

Your own home, designed around you.

Building a one-off home is one of the most rewarding things you can do. With Astantia managing every step for you, under a development management agreement, it is also one of the most straightforward.



This short guide explains what it looks like to create your own home at 11 Strawberry Vale, with us beside you in a development management role: designing it around you, taking the risk out of the build, and handing you the keys. Read it, then share it with the people you would build it for.

Two routes to your home.

The site is already progressing through planning for two semi-detached homes, with consent expected shortly. That gives you a choice. You can build to the consent that is almost in place, or we can win a fresh consent for a single, larger home designed entirely around you. Here is how the two compare.



ROUTE ONE · THE READY CONSENT

Build the scheme that's (almost) approved.

- WHAT IT IS** Two semi-detached homes of around 3,000 sq ft each. Live in one and keep the other for family, or for an income.
- TIMING** Consent expected shortly. Technical design in parallel, so you could be on site within a few months of purchase, and finished in roughly 12 to 18 months.
- PROCESS** The planning risk is already behind you. The fastest, most certain way to a finished home.



ROUTE TWO · A NEW CONSENT

Win a fresh consent for one bespoke home.

- WHAT IT IS** Combine the plots into a single, substantial house of as much as 5,500 sq ft, shaped around the way you want to live.
- TIMING** A new planning application typically takes around four to eight months to a decision, then a 12 to 18 month build. Allow a little longer overall than Route one.
- PROCESS** We lead the application and prove the design is deliverable before you are committed, so the extra ambition never means extra worry.

Not sure which is right? Most people start by talking both through with us. We will be honest about the timing, the cost and the planning odds for each, so you can choose with your eyes open.

You dream it. We deliver it.

You do not need to become a builder, a project manager or a planning expert. You bring the vision and the decisions that make the home yours. We carry the load, and hold the programme, the cost and the quality, whichever route you choose.

What you do

Picture the home you want to live in

Choose the look, the spaces and the finishes

Sign off the design and the budget

Move in

What we manage

Planning strategy and the application

Architects, engineers and the full team

Tendering and appointing trusted contractors

Programme, cost, quality, warranties and snagging

01 **Secure the site**

Month 0. You acquire the plot. We agree the route, the ready consent or a new one, and set a realistic plan.

02 **Design & consent**

Months 1–8. We shape the home with you and, on Route two, lead the planning application until it is approved.

03 **We manage the build**

Roughly 12–18 months. We appoint and run the team, protecting your budget and programme and holding quality throughout.

04 **Move in**

We hand over a finished, warranted home, and stay on hand for the settling-in period.

How we'll work together.

A simple, transparent arrangement that keeps you in control and us fully accountable to you.

A development management agreement

We are appointed as your development manager under a development management agreement. We are not the contractor: we appoint and lead the architects, engineers and builders, hold the cost, programme and quality, and answer only to you.

A clear, agreed fee

You pay a straightforward development management fee. There is no hidden margin buried in the construction. You see the true cost of building your home, and our job is to protect it.

What we ask of you

Our strong preference is for buyers with cleared funds, ready to proceed. For either route we will consider a self-build mortgage, provided it is fully in place before we begin on site.

In short. You bring the vision and the funds. We bring the experience, the agreement and the accountability, and deliver your home.

The questions everyone asks.

Do I have to be an experienced developer?

Not at all, and that is the whole point. Under a development management agreement you make the decisions that matter and we carry everything else, drawing on decades of delivering homes and major schemes.

What if it goes over budget?

This is exactly what a development manager is for. We fix the cost plan up front, tender the work competitively, hold a sensible contingency and manage change tightly. You are never handed an open cheque book.

What if the new consent is refused?

You are never committed blind. We test the design against policy and the planners before you spend real money, and the ready two-home consent remains your safety net throughout.

What about quality and guarantees?

Your home is built under building control with a recognised structural warranty. We snag it thoroughly and do not walk away at handover. Our name is on it too.

Why trust Astrantia?

We are a family of developers and builders, a firm founded in 1974, with over a hundred years between us. We have delivered bespoke homes and schemes of up to 485, and more than £150m of development. That experience now points entirely at your one home.

LET'S BEGIN

Let's create the home you'd give the people you love.

A twenty-minute conversation is all it takes to see what is possible. No pressure, no jargon, just an honest look at your idea and how we would bring it to life.

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