Severn Trent Searches has been providing quality conveyancing reports and outstanding customer service for almost 20 years.

Besides producing the official CON29DW drainage and water enquiry, we offer a comprehensive range of reports for both residential and commercial properties.

**Drainage and Water Searches**

<table>
<thead>
<tr>
<th>Product</th>
<th>Description</th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Commercial Basic</strong></td>
<td>The Commercial Basic Drainage &amp; Water search is ideal for small businesses and plots under 100m². The search comprises all the information in our CON29DW, including the location of public mains, connection status and billing information, but with liability cover up to £2 million.</td>
<td>£96.00+VAT / £115.20</td>
</tr>
<tr>
<td><strong>Commercial Standard</strong></td>
<td>Commercial Standard is the perfect search for any property up one hectare, and comes with liability cover up to £5 million. Containing all the questions and answers found in the Commercial Basic, but with information on trade effluent and additional water meters where applicable.</td>
<td>£131.00+VAT / £157.20</td>
</tr>
<tr>
<td><strong>Commercial Extra</strong></td>
<td>Our premium drainage and water search, containing all the information found in the Commercial Standard, but with up to three sets of billing details included. The Commercial Extra is suitable for any size or type property, and comes with liability cover up to £10 million.</td>
<td>£261.00+VAT / £313.20</td>
</tr>
</tbody>
</table>
## Local Authority Searches

### LLC1 & CON 29R
The official local authority search, comprising forms LLC1 and CON29R. Includes information on planning, highways, environmental health, housing, and building control issues. An additional set of optional questions (CON 29O) can be submitted if extra information is required.

**Price varies by authority. See website for full details.**

### OneSearch Direct (LLC1 & Council Search)
Regulated search using data collected directly from local authorities. Guarantees total accuracy, covering all findings with a comprehensive Information Accuracy Warranty, and providing full professional indemnity cover.

**£75.00 + VAT / £90.00**

### Local Authority Highways Enquiry
Highways searches highlight any potential access issues to a property. Whilst the standard local authority and land registry searches will show public highways and property boundaries, they don’t show any potential access problems.

**Price on application.**

## Mining and Chancel Reports

### Coal Mining
Details past, present, and future mining activity in the area. Highlights any fault or weakness in the surface geology and any subsidence claims in the area.

**£84.90 + VAT / £101.88**

### Ground Stability
Includes all the existing coal mining and brine subsidence information, together with information and expert interpretation on natural ground subsidence hazards.

**£133.96 + VAT / £160.75**

### Cheshire Salt Search
This report clarifies whether a property would be eligible for compensation, as due to brine extraction in Cheshire much of the region is at increased risk of subsidence.

**from £33.00 + VAT / £39.60**

### ChancelCheck
Informs buyers about any potential liability for chancel repair, in accordance with the Conveyancing and CML Handbooks. For larger properties, we offer ChancelCheck Premium for £75.00 + VAT (£90.00).

**£20.00 + VAT / £24.00**

### LLC1 & CON 29R
The official local authority search, comprising forms LLC1 and CON29R. Includes information on planning, highways, environmental health, housing, and building control issues. An additional set of optional questions (CON 29O) can be submitted if extra information is required.

**Price varies by authority. See website for full details.**
### Environmental Searches

<table>
<thead>
<tr>
<th>Service</th>
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</tr>
</thead>
<tbody>
<tr>
<td><strong>Sitecheck Assess</strong></td>
<td>Identifies potentially contaminative current and historical land use within 500m of the site. Provides a professional opinion from Argyll Environmental, commenting on the impact of findings on the value of the property also confirms whether the property is likely to be deemed contaminated land.</td>
</tr>
<tr>
<td><strong>GroundSure Review</strong></td>
<td>Report based on a review of 1:2,500-scale maps pinpointing hazards. Contains a detailed flood risk assessment. Includes an expert assessment by an IEMA accredited consultant, stating whether the site is at risk of further investigation under part IIA of the Environmental Protection Act 1990.</td>
</tr>
<tr>
<td><strong>GroundSure Planview</strong></td>
<td>Details a 10 year planning history of the area surrounding the property. Includes both residential and commercial planning applications, any decisions and their status and includes major infrastructure projects and locations of phone masts.</td>
</tr>
<tr>
<td><strong>GroundSure Screening</strong></td>
<td>Provides a clear, low cost overview of environmental risks. Includes an expert assessment by an IEMA accredited consultant, certifying the site as suitable for purchase or in need of further assessment.</td>
</tr>
<tr>
<td><strong>GroundSure Review</strong></td>
<td>Report identifies planning applications and developments within the area surrounding a commercial site. The search also includes comprehensive neighbourhood data on topics such as schools, crime rates and population demographics.</td>
</tr>
<tr>
<td><strong>Sitecheck Combined</strong></td>
<td>Provides both an indication as to whether a site could be contaminated, and a comprehensive assessment of all major sources of flooding. Sitecheck Combined is also available with a comprehensive data pack of current and historic land use from £285.00 + VAT.</td>
</tr>
<tr>
<td><strong>Sitesolutions Combined</strong></td>
<td>Sitesolutions Combined is a premium environmental search, combining a detailed contaminated land risk assessment with a flood risk assessment.</td>
</tr>
<tr>
<td><strong>RiskView Commercial</strong></td>
<td>An innovative, all-in-one environmental report. Combining contaminated land data with flooding, ground stability, energy and infrastructure information, the report provides a detailed overview of a number of hazards traditionally covered by separate reports.</td>
</tr>
<tr>
<td><strong>FCI Retail &amp; FCI Commercial</strong></td>
<td>Future Climate Info offers a choice to two environmental reports. The Retail report includes environmental information such as contaminated land, MappAir® Air Quality along with flood information and ground stability data. The Commercial report offers all of this alongside Energy and Infrastructure information, including HS2, wind farms and shale gas exploration.</td>
</tr>
</tbody>
</table>
### Energy and Infrastructure Searches

**Argyll Energy & Infrastructure Report**
Highlights the proximity of the property to the new high speed rail link phase 2, running between London and the West Midlands. The search also includes information on nearby wind farms and areas licenced for energy exploration and production.

£25.00 + VAT / £30.00

**Future Climate Info Energy & Infrastructure Report**
Future Climate Info’s Energy and Infrastructure report analyses whether a property is close to a number of alternative energy or infrastructure projects. This includes HS2, Crossrail, wind farms and shale gas exploration.

£30.00 + VAT / £36.00

**GroundSure Energy & Transportation**
A comprehensive search of existing or planned energy and transport infrastructure. Intelligently filtered and giving key next steps. Also identifies major transport projects.

£60.00 + VAT / £72.00

### Flood Searches

**Sitecheck Flood**
The report contains RMS data which highlights risk of surface water flooding. Shows up to 5 separate flood maps providing full details of each dataset, including information from Norwich Union, British Geological Survey (BGS) and Environment Agency.

from £105.00 + VAT / £126.00*

**GroundSure Floodview**
Groundsure Floodview is a complete flood risk search for commercial properties. The search includes a fully interpreted risk assessment, as well as detailing the likely availability of flood risk insurance for the property.

from £85.00 + VAT / £102.00*

**Future Climate Info Commercial Flood Report**
This report looks at surface water, groundwater, river and coastal flooding to assess flood risk to a property. Also included is information on the history of flooding at the property, an indication as to the likelihood of obtaining flood insurance, and a professional opinion.

from £55.00 + VAT / £66.00*
**Energy Performance Certificate (EPC)**

The commercial EPC rates the energy efficiency of the property and includes recommendations on ways to improve the property’s efficiency.

from **£300.00 + VAT / £360.00**

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**Landmark Utilities**

A commercial utilities package searching 35–45 different utilities. Includes gas and oil pipelines, electricity cables, telecommunication wires, sewer and water mains and fibre optic cables.

from **£350.00 + VAT / £420.00**

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**Electricity Distribution Network Search**

Price includes a Drainage & Water Search

Provides a copy of official network plans, showing the position and voltage of overhead lines, underground cables, substations and LV distribution boxes, owned by Central Networks. Comes with a guidance report and statutory notices.

from **£161.00 + VAT / £193.20**

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**Utilities Package (ST region only)**

Price includes a Drainage & Water Search

Four utility searches: Electricity Distribution Network search, Gas Mains search, Telecoms search and our Drainage & Water search. Each provides plans showing the location of lines/pipes, along with way-leave agreements and statutory notices.

from **£335.00 + VAT / £402.00**

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**National Grid Transmission Search**

The Transmission Search examines the proximity of a property to National Grid transmission equipment including electricity substations and the gas distribution network.

**£78.83 + VAT / £94.60**