

NEW HOME BUYER:

FINDING LAND

Finding the right block of land for your new home is an important decision . There are a number of considerations to factor in when choosing the size and locations of your block to ensure you can build the home design of your choice

Is your land ready to build on?

- Any Piece of ‘unimproved‘ land is zoned by the local council for a particular purpose. If you’re considering a specific block in an established urban setting you should check its zoning with the local council before purchasing
- Sometimes the fall or gradient of the land can make the building building difficult
- Your block will need to be cleared and levelled as well as having water, power and sewerage connected before we can start building

Does your land suit your preferred home design?

- Your land needs to be large enough so that the home of your choice can be sited correctly
- You will need to find out if there are any pre-existing covenants or developer guidelines that restrict the requirement for the style, type or size of home you want to build
- Some home designs may suit narrow blocks while others require a wider frontage

What’s your block orientation ?

- Home orientation is an important thing to think about because it will affect how much light comes into your home, which will affect your home’s energy rating and heating and cooling bills.

What services does your builder deliver?

- What are your lifestyle considerations?
- Where’s the local park and paryground?
- Is there a shopping centre nearby?
- Where are the nearest schools?
- How well is the area serviced by public transport and main arterial roads? How long will it take you to get to work?
- If the estate is new or in its early phases of development what is the master plan for the area?
- What’s the long-term vision?
- Is there a good feeling of community?
- What amenities are planned or coming?

**If you have more questions about building with us,
 call us on +234-802-356-4597**

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