

Planning

KEY FACTS:
Reliance* £10m
Delivery <24hrs

Moving searches forward

Groundsure Planning has been redesigned with new features, improved layout and design for clearer navigation improving workflow for conveyancers.

The report now uses Land Registry polygons for accurate site boundaries and includes new data including Air Quality Management Areas and modelled data, neighbourhood information and planning restrictions such as Listed Buildings and Building Conservation Areas. Its complete planning information enables informed property decisions.

Reviews:
Planning and Radon

Enhancements



Improved accuracy



Site boundary on MasterMap



Fewer pages



Plain English



Intuitive layout and page flow

Overview

Groundsure Planning provides detailed planning application information within the vicinity of the property, dating back 10 years. Our Planning report utilises the most accurate, comprehensive and complete commercially available historical and current planning data provided by Glenigan.

An essential part of a conveyancer's due diligence in a residential transaction is highlighting the likely planning and development changes within the locality. Standard searches won't always obtain full information such as historical planning applications, land use changes and neighbourhood insight which could have significant impacts on the future valuation and enjoyment of a property.

Planning applications fall under 3 categories: large, small and house extensions/small new builds. To ensure results are relevant, the search radius used will vary depending on whether the property is located in a rural, urban or mega-urban environments.

What does it cover?

- House extension and project planning applications from the last 10 years
- Current and planned Ofcom mobile phone mast locations
- Designated environmentally sensitive sites
- Local information including transport, recreation, retail and entertainment
- Local Authority data including Council Tax bands and police force
- Air Quality Management Areas and modelled data
- Planning restrictions, such as Listed Buildings and Building Conservation Areas

Developed by Groundsure

Groundsure is the leading provider of environmental search reports in the UK. Our dedicated and specialist team are committed to producing information that informs better property decisions. At Groundsure, over 30 environmental professionals are focused on using our knowledge in new, innovative and accurate ways. The team is dedicated to our customers and making Groundsure data accessible, valuable and helpful.

*Reliance: £10m Professional Indemnity Insurance (any one claim). Can be relied upon by all professional parties within a property transaction, first purchasers / tenants and their advisers. Please refer to Groundsure terms & conditions



UNCOVER DEVELOPMENT RISK. UNDERSTAND YOUR INVESTMENT.



DevAssess is the market leading report that can expose development risk that could have a damaging impact to a property.

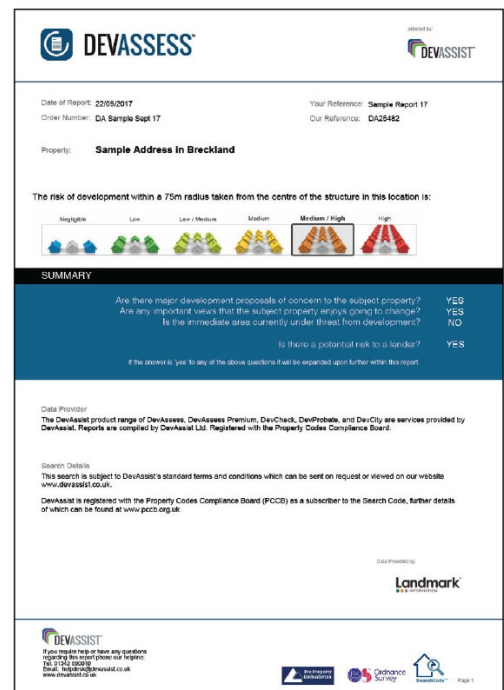
It exposes risks to views, value and enjoyment of a property. It can also uncover hidden value in the property.

AN ESSENTIAL UNDERSTANDING OF DEVELOPMENT RISK FOR SMALL RESIDENTIAL AND COMMERCIAL PROPERTY.

A DevAssess report:

- Mitigates solicitors PI risk
- Gives a client a visual understanding of what is and can change in a location
- Analysed and interpreted planning data from either Landmark or Groundsure
- Removes the responsibility of reading planning data from the solicitor or the inexperienced
- Site layouts and other images of relevant planning applications included
- Identifies the development potential of the subject property
- Enhances service levels by outperforming competitors
- 75m radius study taken from the centre of the main structure.

The only report of its kind that enhances due diligence and helps buyers of properties under 0.2 acre make fully informed decisions before committing to a property purchase.



DEVASSESS™

Date of Report: 22/05/2017
Order Number: DA Sample Sept 17
Your Reference: Sample Report 17
Our Reference: DA25482

Property: Sample Address in Breckland

The risk of development within a 75m radius taken from the centre of the structure in this location is:

Negligible	Low	Low / Medium	Medium	Medium / High	High
1	2	3	4	5	6

SUMMARY

Are there major development proposals of concern to the subject property? YES
Are any important views that the subject property enjoys going to change? YES
Is the immediate area currently under threat from development? NO
Is there a potential risk to a landlord? YES

If the answer is 'yes' to any of the above questions it will be expanded upon further within this report.

Data Provider: The DevAssess product range of DevAssess, DevAssess Premium, DevCheck, DevProbable, and DevCity are services provided by DevAssess. Reports are compiled by DevAssess Ltd. Registered with the Property Codes Compliance Board.

Search Details: This search is subject to DevAssess's standard terms and conditions which can be sent on request or viewed on our website www.devassess.co.uk.
DevAssess is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code, further details of which can be found at www.pccb.co.uk.

Landmark

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If you require help or have any queries regarding this report please visit www.devassess.co.uk
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Email: helpdesk@devassess.co.uk
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For more information:

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DevAssess reports will operate at a 5 working day "turn around". A DevAssess report can now be completed and returned within 24 hours of confirmation for an additional £50 (+VAT).