

# REGULATED LOCAL AUTHORITY SEARCH



X-Press Legal Services®  
Your professional property partner

The Regulated Search delivers current, precise information on factors affecting a property, ensuring accuracy and compliance

## Product description:

When buying or selling a property, it's important to be fully informed about any factors that could impact the home.

Our Regulated Local Authority Search offers a detailed summary of local authority records, revealing potential issues such as planning permissions, building regulations, transport projects, conservation zones and more.

It delivers valuable insights into a property and its surroundings, giving you the confidence and clarity needed to proceed with your property transaction.

## What a Regulated Local Authority Search report includes:

- **Planning Permissions:** Details of any approved or denied planning applications that could influence the property or its surrounding area.
- **Building Regulations:** Records of any building control approvals or requirements that must be adhered to for construction or alterations.
- **Highway Projects:** Information on planned or ongoing highway works – such as road expansions, new routes, or transport links – that may impact the property.
- **Rail Developments:** Updates on railway initiatives, including major projects like HS2, which might affect the property's value or quality of life.
- **Conservation Area Status:** Confirmation of whether the property falls within a conservation area, which could limit modifications or future developments.
- **Listed Building Status:** Indication of whether the property is a listed building, potentially restricting changes or renovations.
- **Tree Preservation Orders (TPOs):** Details of any TPOs that protect specific trees on the property and may influence development plans.
- **Local Land Charges:** Entries held by the local authority that highlight legal restrictions, obligations, or notices such as planning conditions, financial liabilities, or conservation area designations that affect the property.



For more information please visit: <https://intelligenthomeinformation.co.uk/reports/>



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## Key Features & Benefits:

- **Informed Decision-Making**

Know about community updates and property restrictions before committing.

- **Risk Mitigation**

Spot potential issues early, upcoming advancements or regulatory barriers that may affect value or usability.

- **Peace of Mind**

Comprehensive coverage of local authority records ensures transparency during the buying/selling process.

- **Legal Compliance**

Helps ensure that all property modifications meet legal and planning requirements.



Contact us today or to receive a direct sample report please email:  
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