



PRIVATE  
CLIENTS

## Commissioned-Build



Drumrossie Homes

One of the long term barriers to self-build within the UK has been the availability of vacant and suitable building plots.

Previously developers have secured substantial land banks for their future projects, often securing plots with no planning permission. This has left the self-builder with plots which are unattractive or have several issues to overcome before development can proceed.

Market conditions of the last few years have had a major and significant impact on the small to medium size developers with very limited funding available. This has resulted in an increase in plots being released onto the market on a commissioned-build package.

### **What is a commissioned-build package?**

In simple terms the developer will offer for sale a plot of land with services and planning consent, with the condition that they are employed as the main contractor for the build of the new dwelling.

This allows the purchaser to have an input into the property's general internal design, specification and standard of finishes. In some instances larger changes can be made, however these may well require an amendment to the consented planning permission.

### **The process**

1. Building plot with planning is offered for sale.
2. Client details to the developer any modifications to design specification.
3. Amended planning consent obtained.
4. Client purchases plot with fixed price build contract.
5. Developer issues stage payment requirements.
6. Client pays developer stage payments as the project is constructed.
7. Construction is completed and clients take possession and move in.

### **SPF Private Clients**

SPF Private Clients offers dedicated professional expertise to self-build clients via Calum Kerr, Associate Director for Self-Build and Development Finance. Calum has many years of experience in this somewhat complicated market and has worked closely with a number of lending partners. He can arrange bespoke finance facilities for clients to undertake a commissioned self-build project, with funds available to match directly the developer's payment schedule resulting in positive cash flow during the project.

For assistance in financing your commissioned-build project please contact:

### **Calum Kerr, Self-Build and Development Finance**

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