



YORK PLACE

PROPERTY SEARCHES
COMPANY FORMATION • INFORMATION • ADMINISTRATION

York Place Property News

An update from York Place

**Property searches – local authority, drainage and water, environmental, coal, chancel.....
4 August 2010**

We are pleased to announce the launch of our revised property search ordering platform, which we anticipate will deliver an enhanced user experience, saving you time and money.

So what have we done?

Our goal has been to create a simpler ordering process, by allowing our clients to select multiple products within “packages” and in doing so encourage the ordering of more product(s) by delivering better value for money.

At the same time, following the recent demise of the HIP, we have considered our core search products and have updated our product range accordingly.

Product range

We now offer two personal local authority search products as well as the “official” council search:

YP PLUS – this is our premier product, previously described as “HIP Compliant”, this search includes all CON29R answers, Land Charges, Planning, Building Regulations, Enforcements, Highways and Traffic Schemes as well as public footpaths and stamp duty exemption status.

YP STANDARD – this search, often in the past referred to as a conveyancing search, includes “adverse entry insurance” to cover Building Regulations and Traffic Schemes where we have been unable to gain this information without charge.

LA LLC1/CON29 – the LLC1 certificate and CON29 compiled by the Local Authorities of England and Wales.

Additionally we have recently extended our drainage and water reports, to include a Personal Drainage and Water report.

This market-leading report answers all key questions within the CON29D/W, and provides “adverse entry insurance” to minor questions relating to billing methodology, low pressure, internal flooding and authorised departures from Water quality. Our Personal Drainage and Water report will provide conveyancers a value for money and timely solution to the variable replies and costs from the 10 Water Service Companies of England and Wales.

Please note: All York Place search reports are covered by “adverse entry” and errors omissions insurance (PLAS unlimited, PDW £2M) and professional indemnity insurance to the value of £5 million.

So what's different?

We have simplified the address lookup process, you can choose to input "property number and postcode" and use the postcode lookup facility to confirm the address, or override this functionality and type the address manually.

You now have a choice to order "packages" of products, to include Search, Drainage, Environmental and Chancelcheck reports and you are able to define your choice of product within the package selected. Alternatively, you can choose to order individual items with a package, or choose to order individual items only by selecting the appropriate button.

We have added a shopping basket (carrier bags are optional), for your purchases and have made recommendation of further reports you may consider appropriate. These items can be added to your basket if required.

The final process is to "checkout" and confirm your order, prices are displayed inclusive of VAT and include a "package" discount of up to £10.00.

Summary

We hope our search product revisions and website developments will deliver a simpler, easier and more cost effective solution to your requirements. If you have any suggestions or further improvements we would be happy to hear from you, and look forward to your next instruction.

York Place has specialised in company and property services for over 21 years. All conveyancing searches can be ordered online at

<http://www.yorkplace.co.uk>

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