

# Simon Barnett

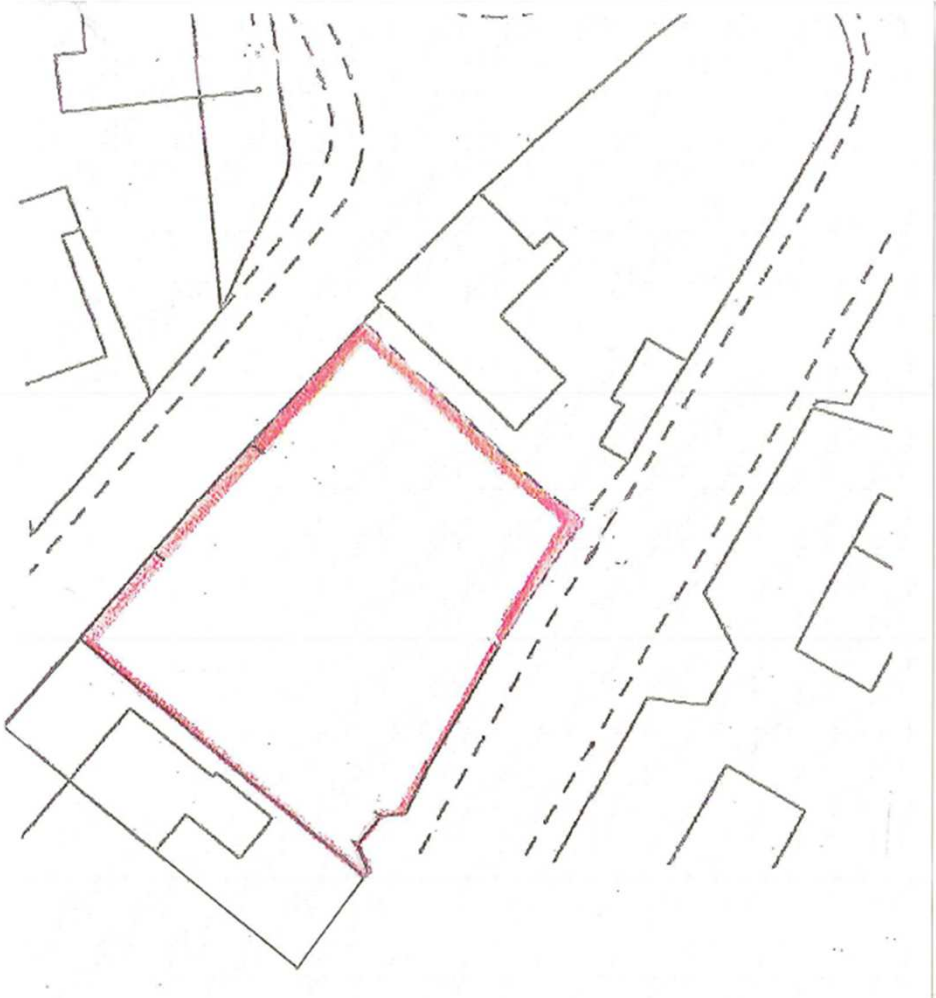
- ▶ Partner
- ▶ Boote Edgar Esterkin Solicitors
- ▶ 10 years Development experience
- ▶ Act for Developers and Lenders
- ▶ [Simon.barnett@bootes.co.uk](mailto:Simon.barnett@bootes.co.uk)

# Development Pitfalls

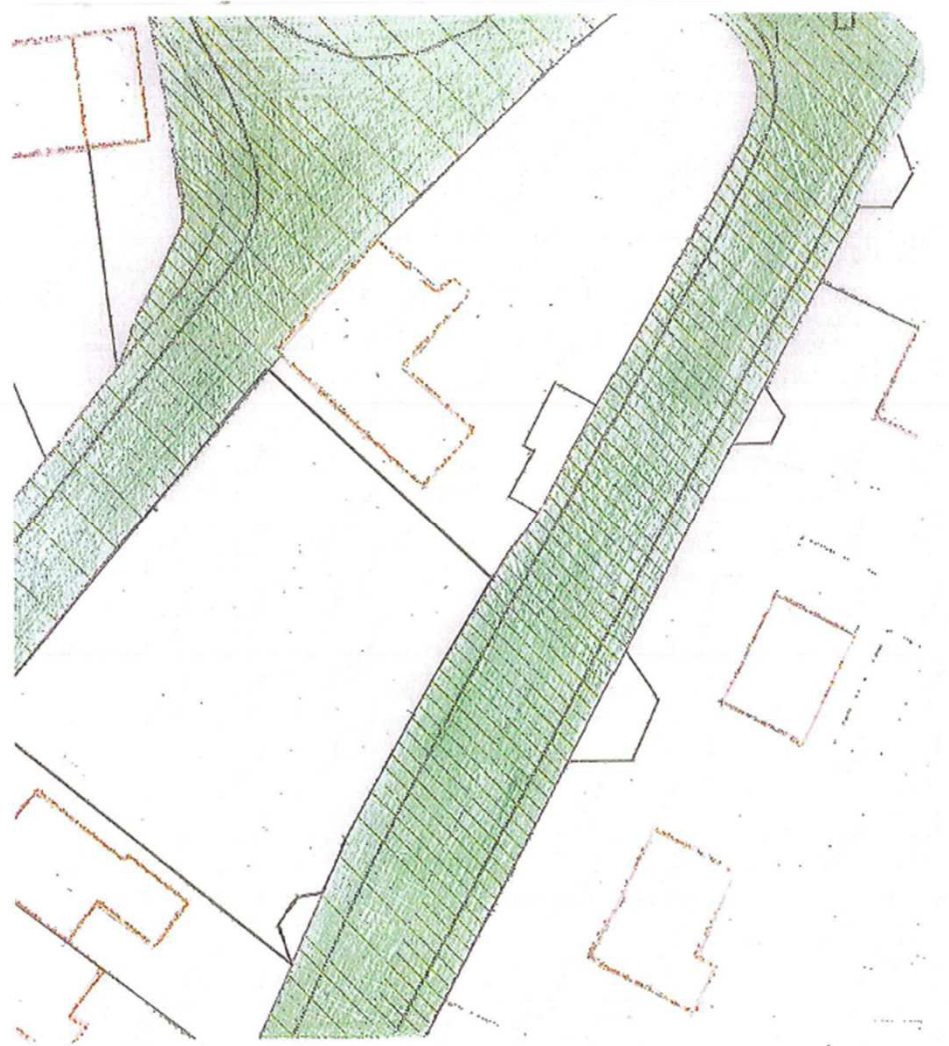
- ▶ Access
- ▶ Area utilised for Development
- ▶ Visibility Splay
- ▶ Services



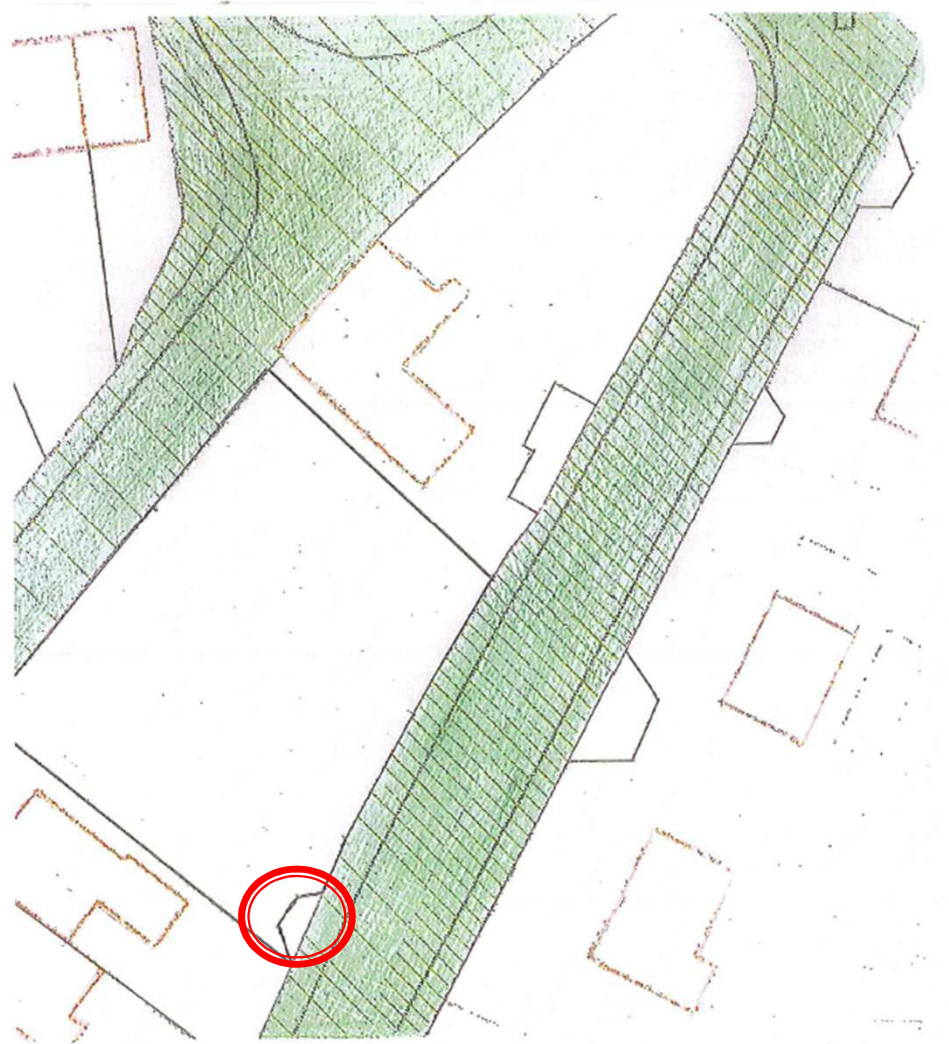
# Title Plan



# Adopted Highway Plan



# Adopted Highway Plan



# Planning Permission Plan



# Planning Permission Plan



# Visibility Splay Plan

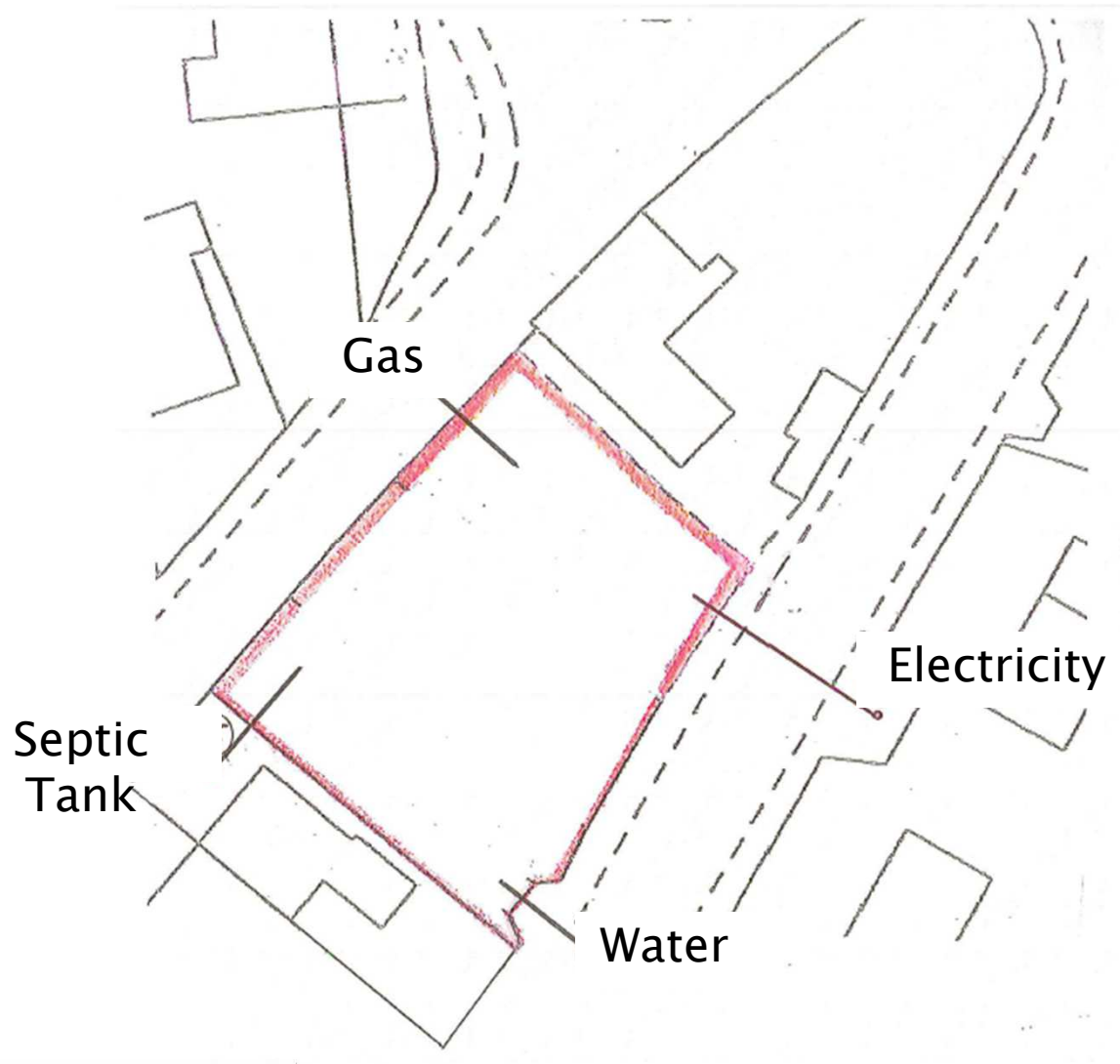




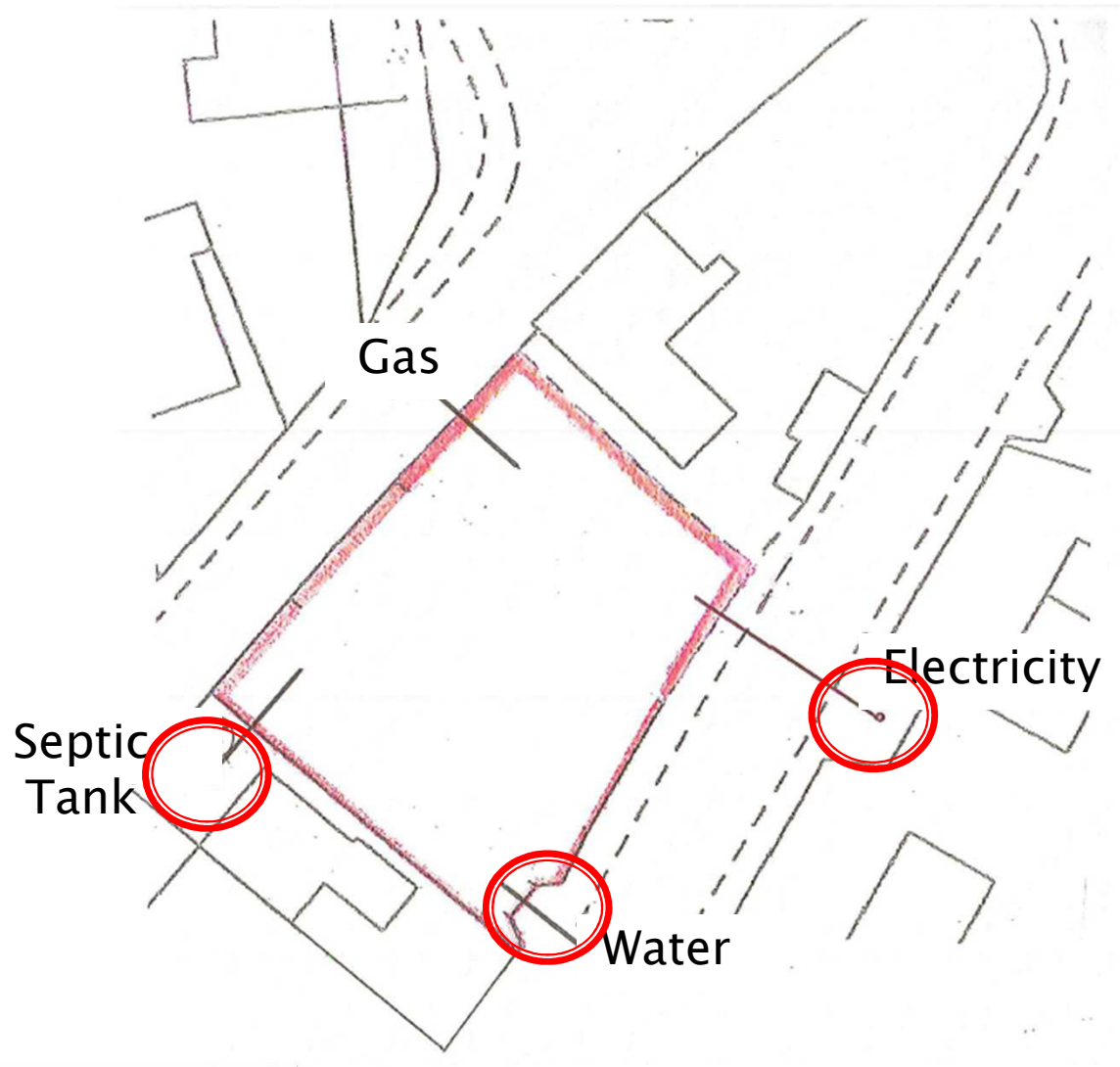
# Visibility Splay Plan



# Services Plan



# Services Plan



# Conclusion

- ▶ Solicitor with specialist Development experience vital
- ▶ Full understanding of the following prior to legal commitment:
  - Title
  - Development Site
  - Roads / Access
  - Services