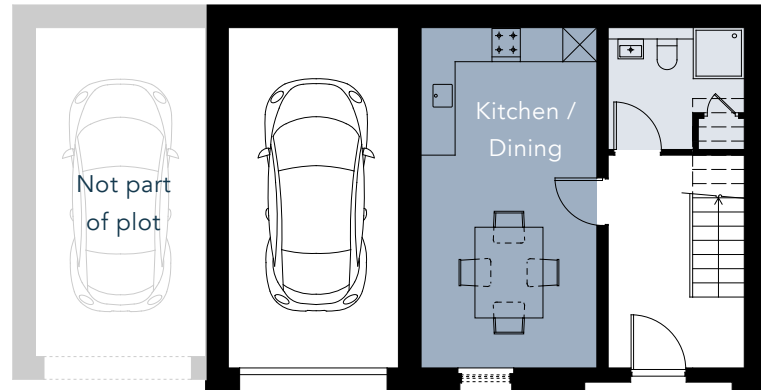
GROUND FLOOR



Option G1
Not permitted with F2



Option G2
Not permitted with F2



Option G3
Not permitted with F1 or F3

Typical specification

External

- ◆ External choice of two types of brick
- ◆ Natural slate roof
- ◆ Black aluminium rainwater downpipes
- ◆ Class A chimney (suitable for a log burner)
- ◆ Parking spaces or garage depending on the plot
- ◆ Rear garden ready for turfing/seeding
- ◆ Front garden landscaped
- ◆ Landscaping and boundary treatments as per the drawings.
- ◆ Grey limestone patio / paths as per the landscape drawings
- ◆ Block paving to parking areas in front of garages
- ◆ Outside tap

Kitchen

- ◆ Generous allowance for kitchen and utility units and appliances, including fitting
- ◆ Choice of tiles

Woodwork

- ◆ Choice of Dordogne Oak or four-panel white shaker doors
- ◆ Choice of stainless steel, brass, or antique black door handles
- ◆ White timber, double-glazed windows
- ◆ Choice of stainless steel, brass, or antique black window locks / handles
- ◆ White timber patio doors
- ◆ Composite front and rear doors
- ◆ White 5" lambs tongue skirtings
- ◆ Lamb's tongue architraves
- ◆ White stair rails (square profile) with half-round oak handrail
- ◆ White window boards
- ◆ Fireplace with oak lintel

Heating

- ◆ Air source heat pump for heating and hot water
- ◆ Smart two-zone heating controls
- ◆ Hot water tank with immersion heater

Bathrooms

- ♦ Half-tiling to bathrooms and full tiling to showers
- ♦ Half-tiling to downstairs loo
- ♦ Choice of tiles
- ♦ Roca sanitaryware

Electrics

- ♦ Choice of white or stainless-steel switches
- ♦ Low-energy LED spotlights to kitchen and bathrooms
- ♦ Three double sockets in bedrooms
- ♦ Four double sockets in sitting room
- ♦ Four double sockets in kitchen
- ♦ Double socket in utility room
- ♦ Single socket in hallways
- ♦ TV points in all bedrooms, sitting room, and kitchen
- ♦ Telephone sockets in sitting room and principal bedroom
- ♦ Doorbell

Can I customise further?

Yes! The additional features listed below are available for each home. Some options are only compatible with specific layouts, so it's best to discuss your preferences with the sales agent and refer to the plot passport for a full list of available choices.

- ♦ Bi-fold doors for sitting room
- ♦ Built-in double wardrobe with doors to match house choice
- ♦ Built-in single wardrobe with door to match house choice
- ♦ Oak window boards
- ♦ Oak skirting and architraves
- ♦ Log burner in the sitting room
- ♦ Brushed stainless steel or brass sockets/switches
- ♦ Additional double electric points
- ♦ Wall light electrics (x3) to sitting room
- ♦ Coving
- ♦ Wired video doorbell
- ♦ Burglar alarm
- ♦ Cabling for car-charger
- ♦ Cabling for photovoltaic panels
- ♦ Upgraded wall insulation

Please enquire for current price list.

Ready to Build Your Dream Home?

To secure your plot, simply pay a non-refundable £2,000 reservation fee. Once reserved, the friendly team at Leaper will guide you through selecting your layout and specification, ensuring your home is perfect for you.

When you're ready to complete the plot purchase and enter the build contract, you'll pay the plot price to Leaper. You'll also cover the cost of electricity, drainage, and broadband installation once these services reach your plot boundary—either at completion or shortly after.

After purchasing your plot and finalising specifications, Leaper will prepare construction drawings within a month. Once approved by the Building Inspector and signed off by you, the build will begin.

Your build contract will be with the appointed builder and paid in six instalments. Construction is expected to take no more than 32 weeks from the completion of the drawings.

Leaper will arrange site insurance and a 10-year new build warranty, both included in the plot price.



Leaper specialises in delivering custom and self-build homes in rural areas across the UK.

We focus on this approach because it creates higher-quality, more sustainable homes while offering homeowners better value for money and the freedom to design a home that truly fits their needs.

We are committed to responsible development, working closely with landowners and communities to create exceptional places to live. Our carefully selected sites contribute to addressing the UK housing shortage while providing a welcome boost to rural settlements.

At Leaper, we collaborate with top professionals and consultants with proven expertise, ensuring the best possible outcomes for our clients and the communities we serve.

Fordington Farm is the
latest custom and self-build
development by



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