

30/01/2019 10:03am

Good morning S.H.

Thank you for your email.

I'm afraid that the searches that were provided as part of the package we had with our conveyancing company consisted only of a search of the property itself and its associated land - it did not include the surrounding land.

As far as we were concerned, after our viewings with Reeds Rains we knew that the land in front of the property was the property's driveway; the land to its right was the property next door; and the land to its left and rear was a field containing a public access footpath which locals used to walk their dogs. It had not occurred to us that Reeds Rains could or would withhold information like the planning for homes immediately behind the property, so in a false sense of security we did not believe the additional searches warranted the higher cost.

I believe that had Reeds Rains not made any claim at all about the field and had left it an open question, that we would have elected to proceed with the more expensive search in order to obtain that information. It was the fact that Reeds Rains *did* state the field's use and specifically did not mention any planning at all that left us feeling these additional searches were not necessary, and so when we eventually learned of the planning we were especially aggrieved.

I hope this answers your question but if there is anything else that you require then do please feel free to come back to me.

Regards

