

# CONVEYANCING SERVICES

Self build home enthusiasts warned over new Government initiative



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**Self-build home enthusiasts exclusively offered public land under a new Government initiative could be exposed to a legal minefield, warned Dootsons**

## SELF BUILD HOME ENTHUSIASTS

In May, Housing Minister Grant Shapps announced that people who build their own homes will soon be offered exclusive access to publicly owned land to build a home on under the new Build Now, Pay Later scheme.

However, Dootsons in Leigh, Culcheth and Atherton warns that self-build brings with it additional legal issues that risk being overlooked by self-build enthusiasts.

Ian Howells, Member of Dootsons LLP, says: "Buying a ready built home can be complicated enough, but buying land with the intention of building a home brings additional legal issues.

Planning regulations, access rights, restrictive covenants and funding arrangements for buying the land and building on it all need to be considered before buying the land. Having a solicitor to assist you from the outset of the project can avoid costly problems later on.

"To help self-builders and other home buyers avoid the legal pitfalls the Law Society has this year established the Conveyancing Quality Scheme, which recognises the high standards in residential property legal services that solicitors specialising in conveyancing provide.

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For further information on Conveyancing services and to discuss your specific requirements please contact

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"Anyone looking to take up the Government's new initiative and buy land to build a home, or anyone simply buying a home through the more traditional, ready-built route, can turn to Dootsons, a CQS accredited firm, to help negotiate the legal minefield.

"Self-builders already account for one in every five homes built in Britain each year, collectively making them the biggest house builder in the country. However, there are horror stories of people's self built homes being demolished due to errors in planning regulations or legal rights. Getting the right legal advice from a solicitor at the start of a project is vital.

The scheme requires practices to undergo a strict assessment, compulsory training, self reporting, random audits and annual reviews in order to maintain CQS status. It is open only to members of the Law Society and to those who meet the demanding standards the scheme will set and has the support of the Council of Mortgage Lenders, the Building Societies Association, and the Association of British Insurers.

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For more information on the Law Society's Conveyancing Quality Scheme visit [www.lawsociety.org.uk/cqs](http://www.lawsociety.org.uk/cqs)

Or contact the CQS Unit on 020 7316 5550 or [CQS@lawsociety.org.uk](mailto:CQS@lawsociety.org.uk)

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