

Location Matters when Building a Character Home

The number one most important factor to consider when you're thinking building a character home is: LOCATION.

Depending on where you plan to build your new home may dictate what you are and are not able to do, and it is worth considering these important factors before you go ahead and purchase land.

There are three different areas to consider when purchasing land:

- In town
 - Does the area you own land in or are looking to buy land in have a Heritage overlay? You'll need to get in touch with the local council to find this out. If the area does have a Heritage overlay your new build will need to be kept within the style of the area in order to obtain building consent.
- In a development
 - Most new subdivisions and developments come with their own set of covenants that you will need to adhere to when building.
- Rural
 - Building rurally is where you have the most freedom and is likely you can do what you like in this setting. It always pay to check with your local council prior to making any land purchases.
 - Extras to be considered rurally are running services to your site, as well as septic and potable water options

