

4.5 Standard Drainage Search

This search should be made in all transactions.

4.5.1 Why do you make it?

Because it reveals information, such as whether:

- or not the property is connected to a mains sewer;
- any part of a public sewer runs through the property and under a building with potential liability for disruption and costs should it become blocked; and
- or not the property has a mains water supply.

4.5.2 How do you make it?

There are three ways:

- By using a written application to the appropriate Water Company on Form Con29DW 2002 (www.drainageandwater.co.uk for details) with a cheque for the appropriate fee.
- NLIS as before.
- Commission a Personal Search Company to do it for you.

4.5.3 Pros and Cons

- Written application - not quick, but there is an expedited service by fax often available for a higher fee.
- NLIS as before.
- Personal Search.

The advantages and disadvantages are the same as for the official search and, again, check to see if the personal search is acceptable to the lender.

Task 2

Obtain a copy of the Additional Enquiries made by the Local Authority in Form Con29 Part II and identify the questions that will provide information about any intended road improvements within the vicinity of the property that your client is purchasing.