



SearchesUK

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ProductCard



The Issue

In March 2011, the Government announced it would reform the planning regime and establish a presumption in favour of sustainable development, so that **the default answer to development is 'yes'**.

Other measures announced include opening up more land for development, piloting public sector land auctions, streamlining planning applications with a fast track for major infrastructure projects, and offering first time buyers an equity investment towards the deposit on new-build homes.

These measures, together with the Localism Bill that extends to a community right to build across England rather than just in rural areas, and the New Homes Bonus that offers cash to councils that allow new homes to be built in their area, demonstrate the Government's determination to respond to the chronic national housing shortage, and to encourage property development.

Development that is increasingly likely to result in future planning applications could have a substantial impact on your client's current or prospective property. It might ruin their view, reduce their enjoyment of their property or affect its value positively or negatively.

As clients become more aware of development risk as an issue, solicitors need to know how to obtain further information to address their concerns. Local authority searches are mainly restricted to planning applications on the property itself, with standard planning searches considering the wider area. But what about **future** development risks, or where planning has yet not been submitted?

Key Facts:

93% of homeowners consider information on large planning applications in the local area of a house purchase as important and only 50% of people would welcome more homes of all types in their own immediate neighbourhood.

DevAssess is a unique report that includes existing planning information and identifies **future** potential risks. It may also uncover hidden value.

Key Features

- Unique, professional opinion about future development risks within a 75m radius of the property and any development potential of your client's intended property
- Site specific mapping showing any identified site, together with density predictions
- Information about the size of each identified site, together with density predictions
- Includes a full PlansearchPlus report, providing information about current commercial and residential planning applications (including larger and 'minor applications' such as single storey extensions and dormer windows within the immediate vicinity), together with information on land use designations, rights of way, mobile phone masts, housing and neighbourhood data, together with crime, amenities and education information
- Aerial photography
- Available nationwide



Conveyancing Searches



Indemnity Insurance Policies



Lexcel & Legal Compliance Services



Energy Performance Certificates



Online AML ID Checks

COPSO
ASSOCIATE MEMBER



- ▶ COPSO & IPSA members
- ▶ Professional indemnity insurance
- ▶ No call centres
- ▶ On-line Indemnity Insurance
- ▶ Personal AND Official Searches
- ▶ No mapping costs
- ▶ Fast turnaround
- ▶ AML ID checking service



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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 DevAssess 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



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Searches UK: Planning Report Comparison

Information



Aerial Photography	✓	✓	✓
Professional opinion about future development risks within 75m of the property address	✗	✓	✓
Mapping identifying future potential sites	✗	✓	✓
Sizing of identified development sites	✗	✗	✓
Density predictions of identified sites	✗	✗	✓
Professional opinion about the impact of current zoning on future development in the area	✗	✗	✓
Unique opinion about development potential of the property	✗	✗	✓
Mapping of planning applications within 250m	✓	✓	✓
Summary of planning applications	✓	✓	✓
Planning decisions	✓	✗	✓
Comprehensive data on land use designations	✓	✗	✓
Mobile phone masts	✓	✗	✓
Rights of way	✓	✗	✓
Housing and neighbourhood data including council tax banding and average property prices	✓	✗	✓
Crime statistics	✓	✗	✓
Theft insurance claim ratings	✓	✗	✓
Education including schools and academic results	✓	✗	✓
Local amenities including healthcare and sports facilities	✓	✗	✓

General



Available nationwide	✓	✓	✓
Available exclusively via Searches UK	✗	✓	✓
Price	£30 plus VAT	£45 plus VAT	£85 plus VAT
Average turnaround time	1-2 working days	3-5 working days	3-5 working days



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