



**COUPLE
SUCCESSFULLY SUE
THEIR CONVEYANCER**

**AFTER WIND FARM
PLANS NOT PICKED UP
IN SEARCHES.**

**Compensation paid to
purchasers in Cumbria.**



This development in Rothley, Leicestershire
suffered similar issues.

Is your client's property near contaminated land, liable to flooding or subsidence? Is a developer planning to build a wind farm near their home?

Don't leave it to chance – check before they buy >>

What the solicitor believed to be the 'normal searches' were carried out on the property, however none of these revealed to the purchasers that a wind farm was about to be built less than a mile away, and that the turbines would be visible from their new house's upper floor.

Under investigation, it transpired that the impending construction was a well-known local issue (indeed, it was subject to an ultimately unsuccessful campaign group that tried to block the plans), but neither the conveyancer nor seller raised it with the buyers, who only discovered the truth from a neighbour shortly after moving in.

The buyers would not have paid as much as they did for the property had they been aware of the plans and therefore decided to pursue

a negligence claim against their conveyancer. As the proposed wind farm clearly had the possibility of impacting on both the future value and the buyers' enjoyment of their property, the conveyancing solicitors were deemed to be negligent in failing to inform the couple about it and they were rewarded a substantial compensation settlement as a result.

Source: www.suingfornegligence.co.uk

If you require any assistance or further information, please contact our customer services team on:

0844 844 9966

or by email at:
helpdesk@landmark.co.uk

Envirosearch

A residential risk report covering environmental and flood issues, mining, ground stability, overhead transmission lines, environmental constraints and screening for energy and infrastructure projects such as wind farms and fracking.

 £49 + VAT

What's included:

- | | | | |
|---|-----------------------------------|---|-------------------------------------|
|  | Consultant's Professional Opinion |  | Environmental Constraints |
|  | EA Historic Landfill Data |  | Overhead Transmission Lines |
|  | Flood Information and Mapping |  | Energy and Infrastructure screening |
|  | Ground Stability Data | | |

Energy and Infrastructure

Provides details of current and proposed energy & infrastructure projects, including information concerning compensation schemes where appropriate and directing property purchasers/solicitors to sources of help where issues are highlighted.

 £25 + VAT

What's included:

- | | | | |
|---|------------|---|---|
|  | Wind farms |  | Solar farms |
|  | HS2 |  | Yorkshire and Humber CCS Cross Country Pipeline |
|  | Crossrail |  | Renewable Power Plants |
|  | Fracking | | |

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