

LAND DEVELOPMENT CHECKLIST

Site Information:

Complete

Cost

Item:

Price:

Site Address:

Neighborhood Area:

Current use:

Legal Review:

Complete

Cost

Item:

Title Report & Review

Ownership verified

Boundary Review

Boundaries Marked / Walked

Zoning

Access, sightlines verified

Easements (rights of way, utilities, common areas, etc.)

Covenants

Shared items - fences, driveways

Building regulations approvals (% building coverage, etc.)

Statutory waterways and any associated restrictions

Railways, underground and nearby infrastructure

Site or nearby advertising

FAA restrictions

Car parking licenses and agreements

Existing occupants and illegal occupation

Site security

Utilities and Services:

Complete

Cost

Item:

Overhead cables and buried services

Gas

Water

Sewer/septic

Electricity

Substations (Existing/Required)

Telecom

Local Authority & Planning Review:

Complete

Cost

Item:

Current planning use

LAND DEVELOPMENT CHECKLIST

- Site planning history
- Pre-app discussions/reports
- Nearby planning applications and approvals
- Recent projects - what is legal may not be allowed
- Conservation areas (or other designations)
- Green belt, coastal zones etc.
- Listed buildings
- Public open spaces
- Protected views
- Flood risk
- Air quality and noise

Site Survey Requirements: Complete Cost

Item:

- Public transport
- Schools & educational facilities
- Activity centers
- Buildable area /non-buildable area (slopes, water, storm water)
- Building footprint and orientation
- Site contamination
- Topography
- Asbestos
- Existing building (structural, measured, demolition etc)
- Photographic
- Underground structures
- Unexploded bomb
- Railways, tunnels and underground
- Archaeological
- Ecology, bat, nesting birds etc
- Transport, infrastructure & highways, streets, traffic flow
- Trees
- Soil report
- Hazardous substances
- Invasive plants

Market Analysis Complete Cost

Item:

- Supply & demand
- What's being built
- End value of product (SFH/Duplex/Etc)
- Comparable sales
