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COMMERCIAL PROPERTY
 SEARCH ORDER FORM 2022

Date

PLEASE MAKE A SEARCH AGAINST THE FOLLOWING PROPERTY:

Enter property description

Please include the postcode. A location plan is essential for development sites & commercial properties & increases accuracy on all reports.

COMMERCIAL REPORTS

Fee VAT 20% Total

SITECHECK ASSESS ENVIRONMENTAL REPORT **From** £186.50 £37.30 **£223.80**

Detailed environmental risk report with a professional opinion from Argyll Environmental. Report includes summary of site and information within 500m of its boundary and current and historic land use plus a definitive flood and energy & infrastructure screen. Available within 24-48 hrs. When manual review is required please allow an extra working day.

SITE SOLUTIONS FARM **From** £295.00 £59.00 **£354.00**

Specialist contaminated land and flood risk report for farms and large land holdings. Also includes extensive data such as the existence of environmental permits, water abstraction licences and sensitive habitats

SITECHECK PLANNING **From** £131.25 £26.25 **£157.50**

An invaluable information resource about planning and planning policy close by to the property. Planning information from 'Minor' to 'Major' projects, Social demographics, crime rates, insurance rates and school data. Report radii varies between urban and rural areas.

FLOOD SOLUTIONS COMMERCIAL **From** £145.00 £29.00 **£174.00**

Each report contains an insurance statement, expert risk assessment, flood data from JBA Risk Management, Environment Agency flood risk data and assessment, historical flood data, British Geographic Survey for groundwater and recommendations if your property is affected by flood.

SITECHECK COMBINED (ASSESS AND FLOOD REPORT) **From** £257.25 £51.45 **£308.70**

This combines the Sitecheck Assess and Sitecheck Flood in one handy report. A minimum saving of £55 + VAT can be made against buying them separately.

COMMERCIAL DRAINAGE AND WATER SEARCH **From** £150.00 £30.00 **£180.00**

Official Drainage and Water Search from the relevant authority. **Welsh Water Searches £72inc.**

COMMERCIAL COAL MINING SEARCH **From** £105.00 £21.00 **£126.00**

Available by return.

CHANCEL REPAIR SEARCH **From** £100.00 £20.00 **£120.00**

Reveals the Parish and whether liability exists in relation to the property in question. This involves searching numerous records at the National Archives.

CHANCEL CHECK SEARCH **From** £30.00 £6.00 **£36.00**

Reveals the Parish & whether liability exists within it. Not as comprehensive as a full search.

ENERGY & INFRASTRUCTURE REPORT £31.50 £6.30 **£37.80**

This includes details of proximity to High Speed 2 (phases 1 & 2), Crossrail, Yorkshire and Humber Carbon Capture and Storage (CCS) Cross Country Pipeline, wind turbines, wind farms and shale gas. Shale gas licences have been granted throughout the Country. A map of affected areas can be found at www.lawagents.co.uk.

SITESOLUTIONS HIGHWAYS REPORT **From** £147.00 £29.40 **£176.40**

This report provides information relating to the adoption status of roads (map included), footpaths and verges, road improvements schemes and orders, forthcoming roadworks as well as the identification of rights of way and potential proposed amendments surrounding a commercial site. Report within 5-8 working days

LOCAL AUTHORITY SEARCH - OFFICIAL

Direct from the relevant Local Authority.

Official Searches are £30 + VAT + Local Authority Fee.

LOCAL AUTHORITY SEARCH - REGULATED PERSONAL

All reports are COPSO & PCCB regulated and backed with £2m PI Insurance.

Personal searches start at £100 + VAT

Report to: Company or Practice name

Address

Ref/File

Tel No.

Fax No.

Email

Remittance Enclosed Please Invoice Charge to monthly account

A wider range of reports can be found online at www.lawagents.co.uk/property-searches