

# IDENTIFY DEVELOPMENT RISK. UNLOCK HIDDEN VALUE.



LOCATION  
POLICY  
EMERGING SITES (SHLAA)  
LOSS OF VIEW  
CONSTRUCTION ACTIVITY  
LENDING RISK  
ACTIVE DEVELOPMENTS

DevAssess Premium will do everything DevAssess does and so much more. Designed for larger residential or commercial property (up to 40 acres) or the risk averse client. It can be used on smaller properties where clients are very concerned about change and risk.

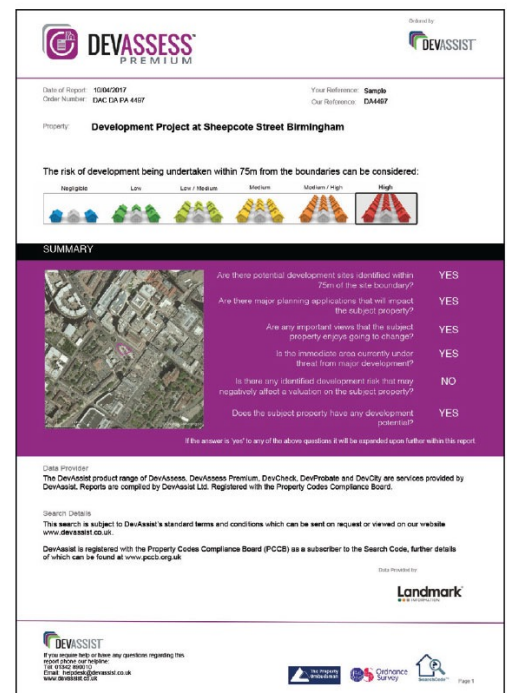
If you would like the full picture to make a fully informed decision then this is for you.

## IN DEPTH PROFESSIONAL OPINION FOR COMMERCIAL AND RESIDENTIAL PROPERTY PURCHASERS OR JUST WHEN YOU WANT TO DO AND BE THE BEST.

A DevAssess Premium includes all DevAssess investigations plus the following:

- Emerging policy and SHLAA studied for new proposed sites for housing or gypsy/traveller sites and commercial development
- The report studies 75m from the boundaries of the property (up to 40 acres)
- Aerial photo
- Disclosure of proposals that could impact trade or the working environment
- Planning history of the subject property (where available)
- The report that goes the extra mile

DevAssess Premium is suitable for property over 0.25 acres to assess whether it's underlying value could be affected by development. Risks – past, present and future – will be reported.



**DEVASSESS™ PREMIUM**

Date of Report: 10/06/2017  
Order Number: DM4128/PA 4457  
Your Reference: Search  
Our Reference: DM4457

Property: **Development Project at Sheepcote Street Birmingham**

The risk of development being undertaken within 75m from the boundaries can be considered:

Negligible Low Low / Medium Medium / High High

**SUMMARY**

Are there potential development sites identified within 75m of the site boundary?	YES
Are there major planning applications that will impact the subject property?	YES
Are any expert views that the subject property enjoys going to change?	YES
Is the immediate area currently under threat from major development?	YES
Is there any identified development risk that may negatively affect a valuation on the subject property?	NO
Does the subject property have any development potential?	YES

If the answer is 'yes' to any of the above questions it will be expanded upon further within the report.




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Data Provided by: **Landmark**

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