



Helping you
maximise the
value of your land

We are Aston Mead

We've been helping people secure the best price for their land since 2000.

We pride ourselves on integrity, honesty and professionalism.

But don't just take our word for it...

We were recommended to Aston Mead via our solicitor whilst handling the disposal of my mother's estate as part of the property comprised land with possible development potential. They assessed the opportunity, gave us a clear vision with regards our options and secured a buyer for the land within a short period of time. A weight off our minds in what was a testing time for the family.

Mr and Mrs L Basingstoke, Hants

Mr A Chesham, Bucks



Land & planning experts

As a landowner, you are in possession of an ever-dwindling and increasingly valuable resource.

Developers and house builders are always on the lookout for developable sites due to the recognised shortage of new homes being built across London and the South East.

But how do you find out if your land is suitable for development? What steps do you need to go through to assess its planning potential? And how can you find the necessary guidance to help you through the process from start to finish?



Fortunately, as one of the South East's leading land specialists, Aston Mead Land & Planning is on hand to help. As a team, we've got over 150 years of combined experience in land, planning and development; in fact, we've all spent our entire careers in the property industry.

Don't leave the sale of your land to chance; let us help you maximise the value of your investment.

Speak to our team today.



We are on the lookout for...

STRATEGIC
LAND

DILAPIDATED
PROPERTIES

COMMERCIAL
PREMISES

LONG REAR
GARDENS

*Success
Stories*

For the full story behind
these and many more, see:
astonmead.land/success-stories

What makes your land suitable?

There are many factors which
give a site development potential.

Suitable opportunities can include wide
side plots, long rear gardens, and often
situations where we assemble several
neighbours' gardens together to create
a viable development site.

Similarly, unused commercial buildings
which are now unfit for purpose can make
excellent development sites. Recent
properties we have handled include

restaurants, public houses, car washes,
industrial yards, former petrol stations,
hotels, care homes and office blocks.

In addition, land adjacent to existing
developments, even if situated within
the green belt, may well be suitable,
particularly with the government's
current drive to deliver more housing.

Types of agreement

There are various ways a sale can be structured according to your circumstances, which include:

Option agreement

An option agreement allows the developer a period of time to secure planning at their expense. Once they have been successful in obtaining planning permission, they would exchange on their option, which then becomes a legal obligation to buy your land at the pre-agreed price.

Unconditional sale

In some circumstances a developer may agree to purchase land with development potential should they feel there is a strong chance of gaining planning permission. This route would be suitable for vendors with time restraints or who are unwilling to wait for planning to be granted.

Consented

This is where the site already has full planning permission granted. Whether you have gained this yourself, or we have managed this on your behalf, we will use our extensive database and developer relationships to ensure we achieve the best price on the open market.

Strategic deal

Strategic land is any land which hasn't yet realised its development potential – perhaps needing planning permission, consent or allocation before it becomes viable, and mainly for those with land which lies on the edge of towns or villages. We act for an increasing number of developers who specialise in promoting what is known as strategic land through what can be a logistically challenging and expensive planning process.

In short, selling land is a complicated business and the alternative ways of going about it are often wide and varied; even more reason to have a trusted and highly experienced land agent acting on your behalf.

Please call
01932 950500
for a friendly, no
obligation chat

What are the next steps?



Appraisal

Initially we carry out a desktop appraisal, which will allow us to remotely assess your land, and if we then believe it has development potential the next stage would be for us to walk the site. This allows us to assess the elevations, any existing trees in situ, access suitability and overall topography – all factors which may affect its viability.



Discuss

Whilst on site, this would be an ideal opportunity to discuss your plans and objectives; naturally, as leading land agents, we feel confident we are best placed to secure the best price.



Marketing

In terms of marketing, we can either take a low key approach to ensure complete discretion, or we can bring the site to the open market which would include online and trade advertising as well as utilising our extensive database of developers and investors.

So whether it's highly-visible, under-the-radar, or somewhere in between, we will tailor our marketing to suit your needs.



Contact the Aston Mead team



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your land's potential.*

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