

OPPORTUNITY SCREEN · SAMPLE

Where to look — Kent (sample)

6,500 candidate parcels across 13 councils, ranked. This pack details the top 30; the full list is in the accompanying CSV.

The Opportunity Screen narrows a whole area to the registered land parcels worth a proper look. Every parcel is checked against 24 national constraint datasets — Green Belt, flood zones, ancient woodland, protected wildlife sites, scheduled monuments, registered parks, common land and more — and the parcels that survive are ranked two ways nobody else does: by how few constraints touch them, and by how the local council behaves (its measured median decision time and its Housing Delivery Test position, which decides whether the national presumption in favour of development applies).

! A screen, not a clearance. This narrows where to look; it does not clear any parcel. Council-published designations can be missing from national data, so the absence of a constraint here is never an all-clear — every candidate still needs checking properly. It says nothing about who owns the land or whether they would sell: ownership is a title from HM Land Registry, £7, and we point you to it. Known designations as of the generation date. Not a valuation, not planning advice, not covered by professional indemnity insurance.

HOW TO READ THE RANKING

- Prime** — strongest mix of signals
- Strong** — clean, most positive signals
- Good** — clean but softer signals
- Fair** — eligible, fewest positive signals

THE SHORTLIST

#1	PRIME	2.95 ha · Medway · 7.9 wk median · HDT 72%
In its favour: on the brownfield register; adjoins a built-up area; presumption in favour applies (HDT 72%); fast council (median 7.9 wks); no soft-constraint layers touch it. Ownership: HM Land Registry title (£7). INSPIRE 51142163 · 51.37818, 0.58129		
#2	PRIME	1.97 ha · Gravesham · 7.9 wk median · HDT 59%
In its favour: on the brownfield register; adjoins a built-up area; presumption in favour applies (HDT 59%); fast council (median 7.9 wks); no soft-constraint layers touch it. Ownership: HM Land Registry title (£7). INSPIRE 59738801 · 51.41963, 0.38131		
#3	PRIME	0.89 ha · Gravesham · 7.9 wk median · HDT 59%
In its favour: on the brownfield register; adjoins a built-up area; presumption in favour applies (HDT 59%); fast council (median 7.9 wks); no soft-constraint layers touch it. Ownership: HM Land Registry title (£7). INSPIRE 30682784 · 51.43832, 0.34042		
#4	PRIME	0.65 ha · Gravesham · 7.9 wk median · HDT 59%
In its favour: on the brownfield register; adjoins a built-up area; presumption in favour applies (HDT 59%); fast council (median 7.9 wks); no soft-constraint layers touch it. Ownership: HM Land Registry title (£7). INSPIRE 31213482 · 51.43819, 0.37970		
#5	PRIME	0.48 ha · Medway · 7.9 wk median · HDT 72%
In its favour: on the brownfield register; adjoins a built-up area; presumption in favour applies (HDT 72%); fast council (median 7.9 wks); no soft-constraint layers touch it. Ownership: HM Land Registry title (£7). INSPIRE 61743418 · 51.36430, 0.60424		
#6	PRIME	0.47 ha · Gravesham · 7.9 wk median · HDT 59%
In its favour: on the brownfield register; adjoins a built-up area; presumption in favour applies (HDT 59%); fast council (median 7.9 wks); no soft-constraint layers touch it. Ownership: HM Land Registry title (£7). INSPIRE 30839114 · 51.42584, 0.35262		

#7	PRIME	0.44 ha	Medway	7.9 wk median	HDT 72%	In its favour: on the brownfield register; adjoins a built-up area; presumption in favour applies (HDT 72%); fast council (median 7.9 wks); no soft-constraint layers touch it. Ownership: HM Land Registry title (£7). INSPIRE 60026321 · 51.37303, 0.59019
#8	PRIME	0.32 ha	Medway	7.9 wk median	HDT 72%	In its favour: on the brownfield register; adjoins a built-up area; presumption in favour applies (HDT 72%); fast council (median 7.9 wks); no soft-constraint layers touch it. Ownership: HM Land Registry title (£7). INSPIRE 32299267 · 51.39275, 0.46520
#9	PRIME	0.28 ha	Medway	7.9 wk median	HDT 72%	In its favour: on the brownfield register; adjoins a built-up area; presumption in favour applies (HDT 72%); fast council (median 7.9 wks); no soft-constraint layers touch it. Ownership: HM Land Registry title (£7). INSPIRE 62338605 · 51.33516, 0.54295
#10	PRIME	0.21 ha	Gravesham	7.9 wk median	HDT 59%	In its favour: on the brownfield register; adjoins a built-up area; presumption in favour applies (HDT 59%); fast council (median 7.9 wks); no soft-constraint layers touch it. Ownership: HM Land Registry title (£7). INSPIRE 31349630 · 51.41788, 0.39384
#11	PRIME	0.19 ha	Medway	7.9 wk median	HDT 72%	In its favour: on the brownfield register; adjoins a built-up area; presumption in favour applies (HDT 72%); fast council (median 7.9 wks); no soft-constraint layers touch it. Ownership: HM Land Registry title (£7). INSPIRE 61289237 · 51.35975, 0.54425
#12	PRIME	0.17 ha	Medway	7.9 wk median	HDT 72%	In its favour: on the brownfield register; adjoins a built-up area; presumption in favour applies (HDT 72%); fast council (median 7.9 wks); no soft-constraint layers touch it. Ownership: HM Land Registry title (£7). INSPIRE 63675034 · 51.39290, 0.46506
#13	PRIME	0.15 ha	Medway	7.9 wk median	HDT 72%	In its favour: on the brownfield register; adjoins a built-up area; presumption in favour applies (HDT 72%); fast council (median 7.9 wks); no soft-constraint layers touch it. Ownership: HM Land Registry title (£7). INSPIRE 62652521 · 51.33968, 0.52763
#14	PRIME	0.14 ha	Medway	7.9 wk median	HDT 72%	In its favour: on the brownfield register; adjoins a built-up area; presumption in favour applies (HDT 72%); fast council (median 7.9 wks); no soft-constraint layers touch it. Ownership: HM Land Registry title (£7). INSPIRE 32092703 · 51.36953, 0.45275
#15	PRIME	0.13 ha	Medway	7.9 wk median	HDT 72%	In its favour: on the brownfield register; adjoins a built-up area; presumption in favour applies (HDT 72%); fast council (median 7.9 wks); no soft-constraint layers touch it. Ownership: HM Land Registry title (£7). INSPIRE 64640094 · 51.38784, 0.47140
#16	PRIME	0.13 ha	Medway	7.9 wk median	HDT 72%	In its favour: on the brownfield register; adjoins a built-up area; presumption in favour applies (HDT 72%); fast council (median 7.9 wks); no soft-constraint layers touch it. Ownership: HM Land Registry title (£7). INSPIRE 34532901 · 51.36718, 0.58810
#17	PRIME	2.11 ha	Thanet	8.0 wk median	HDT 67%	In its favour: on the brownfield register; adjoins a built-up area; presumption in favour applies (HDT 67%); fast council (median 8 wks); no soft-constraint layers touch it. Ownership: HM Land Registry title (£7). INSPIRE 59834774 · 51.33717, 1.36516
#18	PRIME	1.56 ha	Thanet	8.0 wk median	HDT 67%	In its favour: on the brownfield register; adjoins a built-up area; presumption in favour applies (HDT 67%); fast council (median 8 wks); no soft-constraint layers touch it. Ownership: HM Land Registry title (£7). INSPIRE 45754569 · 51.35092, 1.39943
#19	PRIME	1.53 ha	Thanet	8.0 wk median	HDT 67%	In its favour: on the brownfield register; adjoins a built-up area; presumption in favour applies (HDT 67%); fast council (median 8 wks); no soft-constraint layers touch it. Ownership: HM Land Registry title (£7). INSPIRE 57360712 · 51.35087, 1.39949

#20 PRIME 1.44 ha · Thanet · 8.0 wk median · HDT 67%

In its favour: on the brownfield register; adjoins a built-up area; presumption in favour applies (HDT 67%); fast council (median 8 wks); no soft-constraint layers touch it.

Ownership: HM Land Registry title (£7). INSPIRE 45765552 · 51.34823, 1.40833

#21 PRIME 1.08 ha · Thanet · 8.0 wk median · HDT 67%

In its favour: on the brownfield register; adjoins a built-up area; presumption in favour applies (HDT 67%); fast council (median 8 wks); no soft-constraint layers touch it.

Ownership: HM Land Registry title (£7). INSPIRE 40445483 · 51.34132, 1.38801

#22 PRIME 0.91 ha · Thanet · 8.0 wk median · HDT 67%

In its favour: on the brownfield register; adjoins a built-up area; presumption in favour applies (HDT 67%); fast council (median 8 wks); no soft-constraint layers touch it.

Ownership: HM Land Registry title (£7). INSPIRE 40449138 · 51.34126, 1.39089

#23 PRIME 0.61 ha · Thanet · 8.0 wk median · HDT 67%

In its favour: on the brownfield register; adjoins a built-up area; presumption in favour applies (HDT 67%); fast council (median 8 wks); no soft-constraint layers touch it.

Ownership: HM Land Registry title (£7). INSPIRE 40392948 · 51.37850, 1.32145

#24 PRIME 0.50 ha · Thanet · 8.0 wk median · HDT 67%

In its favour: on the brownfield register; adjoins a built-up area; presumption in favour applies (HDT 67%); fast council (median 8 wks); no soft-constraint layers touch it.

Ownership: HM Land Registry title (£7). INSPIRE 40504873 · 51.34175, 1.42354

#25 PRIME 0.38 ha · Thanet · 8.0 wk median · HDT 67%

In its favour: on the brownfield register; adjoins a built-up area; presumption in favour applies (HDT 67%); fast council (median 8 wks); no soft-constraint layers touch it.

Ownership: HM Land Registry title (£7). INSPIRE 59758575 · 51.35124, 1.34198

#26 PRIME 0.38 ha · Thanet · 8.0 wk median · HDT 67%

In its favour: on the brownfield register; adjoins a built-up area; presumption in favour applies (HDT 67%); fast council (median 8 wks); no soft-constraint layers touch it.

Ownership: HM Land Registry title (£7). INSPIRE 60151443 · 51.38157, 1.36990

#27 PRIME 0.36 ha · Canterbury · 8.0 wk median · HDT 67%

In its favour: on the brownfield register; adjoins a built-up area; presumption in favour applies (HDT 67%); fast council (median 8 wks); no soft-constraint layers touch it.

Ownership: HM Land Registry title (£7). INSPIRE 51667153 · 51.35934, 1.11346

#28 PRIME 0.36 ha · Canterbury · 8.0 wk median · HDT 67%

In its favour: on the brownfield register; adjoins a built-up area; presumption in favour applies (HDT 67%); fast council (median 8 wks); no soft-constraint layers touch it.

Ownership: HM Land Registry title (£7). INSPIRE 38878722 · 51.34114, 1.02169

#29 PRIME 0.33 ha · Thanet · 8.0 wk median · HDT 67%

In its favour: on the brownfield register; adjoins a built-up area; presumption in favour applies (HDT 67%); fast council (median 8 wks); no soft-constraint layers touch it.

Ownership: HM Land Registry title (£7). INSPIRE 61846892 · 51.36212, 1.39233

#30 PRIME 0.31 ha · Thanet · 8.0 wk median · HDT 67%

In its favour: on the brownfield register; adjoins a built-up area; presumption in favour applies (HDT 67%); fast council (median 8 wks); no soft-constraint layers touch it.

Ownership: HM Land Registry title (£7). INSPIRE 56666361 · 51.37651, 1.30238

HOW TO ACT ON A CANDIDATE

1. Run the free planning check

Confirm the constraints, the council's decision speed, recent decisions and sold prices on any parcel — free, at pfandco.co.uk/planning-check.

2. Check ownership

Buy the official title from HM Land Registry (£7). We hold no ownership data; you get it from source.

3. Commission a Site Appraisal

For the best candidate, a relied-upon go / pause / no-go on its whole red line, signed off within 48 hours, from £295.