



Planning

# Commercial Property Search

## Argyll

### SiteSolutions Highways



COMMERCIALDW



Official Local Authority



Environmental



Flood



Chancel



Mining



Subsidence



### Why you need a SiteSolutions Highways report:

Could planned changes to roads and rights of way affect your purchase?

SiteSolutions Highways provides you with comprehensive information relating to the adoption status of roads, footpaths and verges, road improvement schemes as well as the identification of rights of way and proposed amendments surrounding a commercial site.

For every commercial transaction it is critical to investigate the adoption status of roads surrounding a site. Failure to identify developments where adoption procedures have not been dealt with adequately can cause delays to the transaction as well as pose a risk to purchaser's future plans for the site.

In addition, it is important to consider what impact proposed changes to on-street parking, waiting and loading restrictions and road improvement schemes could have on business trading.

SiteSolutions Highways provides:

- An accurate interpretation of the data for commercial sites with a boundary of up to 15 hectares plus a buffer zone of 200m
- A manually assembled site plan to show the boundaries of publicly maintained highways including footpaths and verges

- Details of road improvement or widening schemes including road closure orders
- A map to show rights of way across and surrounding the property
- Confirmation of any amendments or proposals to amend Public Rights of Way including (but not limited to) public path orders, diversions, extinguishments or land deemed dedicated as public highway
- Ordnance Survey mapping highlighting potentially impactful areas
- £10m professional indemnity cover providing peace of mind to those involved in the transaction.

SiteSolutions Highways is easy to read and interpret. The report comes with a useful front page which summarises the risks identified within the report.

Geodesys is a leading provider of conveyancing information in England and Wales.

**0800 085 8050**  
**www.geodesys.com**

