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United Kingdom. All rights reserved.  
All matters herein have been described in general terms and whilst  
we have taken care to ensure that the information is correct at the  
time of printing, it should not be taken as sufficient for making a  
decision. Specific advice should be obtained from ourselves in  
relation to particular circumstances.

## SEARCHES

During the purchase transaction, it is necessary for us to submit a number of enquiries, generally known as "searches". The number and type of searches that are carried out depend upon the location of the property.

Depending upon the type of search, the results may be immediate or often take up to 3 weeks.

For your information, the most common searches that are carried out are as follows:

### LOCAL AUTHORITY SEARCHES

This is perhaps the most lengthy and detailed search that is undertaken. The search comprises a number of enquiries of all departments in the Local Authority, and is completed by one department after another and then returned. The Local Authority set their own fees, and these are generally in the region of £100.00 to £200.00.

In the event that you are a cash buyer or your Mortgage Lender accepts Agency searches, we can instruct various Agencies to physically attend the Local Authority and examine all of the Local Authority records (which are open to public inspection) and return the search report to us. The personal search result can often be obtained more quickly than a standard search, however if urgency is required the cost may be higher.

The search results will tell us if the Local Authority have any plans which may affect the property, such as road widening schemes, compulsory purchase etc.

### WATER SEARCH

Water searches were originally part of the Local Authority search, however following transition from public to private ownership; searches now have to be carried out by the Water Service Provider.

The search result will indicate if the property is connected to services run by the local Water Service Provider or otherwise. It may also give the location by reference to a plan of the water and drainage services.

### COMMONS REGISTRATION SEARCHES

These searches are generally carried out in rural areas to check that no part of the land to be purchased is affected by any rights associated with common land.

### LAND REGISTRY SEARCHES

These are enquiries made by the Land Registry to see if any amendment has been made to the Land Register, since the date of any copy Register entries supplied by the Seller's Solicitor. The search will also prevent any registration against the Title for a particular period of time, which will enable your own purchase to be registered. These searches are carried out after exchange of Contracts and shortly prior to completion, to ensure a priority period extends beyond the completion date and providing sufficient time for us to register your ownership.

### LAND CHARGES SEARCH

These searches are carried out at the Land Charges Registry against the names of any party involved in the transaction to see if anything (that is not registerable at the Land Registry) has been registered against the property, or if the person concerned has any orders that would prevent a Sale, such as a Bankruptcy Order.

### COAL MINING SEARCHES

These searches are generally carried out in Coal Mining areas to see if the NCB have any record of any Coal Mine passing under the land, which could affect the land by way of subsidence.

### UNDERGROUND SEARCHES

These searches are carried out in the London area, to see if the Underground system passes under the property, which might cause subsidence, noise or vibration.



### ENVIRONMENTAL SEARCHES

These searches were introduced relatively recently, following a Government direction to all Local Authorities to maintain a Register of any land that might be affected or contaminated.

The Local Authority registers are currently under preparation. The searches will reveal if the Local Authority has any record if the land has ever had any industrial use and may be contaminated land. Very few Lenders insist on Environmental searches being carried out at present, however if you would like us to carry out an Environmental search on your behalf, the current cost is approximately £35.50. Please complete the tick box on the Client Agreement if you wish us to do so.

Please note that the above is only a selection of searches that might be undertaken in connection with your purchase. The person having conduct of your case will be able to advise you if there are any additional searches that should be obtained.

