

THE 3 STEP LAND DEVELOPMENT PROCESS

STEP 1—Site Assessment

I will undertake a **FREE**, no obligation, site assessment which includes:
 A site visit to review your site and to meet you to discuss your preferred outcome
 A desktop Assessment of the site to review the options available
 Recommendations for a way forward as one of the following:

BENEFITS -

The **FREE** assessment can show give you an idea of the value of the land/plot you have with and without Planning Permission and the potential development value and returns

A

B

C

Site Assessment Positive

Site identified as suitable for smaller scale development
NO UP-FRONT FEES TO PAY

Move on to Step 2

Site Assessment Positive

Site identified as suitable for Larger scale development
NO UP-FRONT FEES TO PAY

Sell/Option without Planning to House Builders/Developers
 Pay me commission on Sale

Site Assessment Negative

Site not found to be suitable for development
NO FEES TO PAY

STEP 2—Planning Stage

I will make a full Planning Application which includes:
 A Full Planning Permission/ Outline Planning Permission scheme design for the site at my cost
 Planning Consultant Design Statement to support the application at my cost
 Submission of Planning Application at my cost, including any changes or amendments.

BENEFITS -

You can achieve a higher value for your site with Planning Permission in place and it provides a clear scheme to a builder or developer making it easier to sell

A

B

C

Planning Approved

Move forward to Development Stage
NO FEES TO PAY

Planning Approved

Sell via Agent or Auction

Sell site with Planning to Small Builder/ Self-builder
 Pay me commission on Sale

Planning not Approved

NO FEES TO PAY

STEP 3—Development Stage

I will arrange a Joint Venture with Developer / Builder which will include:
 All Building Regulations and detailed drawings for the scheme
 Management of the project on site
 Arrangement of Development Finance (if required)

BENEFITS -

You can obtain a higher return by taking a percentage of the development profit as well as the land value as part of the development team.

A

B

C

Build all Properties
Sell via Estate Agent

Pay me percentage commission on successful sale of the Properties

Build all Properties
Rent out as Long Term Investment

Pay me a percentage share of income and ownership

Build Part Scheme
Sell remainder at Auction

Pay me a percentage commission on successful sale of the Properties/Land