CON29DW
DRAINAGE AND WATER ENQUIRY

Overview
Launched by the Law Society, CON29DW is the official drainage and water enquiry and provides essential and possibly deal-breaking information. The results have the potential to affect the property's value or title, e.g., hidden infrastructure such as private water supplies or septic tanks can prove expensive and limit development opportunities. The CON29DW identifies these possible risks to ensure the customer is able to make an informed decision before the exchange of contracts.

Key features
- Gives connection information.
- Reveals location of assets.
- Identifies adoption and build-over agreements.
- Provides complete and guaranteed information.

Benefits
- Offers peace of mind.
- Identifies risk.
- Removes need for insurance.
- Backed by robust guarantees.
- Endorsed by the Law Society.

Guarantee
Each CON29DW provides guaranteed and underwritten information on the property's drainage and water supply with a clear trail of responsibility back to the water company.

The CON29DW consists of 23 standard questions answered by all water companies. It means that wherever the property is situated, the CON29DW enquiry will contain the same important property information. Supported by robust and underwritten guarantees, there is clear accountability to the water company in every search.

01225 526 206 or contactus@wessexsearches.co.uk
www.wessexsearches.co.uk
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.

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.

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.
Commercial DW

Overview

The Commercial Drainage and Water Enquiry is specifically designed for those purchasing or leasing land or commercial property. Commercial property means land or buildings used or proposed to be used for commercial activities. It includes offices, retail units, working farms, warehousing, development sites and commercial buildings used or intended to be used as dwellings.

Key features

• Gives connection information.
• Reveals location of assets.
• Identifies Section 104 adoption agreements.
• Offers complete and guaranteed information.
• Provides expert knowledge.

Benefits

• Offers peace of mind.
• Identifies risk.
• Ensures due diligence.
• Removes need for insurance.
• Provides guaranteed information.

Everything you need

With a clear trail of responsibility back to the water company, this report provides underwritten and guaranteed information relating to water and sewerage services for commercial property and land transactions. As the only official service provider for the Commercial Drainage and Water enquiry, the water companies ensure security and peace of mind for commercial buyers and their advisers.

In addition to the information offered within the residential CON29DW, the Commercial DW provides details on the depths, sizes and material of the water company assets. Information regarding trade effluent and the location, section 104 adoption agreements and the quantity and serial numbers of any meters serving the premises.

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