

Review of the pre-contract search results

18 Clover Street Kensington London

1. The local authority search

There is one entry in the local land charges register and that is a planning entry: "Conversion of the property into two self contained business units; Approved Conditionally 16/02/2000)."

This confirms the existence of a planning consent for the creation of two business units at the property and should be reported to the clients.

Arising out of the replies to standard enquiries the following points should be noted and reported to the clients:

- The property is in a long established conservation area. The effect of this should be mentioned to the client, i.e. the external appearance of the property cannot be altered in any way without the permission of the local authority.
- Clover Street is an adopted road maintained by the local authority.
- There is an existing Public Health Act notice affecting the property regarding food storage. This is an outstanding liability that may be something to do with a tenant's use of their part of the property. Details are required and compliance necessary before completion and a new contractual clause may be necessary to ensure that this is so.

2. The water and drainage search (the search result is available but not the search application form which can be found on the Web, Con29DW)

There are extensive answers the details of which should be reported to the client with the suggestion that should any concerns arise that these should be referred to their surveyor for further guidance. In particular the following points should be noted:

- Foul water from the property drains to the public sewerage system.
- Surface water from the property does drain to the public sewerage system.
- The sewerage and water undertakers for the area are Thames Water Plc The Mainway Barnet Herts BL22 4DD
- Records indicate that the property is connected to mains water supply.
- The property has no water meter and so water charges are based on the water rates for the property. Details can be obtained from the sellers and a check needs to be made to ensure that these charges are payable by the tenants under the terms of the two occupational leases.
- Records confirm that a combined surface water drainage charge is payable for the property.
- Details of a water quality analysis made by the water undertaker for the water supply zone in respect of the most recent calendar year confirm that tests met the standards prescribed by the 2000 Regulations or the 2001 Regulations, without any exceptions.

- Finally the nearest sewage treatment works is 14.07 kilometres north of the property.

What other pre-contract searches should be considered?

There may be environmental concerns particularly with regard to liability under the Environment Protection Act 1990. Consequently an **environmental search** should be completed to check on such matters including pollution and flood risk that might affect insurance for the subject property.

A **physical inspection** of the property is always required to check the condition of the property as well as boundaries and fixtures and fittings. The buyers and their surveyor should carry out this inspection.

A **company search** may be required if the seller is a company. This will give details of the current circumstances of the company re concerned in relation to the statutory requirements for limited companies and registration.