

## **SEARCH INFORMATION SHEET**

Please find listed below the most common searches available to you in the purchase of your property in Staffordshire and Cheshire. If you are purchasing in a different area, other searches may be required and we will advise you of these once the draft contract documents have been received and reviewed.

Please read through the explanation of each search before completing pages 3 and 4.

### **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 approximately 10-12 working days, although this is not guaranteed.

### **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.

### **Cheshire Brine Search**

This search is vital for anyone buying a property within a Cheshire Brine area and includes details of any past damage claims affecting the property and identification as to whether the property lies within a statutory consultation area with regard to foundation designs. A more significant aspect of the search is to report on whether the property has been subjected to a "commutation payment" whereby payments were made in lieu of carrying out repairs and rights of redress for future damage were often extinguished.

### **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.

### **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.

### **Chancel 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.

## **HS2**

A search in respect of the proposed High-Speed Train can be carried to see if this will have any impact on the property.

## **Energy Search**

A Future Climate Information Energy and Infrastructure report analyses whether a property is close to a number of alternative energy or infrastructure projects. This includes HS2, Crossrail, wind farms and shale gas exploration. Each report analyses the impact from key energy and industrial risks such as wind farms, shale gas exploration, HS2 and other major energy, environmental and transport infrastructure projects.

**SEARCH LIST**

**BUYER(S) FULL NAMES** .....

**PROPERTY ADDRESS** .....

Upon receipt of your completed search list, and payment on account, we will arrange for the searches to be ordered as soon as we are in a position to do so without referring back to you. Please therefore ensure you are satisfied that all of your financing arrangements and/or surveys are in place before making payment to us as the searches are non-refundable.

Please note the payment on account requested from you is for the searches listed in option 1 only as these are **absolutely necessary** in order to carry out your purchase of the property if you are purchasing with the aid of a mortgage. These searches will not be ordered until we are in receipt of your payment.

<p><b>OPTION 1</b></p> <p>I/WE ARE PURCHASING THE PROPERTY WITH THE AID OF MORTGAGE FINANCE.</p> <p>You are therefore required to have the following mandatory searches as a minimum;-          Local Search          Drainage and Water Search          Environmental Search          Coal Mining Search*</p> <p>*In some areas, properties are affected by both Coal Mining and Cheshire Brine and therefore both searches have to be carried out. If your property falls into this category, we will advise you in due course.</p>	
<p><b>OPTION 2</b></p> <p>I/WE ARE NOT HAVING MORTGAGE FINANCE AND ARE PURCHASING THE PROPERTY WITH FUNDS FROM MY/OUR OWN RESOURCES.</p> <p>You are not required to have any searches carried out, however as a minimum, we recommend that you have at least the 4 mandatory searches referred to in option 1. Please see page 4.</p>	

The following searches are optional whether or not you are having mortgage finance. Please note that the mandatory searches do touch on Flood, Energy and HS2 and once we have received and reviewed the mandatory searches, we would advise you if we considered it necessary to have any of these three additional searches carried out.

Please indicate by ticking the box to the right if you would require any of these optional searches.

<p>Planning Search – please add £28.80 onto your initial payment to cover the cost of this search</p>	
<p>Flood Search - please add £30.00 onto your initial payment to cover the cost of this search</p>	
<p>Energy Report - please add £36.00 onto your initial payment to cover the cost of this search</p>	

HS2 - please add £36.00 onto your initial payment to cover the cost of this search	
Chancel Report - please add £24.00 onto your initial payment to cover the cost of this search	

If you are not having mortgage finance and have ticked option 2 on page 3, please choose one of the following options:-

<p><b>OPTION 2(a)</b></p> <p>I/WE REQUIRE THE FOLLOWING 4 MANDATORY SEARCHES TO BE UNDERTAKEN;-  Local Search  Drainage and Water Search  Environmental Search  Coal Mining Search*</p> <p>*In some areas, properties are affected by both Coal Mining and Cheshire Brine and therefore both searches have to be carried out. If your property falls into this category, we will advise you in due course.</p>	
<p><b>OPTION 2(b)</b></p> <p>I/WE DO NOT REQUIRE ANY SEARCHES TO BE CARRIED OUT.</p> <p>By choosing this option, you confirm that you are doing so against our professional advice. You understand the results of the searches could reveal detrimental issues which would make you reconsider your decision to purchase the property and consequently may adversely affect the value of the property, your ability to sell the property or obtain secured finance on the property in the future.</p> <p>I/We do hereby confirm that I/we have read and understood the above advice.</p> <p>I/We confirm that, despite receiving advice to the contrary, I/we wish to proceed without having any searches carried out on the property.</p> <p>I/We further confirm that I/we will indemnify Goddard Dunbar &amp; Associates Limited against any loss, claim or liability I/we may incur in this regard.</p>	

Signed .....

Dated .....

Signed .....

Dated .....