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**DUE DILIGENCE PACK**

**DEVELOPMENT**

PROPERTY DETAILS (Step 1)

|  |  |
| --- | --- |
| **Property Address**  **URL to the property**  **Comparable 1**  **Comparable 2**  **Comparable 3**  **Property Type**  **Planning Permission**  **Property Size in m2**  **Agreed Purchase Price**  **Estimated GDC**  **Estimated GDV**  **Estate Agent/Vendor Details**  **Local amenities**  **Does area feel safe?** | [insert address]  [insert link to video tour/brochure]  [insert url]  [insert url]  [insert url]  [insert type e.g. house, flat, etc.]  [state whether required and/or obtained/applied for]  [insert m2]  [agreed price]  [estimated Gross Development Costs]  [estimated Gross Development Value]  [Insert details]  insert distance, where applicable, from schools, hospitals, universities, public transport, city centre, cinema, pubs and restaurants, etc.]  [yes or no] |

PURPOSE OF THE DEAL (Step 2)

|  |  |
| --- | --- |
| **DELETE AS APPROPRIATE:** | * I am selling the deal via deal connect * I am selling the deal myself * I am not selling the deal |

DEAL VIABILITY (Step 3)

|  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| 1. **EXPECTED PROFIT EXCEEDS**   **20%**  **OF GDV** | **Evidence that the profit exceeds 20% of GDV**   |  |  | | --- | --- | | Purchase Price | £ | | GDC | £ | | TOTAL COSTS | £ | | GDV | £ | | % profit v GDV | % |   **.** |

|  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| 1. **EXPECTED PROFIT IS**   **15-20%**  **OF GDV** | **Evidence that the profit is 15-20% of GDV**   |  |  | | --- | --- | | Purchase Price | £ | | GDC | £ | | TOTAL COSTS | £ | | GDV | £ | | % profit v GDV | % |   **.** |

|  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| 1. **EXPECTED PROFIT IS**   **LESS THAN**  **15% OF GDV** | **Evidence that the profit is less than 15% of GDV**   |  |  | | --- | --- | | Purchase Price | £ | | GDC | £ | | TOTAL COSTS | £ | | GDV | £ | | % profit v GDV | % |   **.** |

DUE DILIGENCE (Step 4)

Question 1 – Property Viewing

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| --- | --- |
| **Answer 1 a** | **Evidence that you viewed the property yourself**  (e.g. photo, video or proof of appointment)  **[INSERT EVIDENCE HERE]** |

|  |  |
| --- | --- |
| **Answer 1 b** | **Evidence that a professional has viewed the property on your behalf**  (e.g. screenshot of email or message)  **[INSERT EVIDENCE HERE]** |

Question 2 – Planning permission

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| --- | --- |
| **Answer 2 a** | **Evidence that you planning is fully approved**  (e.g. copy of local authority approval)  **[INSERT EVIDENCE HERE** |

|  |  |
| --- | --- |
| **Answer 2 b** | **Evidence that the property qualifies for permitted development**  (e.g. copy of local authority rules and/or confirmation from landlord or estate agent)  **[INSERT EVIDENCE HERE** |

|  |  |
| --- | --- |
| **Answer 2 c** | **Evidence that the property qualifies for permitted development**  (e.g. confirmation from planning consultant)  **[INSERT EVIDENCE HERE** |

|  |  |
| --- | --- |
| **Answer 2 e** | **Evidence that planning consultant believes planning will be granted**  (e.g. confirmation from planning consultant)  **[INSERT EVIDENCE HERE** |

|  |  |
| --- | --- |
| **Answer 2 f** | **Evidence that the deal is subject to planning**  (e.g. copy of the deal, lease option, etc.)  **[INSERT EVIDENCE HERE** |

Question 3 – GDV

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| --- | --- |
| **Answer 3a** | **Evidence of the exact GDV calculations**  (e.g.  professional valuations and comparables)  **[INSERT EVIDENCE HERE]** |
| **Answer 3b** | **Evidence of the approximate GDV calculations**  (e.g. screenshots of comparables)  **[INSERT EVIDENCE HERE]** |

Question 4 – GDC

|  |  |
| --- | --- |
| **Answer 4a** | **Evidence of the exact GDC calculations**  (e.g.  builder’s quote or Quantity Surveyor’s report)  **[INSERT EVIDENCE HERE]** |

|  |  |
| --- | --- |
| **Answer 4b** | **Evidence of your own calculations**  (e.g.  your calculations using average £/m2)  **[INSERT EVIDENCE HERE]** |

Question 5 – Agreed purchase price

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| --- | --- |
| **Answer 5 a** | **Evidence of the agreed purchase price**  (e.g. email from landlord or estate agent)  **[INSERT EVIDENCE HERE]** |

|  |  |
| --- | --- |
| **Answer 5 b** | **Evidence of negotiations around the agreed purchase price (ball-park figure)**  (e.g. emails or messages from landlord or estate agent)  **[INSERT EVIDENCE HERE]** |