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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.

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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.

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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.

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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.

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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.

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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

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
Features	Comprehensive advice regarding alternative exit strategies for investors	NO	NO	NO	YES	YES
	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
Service Level	Two stage report disclosing any pre application enquires or other relevant information held by the Local Planning Authority	NO	NO	NO	YES	NO
	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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