



Design & Build your Dream Home

AT MONTAGUE PLACE

Purchase one of our 7 self-build plots of land at Montague Place and tailor every last detail to create your dream forever home.

**Taylor
Wimpey**

Your step-by-step guide

Here is your guide to building your very own home at Montague Place

1

Choose your self-build plot of land



2

Purchase the plot of land from Taylor Wimpey



3

Design your dream home



4

Obtain detailed planning permission



5

Start building your perfect home



3 & 4 bedroom plots of land available

*Prices range from
£330,000 –
£399,000*

Plots: 89 – 95

Purchase your self-build plot of land

Here at Montague Place we have seven, 3 & 4 bedroom self-build plots of land available to purchase so you can build your very own home.

Design your dream home

When you purchase one of our self-build plots of land, you then have the opportunity to get creative with how you want your home to look and feel. You have the flexibility to choose the internal layout, the external materials and everything inbetween.*

All 7 plots are available at a lower purchase price than the Taylor Wimpey built homes at Montague Place. This means, depending on the choices you make when building, the overall cost of your home could be cheaper than purchasing one built by Taylor Wimpey.

Want to find out more? Get in touch with one of the following local Estate Agents at the back of this leaflet to find out how you could be on your way to building your forever home.



Where are the self-build plots of land?

The self-build plots of land benefit from their own private access off Tangle Lane and form a part of the Taylor Wimpey built homes. This means that even though you will be building your own home, you will still be a part of the new community at Montague Place.



The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your sales executive prior to reservation. January 2021

Who is eligible to buy a self-build plot of land?

Any individual or association of individuals is eligible to purchase a plot although, they will need to:

- ✓ Be aged 18 or over
- ✓ Be a British citizen, a national of an EEA State other than the United Kingdom, or a national of Switzerland
- ✓ Satisfy of eligibility conditions set by the Local Authority (Guildford)
- ✓ Have paid any fee required by the Local Authority to enter or remain on the register
- ✓ Be seeking (either alone or with others) to acquire the plot for their own self-build and custom housebuilding project

Do I need to obtain planning permission?

All 7 plots have Outline Planning Permission meaning that the principle of development has been approved. It is the responsibility of the purchaser to obtain their own detailed planning permission for their chosen plot – allowing the purchaser to design their own house subject to pre-application discussions with Guildford Planning department.

Can a purchaser buy more than one plot?

No. Where a purchaser acquires a Self-Build Plot of Land, they shall reside in the house constructed as his or her main residence for at least 3 years from the date on which they take up occupation of the dwelling and shall not dispose of or sublet the property during that period without the prior written consent of the Council.

Who will service the plots?

Each of the self-build plots of land will be fully serviced* by Taylor Wimpey.

A serviced plot of land is a plot of land that either has access to a public highway and has connections for gas, electricity, water and waste water or, in the opinion of a relevant authority, can be provided with access to those things within the duration of a development permission granted in relation to that land.*

***subject to payment of relevant fees.*

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TO FIND OUT MORE CALL

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taylorwimpey.co.uk

Montague Place

Keens Lane, Worplesdon, Guildford, Surrey, GU3 3HS



Taylor Wimpey in their efforts to improve designs reserve the right to alter site plans, floor plans, elevations and specifications without notice. Maps shown are not to scale. Distances are taken from [google.co.uk/maps](https://www.google.co.uk/maps). Taylor Wimpey houses are sold freehold and apartments are sold leasehold. Information is correct at the time of going to print. Please see the development page on our website for further details. January 2021