



DEVASSESS™

RISK

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

Property:

Sample, Edenbridge, Kent, TN8

Date of Report:

31/10/2025

Order Number:

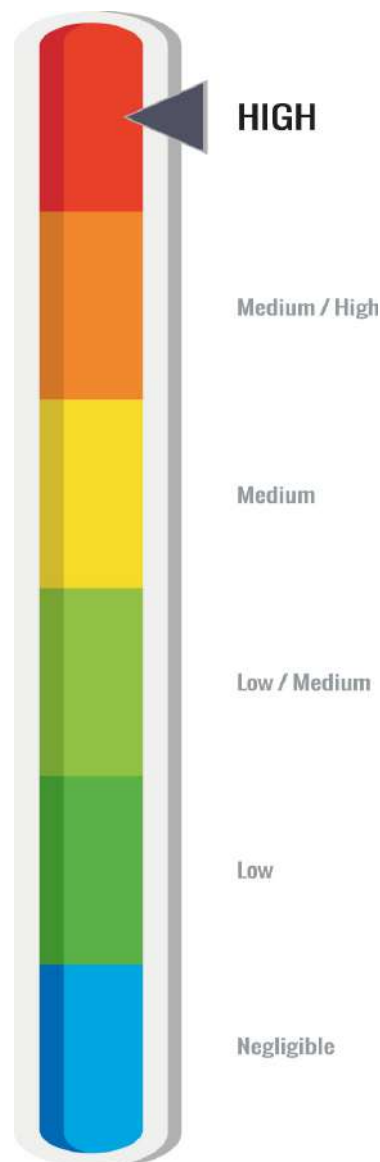
DA DA 14 sample_10_25

Your Reference:

sample_10_25

Our Reference:

DA74910



HELPDESK

If you require assistance please contact our helpline:

01342 890010

helpdesk@devassist.co.uk

Valuation risk

YES

KEY FINDINGS

The subject property has some marginal potential for development. This could create tax-free financial rewards to any owner. There are development risks in the vicinity of the property address given. The likelihood of these sites being developed is low, medium/high and high. We have identified that site 1, site 2 and site 3 are subject to planning applications. The nature of these applications is expanded on below. We believe that any lender involved in this transaction should be notified of the potential for development.

Please note: Sites identified as suitable for development may not be under current planning policy. As planning policies evolve or change, further development opportunities or risks may arise. They may also remove sites from being vulnerable to development. This report is a prediction of where development may take place, but cannot be guaranteed what will or will not occur in the future.

Are there potential development sites identified within 75m of the site boundary?

YES

Are there major development proposals that will impact the subject property?

YES

Are any important views that the subject property enjoys going to change?

YES

Is the immediate area currently under threat from development?

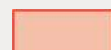
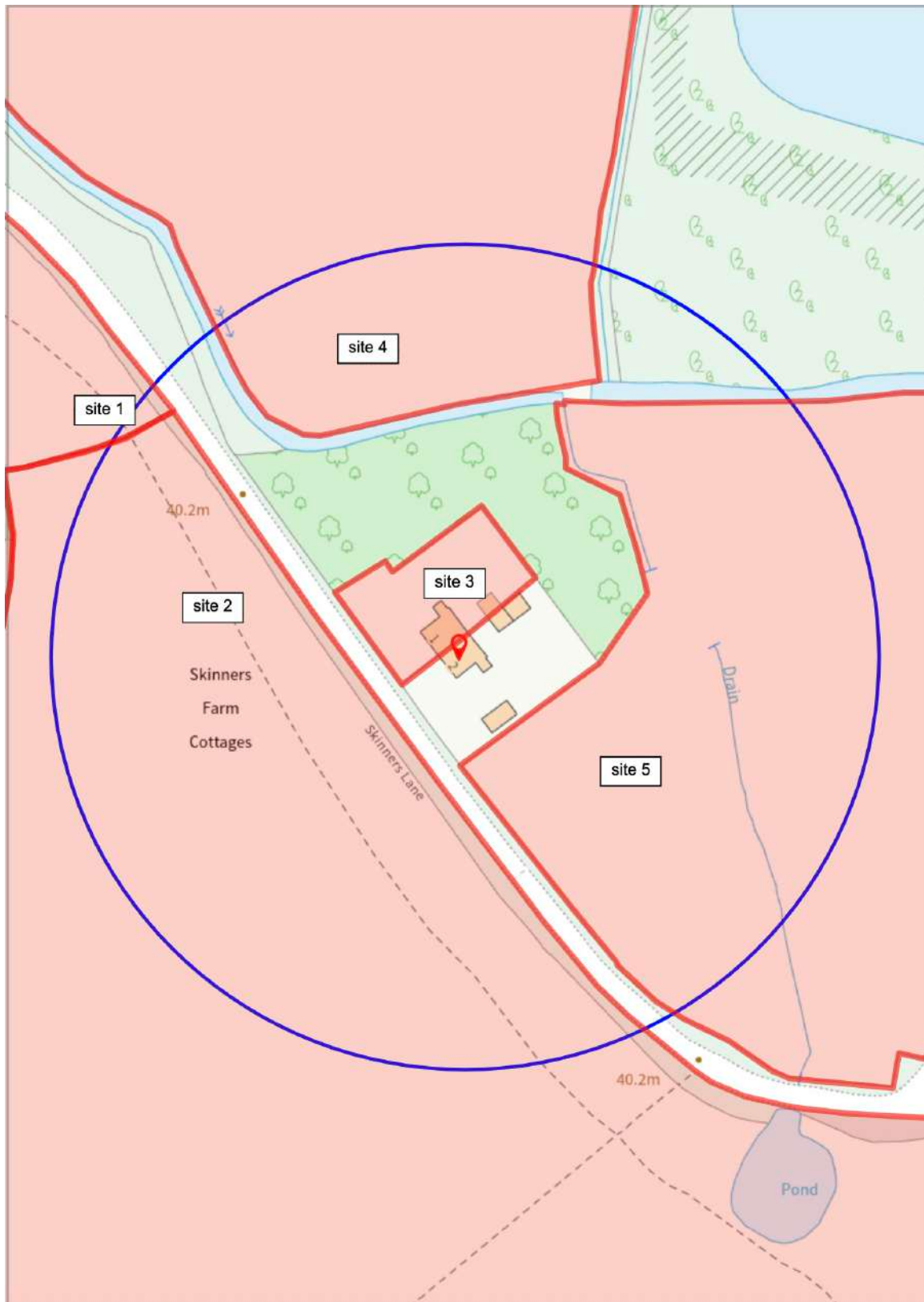
YES

Does the subject property have any development potential?

NO

On the date of this report is there any development risk that may negatively affect a valuation on the subject property?

YES

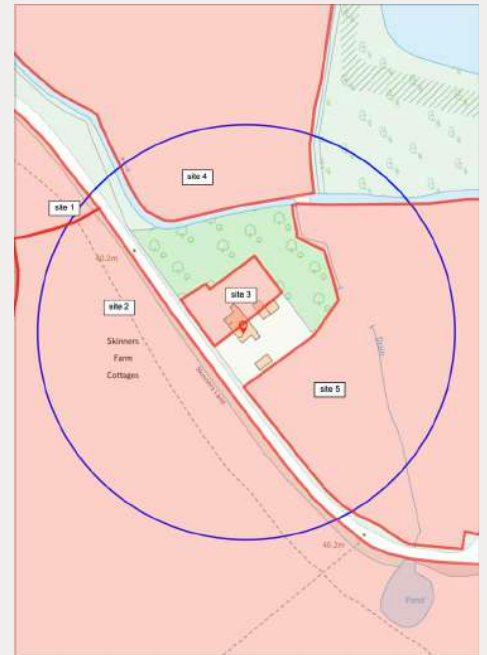




Identified Development Opportunities

Site	Size (acres)	Site Capacity	Development Risk	Impact if Developed
1	65.36	mixed use	High	Negative
2	86.02	mixed use	Medium / High	Negative
3	0.14	extensions	Medium / High	Slight
4	35.48	150 houses	Medium / High	Some
5	2.46	11 houses or 27 flats	Low	Negative

On those sites that do not yet have planning history the table above provides typical density guidance only. Densities may be higher in certain locations and lower in others.



Current Zoning in Local Plan

The land is zoned as outside the settlement area of Sevenoaks District Council. There is a general presumption against development in such areas. The property sits in an area at risk of flooding. The area is zoned as Green Belt. New build development in such areas would not be looked favourably upon and will be resisted. Some rural exceptions, such as affordable housing, may be allowed. These are very rare.

General View on Area

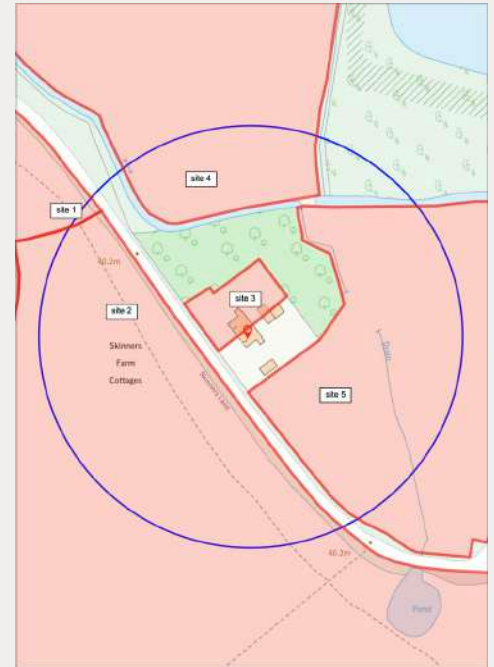
The wooded land to the north and north east of the property is designated as such within the Local Plan and will be protected from development under current policy.

The wooded area/land to the north east is currently outside the settlement boundary where there is a presumption against development. We have carefully considered this location and see none of the contributing factors that would make the referred land a viable contender for development. Whilst you can never say never, we are satisfied that the risk in this particular case is extremely low. Development is extremely unlikely to take place.

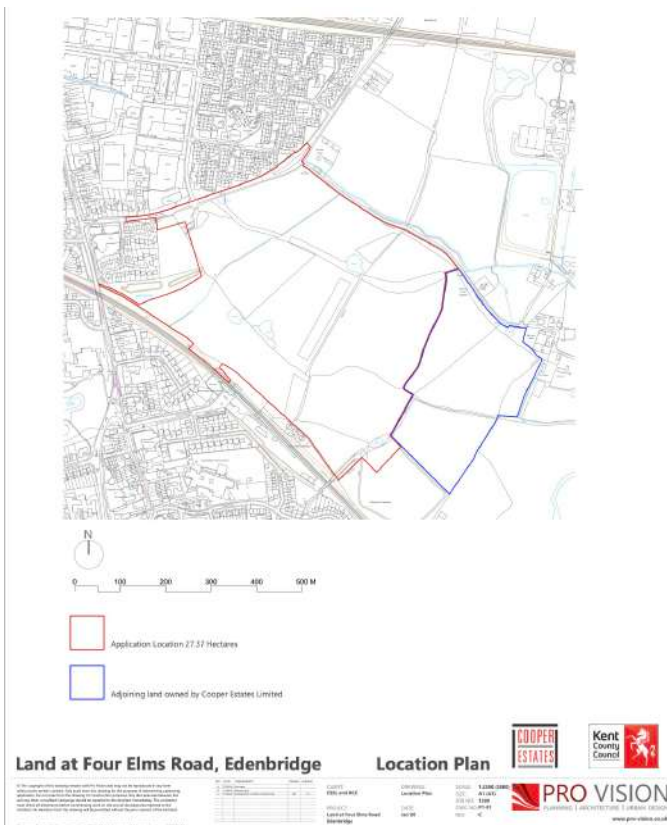


Site 1

Site 1 is a live site. In 2024 planning permission was granted for the erection of 340 dwellings, including affordable housing, land for a 4FE secondary school including playing fields, land for a new twin hall venue for Edenbridge Scout Group, creation of a new car park for Edenbridge Town Station and associated infrastructure improvements, allotments, associated access from Four Elms Road, emergency access, open space, attenuation areas and landscaping and some matters reserved save for means of access under reference number 20/02988/OUT. Construction may already have begun and if not should be treated as imminent. In our view the site can be considered a high risk of development. The site may have a negative impact on the subject property. Relevant plans of the consented development are attached for your consideration.



Location Plan

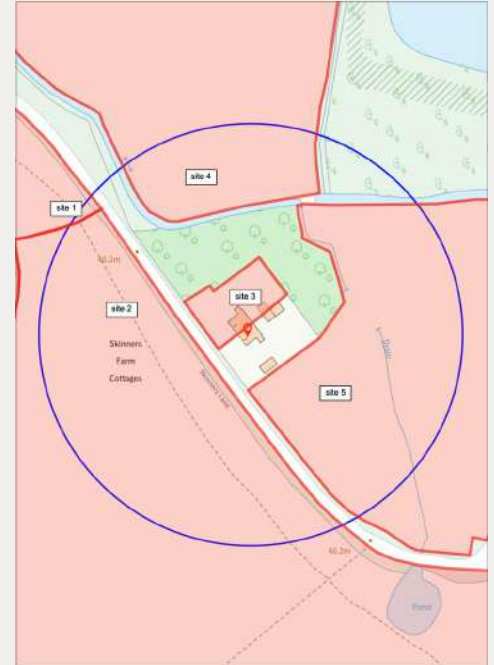




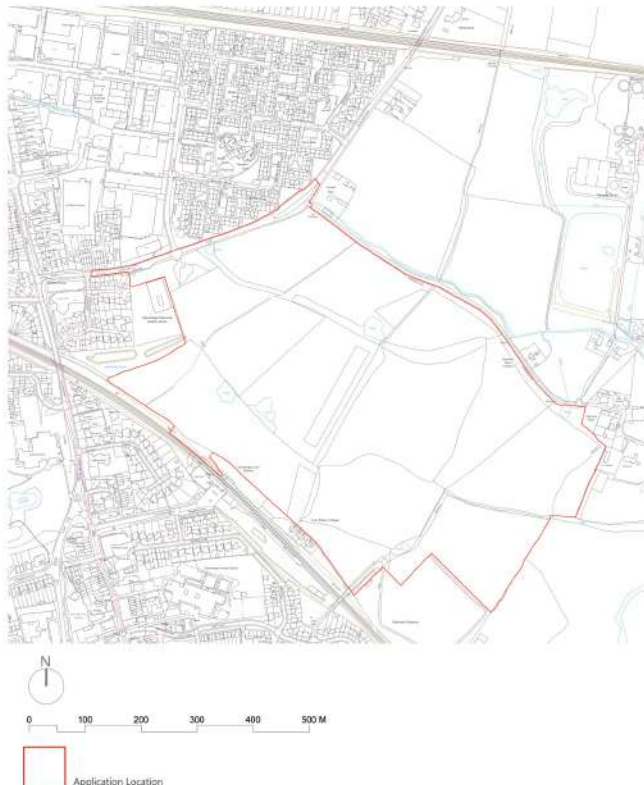
Master Plan



Site 2 has relevant planning history. In 2024 a planning application was submitted for the erection of 450 dwellings, including affordable housing; land for a secondary school including playing fields; land for a new twin-hall venue for Edenbridge Scout Group; land for a new youth centre; land for the creation of a new car park for Edenbridge Town Station and associated infrastructure improvements and provision of a private parking area for station cottages creation of access from Four Elms Road creation of secondary and emergency access, public open space, attenuation areas and landscaping all matters reserved save for means of access under reference number 24/02765/OUT. The applicant subsequently withdrew the application. If this property has not changed hands then the planning history must be taken as an indication of the landowners intent to develop this land. In our view the site retains development potential and can be considered a medium/high risk of development. If it was ever granted planning permission the site may have a negative impact on the subject property. Relevant plans of the withdrawn application are attached for your consideration. If development was to be attempted on this site and you were not supportive we would recommend you request more detailed reports on the application site title from your solicitor. Whilst this would reasonably incur an extra legal fee it may uncover a covenant that may control the development potential of this land. It is our belief that development on this site could impact the value, or future marketability, of the subject property. If the property is to be purchased with a mortgage we strongly recommend that this is referred to the valuer. It is for the valuer to have the final word on whether this will affect the value of the property.



Location Plan





Master Plan

FOR ILLUSTRATIVE PURPOSES ONLY



0 50 100 m

**Illustrative
Proving Masterplan**

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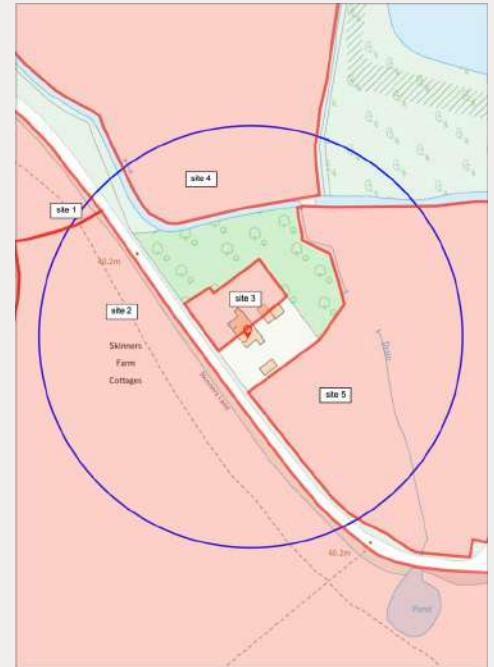


DATE	12/01/14
PROJECT	Site 2, Four Elms Road, Haverhill
CLIENT	Cooper Estates
SCALE	1:1000





Site 3 is the subject of an unimplemented planning permission that has now expired. In 2019 the site was granted planning permission for the demolition of existing single storey side extension and the erection of two-storey side extension and a single storey rear extension and alterations to fenestration under reference number 18/03235/HOUSE. In our view the site retains development potential and can be considered a medium/high risk of development. If it was ever granted planning permission the site may have some slight impact on the subject property. Relevant plans of the expired planning permission are attached for your consideration.

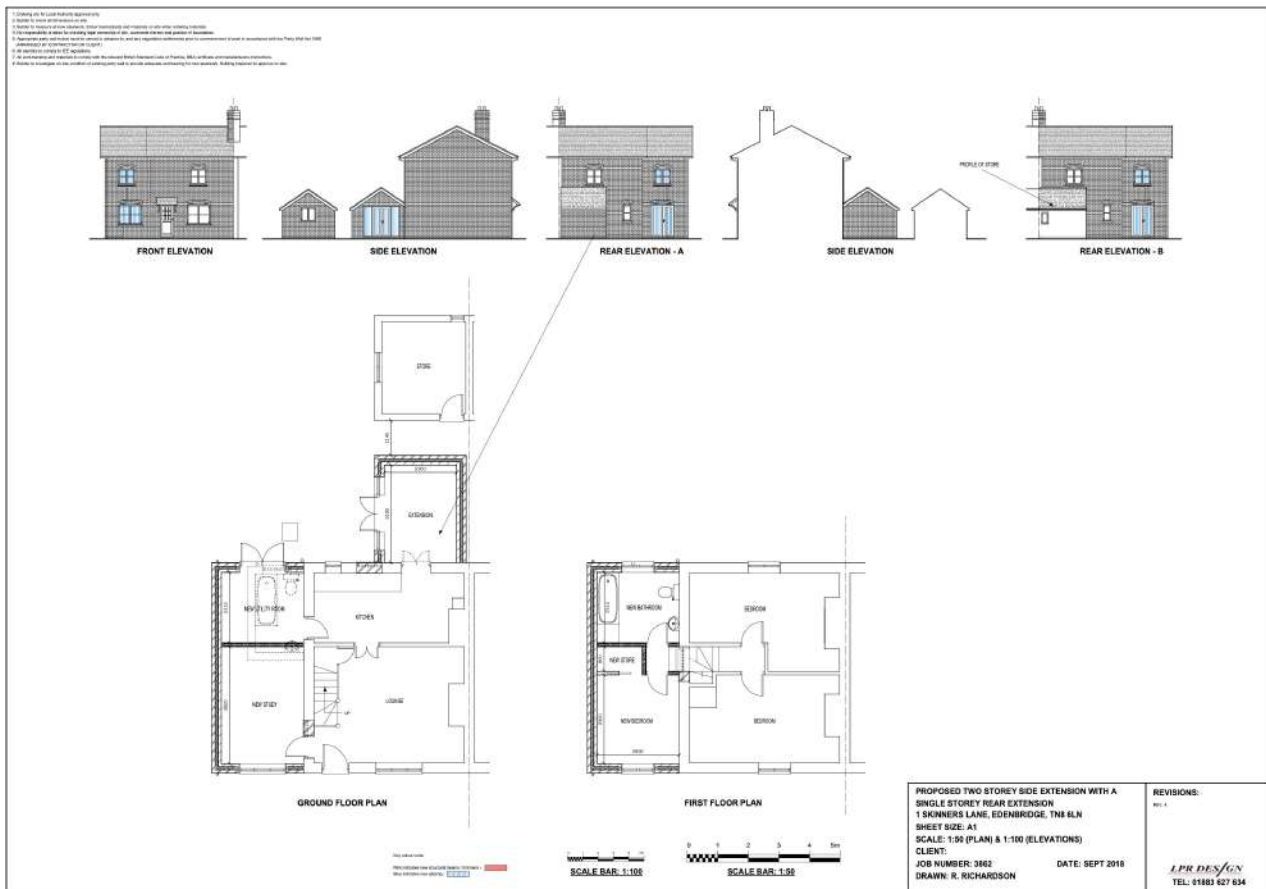


Proposed Plan



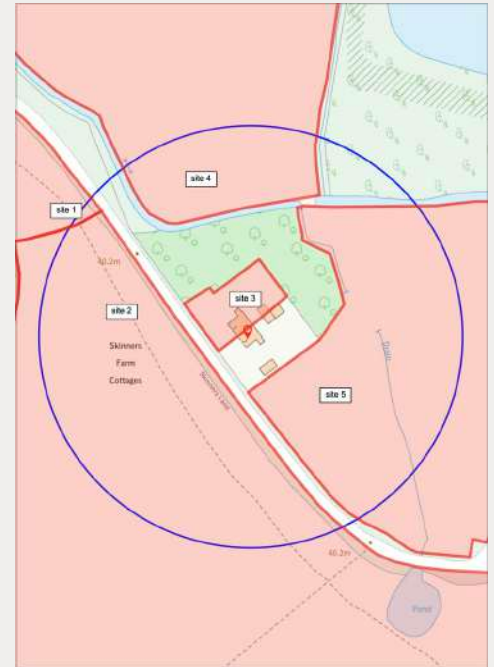


Elevations

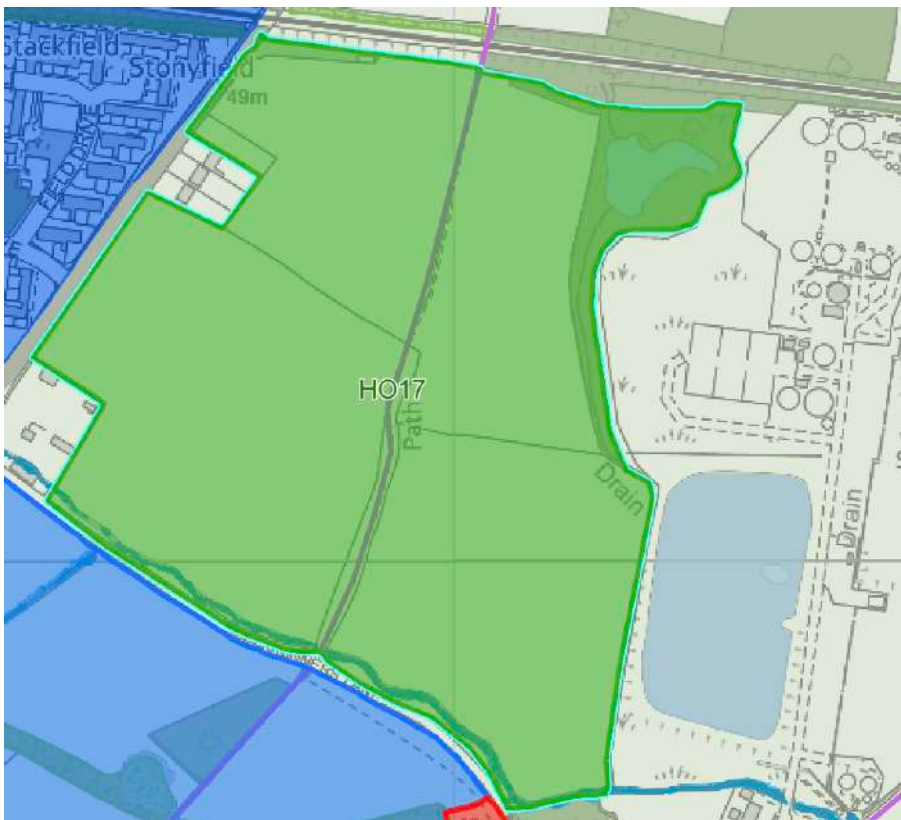




Site 4 has been assessed through the Strategic Housing and Economic Land Availability Assessment (SHELAA) process as a potential location for development. The site was found to be suitable for development. This indicates that planning permission could be granted in the future. It should be noted that whilst these circumstances make the land vulnerable it does not guarantee that development will occur. The site can be considered a medium/high risk of development. If it was ever granted planning permission the site may have some impact on the subject property.



Site Plan





Site Assessment

Site Reference: HO17

Old Site Reference: HO/21/00233

Address: Land north of Skinners Lane, Edenbridge

Suitability: Suitable

Development Strategy Options: All

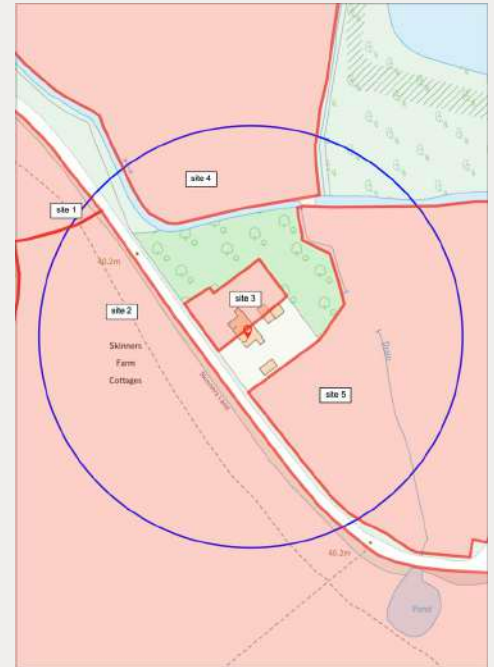
No. of units: 150

Floor Space: (ha)

No. of pitches:

Area: 9.42 (ha)

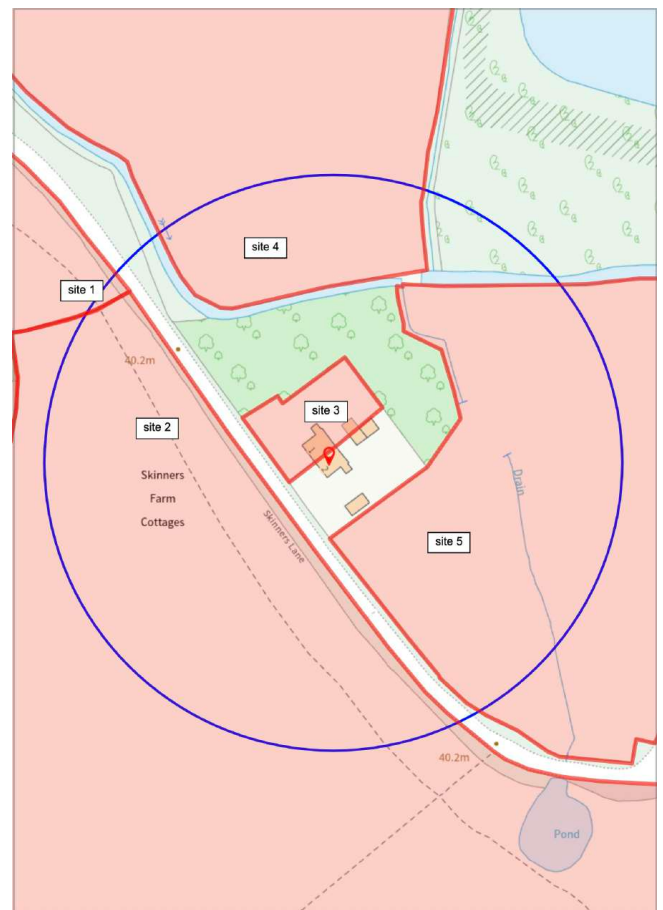
Site 5 shows some potential to be promoted for development. This would either require promoting the site through the local plan or submitting an application for development. Promotion of land through the local plan is a uncertain, long and expensive process but has become increasingly common since the introduction of the National Planning Policy Framework. Planning applications for new build development on greenfield land, outside existing settlements, are now sometimes permitted. These are generally in councils that have failed to provide a proven five year supply of housing. If you are concerned about such a development we strongly suggest that you contact the Local Council's Planning Department and ask specifically if any such proposals have been discussed. In the spirit of being thorough we would recommend that you ask your solicitor to examine the relevant title documents to establish whether any developer has registered a caution against this land. The presence of a caution on the title should be taken as evidence that a developer has also recognised that the land has development potential. You should expect additional charges from your solicitor if you require these investigations to be undertaken. The land is close to the edge of an existing settlement. Almost all settlements at some point have to be considered for expansion to provide for the growing need for homes. As such the risk of development will always be present in these locations. We consider the land a low risk of development. If it was ever granted planning permission the site may have a negative impact on the subject property. If development was to be attempted on this site and you were not supportive we would recommend you request more detailed reports on the application site title from your solicitor. Whilst this would reasonably incur an extra legal fee it may uncover a covenant that may control the development potential of this land.

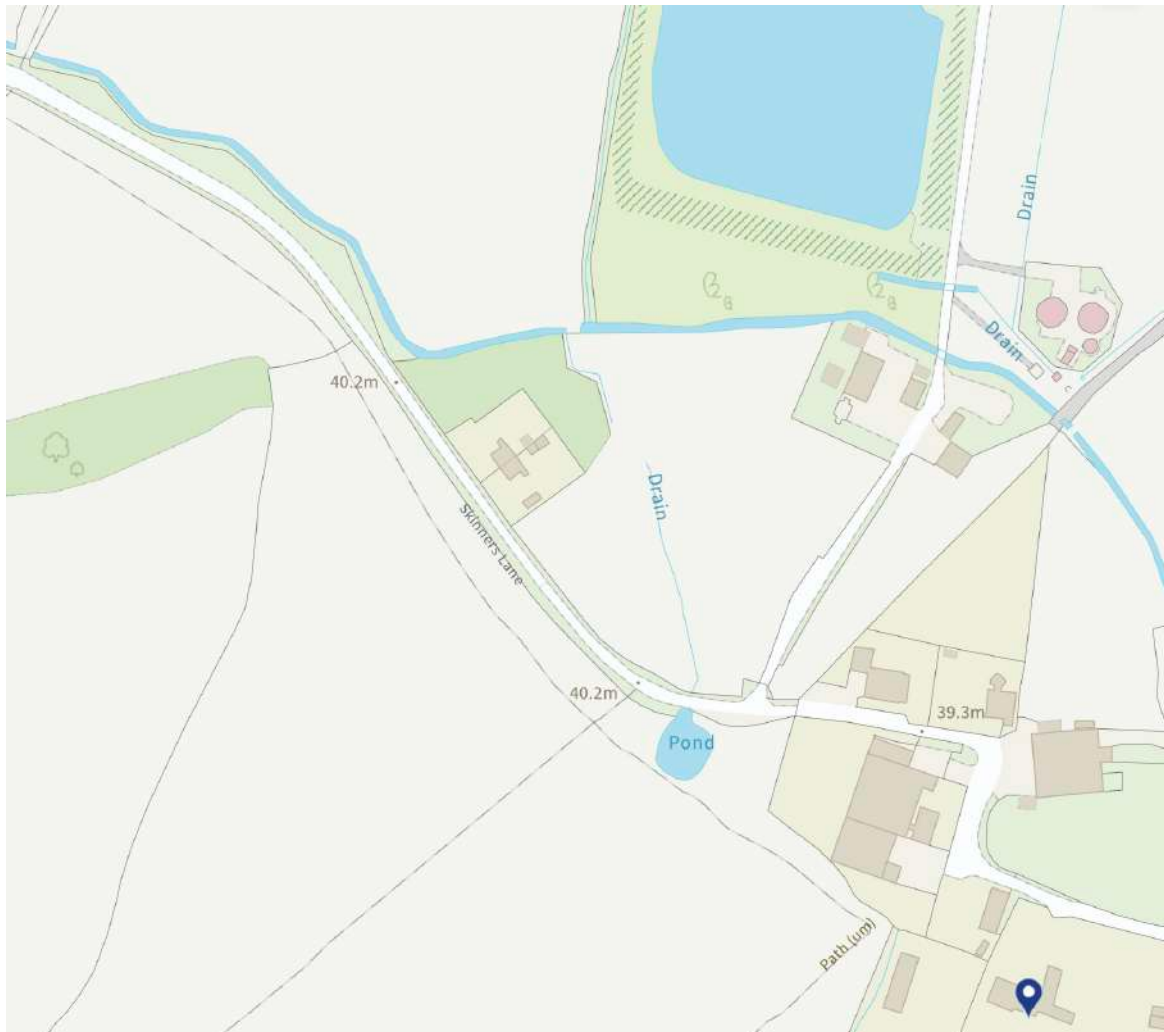


Development Potential / Alternative Use of the Property

NONE

The subject property has no development potential. Householder improvements and extensions may still be permitted.







Cooper Estates Strategic Land Limited
C/O Pro Vision
Grosvenor Court
Ampfield Hill
Ampfield
Romsey
SO51 9BD

Application number: 20/02988/OUT

TOWN AND COUNTRY PLANNING ACT 1990

Town and Country Planning (Development Management Procedure) (England)
Order 2015 (as amended)

Grant of outline planning permission

Site : Land North Of Town Station Cottages Forge Croft Edenbridge KENT
TN8 5LR

Development : Outline application for the erection of 340 dwellings, including affordable housing, land for a 4FE secondary school including playing fields, land for a new twin hall venue for Edenbridge Scout Group, creation of a new car park for Edenbridge Town Station and associated infrastructure improvements, allotments, associated access from Four Elms Road, emergency access, open space, attenuation areas and landscaping and some matters reserved save for means of access.

Sevenoaks District Council, as the local planning authority has **granted planning permission** for the above development, subject to the conditions below:

1) Application for approval of the reserved matters for the first Phase of the development shall be made to the local planning authority not later than 3 years from the date of this permission. Application for approval of the reserved matters for all other Phases shall be made not later than 5 years from the date of this permission. For the purposes of this permission all references to a "Phase" or "Phase of development" shall be interpreted as being a reference to a Phase as defined on the phasing plan approved or subsequently updated pursuant to condition 4.

In Pursuance of section 92(2) of the Town and Country Planning Act 1990.

2) The development shall be begun not later than whichever is the later of the following dates:- the expiration of 2 years from the date of approval of the last reserved

20/02988/OUT
Chief Executive: Dr. Pav Ramewal
Council Offices, Argyle Road, Sevenoaks, Kent TN13 1HG
Telephone: 01732 227000 DX 30006 Sevenoaks
Email: information@sevenoaks.gov.uk
www.sevenoaks.gov.uk

Page 1 of 14

INVESTORS IN PEOPLE
We invest in people Platinum



Reference	24/02765/OUT
Planning Portal Reference	PP-13369716
Application Received	Fri 18 Oct 2024
Application Validated	Thu 24 Oct 2024
Address	Land North Of Town Station Cottages Forge Croft Edenbridge Kent TN8 5LR
Proposal	Outline application for the erection of 450 dwellings, including affordable housing; land for at least a 4FE secondary school including playing fields; land for a new twin-hall venue for Edenbridge Scout Group; land for a new Youth Centre; land for the creation of a new car park for Edenbridge Town Station and associated infrastructure improvements and provision of a private parking area for Station Cottages. Creation of access from Four Elms Road. Creation of secondary and emergency access, public open space, attenuation areas and landscaping. All matters reserved save for means of access.
Status	Awaiting decision
Appeal Status	Not Available
Appeal Decision	Not Available



Mr Graham
C/O LPR Design
426A Limpsfield Rd
Warlingham
CR6 9LA

Application number: 18/03235/HOUSE

TOWN AND COUNTRY PLANNING ACT 1990

Town and Country Planning (Development Management Procedure) (England)
Order 2015 (as amended)

Grant of planning permission

Site : 1 Skinners Farm Cottages Skinners Lane Edenbridge KENT TN8 6LW
Development : Demolition of existing single storey side extension. Erection of two storey side extension and a single storey rear extension. Alterations to fenestration.

Sevenoaks District Council, as the local planning authority has **granted planning permission** for the above development,

SUBJECT TO THE CONDITIONS set out below:

1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

In pursuance of section 91 of the Town and Country Planning Act 1990.

2) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used on the existing building.

To ensure that the appearance of the development is in harmony with the existing character of the property as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

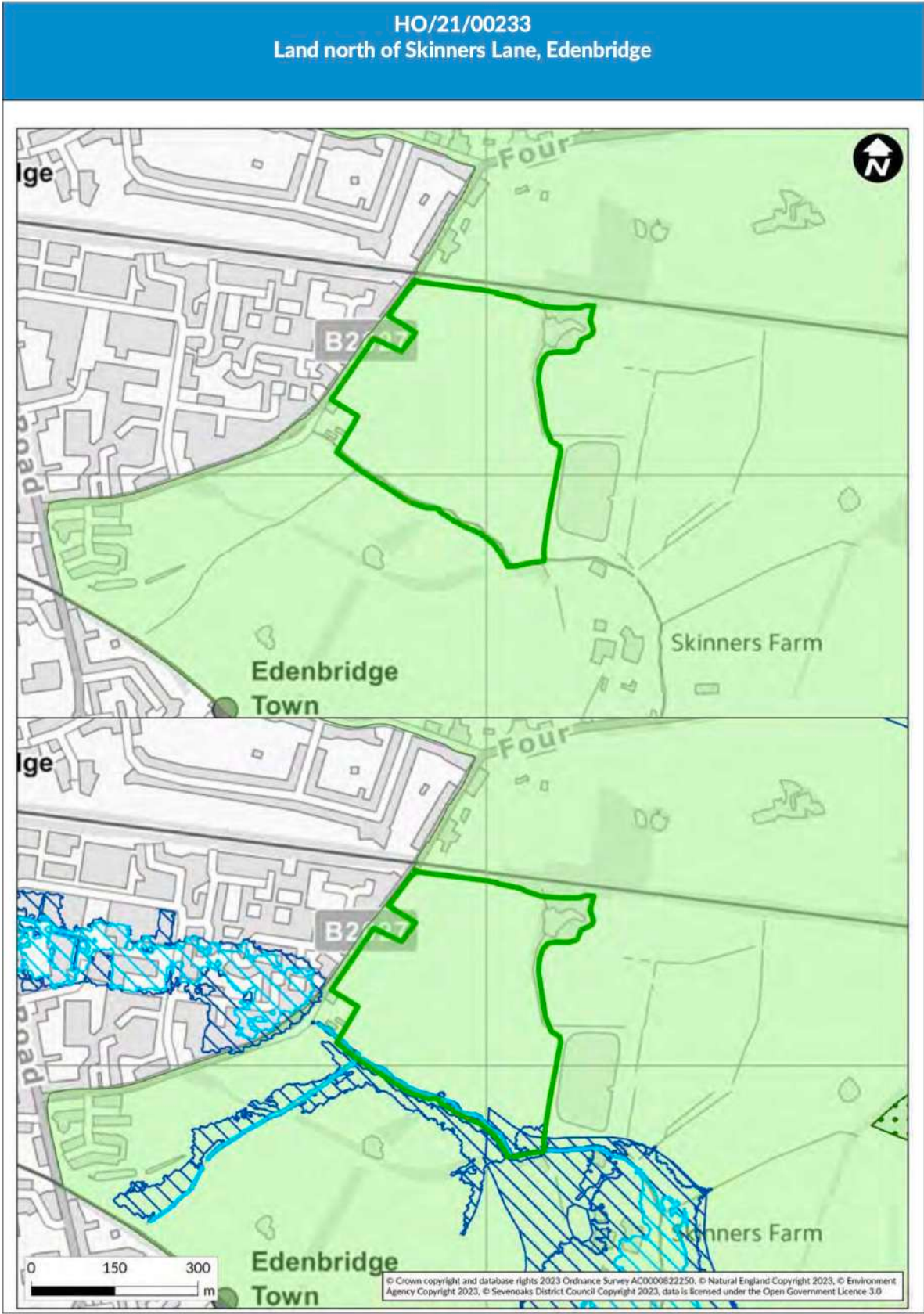
3) The development hereby permitted shall be carried out in accordance with the following approved plans and details: RED EDGED SITE LOCATION AND BLOCK PLAN, PROPOSED PLANS REV A

For the avoidance of doubt and in the interests of proper planning.

18/03235/HOUSE
Chief Executive: Dr. Pav Ramewal
Council Offices, Argyle Road, Sevenoaks, Kent TN13 1HG
Telephone: 01732 227000 DX 30006 Sevenoaks
Email: information@sevenoaks.gov.uk
www.sevenoaks.gov.uk

Page 1 of 3





SITE DETAILS	
SHELAA Reference	HO/21/00233
Site Area (Ha)	14.39
Developable Area (Ha)	14.21
Brownfield / Greenfield	Greenfield
Planning History	None
Previous SHELAA Ref (2018)	MX25, MX26 and HO190
Site Description	This is a greenfield site adjacent to the urban confines of Edenbridge. The site comprises a number of fields in agricultural use. Bound by Four Elms Road and residential units to the west, Skinners Lane to the south, the railway line to the north and open countryside to the east. Mature trees and hedges line the western and southern boundaries of the site. A public right of way runs through the site from the south at Skinners Lane to the northern boundary.
Site Type	New Build
When will this development be delivered?	Years 6-10
SHELAA Yield	150 residential units
SHELAA Conclusion	Suitable

SHELAA STAGE 1	
Does this site meet the proposed Development Strategy?	Yes – Adjacent to urban confines of Edenbridge
Stage 1 Conclusion	PROGRESS TO STAGE 2



SHELAA STAGE 2 ASSESSMENT		
Within Urban Confines	5.64m from Edenbridge	
Land Use (GF/PDL)	Greenfield	
Existing use	No existing use	
Existing allocation / designation	No	
Proposed use / designation	No	
Green Belt	In the green belt adjacent to Edenbridge	
Green Belt Stage 2	Recommended in combination	
Area of Outstanding Natural Beauty (AONB)	Not within AONB	
Landscape Sensitivity	Medium-high – 93.6%. Medium – 6.4%	
Agricultural Land Quality	Grade 3 – 90.98%. Grade 4 – 7.92%	
Flood Risk	4.81% in Flood Zone 2 and 0.94% in Flood Zone 3	
Site of Special Scientific Interest (SSSI)	Not within a SSSI	
SSSI Impact Zone	No risk	
Local Wildlife Site	Not within a LWS	
Local Nature Reserve	Not within an LNR	
Ancient Woodland	Not within Ancient Woodland	
Presence of Heritage Assets	Not applicable	
Air Quality Management Area	None	
Contamination Issues	Cont Land Assessment (former/adjacent use)	
Noise Pollution	Noise Assessment (railway)	
Air Quality	Odour assessment	
Mineral Safeguarding Area	218.97m2 0.15% within River Terrace Deposits	
Site Access	New/additional access required	
Network Capacity	Limited capacity on transport network and requires improvements	
Settlement Classification	92.5% within 400m of Edenbridge	
Town and Local Centres	Access point within 2km of Edenbridge, Central Area, Edenbridge Northern Fringe and Edenbridge Southern Fringe	

Train Station	Within 2km of Edenbridge and Edenbridge Town	
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GREEN	AMBER	RED
13.5	11.5	2

OTHER CONSIDERATIONS	
When will the site be available for development?	Now
When do you anticipate commencement on the site?	2026-2030
When do you anticipate completion on the site?	Development could be completed within 3-5 years of commencement
Is there a developer interested in the site?	Cooper Estates - a subsidiary of CESL Ltd - is a development company
Any legal constraints?	No
Type of development?	New build
Exceptional Issues?	No
How to make site viable?	N/A

CONCLUSIONS	
Suitability	This is a greenfield site situated adjacent to the urban confines of Edenbridge. Edenbridge is identified as a town in the Settlement Hierarchy and is therefore considered to be in a sustainable location, close to existing key services and facilities, including access to two train stations. The site lies fully within the Green Belt, however is recommended for release in combination through the Stage 2 Green Belt assessment. The site does not have direct access and so a new access would be required, as well as a secondary access for emergency use. Limited capacity on the surrounding transport network will also need consideration. The site has majority Medium-High Landscape Sensitivity. There are no other constraints which would make the site unsuitable. Therefore, due to the unconstrained nature of the site and its location adjacent to a top tier settlement, the site is considered suitable for development.
Availability	The site has been submitted by the landowner and is considered to be available in years 1-5.

Achievability	No constraints that could render the site financially unviable at this time.
Deliverable/Developable?	Developable

Overall Conclusion	Developable (6-10 years)
	Include in Plan
If 'Include' – Reg 18 Site Reference	HO17

SDC Comments	The site is considered suitable for development and therefore is proposed for allocation for 150 residential units.
Development Strategy Options	Baseline

DATA PROVIDER

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Investigations undertaken to compile this report:

1. Professional analysis of Ordnance Survey to identify development opportunities.
2. A desk top inspection of the aerial maps over the identified area.
3. An Assessment of land marketed for sale for development purposes over the last 3 years (sources Estates Gazette and Property Week).
4. Inspection of the Local Plan.
5. Inspection of Strategic Housing and Economic Land Availability Assessment (SHELAA) (where available).
6. Study of attached planning data to establish which major applications may affect the searched property within the studied area (usually 75m).

The choices this report presents

This report seeks to establish the development opportunities that exist near the subject property. This is not a valuation or feasibility. Its purpose is to find development risks and any nuisance that may impact the subject property. This could be a financial risk, construction nuisance or the loss of an important view. It may also find development potential that may benefit the subject property.

You can use this information to decide whether to buy the property, conscious of what may happen in the future. Your property may sit within a conservation area and, as such, any development may not be favourably looked upon. It may sit next to green belt that is vulnerable to rezoning for development. It may be next to some large land masses that have development potential. Perhaps the property you propose to buy could itself have an involvement in a development with great financial benefit to you. It may of course have none of the above and you have bought some peace of mind.

Please note that not all identified sites will be developed as landowners may not sell, or for other reasons that could make the development non-viable. Some planning policies may also change and evolve that makes development either less or more likely. We advise you make an informed decision by assessing these risks.

Finally, please note that we cannot always identify single dwellings that are replaced with a more substantial dwelling. One for one replacement's are generally not economic. When there is a buyer with a special interest, however, the economics are sometimes not considered relevant. Some properties may be converted into flats which again is almost impossible to predict. Planning is a subject where you can never say 'never'! There may always be situations when planning permission is considered acceptable.

If you have any development or valuation questions arising from this report, or would like to investigate any aspect in greater depth, specialist advice is available on request. Detailed reports are also available on planning and neighbourhood information, valuation of development land, impact and risk. Contact DevAssist on 01342 890010 or email info@devassist.co.uk for further information including pricing.

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Company No 07915521**



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- Members will provide updates to both the Code and Standards as necessary to ensure the reports produced and service remains in line with changes in the industry

2. Members will hold a minimum Professional indemnity insurance cover of £2 million at all times to ensure that you can seek to rely upon the reports provided.

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- The CIE logo is a mark of recognition of best practice and signifies that the provider of the Search meets the high standards of service expected of the CIE Membership.

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- Complaints will be acknowledged within 5 working days of receipt and where possible, responded to in full within 20 working days of receipt
- You will be advised of any delay in responding to your complaint or the need for additional information or time to consider and respond to your complaint
- It is a requirement that Members subscribe to The Property Ombudsman (TPO) Scheme for complaint redress more information about which can be found at www.tpos.co.uk

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TPOS Contact Details:

The Property Ombudsman scheme Milford House
43-55 Milford Street
Salisbury, Wiltshire, SP1 2BP
Tel: 01722 333306
Fax: 01722 332296
Website: www.tpos.co.uk Email: admin@tpos.co.uk



SUPPLIED PLAN





TERMS & CONDITIONS

1. Definitions

In these Terms the following words shall have the following meanings:

1.1 "Client" means the seller, buyer, potential buyer, owner or lender in respect of the Property who is the intended recipient of the Report notified in writing to us.

1.2 "Company" means a company registered at Companies House in respect of which DevAssist has been instructed to provide a Service.

1.3 "Intellectual Property Rights" means copyright, patent, design right (registered or unregistered), service or trade mark (registered or unregistered), database right, or other data right, moral right or know how or any other intellectual property right.

1.4 "Literature" means DevAssist brochures, price lists and advertisements in any type of media, including the content of the Website.

1.5 "Order" means the request for Services by You.

1.6 "Property" means an address or location for which DevAssist provides a Service.

1.7 "Report" means the report prepared by DevAssist in respect of the Property.

1.8 "Service(s)" means the supply of services by DevAssist to You including but not limited to property searches, reports and photographs, and other services from time to time and includes our instructions to a Supplier, on your behalf and the dissemination of the information subsequently provided by the Suppliers.

1.9 "Supplier" means any organisation or third party who provides data or information of any form to DevAssist for the purposes of providing the Services.

1.10 "Terms" means these terms and conditions of business.

1.11 "Website" means our websites located at www.devassist.co.uk

1.12 "We", "Us", "Our" DevCheck, DevAssess, DevHelp, DevAssist are references to DevAssist Ltd a company incorporated in England and Wales with registered number 07915521 England and whose registered office is situated at 73 Church Rd, Hove, East Sussex, BN3 2BB.

1.13 "You" and "Your" are references to the individual, company, partnership or organisation who accesses the Website or places an Order.

2. Agreement

2.1 The agreement between You and DevAssist shall come into existence when DevAssist accepts your completed Order.

2.2 These Terms, as maybe varied from time to time, shall govern the agreement between You and DevAssist to the exclusion of all other terms and conditions.

2.3 By submitting an Order, you shall be deemed to have accepted these Terms and You agree to be bound by these Terms when You place any Order. Your continued use of the Services shall amount to your acceptance of any variations to these Terms.

2.4 These Terms together with the Literature and Order comprise the whole agreement relating to the supply of the Services to You by DevAssist You have not relied upon any representations save insofar as the same have been expressly incorporated in these Terms and You agree that you shall have no remedy in respect of any misrepresentation (other than fraudulent misrepresentation) which has not become a term of these Terms.

3. Services

3.1 DevAssist shall use reasonable care and skill in providing the Services to You and shall use only established and trusted suppliers where obtaining information or data from third parties. Where Suppliers require or provide their own conditions for use to which you are required to be a party you agree to enter into the relevant contract with the Supplier.

3.2 We reserve the right to make any changes to the Services described in our Literature to conform with any applicable statutory requirements or which we deem appropriate in our sole discretion.

3.3 Our Services are provided solely for Your use, or the use of Your Clients on whose behalf You have commissioned the Services, and shall not be used or relied upon by any other party, without Our written consent.

3.4 In providing search reports and services DevAssist will comply with the Search Code

3.5 DevAssist assumes that the value of the property does not exceed £2 million and that it is the responsibility of the customer to advise the firm at the time of requesting the search where the value of the property exceeds £2 million

3.6 In providing search reports and services DevAssist will comply with the Search Code

4. Price and Payment

4.1 The price payable for the Services shall be in pounds sterling. The price for the Services shall be exclusive of any value added tax or other similar taxes or levies, which You shall be additionally liable to pay to DevAssist.

4.2 Payment is due in full from You within 30 days of the date of Our invoice (or as contracted) without deduction, counterclaim or set off.

4.3 DevAssist reserves the right to amend its prices from time to time and the Services will be charged at the price applicable at the date on which an Order is submitted.



4.4 If You fail to pay Our invoice on or before the due date, DevAssist may charge You interest on the late payment at the prevailing statutory rate pursuant to the Late Payment of Commercial Debts (Interest) Act 1998 until the outstanding payment is made in full.

5. Cancellation of Services

5.1 If You want to cancel an Order submitted to Us then You must notify Us in writing as soon as reasonably practicable after the Order has been submitted. Unless otherwise agreed by Us in writing, You shall remain liable for any expenses or disbursements We may have incurred prior to receiving your notice of cancellation. All expenses or disbursement must be paid in accordance with Term 4.2.

6. Termination

6.1 DevAssist may suspend or terminate any agreement with You without any liability to You with immediate effect if at any time:

- (i) You fail to make any payment due in accordance with Term 4;
- (ii) If You repeatedly breach or commit or cause to be committed a material breach of these Terms; or
- (iii) You commit a breach and You fail to remedy the breach within 7 days of receipt of a written notice to do so.

6.2 If the agreement is terminated under this Term 6 and You have made an advance payment We will refund You a reasonable proportion of the balance as determined by Us having regard to the value of Services already provided to You.

7. Events Beyond Our Control

7.1 We reserve the right without notice or liability to You, to defer the date of performance or to cancel the provision of the Services (as set out in a particular Order) or reduce the volume of the Services ordered by You if we are prevented from or delayed in the carrying on of Our business due to circumstances beyond Our reasonable control provided that, if the event in question continues for a continuous period in excess of [60] days, You shall be entitled to give notice in writing to us to terminate the Order.

8. Warranties and Limitation of Liability

8.1 We provide warranties and accept liability only to the extent stated in this Term 8.

8.2 Unless otherwise indicated on the front page of the Report, We confirm that any individuals within Our business who conducted any searches has not knowingly had any personal or business relationship with any individual involved in the sale of or dealings with the Property.

8.3 In providing the Services you acknowledge and accept that:-

- (i) DevAssist's only obligation is to exercise reasonable care and skill in providing the Services.
- (ii) DevAssist shall not be liable for any indirect or consequential loss, damage or expenses (including loss of profits, loss of contracts, business or goodwill) howsoever arising out of any problem, event, action or default by DevAssist.
- (iii) The Services do not include any information relating to the value or worth of the Property or the Company.
- (iv) The Services have not been prepared to meet Your or anyone else's individual requirements and You assume the entire risk as to the suitability of the Services and waive any claim of detrimental reliance upon the same.
- (v) DevAssist cannot warrant or guarantee that the Website or any website linked to or from the Website will be uninterrupted or error free or free of viruses or other harmful components and furthermore DevAssist cannot warrant the performance of any linked internet service not operated by DevAssist. Accordingly DevAssist shall not be liable for any damage or loss whatsoever caused: by any virus, including damage to Your computer equipment, software, data or other property resulting from Your access to, use of or browsing of the Website; or as a result of downloading any material, data, text, images, video or audio from the Website; or by the contents of or Your access to, any website linked to the Website; or for inaccuracies or typographical errors of information or on the Website.
- (vi) Time shall not be of the essence with respect to the provision of the Services.
- (vii) Any services other than our Services, which are advertised in the Literature are for information only, and We are not responsible for any such services which You may use as a result of our recommendation or otherwise. Any such third party services may be subject to the terms and conditions of the relevant third party service provider.

8.4 In connection with the Report You undertake to make a reasonable inspection of any results set out therein to satisfy Yourself that there are no defects or failures. In the event that there is a material defect You will notify Us in writing of such defect as soon as possible after its discovery and acknowledge that DevAssist shall not be liable for any defect, failure or omission relating to the Services that is not notified to DevAssist within three months of the date of the issue becoming apparent and in any event within two years of the date of the Service.

8.5 We use only established and trusted data search providers as Suppliers but where information contained in the Services and/or the Report is obtained by us from these Suppliers DevAssist cannot control the accuracy or completeness of the information provided by the Suppliers, nor is it within the scope of DevAssist's Services to check the information provided by its Suppliers. Accordingly, you hereby acknowledge and accept, notwithstanding any other legal remedy available to you in this Term 8 or otherwise, that DevAssist shall not be liable for any faults, errors, omissions or inaccuracies of whatever nature in the information contained in the Reports and/or Services which is due to or caused by the Supplier EXCEPT WHERE such fault, omission, error or inaccuracy is caused by DevAssist's negligence and including negligent or incorrect entry of data by DevAssist in the records searched, any negligence or incorrect interpretation by DevAssist of the records searched and any negligent or incorrect recording of that interpretation by DevAssist in the Report and/or Services provided by DevAssist.

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8.6 Where our Suppliers may be in breach of their own terms of business with us and as a result of that breach the information contained in the Services or the Report is inaccurate or incomplete we undertake to use our reasonable endeavours to assist you with any complaint or claim you choose to bring against the Supplier in your capacity as the end-user of the service provided by the Supplier or as agent for the Client.

This undertaking is strictly subject to the following conditions:-

- (i) Any such claim is of a material nature and arises solely and directly out of the inaccuracies, errors or omissions of the data provided by the Supplier.
- (ii) The terms and conditions of the Supplier provide for the course of action you have chosen to follow.
- (iii) You have used all reasonable endeavours to mitigate any loss or damage you have suffered as a result of the inaccuracies errors or omissions of the data provided by the Supplier.
- (iv) You agree to pay our reasonable costs if you require our input in this action beyond what we deem to be reasonable. In certain circumstances we may bring a claim against our Supplier on your behalf (and in consultation with you) provided you have given us full particulars of the claim and written confirmation that you authorise us to (i) decide what action if any to take; (ii) that we shall have exclusive control over, and conduct of, all claims and proceedings; (iii) that you shall provide us with all assistance that we may reasonably require in the conduct of any claims or proceedings; and (iv) that you shall bear the cost of any proceedings on the basis that you shall be entitled to retain all sums recovered in any action for your own account.

8.7 In any event, and notwithstanding anything contained in these Terms, DevAssist's total liability in contract, tort or otherwise shall not exceed £2m in respect of any single claim, event, or series of related claims or events and, save as set out herein, all warranties, conditions and other terms implied by statute or common law are excluded, to the fullest extent permitted by law.

9. Independent dispute resolution

9.1 If you make a complaint and we are unable to resolve it to your satisfaction you may refer the complaint to The Property Ombudsman scheme (website www.tpos.co.uk, email: admin@tpos.co.uk). We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

10. Intellectual Property Rights

10.1 You acknowledge that all Intellectual Property Rights in the Services are and shall remain owned by either DevAssist or our Suppliers and nothing in these Terms purports to transfer, assign or grant any rights to You in respect of the Intellectual Property Rights.

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10.1 You acknowledge that all Intellectual Property Rights in the Services are and shall remain owned by either DevAssist or our Suppliers and nothing in these Terms purports to transfer, assign or grant any rights to You in respect of the Intellectual Property Rights.

10.2 You agree that You will treat and will procure that Your clients on whose behalf You have commissioned the Services will treat as strictly private and confidential the Services and all information which they obtain from the Services.

10.3 You agree that You will procure that Your clients on whose behalf You have commissioned the Services will not, except as permitted herein or by separate agreement with DevAssist change, amend, remove, alter or modify the Service or any trademark or proprietary marking in the Service.

10.4 You agree to indemnify Us and keep us indemnified from and hold us on demand, harmless from and against all costs, claims, demands, actions, proceedings, liabilities, expenses, damages or losses (including without limitation, consequential losses and loss of profit, and all interest and penalties and legal and other professional costs and expenses) arising out of or in connection with a breach of this Term 9.

11. General

11.1 You shall not be entitled to assign Your agreement with Us or any part of it without Our prior written consent.

11.2 We may assign the agreement or any part of it to any person, firm or company.

11.3 The parties to these Terms do not intend that any term of Our agreement shall be enforceable by virtue of the Contracts (Rights of Third Parties) Act 1999 by any person that is not a party to these Terms or a permitted assignee.

11.4 Failure or delay by Us in enforcing or partially enforcing any provision of the agreement will not be construed as a waiver of any of Our rights under the agreement.

11.5 Any waiver by Us of any breach of, or any default under, any provision of the agreement by You will not be deemed a waiver of any subsequent breach or default and will in no way affect the other terms of the agreement.

11.6 If any provision or part of a provision is held to be invalid or unenforceable by any court or other body of competent jurisdiction, that provision or part of that provision shall be deemed severable and the other provisions or the remainder of the relevant provision will continue in full force and effect.

11.7 Unless otherwise stated in these Terms, all notices from You to DevAssist or vice versa must be in writing and sent to DevAssist's registered office address as stipulated in Term 1.12 or Your address as stipulated in the Order.

11.8 The Agreement shall be governed by and construed in accordance with English law and shall be subject to the non-exclusive jurisdiction of the English Courts.



IMPORTANT NOTE ON ATTACHED PLANNING DATA

Attached to this report is a separate report provided by a third party.

Devassist will use the planning data only from this report to establish what planning activity there has been within the close vicinity of the land/property being reported on.

This data is a date scrape provided by a third party. DevAssist cannot be held responsible for the quality and accuracy of this planning data. There may be planning applications outside the area studied by DevAssist.

We strongly recommend that you go through this data to establish if there are other planning application outside the studied area that may concern you.

Please be aware that there is a gap from planning applications being registered to when they are captured by the data scrape. Therefore, it is possible that a planning application was submitted after the date the data was gathered.

If you aware of a particular planning application that may be missing from the data please contact the DevAssist helpdesk.

FURTHER INFORMATION

To see some frequently asked questions about our reports, please click on the button below:

FAQs

To find out how our risk bar works, please click on the button below:

THE RISK BAR

We welcome positive reviews. If you would like to leave a review, please do so at:



HELPDESK

If you require assistance please contact our helpline:

01342 890010

helpdesk@devassist.co.uk

Planning Applications

Our Local Authority planning data, sourced from public planning websites, displays records from the preceding 7 years. The purpose of this section is to provide you with information on the types of development which are planned to take place in the surrounding area.

Home Improvements

We have identified the following home improvement applications that may affect the subject property. These typically include extensions, loft conversions, or internal alterations. The applications listed have been submitted within 30 metres of the subject property.

Planning Ref	Date	Address	Description	Status	Distance
18/03235/HOUSE	09/01/2019	1 Skinners Farm Cottages Skinners Lane Edenbridge KENT TN8 6LW	House Extension (2 Storey & Rear)	Approved	4m

Small Residential Developments

We have identified the following small residential developments that may affect the subject property. These generally involve the creation or conversion of up to three dwellings. The applications listed have been submitted within 85 metres of the subject property.

Planning Ref	Date	Address	Description	Status	Distance
There are no planning applications matching this criteria.					

Medium Residential Developments

We have identified the following medium residential developments that may impact the subject property. A medium residential development typically constitutes projects that create or relate to more than three dwellings. The applications listed have been submitted within 85 metres of the subject property.

Planning Ref	Date	Address	Description	Status	Distance
There are no planning applications matching this criteria.					

Large Residential Developments

We have identified the following large residential developments that may affect the subject property. These typically involve the construction of more than ten dwellings. The applications listed have been submitted within 85 metres of the subject property.

Planning Ref	Date	Address	Description	Status	Distance
24/02765/OUT	25/09/2025	Land North Of Town Station Cottages Forge Croft Edenbridge Kent TN8 5LR	450 Dwellings & Community Facilities Development	Withdrawn	21m
20/02988/OUT	10/01/2024	Land North Of Town Station Cottages Forge Croft Edenbridge KENT TN8 5LR	340 Dwellings & Community Facilities Development	Approved	72m

Mixed Developments

We have identified the following mixed-use developments that may affect the subject property. These projects vary in size and scope and do not fall into the other categories listed above. The applications listed have been submitted within 85 metres of the subject property.

Planning Ref	Date	Address	Description	Status	Distance
24/01643/RG5	19/07/2024	Land North Of Town Station Cottages Forge Croft Edenbridge Kent TN8 5LR	EIA Screening Opinion	Approved	21m
25/00174/KCCR G3	06/02/2025	Edenbridge Wastewater Treatment Works Skinners Lane Edenbridge Kent TN8 6LW	Ground Mounted Solar PV Array Installation	Approved	36m