



SearchesUK

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ProductCard

Drainage and Water – Con29DW

The Law Society introduced the CON29 DW Drainage & Water Enquiry in 2002, with the aim of providing a standard form of drainage enquiry for use in property conveyancing. The report provides up to date information on water supply, the status of sewer connection and billing arrangements. This information previously formed part of the local authority search but it has not been included for many years now. It is therefore advisable to apply for information regarding the drainage and sewerage of the property.

Key Features

The search will reveal, among other things, the following useful information about the property;

- Detailed information taken from the water company's technical and asset database.
- Coloured location plan, showing water mains, public foul and surface water sewers in proximity to the property.
- Verification of Building-over Agreements.
- Details of relevant Section 104 Adoption Agreements, on new property developments.
- Billing and metering information.
- Additional contacts if it is not the responsibility of the water company.

Ensure Your Clients Are Protected

Some practitioners will inspect a copy of the property's water bill to establish whether it is invoiced for (and presumably therefore connected to) mains water and drainage, or they may ask to see a copy of an old local search which contains the drainage information (though these are quite rare now). Both these approaches, however, leave unanswered some potentially very important questions, such as whether there is a sewer or main with the boundary of the property, how close the nearest sewer or main is, whether there is a build over agreement in place etc.

CON29 DW answers these important questions:

- Is the property served by the public sewers?
- Does foul drainage or surface water run from the property into a public sewer?
- Is a statutory agreement in place to erect a building or extension on the property either over or close to the public sewer?
- Is the property close to or affected by a sewer or water main that may require entry to the land for inspection, repair or replacement?
- Is the property connected to mains water?
- Are there water mains within the boundaries of the property?
- Which water company is the supplier?
- What is the basis for charging for both sewerage and mains water (i.e. is the property metered)?
- What company charges for which service? Are water mains self-lay?
- What is the basis for sewerage and water charges?
- Are there any changes to the basis for charging due to change of occupancy?
- Is the property at risk on DG2 Register (low water pressure) or DG5 Register (sewer flooding)?
- What is the water quality analysis and standard?
- What is the distance to nearest wastewater treatment works?



Conveyancing
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