

SEARCHES AND ENQUIRIES

The **local search** is made at the local Council serving the area you are buying in. This should be available in the Home Information Pack (HIP). It will include details of the recent planning history of the property and details of any planning enforcement actions, whether it is a *listed* building, and any road schemes within 200 metres of the property.

It will not reveal planning applications or decisions affecting nearby land.

We also make other searches as appropriate for the area:-

- **Mining searches** if the property is in an area where there has been any known coal or tin-mining activity.
- **Environmental** search, to investigate whether land has been used for some purpose in the past which may have led to contamination, i.e. the use of chemicals in factory processes.
- **Drainage** search which should also be available from the HIP and is to how whether the property is connected to a sewer that is maintained by the local water or sewerage Company. The search will also show the location of the nearest public sewer but we are not able to ascertain the length or route of any private connections thereto nor to any private drainage system. Also the search will not show to which publicly maintained sewer the property is connected. As the owner of the property you will be responsible for maintaining any private connections either solely, if the connections serve only the property, or jointly if the connections are shared and of course you will be responsible solely or jointly for the whole system if it is all private.
- **Chancel Repair liability** - This is an ancient liability that can affect any property that lies within a Church of England Parish which has a church dating from medieval period or sooner and a current vicar. Although ancient, the liability is very real as evidenced by a recent House of Lords decision requiring a property owner to contribute towards the upkeep of the Chancel even though the liability was unknown at the time of the change of ownership. A quick and cheap search enables us to determine whether the property is at risk from such obligations and we can then advise you as to how these can be dealt with.
- **Radon Gas** - Some properties in the country are built in areas where radon gas is present at levels above the considered action level. The local authority's Environmental Health department is able to give general advice on this aspect, and as to any health risk.
- **Flood risk** - The Environment Agency keep a database of known river and sea flood plains. It is possible for us to make a search of these records. This will indicate whether the property is within a recorded zone of influence of either river or sea flooding. Because of the scale of the plan it is difficult to be specific about individual properties and the plan provided is, at best, a guide only. In addition, this is based on historic information and should not be wholly relied on as an indication of future vulnerability to flooding.

These searches may involve additional fees being paid.