

## The Local Authority Search Report

Severn Trent Searches offers a choice of three Local Authority Search reports. The official search, completed by the relevant Local Authority, or a choice of regulated searches from either Onesearch Direct, or CDS.

Whether your client opts for an official Local Authority or regulated search, 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 (official) or independent council search (regulated) addresses enquiries relating to planning, roads and transport and other matters affecting the property. In both cases, Part I (known as CON29R in official searches) 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 enquiries (CON29O in official searches), 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**
- 22. Commons registration**

Regulated Searches are a fixed price nationally. Official searches vary by each Local Authority, Up-to-date price are available on our website.