

CON29DW: Digging a little deeper

When your client opts for a CON29DW, 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:

Maps

Copy of public sewer map

Shows the location of public sewers, pumping stations, manholes and other assets near the property. Sewers close to, or under a property could restrict future development.

Copy of map of waterworks

Shows public water mains and associated apparatus near to the property. Highlights and issues that may affect the property.

Copy of map showing flood risk from rivers and the sea

Shows the risk to the property of flooding from rivers and the sea. (Only provided when risk is identified.)

Drainage

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

Connection to public surface water sewer

Properties not connected will usually drain via methods such as soakaways or draining to watercourses. These properties will receive reduced water bills but may experience problems with drainage.

Surface water drainage charge

In some instances, a property may be connected, but no surface water drainage charges payable, such as when the sewers are in the process of being adopted.

Sewers within boundaries

Public sewers within property boundaries can restrict future development, and water companies hold statutory rights of access.

Pumping stations within boundaries

Besides potentially restricting development, pumping stations require regular inspection and maintenance, which can be inconvenient for property owners. Pressurised sewers leading from pumping stations are subject to tighter restrictions than standard gravity sewers.

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.

Pumping stations within 50 metres of property

Water companies need to regularly access pumping stations for repair and maintenance. Pressurised sewers, noise and odour can also be an issue.

Details of any adoption agreements

Sewers 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.

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.

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.

Water

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.

Water mains within boundary

Although less common than public sewers within property boundaries, water mains can also restrict future development, and water companies hold statutory rights of access to their assets.

Water mains adoption agreements

Like sewers, newly laid water mains can originally be privately maintained.

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 classification

Hard water can cause a build-up of limescale, which can affect domestic appliances such as kettles and washing machines.

Location of water meter

If the property is fitted with a water meter the search will tell you its location.

Billing**Sewerage undertaker**

Advises which water company is responsible for sewerage services at the property.

Water undertaker

Advises which water company is responsible for water services at the property.

Who bills the property for sewerage services

Advises which company bills the property for sewerage services. This can be different to the company actually responsible for disposal.

Who bills the property for water services

Advises which company bills the property for water services. As with sewerage, this is not necessarily the same company responsible for providing mains water.

Current basis of charging

States whether the property is billed on a measured (metered) or unmeasured method.

Change in basis of charging

The way a property is billed can change upon change of occupation.

The CON29DW Search Report

A CON29DW FLOOD+ provides vital information regarding water and sewerage services at 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:

Section	No.	Question
Maps	1.1	Where relevant, please include a copy of an extract from the public sewer map.
	1.2	Where relevant, please include a copy of an extract from the map of waterworks.
Drainage	2.1	Does foul water from the property drain to a public sewer?
	2.2	Does surface water from the property drain to a public sewer?
	2.3	Is a surface water drainage charge payable?

	2.4	Does the public sewer map indicate any public sewer, disposal main or lateral drain within the boundaries of the property?
	2.4.1	Does the public sewer map indicate any public pumping station or any other ancillary apparatus within the boundaries of the property?
	2.5	Does the public sewer map indicate any public foul sewer within 30.48 metres (100 feet) of any buildings within the property?
	2.5.1	Does the public sewer map indicate any public pumping station or any other ancillary apparatus within 50 metres of any buildings within the property?
	2.6	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?
	2.7	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?
	2.8	Is the dwelling-house which is or forms part of the property at risk of internal flooding due to overloaded public sewers?
	2.9	Please state the distance from the property to the nearest boundary of the nearest sewage treatment works.
Water	3.1	Is the property connected to mains water supply?
	3.2	Are there any water mains, resource mains or discharge pipes within the boundaries of the property?
	3.3	Is any water main or service pipe serving, or which is proposed to serve the property, the subject of an existing adoption agreement or an application for such an agreement?
	3.4	Is the property at risk of receiving low water pressure or flow?
	3.5	What is the classification of the water supply for the property?
	3.6	Please include details of the location of any water meter serving the property.
Billing	4.1.1	Who is responsible for providing sewerage services to the property?
	4.1.2	Who is responsible for providing water services to the property?
	4.2	Who bills the property for sewerage services?
	4.3	Who bills the property for water services?
	4.4	What is the current basis for charging for sewerage and water services at the property?
	4.5	Will the basis for charging for sewerage and water services at the property change as a consequence of a change of occupation?