



PROTECTING SOLICITORS, BUYERS & LENDERS. YOU'RE AT **RISK**.

DevAssist is the only company that forensically investigates a location for development risks that may impact a properties enjoyment or value.

41% of our reports find one or more high risk sites within 75m of the studied property!

BIRD & BIRD V ORIENTFIELD HOLDINGS

"If a solicitor orders a search or planning report, even if not instructed to do so, he or she creates a duty upon themselves to consider its contents and report back to the client."

Lady Justice Gloster

By improving your due diligence on a property, you will increase your service levels to clients and reduce your professional indemnity risk.



THE PROBLEM

In standard conveyancing searches/reports, the location of a property is not investigated, despite it being the most important factor when determining its value.

Whilst planning data is vital it is only one part of a bigger story. Land that is vulnerable to development proposals is only revealed by studying the Local Plan, Strategic Housing and Economic Land Availability, Estates Gazette / Property Week, and other land with no planning history.

If not revealed any of these sites could create a very unhappy client and could lead to a negligence claim.

DevAssist reports are being used by a fast growing number of firms within the Legal 500

Legal500



Currently the onus is on solicitors to spend the time interpreting the planning data and taking responsibility for the information within.

BUT THERE IS A SIMPLE SOLUTION...



THE SOLUTION

DevAssist is already working with hundreds of solicitors right across England and Wales who make our reports mandatory for their clients. An an ever-growing number of lenders are also insisting on our reports within their instructions to solicitors.



The Law Society is looking at the implications of the Bird and Bird judgement and the responsibilities it places on solicitors. Be ahead of the game and make sure your team are using DevAssist reports and protecting your firms professional indemnity.



OUR REPORTS...

OUR REPORTS

DEVASSESS™

- » For residential and commercial properties under 0.25 acres
- » Exposes any significant development risks in a 75m radius from the centre of the main structure.

DEVASSESS™ PREMIUM RESIDENTIAL

- » Strongly recommended for residential properties under 30 acres.
- » Exposes any significant development risks in a 75m radius from the property boundary.

DEVASSESS™ PREMIUM COMMERCIAL

- » Strongly recommended for commercial properties under 20 acres.
- » Exposes any significant development risks in a 75m radius from the property boundary.

DEVCITY™

- » Recommended for major cities for both residential and commercial properties.
- » A comprehensive report providing a detailed analysis of the area surrounding the property to reveal any unbuilt planning consents.

DEVPROBATE™

- » Assesses whether a piece of land or an asset has development potential.
- » We analyse the hidden potential or alternative use in a property that may increase its value.

"These reports are a game-changing addition to assess development potential. We act for many private banks, and after hearing our testimonial on the information provided by DevAssist, they now correctly insist that we include the reports as a standard requirement."

Caroline Roberjot

Partner for and on behalf of Harbottle & Lewis Solicitors