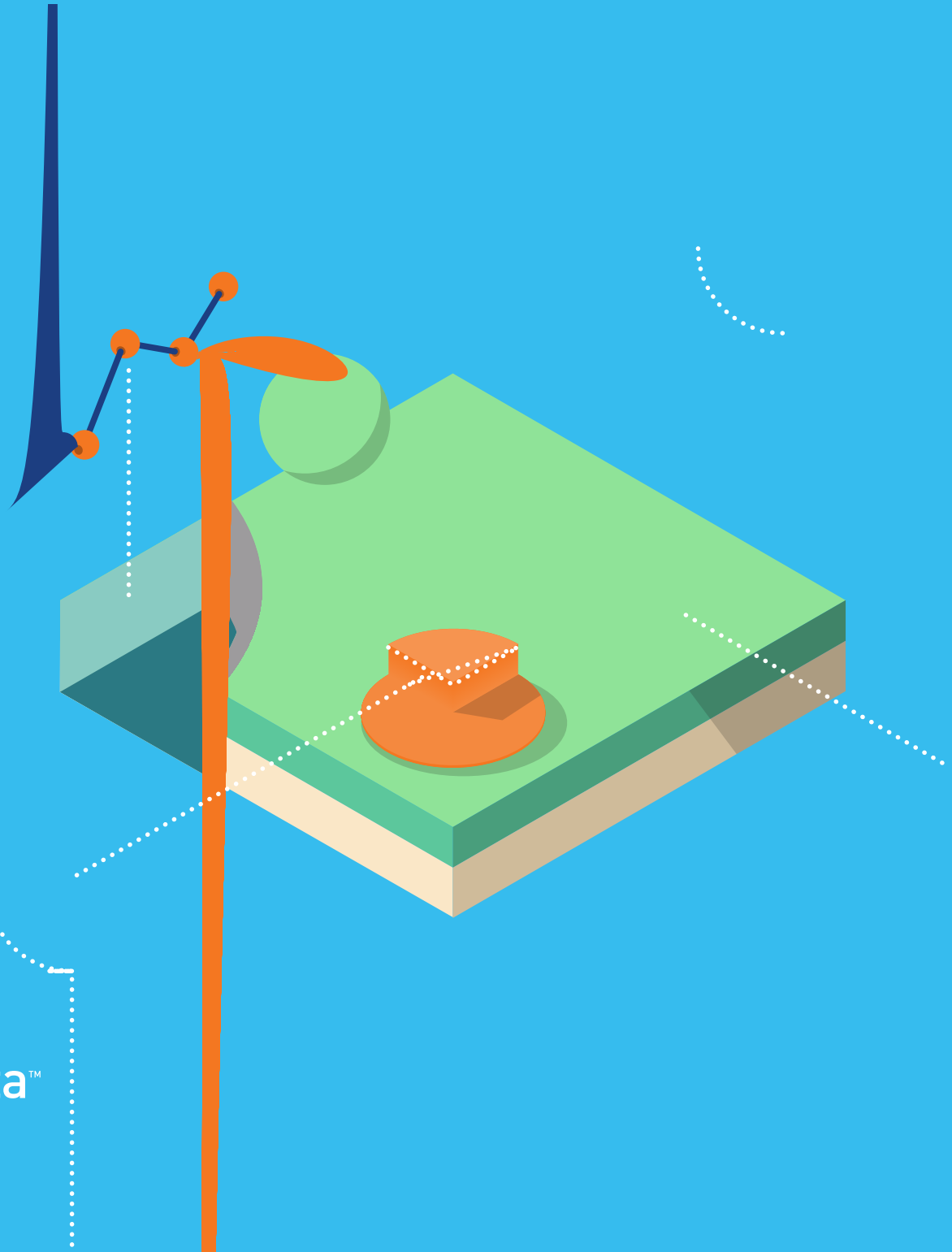


An independent guide to property searches

Your guide to the facts



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Land Data™





Anyone can requisition a local authority search of the Local Land Charges Register and this will be the case when the Register moves to HM Land Registry. You could do this yourself, by submitting the required form (known as the LLC1) which can be purchased from any law stationer's office and paying a fee to the local authority. A copy of the LLC1 form is signed and dated by the local authority and the results are returned to the person who submitted the request, either via post or electronically.

Once a local authority has migrated its Local Land Charges to the HM Land Registry register, you [search online at GOV.UK](#)

Whilst the Local Land Charges Register shows existing 'charges' against a property, it does not show all of the land and property related information which might affect the property. There is another form, also replied to by the local authority (and not subject to HM Land Registry consolidation programme), called the CON29 which will reveal more information. The CON29 shows matters which may be pending, such as a tree preservation order, prospective new road schemes or parking restrictions, roadhumps on the road outside your intended new property, or a compulsory purchase order. The contents of the CON29 form is considered by many solicitors and licensed conveyancers to be one of the most comprehensive information documents used during the house-buying process.

There are two CON29 forms

CON29

The CON29 is the standard form of enquiry. The enquiries, drafted by the Law Society, are considered relevant for every transaction.

CON29O

The CON29O is an optional set of enquiries which can be ordered on an individual, question

CON29 search process

How does the CON29 search process work?

In order to requisition the replies to Form CON29 or CON29O, a form, which can be purchased from any law stationer's office must be submitted to the relevant local authority along with the required fee. These fees are set by each local authority. They will then contact all of the relevant internal departments who need to supply information such as, Planning, Housing, Highways, Building Control and Environment.

Local Authorities In The Information Age

In 2001, HM Land Registry carried out a pilot to assess the feasibility of delivering local authority searches electronically. This was a great success and the Improvement and Development Agency launched the service known as the National Land Information Service (NLIS) nationally. Almost 25 million searches have been carried out by NLIS. The service can be accessed through one of the NLIS licensed channels, for more information, visit the NLIS web site at www.nlis.org.uk.

Alternative Data Access Routes and Providers

There is another way of obtaining information, it is called a personal search. Anyone can attend the local authority office and inspect the Local Land Charges Register..

Registers may be kept in different formats and some information may even be held elsewhere within the local authority. You may need to interpret maps, index sheets and registers. In addition, it is not always possible, or indeed from a liability position, appropriate for the local authority to provide trained staff for interpretation purposes.

There are commercial organisations, often referred to as private search companies (PSCs), who will offer to carry out a search of all publicly available local authority records on behalf of you or your solicitor / licensed conveyancer.

So far we have described the search of the Local Land Charges Register and the replies to the CON29 questionnaire.

Did you know

Land Data manages and regulates the commercial contracts underpinning NLIS. Every local authority is connected electronically to the NLIS Hub and our NLIS Channels. NLIS is the only network that offers one hundred percent regulated electronic connectivity to local authorities, it is the safest, most secure data hub in the land and property market today.

The different types of searches

HM Land Registry Searches

HM Land Registry provides the Legal Evidence of Title to the land that has been registered in England and Wales. The Title Plan shows, usually by red edging, the general extent of the property registered under the title number shown. Title plans are prepared on the latest Ordnance Survey map available at the time of registration. The plan does not normally show who owns boundary features, such as fences and hedges.

The Title Register contains the details relating to the property. Each title register is in three parts:



Property register

A description of the property and any rights that may benefit the property.



Proprietorship register

Who owns the property and any restrictions upon their power to deal with the property.



Charges register

Further information such as mortgages or rights that may adversely affect the property.

More information on the above and on other searches offered by HM Land Registry can be found [here](https://www.gov.uk/government/organisations/land-registry)

Drainage and Water Enquires

The Water Companies of England and Wales offer specialist drainage and water searches across the country. As the owners and guardians of public water and sewer networks, they fully understand the technical infrastructure, as well as its implications on searches and property ownership. Data is frequently checked and updated, so you can be assured that your information is coming from a reliable source. For more information visit the relevant water companies website for example:

www.thameswater-propertysearches.co.uk

Mining Searches

Past or current coal mining activity can affect property and in coal mining areas a mining search is essential prior to the completion of a house purchase to ensure the house has not been built over, or near to old coal mineshafts.

The Coal Authority holds and maintains the national coal-mining database and its Mining Reports Service provides a fast, accurate, property-specific and cost-effective coal mining service for any property in Scotland, England and Wales. A mining report enables you to determine whether a property has been subject to a coal mining related subsidence damage notice or claim since 1984. In addition, it provides information on past, current and proposed underground coal mining activity along with details of any recorded old coal mineshafts and licenses for future mining. Whilst coal mining may affect a property due to subsidence, owners of property damaged by coal mining may be entitled to remedies including repair or depreciation compensation payments under the 1991 Coal Mining Subsidence Act. To see if your property may be affected by coal mining activity, visit The Coal Authority's online search service [at www.groundstability.com](http://www.groundstability.com).

The Coal Authority provides a range of reports affecting land and property on or off the Coalfield areas.

China Clay

China clay, (or Kaolin) as the name suggests, was first used in China more than ten thousand years ago to make fine white porcelain. This search will reveal whether the property is likely to be affected by clay deposits. A number of providers offer these searches.

Limestone Mining

A limestone mining search will reveal whether the property is likely to be affected by subsidence. A number of providers offer these searches.

Utility Searches

Utility searches include the following examples:

National Grid

A search will provide details of existing or proposed overhead or underground electricity equipment, way leave orders and access agreements. The search will also confirm whether or not the property benefits from an electricity supply.

Gas

A gas search will reveal gas mains and works in the close vicinity of the proposed purchase and can indicate whether a gas supply to the property is available.

Other utility searches may be carried out with:

Regional Electricity Companies

British Telecom

Virgin Media

Kingston Communications



Transport Searches

Other Searches

There are a range of Transport related searches that your



What to ask your Solicitor or Licensed Conveyancer

The biggest purchase of your life

Most of us rely on our solicitors to make the right decisions, to help us with purchasing the home of our dreams. Many people do not know (and don't want to know) what a Local Authority, coal, or a water search is, or that there are alternative products.

As with every choice there are risks and you should consider these carefully particularly when making a big financial commitment. If you are concerned or in any doubt about the relevance of a particular type of search or product supplier ask your legal advisor to explain the differences and implications of your (or their) choice.

How can queries relating to the search be raised?

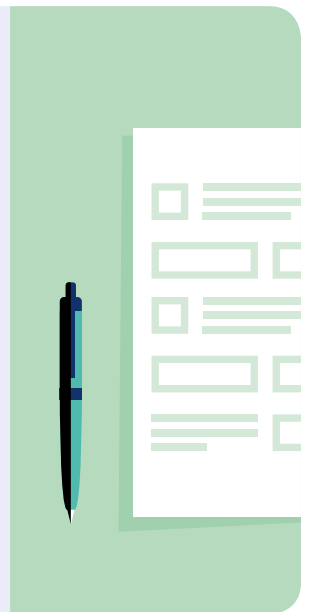
Make a note of the name of the search provider and their contact details and keep this information safe. Remember, problems don't always come to light immediately.

What to watch out for and what to do if your search highlights a problem

Any immediate problems will be investigated by your Solicitor or Licensed Conveyancer. If a problem comes to light in the future, then depending on who carried out the search you may be able to contact the Property Codes Compliance Board (for searches carried out by subscribing private search company members), the relevant water company, or the local authority who supplied the search. All local authorities, water companies and The Coal Authority have detailed and regulated complaints and redress procedures.

Did you know

Many highway searches merely replicate the enquiries that can already be found on the CON29 form.



Contacting Land Data

As a Community Interest Company working with local authorities, the water companies, The Coal Authority and HM Land Registry, Land Data focusses on the provision of electronic, efficient, effective and quality data via search products. If you have a problem relating to your searches, please let us know.

Land Data cic
Office 101
Quality Court
Chancery Lane
London
WC2A 1HR

Telephone.

020 7251 8385

Email.

marketing@land-data.org.uk

Web.

www.land-data.org.uk



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Land Data regulates NLIS under an agreement made in 1999 with local government to fulfil objective 43 of the Modernising Government Action Plan and carries the sole mandate for NLIS commercialisation. IDeA established Land Data to serve the interests of the general public by making authoritative property search information accessible to all, whilst at the same time improving the home buying and selling process. We fulfil this remit by promoting of cial electronically sourced land and property searches via NLIS, throughout England and Wales.