

WHAT ARE SEARCHES AND WHY DO YOU NEED THEM?



LOCAL AUTHORITY SEARCHES



THE LOCAL AUTHORITY INVOLVING THE PROPERTY WILL BE ASKED TO DECLARE:

- **PROSPECTIVE PLANNING PERMISSION OR RESTRICTIONS ON THE PROPERTY AND IMMEDIATE VICINITY**
- **WHO IS RESPONSIBLE FOR MAINTAINING ROADS AND PATHS ADJOINING THE PROPERTY**

TIMELINE - 1 TO 6 WEEKS TO COMPLETE

COST - £70 - £300 DEPENDING ON THE AUTHORITY



PROOF OF LAND OR PROPERTY OWNERSHIP. THE 'TITLE REGISTER' AND 'TITLE PLAN' IS CHECKED WITH THE LAND REGISTRY FOR:

- **RESTRICTIVE COVENANTS**
- **EASEMENTS**
- **MORTGAGES**
- **CHARGES**
- **BOUNDARIES**
- **RIGHTS OF WAY**
- **PREVIOUS SALE VALUE**

**TIMELINE - IMMEDIATELY ONLINE
COST - APPROX £7 EACH**

WATER AUTHORITY SEARCHES



TELLS YOU EVERYTHING YOU NEED TO KNOW ABOUT THE PROPERTIES WATER SUPPLY, USEFUL IF YOU EVER DO WORK TO THE PROPERTY

- **WHERE YOUR WATER COMES FROM**
- **IF THERE ARE ANY PUBLIC DRAINS ON THE PROPERTY**
- **WHERE AND HOW THE PROPERTY IS CONNECTED TO THE SEWER**

TIMELINE - 48 HOURS

COST - £50-£100

CHANCEL REPAIR SEARCH

A magnifying glass with a black handle and frame is positioned over a colorful geometric background. The background consists of several overlapping triangles in shades of light blue, light green, light pink, and light yellow. The magnifying glass is angled towards the bottom right, with its lens centered over the pink and green areas.

INFORMS BUYER IF LIABLE FOR THE COST OF ANY REPAIRS TO THE LOCAL PARISH CHURCH. THIS IS DEFINITELY WORTH DOING TO AVOID ANY UNEXPECTED COSTS FURTHER DOWN THE LINE.

**COST - FREE TO £100
TIMELINE - 1-10 DAYS**

LOCATION SPECIFIC SEARCHES



DEPENDING ON WHERE YOU BUY YOUR SOLICITOR MAY WANT TO DO FURTHER SEARCHES FOR EXAMPLE IF THERE IS THE POSSIBILITY OF UNSTABLE GROUND DUE TO MINING OR SUBSIDENCE

TIMELINE - 24-72 HOURS

COST - £30-£120



ENVIRONMENTAL SEARCHES

INFORMS BUYERS OF PAST USES OF THE LAND AND IF THERE MAY BE ANY UNDERLYING ISSUES. THESE ARE VITAL AS THEY COULD HAVE AN ADVERSE IMPACT ON INSURANCE PREMIUMS, MORTGAGE-ABILITY AND PROPERTY VALUE. THE CHECKLIST INCLUDES:

- **IF THE LAND OR WATER HAS PREVIOUSLY BEEN CONTAMINATED OR USED AS LANDFILL**
- **FLOOD RISK**
- **SUBSIDENCE**
- **MOBILE MAST EXISTING OR POTENTIAL IN THE VICINITY**
- **PYLONS AND ELECTRICITY TRANSMISSION LINES WITHIN 500 METRES OF THE PROPERTY**

TIMELINE - TYPICALLY 24-48 HOURS

COST - ON AVERAGE £25-60 MORE IF A SUBSTANTIAL AMOUNT OF LAND