



# WELCOME TO NIMBUS<sup>®</sup> MAPS

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STARTER GUIDE

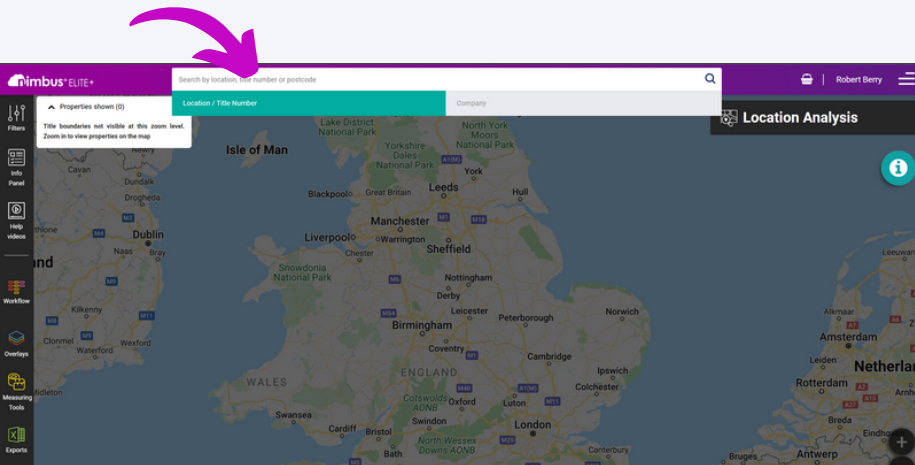


# HOW TO FIND SITES

1. How to search
2. How to understand the map
3. How to filter your search results



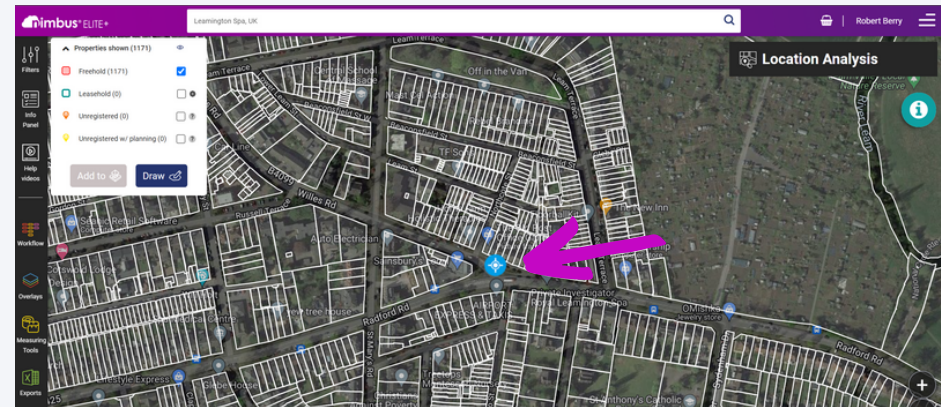
# How to search



1

## SEARCH BAR

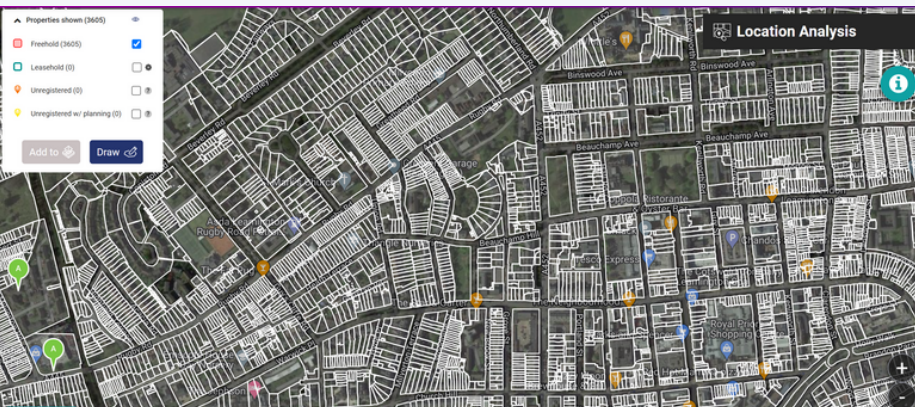
Enter the location, title no, postcode or company name you want to see on the map and click **Search**.



2

## SEARCH RESULTS

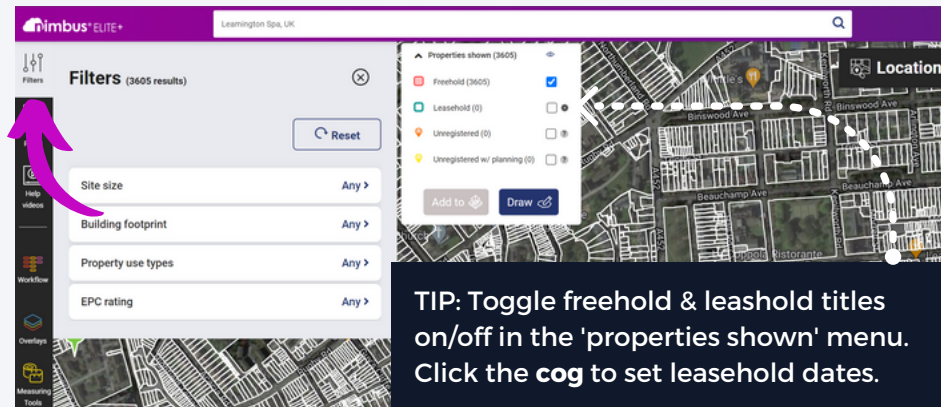
A blue **Centre Pin** is dropped at the centre of your search area and all freehold titles are outlined in white.



3

## NO NEED TO SEARCH

If you don't have an exact title/location in mind, you can **zoom in** to any location and browse around the map.



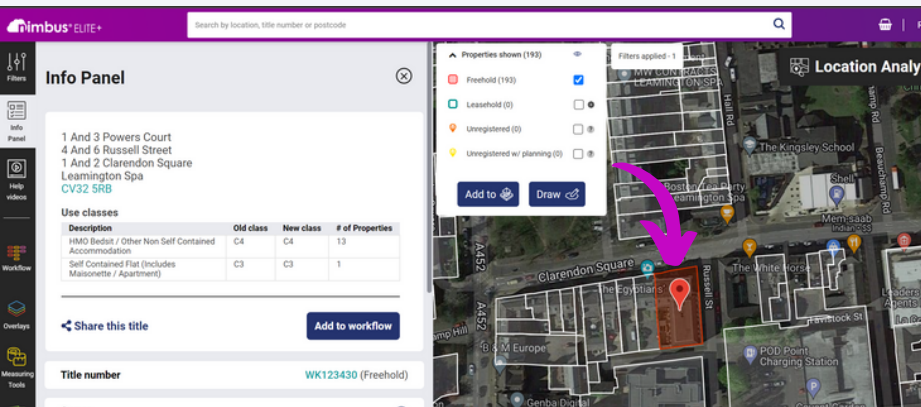
4

## FILTER YOUR RESULTS

By default, every title is highlighted in your search area when you zoom in. If you want to search for titles with certain criteria, use **Filters** (Page 5).

**TIP:** Toggle freehold & leasehold titles on/off in the 'properties shown' menu. Click the cog to set leasehold dates.

# Understand the map



1

## TITLES

Each title, as defined by the HM Land Registry, is outlined in white. Simply click a title to view the **Info Panel** (page 7).



2

## LABELS

Easily toggle Google Maps labels (e.g. road names, places on interest) and saved site markers on/off in the **i** menu.

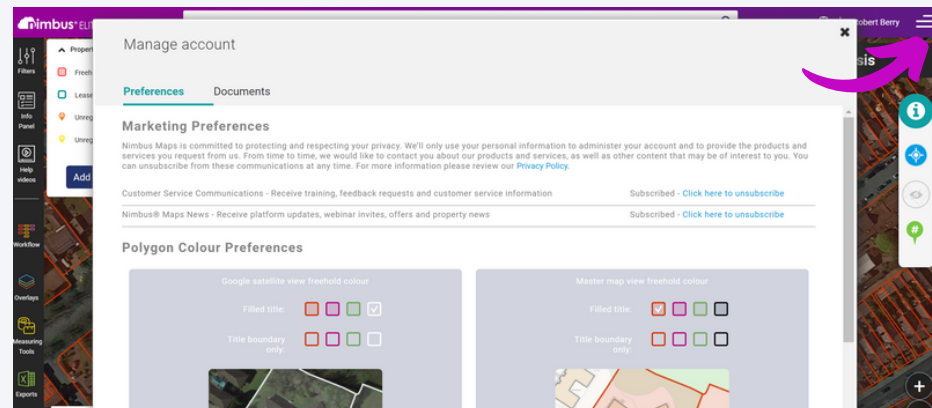


3

## MAP VIEWS

Click to switch between different Map Views:

- **Google Satellite** (Default) - Realistic view
- **OS MasterMap** - Clear title boundaries
- **Bing Birds-Eye** - 3D perspective



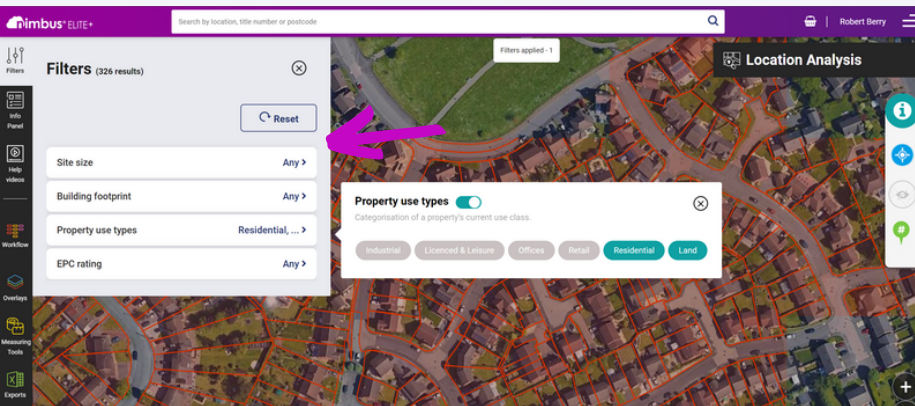
4

## PERSONALISATION

Click the menu (top right) to manage your **Account**. Here you can change the colour of the title polygons. Click **Save & Close** to save your preferences.



# Filter your search results



1

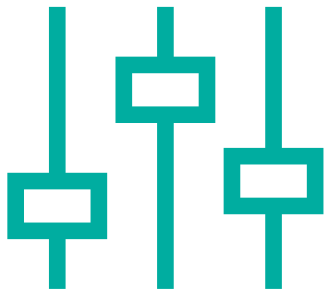
## SEARCH WITH FILTERS

Use **Filters** to narrow down your search. This will highlight properties specific to you or your clients' requirements.

2

## MOVE AROUND THE MAP

**Drag the map** to any location and Nimbus will highlight all properties matching your filters in this new location.



**Site sizes** - Total area of a site boundary.

**Building footprint** - Total area contained within the exterior walls of a building's ground floor.

**Use types** - Categorisation of a property's current use class (e.g. retail, land, residential, offices).

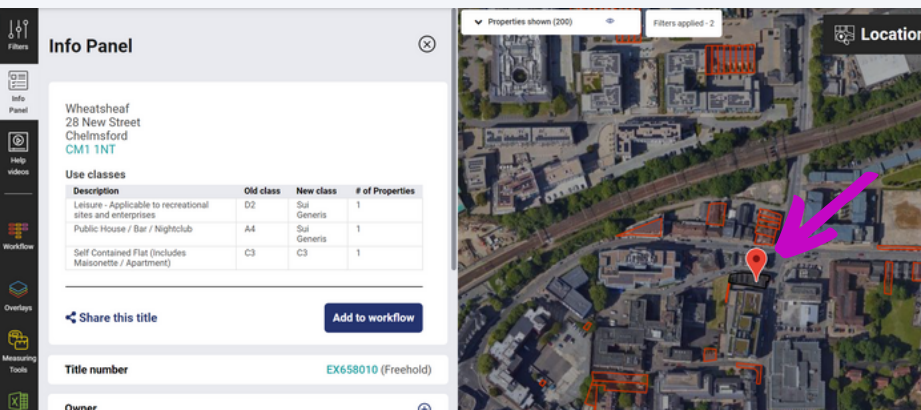
**EPC rating** - Classification of a building's energy performance rating.

# HOW TO ASSESS SITES

1. Understand the information panel
2. Location analysis **NEW**
3. Sales Comparables **NEW**
4. Planning
5. Other exports



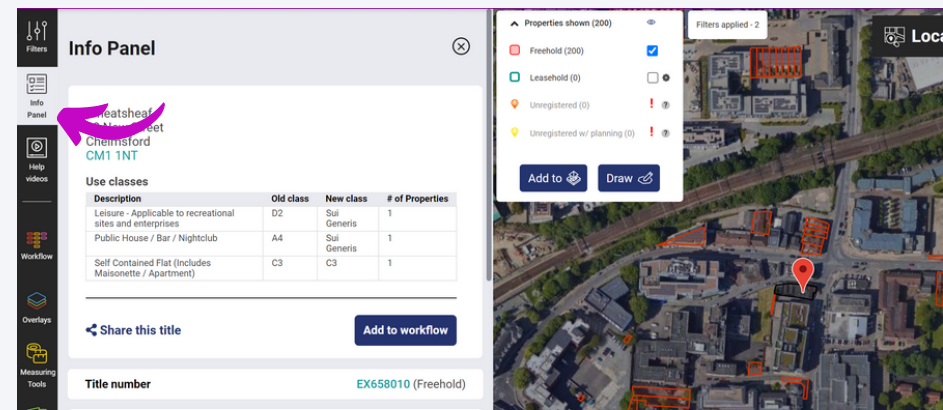
# Understand the information panel



- 1 INFORMATION PANEL**  
Clicking on any title reveals the **Information Panel**. This is your one-stop-shop for information about a property/title.

## THE INFORMATION

- Title number & address.
- Use types, classes & commercial uses.
- **Ownership information** - In commercial ownership you'll see the company that owns it as well as their estate.
- **HM Land Registry documents** - In private ownership, you can purchase HMLR docs to view ownership directly in the platform.
- Add sites to your **Workflow** (Page 13).



- 2 TOGGLE THE PANEL**  
Open and close the information panel using the **Info Panel** icon in the left-hand toolbar.

- Site area, building heights, EPC rating.
- Sizes & rates assessments.
- **Price paid data** & indexed current values.
- Availability - Is it currently on the market? (commercial only).
- **Planning histories** - Plus any applications in the local area.
- **Environmental considerations** - e.g. flood zones, greenbelt).
- Other - Listed status, local population.

# Location analysis



- 1 **NEW LOCATION ANALYSIS**  
Click **Location Analysis** to visually understand any site and its surrounding area. Each tool adds layers (overlays) to the map for simple, fast analysis.

- 2 **CATEGORIES**  
Within Location Analysis, you'll see categories for assessing **Planning Policy**, **Market**, and **Technical** (see below), **Sales Comparables** (page 9) & **Planning** (page 10).

## 1. PLANNING POLICY

The **Housing Delivery Test** overlay shows how well councils are performing against housing targets. Reduce your planning risk with overlays for **Flood Maps**, **Listed Buildings**, **Green Belt** & more.

## 2. MARKET

**Commercial Availability** shows company-owned properties currently on the market. You can also assess local **Residential Values** and **Avg. Yields**, and plot every licenced UK **HMO** on the map!

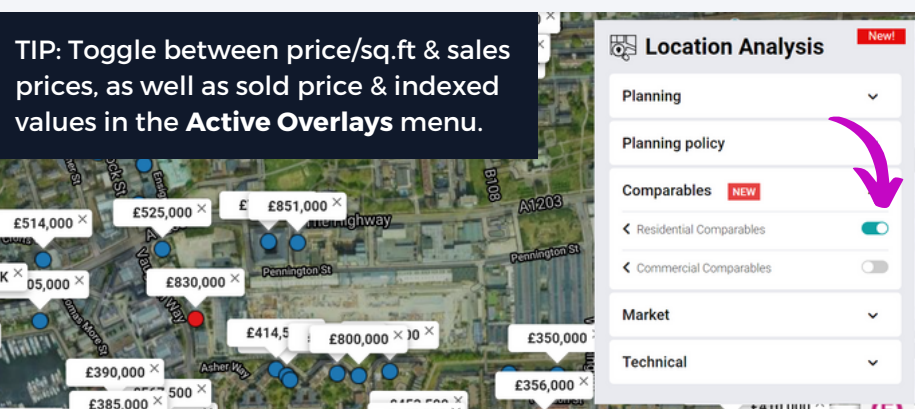
## 3. TECHNICAL

View **Traffic Flow** reports for UK roads - great for retail development! Toggle on **Built-Up Areas** to highlight urban areas, or the **Substations** overlay to locate electrical substations.



# Sales Comparables

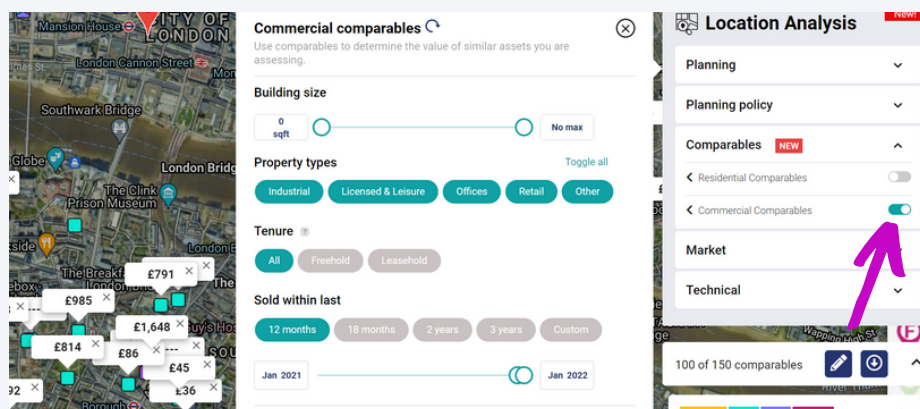
TIP: Toggle between price/sq.ft & sales prices, as well as sold price & indexed values in the **Active Overlays** menu.



1

## RESIDENTIAL SALES COMPARABLES

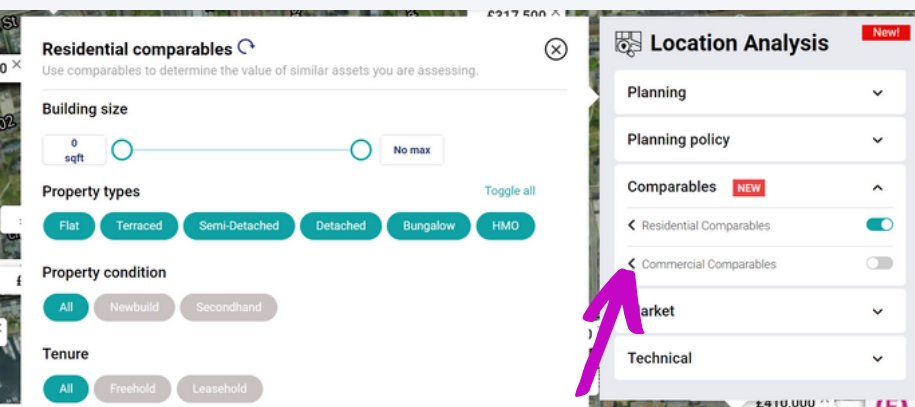
Determine the value of similar sites/schemes with the **Residential Comparables** tool. Sales prices are displayed on the map, click the prices for more information.



2

## COMMERCIAL SALES COMPARABLES

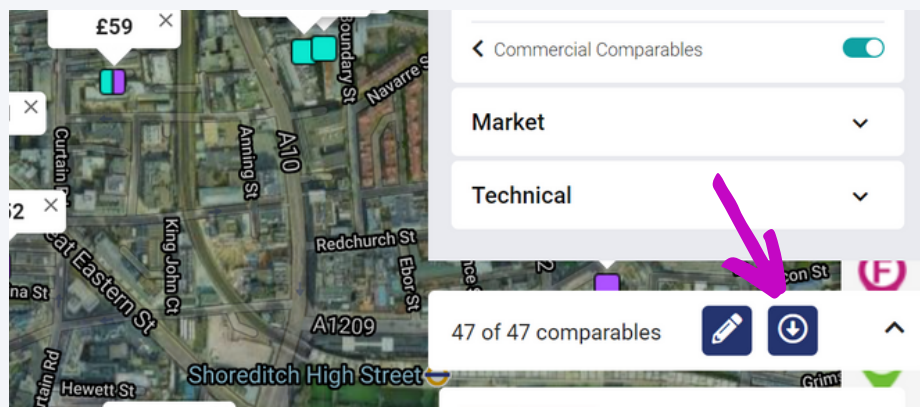
Works in the same way as the Resi Comps with the addition of **use types** also being displayed on the map with prices. Click the prices for more information.



3

## FILTER YOUR COMPARABLES

Filter Resi & Commercial comps by clicking the arrow next to the comps switches. Filter by **property type**, **date sold**, **use type** & more!

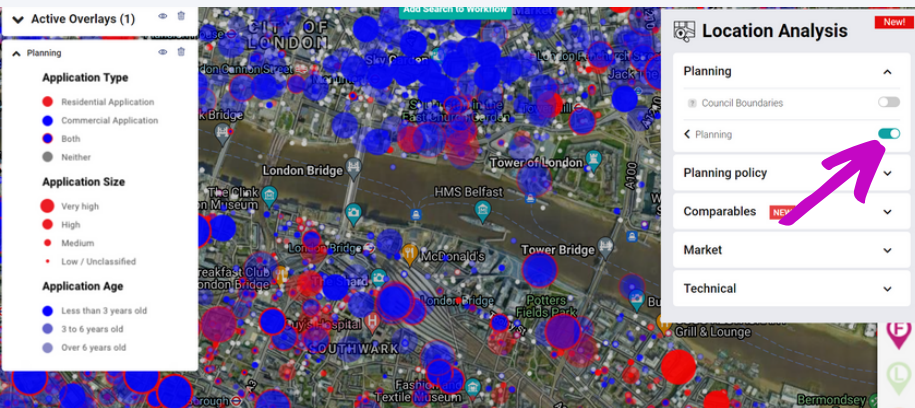


4

## EXPORT YOUR COMPARABLES

You can **export** your filtered comparables into an easy-to-use Excel document by clicking the **download button**.

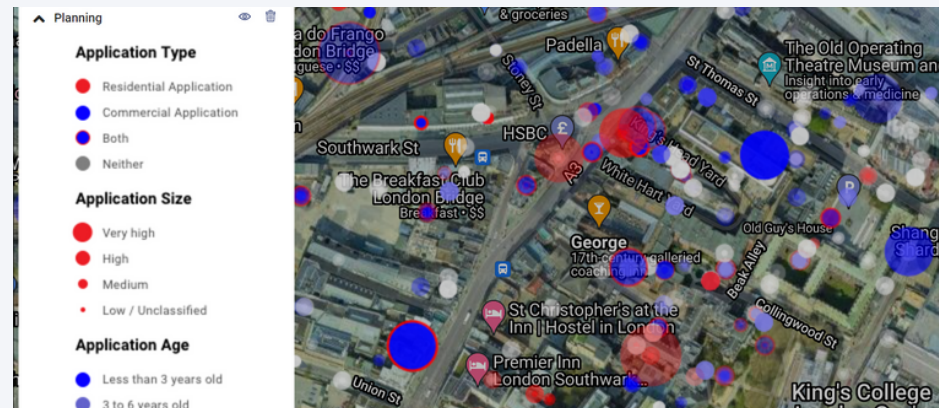
# Planning



1

## PLANNING OVERLAY

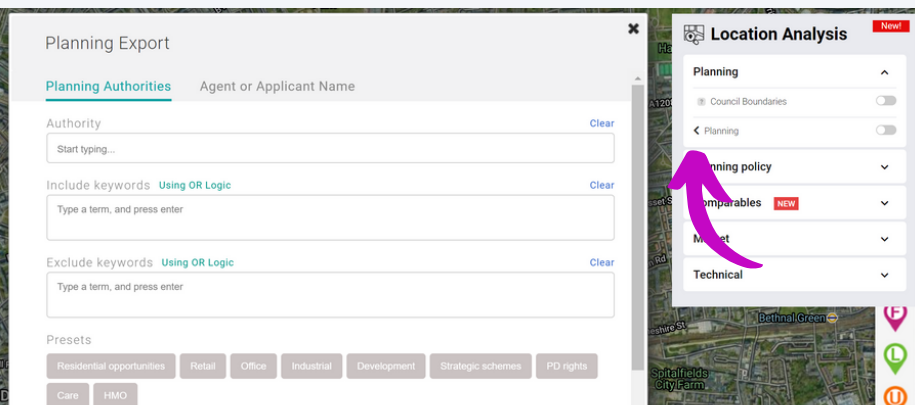
Navigate to **Location Analysis** > **Planning** to toggle on the planning overlay. When turned on, you can easily see every planning application in an area directly on the map.



2

## DISPLAY ON MAP

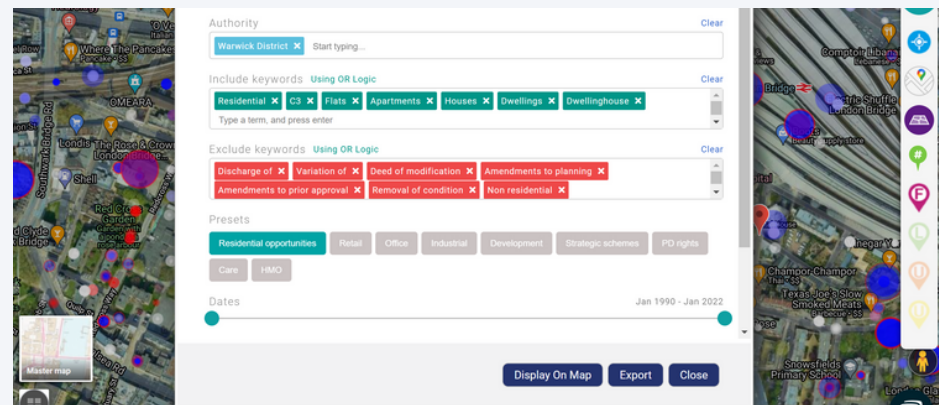
Planning applications are displayed as **Dots** on the map. The larger the dot, the larger the scheme. You can click on a dot to view the application details.



3

## FILTER PLANNING APPLICATIONS

Click the arrow next to the planning tool to filter applications by **planning authority**, **application keywords**, **outcome**, or use our preset filters.



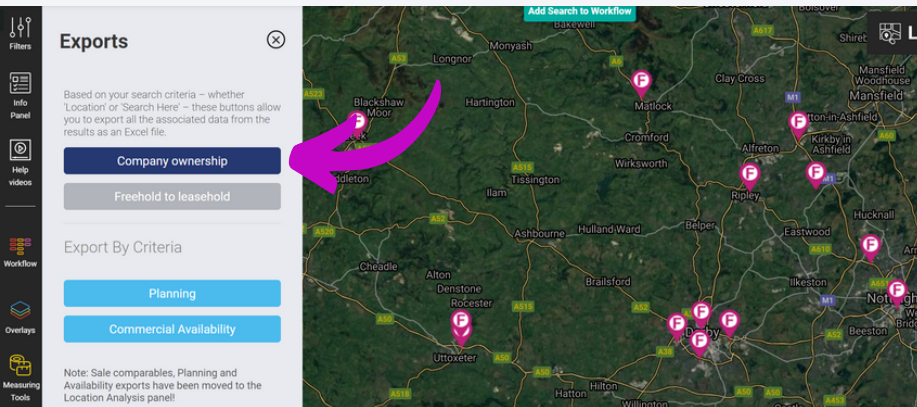
4

## EXPORT APPLICATIONS

Choose to display the filtered results on the map, or **export** them to Excel. The planning export contains a host of additional information e.g. applicant details.



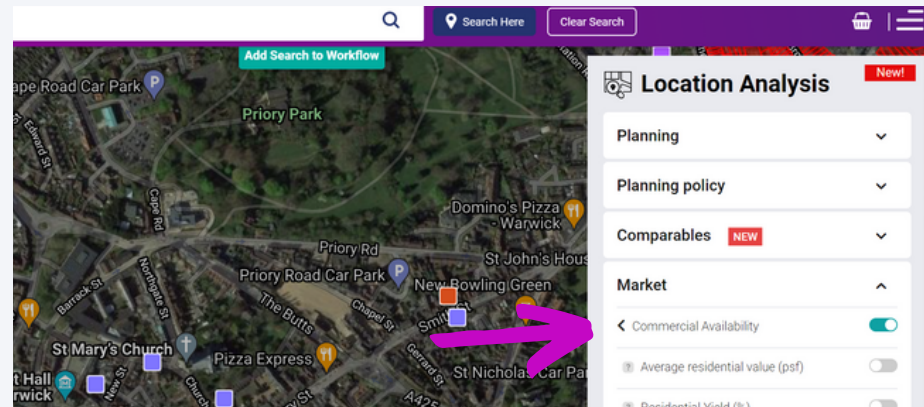
# Other exports



1

## COMPANY OWNERSHIP

Download an entire company's **corporate estate** and structure. Simply perform a company search, navigate to **Exports**, and select **Company Ownership** to export.



2

## COMMERCIAL AVAILABILITY

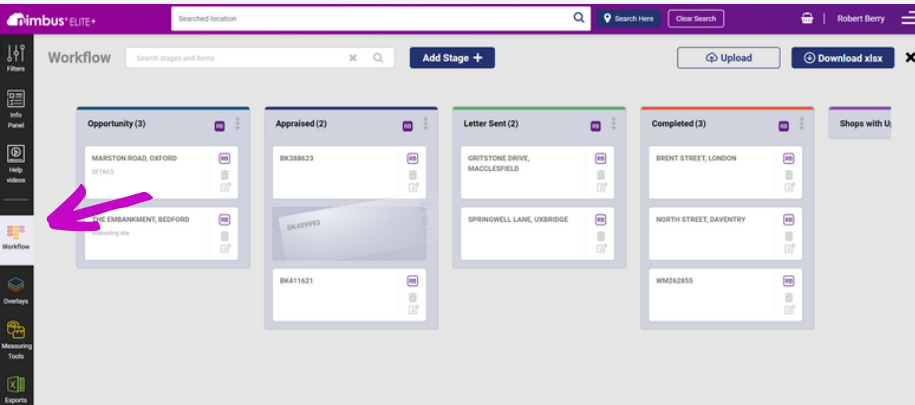
Export commercial buildings currently on the market in any area (updated daily with listings from the top 400 surveyors). Click the arrow next to **Commercial Availability**.

# HOW TO CONNECT TO OPPORTUNITIES

1. Manage your pipeline with Workflow
2. Send letter campaigns



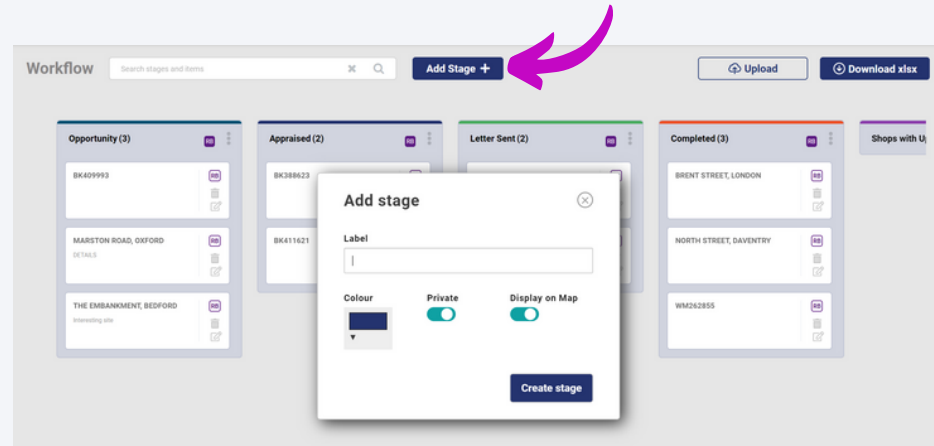
# Manage your pipeline with Workflow



1

## WORKFLOW

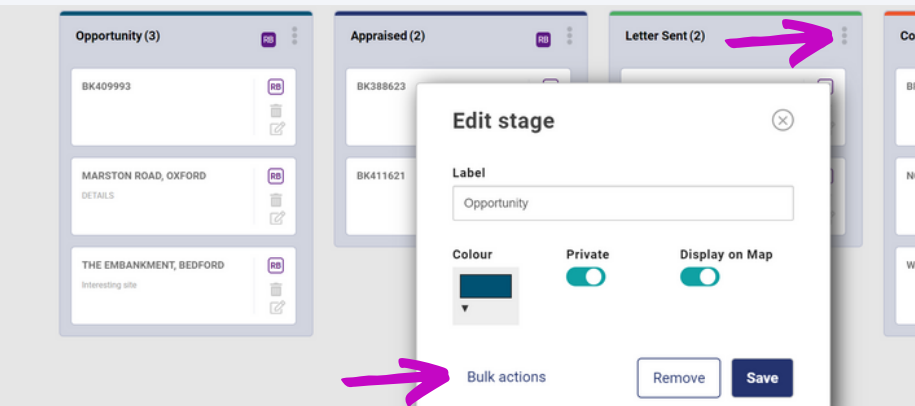
Manage your pipeline within your secure **Workflow**. To view your Workflow, click the Workflow icon in the left menu bar.



2

## CUSTOMISE PIPELINE

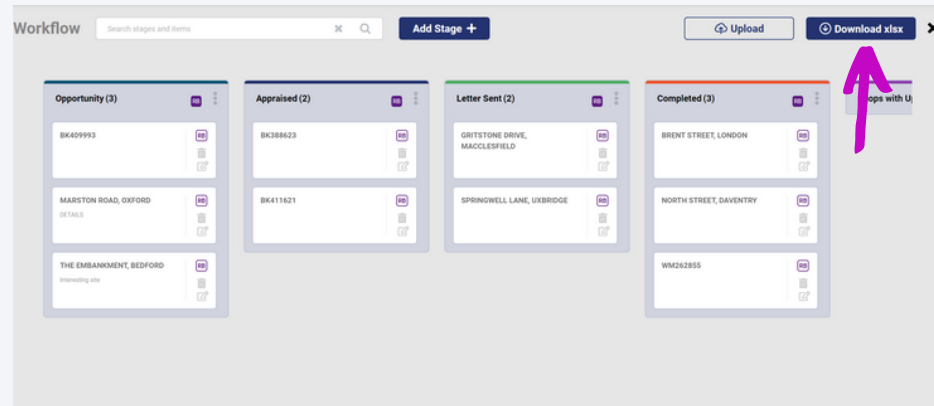
Workflow is a fully customisable pipeline. Simply **drag & drop** sites across your stages, and **add stages** to reflect your processes.



3

## BULK ACTIONS

Perform bulk actions (e.g. Download multiple HMLR documents) by clicking on the **three dots** and selecting **bulk actions**.



4

## EXPORT YOUR WORKFLOW

You can export your entire pipeline into Excel to send **letter campaigns** by clicking **Download XLSX**.

# Sending letter campaigns

Finding a property is only one step of the process, making sure you follow through with a solid letter campaign is key to securing a higher conversion rate.

Click below to watch **Paul Davis**, Co-founder of Nimbus Maps, and **Simon Zutshi**, Founder of the Property Investors Network (PIN), run through how to set up a successful letter campaign, how Nimbus Maps helps, and what you might be missing.





# EXPERT TRAINING

New users get full and ongoing training & support.



# CONTACT US

Any questions? We've made it easy to contact our award-winning support team.



Chat with us using the widget in the platform



Email us at [success@nimbusproperty.co.uk](mailto:success@nimbusproperty.co.uk)



Call us on 01926 355 424





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