

The Local Authority Search Report

Severn Trent Searches offers a choice of two Local Authority Search reports. The official search, available either via NLIS or ordered direct from Local Authorities, or a personal search from Onesearch Direct.

Whether your client opts for an official Local Authority search or OneSearch Direct, their report will be divided into two standard sections:

The Local Land Charges (LLC1) section of Local Authority searches informs the user of any restrictions, prohibitions or financial charges on the land or property, such as planning decisions, compulsory purchase orders or tree preservation orders.

The Con29 (NLIS) or independent council search (OneSearch Direct) addresses enquiries relating to planning, roads and transport and other matters affecting the property. In both cases, Part I of this section provides your client with the following information:

1. Planning and building regulations

Including: planning permissions; listed building consents; conservation area consents; certificates of lawfulness of use or development; building regulation approvals; building regulation completion certificates; and certificates of compliance of a replacement window, rooflight, roof window or glazed door. Also details any planning designations and proposals for the property or the area, as contained in current adopted or proposed development plans

2. Roads

Determining which of the roads, footways and footpaths mentioned in boxes B and C of the Standard Enquiries form are: maintained at public expense or subject to a legal agreement for adoption

3. Other matters

Including: land required for public purposes; land to be acquired for road works; nearby road schemes; traffic schemes; outstanding notices; infringement of building regulations; notices, orders, directions and proceedings under Planning Acts; conservation areas; compulsory purchase; contaminated land; and radon gas

Both searches can also provide answers to optional Part II enquiries, available at an extra charge.

These include:

- 4. Road proposals by private bodies**
- 5. Public paths or byways**
- 6. Advertisements**
- 7. Completion notices**
- 8. Parks and countryside**
- 9. Pipelines**
- 10. Houses in multiple occupation**
- 11. Noise abatement**
- 12. Urban development areas**
- 13. Enterprise zones**
- 14. Inner urban improvement areas**
- 15. Simplified planning zones**
- 16. Land maintenance notices**
- 17. Mineral consultation areas**
- 18. Hazardous substance consents**
- 19. Environmental and pollution notices**
- 20. Food safety notices**
- 21. Hedgerow notices**

OneSearch Direct Searches are a fixed price nationally. NLIS and directly ordered searches vary according to those issued by each Local Authority, so call us on 0115 962 7269 and we'll be happy to give you a quote.

NLIS*

The National Land Information Service is a government initiative to speed up the conveyancing process. With a wealth of technical expertise and 20 years' search experience, NLIS are widely recognised as official data providers, and their Local Authority search has gained the full backing of the Law Society.

Information is taken from an NLIS electronic database and prices are based on the standard charges issued by each Local Authority, plus a small fee for the use of the database and channel.

A list of Local Authority charges is available on request. Visit our website at www.severntrentsearches.com or call 0115 962 7269 to ask for a quote.

Direct Ordering

Severn Trent Searches have established relationships with a number of Local Authorities, and are able to order official searches directly.

This method is quicker than obtaining a search via NLIS, and there is no administration fee involved, meaning the prices are highly competitive.

A full list of Local Authorities participating in this scheme is available on our website.

OneSearch Direct**

Available at a flat rate, and with exceptionally fast turnaround times, the Local Authority search from OneSearch Direct is a cost-effective option that's ideal when you're looking for a speedy, accurate response.

Data is collated directly from each of the country's Local Authorities, and added to an ever-growing archive of property data, meaning OneSearch Direct can provide the report for any residential address in the UK. To guarantee total accuracy, all information is checked several times before reports are released, and all search findings are covered by a comprehensive Information Accuracy Warranty, with full professional indemnity cover of up to £5 million.

As well as the standard LLC1 report, your client will receive an independent council search, providing vital information on building and planning, development plans, roads and other issues such as drainage agreements, traffic schemes, conservation areas and contaminated land.

Reports follow a standard format and are available on paper or electronically.

A list of lenders who accept personal searches or searches from private search organisations is available on request.

*NLIS Searchflow is a trading name of Conveyancing Channel Ltd.

**OneSearch Direct is the trading name of SPH Property Ltd.