



Planning

## Small Commercial or Residential Property Search

# DevAssess



CON29DW



Official Local Authority



Environmental



Flood



Chancel



Mining



Subsidence



### Why you need a DevAssess planning report:

Are your clients aware of all development risks that may affect their chosen property?

There are still huge areas of land with development potential. For example, eight out of ten urban areas have at least one unexploited development opportunity within a radius of 75 metres.

DevAssess is unique in providing a professional opinion about future development opportunities that might impact on a property. This opinion is formed by experienced professionals skilled in the land identification techniques used by developers looking for new sites.

Key features include:

- Unique, professional opinion regarding future development risks within a 75m radius of a property
- Identifies development potential that may exist in your client's intended property
- Site specific mapping showing any identified potential development sites
- Information regarding the size of each identified site and density predictions

- Either a GroundSure Planning report or a Plansearch Plus report is incorporated into DevAssess
- Both the GroundSure Planning report and the Plansearch Plus report contain information about current commercial and residential planning applications (larger and "minor" applications), together with details on land use designations, rights of way, mobile phone masts, housing and neighbourhood data on crime, amenities and education

- Aerial photography.

The impact of a new development can be substantial affecting value, view and enjoyment of a property, although there have been occasions where DevAssess has indicated hidden value in an intended purchase too.

Geodesys is a leading provider of conveyancing information in England and Wales.

**0800 085 8050**  
**www.geodesys.com**