



LOT SELECTING GUIDE



SELECTING THE RIGHT LOT FOR YOUR CUSTOM HOME

People planning to build their dream home often spend so much time working out the details of the home itself that the process of finding the right lot becomes almost an afterthought. Choosing a lot, however, is one of the most important decisions in the home construction process. If you are planning to build a new custom home in the Carolinas, there are several factors to consider when researching land.

STUDY THE TOPOGRAPHY

The gradient of your lot will have a significant impact on both the floor plan of your future home as well as any outdoor spaces. People often look for lots that are completely flat, but this isn't always the best option. Any slopes on the lot can often be worked into the design plans by offering the option for a walkout basement, a breathtaking view, large outdoor deck, or other options that add to your custom home's charm. What's important to consider is the condition of the land itself.

EVALUATE THE SOIL CONDITION

Performing soil tests is a vital part of evaluating a lot. Determining how difficult it will be to dig through the soil in order to lay a foundation, for example, must be factored into the build in terms of both time and price. This could impact the overall budget and scope of the project significantly. Other factors to consider include ensuring that there are no issues with expanding soil on the property or any loose embankments that may affect the building process.

Of course, you want to purchase a lot in a price range that you are comfortable with. However, a piece of land with a cheaper purchase price tag could be that way for a reason. Purchasing one piece of land over another based on its lower cost could lead to more expensive building -- and unexpected -- costs in the future.



CONSIDER YOUR PERSONAL PREFERENCES IN THE CONTEXT OF FUTURE DEVELOPMENT

How close do you want your neighbors to be? What amenities are in the area? Not only do you have to consider these kinds of questions from a current perspective, but you need to have an idea of what changes will affect the area in the future. Find out as much information as you can about how potential development plans will affect the lot you are looking at. Though an area that is growing rapidly provides a quicker appreciation rate for housing, it can also experience lags as public services, schools, and infrastructure may struggle to keep up with the influx of people.

EXAMINE THE POTENTIAL FOOTPRINT OF YOUR HOME

If you have an idea of how large you want your future home to be, you need to see how it will “fit” on the lots you are considering. Regardless if you have purchased the lot or are still considering options, coordinate a site evaluation with the builder to get a better understanding of any potential restrictions. They will review factors such as building setbacks, access, drainage, and possible soil erosion concerns, as well as any potential hurdles you might encounter during the engineering and permitting process.

HELPING YOU FIND THE PERFECT LOT

Choosing the perfect site for your dream home is critical. That is why Ridgeline offers complementary site evaluations. We'll visit your lot so that you can make an informed purchasing decision.

We have years of experience building on all kinds of lots. Let us put that to work for you. We'll make a knowledgeable appraisal so that you can make a decision about a lot that will provide you with peace of mind. Contact our team today to get started.