Complete the planning picture with details of developments and planning applications nearby

Product Overview
The report contains essential information, ensuring property professionals and their clients have the key information required about proposed developments and land use designations near a property.

What’s included:
- Development Plans
- Land use designations
- Mobile phone masts
- Rights of way
- Housing & neighbourhood demographics

Enhanced 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 of planned changes.

Standard local authority searches are restricted to planning applications on the property itself. Sitecheck Planning provides a further level of detail, showing planning applications and developments within a wider area of the property.

Product features
The report provides comprehensive data on land use designations; regarding Local Development Plans and the new format Local Development Frameworks. This provides the user with details of policies and proposals which will affect the property both today and in the future. In addition 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.

Local information
As well as the detail of applications and land use designations, further useful neighbourhood information data is included on topics such as schools, crime rates, insurance claims and population demographics. This makes Sitecheck Planning the most comprehensive commercial planning product on the market, giving the conveyancer and their client the best view of the wider area surrounding a commercial property.

Peace of mind Guarantee
- £10m PI Cover of £10 million*
  *Subject to terms and conditions

Price
£115.00 ex VAT up to 2 hectares. Separate quotation for larger sites

Call 01225 526206
or email contactus@wessexsearches.co.uk
www.wessexsearches.co.uk
Other products you may wish to consider:

When carrying out searches on a client’s commercial property, are you getting contaminated land and flood risk assessment?

Sitecheck™ Combined is an environmental and flood risk assessment for commercial properties where no development or change of use is proposed. As well as providing an indication as to whether a site could be contaminated, it provides a comprehensive assessment of all major sources of flooding.

The report includes:
- Consultant’s Professional Opinion
- Contaminated Land Risk Assessment
- Flood Information and Mapping
- Ground Stability Data
- Other Environmental Hazards

**Sitecheck™ Combined Report**

Price
£215.00 up to 15 hectares. Larger sites please enquire.

Know what’s beneath your feet

Landmark’s Utilities Report collates all utility information into a single source and provides valuable information on features below the surface.

Landmark Utilities Report saves the time consuming and expensive process of contact with a number of utilities companies, but obtaining this information can reduce the risk of expensive litigation, costs and danger for the workforce involved.

The service includes:
- Features outlined in the report include gas and oil pipelines, electricity cables, telecommunication wires, mains water supplies, sewers and fibre-optic cables.
- A visual overview map of the search area defined by the client.
- A summary report showing a list of utility companies contacted, which have responded and distinguishing between affected/not affected responses.
- Utility company response plans where affected, or a response letter confirming the location is not affected.

**Landmark Utilities Report**

Price
From £350 exc VAT.