

6 Things To Consider Before Buying Your Block of Land In Townsville

To Build Your Townsville Dream Home? Choosing The Right Block is Critical... Townsville has a wide range of land types available. There are now quite a few “housing estates” where your new home will among other new homes. There are “acreages” where you will enjoy your extra space. And there are vacant lots you manage to find in established ...

No matter where you decide to place your dream home or investment property, there are some key questions to answer BEFORE you snap it up and move on with your house planning!

Use a checklist when choosing your block of land to avoid dramas.

Here are 6 suggestions to increase your chance of a making a great choice land decision

1. Ask the developer if the land has been registered with the Department of Natural Resources yet? If it has been registered ask to see a copy of it to see the actual square meterage of the block and the boundary dimensions. This will also show any easements on the block which you cannot build in; thus reducing the actual build area of that particular block. Also ask if there are any height easements over it – as hill sites generally have this.

2. Ask the developer for a copy of the building setback plan. This will show you how far away from the boundaries your building must be located and where you are allowed to locate your driveway as there may be stormwater pits and other council services at the front of the block which you are not allowed to build over or close to; thus reducing access to your block.

3. Ask the developer for an “as constructed” sewer plan. This will show you where the sewer and drainage jump up is located on your block. Your building will need to be at least 1.5m away from a council sewer line and 2m away from the jump up (the point where your house drainage will connect to) thus also reducing the build area of your block.

4. Location of north. This is another very important part of buying a piece of land as you should be thinking about where you would like the living & patio areas of your house to capture the breezes, and to keep them away from that hot afternoon westerly sun.

5. Consider why some blocks are priced differently. Remember that sometimes the reason the land is cheaper than other blocks that are smaller (or you think is in a better location) is because some of the points above will generally impact on them.

6. Remember that smart home design can minimise the effects of some negative aspects of your land. If you have already chosen a block which does have any of these issues outlined above – don't stress we will be happy to solve them with you with a smart design to suit your needs. If you are about to purchase land – call us to arrange a site inspection.

