



SearchesUK

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The Issue

For any property buyer or investor, purchasing the right property is a significant financial decision. DevAcquire ensures that you understand the risk of development impacting the asset and also looks to make sure that the assets underlying value will not be affected by development. The property may also benefit from development potential in part, or in its entirety.

Suitable for commercial and residential properties of more than half an acre.

Key Features

- It will study historic and current planning data obtained from either Landmark or Groundsure
- Any relevant planning applications, development allocations, proposed traveller sites, etc. will be disclosed clearly to the end user. Where available plans and other supporting evidence will be attached within the completed report
- Consideration will be given to any competing businesses that are proposing to operate in the close vicinity
- Any local proposals that could impact upon trade or impact the working environment will be disclosed
- A 75m buffer will be shown from each and every boundary that will be studied to identify any development potential that could impact the subject property. An assessment of the likelihood of such sites being developed will be undertaken. Density predictions detailing how many units a site could support will also be provided
- Any identified sites will be assessed to establish the likely impact upon the subject property if developed.

DevAcquire will study 75m from all the boundaries of the property. Any development risks, past present and future will be reported on.

Ensure Your Clients Are Protected

Selecting and buying the right home can be a lengthy and costly process. Once your client has picked their new home, it is important they are aware of any potential changes within the surrounding areas before proceeding with their purchase. The impact of new planning proposals could be substantial. They might ruin the view from the property, reducing your client's potential enjoyment of the property. The value of the property may also be affected, positively or negatively, by the possible development of land and property around it.

By combining current planning information with a professional opinion about future development opportunities, a DevAcquire Report provides a unique and enlightened view, will enhance your due diligence and can help your client make an informed decision before they exchange.



Conveyancing Searches



Indemnity Insurance Policies



Lexcel & Legal Compliance Services



Energy Performance Certificates



Online AML ID Checks



COPSO
ASSOCIATE MEMBER

