Property Due Diligence Checklist

Due diligence is not a mood, it's a list. This is the one we run before any offer goes in. Work top to bottom; anything you can't tick becomes a question for the agent, the vendor or your solicitor — before exchange, not after.

HOW TO USE THIS — Run it once per property, before any offer goes in. Work top to bottom, ticking each item as you verify it — anything you can't tick becomes a question for the agent, the vendor or your solicitor.

01 The area

- ☐ Sold prices for the street and surrounding roads over the last 24 months (Land Registry, not asking prices)
- ☐ Current rental listings within a half-mile — how many, how long listed, at what rent
- ☐ Walk the street at 9am, 3pm and 9pm — a street changes character three times a day
- ☐ Flood risk on the government flood map, including surface-water risk
- ☐ Planning applications on the council portal for the street and both neighbours
- ☐ Article 4 directions or selective licensing schemes covering the postcode
- ☐ School catchments and Ofsted ratings if the exit or tenant profile is families

02 The building

- ☐ Construction type and age — anything non-standard flags the lender conversation early
- ☐ Roofline from the street: sagging ridge, slipped tiles, chimney condition
- ☐ Damp: smell it on entry, look at skirting level, check behind furniture on external walls
- ☐ Cracks: hairline is cosmetic; stepped cracking through brickwork gets a structural engineer
- ☐ Boiler age, service history and location — a replacement is £2–3.5k of your budget
- ☐ Consumer unit age — an old fuse board usually means a full or partial rewire
- ☐ Window condition and FENSA certificates for replacements
- ☐ Loft: insulation depth, daylight through the roof, water tank condition
- ☐ Signs of Japanese knotweed anywhere on the plot or adjoining land

03 The legals

- ☐ Tenure — leasehold years remaining, ground rent terms and service charge history
- ☐ Title plan matches what you walked: boundaries, parking, access
- ☐ Restrictive covenants that touch your strategy (no business use, no alterations)
- ☐ Rights of way or shared access across the plot
- ☐ Building regulations sign-off for any extension or conversion you can see
- ☐ Gas and electrical certificates if currently tenanted
- ☐ EPC rating — and what it costs to reach the letting minimum if it's marginal

04 The numbers

- ☐ Your maximum price from the deal analysis — set before the viewing, not after
- ☐ Three genuine rental comparables, phoned and confirmed, not just listed
- ☐ Refurbishment budget built line by line, plus 15% contingency
- ☐ All-in acquisition cost: price, stamp duty, legals, survey, finance fees
- ☐ The deal still works at an interest rate 2% higher than today's quote
- ☐ Exit tested two ways: what if it won't refinance, what if it won't sell