

Property Searches

Product & price list

1st April 2023

Products	Ex. Vat	Inc. Vat
Domestic Search		
Con29DW drainage and water search	£49.13	£58.96
Domestic water plan and connection check	£25.75	£30.90
Commercial Search		
Non-standard A1 and A3 drainage and water search */**	£178.18	£213.81
Standard A4 drainage and water search *	£94.94	£113.93
Commercial mixed and small (e.g. shop & flat)	£80.01	£96.01
Commercial water plan and connection check	£39.99	£47.99
Additional products for larger commercial sites		
**A1 charger per 1km ²	£94.92	£113.91
* Additional connection check	£26.13	£31.35
Plan Only		
Sewer A1 – scale at 1:1250	£94.92	£113.91
A3 – scale at 1:1250, 1:2500 or 1:5000	£32.50	£39.00
A4 – standard scale at 1:1250	£18.62	£22.34
(This will increase or decrease the scale to fit as appropriate. Where the scale is changed then the correct scale will be shown on the plan)		
Water A1 – scale at 1:1250	£94.92	£113.91
A3 – scale at 1:1250, 1:2500 or 1:5000	£32.50	£39.00
A4 – standard scale at 1:1250	£18.62	£22.34
Additional questions		
Distance to sewerage works per property address	£4.84	£5.81
Internal foul flooding per property address	£4.84	£5.81
Poor water pressure per property address	£4.84	£5.81
Building over enquiry	£4.84	£5.81

Discount

If you spend over £10k a month on water and drainage searches and submit searches with pre-drawn boundaries via the website you'll receive a discount of £1.78 (ex. VAT) off every CON29DW search and commercial search ordered.

Property Searches

Product overview

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Domestic Con29DW Searches

A residential property is defined as a single dwelling-house together with any associated land, e.g. a garden that is, or is meant to be sold with the dwelling. A dwelling house means a building or part of a building intended to be occupied as a separate dwelling. The definition includes homes that are not yet built and new homes being sold off plan.

Exceptions:

- Mixed sales of a building or area of land used for non-residential purposes
- Shop on one floor and a flat above
- Dual use of a dwelling house
- Farms sold with agricultural land and/or buildings
- Block of flats, a group of holiday homes or an entire new development

Commercial Searches

Non Standard Commercial A1 Sewer and A3 Water Plans (to scale)
Standard Commercial Search A4 Water and Sewer Plans (not to scale)

For commercial properties, our commercial drainage and water searches include nearly everything that the residential CON29DW offers, such as whether the property is connected to United Utilities' water and sewerage services (just not how it is charged), hardness of the water, location of our water pipes and sewers, details of United Utilities' easements, wayleaves and trade effluent consents. Cover and invert levels are included where available on A1 sewer plans.

This search is ideal for:-

- Commercial (working) farms with large area of land
- Single commercial unit, shop etc.
- Plot of land up to 1km² with a single building or no building

For 'Land at' search requests, if there is a single building within the boundary we will complete the search with those connection details and 'known to us as'. If there are multiple properties within the boundary we will query which addresses are required, and if more than one it will incur additional connection charges.

Additional connection checks (per unit/flat/shop)

Can be provided as part of the standard or non- standard commercial searches, (not mixed and small) for industrial units, flats or shopping centres.

Please note when placing the order only select addresses for connection checks that are different to the main address that you are searching on. You will be charged extra for each connection check so it should be different to the main search address.

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Additional area charges per square km

Our pricing structure for the A1 products is based on square km's. The first square km is included in the product price, additional square km's will incur additional charges, rounded to the nearest square km. When a polygon is drawn whilst placing the order, if the area is of a significant size, you will be advised that additional charges may be applicable. If these charges are applied then they will be clearly stated in the order summary. For more information on additional area charges please check our price list. Some of our products are produced at a fixed scale and are designed to fit on one page such as Commercial A1 and A3 searches and A1, A3 map only products.

As such the size of the area required can limit the product options available. For larger areas only A1 products are available and additional area charges may be applicable.

Commercial Mixed and Small

The Commercial Mixed and Small search provides the same details as a standard commercial search for a smaller business or it can also include one additional connection check (for a domestic connection related to a small business).

Examples include:-

- A small single business i.e. corner shop
- A small single business with a residential element attached i.e. shop/pub with flat
- Small plot of land up to 100m² with a single small building or no building

NB: When submitting your commercial search requests please ensure you provide full address details for single and /or multiple units/flats to avoid delays.