



Planning

# Commercial and Residential Property Search

## DevCity



CON29DW



Official Local Authority



Environmental



Flood



Chancel



Mining



Subsidence



### *Development in London can often take the form of roof top extensions and basements:*

Are you aware of all the planned developments that could impact your chosen property?

London is changing all the time. Developed for the unique and demanding needs of the high value, high risk London market, DevCity is a unique two-stage analysis of the area surrounding the property. Stage one will highlight any planning applications that could impact the property as well as identifying land that could support development in the future. Stage two is just before exchange of contracts when the report will be updated with any responses arising from a Freedom of Information Act request. This will reveal any other pending planning applications and the area will be reassessed in light of the results.

DevCity includes:

- Site specific mapping showing any identified potential development sites
- Information about the size of each identified site, together with predictions on what could be built
- Details of current commercial and residential planning applications (including basements and extensions within the immediate vicinity)

- The property's planning history and alternative uses will also be considered
- Aerial photography
- A clear explanation of each individual risk
- An assessment on whether the value of the property may be affected, positively or negatively.

DevCity reports are available in all London boroughs and can be used on residential or commercial properties up to 1 acre. They are easy to read and straight to the point, perfect for overseas investors who need to understand a location.

By combining current planning information with a professional opinion about future development opportunities, DevCity provides an enlightened view, enhances due diligence and helps your client make an informed decision before contracts are exchanged.

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