SITE PLANNING REPORT

Sample report · 10 June 2026 · SPR-2026-0002-V5 · the eight-page decision report + appendix · full evidence pack available on request

SAMPLE

Pre-purchase planning, viability and risk

Clarence Court (Bridge House), Station Road, Lichfield WS13 6HX · part-built shell with three live residential consents for 22 flats · bought at auction for £450,000 · Lichfield District Council

RECOMMENDED ACTION

Worth pursuing, but everything turns on the standing shell, not the planning. At £450,000 the scheme makes a 16.9% developer margin if the part-built structure is sound and reusable; if it is a demolition cost, the same price loses money. Spend the £6,000 on a structural survey before committing further: it is the difference between a £513,000 ceiling and a negative one.

DEVELOPMENT PROSPECT	Poor	Constrained	**Moderate**	Strong

THE SITE, SCORED · ONE-LINE BASIS PER ROW · SOURCE NAMED INLINE

Planning	GOOD	Three live consents read end-to-end at source, including the operative 22/01149/FULM decision notice and officer report. The principle of 22 flats is settled; the planning question is which consent is implementable, not whether.
Affordable	GOOD	Confirmed nil at source: the officer report records that 12 units came via prior approval (where affordable cannot be sought) and the balance falls below the Policy H2 15-unit threshold. No affordable cost, no viability negotiation.
CIL / s.106	GOOD	CIL is £0: Lichfield zero-rates apartments by its adopted schedule. A unilateral undertaking dated 30 November 2023 carries the obligations; its heads need reading, but the affordable answer above caps the exposure.
The shell	STOP	The decisive unknown. A part-built, part-retrospective structure abandoned when the previous contractor went into administration (2021). Asset or liability is a survey question worth ±£300,000 to the residual.
Implementation	WATCH	The operative 2023 consent carries a default commencement longstop of 30 November 2026, roughly five months out. Whether the 2019 consent was lawfully implemented is a legal question for the solicitor; plan to implement the 2023 consent, not to rely on the 2019 one.
Title	WATCH	Official copies unread. Marketed as Clarence Court, titled as Bridge House; confirm freehold, access from Station Road, the Network Rail boundary, and any charge from the undertaking. £7, same day.
Market	GOOD	Lichfield is rising: town median up 3.7%/yr since 2018; the flat market clears at a £202,500 median on 21 sales, with a positive new-build premium. Cathedral city, 30 minutes to Birmingham, the demand is real.
Viability	WATCH	Central residual £341,000; the £450,000 hammer is a 16.9% profit-on-cost trade. But the grid crosses negative at band-high build cost, and that band is set by the shell: real margin, no stress buffer.

THE FIVE NUMBERS

INDICATIVE GDV	ALL-IN OUTLAY (EXCL LAND)	CONSENTED RESIDUAL	DEVELOPER CEILING	HAMMER PAID
£4.65m	**£3.50m**	**£341k**	**£513k**	**£450k**
22 flats; band £4.3m to £5.0m	build + demolition + fees + finance + UU	central, at 17.5% profit on GDV	15% profit-on-cost; tracker p.2	16.9% PoC if the shell is sound

RISK, RANKED BY WHAT IT DOES TO THE NUMBER	WHAT IT DOES TO THE NUMBER	BUYER LEVER?
1 · The standing shell	Reusable structure is inherited value; a demolition job is £100,000 to £300,000 plus programme. At band-high build the ceiling goes negative. The £6,000 survey is the whole game.	YES
2 · Which consent is live	If the 2019 consent lapsed and the 2023 one is the only route, the 30 November 2026 longstop is five months away. A legal read settles it; missing it forces a fresh application.	YES
3 · Sale prices	±10% on the £4.65m GDV swings the residual ±£384,000. Flat evidence is deep (21 sales), so this is well-anchored, but it is the dominant swing.	NO
4 · Build cost	±10% swings ±£275,000; the band itself is set by the shell decision above. A QS plan after the survey firms it.	PARTLY
5 · The undertaking heads	The 30 November 2023 unilateral undertaking is unread; affordable is nil, so the residual exposure is small, but read it before exchange.	YES

VERIFICATION SCORE

31 of 37 · PASS

37 load-bearing facts: **31 verified at primary source (84%)**, 6 open, every open item carrying a named confirmation route, cost and SLA. Pass threshold 75%. The three decision notices and the officer report were read end-to-end; the fact ledger and sources are held on file, available as the full evidence pack. The score is the audit trail behind the named preparer; it does not replace professional indemnity cover.

PREPARED AND APPROVED BY

Jonathan Blewitt, Principal

Mayfair Studio. Every figure re-derived from the primary source at build time and stamped inline. Chartered cosign available on the Expert tier (£950).

Report date 10 June 2026. Data dates: decision notices and the 22/01149/FULM officer report read 3 June 2026 · site data layer 10 June 2026 · HMLR Price Paid to April 2026 · crime to April 2026 · constraint and flood layers 9 June 2026 · CIL schedule 2016, apartments zero-rated · Ofsted 10 June 2026.

PAGE 2 OF 8 · THE ANSWER

The bid

The purchase is made at £450,000; the question this page answers is whether that was a good price and what the land is worth on the development. One canonical basis: GDV £4.65m, all-in delivery £3.50m (the page 4 ledger, including a central £200,000 for demolition and abnormals), profit at 17.5% on GDV, **consented residual £341,000**. Unusually for an auction lot, the hammer sits below the developer ceiling, not above it: this is a viable trade, conditional on the shell.

ENTRY PRICE	PROFIT (CENTRAL)	PROFIT ON COST	RETURN ON EQUITY	READ
£200,000 If the shell proves a liability, this is where the margin returns.	**£0.93m**	**25.1%**	**~72%**	**Strong buy**
£450,000 (paid) The hammer. A real margin if the structure is sound and reusable.	**£0.67m**	**16.9%**	**~48%**	**Buy**, shell permitting
£513,000 The 15% profit-on-cost hurdle lands here. This is the ceiling.	**£0.60m**	**15.0%**	**~43%**	**Ceiling** on central case
£600,000	**£0.52m**	**12.5%**	**~36%**	**Pass**

The one-line answer: the £450,000 paid is defensible at a 16.9% margin, but only if the structural survey clears the standing shell; below £513,000 the deal works on the central case, above it does not. Two yardsticks, stated: the £341,000 residual is struck at 17.5% profit on GDV; the ladder and the £513,000 ceiling use 15% profit on cost, the lender-relevant hurdle. Confidence: high on the consent stack (notices read end-to-end), high on the flat GDV (21 recent sales), but the build band is only as good as the shell survey, which has not been done.

BID-CEILING TRACKER · MACHINE-READABLE

PoC 15% → £513,000 · 16% → £480,000 · 17% → £447,000 · 18% → £415,000

The ceiling at your own hurdle, on the identical central case. At a developer's standard 17.5% on GDV the hammer is comfortable; at an 18% profit-on-cost discipline the £450,000 paid is already £35,000 over. The same row ships in the JSON sidecar (key **bid_ceiling_by_poc**) for direct import into an appraisal model.

PEAK DEBT · THE LENDER'S SIZING NUMBER

£2.59m at the £450k hammer · equity £1.39m · day-one loan-to-GDV 56%

Senior facility at 65% of total project cost, equity first, drawn to peak before sales. A 22-flat scheme on a started site is a stretch-senior or specialist development-finance proposition, not a high-street loan; the lender will want the shell survey and the implementation opinion before terms. Facility arrangement and exit fees (~£100,000 to £150,000 at this ticket) are a named exclusion from the ladder.

Equity IRR vs programme slip

Indicative annualised equity returns at three programme lengths, central basis (two-point method, senior debt at 65% of cost, no interim receipts: a marketing-grade approximation, not a loan model).

ENTRY PRICE	18 MONTHS	24 MONTHS	30 MONTHS
£200,000	**~44%/yr**	**~31%/yr**	**~24%/yr**
£450,000 (paid)	**~30%/yr**	**~22%/yr**	**~17%/yr**
£513,000	**~26%/yr**	**~19%/yr**	**~15%/yr**
£600,000	**~23%/yr**	**~17%/yr**	**~13%/yr**

Reading it. At the hammer, a 24-month programme returns about 22%/yr on equity if the central case holds. A started site can move faster than a green one (foundations and slabs in), which is the upside of the shell; it can also move much slower if the structure must come down and the ground be re-opened, which is the downside. The structural survey resolves which, and it is the cheapest decisive information in the deal.

PAGE 3 OF 8 · WHAT IS ACTUALLY CONSENTED

Planning

VERIFICATION CHECK	STATUS	FINDING
The consent chain	VERIFIED	Three live full permissions plus a prior approval sit over the site, retrieved and read at source. The combined effect on the public record is a three-storey block of 22 flats (20 one-bed, 2 two-bed), 9 parking spaces and cycle storage.
The operative consent	READ	**22/01149/FULM**, approved **30 November 2023**, "demolition and replacement of the office building with 10 residential apartments, part retrospective", subject to a unilateral undertaking of the same date and 33 conditions. Decision notice and officer report both read end-to-end.
Affordable housing	NIL, CONFIRMED	The officer report records affordable housing was **not required**: 12 dwellings came through the office-to-residential prior approval (where affordable cannot be sought), and the additional quantum sits below the 15-unit threshold in Policy H2. This removes the v3-era open question and a major cost line.
Conditions	READ	33 conditions on 22/01149/FULM, none strictly pre-commencement on the read notice: an ecological enhancement plan within 4 months of consent, materials, several "before first occupied" items (noise, overheating, visibility splay, landscaping), and a contingent contamination clause. A clean discharge profile for a started site.

The implementation question, and the clock

The one live planning risk is not whether consent exists but **which consent is operable on the day of completion**. The 2019 permission (18/01598/FULM, 12 units) carried the original three-year clock; physical works began in 2020, which is consistent with implementation, but implementation is a question of fact a solicitor must confirm (material start, pre-commencement conditions discharged, works to the approved drawings). The 2023 permission (22/01149/FULM) carries its own default three-year longstop running to **30 November 2026**, roughly five months from this report. The safe plan is to implement the 2023 consent before that date, not to rely on the 2019 one being found lawful.

30 November 2026 Commencement longstop on the operative 2023 consent. A material start (with conditions discharged) before this date secures it; missing it forces a fresh application into a live local-plan review.

Section 73 is available but contentious. Lichfield re-tests time-limit variations against current policy, which in a plan-review period carries real risk. Plan to implement, not to extend.

At commencement the CIL position (£0 on apartments) should be locked with a determination notice from the CIL officer, on file before works.

The unilateral undertaking of 30 November 2023 should be read for its heads and triggers; affordable is nil, so the cash exposure is limited, but the undertaking binds the title.

CIL and the undertaking

Lichfield adopted its CIL charging schedule on 19 April 2016, charging from 13 June 2016, and its published schedule sets **£0 per sqm for "all other development including residential apartments"**: this scheme is zero-rated. Mayoral CIL does not apply (Staffordshire, outside Greater London). Obligations therefore run through the unilateral undertaking rather than CIL; with affordable confirmed nil, the undertaking is expected to cover ecology, open-space and minor contributions rather than a large cash sum, but its text is the authority and is an open item.

PAGE 4 OF 8 · ONE CANONICAL BASIS

The money

Central case, stated once and used everywhere: GDV £4,650,000; build all-in including demolition and abnormals £2,750,000; professional fees £300,000; finance interest £250,000; unilateral-undertaking contributions £75,000; sales and marketing £120,000; delivery cost £3,500,000; profit at 17.5% on GDV £813,750; **consented residual land value £341,000**. CIL is £0. Every table derives from this basis.

DEVELOPMENT LEDGER	RANGE	CENTRAL
End value (GDV), 22 flats 20 one-bed and 2 two-bed. One-bed band £195k to £225k, two-bed £230k to £275k, against a £202,500 WS13 flat median on 21 recent sales (page 6). Affordable nil, so all open-market.	**£4.30m to £5.00m**	**£4.65m**
All-in build incl. demolition and abnormals, ~1,100 to 1,300 sqm GIA £1,800 to £2,400/sqm BCIS-aligned West Midlands small-block (location factor ~0.95), plus £100k to £300k for taking down or working around the part-built shell, ground re-opening and statutory connections. The single most survey-sensitive line in the report.	**£2.10m to £3.40m**	**£2.75m**
Professional fees + warranties Architecture, structural, M&E, building control on a started site, 10-year structural warranty, condition discharge: 9% to 11% of build.	**£0.25m to £0.36m**	**£0.30m**
Finance interest, 18 to 24 month programme 9% to 11% on rolling drawdown at 65% LTC. Arrangement and exit fees (~£100k to £150k) a named exclusion.	**£0.18m to £0.32m**	**£0.25m**
Unilateral-undertaking contributions Ecology, open space and minor heads per the 30 November 2023 undertaking; affordable nil-confirmed, so no large cash sum expected. Heads unread (open item).	**£0.04m to £0.12m**	**£0.075m**
Sales, marketing, legals 2% to 3% of GDV across 22 flat sales.	**£0.09m to £0.14m**	**£0.12m**
CIL Apartments zero-rated by the adopted Lichfield schedule; MCIL2 not applicable outside London.	**£0**	**£0**
All-in development outlay (excl land)	**£2.66m to £4.34m**	**£3.50m**
Residual before profit (GDV less outlay)	**Negative to £2.34m**	**£1.15m**
Consented residual land value at 17.5% profit on GDV Profit evidence-based per current RICS viability guidance and MHCLG PPG; margin table below tests upward.	**Negative to £1.28m**	**£341,000**

SDLT, VAT AND ACQUISITION

A part-built shell with planning is non-residential land for SDLT (HMRC SDLT Manual): on the £450,000 hammer, roughly **£12,000**. Construction of the 22 flats is **zero-rated for VAT** as new dwellings (VAT Notice 708), so qualifying build carries no input VAT; register the SPV to recover input tax on fees and standard-rated supplies. The wide range on the residual above is not modelling noise: it is the shell, end to end. The central £341,000 assumes the structure is partially reusable; the survey moves it ± £300,000.

PROFIT MARGIN TEST (UPWARD)	PROFIT TAKEN	CONSENTED RESIDUAL
17.5% on GDV, the central illustration	**£813,750**	**£341,000**
20% on GDV, the regional small-block hurdle	**£930,000**	**£225,000**
22.5% on GDV, started-site risk-premium case	**£1,046,250**	**£109,000**

A buyer pricing the started-site risk at 22.5% would value the land near £109,000, well below the £450,000 paid: the hammer only makes sense at the 17.5% margin AND with a sound shell. Both conditions must hold.

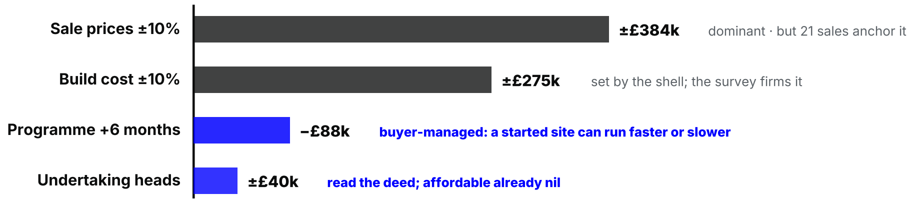
PAGE 5 OF 8 · WHERE THE NUMBER BREAKS

Sensitivity

	Build cost, incl. demolition and abnormals		
Consented residual after 17.5% profit	**Low £2,100,000**	**Mid £2,750,000**	**High £3,400,000**
GDV high £5,000,000	£1,280,000	£630,000	Negative (−£20,000)
GDV mid £4,650,000	£991,250	**£341,250**	Negative (−£308,750)
GDV low £4,300,000	£702,500	£52,500	Negative (−£597,500)

Non-build costs held at central. The whole right-hand column, the band-high build case, is loss-making, and that column is exactly the "shell is a demolition job" scenario. Read the grid left to right and it is one statement: this deal lives or dies on the build cost, and the build cost lives or dies on the shell. The £450,000 hammer sits comfortably in the left and centre columns and underwater in the right.

What each lever swings, ranked · central-case residual £341,000
Blue bars sit in the buyer's control; black bars are evidence and market



COMBINED DOWNSIDE · THE DEALBREAKER TEST

GDV -10% AND build +10% AND +6 months, together, at the £450,000 hammer: the scheme loses £161,000 (-3.7% on cost). Peak debt rises to about £2.9m with equity held: LTC 65% → 68%, loan-to-distressed-GDV 56% → 71%.

Minimum acceptable GDV at the hammer is £4.57m, just below the central case: there is real margin but almost no stress buffer at £450,000. The combination most likely to trigger this downside is the shell turning out to need demolition (build to band-high) while the build runs long: the same root cause twice. Below a £200,000 entry the deal absorbs the full stress; at the hammer it does not.

The due-diligence spend ladder: what each pound buys

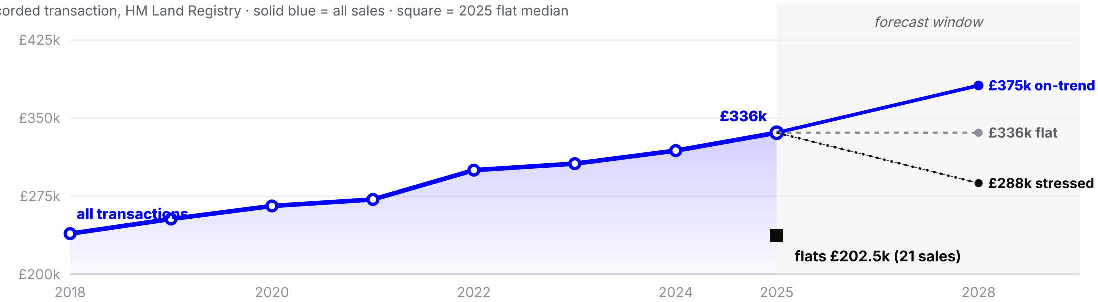
DD SPEND	WHAT IT UNLOCKS	DEFENSIBLE CEILING	HEADROOM BOUGHT
£0	As bought: shell condition unknown (build held at band high), undertaking heads unread. On those assumptions the 15%-hurdle ceiling is **negative** - the deal cannot be underwritten at all.	**Negative**	**–**
~£6,000	Structural survey of the standing shell + the undertaking read + a CIL determination letter (the conditions are already read at source): build to central, residual underwritten.	**£513,000**	**+£513,000**
~£25,000	+ intrusive investigation, a demolish-versus-retain assessment and a full measured survey: if the structure is substantially reusable, build to the band's lower half.	**£823,000**	**+£310,000**

Where to spend. No report in this set has a sharper spend story: £6,000 of survey moves the defensible ceiling from negative to £513,000, because it converts the shell from an unknown into a number. Everything else - sale prices, the undertaking, the implementation opinion - is second order until the structure is understood. Commission the structural survey before any other spend, and certainly before the 30 November 2026 longstop forces a hurried start.

PAGE 6 OF 8 · WHERE PRICES ARE GOING

Market

Lichfield median sale price, 2018-2025, with 2028 forecast fan
Every recorded transaction, HM Land Registry · solid blue = all sales · square = 2025 flat median



The flat evidence behind the GDV

CENTRAL LICHFIELD FLAT COMPARABLE (HMLR PPD)	PRICE	DATE
5 The Old Picture House, Tamworth St, WS13 6FL	**£247,500**	**Jan 26**
3 Chantry Court, Sandford Gate, WS13 6FJ	**£247,000**	**Jan 26**
37 Scott Place, Cross Keys, WS13 6EX	**£225,000**	**Jan 26**
10 Eaton House, Deykin Rd, WS13 6PS	**£220,000**	**Jan 26**
11 Marlborough Court, St John St, WS13 6NT	**£205,000**	**Oct 25**
2-3 Beaconsfield House, Sandford St, WS13 6WN	**£152-155k**	**Oct-Dec 25**

Tightness, stated. Six named central-Lichfield apartment sales within walking distance, all 2025-26, against a 21-sale WS13 flat median of £202,500. The set spans £152k (older/smaller) to £247.5k (new, central). The blend prices new one-beds at £195k to £225k, two-beds £230k to £275k. Per-unit floor-area sharpening (EPC) is the next step in the evidence pack.

The yearly record

YEAR	MEDIAN (ALL)
2018	**£260,000**
2020	**£285,000**
2022	**£315,000**
2024	**£325,000**
2025	**£336,013**

Source. HM Land Registry Price Paid Data, every recorded LICHFIELD transaction by year (intermediate years held on file). Completed prices, not asking; current year excluded from trend math. Forecast is a trend extension, not a valuation.

- **Rising, steadily.** The town median has compounded at 3.7%/yr since 2018 to £336,013, a cathedral-city market with Birmingham commuter pull. *The GDV blend is priced at today's flat evidence; the trend is headroom, not an assumption.*
- **Positive new-build premium** (+16.9%), unlike the flats-skewed outliers in some London samples: new apartment stock here genuinely clears above second-hand. *The £225k one-bed top of the blend is supported.*
- **Absorption is the watch-item, not the market.** 22 flats is a real chunk of Lichfield's annual flat volume; at standard rates a single block sells out over 5 to 11 months. *The finance line assumes a sell-down window, not an instant exit; phased release manages it.*

Site and area

Conservation area	CLEAR	Not within one: Lichfield's city conservation area covers the cathedral quarter, and the Station Road site sits outside its boundary. Designation layers checked 9 June 2026.
Article 4 / listed	CLEAR	None on the plot; the district's three Article 4 directions are all heritage-led on conservation areas the site is outside. No listed building on or adjoining.
Green Belt / TPO	CLEAR	Inside the built-up urban area, outside the Green Belt; no TPO returned at the point (national dataset, not exhaustive; tree-officer check before footings as routine).
Flood	CLEAR	No flood-zone intersection at the site; three EA flood warning areas sit within 2 km (Lower Tame, Bourne Brook, Burton Trent), none reaching the plot. Surface-water detail to the conveyancer's flood report.
The standing structure	STOP	The real constraint is not on the designation map: it is the abandoned part-built shell. Structural condition, build-to-drawings compliance and the Building Regulations regime of the standing works all need survey before pricing.
BNG	CLEAR	The existing consents predate the 12 February 2024 mandatory-BNG transition and are exempt; only a fresh major application would engage 10% net gain. The read notice carries no BNG condition.
Title	WATCH	Marketed as Clarence Court, titled Bridge House; official copies unread. Confirm freehold, the Station Road access, the Network Rail boundary (raised in the consent informatives), and the undertaking charge. £7, same day.
Severn Trent / rail	WATCH	A public sewer may cross the site (Severn Trent informative) and Network Rail flagged scaffolding encroachment in the consent: both are buildable but need early engagement and cost.

THE PART-BUILT SHELL, IN PLAIN TERMS

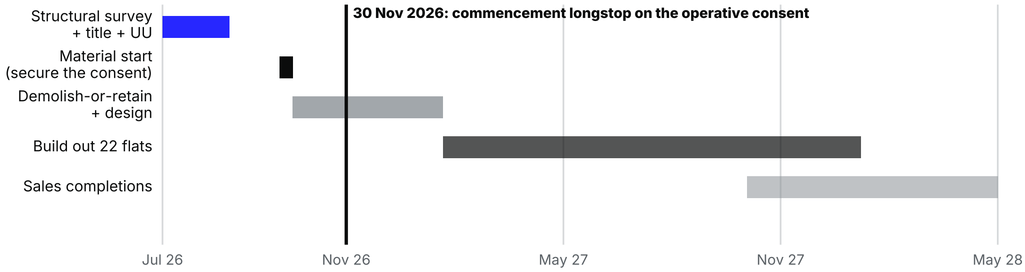
A started, part-retrospective scheme is a double-edged asset. Where the foundations, slabs and ground-floor structure are sound and built to the approved drawings, the buyer inherits work the previous developer paid for, and the programme starts ahead. Where they are not, the standing fabric becomes a demolition cost, a contamination and party-wall question, and a programme penalty, all at once. The previous contractor going into administration in 2021 is a flag, not a verdict: it could reflect the contractor's finances rather than the building's condition. Only an intrusive structural survey resolves it, and it is the first thing to commission. Until then the residual band on page 4 is honestly wide because the truth is genuinely unknown.

Demand drivers, each translated to the GDV

Location	City-centre brownfield, a five-minute walk from the cathedral quarter and Lichfield City station. Compact one-bed flats here sell to first-time buyers and the rental market on exactly this walkability; the comparables embody it.
Transport	Lichfield City rail station 135 m and the bus station 106 m from the site; Birmingham in about 30 minutes. An unusually strong transport position for the typology - the single biggest support under the one-bed exit.
Tenure / composition	46.6% owner-occupied, 28.0% private rented, 22.8% social in the LSOA. A deep private-rented share means the flats have a two-audience exit: first-time buyers and buy-to-let investors. Census 2021.
Deprivation	IMD decile 5, the national median. Mid-market pricing discipline; the blend carries no premium-postcode assumption. ONS IoD 2019.
Crime	2,485 recorded offences within a mile in the 12 months to April 2026, a city-centre count concentrated on the retail core. Typical of a small-city centre; the comparables already price it. data.police.uk.
Planning delivery	Lichfield grants about 81% of major-residential applications, averaging 142 days against the 91-day target; not in special measures. Relevant only to a fresh application; the consents here already exist. MHCLG Q1 2026.

Route forward

Indicative programme from a Q3 2026 start · the 30 Nov 2026 longstop is a calendar fact



Reading it. The single hard date is the solid black line: a material start on the 2023 consent must be made by 30 November 2026, roughly five months out, or the operable permission is at risk and a fresh application follows. The sequence that protects the deal is survey first (weeks), then a defensible material start before the longstop, then the demolish-or-retain decision and detailed design. Do not let the longstop force a start before the structural survey is in.

Next actions: cost, clock, owner

ACTION	COST	SLA / WINDOW	OWNER
Intrusive structural survey of the standing shell: condition, reusability, build-to-drawings compliance. The decisive spend.	**£3,000 to £6,000**	2 to 3 weeks	Structural engineer
Solicitor opinion on which consent is operable (was 18/01598/FULM lawfully implemented; is 22/01149/FULM the safe route).	**£1,500 to £3,000**	1 to 2 weeks	Planning solicitor
HMLR official copies + the unilateral undertaking read for heads, triggers and any title charge.	**£7 to £25**	Same day	Solicitor
CIL determination notice confirming the £0 apartment rate, on file before commencement.	**Free**	2 to 4 weeks	Planning consultant
Secure a material start before 30 November 2026 with all relevant conditions discharged: protects the operable consent.	**In build**	By 30 Nov 2026	Buyer + contractor
Demolish-or-retain assessment + QS cost plan once the survey is in: sets the build band and the funding case.	**£8,000 to £19,000**	4 to 6 weeks	QS + engineer
Severn Trent build-over and Network Rail engagement for the sewer and boundary flagged in the consent.	**£500 to £2,000**	Design stage	Civils engineer
Stamped approved drawings for all three references onto the title file.	**Free**	Days	Buyer

Conditions for the deal to work

The shell survives survey. Substantially reusable structure keeps build in the central-to-low band; a demolition job pushes it to the loss-making column.

The consent is secured. A defensible material start before 30 November 2026, on the route the solicitor confirms is operable.

Price discipline. The £450,000 paid works at 16.9% on cost with a sound shell; £513,000 is the never-exceed even then.

Prepared by Jonathan Blewitt, Principal, Mayfair Studio. Method in one line: every load-bearing fact re-derived from the primary source at build time, stamped inline, and scored on page 1; the full fact ledger and sources are held on file as the evidence pack. **Data decay:** at 30 days re-check the register for condition discharges or a fresh application; at 60 days the Ofsted and police.uk windows; at 90 days the Lichfield flat comparables (next registration wave). This programme assumes a Q3 2026 start; the 30 November 2026 longstop does not move.

APPENDIX · LICENCE, DISCLAIMER AND PROVENANCE

Disclaimer

What this report is, and what it isn't. Indicative planning feasibility and viability assessment based on public planning and Land Registry data and the consents read at source. Not planning advice, not a valuation, not a viability appraisal in the regulatory sense, not a guarantee of any outcome. A buyer should obtain the standing-structure survey, the title and the implementation opinion before committing further capital. Mayfair Studio's liability is capped at the £395 report fee. Not regulated financial advice within FSMA 2000 / RAO 2001 Art 53; not planning advice under the RTPI Code; not a Red Book valuation within RICS Valuation Global Standards. The preparer is not a chartered town planner; a chartered cosign is available on the Expert tier. Sample report demonstrating format. The full fact ledger, sources and methodology are held on file and available as the evidence pack.

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