

LOCAL SEARCHES AND ENQUIRIES - what they might reveal

Local search and enquiries of the council

The search in the local land charges register will reveal any -

- financial charges (eg: the cost of work carried out to the property by the council)
- planning charges (eg: conditional planning permissions or planning agreements)
- land compensation charges
- listed building notices or notice of a conservation area applying
- details of notices served by the council in respect of any contravention of legal requirements

The council's replies to *standard* enquiries will -

- provide the planning history for the property
- identify whether the adjoining road(s) is or are public roads or, if not, are expected to be adopted as public roads, and whether such adoption might be at the expense of the property owner
- identify whether any part of the property is likely to be compulsorily acquired or affected by any road, traffic or rail schemes
- give details of any breaches of planning control or Building Regulations known to the council
- disclose whether there are any unsatisfied statutory notices relating to the property (eg: relating to building works, environmental health, health and safety at work, housing, highways or public health)
- reveal if the property is included in the statutory register of contaminated land

In addition, *optional* enquiries can (at extra cost) be raised to discover -

- the existence of any road proposals by private bodies
- whether any public footpaths cross or run alongside the property
- any consents or notices relating to display of advertisements
- any completion notices served under planning law
- whether the property is in a National Park or an area of outstanding natural beauty
- whether any gas main runs through the property
- whether the property is registered as a house in multiple occupation
- whether any noise abatement orders have been made
- whether the property is in an urban development area, an enterprise zone, an inner urban improvement area, a mineral consultation area or a simplified planning zone
- whether any maintenance, environmental, pollution, food safety or hedgerow notices have been served
- whether any hazardous substances consents have been given

If you are confident that none of the above matters could apply to the property, and you want to avoid spending the local search fee, please sign and return this note to tell me not to submit a local search for you.. However, if you think any of the *optional* enquiries should be raised, in addition to the *standard* ones, please speak to me

Enquiries of the seller

Normally I raise enquiries with the other party's representative, to ensure there are no legal problems with the property or your proposed use. However, if you do not want me to do this and are confident that you know all you need to know about the property, please complete this form appropriately

I/We hereby instruct you **NOT** to -

- carry out a local search or raise any enquiries with the local council (*delete if not applicable*)
- raise more than very basic enquiries with the other party's representative (*delete if n/a*)

in respect of our purchase / lease, and I/we accept the risk that something that might have been revealed by such search or enquiries will not, as a result, be revealed

Signed (*all clients to sign*): _____ Dated: _____

Name(s): _____ Property: _____

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