



# SearchesUK

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## ProductCard



## The Issue

With the Localism Bill extending a Community Right to Build across England (rather than just in rural areas), and the New Homes Bonus offering cash to councils who allow new homes to be built in their areas, new planning applications are increasingly likely to affect the surrounding area of a property.

On average, 50-60% of housing land comes from windfall developments. There are still huge areas of land yet to be developed and, in light of a chronic national housing shortage, the need is expected to increase further over the next few years. The plan on the right is representative of most urban areas in the country: the orange coloured land could be built upon under current and national planning policy.



Planning implications are increasingly on the agenda for homebuyers – **93% of homeowners consider information on large planning applications in the local area of a house purchase as important<sup>1</sup> and only 50% of people would welcome more homes of all types in their own immediate neighbourhood<sup>2</sup>.**

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 planning searches usually restricted to current and historic planning information in the area.

**DevCheck** is a unique new report which, as well as providing data about planning applications, identifies future development and potential that may exist within the vicinity. The report also includes a professional opinion by Amicus Consultants, residential development experts with extensive knowledge of land assembly and the planning system.

## Key Features

- Professional opinion about future development opportunities within a 75m radius of the property
- Site specific mapping showing potential development sites
- Current commercial and residential planning applications, including larger and 'minor applications' such as single storey extensions and dormer windows within the immediate vicinity
- Aerial photography
- Available nationwide

<sup>1</sup> IRN Research 2007

<sup>2</sup> YouGov Survey, NHMB November 2010



Conveyancing Searches



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Lexcel & Legal Compliance Services



Energy Performance Certificates



Online AML ID Checks



- ▶ 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 the 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 the current planning applications data with a professional opinion about future development opportunities in the vicinity, a DevCheck Report can help your client make an informed decision about their intended purchase.



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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