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COMMERCIAL PROPERTY
 SEARCH ORDER FORM 2023

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

	From	Fee	VAT 20%	Total
<input type="checkbox"/> SITECHECK ASSESS ENVIRONMENTAL REPORT 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.		£198.00	£39.60	£237.60
<input type="checkbox"/> SITE SOLUTIONS FARM 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		£315.00	£63.00	£378.00
<input type="checkbox"/> SITECHECK PLANNING 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.		£140.00	£28.00	£168.00
<input type="checkbox"/> FLOOD SOLUTIONS COMMERCIAL 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.		£155.00	£31.00	£186.00
<input type="checkbox"/> SITECHECK COMBINED (ASSESS AND FLOOD REPORT) 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.		£277.75	£55.55	£333.30
<input type="checkbox"/> COMMERCIAL DRAINAGE AND WATER SEARCH Official Drainage and Water Search from the relevant authority. Welsh Water Searches £72inc.		£150.00	£30.00	£180.00
<input type="checkbox"/> COMMERCIAL COAL MINING SEARCH Available by return.		£105.00	£21.00	£126.00
<input type="checkbox"/> CHANCEL REPAIR SEARCH Reveals the Parish and whether liability exists in relation to the property in question. This involves searching numerous records at the National Archives.		£100.00	£20.00	£120.00
<input type="checkbox"/> CHANCEL CHECK SEARCH Reveals the Parish & whether liability exists within it. Not as comprehensive as a full search.		£30.00	£6.00	£36.00
<input type="checkbox"/> ENERGY & INFRASTRUCTURE REPORT 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 .		£33.50	£6.70	£40.20
<input type="checkbox"/> SITESOLUTIONS HIGHWAYS REPORT 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		£159.50	£31.90	£191.40
<input type="checkbox"/> LOCAL AUTHORITY SEARCH - OFFICIAL Direct from the relevant Local Authority.		Official Searches are £30 + VAT + Local Authority Fee.		
<input type="checkbox"/> 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