



Planning

Your client's location blueprint

Don't let your client's dream home or investment become a nightmare. An essential part of your due diligence should focus on likely planning and development changes in the local area. Standard local searches don't interrogate full planning histories, land use changes and neighbourhood insight, which could have significant impact on the future valuation of your client's property.

The Groundsure Planning Report utilises the most accurate and complete commercially available planning history data uniquely provided by Glenigan. Recognised as the most comprehensive data of its kind and used by the Ordnance Survey Change Intelligence Unit and the Planning Portal.

KEY FACTS

RRP	£23.50* _(ex. VAT)
Delivery Time	<24hrs
Reliance	£10m**

LOCATION INTELLIGENCE

To access Groundsure's market leading environmental solutions, please call **08444 159 000**, email info@groundsure.com or contact your authorised reseller.

WWW.GROUNDSURE.COM

Key features:

- Residential and commercial planning applications to 250m – specific house extensions and larger scale projects
- Detailed planning project descriptions and application status information
- Points of local interest including transport, recreation, retail and entertainment
- Telecommunication masts and mobile transmitters data unique to Groundsure
- Primary and secondary schools league tables up to 2km from property
- High detail colour aerial photograph
- Large location maps with data overlays

- Local authority information including tax banding, costs and contact details
- Electricity pylons and overhead transmission lines
- Radon and Radon Protective Measures
- Designated Environmentally Sensitive Sites

Advantages:

- Homebuyer friendly, easy to interpret information
- Likely key neighbourhood concerns captured in one report
- Not just large but small planning applications – see what the neighbours have done or could be doing

Benefits:

- Helps reveal the potential for and type of property extension possible in the area
- Uncovers the best schools and the safest areas to optimise the location
- Helps to understand the restrictions/impacts that could limit development and property equity growth

*** Price:**

Reduced prices if purchased with the Groundsure Homebuyers or Groundsure Homescreen Reports

**** 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. See section 4 and 7 of the Groundsure terms and Conditions.

Terms:

Issued under Groundsure single set of terms and conditions

Have you considered these other products to complete your due diligence?



Homebuyers

The single report with definitive opinion on residential environmental risk

Benefits include:

- One report, three professional opinions = full due diligence
- A smoother path to exchange with the most accurate data insight
- Support from Groundsure IEMA qualified Environmental Consultants



Homescreen

Environmental Due diligence without Compromise

Benefits include:

- Lowest “Further Assessment” rate in the market based upon highest quality of data available
- Review of all “Further Assessment” cases before issue to the client
- Support from Groundsure IEMA qualified Environmental Consultants



Flood

Safeguarding you from increasing flood risk perils

Benefits include:

- View of flood risk insurability
- Flood risk clearly shown on mapping
- Access to Groundsure consultants for further advice and support