



# SearchesUK

Unit 2, Gemini Business Centre,  
136-140 Old Shoreham Road, Hove, East Sussex BN3 7BD

T 0845 2411 815

E [info@searchesuk.co.uk](mailto:info@searchesuk.co.uk)

W [www.searchesuk.co.uk](http://www.searchesuk.co.uk)

**ProductCard**

## Private Drainage and Water

A Private Drainage & Water Report is an alternative to the Official (Con29DW) Drainage & Water Search, and works in the same way as a Regulated (Personal) Local Authority Search. It will provide your client with up to date information on drainage and water enquiries, sewer information, surface water, foul water and water supply. It is undertaken by professional search agents who personally attend the various water companies throughout England & Wales to ensure the data is accurate and up to date. Data is compiled and further information is taken from the publicly available statutory water and sewer maps allowing the search agent to focus on the connection status and asset plans, which are the key elements conveyancers are looking to have answered.

## Key Features

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

- Information taken from the water company's technical and asset database.
- Interpretation of Drainage & Water Search, including enquiries, responses and guidance notes.
- Coloured location plan, showing water mains, public foul and surface water sewers in proximity to the property.
- Map of waterworks and Public Sewer Map.
- Water quality analysis.
- Backed by £2m Information Accuracy plus £2m PI Cover.

## 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 public sewer within the boundary of the property or within 100 feet of any buildings within the property, how close the nearest sewer or main is, whether the property is served by the public sewers, whether foul water or surface water drains from the property into a public sewer, whether a Sewerage Undertaking has approved or been consulted about a public sewer, disposal or main, who the Sewerage and Water Undertakings for the area are, whether records indicate the property is connected to mains water supply, whether there are any water mains, resource mains or discharge pipes within the boundaries of the property, which water company is the supplier, who charges for both sewerage and mains water, etc.

**A Private Drainage & Water Search** answers these important questions.

For more information, including pricing, or to view specimen reports please call 0845 2411815 or email [info@searchesuk.co.uk](mailto:info@searchesuk.co.uk).



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