

Borough Council of King's Lynn and West Norfolk

Analysis of custom-build register, September 2021

Demographics

289 individuals have joined the register since April 2016. One group consisting of 4 members looking for 2 plots have recently registered.

81 are currently resident in the Borough. The remainder are mainly resident elsewhere in Norfolk.

212 state they have a connection to the borough (residence, family, employment etc)

The data below shows how many people have joined the register during each base period to date

April 2016 – 30st October 2016 - 43

31st October 2016 – 30th October 2017 – 45

31st October 2017 – 30th October 2018 – 44

31st October 2018 – 30th October 2019 – 41

31st October 2019 – 30th October 2020 – 42

31st October 2020 – present – 75

Requirements

Table 1 shows that most people are looking for a modest sized plot of under 750sqm (less than 0.2 acre) However a considerable number are also seeking a plot of over 2,000m² or half an acre

Table 1

Size of plot wanted	Number
1000m ² - 2000m ²	57
200m ² - 500m ²	74
500m ² - 750m ²	45
750m ² - 1000m ²	39
Over 2000m ²	51
Under 200m ²	22
(blank)	
Grand Total	288

Table 2 shows that the majority of applicants wish to build either 3- or 4-bedroom homes under 200sqm.

Table 2

Table 2		Bedrooms wanted						
Home size wanted		1	2	3	4	5	6+ (blank)	Grand Total
100m ² -150m ²		2	20	46	13			81
150m ² -200m ²			8	46	32	1		87
200m ² -250m ²			2	19	34	7		62
Over 250m ²				8	20	5	5	38
Under 100m ²		2	7	9				18
(blank)								
Grand Total		4	37	128	99	13	5	286

Table 3 shows most applicants are seeking a detached house or bungalow. Only limited numbers wish to build a non-detached house.

Table 3

Property	Count
Apartment/Flat	4
Detached bungalow	127
Detached house	246
Semi-detached bungalow	20
Semi-detached house	26
Terrace house	16
(blank)	

Table 4 looks at the types of plot sought. The vast majority are seeking single plots. There is also demand for plots as part of new build development and grouped custom build plots.

Table 4

Type of plot	Count
A plot that is part of a new build housing development	59
A plot within a group of custom build plots	120
A single plot	266
(blank)	
Grand Total	445

Table 5 looks at the budget for plot purchase. The table shows most individuals have a budget of £150,000 and over. The table also shows there is a reasonable overall spread across the other budgets.

Table 5

Plot budget	Number
£100,000 - £125,000	38
£125,000 - £150,000	46
£150,000 and over	96
£75,000 - £100,000	57
Under £75,000	53
(blank)	
Grand Total	290

Table 6 shows a wide spread of total budgets but a significant number with a relatively small budget of less than £250k

Table 6

Budget for plot and build	Number
£150,000 - £250,000	73
£250,000 - £350,000	62
£350,000 - £500,000	70
£500,000 and over	47
Under £150,000	38
(blank)	
Grand Total	290

Table 7 shows that the popular method of delivery is to employ a builder, closely followed by those who would build themselves.

Table 7

How would like to build home	Number
Build it yourself	80
Commission a custom build specialist	43
Employ a builder	97
Employ contractors	65
(blank)	
Grand Total	285