

This document outlines the general information that an insurer may request in order to provide a legal indemnity quotation, but further information and clarification of information may be required. If you need to discuss your matter with one of our team of brokers, please contact us on 0151 255 2600 or by email li@mofs.co.uk

1. Names & addresses of parties to be indemnified and please confirm the nature of their ownership.
2. Risk address of property.
3. Type and general description of the development including current and future use.
4. Has planning permission been obtained or submitted? Cover is not necessarily post planning although insurers usually want to see that any consultation period has elapsed to extract objections.
Please supply details about the planning application and a link to the planning authority's website if possible.

Please provide copies of objection letters lodged with the Local Planning Authority.

Office copies and plan of the title required.

Please provide photographs of the site.

5. Developed value of the land.
6. Limit of indemnity required. If the values differ please provide an explanation.
7. How is the property enclosed? Is it currently fenced and/or does it have signs denying access to the site? Please provide evidence and if possible anything indicating how long fencing has been in place.

8. Is there any evidence of the property being currently used by local residents for recreational purposes? (e.g. dog walking, football or other sports) or has it been used for such purposes in the past?

9. Is there any evidence of the site being used for other purposes which may have formal consent e.g. growing crops, grazing animals or formal use as a playing field?

10. Has there been any attempt to register the land as a village green or common land? If so please provide further details.

11. How long has the seller owned the property? Do they have long term knowledge of the property and would they be able to provide confirmation about the history if required.

12. Limit of Indemnity for consequential losses. A few insurers we work with can include additional cover such as delay costs caused by a temporary injunction. For example, this can cover contractual obligations during construction, plant equipment hire, additional interest payments and professional fees.

Additional supporting information/material facts should be supplied with your submission:

CONTACT:

Email: li@mofs.co.uk

T. 0151 255 2600 for further information.