

Prime.

OneSearch Prime: Our regulated Local Search and 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.

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



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

OneSearch Prime – What’s the difference?

	Local Authority Search	Prime Regulated Local Authority Search
What is it?	A Local Authority Search comprises of a search of the Local Land Charges register, and data held within their own records.	Our Regulated Local Search consists of a search of the Local Land Charge Register, and Local Authority responses which are predominately derived from our unique data.
Who processes this search?	A Local Authority Search is completed by a member of staff at the Local Authority.	Our Search Agents collect information either by a visit to the council office, visiting council websites or dealing with the Local Authority remotely and inspect the appropriate records. Our production, data, and quality control teams complete the search certificates in-house.
How much does it cost?	Price varies between council areas, up to £380.80 ¹ .	Fix price of £97.52 inc VAT ² , nationwide: easy to integrate into your quote engines, as property location has no bearing on price.
How long will it take?	52 Local Authorities are currently operating on 20 working days or over.	Our average turnaround is 8 working days ² , and we always accommodate urgent requests where possible.
How am I protected?	Limits on Indemnity on Land Charges claims varies by council and may require lengthy litigation to prove negligence in claiming back loss.	Our searches are backed by £10 million Professional Indemnity Insurance which also provides cover for errors and omissions in Local Authority records used to compile our search reports.
Will my lender accept this search?	Yes.	Our searches are accepted by all reputable lenders, as we subscribe to The Search Code and are monitored by the Property Codes Compliance Board.
What does it look like?	Design and presentation of information varies by council.	Clean, uniform design with key information summarised on the front page for ease of interpretation.
Can I obtain other conveyancing searches at the same time?	No.	Yes. We provide a comprehensive range of products to cover all conveyancing requirements in your property transaction, such as Environmental Reports and Anti-Money Laundering checks.
Can I get guidance on other searches required for my property?	No.	Yes. Our free search advisor tool will identify all searches required using postcode-specific intelligence.
How do I place an order?	Most Local Authority Searches can be ordered using an online form, or by telephone however the user experience (such as on hold times) differs greatly between local authorities.	<p>We've developed an intuitive ordering portal, which allows us for a significantly faster experience.</p> <p>All you must do is:</p> <ul style="list-style-type: none"> • enter your properties post code and select the automatic matching address. • review our search advisor results, which recommends the appropriate searches required for your property (you can even add and delete products as you see fit) • place your order
What if I have any queries?	Procedures vary between councils. Or some offer additional contact methods, such as e-mail others are limited to telephone inquiries and if there are staffing issues this can severely impact responsiveness.	<p>Our team are always happy to assist you and are well versed in your requirements.</p> <p>We are open Monday to Friday 8:30AM till 5:00PM and be contacted on 0800 052 0117 or cs@onesearchdirect.co.uk</p>

¹ Prices correct as of 12th March 2024 for the London Borough of Hammersmith and Fulham. ²Correct as of 12th March 2024.

For more information please contact our team:

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