

## Searches

If you are getting a mortgage, the lender will require all necessary searches to be obtained including an up-to-date local authority search, water and drainage search and an environmental search. In addition, searches that are specific to the area in which the property is situated (one would expect for example to carry out a coal mining search in West and South Yorkshire) will also need to be obtained.

Unless your searches have already been ordered by an introducer for example, we shall be ordering a local search bundle, from a search provider, on your behalf which will include a personal Local Authority Search, drainage and water search, Groundsure Homebuyer's report (which includes an Environmental Search and a Flood Search) and a coal mining search (if required).

Beyond these compulsory searches, additional searches can also be obtained at an additional cost if you so require such as: -

- Energy Infrastructure Report including HS2 High Speed Rail Link Search
- Plan Search Plus

## Optional Search Reports

The Local Authority search, Water and Drainage search, Environmental search and Coal Authority search are, in most cases, compulsory. However, optional searches are available for you to purchase which can potentially offer more detailed information about the property you are purchasing in addition to the information revealed by these compulsory searches.

Please note the following information: -

1. The cost of purchasing these searches will not have been shown on your quotation and if you ask us to obtain these reports the total cost of disbursements will be increased accordingly. There is usually no need, however, to send any further funds at this stage for these searches, as they will be covered by the payment you will be asked to make on account at the outset.
2. These additional reports are not reports generally required by mortgage lenders and we will not ordinarily be submitting the reports to your mortgage lender.
3. We are unable to offer professional advice on the contents of any of these additional reports and should there be any matters revealed which cause you concern you should take all necessary steps to resolve any such issues before providing us with authority to exchange contracts.

## DISCLAIMER

If you decide not to request any one or more of the optional search reports, you are confirming that Levi Solicitors LLP have made you aware of the availability of these optional searches and the potential consequences of purchasing land without them as they may reveal information that could affect your decision to buy the Property or that adversely affect the value or saleability of the Property.

## **“Plansearch Plus” Report**

The local authority search carried out on your behalf will reveal planning, building regulations and other entries only in respect of the piece of land that you are buying (i.e., the legal boundaries) and not any neighbouring properties or extended surrounding areas.

If you require further information about a wider area of enquiry, you may wish to consider requesting a PlanSearch Plus report.

PlanSearch Plus provides extension information about proposed developments, planning decisions on larger applications and provides purchasers with information about the local area.

An example of some features of the PlanSearch report may include:

- Planning applications (up to 250m)
- Land Use designations
- Aerial Photography
- Average property price data
- Detailed socio-demographic overview
- Theft insurance claims data
- Area
- Local footpaths
- Local facilities
- Schools
- Crime rates
- Employment
- Insurance claims
- Population demographics
- Housing types
- Average house prices
- Telecom masts

We are not, however, able to express a professional opinion about the contents of the Report. We advise you at this stage of the option of requesting the Report and we can facilitate your choice by obtaining and providing you with the Report.

Once we have sent the Report to you, we must then leave you to investigate (at your own expense) any matters revealed in the Report which cause you concern.

## **Energy And Transportation Report**

### **WHAT INFORMATION IS REVEALED IN AN ENERGY INFRASTRUCTURE REPORT**

An Energy and Transportation Report indicates if your property is likely to be impacted by the proposed new high speed rail network (HS2), onshore energy exploration including areas licensed for hydraulic fracturing (fracking). The report can also show the location of existing or proposed wind farms, wind turbines and solar farms.

### **WHAT IS “HS2”?**

One of the major infrastructure projects of 21st century in Britain, HS2 - the high-speed rail link announced by the Government – is expected to change the country’s economic geography. Construction work will span over 8 years, with the route expected to be open by early 2026. Significant disruptions are likely to affect a number of residential properties in the zone of the HS2 route, for the duration of the construction phase and once the route opens.

When HS2 will be fully operational, up to 14 trains an hour in each direction will be operating, carrying up to 1,100 passengers at speeds of up to 225 mph. The new rail network is intended to connect the North of England to the South. HS2 will initially run between Birmingham and London and will later, subject to further Government approval, extend to Leeds and Manchester.

### **WHY IS THIS RELEVANT TO ME?**

The proximity of the Property to the energy and transportation projects that may be revealed by the Energy and Transportation report could potentially affect your enjoyment of the Property and/or the value of the Property and/or your decision to buy the property

Property values could drop, and occupiers may endure day-to-day inconveniences if the Property is located near to a wind turbine or a fracking site for example.

The work on HS2 will take more than 10 years to complete and so some areas that will eventually be affected may not see any signs of disturbance for a number of years. A purchaser who is ill informed therefore could find himself buying a property along the route only to find that the character of the area is drastically altered once work begins and the line begins to operate, which may in turn impact on property value and future saleability.

The HS2 link has the potential to affect properties both positively and negatively, beyond a 200m radius. Some may benefit to be located near the rail link for example in areas where the line will be belowground. Others may see their property values drop, and real occupiers may endure day-to-day inconveniences.

### **DOES THE SELLER HAVE TO DISCLOSE ANY DETAILS?**

No. There is no obligation on a seller to disclose the fact that the property may be affected by any of the above matters voluntarily.

### **WHAT INFORMATION IS AVAILABLE TO ME?**

To find out whether a property is on or near the proposed route of HS2 you can use the dedicated section of the Department for Transport website, [highspeedrail.dft.gov.uk](https://highspeedrail.dft.gov.uk). This information is of course available free of charge. As well as showing the route, it is also possible to carry out a postcode search.

Our standard enquiries with the Local Authority will only provide information (if available) on properties located within a 200m radius of the proposed route.

Some information may be available online with reference to Energy projects/infrastructure.

An optional Energy and Transportation Report is available which can offer more detailed information about the section of HS2 nearest to the property and the location of any Energy projects/infrastructure.

## **Radon Gas**

“Radon” is a natural radioactive gas. You cannot see, hear, feel, or taste it. It comes from the minute amounts of uranium that occur naturally in all rocks and soils. Radon is present in all parts of the UK, although the gas disperses outdoors so levels are generally very low.

The local authority search carried out on your behalf may provide some information in relation to radon levels in the region, though any such information is likely to be extremely limited in detail.

A map of areas affected by Radon in the UK can be found on the following webpage: -

[http://www.hpa.org.uk/webw/HPAweb&HPAwebStandard/HPAweb\\_C/1195733749409?p=1158934607718](http://www.hpa.org.uk/webw/HPAweb&HPAwebStandard/HPAweb_C/1195733749409?p=1158934607718)

More information regarding radon can be found at: -

<http://www.hpa.org.uk/HPA/Topics/Radiation/UnderstandingRadiation/1158934607718/>

Should you have any concerns regarding radon gas or wish to conduct a Radon Risk Report please contact: -

**HEALTH PROTECTION AGENCY, CENTRE FOR RADIATION, CHEMICAL AND ENVIRONMENTAL HAZARDS, CHILTON, DIDCOT OXON OX11 0RQ**

**Tel: 01235 822622 Fax: 01235 833891**

**Email: [radon@hpa.org.uk](mailto:radon@hpa.org.uk) Web: <http://ukradon.org/search.php>**

Please note that unfortunately we are not qualified to advise on radon gas issues, and should you require a report in relation to this, you will need to arrange this yourself.