

# Golden Brick FACT SHEET



## HOW MUCH DOES IT COST TO BUILD AT GRAVEN HILL?

When you purchase a plot at Graven Hill, as well as the land you also purchase the ground floor slab, foundations and drainage system which are totally bespoke to your design. In addition, services are terminated at the plot boundary for future connections to be made by you. The reason we have chosen this route is we are transferring to you a partially built home, rather than bare land. In tax speak this means the sale constitutes “the grant of a first major interest in a residential dwelling”, which attracts a zero rating for VAT under current HMRC rules. In simple terms we do not have to include the VAT we have incurred in providing the roads, footways, drainage and landscaping which service the plot within your purchase price.

Once you have decided on the design and construction method of your home, and obtained planning permission, we will take your technical drawings and design your substructure, foundations and drainage. Once agreed, we will construct them using a contractor approved by Premier Guarantee, the provider of the structural guarantee for your property. This takes the hassle out of things for you as we take away the headache of the riskiest part of any build – the ground conditions. Once the scope of works is finalised and we have provided a cost to you, this price is fixed regardless of actual ground conditions encountered or the impact of our wonderful weather i.e. we bear the risk. Not only can you trust that the works are being carried out by a quality, approved contractor but, by grouping the foundations together, the cost of supervision and equipment is shared between you and your neighbours’ plots, which also helps to keep the cost down. We also provide you with a 10-year structural warranty from Premier Guarantee and will dispose of the excavated material from your plot; which means by the time we have finished the groundworks, you’ll be fully equipped to start building that dream home!

So, now comes the question of cost. Once the technical drawings, which are designed to accommodate the specific requirements of your home including things such as hard standings and topsoil, are agreed we will be able to give you a guaranteed price for your bespoke foundations. This price includes the resources needed to lay the foundations including the construction workers, equipment, infrastructure, testing and work. It also includes the provision of points of connection for power, water, telecoms and gas which you will then extend to your home. You can use water and power from the points of connection during your building works but will need to arrange installation of a meter for electricity. As these supplies are yours, you will meet the cost of the electricity or water used. The final Golden Brick price reflects your individual design and the characteristics of your chosen plot, so once you tell us exactly what you need, we will be able to let you know how much it will cost. Everyone’s dream home is different and so is their foundations. Remember a ‘golden rule’ for avoiding unnecessary costs before you have even got out of the ground is to minimise changes in direction and loadbearing walls or extra elements which require foundations to support them.

Throughout this process, you will have a Development Liaison Manager who will be your main point of contact. They will provide a schedule of what information Graven Hill requires and when, so you know what is expected and who to talk to if you have any questions.



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## Now you know more about the Golden Brick process, here's the important question...how do you pick the perfect plot? We have a few handy hints to help you along the way:

- ✔ Consider the orientation of the plot. If a south facing garden is a must, make sure you check that out before you start.
- ✔ Keep it simple! Just because you can build to a certain gross internal area doesn't mean you have to. Remember, the bigger and more complex the design, the more expensive it is to deliver. Decide what is important to you and stick to it!
- ✔ Consider the number of load bearing walls – the more you have, the higher the cost of the foundations.
- ✔ Study your Plot Passport, it is an invaluable resource which will guide you to the most suitable plot.
- ✔ Understand how the ground conditions influence your build. The deeper the foundations need to be, the deeper your pockets will need to be.
- ✔ Look at the slope or gradient change; changing the levels may prove costly.
- ✔ Everyone loves the idea of a basement, and we do allow them for up to 40 per cent of your gross internal area but remember they do entail significant cost and work so think carefully about whether it is on your list of 'must-haves'.

[Chat to our team at the Plot Shop](#) who can talk you through what is involved.

Take a look at our [Golden Brick Fact Sheet breaking down notional Golden Brick prices based on actual house types](#).



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The following are some actual Golden Brick costs\* by house type to give a feel for what the costs may be:

Foundation type	Number of Bedrooms	Actual Ground Floor GIA (m <sup>2</sup> )	Type of Slab	Golden Brick Price	Price Issued Month/Year
Piled	3	61	Block & Beam	£36,231.58	Oct-17
Piled	3	49	Reinforced Concrete	£32,448.85	Oct-17
Piled	3	58	Block & Beam	£33,951.79	Oct-17
Piled	5	152	Reinforced Concrete	£68,659.00	Oct-17
Traditional	5	81	Block & Beam	£36,800.97	Oct-17
Traditional	5	151.3	Block & Beam	£67,170.00	Oct-17
Piled	3	66	Block & Beam	£36,060.71	Nov-17
Piled	3	50	Block & Beam	£33,703.83	Nov-17
Traditional	5	112.8	Reinforced Concrete	£56,000.00	Nov-17
Traditional	3	56.6	Block & Beam	£27,197.28	Dec-17
Traditional	4	103.3	Reinforced Concrete	£46,287.85	Dec-17
Traditional	3	65.4	Block & Beam	£30,843.00	Dec-17
Traditional	4	105	Block & Beam	£54,851.08	Dec-17
Traditional	5	102.58	Reinforced Concrete	£53,410.67	Dec-17
Traditional	5	103	Block & Beam	£61,200.00	Feb-18
Traditional	4	78.5	Reinforced Concrete	£44,228.13	Mar-18
Traditional	5	77	Block & Beam	£40,000.00	Apr-18
Traditional	5	129	Block & Beam	£54,205.93	Apr-18
Traditional	5	94.2	Block & Beam	£43,224.11	Apr-18
Traditional	4	88.6	Block & Beam	£39,887.08	May-18
Traditional	4	105.9	Block & Beam	£50,055.25	May-18
Piled	4	103.66	Block & Beam	£56,379.45	May-18
Piled	4	165.85	Block & Beam	£66,826.99	May-18
Traditional	4	192.5	Block & Beam	£68,483.05	Jun-18
Traditional	6	77.53	Block & Beam	£30,755.00	Jun-18
Traditional	4	90	Block & Beam	£68,001.34	Aug-18
Traditional	3	39.4	Block & Beam	£31,367.64	Sep-18
Traditional	4	90	Block & Beam	£64,908.70	Sep-18
Traditional	4	87	Reinforced Concrete	£49,460.95	Nov-18

\* These costs are for illustrative purposes only and should only be used as a guide price as all foundations are unique to each Self-Build Plot. This price may also include purchaser optional extras.

