



Planning

Commercial or Large Residential Property Search

DevProbate



COMMERCIALDW



Official Local Authority



Environmental



Flood



Chancel



Mining



Subsidence



Ensuring you achieve the best price for a property can be difficult:

Are you aware of any hidden potential of the property that could increase its value?

DevProbate identifies the hidden potential or alternative use in a property that may increase its value in the future. If you haven't assessed the asset's development potential your client may not receive the best price for the property.

This clear, straightforward and easy to digest report provides essential guidance to the owner or advisor, and will protect a solicitor's Professional Indemnity insurance from the risk of underselling property assets.

DevProbate includes:

- An assessment of the asset's development potential. This could include the possibility of the property forming part of a larger development. The chances of development taking place is also considered

- An explanation of the current land use designations and what they mean for the property
- An estimate of the property's capacity for potential development
- An assessment of alternative uses for the property or plot.

DevProbate is widely used to establish whether a property has development potential and can be used on residential or commercial properties up to 2 hectares.

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