



HARRISONS

RESIDENTIAL



*Solving the puzzle of selling
land and new homes*

MEMBER OF THE:



FEDERATION OF
INDEPENDENT AGENTS
LAND & NEW HOMES

YOUR DEVELOPMENT OPPORTUNITIES

*We specialise
in working with
landowners to
guide you through
the sales process*

Your land could be worth more than you think...

Being local experts in land and new home developments, we are able to assess your land to give you the best advice.

We bring unparalleled advice and guidance with exclusive connections to a network of trusted buyers and local development specialists – ensuring you maximise your opportunities.

Why us?

- We understand every site is unique and treat each individually**
- We are a trusted expert in all new land and new homes**
- We offer consultation and advice to all**
- We are sensitive to our clients needs and understand discretion**
- You can relax – we manage you through the whole process**

TYPES OF SITES WE CAN ADVISE ON



Uniquely shaped sites

In densely populated areas, even the smallest oddly shaped area can be a developers dream.



Large open plots

Suitable for mixed-use developments or multiple dwellings.



Gardens

Even gardens can create development opportunities.



Office and commercial buildings

Now a prime development area, these are a much sought after.



Brownfield, Greenfield and Strategic Land

Our developments are not limited to dwellings, with prospective use from care homes to affordable housing.

We can advise if your site has an opportunity for development!



THE PROCESS FROM START TO FINISH

We help you explore all the options open to you – giving you the best return



Land



Seller



Working with Harrison's Residential



Outline planning



Advanced planning



Planning granted



Land sale



Land sale



Houses built and sold



Take a look at our FAQs for all of your planning & process questions!

HOW PLANNING WORKS



*We understand
and guide you
through the
entire process*

We can guide you through the planning...

Land can be sold in three different ways:

1. With planning consent
2. Without planning consent
3. Subject to planning consent

With planning consent

The most sought after option where planning permission has been granted.

Without planning consent

An unconditional sale.

Subject to planning

This is a common practice in the development world to make a purchase subject to satisfactory planning permission.



YOUR QUESTIONS ANSWERED...

We pride ourselves on giving the best advice to all of our customers.

Q

How do I know if land can be built on?

We can carry out an initial assessment, then refer you to one of our recommended planning consultants and architects for the next steps.

A

Q

What expectation does an established developer have when interested in purchasing a site?

A developer would expect as much information about the subject site location, such as; surrounding demographics, housing supply, demand for the area, potential GDV, the areas average £sqft, as well as the design and access document, that we can provide.

A

Q

What is an agricultural tie?

This is when a strict legal covenance has been imposed to retain agricultural land for a specific use for farming.

A

Q

What are option agreements and how do they work?

Option agreements are in short, an agreed sale that is subject to planning milestones and conditions that the buyer must be satisfied with, in order to proceed to exchange and completion. These agreements usually have a financial commitment attached to them.

A

Q

How long does planning take?

A straight forward planning process can take up to 3-4 months to get to outline consent and a further 3-6 months to obtain full detailing consent. Planning timescales are unique to each site, depending upon workload, conditions and imposed local authority detail.

A

Q

What happens if planning is rejected?

In these cases, there will be transparent reasons as to why it was refused. The previous application can be appealed, amendments can be made and the application can be resubmitted.

A

MORE FAQs ON THE NEXT PAGE





Q

Can a TPO tree preservation order be removed from my land?

Generally, no. However, if you can build a compelling enough case, there have been occasions where the TPO has been lifted.

A

Q

Will I need services upon the land (electric, water etc)?

Yes, the planning consultancy instructed should carry out these investigations and report accordingly.

A

FOR ANY OTHER QUESTIONS...

There are many variables when it comes to land development and planning, some of the other typical questions you have may include:

- *What is CIL and S106?*
- *What are ransom strips?*
- *What if the site is in a green belt?*
- *What if access to a site is right of way and not owned by the vendor?*
- *What is the starting point and process to get planning advice and support?*
- *How do I keep costs of planning advice reasonable?*
- *How do I know what type and how many units could be built in the subject location?*

The answers to these are slightly more complex, so we would advise a call to discuss further.

PROUDLY
PLOT AVAILABLE

NEW HOME SALES

Plot 12 **SOLD** Plot 13 **S**

Plot 14 **SOLD** Plot 15 **S**

Plot 16 **SOLD** Plot 17 **S**

Plot 18 **S**

*Once built, as
market leaders
in your area, we
can help you sell
your new homes*





Always delivering
the best advice to
our customers



WHY CHOOSE US?



Established

We are an experienced name in the new build and land sales sector, backed by the FIA body.



Committed

We deliver the best returns to our customers from their land or developments.



Experts

We utilise our experience and connections to identify hidden values from properties.



Network

We offer an unrivalled network of trusted partners including architects and planners.



Trusted

We enjoy excellent relationships with house builders and developers looking for developments and land like yours.



Experience

We can guide, advise and relieve the stress in challenge resolution, from planning to environmental issues.



Responsive

We understand our customers needs for varying levels of support.



Market-aware

We offer on target pricing advice and market research to assist with the sale.



Jargon-free

We help our customers understand the process and guide them through it, it's all about long-term relationships.

Taking the confusion out of land and new homes, with a name you can trust...



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