

Your site, explained. Before you commit.

With you in five working days. Or in 48 hours, if you're up against it.

[Read the full 60 page sample report →](#)



Found a site with potential? Then the questions start.

- Will this land actually work for my plans?
- Is anything standing in my way that I can't see?
- Why was the one down the road refused?
- What's going to come out of the ground that I haven't priced?
- If my plans don't work here, what else could this land do?
- What don't I know yet, and who do I ask?

The answers are out there, scattered across dozens of places: in the published data on the site, in the deeds, in the council's plans and in years of planning decisions nearby.

We pull together the key evidence on your site and work out what it means for what you want to do. A small, sensible step before a very big one.

How it works

ORDER	WE GATHER	WE ANALYSE	YOU DECIDE
Pay, then tell us about the site and your plans.	The key published data on your site, plus the deeds, the council's plans and the decisions nearby.	The evidence, weighed against what you want to do with the land.	Go ahead, look closer, or walk away.

What we need from you. Not much. The address or location of the site, and a few lines on what you're hoping to do with it. We send a short form once you've ordered, and we start as soon as it's back with us. You don't need to own the land, or to have had an offer accepted.

Site Intelligence Report

This is for you if you've found a plot or a lot and want to know what you're dealing with before you commit. Self-builders, auction bidders and first-time land buyers.

- **The key findings, on one page.** The key findings in five minutes, rated red, amber or green. Easy to read together, easy to forward.
- **What your deeds actually say.** We buy the official title register and plan from HM Land Registry, send them to you, and explain the covenants, rights of way and restrictions in plain English, with the points for your solicitor.
- **What the council's plans say about your land.** The Local Plan, the village plan, the emerging plan, settlement boundaries, allocations, housing land supply and any protections on the site. Explained for your plans rather than left as policy numbers.
- **What's been approved and refused nearby, and why.** Anyone can tell you it was refused. We read the decision notices and appeal decisions for the most relevant cases nearby and set out the reasons given, and the pattern they show.
- **What could get in the way.** What we find on and around the site that could shape what you build. Flood risk, protected trees and hedges, conservation areas, listed buildings and their settings, heritage and open space designations, protected views, wildlife and habitat zones, radon, land classification, access and rights of way. Each one explained by what it means for your plans, plus what we'd normally expect to see and can't find in the data, such as archaeology and ecology.
- **What else the land could be used for.** If the evidence doesn't support your plans, that isn't a dead end. Realistic options, each with its evidence, its main obstacle and a risk rating.
- **What homes nearby actually sold for.** Completed sales only, with a plain note on what the sample does and doesn't tell you.
- **What's still to check, and who to ask.** The open items we have identified, who can confirm each one, and the kind of cost involved.
- **Questions to ask the seller.** Written for your site, so you know what matters before the conversation.
- **The land and planning data, with maps.** The data we gathered on your site, in the same document, so you see what sits behind the report and not just our summary of it.

Already own the land? We produce the same report for landowners, framed around what the land could do and what to resolve before you market it or agree an option. Tell us when you order and we'll set it up that way.

What the document looks like

One document, in two parts, with your official title documents supplied alongside it. These four pages are from our sample report.

HAMILTON OAK Site Intelligence Report

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The full land and planning data for the site, with maps. The Data Output Report keeps its own page numbering.

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Part 1: contents

HAMILTON OAK Site Intelligence Report

2. Key findings and scorecard

What the evidence shows

The evidence we reviewed does not support four new houses on this land. The village Neighbourhood Plan, reviewed in 2023, designates the land as an Asset of Local Heritage Value and places it within a protected network of open spaces at the heart of the village. It also lies in a conservation area whose appraisal singles out this open ground as particularly important. An appeal decision and an earlier refusal nearby both went against new houses on historic orchard land in the same conservation area. A covenant on the title allows no more than four houses, but a covenant does not give anyone a right to build. The evidence also points to several routes for the land other than housing, set out in section 8.

Area	Rating	Why
Planning	RED	The land is a designated Asset of Local Heritage Value within the protected open space network and a conservation area. Neighbourhood Plan policy does not support harm to or loss of such an asset unless a public benefit outweighs it, and the closest local appeal decision on orchard land in the conservation area was dismissed.
Constraints	RED	The heritage designation on the land fundamentally restricts a four-house scheme. Surface water flood risk runs along its edges, and an adjoining Grade II listed house and an adjoining Local Green Space also need to be considered.
Market	AMBER	Four verified completed sales within 500m in the last 24 months, spread widely (£710,000 to £1.40 million) and including one semi-detached house.
Deliverability	AMBER	Freehold with title absolute and no registered mortgage. Vehicular access, services and the effect of a joint-owner restriction and the covenant are to be confirmed.

Services

No services are recorded. The land appears undeveloped, and the data holds no record of water, foul drainage, electricity, gas or broadband connections. On an undeveloped village plot, a lack of mains foul drainage is a common and costly surprise, so confirm this early.

What the evidence does not support

- A scheme of several new houses, such as the four detached houses you are considering
- A scheme that relies on building over most of the open land or removing boundary hedges
- Pricing based on housing development potential, as the evidence reviewed identifies no clear route to permission for housing
- Finance or timescales that depend on planning permission being granted

Your next steps

- Ask the seller the questions in section 11.
- Instruct a solicitor to review the title register and title plan (both supplied with this report), the covenant and the restriction, and who benefits from the covenant.
- Seek pre-application advice from South Oxfordshire District Council on whether any development could be acceptable given the heritage and open space designations. The council charges for this; check its current fee schedule.

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Part 1: key findings and scorecard

HAMILTON OAK Site Intelligence Report

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See the whole thing

Read the full 60 page sample report on a real site. [Open the sample report](#)

Development Intelligence Report

This is for you if you're weighing up a scheme and want evidenced figures to put into your own appraisal. Small developers, builders and investors.

Everything in the Site Intelligence Report, plus:

- **An evidenced sales rate.** Pounds per square metre and square foot, from completed sales, with the sample size shown so you know how much weight to give it.
- **Indicative scheme capacity.** A plausible number and mix of homes, based on comparable approvals nearby rather than a density assumption.
- **Potential gross development value.** Shown as sourced arithmetic you can check and change, not a single headline figure.
- **Council policy costs.** The levy (CIL), affordable housing and biodiversity net gain, flagged for you to confirm with the council.
- **Planning fees and timescales.** The application fee for your scheme, and how long decisions usually take at this council.
- **Surveys and extra costs.** The surveys your constraints are likely to trigger, and site-specific items to price for.
- **A one-page appraisal input sheet.** Every evidenced figure with its source, ready to drop into the model you already use. Your costs, your model, your call.

HAMILTON OAK		CONTENTS
DEVELOPMENT INTELLIGENCE REPORT		
The additional sections		
Everything in the Site Intelligence Report, parts 1 and 2, plus evidenced inputs for your own appraisal		
Everything in the Site Intelligence Report, plus:		
13	Evidenced sales rate	Price per square metre and square foot from completed sales, with the reasoning behind the adopted figure
14	Indicative scheme capacity	A plausible unit count and mix, with the limits of the evidence stated
15	Gross development value build-up	Units, floor area and evidenced rate, shown as sourced arithmetic
16	Policy cost inputs	Community infrastructure levy, affordable housing, biodiversity net gain and likely section 106 items
17	Planning fees and programme	Application fees and indicative determination periods
18	Survey schedule	Which surveys your constraints actually trigger, with indicative cost ranges
19	Abnormals watchlist	Items to price for that we have not priced, and why each is flagged
20	Appraisal input sheet	Every evidenced input on one page, with your own costs left for you
21	Verification checklist	What we would want resolved before proceeding
22	Sources and disclaimer	Every source listed and dated
 We supply the evidenced inputs. You supply your own costs and run your own appraisal. Hamilton Oak Ltd · Land sourcing, appraisal and intelligence · hamiltonoak.co.uk		

The additional sections

Prices

Site Intelligence Report

What the evidence says about your site

£250

Standard, within 5 working days

Buy for £250

Priority for £325

Priority adds £75. Within 48 hours, not counting weekends or bank holidays.

No VAT to add. Payment in full, in advance.

Development Intelligence Report

Plus the figures for your appraisal

£500

Standard, within 5 working days

Buy for £500

Priority for £575

Priority adds £75. Within 48 hours, not counting weekends or bank holidays.

No VAT to add. Payment in full, in advance.

We aim to have your report with you within five working days of receiving your completed form. If you're up against an auction date or a deadline, priority turnaround adds £75 and brings that down to 48 hours, counted Monday to Friday and not counting weekends or bank holidays. Delivery times are our aim rather than a promise, and we will tell you if anything is going to take longer.

Be informed, not just hopeful

With this report, you'll know:

- What the evidence says about the land
- What it means for your plans
- What's still to check, and who to ask

You might go ahead. You might decide to look into it further. You might walk away. Either way you'll know why, and you'll be able to explain it to anyone who asks.



Get a sample report

Get a 60 page sample report on a real site. See for yourself the depth and value of our Site Intelligence Reports.

[Click here to open it](#)

What the report doesn't do

We'd rather you knew now.

- **No land value or offer price.** It doesn't tell you what the land is worth, or what to offer.
- **It doesn't predict planning.** It shows you the policy and what's been decided nearby. The council decides.
- **Nobody visits the site.** We read the published evidence.
- **It isn't legal or survey work.** It tells your solicitor and your surveyor where to look.
- **No ongoing support.** The report is written to stand on its own, so there's no back and forth to get through. If something genuinely needs clarifying, one round of questions by email within 14 days. No calls, no meetings.

Questions people ask

"Can I treat this as planning advice?"

No. We set out the published evidence, including the policies that apply to the land and what the council and planning inspectors have decided nearby, and we explain what that evidence means for what you want to do. That is not planning advice and it is not a planning opinion. For a formal view on your own scheme, use a planning consultant. The report gives you the evidence to put in front of them.

"We can't justify spending money on a plot we might not buy."

That's exactly the moment. It's a small step before a very big one, and whatever the report shows, you'll know your next step.

"Won't our solicitor pick this up?"

Your solicitor has an important job, and the report sets out what the deeds record so they can get straight to it. The planning evidence sits outside their role.

"There isn't time before the auction."

Order as soon as you've spotted the lot. Priority reports are with you in 48 hours, not counting weekends or bank holidays.

"What if it only tells me what I already know?"

Then you have it in writing, with every source named and dated, in one place you can share. And if it tells you something you didn't know, you've found it now rather than at committee.

"How current is the information?"

Every source carries the date we checked it. We also check the council's own planning register directly, so recent decisions are included.

Who's behind the reports

Hamilton Oak is a land sourcing business in Oxfordshire. We find and appraise land for developers and investors, and we connect landowners with credible buyers.

Appraising land is what we do all day. Before we take any site to a buyer, we assess it the way a buyer would: the data, the deeds, the planning policy, what's been decided nearby, and what the land could realistically support. These reports apply that same approach to your site.

We're not chartered surveyors, valuers or town planners, and we don't claim to be. We gather the evidence, we read the paperwork, and we tell you what it says.



Laurence Jennings
Director



Rozzi Jennings
Director

Hamilton Oak is run by the two of us. Every report is produced and signed off by one of us before it reaches you, and if you have a question before you order, you'll be emailing one of us, not a support desk.

Clarity before you commit.

info@hamiltonoak.uk · hamiltonoak.uk

Important information

This report is information only. It is not a valuation, planning advice, a survey, legal advice, investment advice or a recommendation to buy, bid or proceed. It contains no land value and no prediction of planning outcomes. It is a desktop review, so no site inspection is carried out, and it relies partly on third-party data which may contain errors or be out of date. Please take your own professional advice, from a solicitor and where appropriate a chartered surveyor or planning consultant, before committing to a site or spending significant money on it.

The report is prepared for the named customer alone, for their own decision about the site named in it. No one else may rely on it without our written agreement, and it may not be resold, published or placed in an auction legal pack or sales particulars without our written agreement.

Prices shown are the total payable. We are not VAT registered, so no VAT is added. Payment is in full in advance. Delivery times are our aim, not a guarantee. Consumers have a 14-day right to cancel, which ends once the report has been delivered. Our liability is limited to the price of the report, except where the law does not allow us to limit it.

Our full Terms of Sale, version 1.0, apply to every order and are at hamiltonoak.uk/termsofsale. Questions and complaints: info@hamiltonoak.uk

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