

Plansearch Plus

Complete the planning picture with details of planning applications and potential development nearby, ensuring you are aware of any potential changes in the area that could affect the enjoyment or value of the property.



What's included

-  Front page risk summary and clear 'next steps'
-  Planning applications
-  Land use designations
-  Housing and neighbourhood demographics
-  Amenities and education
-  Rights of way

Key features

- Clear front page summary showing the type and number of applications near the property
- Includes simple 'useful information' pages, providing guidance to the planning application and development process
- Unique interpretation of local development plans, giving an insight into the local authority's vision for future development in the area
- Useful neighbourhood information to provide an initial view of the area and nearby essential amenities

Designed for:

Residential properties

Use this report to understand:

Planning applications

- What types of development are currently being carried out in the area
- Whether there are nearby planning applications that may impact the property

Land use designations

- How the area might change over the coming years
- What future uses of land are being proposed for nearby areas

Your neighbourhood

- If there are any rights of way near, or across, the extent of the property
- The housing and population types in the area
- Where the nearest schools are, along with their inspection results in England and Wales
- Where the nearest essential amenities are located

Why you need it:

Standard local authority searches will generally be restricted to the extent of the property.

It is important to also be aware of any potential changes within the surrounding area that would impact use, enjoyment or value of a property.



£10m Professional Indemnity Cover of £10million*

* Subject to terms and conditions



No homebuyer wants to buy a property only to find soon afterwards that there is going to be a development in the neighbourhood, or that developmental constraints exist, which could severely affect their use and enjoyment of the property, as well as its value.

Traditionally solicitors have carried out two types of enquiries to find out about planning issues.

A local authority search, which provides information that is generally limited to the extent of the subject property.

A Property Information Form, which relies on the knowledge of the seller.

The Plansearch Plus report is designed to supplement the findings of the local authority search by also looking at development activity in the wider area.

Designed specifically for residential buyers, and their solicitors, the report will provide key information so that clients can make informed decisions when buying a property.

As part of your due diligence, ordering a Plansearch Plus report demonstrates you have undertaken all practicable steps to reasonably identify information that the client would want to know.

In addition to the comprehensive data, this report includes:

- Large aerial photograph
- Comprehensive terms and conditions
- Turnaround time of one working day

Wide reliance

Automatic reliance by most parties involved in a property transaction including seller, buyer, lender and their professional advisors.

These other residential reports may be relevant to your site:

Energy and Infrastructure

Obtain details of a number of selected Energy and Infrastructure projects across the UK and make sure you are fully informed about the potential impacts. Our report can help by informing if the site is likely to be impacted by development projects:



Included in the report:

Wind farms, HS2, Crossrail, energy exploration e.g. fracking, solar farms and renewable power plants.

Homecheck Flood

Highlights any potential risk of flooding at the property and the availability of buildings insurance. Professional opinion and recommendations are provided with guidance on flood resistance and resilience measures.



Included in the report:

River & coastal, surface water and groundwater risks, as well as other sources such as historic flood events. Trusted and reliable data from industry experts such as JBA Consulting, the Environment Agency and Geosmart.