

EST. **BORDER OAK** 1980

COSTINGS

A range of example homes -
to help plan your project

PLANNING

A successful replacement dwelling
planning application by Border Oak

AWARD WINNING

Our project wins a
prestigious national Award

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.



ESSEX COUNTRY HOME

Designed by a local architect (who also secured planning approval) Border Oak were chosen to help our clients create this incredible home deep in the Essex countryside.

This exceptional oak framed property replaced a previous house and various modern agricultural buildings. It was relocated on the plot to make better sense of the surrounding fields and garden, whilst improving the natural light and privacy for all.

The house is a blend of traditional detailing and vernacular proportions, but with a distinct contemporary edge, most notable on the rear elevation with large, glazed gables and exposed oak frame overhangs.

The classic frontage is defined by oak framed jetties, oriel windows,

ornate chimney stacks, and intricate handmade brick work. Internally, the home is light, spacious, striking and fun – with vaulted ceilings, quirky architectural details, and flexible social spaces designed for living.

Border Oak also designed and built the annex and outbuildings, including an oak framed gazebo and garage with flat above.

A particular feature of the home are the different vaulted ceilings throughout, all of which celebrate the unique architectural impact that only oak framing can achieve. The double height space next



to the kitchen area, is both awe inspiring and relatable. There is a beautiful private seating area above this space, with antiqued mirror panelling and a glass balustrade overlooking the hand carved fireplace made by Border Oak's stonemason. The volume of this room works well because it is balanced rather than overwhelming and because the space is designed to capture the incredible views through a fully glazed gable. It is also the perfect counterfoil to the more intimate bar and dining space tucked to one side. The contrast of volume and intimacy works well as whilst the spaces are open to one another, they remain distinct through architectural detailing.

Upstairs, there are a range of further beautiful, vaulted ceilings including a multi aspect landing area with intersected cruck frames leading off to the individual bedrooms. The bedrooms also utilise the full height of the roof spaces – adding volume, craftsmanship, and architectural flourish.

“Thank you for our wonderful home, we love it. You have all created something truly special at Border Oak, and we feel very fortunate to be a part of it in some way.”

[READ MORE ON OUR WEBSITE](#)



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 to as many people 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.

If you have a piece of land that you think we may be interested in, please contact Julie Lawrence – 01568 708752

WWW.BORDEROAK.COM/CUSTOM-BUILD-DEVELOPMENTS



We are always seeking village and other rural opportunities and are very 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 keep a site for themselves, and Border Oak offer 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 sites and we offer self-build, custom build or custom finish options.

IF YOU ARE LOOKING FOR A PLOT, PLEASE TAKE A LOOK AT OUR 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

PLANNING CASE STUDY

New House Farm, Kingsland

INTRODUCTION

During lockdown, a farm not far from Border Oak HQ came on the market. It was being sold by 'informal tender' with a complicated bidding framework, but Border Oak were able to buy the farmhouse, the farm barns, outbuildings, and several orchards with fields.

HISTORY

Old maps show that there has been a house at New House Farm for centuries. However, as the name indicates, the existing house is comparatively new and had sadly come to the end of its purpose. The traditional range of agricultural barns adjacent to the house are much older – possibly 19th century, built from rubble stone, weatherboard, and all manner of salvaged materials including tin and string!

The surrounding orchards are also old and after buying the farm Border Oak were thrilled to learn that they contain a wide variety of rare heritage fruit trees, which were lovingly collated by the previous owner.

The existing farmhouse has been much altered (in a slightly eccentric fashion), but unfortunately not well maintained. There was subsidence and damp, along with many other insurmountable structural issues – not least that there is no internal structure attached to the external walls!

DESIGN

Having spent a few years getting to know the land and putting in place a restoration and plan for the orchards, our attention moved to the farmhouse and barns.

The barns form a traditional C-shape around a small yard, but the house had been positioned very close to the yard, and the various house extensions had encroached right up to the granary steps – compromising the yard, the house and granary. As the barns and granary had a degree of heritage importance and the house had structural issues, it was decided that the best option was to replace the house and relocate it to provide a sense of distinction between the traditional barns and the replacement dwelling.

We worked through various design scenarios, and we all agreed that the site needed something classical and rooted in the Herefordshire vernacular - something to sit alongside the farm barns and orchards rather than challenge them.

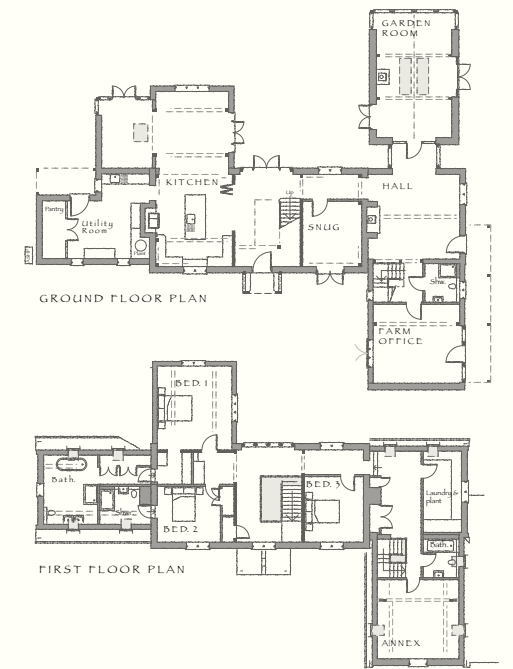
We chose a palette of local, low impact and natural materials - stone, brick, and weatherboard - combined with any materials we could reuse from the house. Our architectural team prioritised proportion, scale, detail, and simplicity of form.



PLANNING

We utilised the services of a local planning agent who helped us prepare the application and make sure it was compliant with the 'replacement dwelling' policies in our Local Plan. As the yard, barns and house were all on top of each other and had spread organically over centuries, the agent also helped us set out a domestic curtilage. We submitted the application with various supporting documents, including a structural assessment of the existing farmhouse, a Sustainability Statement outlining our ecological credentials and aims, and CGI visualisations. We also submitted a septic tank report to demonstrate that the existing septic tank would not create any phosphate pollution.

The application was submitted on 25th March 2024. There were no objections, no requests for additional information or changes to the scheme. We were overjoyed when approval was granted on the 9th August 2024.



STAY UPDATED BY FOLLOWING US ON INSTAGRAM, VISITING OUR WEBSITE, OR SUBSCRIBING TO OUR NEWSLETTER.



A day in the life

Merry Albright – Creative Director

9AM.

Once my son is on the school bus (hopefully with the right sports bag!) I head into Border Oak HQ, which is just a few minutes from our home, Meadowmead.

I'm meeting the electrician on site later, but first I have a super quick meeting to sign off some new brochures. There is always an endless list of things to design and print and I'm normally chasing my tail trying not to let anyone down, hastily writing the copy and searching for the right photos. I pretend that I function best under the pressure of a deadline....

10AM.

I check my emails and respond to a couple of press requests that have come in over night – writing a quick 'expert' paragraph on how we approach designing in a Conservation Area and a few captions to accompany a case study feature.

11AM.

I head out to our site in Gladestry, just over the border in Wales. The drive to Gladestry is utterly beautiful – unspoilt hills and valleys dotted with woodland and woolly sheep.

Pottering around on building sites is one of my favourite things to do. I've spent all my life on building sites and really enjoy a chat with the guys and admiring their work – our builders are incredible, and it genuinely makes me so proud to see and feel the quality of what we are creating. We have an amazing product and it's easy to forget this when you are battling planning or filling out forms at your desk.

I can't leave a building site nowadays without wondering what my lovely Dad would have thought. He knew the site in Gladestry well and I hope he would have been very pleased.

1PM.

I head back to the office and spend a few hours catching up on other emails. Most afternoons I try to focus on design – typically tweaking some house layouts, choosing products, or setting out site plans.

7PM.

I pop back home and pick up Gabe for rugby practice. I drop him at the local rugby club (which Border Oak sponsor) and then head to the Border Oak farm next door to check on the new orchard trees that are being planted. My last task of the day is to attend a local Parish Council meeting to give a short presentation for a planning application.

While I'm there I hear the Parish Council have purchased a defibrillator and offer to pay for the installation. This is something my sister and I feel very passionately about. Our Dad's life was saved by a village defib, and we will always be very grateful for the extra 4 years it gave us with him.

9PM.

Home - I'm very lucky to have a Border Oak house - Meadowmead - which my husband & I build 8 years ago. So, time at home is always a pleasure.



OUTBUILDINGS FOR ANY PURPOSE

Border Oak have a wide range of beautiful oak framed garages, annexes and outbuildings.

Garages, barns, potting sheds, studios, gazebos, outbuildings, home offices, accommodation, summer houses, outdoor kitchens - anything is possible.

Our classic range of outbuildings is inherently flexible and adaptable and endless configurations are achievable - log stores, sheds, staircases, doors, and windows can all be added to create your perfect building.

COSTINGS

All Border Oak houses are bespoke - this guide is to provide example costings for a small selection of our portfolio.

Costs from March 2025. This guide does not include kitchens, bathrooms, flooring, decoration, electrics, plumbing, or site costs 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, including project management, and very flexible packages from 'frame only' to 'completed build'.



WHITE GOOSE BARN

120m2 weatherboarded 3 bedroom barn with open plan interior, glazed gable end and oak porch.

Baseworks	£36,934	Inglenook Fireplace/Chimney	N/A
Oak frame/SIPs/floor joists	£74,212	External Claddings	£15,423
Roof Carpentry	£18,038	Internal Plastering/Dry-lining	£22,859
Roof Coverings	£31,162	First and second fix carpentry	£48,995
External Joinery	£43,552	Porch	£7,821

Total £291,175



ST. MICHAELS

193m2 generous 3 bedroom cottage finished in render over a brick plinth with hand made clay tiles.

Baseworks	£39,618	Inglenook Fireplace/Chimney	£15,999
Oak frame/SIPs/floor joists	£115,219	External Claddings	£38,570
Roof Carpentry	£24,542	Internal Plastering/Dry-lining	£26,256
Roof Coverings	£38,013	First and second fix carpentry	£56,223
External Joinery	£48,359	Porch	£6,517

Total £402,799



GRAVEN HILL BARN

216m2 two storey, 4 bedroom weatherboarded house with vaulted family room on the rear.

Baseworks	£51,708	Inglenook Fireplace/Chimney	N/A
Oak frame/SIPs/floor joists	£128,022	External Claddings	£27,473
Roof Carpentry	£22,200	Internal Plastering/Dry-lining	£29,089
Roof Coverings	£37,175	First and second fix carpentry	£68,154
External Joinery	£52,572	Porch	£6,517

Total £416,393



CHESHIRE FARMHOUSE

271m2 spacious 4 bedroom home with internal oak frame, with brick external finish.

Baseworks	£57,495	Inglenook Fireplace/Chimney	£29,507
Oak frame/SIPs/floor joists	£157,337	External Claddings	£56,586
Roof Carpentry	£29,435	Internal Plastering/Dry-lining	£36,770
Roof Coverings	£47,835	First and second fix carpentry	£77,785
External Joinery	£82,469	Porch	£6,517

Total £575,219



FOREST VIEW

320m2 4 bedroom farmhouse with a mix of external materials and organic layout.

Baseworks	£69,919	Inglenook Fireplace/Chimney	£27,931
Oak frame/SIPs/floor joists	£223,733	External Claddings	£49,842
Roof Carpentry	£43,778	Internal Plastering/Dry-lining	£49,213
Roof Coverings	£89,193	First and second fix carpentry	£104,916
External Joinery	£80,843	Porch	N/A

Total £739,368

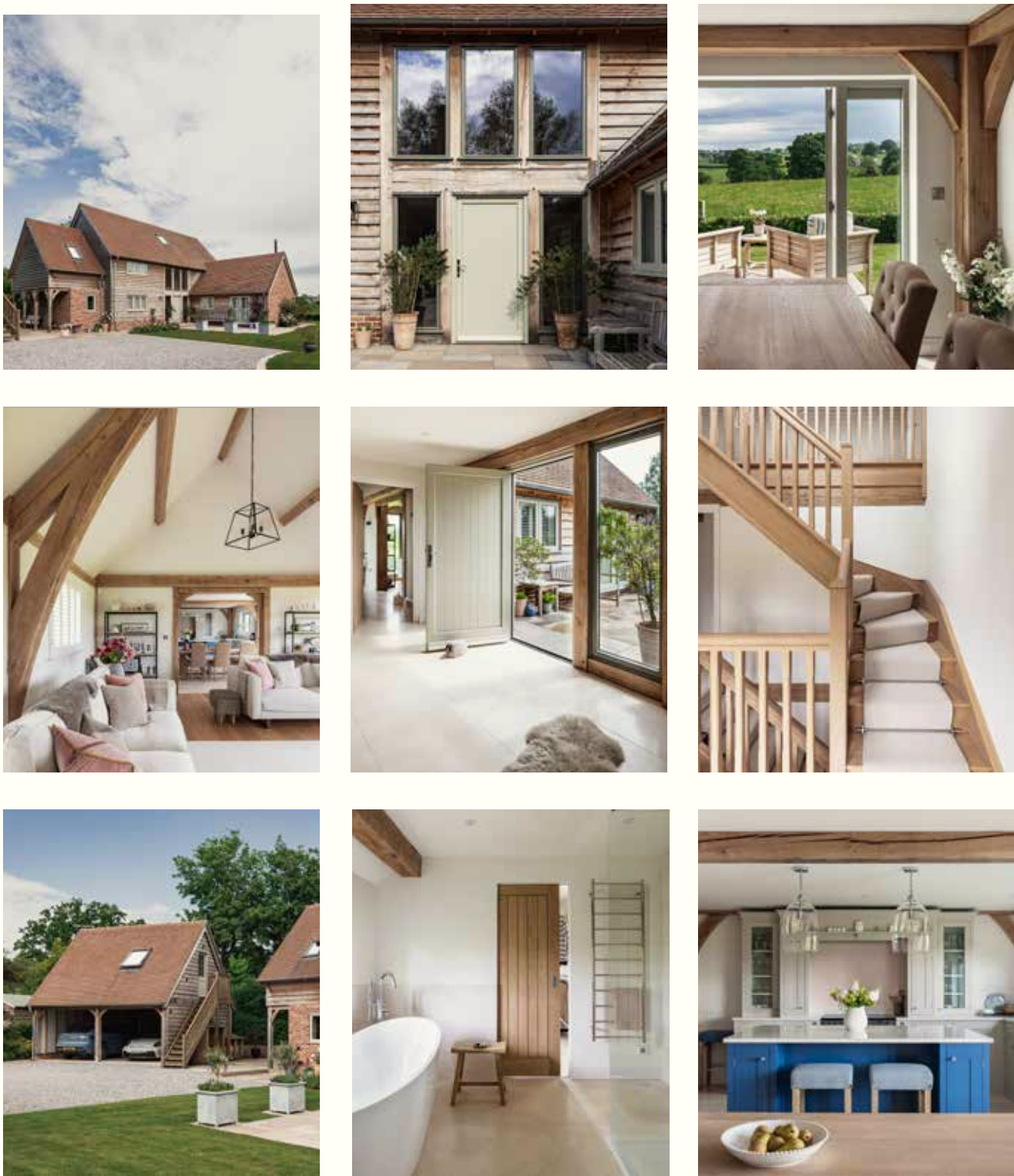


LEASON GRANGE

467m2 generous 5 bedroom home finished in local stone.

Baseworks	£96,511	Inglenook Fireplace/Chimney	£64,673
Oak frame/SIPs/floor joists	£389,863	External Claddings	£233,958
Roof Carpentry	£69,106	Internal Plastering/Dry-lining	£64,746
Roof Coverings	£154,153	First and second fix carpentry	£132,888
External Joinery	£139,613	Porch	N/A

Total £1,345,511



KIMBOLTON BARN

Kimbolton Barn is one of four bespoke Border Oak homes on our award-winning development in North Herefordshire - winner of the 'Best Custom Build' category in the 2024 The Times/ Homebuilding and Renovating Awards.

A beautiful weatherboarded barn on a small custom build development designed and delivered by Border Oak.

The site sits a short bike ride from a small village, surrounded by orchards, hills and distant views of the church spire. The plots were created from a brownfield site, and is now a haven for wildlife with new hedges, gardens, and trees. Each home has ASHP, is super insulated, built with natural materials and uses off grid high performance drainage and water treatment.

The four-bedroom home includes a fabulous utility and boot room, with a vaulted ceiling sitting room, and a full attic. There is a room over the garage too.

YOU CAN READ MORE ABOUT THE PROJECT ON OUR WEBSITE. WWW.BORDEROAK.COM/CASE-STUDIES

OUR SERVICES

Border Oak specialise in bespoke self 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 provide a flexible scope of works to suit your specific requirements and all of our projects are offered 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 is unrivalled.

The Border Oak Contract

- THE SUPERSTRUCTURE** - a completed oak frame and SIPS structure, together with floor joists and roof carpentry to provide 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 undertake 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



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 with the office for details on our next open day.

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

BORDER
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