

The Local Authority Search Report

Severn Trent Searches offers a choice of three local authority search reports. The official search, compiled by local authorities, or a regulated search from either Onesearch Direct or STL Group.

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

The first section, known as the Local Land Charges (LLC1) section in official 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 second section, known in official searches as the CON29, addresses enquiries relating to planning, roads and transport and other matters affecting the property. With both types of searches, part I of this section provides your client with the following information:

1. Planning and building regulations

Decisions and pending applications: Whether any of the following have been granted, issued or refused, or are subject of pending applications or agreements:

- planning permission
- listed building consent
- conservation area consent
- certificates of lawfulness of existing use or development
- certificates of lawfulness of proposed use or development
- certificates of lawfulness of proposed works for listed buildings
- heritage partnership agreements
- listed building consent orders
- local listed building consent order
- building regulations approval
- a building regulation completion certificate
- and building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme

Planning designations and proposals: what designations of land use for the property, or the area, and what specific proposals, are contained in any existing or proposed development plan

2. Roads and public rights of way

Roadways, footways and footpaths: which roads and footpaths are:

- highways maintainable at public expense
- subject to adoption, and supported by a bond or bond waiver
- to be made up by a local authority who will reclaim the cost from the frontagers
- to be made up by a local authority without reclaiming the cost from the frontagers

Public rights of way:

- do any public rights of way abut, or cross the property?
- Are there any pending applications to records a public rights or way that abuts or crosses the property?
- Are there any legal orders to stop us, divert, alter or create a public rights of way which abuts or crosses the property?

3. Other matters

Apart from matters entered on the registers of local land charges, do any of the following matters apply to the property:

- land required for public purposes
- land to be acquired for road works
- drainage matters
- nearby road schemes
- nearby railway schemes
- traffic schemes
- outstanding notices
- contravention of building regulations
- notices, orders, directions and proceedings under planning acts
- community infrastructure levy
- conservation area
- compulsory purchase
- contaminated land
- radon gas
- assets of community value

A number of optional enquiries covering: road proposals by private bodies, advertisements, completion notices, parks and countryside, pipelines, houses in multiple occupation, noise abatement, urban development areas, enterprise zones local development orders and BIDs, inner urban development areas, simplified planning zones, land maintenance notices, mineral consultation and safeguarding areas, hazardous substance consents, environmental and pollution notices, food safety notices, hedgerow notices, flood defence and drainage consents, common land and town or village green are available on request

Note: CON29 questions © The Law Society. Presented here in condensed form.

Direct Ordering

Severn Trent Searches have established relationships with many local authorities within our region, and are able to order official searches directly.

This method is quicker than obtaining a search via other channels, and there is no administration fee involved, meaning the prices offered are the same as buying from the authority directly.

A full list of local authorities participating in this scheme is available on our website.

Regulated searches

Regulated searches are not compiled by local authorities themselves, but by search companies. Whilst not official, they have the advantage of a set format and price for any authority nationally.

These reports are accepted by the vast majority of mortgage lenders, and are regulated by the Property Codes Compliance Board (PCCB).

Our two suppliers of regulated searches, Onesearch Direct and STL Group, are long-established providers, and amongst the most trusted names in the search industry. Both searches come with full indemnity cover.

If you would like to discuss any issues regarding our local authority searches, please call us on 0115 971 3550 or email enquiries@severntrentsearches.com