

## Appendix 13 – Developer Marketing Standards

Where a sites' or premises' owner is applying to a Local Authority for change of use from employment to an alternative use, they have to prove there is a lack of demand for that site or premises.

This table itemises the various marketing tools that should typically be used to market the interest.

Should these tools fail to identify potential purchasers or occupiers then it may be considered that there is a lack of employment demand for the site or premises in question.

Marketing Tool	Premises	Site, 0-2 ha	Site, 2+ ha
On-site Marketing Board in prominent position	✓	✓	✓
Local Property Agent	✓	✓	✓
North Wales (and Cheshire)/Welsh National Property Agent (joint or sole)	✓		✓
Liaise with Wrexham/Flintshire Councils	✓	✓	✓
Produce Marketing Particulars (in hard copy/PDF)	✓	✓	✓
Targeted mailing to Local/North Wales (and Cheshire)/Welsh National Property Agents (Internet)	✓	✓	✓
Targeted mailing to Local/North Wales (and Cheshire)/Welsh National Property Agents Property Developers/Investors (Internet)	✓	✓	✓
Targeted mailing to UK Property Agents/Developer/Investors (Internet/postal)			✓
Targeted mailing to selected potential occupiers (large local companies) (Postal)	✓	✓	✓
Advertise in Local/North Wales (and Cheshire)/Welsh National Property Agents Business Press		✓	✓

Marketing Tool	Premises	Site, 0-2 ha	Site, 2+ ha
Advertise in UK Property Press			✓
Website	✓	✓	✓
Internet Mailing to Targeted Business Sectors (e-shot type mailing)	✓	✓	✓
Marketing Period, months	6-12	6-12	9-18

Source: BE Group, 2014