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## Self Finish homes available in Bristol

Posted by jackson - 2008/06/09 13:34

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We are making the first seven houses (1-7 on plan) available to purchase off plan in a staged contract with a total price of £150,000.

There are extra cost options for the roof space conversion and the pv cell roofing

The first stage is to sign the acceptance of Terms and Conditions and provide a deposit of £5000 to secure the property.

The second is the purchase of the plot for £65,000. This has to be completed within one month. There are four subsequent stages, finishing with the completed building regulations certificate, 10 year building insurance and utilities certification. In addition, full freehold title guarantee is provided with relevant certification. Payment is made after each stage is completed and signed off.

The planning application number is 07/04497/F is available at [www.bristol.gov.uk](http://www.bristol.gov.uk).

The revised plans show the layout of 1-7 and there is also the copy of the planning permission.

Greenoak Crescent provides families and individuals with an opportunity to purchase an energy efficient, cheap to run house with full control over the specification and internal layout.

The idea is to have a house that can be easily changed over the years as the owners needs change. A house for a lifetime, rather than endlessly moving, a place in the community, with the cemetery just over the fence.

The homes are owner finished for two main reasons.. The first is to give the owners control over the layout and the second is to give them control over the budget and quality of the kitchen / bathroom fixtures, fittings and surface finishes. We have allowed £20k for these works. A skilled DIYer (a contradiction in terms?) supplying their own labour, sourcing reclaimed materials, could finish the works for about £5k, or a kitchen alone could cost £30k.

The plans show a possible layout of a 4 bedroom, 2 bathroom house. Many other layouts are possible, ranging from ground floor kitchen and dining room, 1st floor living room with study / guest bedroom and attic bedroom and bathroom to five bedrooms with 3 shower rooms. The bedrooms and bathrooms can all be made larger or smaller according to the owners needs. No kitchen or bathroom fixtures or fittings are provided, nor are any internal partition walls apart from stairwell.

To keep costs down we are providing two options:

To provide pv cells for the entire south facing roof instead of slates. This will be done at cost to ourselves, without profit, for a sum of £6k.

To make the attic conversion optional. To provide stairs, stairwell, screeded floor with under floor heating pipes, electricity, water and waste to the attic space will cost an extra £10k, if specified at the start of the contract. It should be noted that it will cost more if the conversion is carried out at a later date.

1 car parking space in a gated enclosure is available per house on an annual licence of £500 per annum. The location will be at Hardwood Homes discretion. The licence fee is fixed at £500 p.a. for first 3 years. After this, HH reserve the right to revise the annual fee or sell the space to the householder at the open market price.

The houses will have the most modern heating and ventilation systems available. The South facing roof will be (optionally) entirely covered in photovoltaic shingles, generating clean energy from the sun. The heating and hot water are provided by a ground source heat pump. The heat recovery ventilation system provides clean filtered air to the entire house, recovering the heat from the stale, extracted air. The PV cells will produce the majority of the electricity required to run the heat pump and ventilation system.

The walls and roof are super insulated, keeping energy usage to an absolute minimum. The rainwater from the roof is collected, filtered and pumped to the wc's and clothes washing machine.

If anyone is interested, email me and I can pass on your requests to Hardwood Homes. [info@ecomotive.org](mailto:info@ecomotive.org)

The site can be seen on google maps if you click [here](#).

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