

SEARCH INFORMATION SHEET

Please find listed below the various searches available to you in the purchase of your property. Please fill in the accompanying leaflet to indicate which searches you wish to have carried out.

Please note that the following searches listed 1 – 3 are absolutely necessary in order to carry out your purchase of the property as it is a requirement of your mortgage lender: -

Local Authority Search

This search is strongly recommended and is the minimum that should be undertaken when purchasing any property. It is made through the Local Land Charges Register to reveal the existence of obligations or 'charges' made against successive owners of the property by Local Authorities or central government. In addition, any impending notices which will become binding upon a new purchaser, upon completion and any relevant Local Plan or Building Regulation information relating to the area is revealed.

The standard time taken to receive the search results is around 10 working days.

Coal Mining Search

This search is vital for anyone buying a property in any coal mining area in Britain and enables you to determine whether the property has been subject to a coal mining related subsidence damage notice or claim since 1984. It also details past, current and future underground coal mining activity, along with details of any recorded old coal mineshafts.

Drainage and Water Search

This search has been strongly recommended by the Law Society and checks if the property is connected to a public sewer, public water supply, surface water drainage, contains a copy of the statutory sewer map, water mains map, details if there are any public sewers within 100 feet of the building. The search also checks for any sewers running beneath the property, which could ruin any plans that you may have to add an extension or conservatory.

Optional searches (the costs of which can be provided on request) are available as follows: -

Environmental Search

This report takes account of waste treatment sites, overhead power lines and sources of radiation. Also standard environmental enquiries, land use records, mining, radon gas, flooding, historical tanks and telecommunications base stations.

Planning Search

This report provides essential planning information for residential properties, detailing all planning applications made within 250 metres of the property, since 1997. It also highlights applications for future developments near to the property. Details include telecom masts, footpaths, local schools, council tax rates and crime figures.

Flood Search

As flooding has become often an issue in recent times this is extremely important if your property is near a river or the coast. This search details a map showing any areas of Main River or coastal flooding adjacent to the property, flood risk information and records and all relevant flood warnings issued since November 2001. This search also illustrates all main rivers and coastal flood plains within 100m of the boundary.

Chancery Search

This type of search is carried out to make sure that you are not buying a home where you will end up with heavy legal obligations to make payments towards the upkeep of a church. The need for this search has developed quite recently following a high profile case where purchasers found themselves burdened with huge commitments to contribute towards the maintenance of a church.

SEARCH LIST

Please mark 'X' in the following boxes, to indicate the searches that you would like to be carried out.

Local Authority Search

Coal Mining Search

Drainage and Water Search

Environmental Search

Planning Search

Flood Search

Chancery Search