



DESIGN & BUILD THE  
HOME OF YOUR DREAMS

OLIVE *Grove*  
TRIMDON VILLAGE

A NEW EXCITING  
OPPORTUNITY TO  
PURCHASE A FANTASTIC  
SELF-BUILD PLOT, WITH  
OPEN COUNTRYSIDE  
VIEWS IN A FABULOUS  
RURAL SETTING.

All the way around the development in Trimdon, County Durham is an arrangement of landscaping and enjoyable walkways. Planning permission in place for detached houses.

Local amenities consist of Sainsbury's supermarket, Hardwick Hall Country Park, Sedgefield Racecourse, choice of golf courses, with local bars, Dun Cow and Impeccable Pig are close by. Also only 4 miles to junction 60 A1M, and 9 miles to Durham City.

**Plots from £90,000.**

## A SIMPLE SELF-BUILD PROCESS

First, you select your plot. Then, you arrange how you will finance the project and appoint a lawyer to take care of the legal elements. Next, an architect is required, and you get to work on the design together. Once this has been covered, it's time for planning approval, which your architect can help you with. Finally meticulous designs are then drawn up before getting to the build, and then it's adding those finishing touches. And the very final step? Popping a bottle of champagne and enjoying your brand new home!





# SITE PLAN & DEVELOPMENT

[www.olivegrovetrimdon.co.uk](http://www.olivegrovetrimdon.co.uk)

OLIVE *Grove*  
TRIMDON VILLAGE



There is an abundance of floral areas, footpath links and greenery surrounding the new homes being built, so you can fully absorb the local scenery. All of this is very much in line with our ethos and goal as a business: To provide beautiful homes in a beautiful area, in the centre of the universe – The North East of England

  
**AVAILABLE  
 SELF-BUILD  
 PLOTS**

  
**HOUSE DESIGNED BY  
 YOU AND BUILT BY  
 HOMES BY TRAFALGAR**

  
**HOMES BY  
 TRAFALGAR**

  
**SOLD**



**Plot 1 – £275,000**  
3-Bed detached family home  
built by Homes by Trafalgar

**Plot 2 – £249,000**  
3-Bed detached family home  
built by Homes by Trafalgar

**Plot 3 – £369,000**  
4-Bed detached family home  
built by Homes by Trafalgar

**Plot 4 – £359,000**  
4-Bed detached family home  
built by Homes by Trafalgar

**Plot 5 – £349,000**  
3-Bed detached family home  
built by Homes by Trafalgar

**Plot 6 – £95,000**  
Self-build plot @ 361m²

**Plot 7 – £93,000**  
Self-build plot @ 348m²



**Plot 8 – £103,000**  
Self-build plot @ 382m²

**Plot 9**  
Self-build plot @ 503m²  
*You design it, we'll build it!*

**Plot 10**  
Self-build plot @ 545m²  
*You design it, we'll build it!*

**Plot 11**  
Self-build plot @ 533m²  
*You design it, we'll build it!*

**Plot 12**  
**SOLD**

**Plot 13 – £299,000**  
3-Bed detached bungalow  
built by Homes by Trafalgar

**Plot 14 – £299,000**  
3-Bed detached bungalow  
built by Homes by Trafalgar



**Plot 15 – £299,000**  
3-Bed detached bungalow  
built by Homes by Trafalgar

**Plot 16**  
**SOLD**

**Plot 17 – £168,000**  
Self-build plot @ 773m²

**Plot 18 – £158,950**  
Self-build plot @ 695m²

**Plot 19**  
**SOLD**

**Plot 20**  
**SOLD**

**Plot 21**  
**SOLD**



**Plot 22**  
**SOLD**

**Plot 23 – £137,000**  
Self-build plot @ 481m²

**Plot 24**  
**SOLD**

**Plot 25**  
**SOLD**

**Plot 26 – £142,000**  
Self-build plot @ 551m²

**Plot 27 – £135,000**  
Self-build plot @ 501m²

# QUALITY ARCHITECTURE & DESIGN

**Quality is at the heart of everything we create at Homes by Trafalgar, and something in abundance when it comes to our luxury family homes.**

From the finest materials within the construction to the highest quality finishing touches for the design, you and your family will be wowed by the opulence of your brand new home in our housing developments.

We're extremely lucky to work with some of the most talented and hardworking designers and architects around, all of whom are professionals who share our ethos of thoroughness and high quality workmanship.

## FUNDING YOUR DEPOSIT

Self-build funding is as diverse as the projects themselves. From selling your existing home and living on site in a caravan to accessing the equity in existing home the options are as varied as the projects that are built. Our job is to guide you through the options and find the most suitable solution for you to build the home of your dreams..

If you have equity in your existing property we can use a second charge loan secured on your current home to release up to 100% of the value of your house to use. This means you can continue to live in your existing house but use the value to help fund your self-build project.

Finding the most suitable mix of loan structures to realise your dream self-build homes is a complex task. We will be happy to guide you through the options and provide illustrations of the costs.

