



Official Local Authority

# Residential Property Search Regulated (Personal) Local Authority Search



CON29DW



Environmental



Flood



Planning



Chancel



Mining



Subsidence



## Why you need a Regulated (Personal) Local Authority Search:

How well does your client know the local area?

Are there any planning applications relevant to the property?

A Regulated (Personal) Local Authority Search provides the same information as a Council (Official) Local Authority Search. It uses the same Local Authority data, but is put together by a search agent rather than being supplied directly by the Local Authority. The Regulated Search includes accurate and up-to-date information on issues affecting the property/land including planning proposals, traffic schemes, conservation areas and compulsory purchase orders in the area.

Regulated (Personal) Local Authority searches are made up of two main components; the LLC1 and the CON29.

- The LLC1 lists any entries on the Local Land Charges register, these entries provide details of any liabilities or constraints which may be attached to the property/land and will therefore be passed on to the new owner. Examples include: financial charges, improvement grants, tree preservation orders, planning agreements, enforcement notices, conservation areas and listed buildings
- The Con29 (standard enquiries of the Local Authority as agreed by The Law Society) provides details of planning applications relevant to the property (whether granted or refused), building control history, any enforcement action, restrictions on permitted development, compulsory purchase orders, contaminated land and planned nearby road schemes
- The report is backed by 2million PI cover.

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