

Local Authority Search



What is a Local Authority Search?

There are a large number of companies which offer a Local Authority Search service, as well as your own District or Borough Council. These are known collectively as personal search companies (PSCs) and they produce, not surprisingly, personal searches (see below). However, all Local Authority Search products have one thing in common - they must obtain their information from the local authoritative source (your local council).

A search is comprised of up to four parts. A minimum requirement is the form LLC1, which will provide a list of all of the relevant entries in the Local Land Charges Register, and the Con29 Required, usually referred to as the Con29R. This will provide information on, amongst other things, details on planning applications relevant to the property (whether granted or refused), building control history, any enforcement action, restrictions on permitted development, nearby road schemes, contaminated land and radon gas; in all a total of 13 subject areas. These two elements together are often referred to as a 'basic' or 'standard' search.

You can also ask additional optional questions relating to public rights of way, areas of outstanding natural beauty, pipeline, pollution notices, or town and village greens. These questions (18 in all) are contained on the Con29 Optional form, usually referred to as the Con29O.

Further to these questions, you can also ask anything which you think may be useful to know about, such as whether there are any planning permissions on adjacent land. These questions, in common with the optional enquiries mentioned above, will be at additional cost.

Do I need a Local Authority Search?

Almost all transactions involving the transfer of ownership of dwellings, commercial properties, or unoccupied land, will require a Local Authority Search to be conducted as part of the conveyancing process. Whatever the transaction, a Local Authority Search is a vital link in the conveyancing process and can reveal information which will guide your decision on whether to make an offer or not, whether to re-negotiate the deal or whether to pull out altogether.

Discovering details about the road the property is situated on for example – are there plans going ahead to change from a small residential street to a dual carriageway? Are there plans in place to build a supermarket where there once was a small store. This information will very much guide your view of whether this is the right purchase for your needs and will avoid unexpected surprises in the future.

As such, it is vitally important that you ensure that you get the best possible product available.



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If you have any questions
or require any advice
regarding a property sale
or purchase, please contact
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