SearchesUK
3 Norton Close, Hove, East Sussex, BN3 3AP

T 0845 2411 815
E info@searchesuk.co.uk
W www.searchesuk.co.uk

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Official Local Authority Search

The local authority search is a search of the local authority's records, including planning, building control, highways department etc. It is a search of the subject property only and does not cover neighbouring properties so, for an example, it would not reveal planning applications relating to properties or land in the area. A separate search, known as a Plan Search, would be needed for this.

Format of the Local Authority Search
The search is made up of three basic parts – the Con29 enquiries, the LLC1 and, if required, the Con29 Part 2 enquiries (Part 2 are optional enquiries).

Key Features

Included within the easy to understand search results you will find:-

- Local Land Charges (including general financial charges, specific financial charges, planning charges, miscellaneous charges, fenland way maintenance charges, land compensation charges, new towns charges, civil aviation charges, opencast coal charges)
- Listed Buildings and Conservation Areas
- Light Obstruction Notices
- Land Drainage Schemes
- Planning and Building Regulations (including extra planning restrictions)
- Planning Designations and Proposals (including new roads)
- Building Developments in the vicinity
- Alterations to land use or public rights of way
- Highway Schemes and Road Maintenance Status (including highways maintainable at public expense, highways subject to an agreement for adoption, roads to be adopted at the cost of the frontagers, roads to be adopted without cost to the frontagers, changes to road layouts)
- Contaminated Land
- Radon Affected Area

An Official Local Authority Search from Searches UK means:

- 100% coverage in England & Wales
- Quality guaranteed
- Can be more expensive than a Personal Local Authority Search, however the Official Search is fully guaranteed and certified by the local authority for any errors or omissions

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Ensure Your Clients Are Protected

The search result will usually only list those parts of the register which contain entries relating to the property searched, so for example if there are no financial charges, the search will not mention parts 1 & 2. It is important to remember that local land charges run with the property and so are binding on anyone who buys a property.

Whatever the transaction, a Local Authority Search is a vital link in the conveyancing process and can reveal information which will guide your client's decision on their options - whether to make an offer or not, whether to re-negotiate the deal or whether to pull out altogether.

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