

EST. **BORDER OAK** 1980

---

**COSTINGS**

A range of example homes  
- to help plan your project

**PLANNING**

Read about our latest  
plots for sale

**OUTBUILDINGS**

Explore a beautiful  
oak framed annex

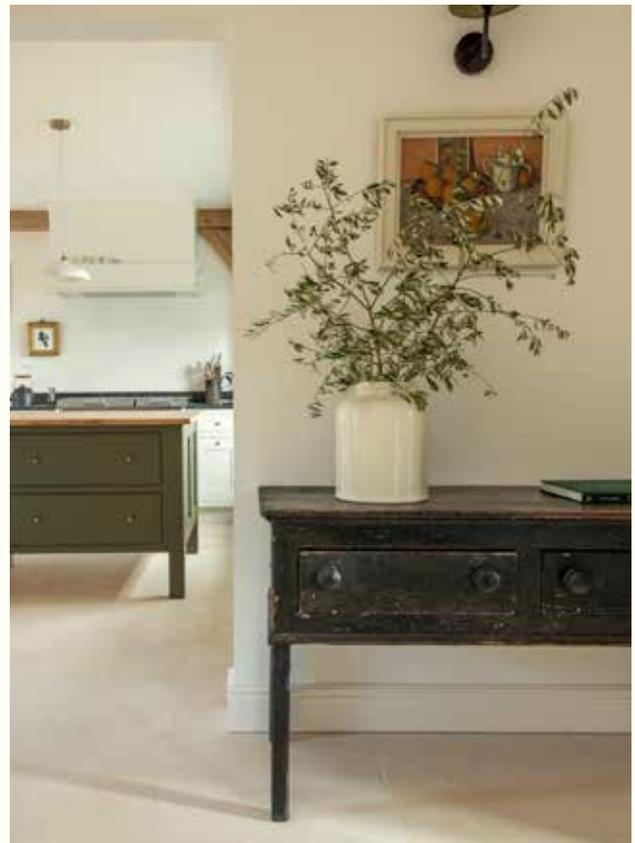


# Border Oak was established in 1980

We've been lovingly handcrafting oak framed buildings ever since. Based in rural Herefordshire, we are a family-run business specialising in bespoke self-build projects, constructed across the UK and abroad.

All our buildings are constructed from the finest natural materials, using traditional British skills. We often reinterpret vernacular detail to embrace the best of modern technologies and contemporary design.

Our wealth of experience has enabled us to assemble an unrivalled range of skills including an in-house design team, specialist carpenters, traditional construction skills, and project managers. We pride ourselves on our flexibility, sustainability, and our innovative approach.





## DOL FACH, COTTAGE NO. 2

*Located on the Herefordshire/Wales border, this beautiful Border Oak cottage was designed to echo the local vernacular and strike a balance between the finest traditional craftsmanship and 21st Century living.*

One of just five bespoke Border Oak homes built on an incredible site just on the edge of a small village and a stone's throw from the Herefordshire border, Cottage No. 2 sits very happily next to a meadow and a mountain (ok - it's more of a very big - and handsome - hill). Within easy distance of the wonderful market towns of Presteigne and Kington, with Hay and Hereford slightly further afield, the cottage is surrounded by exceptional untouched landscapes and wonderful walks.

Loosely based on our ever-popular Pearmain Cottage, we have adjusted the detail to both reflect the planning approval we inherited with the site (which had to meet specific Welsh policy) and to capture the plot's unique advantages: namely the light and the views.

The floor plan has been reimagined, with a home office set behind the hallway and staircase. A wide opening leads from the hallway to the kitchen and dining area, which is spacious enough to include an informal seating area. The kitchen benefits from natural light on all four elevations, as well as our signature full length glass and oak feature architecture overlooking the private garden and a generous rear patio.

We have also expanded the Pearmain utility wing - doubling its size - which allows for a full walk-in pantry (complete with

bracketed shelves and a cold slab), a large laundry and utility with handmade fittings - including a bespoke housekeeper's cupboard - plus a loo and the plant room. The plant room is essential because the house has PV panels and an ASHP with underfloor heating, and we always try to hide the technology where possible. The cottage also includes a sprinkler system to meet Welsh regulations.

Alongside the renewable and high-performance infrastructure, we have also maintained our own very high standards of construction and our renowned attention to detail. Super-insulated handmade solid timber stairs and doors (with finger latches crafted by our own blacksmith), triple-glazed timber windows, limestone and oak floors, classic British bathroom fittings, a striking vaulted oak frame, traditional inglenook fireplace, handmade kitchen, and the infamous Border Oak porch.

Particular highlights include extra-tall ceilings, offering a notable sense of space, and a large master suite with dressing room and full ensuite bathroom. There are two further good-sized bedrooms and bathrooms. The windows we have designed are taller than typical, creating a beautiful connection with the exceptional views and flooding the home with natural light throughout the day.



*“The completed cottage has exceeded our hopes. It has an almost indescribable feeling - it is solid and clearly very well built, designed to last, yet also joyful, which I believe comes from the natural light, the layout, and the detailing. I am very proud of this house, which represents all that Border Oak stands for and is rare to find in today’s new-build market.”*

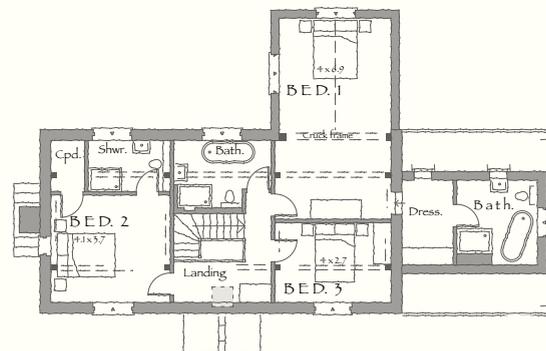
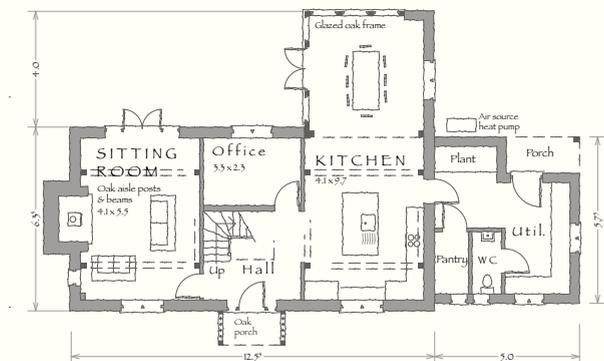
Externally, the cottage has been built using our own handmade bricks, local stone detailing, and local larch weatherboarding, which is already softening to a silvery grey. There is a generous oak-framed outbuilding with space for a room above, which could be used in many ways - storage, annex, hobby room - whatever is needed. The outside is still a work in progress while we complete the other properties, but we have already planted the native hedges and will complete the landscaping this spring. Cobbled driveways finished in local gravel, trees, and gates will also be added.

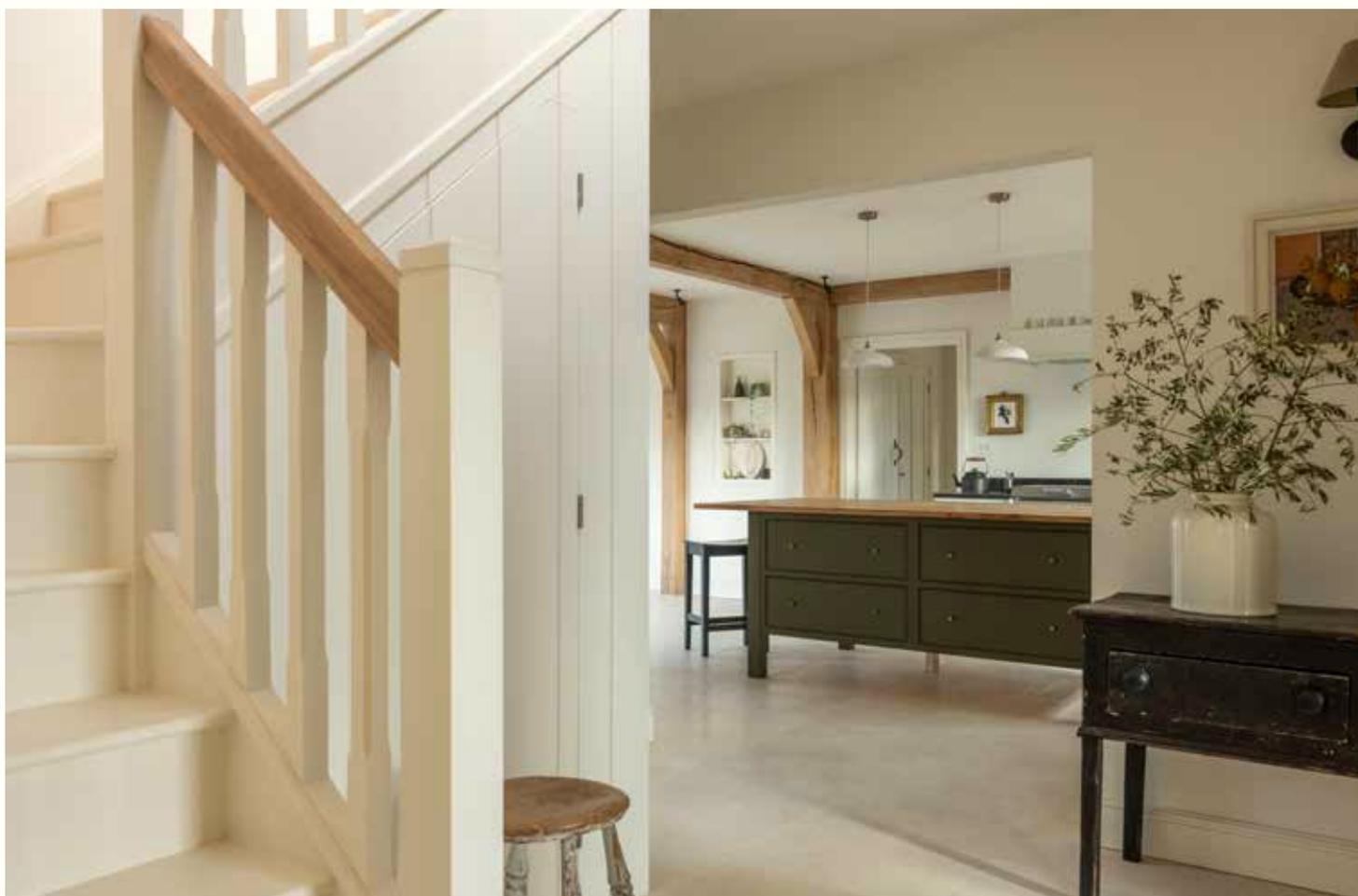


Dol Fach, Gladestry - Cottage No. 2 is a completed home by Border Oak, **now available to view and purchase for £850,000.**

Plot 3 and 4 are coming soon.

Contact Julie for more information or to set up a viewing [julie.lawrence@borderoak.com](mailto:julie.lawrence@borderoak.com)





JOIN US FOR OUR OPEN DAY ON SITE ON 25TH APRIL 2026, WHERE TWO ADDITIONAL PROPERTIES WILL BE AVAILABLE TO VIEW. PLEASE REGISTER TO BOOK YOUR VISIT: [ENQUIRIES@BORDEROAK.COM](mailto:ENQUIRIES@BORDEROAK.COM)

[WWW.BORDEROAK.COM](http://WWW.BORDEROAK.COM)

# Custom Build Developments

*We are always looking for land for developments of up to 10 houses.*

Border Oak are keen to make custom and self-build as accessible as possible. For decades, we have worked alongside landowners and clients across the UK to create serviced plots with infrastructure and planning approval in place, using our extensive experience, knowledge, and imagination to transform land into beautiful and sustainable schemes for single plots and collective home projects.



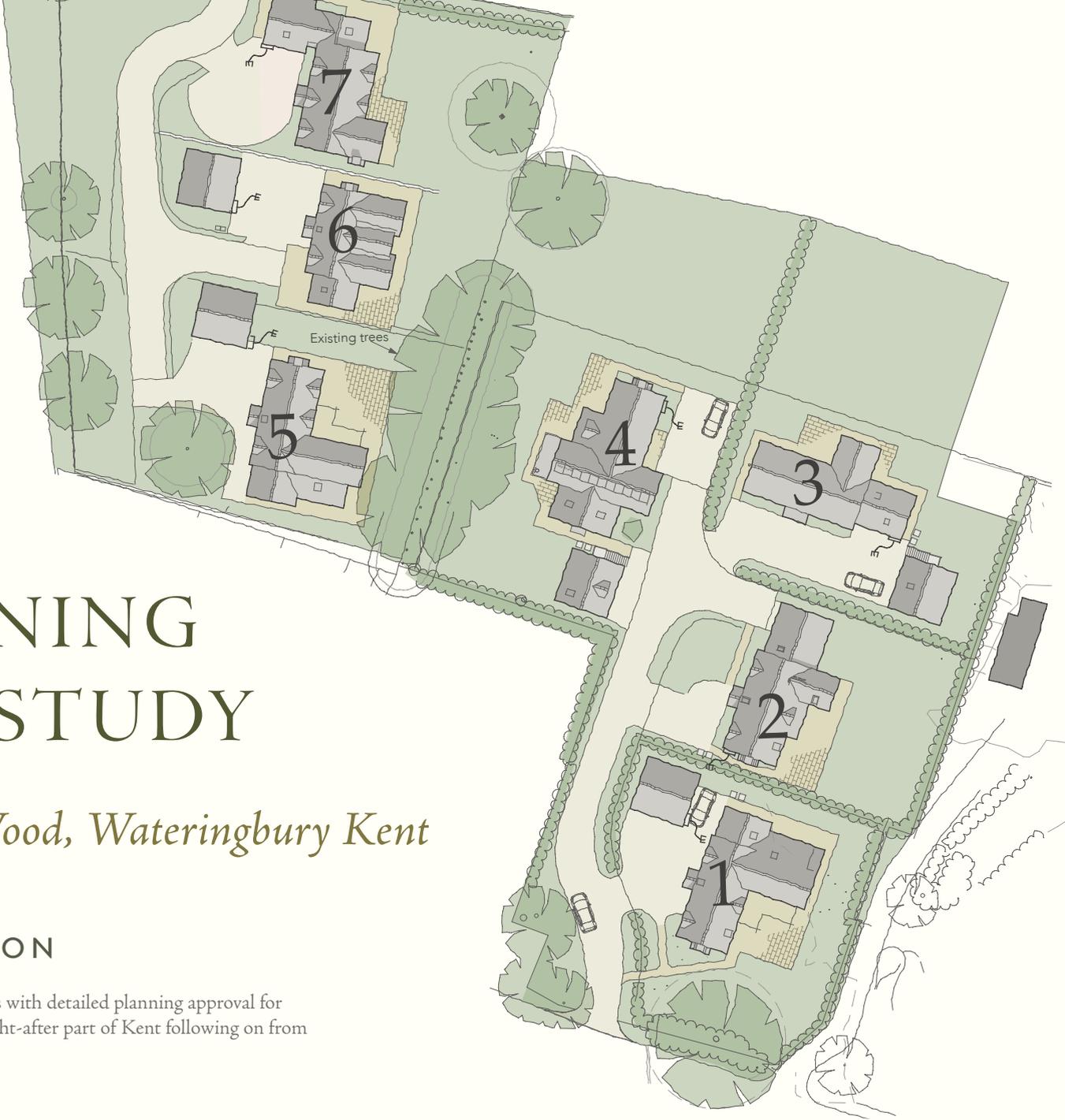


We are always seeking village and other rural opportunities and are happy to work in collaboration with landowners and estate managers to meet their specific needs. We can undertake every part of the process - from the initial 'moodboard' concepts through to securing planning approval, installing services, and selling the plots to our clients.

Often, landowners wish to retain a site for themselves, and Border Oak offers a 'master planning' service to ensure every detail is considered and every purchaser is protected. We can design and deliver mixed-use (including 'live work' and small commercial or community buildings) and combined tenure developments, offering self-build, custom-build, or custom-finish options.

IF YOU ARE LOOKING FOR A PLOT, PLEASE TAKE A LOOK AT THE PLOT PAGES ON OUR WEBSITE. IF YOU HAVE A SITE THAT YOU THINK WE MAY BE ABLE TO HELP WITH, JUST GET IN TOUCH AND WE CAN OFFER A NO OBLIGATION APPRAISAL.

[WWW.BORDEROAK.COM/CUSTOM-BUILD-DEVELOPMENTS](http://WWW.BORDEROAK.COM/CUSTOM-BUILD-DEVELOPMENTS)



# PLANNING CASE STUDY

## *Pankhurst Wood, Wateringbury Kent*

### INTRODUCTION

Seven rare custom build plots with detailed planning approval for Border Oak designs in a sought-after part of Kent following on from a 50-year planning saga!

### HISTORY

The site had been in the landowner's family since end of the Second World War. Over time, the owners established a small tree and shrub nursery, which became a successful garden centre, well known for growing ornamental and fruit trees, hedging, and other plants.

Previously, a large glasshouse and several polytunnels sat on the site, alongside landscaped gardens with many mature tree specimens. When the owners retired, they were keen to remain living at the site and naturally wanted to influence how the land would be used, rather than selling to a conventional developer. Border Oak first visited the site in 2019, and by late 2023 a joint venture agreement had been reached.

Prior to Border Oak's involvement, the landowners secured planning permission for four houses on the main nursery site and a further three homes on an adjacent parcel of land.

### DESIGN

Two separate companies had been involved in the earliest planning phase, and the proposal went through many iterations that established key considerations. These included preserving a beautiful oak tree at the entrance to the site and ensuring there was no overlooking of the landowners' existing home.

Our design team inherited the two connected but separate parcels of land, with its own design strategy, but felt it was crucial to unify

them under one sympathetic design ethos. We therefore developed a more traditional approach, focusing on vernacular proportions and detailing, rationalising the material palette, and aligning with our cottage portfolio. Handmade bricks, timber weatherboarding, render, oak porches, and handmade clay tiles, were chosen to complement the established landscaping and setting. We also proposed hedgerows and estate fencing, natural gravel, and grassy verges to reflect the edge-of-village rural character.

### PLANNING

The Phase 1 area had been subject to several planning applications prior to Border Oak's involvement, dating back to a refusal in 1979. In 2019, the current owners submitted an application for three dwellings, which was later amended to four following discussions with the local authority. This was approved.

A subsequent design revision by another company altered the overall design aspirations, so in 2023 Border Oak stepped in to work alongside the landowners to develop a scheme of two Border Oak cottages and two barn-style homes, which we secured under a Section 73 application.

Concurrently, Border Oak also submitted an application for a Lawful Development Certificate to confirm that the removal of the former glasshouses constituted a lawful commencement of the previously approved scheme - protecting the principle of planning



THESE ARE JUST TWO OF THE APPROVED DESIGNS, THE OTHERS CAN BE FOUND ON OUR WEBSITE

while further improvements were made. Planning consent was successfully granted on both applications following close collaboration with the local authority.

In November 2022, the Phase 2 parcel of land had secured approval through a different developer, making use of the Local Authority's "out-of-date" Core Strategy. This meant the site was now viewed favourably under the National Planning Policy Framework (NPPF) for housing. Border Oak later submitted an amended design under another Section 73 application, which was approved in February 2025.

The end result is a collective and cohesive scheme of seven bespoke Border Oak designs on a beautiful site in a sought-after location. It took many iterations to navigate the complex planning circumstances, but it hopefully demonstrates how Border Oak can add value through a commitment to cohesive design, experience in achieving end delivery objectives, and a deep understanding of planning mechanisms. As everything we design is bespoke, we were able to take a strategic view - meeting the planning officer's requirements, protecting the landowners, and creating exceptional plots for our clients.

THE PLOTS ARE NOW AVAILABLE TO BUY

PLEASE CONTACT JULIE TO DISCUSS OR LEARN MORE. [JULIE.LAWRENCE@BORDEROAK.COM](mailto:JULIE.LAWRENCE@BORDEROAK.COM)

# INTRODUCTION TO NEW HOUSE FARM

*Border Oak purchased a small farm in North Herefordshire a few years ago and we are currently restoring and planting meadows and orchards, as well as planting and laying numerous hedges.*

We have also secured detailed planning approval to replace the farmhouse, (which had significant structural issues) with a beautiful new Border Oak farmhouse. This will eventually become our new visitor home; showcasing our work and providing a space to experiment with new ideas and products.

## BEFORE



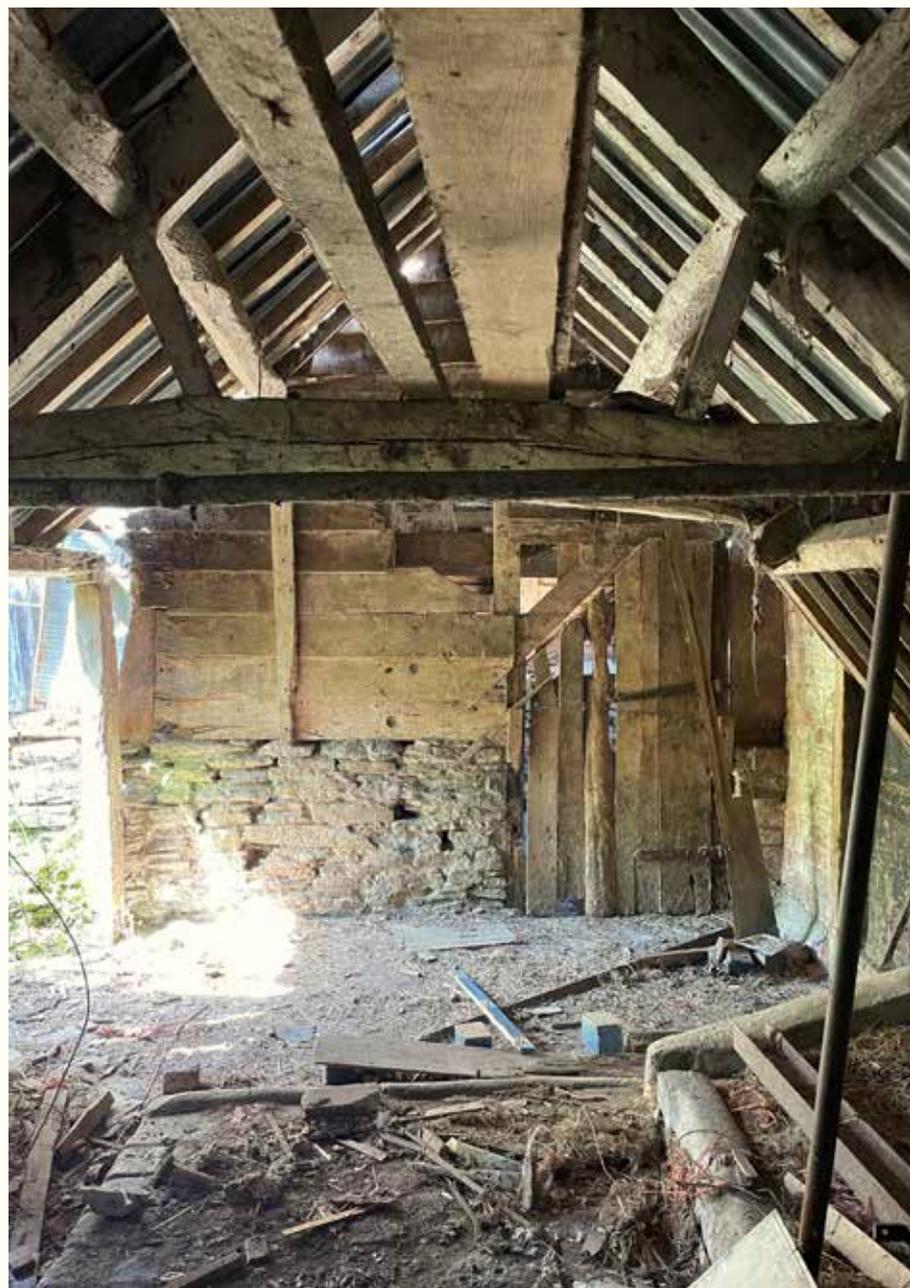
## AFTER



You can follow New House Farm progress on our new website (coming shortly!) and Instagram, but here is a short update on what has happened over the past few months:

- ✦ The plants and shrubs that could be removed from the cottage garden have been uplifted and are being kept safe for replanting at the end of the project.
- ✦ The site has been cleared of brambles and self-seeded trees, with areas of protection clearly marked.
- ✦ We've removed everything salvageable from the existing house and put these items into storage, ready for reuse in the new house. The items saved include doors, panelling, slates, floor tiles, timber, shelves and much more.
- ✦ The house has been demolished. We have retained the attached external stone wall, which runs around the perimeter of the garden and will be restored to create a kitchen garden.
- ✦ The electricity has been rerouted with poles being removed.
- ✦ We have explored the possibility of an integrated natural drainage system - divining for water springs - watch this space!
- ✦ Construction drawings have been produced, amended, reissued and tweaked again...
- ✦ Oak frame drawings have been produced, approved, and the oak has been ordered!

What's next: working up the interior specification and detailing, making the oak frame in our workshops just down the road from the farm, finalising some innovative new materials, and setting out the groundworks ready for foundations.



# COSTINGS

*All Border Oak houses are bespoke - this guide provides example costings for a small selection of our portfolio.*

Costs from March 2026. This guide does not include kitchens, bathrooms, flooring, decoration, electrics, plumbing, or site costs, all of which are all client specific. Border Oak can provide costs for these items once your specification is known, and you have a plot. Border Oak offer fixed-price contracts, as well as very flexible packages ranging from 'frame only' to 'completed build'.



## WHITE GOOSE BARN

120m<sup>2</sup> weatherboarded 3 bedroom barn with open plan interior, glazed gable end and oak porch.

Baseworks	£38,783	Inglenook Fireplace/Chimney	N/A
Oak frame/SIPs/floor joists	£76,922	External Claddings	£15,997
Roof Carpentry	£18,939	Internal Plastering/Dry-lining	£23,783
Roof Coverings	£32,353	First and second fix carpentry	£49,887
External Joinery	£45,733	Porch	£7,923
		<b>Total</b>	<b>£310,320</b>



## ST. MICHAELS

193m<sup>2</sup> generous 3 bedroom cottage finished in render over a brick plinth with hand made clay tiles.

Baseworks	£41,877	Inglenook Fireplace/Chimney	£16,218
Oak frame/SIPs/floor joists	£117,121	External Claddings	£38,773
Roof Carpentry	£24,822	Internal Plastering/Dry-lining	£27,973
Roof Coverings	£38,737	First and second fix carpentry	£57,772
External Joinery	£49,910	Porch	£6,517
		<b>Total</b>	<b>£419,720</b>



### GRAVEN HILL BARN

216m<sup>2</sup> two storey, 4 bedroom weatherboarded house with vaulted family room on the rear.

Baseworks	£53,363	Inglenook Fireplace/Chimney	N/A
Oak frame/SIPs/floor joists	£131,303	External Claddings	£28,580
Roof Carpentry	£22,538	Internal Plastering/Dry-lining	£31,411
Roof Coverings	£37,175	First and second fix carpentry	£68,653
External Joinery	£56,351	Porch	£6,517
<b>Total</b>		<b>£435,891</b>	



### CHESHIRE FARMHOUSE

271m<sup>2</sup> spacious 4 bedroom home with internal oak frame, with brick external finish.

Baseworks	£59,881	Inglenook Fireplace/Chimney	£30,832
Oak frame/SIPs/floor joists	£160,872	External Claddings	£56,750
Roof Carpentry	£29,435	Internal Plastering/Dry-lining	£39,612
Roof Coverings	£47,835	First and second fix carpentry	£78,148
External Joinery	£84,317	Porch	£6,517
<b>Total</b>		<b>£594,199</b>	



### FOREST VIEW

320m<sup>2</sup> 4 bedroom farmhouse with a mix of external materials and organic layout.

Baseworks	£72,646	Inglenook Fireplace/Chimney	£28,435
Oak frame/SIPs/floor joists	£229,254	External Claddings	£49,842
Roof Carpentry	£43,778	Internal Plastering/Dry-lining	£53,318
Roof Coverings	£89,923	First and second fix carpentry	£105,535
External Joinery	£82,260	Porch	N/A
<b>Total</b>		<b>£754,991</b>	



### MEADOWMEAD

470m<sup>2</sup> Barn inspired, 4 bedroom home finished in brick and vertical boarding with large areas of glazing and several vaulted ceilings.

Baseworks	£118,219	Inglenook Fireplace/Chimney	£25,263
Oak frame/SIPs/floor joists	£354,942	External Claddings	£119,042
Roof Carpentry	£68,455	Internal Plastering/Dry-lining	£76,527
Roof Coverings	£112,484	First and second fix carpentry	£137,005
External Joinery	£142,535	Porch	N/A
<b>Total</b>		<b>£1,154,472</b>	



## ESSEX ANNEX

*Border Oak has a large portfolio of oak-framed outbuildings - including garages, cabins, little barns, and annexes.*

Ideal for creating high-quality additional accommodation or independent living spaces, but equally useful as a home office, party barn, or holiday let. Here are a few images of a self-contained oak-framed and weatherboarded annex we completed in Essex, which sits alongside the family home we also built.

If you are interested in a similar project or have an idea for a beautiful outbuilding, do get in touch with our outbuilding team at [outbuildings@borderoak.com](mailto:outbuildings@borderoak.com)

# OUR SERVICES

Border Oak specialises in bespoke self-build and custom-build projects across the UK and abroad.  
We also undertake commercial and community projects.

We can work in collaboration with your chosen architect and planning consultant, or provide full design, planning, and engineering services ourselves.

We offer a flexible scope of works to suit your specific requirements, and all our projects are provided with the security of a fixed-price contract, specified to reflect your wishes.

Each project is centrally project-managed by us using our own construction labour to ensure you benefit from our 4 decades of experience and knowledge. We appreciate that the projects we work on are personal, often a long-held dream, and can be life-changing, so we work hard to make the process an enjoyable one.

Our workmanship, specification, service and quality are unrivalled.

## The Border Oak Contract

**THE SUPERSTRUCTURE** - a completed oak frame and SIPS structure, together with floor joists and roof carpentry, providing the specialist structural elements, ready for the client to continue with remaining works.

**THE WATERTIGHT SHELL** - a completed watertight structure, ready for the client to organise their own internal works and fitting out.

**THE COMPLETE BUILD** - Border Oak undertakes everything to a plastered finish, with the client completing certain elements such as kitchens, bathrooms, and flooring.

**THE EVERYTHING** - Border Oak undertake absolutely everything, including service connections, build warranty, and hard landscaping (we will even fit the lightbulbs).

OH, AND WE OCCASIONALLY BUILD AND SELL COMPLETED BORDER OAK HOMES,  
WHICH CAN BE FOUND ON OUR WEBSITE [WWW.BORDEROAK.COM](http://WWW.BORDEROAK.COM)



# OPEN DAYS

*Throughout the year, we open the doors to our beautiful show home – St. Michael's Cottage – and nearby Meadowmead.*

It's the perfect opportunity to see two examples of our work, experience our craft first-hand, and meet with members of our team.

PLEASE GET IN TOUCH FOR DETAILS OF OUR NEXT OPEN DAY OR VISIT OUR WEBSITE FOR DATES AND HOW TO BOOK AN APPOINTMENT.



**BORDER**  
EST. **OAK** 1980

01568 708 752 · [enquiries@borderoak.com](mailto:enquiries@borderoak.com) · [www.borderoak.com](http://www.borderoak.com)  
Kingsland, Leominster, Herefordshire HR6 9SF England