

Available from



| |  DEVASSESS |  DEVASSESS PREMIUM RESIDENTIAL |  DEVASSESS PREMIUM COMMERCIAL |  DEV CITY |  DEV PROBATE |
|--|---|---|---|---|--|
| | Assesses the risk of development occurring within a 75-metre radius (measured from the centre of the main structure), while also evaluating the development potential of the subject property itself. | Provides a detailed assessment of development risk within 75 metres of the property's boundaries, alongside expert insight into the subject property's own development potential. Offering greater depth than DevAssess, this report is highly recommended for residential sites over 0.25 acres and essential for clients seeking maximum planning risk clarity. | Identifies the risk of development within 75 metres of the asset's boundaries and provides expert analysis of the land or asset's own development potential. This report is for commercial sites under 20 acres, ideal for clients requiring greater clarity around planning context and future development exposure. | Analyses urban locations for potential development and property modifications, such as basement or rooftop extensions and change-of-use schemes. This is our most comprehensive report particularly suited to high-value or city centre locations where development pressure is typically greatest. | This report explores the development potential of residential or commercial properties under 0.25 acres, helping ensure assets are not undersold. Executors have a responsibility to achieve best value, and this report provides the crucial insight needed to support that duty. |
| | DOWNLOAD SAMPLE | DOWNLOAD SAMPLE | DOWNLOAD SAMPLE | DOWNLOAD SAMPLE | DOWNLOAD SAMPLE |

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|----------------------|-------------------|---|-------------------|--------------------------|--------------------------|
| RRP: | £145 + VAT | £395 + VAT | £500 + VAT | £600 + VAT | £150 + VAT |
| Suitable for: | Small Residential | Large Residential & Risk Averse Clients | Commercial | Residential & Commercial | Residential & Commercial |
| Site size: | < 0.25 acres | < 30 acres | < 20 acres | < 1 acre | < 0.25 acres |

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|--|---|------------------------|-------------------------|-------------------------|-------------------------|------------------------|
| Applications | Relevant planning history of the subject property | YES | YES | YES | YES | YES |
| | Identification of applications for new build development within the radius | YES | YES | YES | YES | NO |
| | Summary of existing planning data supplied by Landmark or Groundsure | YES | YES | YES | YES | NO |
| | A manual search of the planning register | NO | NO | NO | YES | NO |
| | Inclusion of significant domestic minor applications | NO | NO | NO | YES | NO |
| Future Development Land | Explanation of emerging and adopted Local Plan Policy | YES | YES | YES | YES | YES |
| | Identification of potential future development sites where no relevant planning history exists | YES | YES | YES | YES | NO |
| | Identification of land allocated for development where no relevant planning history exists | YES | YES | YES | YES | NO |
| | Individual detailed analysis of the risk posed by each site | YES | YES | YES | YES | NO |
| | Identification of Gypsy and Traveller sites | NO | YES | YES | YES | NO |
| | Identification of five year housing supply | NO | YES | YES | YES | NO |
| | Identification of infrastructure projects | NO | YES | YES | YES | NO |
| | Identification of SHLAA (Strategic Housing Land Availability Assessment) sites currently being considered for future allocation | NO | YES | YES | YES | NO |
| Development Potential of the Subject Property | Analysis of the potential for extension of neighbouring properties | NO | NO | NO | YES | NO |
| | Identification of development potential of the subject property | YES | YES | YES | YES | YES |
| | Comprehensive advice regarding alternative exit strategies for investors | NO | NO | NO | YES | YES |
| Features | OS Mapping identifying potential development sites | YES | YES | YES | YES | YES |
| | Abutting uses | NO | NO | YES | YES | NO |
| | Aerial Photography | NO | YES | YES | YES | NO |
| | A Freedom of Information Request made to the Local Planning Authority to disclose any pre app advice which may have been given | NO | NO | NO | YES | NO |
| | Two stage report disclosing any pre application enquires or other relevant information held by the Local Planning Authority | NO | NO | NO | YES | NO |
| Service Level | Standard turn around time | 5 working days | 3 working days | 3 working days | 5 working days | 5 working days |
| | 1 Working Day Fast Track option (excluding weekends & bank holidays) | Additional £80.00 +VAT | Additional £120.00 +VAT | Additional £120.00 +VAT | Additional £360.00 +VAT | Additional £80.00 +VAT |

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