

Local authority search

Overview

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. It can reveal information which will guide your decision on whether to make an offer, to renegotiate the deal or pull out altogether. Therefore it is vitally important that you secure the best possible product available.



Key features

- Includes all relevant entries in the Local Land Charges Register.
- Details planning applications relevant to the property (whether granted or refused).
- Itemises building control history.
- Identifies restrictions on permitted development.
- Specifies nearby road schemes.
- Provides information on contaminated land and radon gas.

Benefits

- The official search will bear the logo of the council which provides it and the search certificate will be signed by an officer of the council.
- Only local authorities are permitted to produce and sign a Certificate of Search.
- If you should experience any problems resulting from errors or omissions in your report, all local authorities carry full and open ended indemnity insurance.

The official search is conducted by trained and dedicated staff employed in the Local Land Charges unit of your local council. This team is responsible for maintaining the Local Land Charges Register and conducting property searches. As part of this process, they will ensure that the information revealed in your search report is relevant and accurate. The vast majority of local authorities now complete this process within just a few days. There are many advantages to using the official search product, in particular, should you have any follow-up enquiries you can go straight to the authoritative source for clarification.