

## DEVELOPMENT CHECK

The Government's new National Planning Policy Framework creates a presumption **in favour of development** and, as the "*default answer*" to an application for development will now be 'yes', it is now more important than ever that house buyers investigate, so far as is possible, the risk that there will be development near the house that they intend to buy.

**DevCheck** is the only service for house buyers that examines all "live" planning applications around the house they intend to buy AND provides a professional and experienced assessment about FUTURE development potential.

Using the same identification techniques that developers use to find unexploited development opportunities, **DevCheck** will inform you of any identified potential to build on undeveloped land in the vicinity of your intended purchase. This will include, for example, the potential for development in large gardens (although it will not identify the potential for extensions to existing houses, garages, loft conversions, conservatories and the like nor the replacement of single dwellings.)

The service provides the most comprehensive report on significant new build development with an *easy to review at a glance* risk assessment of the likelihood of development happening plus an Executive Summary. There is also a Helpline service for you to discuss any matters arising from the report with the experienced development expert that prepared your report.

The **DevCheck** standard service assesses the development risk within a radius of 75m from the property you intend to purchase. Perhaps the property that you intend to purchase could itself have development potential which may result in great financial benefit to you.

**The report is obtained on your behalf only if you request that we instruct such a report before exchange of contracts.**

***DevCheck is provided by a selected and reputable third party and so without any liability on the part of Grant Saw its members or staff for any inaccuracies contained in the report.***