

## OneSearch Prime

Our Regulated Local Search: the flagship product to which we attribute our longstanding success.



An essential part of every property transaction, OneSearch Prime will identify and confirm particulars about a property which could impact on its enjoyment or value.

Available for both residential and commercial transactions, the search consists of:

- A search of the Local Land Charges Register; and
- Local Authority responses designed to mirror the questions on the Law Society's form CON29 Part 1 (Standard Enquiries of Local Authority) (known as "Local Search Enquiries").

### What are Land Charges?

Local land charges are obligations affecting a property, which are enforceable against subsequent purchasers of that property under various statutes. These may include:

- Tree Preservation Orders
- Certain enforcement notices
- Planning obligations
- Designation as a Conservation Area

The Land Charges Search obtains a report of any entries in the Register of Local Land Charges created, updated, and maintained by the Local Authority as required under the Local Land Charges Act 1975 and subsequent legislation.

Backed by **£10 Million** Professional Indemnity Insurance, OneSearch Prime ensures you are not exposed to search-related PI claims.



### What are Local Search Enquiries?

Local Search Enquiries deal with entries which affect the subject of the search but are not registered as Land Charges.

### Major items searched for in the Local Search Enquiries include:

- Planning Applications
- Building Regulation Approvals and Completion Certificates
- Local Development Plan policies, proposals and recommendations
- Adoption status of roads
- Nearby Road, Rail and Traffic Schemes
- Outstanding Notices relating to Building Works, Environment, Health & Safety, Housing, Highways and Public Health
- Notices, orders and proceedings under the Planning Acts including Enforcement Notices, Stop Notices, TPOs, Listed Building Repairs etc.
- Conservation Areas
- Compulsory Purchase
- Contaminated Land
- Radon Gas

**WHERE EXPERIENCE MATTERS**

0800 052 0117 | [www.onesearchdirect.co.uk](http://www.onesearchdirect.co.uk)