

Land Purchase Due Diligence Checklist



Acquisition checklist | title, rights, planning, environmental risks and site constraints

1. Site identification

Locate the site at maplify.co.uk and confirm the correct parcel before reviewing evidence

Site address:

Site name / reference:

Postcode:

Local authority:

Ward / parish:

What3Words / grid ref:

Latitude:

Longitude:

Buyer / project reference:

Assessor:

Date:

2. Purchase and transaction overview

Record the deal structure, intended use and what must be confirmed before exchange

Asking / agreed price:

Transaction type:

Target exchange date:

Seller / agent details:

Landowner / title holder:

Current use and occupation:

Proposed use and development:

Tenure / term (if leasehold):

Site size / frontage / boundaries:

Special conditions / deadlines:

Known concerns or assumptions:

3. Title, ownership and legal rights

Use maplify.co.uk for indicative boundaries, then verify the legal position with HM Land Registry

Registered title identified☐ Yes ☐ No ☐ ?

Restrictive covenants☐ Yes ☐ No ☐ ?

Registered owner matches seller☐ Yes ☐ No ☐ ?

Overage / uplift / clawback☐ Yes ☐ No ☐ ?

Title plan inspected☐ Yes ☐ No ☐ ?

Mortgages / charges☐ Yes ☐ No ☐ ?

Boundary discrepancies resolved☐ Yes ☐ No ☐ ?

Tenants / occupation / licences☐ Yes ☐ No ☐ ?

Tenure / lease terms checked☐ Yes ☐ No ☐ ?

Ransom strip / third-party land☐ Yes ☐ No ☐ ?

Rights of access established☐ Yes ☐ No ☐ ?

Adverse rights / disputes☐ Yes ☐ No ☐ ?

Rights of way affecting site☐ Yes ☐ No ☐ ?

Unregistered parcels / strips☐ Yes ☐ No ☐ ?

Easements / utility wayleaves☐ Yes ☐ No ☐ ?

Solicitor title review needed☐ Yes ☐ No ☐ ?

Title number(s) / outstanding legal enquiries:

4. Planning, designations and restrictions

At maplify.co.uk inspect planning layers; cross-check local planning authority records

Current planning permissions☐ Yes ☐ No ☐ ?

Tree Preservation Orders☐ Yes ☐ No ☐ ?

Planning conditions / obligations☐ Yes ☐ No ☐ ?

National Landscape / National Park☐ Yes ☐ No ☐ ?

Previous refusals / appeals☐ Yes ☐ No ☐ ?

Heritage / scheduled monuments☐ Yes ☐ No ☐ ?

Local Plan allocation☐ Yes ☐ No ☐ ?

Neighbourhood Plan policies☐ Yes ☐ No ☐ ?

Green Belt / grey belt context☐ Yes ☐ No ☐ ?

Brownfield / housing allocation☐ Yes ☐ No ☐ ?

Conservation Area☐ Yes ☐ No ☐ ?

Open space / public use☐ Yes ☐ No ☐ ?

Listed buildings on / near site☐ Yes ☐ No ☐ ?

Highways / transport safeguarding☐ Yes ☐ No ☐ ?

Article 4 / permitted development☐ Yes ☐ No ☐ ?

Section 106 / CIL liabilities☐ Yes ☐ No ☐ ?

Key applications, planning policy or decision references:

5. Flood, environment and ground risk

Use maplify.co.uk flood, ecology, heritage and ground-related data layers

River / coastal flood zones☐ L ☐ M ☐ H ☐ ?

SSSI / priority habitat / trees☐ L ☐ M ☐ H ☐ ?

Surface water flooding☐ L ☐ M ☐ H ☐ ?

Ground stability / mining☐ L ☐ M ☐ H ☐ ?

Reservoir / watercourse risk☐ L ☐ M ☐ H ☐ ?

Radon / hazardous uses☐ L ☐ M ☐ H ☐ ?

Contamination / landfill☐ L ☐ M ☐ H ☐ ?

Drainage / sewer constraints☐ L ☐ M ☐ H ☐ ?

6. Preliminary acquisition risk rating

L = low, M = medium, H = high; tick after reviewing available evidence

Risk topic

L

M

H

Notes

Ownership / legal title

☐

☐

☐

Planning permission risk

☐

☐

☐

Flood / drainage

☐

☐

☐

Contamination / ground

☐

☐

☐

Site access / highways

☐

☐

☐

Risk topic

L

M

H

Notes

Ecology / heritage

☐

☐

☐

Utilities / infrastructure

☐

☐

☐

Commercial / price viability

☐

☐

☐

Programme / deadlines

☐

☐

☐

Overall purchase risk

☐

☐

☐

7. Pre-offer / pre-exchange essentials

Tick verified items; complete the detailed evidence tracker on page 2

☐ Confirm title, ownership, boundaries and access

☐ Review legal pack, restrictions and interests

☐ Check planning permissions, constraints and policy

☐ Inspect Maplify flood and environmental layers

☐ Review highways access and public rights

☐ Check utility and drainage availability

☐ Obtain necessary technical / legal surveys

☐ Record sources, dates and outstanding issues

☐ Confirm survey / searches / finance conditions

Main obstacles to acquisition

Priority legal / technical enquiries

Preliminary screening only. Check title, policy and risk findings with official sources and qualified professionals.

maplify.co.uk

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Evidence tracker and decision record | complete alongside maplify.co.uk and professional searches

8. Document and evidence tracker				Record what has been obtained, reviewed or remains outstanding			
Document / evidence	Have	Need	Ref	Document / evidence	Have	Need	Ref
Title register and title plan	☐	☐		Environmental / flood reports	☐	☐	
Seller / ownership evidence	☐	☐		Drainage / water search	☐	☐	
Legal pack / contract	☐	☐		Highways / access evidence	☐	☐	
Easements / covenant documents	☐	☐		Utility plans / availability	☐	☐	
Leases / tenancies / licences	☐	☐		Ground / contamination report	☐	☐	
Searches / enquiry replies	☐	☐		Ecology / tree / heritage study	☐	☐	
Planning decisions / drawings	☐	☐		Local policy / designations	☐	☐	
Section 106 / CIL details	☐	☐		Valuation / comparables	☐	☐	
Boundary / topographic survey	☐	☐		Costs / programme / finance	☐	☐	

9. Further legal, financial and practical enquiries				Use Maplify mapping evidence to guide the questions sent to the seller and professional advisers			
Title extents / general boundaries	☐ Yes	☐ No	☐ ?	Ground surveys / remediation cost	☐ Yes	☐ No	☐ ?
Legal or physical access	☐ Yes	☐ No	☐ ?	Flood / drainage survey scope	☐ Yes	☐ No	☐ ?
Third-party rights and easements	☐ Yes	☐ No	☐ ?	Utilities / network connection cost	☐ Yes	☐ No	☐ ?
Conditions on planning consent	☐ Yes	☐ No	☐ ?	Abnormal site / demolition cost	☐ Yes	☐ No	☐ ?
Enforcement or unauthorised works	☐ Yes	☐ No	☐ ?	Contamination / asbestos / waste	☐ Yes	☐ No	☐ ?
Seller warranties / disclosures	☐ Yes	☐ No	☐ ?	Development programme feasibility	☐ Yes	☐ No	☐ ?
Unregistered land / ransom strips	☐ Yes	☐ No	☐ ?	Overage / clawback / uplift	☐ Yes	☐ No	☐ ?
VAT / SDLT / taxes (specialist)	☐ Yes	☐ No	☐ ?	Finance / funding / lender limits	☐ Yes	☐ No	☐ ?
Legal adviser / surveyor / reports required:							

10. Initial commercial and development viability		Log assumptions only - confirm values, costs and deliverability with advisers	
Land acquisition cost:	Stamp duty / fees allowance:		
Demolition / abnormal cost:	Utilities / access cost:		
Remediation / flood mitigation:	Design / planning / surveys:		
Potential floorspace / units:	Local market / demand evidence:		
Target end value / sale proceeds:	Finance / interest / contingency:		
Anticipated programme:	Main viability uncertainty:		

11. Outstanding issues and action register				List the unanswered questions that could affect land value, purchase terms or deliverability			
Issue / evidence needed	Owner / adviser	Priority / timing	Outcome / notes				

12. Acquisition decision and next steps		Select a preliminary recommendation; complete outstanding enquiries before exchange	
Current recommendation ☐ Proceed with offer / acquisition ☐ Proceed subject to enquiries ☐ Renegotiate price or conditions ☐ Defer pending survey results ☐ Do not proceed at present Assessor / adviser / review date:		Key reasons / remaining conditions Next steps, responsible parties and deadlines	