

BUYING LAND

FREQUENTLY ASKED QUESTIONS

Q. What issues should I be concerned with when purchasing land adjacent to my home?

A. If the land is being used as farm land, or for other business purposes at the time of the sale, you will need to obtain planning permission before you can use the land as part of your garden. You may also need advice on any restrictions which the seller may seek to impose on you in relation to use of the land after you have purchased it.

Q. What searches and enquiries will be made when I purchase land adjoining my home?

A. These will be determined by the circumstances of your purchase but usually we will undertake a local search, a common land and village greens search, environmental search and plan search. Enquiries will be raised by us with the seller's solicitors about any services, such as underground water pipes or drains, which pass through the land and which might affect your future use and enjoyment of the land after you have purchased it.

Q. What issues should I be concerned with on the sale of land to an adjoining house owner?

A. You may need to impose restrictions or limitations on how the buyer makes use of or develops the land after he has bought it from you in order to protect your retained property. You may also require to reserve for the benefit of your retained property a right of way over, or a right of passage of services or a right to install new services through the land which is to be sold to your neighbour. We can advise you on what rights and ancillary rights will be necessary depending on the circumstances of your sale.

You should also consider whether you need to reserve the right to build on or develop your retained property where this would have an impact on the land which you are selling to your neighbour.

Further information

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