



Is my land worth talking about?

A landowner's checklist · West Midlands & Warwickshire

Ten simple checks you can run through before talking to anyone. There's no score. "Yes" answers are the kinds of things land promoters generally look for, but a "no" or "not sure" doesn't rule your land out. A promoter can give you a proper view.

1	Size Do you know roughly how big the land is? A guess is fine. Size helps decide who might be interested.	☐ Yes	☐ No	☐ Not sure
2	Next to a village or town Does the land touch, or sit right beside, existing homes at the edge of a village or town?	☐ Yes	☐ No	☐ Not sure
3	Road access Does it front directly onto a public road, or have a right of way to one?	☐ Yes	☐ No	☐ Not sure
4	Flood zone Is it outside the flood zones on GOV.UK's free "Flood map for planning"?	☐ Yes	☐ No	☐ Not sure
5	Green Belt or grey belt Is it outside the Green Belt? If it's inside, could any part count as "grey belt"? (See my free grey belt guide.)	☐ Yes	☐ No	☐ Not sure
6	Conservation area and listed buildings Is it outside a conservation area, with no listed buildings on it or right next to it?	☐ Yes	☐ No	☐ Not sure
7	Public footpaths Is it free of public footpaths or bridleways crossing it? If not, note where they run.	☐ Yes	☐ No	☐ Not sure
8	Existing agreements Is the land free of any existing option or promotion agreement? Check your paperwork or ask your solicitor.	☐ Yes	☐ No	☐ Not sure
9	Ownership Do you know everyone who owns it, such as joint owners, family members or trustees, and would they all be willing to talk?	☐ Yes	☐ No	☐ Not sure
10	Local plan and call for sites Is your council preparing a new local plan, or running a "call for sites"? Its planning policy web pages will say.	☐ Yes	☐ No	☐ Not sure

What to do next

- **Request a free, no-obligation land check** at ardenlandpartners.co.uk. I'll look at the basics and, if you'd like, introduce you to an experienced land promoter.
- **Call or text** 07490 730866
- **Email** land@ardenlandpartners.co.uk

You never pay me. If you choose to work with a promoter I introduce, the promoter pays my fee. Nothing happens without your agreement.

General information, not advice. This checklist is general information only, not legal, planning or financial advice. I'm a land introducer, not a solicitor, planner or estate agent, and I don't value land. Always take advice from your own solicitor before signing anything.