

CON29DW: Digging a little deeper

When your client opts for a CON29DW search, their peace of mind is our top priority. As well as checking for sewers running beneath the house, which could ruin any plans to add an extension or conservatory, we'll check whether the house is connected to the public water and sewer systems, and confirm who's responsible for all water and drainage pipes serving the property.

Our CON29DW search will provide your client with the following vital information:

Whether the property is connected to a public sewer

Owners of unconnected properties are responsible for all costs of operation and maintaining private treatment processes, as well as any possible future costs due to rising environmental standards or the need to connect to a public sewer.

Whether the property is connected to foul and surface water drainage

Properties not connected to the public system should have alternative drainage methods, such as septic tanks and soakaways. These are usually maintained by the property owners.

Details of any adoption agreements

Sewers, and sometimes water mains serving new homes are the responsibility of the property developer until they are adopted by the water company. Our search will clarify whether or not the sewers in your client's new neighbourhood have been adopted by Severn Trent Water.

Copies of sewer and water mains maps

Identifies sewer and water mains near to the property, as well as any within the property boundary. This can highlight any potential properties should the owner wish to extend or develop the property.

Whether there are public sewers within 100 feet of the building

If an unconnected property has inadequate drainage facilities and there is a public sewer within 100 feet, the local authority may require the property owner to pay for connection.

Whether the property is connected to the public water supply

Private water supplies are subject to strict examination and control by local environmental health officers.

Charging details for the property

Whether the property is fitted with a water meter, and its location. Includes details of charges for unmeasured properties.

Guidance to the existence of any Building Over Agreement on or close to the property

If an asset belonging to a Water Company passes underneath or close to a property, it should be protected under planning regulations by a Building Over Agreement or consent.

The risk of public sewers flooding the property

States whether the property is at risk from internal flooding from overloaded public sewers, as well as any proposed actions to reduce the risk.

Risk of low water pressure or flow

States whether the property is at risk from low water pressure, and details of actions being taken to reduce this.

Water Quality Analysis

Confirms whether the water quality for the property meets the required legal standards.

Authorised departures from water quality standards

Instances when the water company has been granted permission to temporarily supply water that does not meet the required standards.

Location of the nearest public sewage treatment works

Provides the distance and direction to the nearest public works. Sewage works can cause problems with odours and insects.

The CON29DW Search Report

A CON29DW is a required part of the Home Information Pack, and provides essential information regarding the water and sewerage services for a property.

As experts in all areas of water and drainage, we're confident that our search contains all the information you and your client need in order to make an informed decision about a property and avoid any last minute complications over the sale. The report presents all information clearly and concisely, and is designed to provide at-a-glance answers to the following questions:

Questions 1 and 2 contain a variety of information, including which records were searched, who prepared the report, the date and who is responsible for negligence.

3. Where relevant, please include a copy of an extract from the public sewer map.
4. Does foul water from the property drain to a public sewer?
5. Does surface water from the property drain to a public sewer?
6. Are any sewers or lateral drains serving or which are proposed to serve the property the subject of an existing adoption agreement or an application for such an agreement?
7. Does the public sewer map indicate any public sewer, disposal main or lateral drain within the boundaries of the property?
8. Does the public sewer map indicate any public sewer within 30.48 metres (100 feet) of any buildings within the property?
9. Has a sewerage undertaker approved or been consulted about any plans to erect a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain?
10. Where relevant, please include a copy of an extract from the map of waterworks.
11. Is any water main or service pipe serving or which is proposed to serve the property the subject of an existing adoption agreement?
12. Who are the sewerage and water undertakers for the area?
13. Is the property connected to mains water supply?
14. Are there any water mains, resource mains or discharge pipes within the boundaries of the property?
15. What is the current basis for charging for sewerage and water services at the property?
16. Will the basis for charging for sewerage and water services at the property change as a consequence of a change of occupation?

17. Is a surface water drainage charge payable?
18. Please include details of the location of any water meter serving the property.
19. Who bills the property for sewerage services?
20. Who bills the property for water services?
21. Is the dwelling-house which is or forms part of the property at risk of internal flooding due to overloaded public sewers?
22. Is the property at risk of receiving low water pressure or flow?
23. Please include details of a water quality analysis made by the water undertaker for the water supply zone in respect of the most recent calendar year.
24. Please include details of any departures— authorised by the Secretary of State under Part 6 of the 2000 Regulations from the provisions of Part 3 of those Regulations; Or for Wales Please include details of any departures, authorised by the National Assembly for Wales under Part 6 of the 2001 Regulations from the provisions of Part 3 of those Regulations.
25. Please confirm the distance from the property to the nearest boundary of the nearest sewage treatment works.