

Commercial Searches

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

Commercial DW

Our new drainage and water search is suitable for any commercial property. Containing all the information featured in our residential CON29DW, the search also features additional questions and answers tailored to commercial properties, up to four sets of billing details as standard, and £10 million liability cover.

£247.00 + VAT / £296.40

Local Authority Searches

Official 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 290) 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.

£81.75 + VAT / £98.10

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.

£99.50 + VAT / £119.40

Ground Stability

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

£160.38 + VAT / £192.46

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 **£40.29 + VAT / £48.35**

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 **£92.30 + VAT (£110.76)**.

£27.50 + VAT / £33.00



Environmental Searches

Planning Searches

Sitecheck Assess

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.

From
£210.00 + VAT / £252.00*

Groundsure Review

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.

From
£393.95 + VAT / £472.74*

Sitecheck Planning

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.

From
£165.00 + VAT / £198.00*

Sitesolutions Commercial

The Sitesolutions Commercial is a comprehensive environmental desktop report and contains a detailed review and write up by IEMA-accredited consultants.

From
£320.00 + VAT / £384.00*

Groundsure Screening

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.

From
£220.89 + VAT / £265.07*

Groundsure Planview

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.

From
£118.45 + VAT / £142.14*

Combined Searches

Sitecheck Combined

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 **£351.75 + VAT**.

From
£295.00 + VAT / £354.00*

Sitesolutions Combined

Sitesolutions Combined is a premium environmental search, combining a detailed contaminated land risk assessment with a flood risk assessment.

From
£395.00 + VAT / £474.00*

FCI Retail & FCI Commercial

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.

From **£99.00 + VAT / £118.80***

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.

£40.00 + VAT / £48.00

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.

£90.95 + VAT / £109.14

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.

£34.00 + VAT / £40.80



Flood Searches

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
£118.18 + VAT / £141.82*

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
£62.50 + VAT / £75.00*



Utilities Searches

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
£449.00 + VAT / £538.80***

Electricity Distribution Network Search

Provides copy extract of Central Networks' plan of the property and immediate area. Includes a written report, plus advice, guidance and useful contact details.

From
£35.60 + VAT / £42.72

Utilities Package

(ST region only)

Price includes a Commercial DW 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
£430.00 + VAT / £516.00**

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



Miscellaneous

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.

£300.00 + VAT / £360.00†

A

B

C

Product Info

* The price of these products is dependent on the site area of the property being searched ** The price of these products is dependent on the type of drainage and water search required *** The price of this product is dependent on the desired turnaround time. † Prices are dependent on size and complexity of the property. Drainage & water searches are subject to Severn Trent Searches' standard terms and conditions. Sitecheck and Landmark Utilities are supplied by Landmark Information Group. FCI Retail, FCI Commercial, Flood and Energy & Infrastructure Reports are supplied by Future Climate Info. Groundsure Screening, Review, Planview, Cheshire salt search, Floodview, and Energy & Transportation are supplied by Groundsure Ltd. Coal Mining Report and Ground Stability Report are supplied through The Coal Authority. Local Authority reports are supplied through Onesearch Direct, PlanVal or the local authority via a third party. ChancelCheck is supplied by Conveyancing Liability Solutions Ltd. EPCs are supplied by an independent contractor. Searches in the Utilities package are supplied by Western Power Distribution (electricity), BT Open Reach (telecoms) and Cadent Gas Ltd (gas). Electricity and distribution network search supplied by Western Power Distribution. National Grid transmission search supplied by the National Grid. Sitesolutions and Energy & Infrastructure Report is supplied by Argyll Environmental Ltd. All searches are subject to suppliers' terms and conditions and are available on request.

Prices updated 1st April 2024.

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