



# SearchesUK

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**ProductCard**

## Plansearch



When you're carrying out searches on a client's property, are you getting the complete picture? Standard local authority searches will be restricted to planning applications on the property itself, with the exception of applications for road and rail development which cover a radius of 200m. With nearly 650,000 planning applications in 2006 alone, Plansearch and Plansearch Plus, the UK's best selling planning reports, provide a further level of detail, showing planning applications within the wider area.

Selecting and buying the right home can be a lengthy and costly process, so once your client has picked their new home it is important they are aware of any potential changes within the surrounding area before proceeding with the purchase. The impact of new planning proposals could be substantial. They might ruin the view from the property, reducing its value, or reducing the prospective purchaser's potential enjoyment of the property. The unique functionality of Plansearch ensures your client is fully informed of any planning decisions which may affect their future property purchase.

## Key Features

### Unique Land Use Designations

To ensure consistency and ease of use, development categories have been standardised across Great Britain to:

- Housing
- Open land (e.g. green belts/nature reserves)
- Heritage environment (e.g. on historical buildings)
- Transport
- Town centres and retailing
- Industrial and commercial
- Community and social facilities
- Waste, pollution, minerals, water and energy
- Rural /settlement areas
- Other site specific policies

A brief description of the proposed development type, the direction and distance, and a list of the related policies is provided for each development. This means if your client has any concerns, further information can be obtained very easily.



Conveyancing Searches



Indemnity Insurance Policies



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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
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## Ensure Your Clients Are Protected

### Are you getting the complete picture?

Plansearch, the UK's best-selling planning report, covers planning applications and decisions within a wide radius of the property. This means that information which could have a major impact on the enjoyment and value of a home is revealed to the potential homebuyer. So, if for example a new nightclub or supermarket is being proposed, your client would know about it before exchange.

### Variable search radii

Further to feedback from a number of key clients that reports in densely populated urban areas are too bulky, with the reverse sometimes true in rural areas, we have introduced a variable search buffer depending on the location of the search. This will give a more manageably sized report in urban areas whilst ensuring that a meaningful amount of data is still presented in the countryside.

### Enhanced application data

Planning information now includes "Minor Applications" such as single storey extensions and dormer windows within the immediate vicinity, ensuring that your clients are aware of even the smallest planned changes.

### Comprehensive data on land use designations

Plansearch and Plansearch Plus now uniquely provide full details of both Local Development Plans and the new format Local Development Frameworks. This provides the user with full details of policies and proposals which will affect the property both today and in the future. In addition to this there is a summary of which documents have been published in the area and their status, enabling you to be sure that all of the available information is included. Due to the large number of documents within the new Local Development Frameworks, acquiring this data can be a very complex exercise; Plansearch collates it into one place, offering a unique and efficient service to its users.



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