



BUYING A NEW HOME?

What can St Albans City & District Council Land Charges team do to help you?

If you are buying or selling your property, you may be interested to know what exactly an Official Local Authority Search is. Your Solicitor will charge you for your Search as part of the buying / selling process, but what exactly is a Search?

The Land Charges team at St Albans City and District Council have extensive experience, knowledge and expertise in the understanding of searches and local land charges. If your Solicitor applies to Land Charges, we will provide them with information to enable you to make your property purchase or sale.

Your Solicitor will supply the Land Charges team with the forms necessary to process an Official Local Authority Search (LLC1 and Con29). We will provide them with all the information that will enable you to make your purchase or sale.

The Con29 enquiries form, which forms part of the official search, contains many vital 'warning' questions. For example: Proposed Tree Preservation Orders, Proposed enforcement action or breach of conditions notices. The Con29 Part 2 has additional questions, which details information such as enforcement discontinuance notices, land maintenance notices, houses in multiple occupation, noise abatement zones, hazardous substance consents, hedgerow notices, environmental and pollution notices to name but a few.

Why not ask your Solicitor for a copy of your Search? It has a wealth of information and is very interesting. An Official stamped Local Authority Search is fully certified and is accepted by all mortgage lenders and an Official Local Authority Search is signed by the "proper officer" and stamped by St Albans City and District Council. If you don't see this on the Search, your Search is not an Official Search.

For more information, contact the Land Charges team, who are happy to help:

St Albans City and District Council

District Council Offices

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