

## Commercial Property Development

### Key Benefits

UK commercial development offers access to an asset class that is underpinned by freehold or long leasehold land. Commercial Property Development is an easy to understand asset class which offers the opportunity to benefit from the limited market supply – providing a strong sales position after development.

### Security

A commercial development partnership acquires a freehold interest in each development site, with a full title at the Land Registry.

An independent expert valuation is obtained from a local expert and we do not rely on the sales estimates from the sales agent.

Relevant insurances are held throughout the development period until the units are sold.

Payments for construction work are staged and only released when approved by quantity surveyors employed by the commercial development partnership.

### Strategy

The sites selected have full planning permission for commercial development. We work together with commercial property developers to source and acquire opportunities and develop the land for commercial use.

The partnership enters into a joint-venture with a commercial development specialist. A contract with a construction company is agreed, with independent cost consultants and quantity surveyors approving each stage of the development.

Commercial Property Development can be accessed through the following services:



**The Stellar Growth Inheritance Tax Service**



**The Stellar Business Inheritance Tax Service**



**The Stellar Bespoke Inheritance Tax Service**



### Key considerations when acquiring commercial property development sites

- ★ The location of the development site
- ★ The independent property valuation
- ★ The construction programme and costs
- ★ Due diligence on the developer and contractors
- ★ The planning permission
- ★ Comparable sales evidence and the sales agent

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### Important Information

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