

Residential Searches

Severn Trent Searches has been providing quality conveyancing reports and outstanding customer service for over 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

CON29DW Drainage & Water Enquiry

The official, Law Society recommended drainage & water enquiry. Based on Severn Trent Water records, the search includes advice on connection status, the location of public pipes and a wealth of other useful information.

For customers requiring a paper copy, the price is: **£72.00 + VAT / £86.40**

£61.00 + VAT / £73.20

CON29DW Non Severn Trent Region

For properties located outside the Severn Trent region. Sourced directly from the relevant water company, with individual prices set by each one.

Price varies by water company. See website for full details.

Expedited CON29DW

Ideal for customers who require a CON29DW in a hurry. Order an expedited CON29DW before 2pm, and we'll guarantee same day delivery.

£83.00 + VAT / £99.60



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.

£73.00 + VAT / £87.60

CDS Local Authority Search

The regulated local authority search from Conveyancing Data Services provides an alternative to the official version offered by councils. Unlike the official version, CDS's search offers a fixed format and price nationally.

£67.50 + VAT / £81.00

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 Subsidence Searches

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.

£41.95 + VAT / £50.34

Ground Stability

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

£74.70 + VAT / £89.64



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 **£34.65 + VAT / £41.58**

Future Climate Info Ground Stability

Looks at a number of ground stability hazards, including ball clay, china clay, limestone and coal mining areas, geohazards such as clay shrinkage, landslides and sink holes, potentially in-filled land and tin mining areas.

From **£17.00 + VAT / £20.40**

Environmental Searches

Planning Searches

Envirosearch Residential

Uses both historical and current data to reveal all potentially contaminative land uses within 500 metres of the site. Includes a third-party assessment by a chartered environmental surveyor.

£85.95 + VAT / £103.14

Groundsure Homebuyers

Highlights potentially hazardous land uses including landfill sites hazardous installations, petrol and fuel sites. States the likelihood of the property being designated as contaminated land. Includes valuable flood and ground stability information.

£87.35 + VAT / £104.82

Landmark Planning

Provides details of nearby residential planning applications that may impact the property. Includes data on land use designations, rights of way, amenities and more. Also uses new polygon data for large applications.

£42.50 + VAT / £51.00

Homecheck Professional

Clearly states the likelihood of the property site being described as contaminated land as defined by Part IIA of the Environmental Protection Act 1990. Includes an Environmental Certificate.

£59.75 + VAT / £71.70

Groundsure Homescreen

Entry level environmental report that highlights potentially hazardous land uses including landfill sites, hazardous installations, petrol and fuels sites. States the likelihood of the property being designated as contaminated land.

£59.40 + VAT / £71.28

Groundsure Planning

Covers all registered residential, commercial and civic planning applications within 250m of the property in the last 10 years. Includes flooding, radon and mobile mast data, as well as local authority-based information.

£38.95 + VAT / £46.74

Combined Searches

Riskview Residential

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.

£131.25 + VAT / £157.50

Groundsure Avista

A report that offers seven key environmental searches, including contaminated land, flood risk and planning applications, in a concise, easy-to-read report. Also included is the unique Avista Action Alert, presenting easy to follow 'next step' strategies, whatever the outcome of the report.

£131.05 + VAT / £157.26

Future Climate Info: Residential

A range of reports – Essential, Standard and Premium – all include standard environmental information such as contaminated land, historical land use and radon gas, along with flood information. The Standard Report also adds in ground stability and subsidence data, whereas Premium offers all of this alongside energy and infrastructure information.

From **£44.50 + VAT / £53.40**

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.

£42.50 + VAT / £51.00

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.

£38.95 + VAT / £46.74

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.

£17.00 + VAT / £20.40

Chancel and Title Searches

Landmark Chancel

The Landmark Chancel report combines data sourced from historical parishes, national archives, tithe district and enclosures records, with expert analysis and interpretation from geographic historians and academics from the University of Portsmouth.

£23.00 + VAT / £27.60

ChancelCheck

Informs a homebuyer about their potential liability for a chancel repair, in accordance with the Conveyancing and CML Handbooks. ChancelSure Insurance is available from **£45.88** (inc. insurance premium tax). This product is also available with TitleChecker for **£25.00 + VAT**.

£27.50 + VAT / £33.00

Land Registry

Official copies of the Land Registry

title plan and register.

£14.00 + VAT / £16.40

Flood Searches

Landmark Flood

Assesses flood risk and provides guidance by using a range of information sources including the British Geological Survey Environment Agency data detailing whether the property is within 250m of areas affected by flooding, or flood defences.

£42.50 + VAT / £51.00

Future Climate Info Flood Report

Analyses all relevant flood datasets and is designed for compliance with the latest Law Society Guidance and PCCB.

From **£19.50 + VAT / £23.40**

GroundSure Flood

The GroundSure Flood report provides a professional property-specific assessment of surface water or groundwater flood risk, including an analysis of the effectiveness of flood defences or flood storage schemes.

£38.95 + VAT / £46.74

Miscellaneous

Energy Performance Certificate (EPC)

The residential EPC rates the energy efficiency of a home. The certificate includes recommendations on ways to improve a home's efficiency.

£70.00 + VAT / £84.00

Product Info

Drainage & water (CON29DW) searches are subject to Severn Trent Searches' standard terms and conditions. Envirosearch, Homecheck, Riskview, Landmark Planning and Landmark Flood Searches are supplied by Landmark. Groundsure Homebuyers, Homescreen, Planning, Avista, Energy & Transportation, Cheshire Salt Search are supplied by Groundsure Ltd. Residential Essential, Standard, Premium, Flood and Energy & Infrastructure Reports are supplied by Future Climate Info. Local Authority reports are supplied through Onesearch Direct, CDS, PlanVal or the local authority via a third party. ChancelCheck and TitleChecker are supplied by Conveyancing Liability Solutions Ltd. Coal Mining and Ground Stability Reports are supplied by The Coal Authority. Argyll Energy & Infrastructure Reports are supplied by Argyll Environmental Ltd. Land Registry reports are supplied by the Land Registry. Energy Performance Certificates are provided by an independent contractor. All searches are subject to suppliers' terms and conditions and are available on request. Please check our website for details of our full range of searches.

Prices updated 1st April 2025.

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