



## Property Search Order Form

Please carry out the searches ticked below on the following property in line with your standard terms and conditions of business. All charges include VAT and disbursements unless otherwise stated.

### Local Authority

- Personal Local Search **Varies**  
 Standard Service (3-4 working days)  
 Express Service (within 48 hours)  
 Local Authority - Official **Varies**  
 Con 29 Part II Questions **Varies**

- Neighbourhood\* **£14.10**  
 Commons Registration\*\* **£14.00**

### Other

- Chancel Repairs  
 Public Record Office Search  
**£70.50 plus disbursements**  
 Chancel Check **£17.63**  
 Groundsure Floodplain Report **£17.75**  
 Environment Agency Floodplain Report **£82.50**

### Environmental Residential

- Homecheck Professional Environmental Reports **£37.60**  
 Envirosearch **£44.65**  
 Groundsure Homebuyers Review **£43.00**

### Commercial

- Landmark Sitecheck Data **£105.75**  
 Sitecheck Assess **£175.08**  
 Sitecheck Review **£257.33**  
 Sitecheck Full Data Pack **£287.88**  
 Groundsure Risk Screening **£135.13**  
 Groundsure Standard Environmental Report **£233.83**

### British Geological Survey

- Natural Ground Subsidence **£50.00**  
 Radon Protective Measures - Standard **£42.00**  
 Radon Protective Measures - Detailed **£210.00**  
 Radon Potential NRPB **£33.50**  
 Geology Map Extracts **£23.75**  
 Water Borehole Prognosis **£198.00**  
 Geology Assessment - Basic **£155.00**  
 Geology Assessment - Standard **£235.00**  
 Geology Assessment - Detailed **£376.00**  
 Landfill **£11.75**  
 Minerals & Mining Geology Check **£11.75**  
 Gypsum **Dependent upon council or British Geological Group**

- Stone Mining **Dependent upon council or British Geological Group**

### Mining

- Coal Mining  
 Standard Residential **£26.00**  
 Standard Commercial **£70.00**  
 Express Residential **£79.00**  
 Express Commercial **£109.00**  
 'Not required' confirmation **£7.05**  
 with Cheshire Brine (res) **£26.00**  
 with Cheshire Brine (com) **£70.00**  
 with Ground Stability (res) **£40.00**  
 with Ground Stability (com) **£84.00**  
 Cheshire Brine provided with Coal Mining - see above  
 Clay **£73.65**  
 Limestone **£40.25**

- Tin Mining within 1 acre **£61.11**  
 Tin Mining over 1 acre **£80.00**

### Utilities

- Electricity (Regular) **£11.75**  
 United Utilities **£45.25**  
 United Utilities - large plans **£78.00**  
 EDF Energy **£70.00**  
 East Midlands **£31.14**  
 West Midlands **£72.00**  
 Transco Gas **£40.00**  
 Kingston Communications **£11.75**  
 Virgin Media **£11.75**  
 BT **£11.75**  
 National Grid **£11.75**  
 Energis **£11.75**  
 BT Wayleave **£95.00**

### Transport

- British Waterways Board Canal - Residential **£200.00**  
 British Waterways Board Canal - Commercial **£392.50**  
 British Waterways London & South East - Commercial **£607.50**  
 British Waterways London & South East - Residential **£255.00**  
 Civil Aviation Search **£120.00**  
 Docklands Light Railway **£65.00**  
 Highways Agency **£11.75**  
 Street Management (Highways for London) **£65.00**  
 Liverpool Link & Loop Underground **£11.75**  
 London Transport Group - Residential **£164.50**  
 London Transport Group - Commercial **£234.50**  
 Port of London Authority **£77.63**  
 Network Rail Search **£11.75**

### Drainage

- Drainage & Water Personal Search **£35.25**

### Drainage\*\* - Con 29DW Residential

- Anglian Water - Standard **£42.30**  
 Anglian Water - Express **£60.00**  
 Northumbrian Water **£42.50**  
 Yorkshire Water **£42.30**  
 Yorkshire Water - Express **£48.18**  
 Severn Trent Water **£42.77**  
 South West Water - Standard **£45.83**  
 South West Water - Express **£69.33**  
 Southern Water **£46.00**  
 Southern Water - Express **£59.30**  
 Thames Water **£47.94**  
 Thames Water - Express **£89.30**  
 Thames Multi-Site Parcel Fee **£26.32**  
 United Utilities **£42.72**  
 Welsh Water **£30.00**  
 Welsh Water - Express **£76.38**  
 Wessex Water - Standard **£41.13**  
 Wessex Water - Express **£94.00**

### Commercial

- Anglian Water **£105.75**  
 Northumbrian Water **£94.00**  
 Yorkshire Water **£93.00**  
 Yorkshire Water - Express **£98.00**  
 Severn Trent Water **£105.75**  
 South West Water - Standard **£105.75**  
 South West Water - Express **£142.50**  
 Southern Water **£97.25**  
 Thames Water **£105.28**  
 Thames Water - Express **£210.56**  
 Thames Multi-Site Parcel Fee **£42.77**  
 United Utilities **£100.95**  
 Wessex Water **£99.88**

\*If ordered without a Personal Search the fee is £35.25 \*\*Disbursements only are charged where taken in conjunction with a personal local search and an associated environmental search otherwise add £11.75 to the fee.

Address of the property/land the subject of the search:

\_\_\_\_\_  
\_\_\_\_\_

Residential/Commercial (delete as appropriate)

Local Authority (if known):

Map provided (OS/Land Registry preferred):  Yes  No

Additional Requirements:

\_\_\_\_\_  
\_\_\_\_\_

Preferred delivery method:

- DX  Post  Email  Web

Client Details Please complete the following details:

NAME: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

REF: \_\_\_\_\_ DATE: \_\_\_\_\_

FIRM/COMPANY: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

POSTCODE: \_\_\_\_\_

TEL NO: \_\_\_\_\_ FAX NO: \_\_\_\_\_

MOBILE NO: \_\_\_\_\_

EMAIL: \_\_\_\_\_

DX NO: \_\_\_\_\_

Payment Information

ACCOUNT HOLDER:  Yes  No

PAYMENT ENCLOSED:  Yes  No

Cheque:  Yes  No

Credit Card Type: \_\_\_\_\_

Name of Card Holder: \_\_\_\_\_

Credit Card Number: \_\_\_\_\_

Expiry Date: \_\_\_\_\_

We accept the following cards:



LEEDS

LONDON

MANCHESTER

NOTTINGHAM

www.yorkplace.co.uk

FAX: 0845 299 1309

FAX: 0845 299 1309

FAX: 0161 228 2245

FAX: 0115 941 3559

e: property@yorkplace.com

# The York Place Indemnity Schemes

The York Place search indemnity schemes offer cover in place of or where there is delay in obtaining the local authority, sewerage undertaker, mining and chancel repair searches. To take advantage of any of the schemes the following declaration should be completed and either faxed, posted or sent by DX to any of our offices. The declaration can also be downloaded from our website at [www.yorkplace.co.uk](http://www.yorkplace.co.uk)

Address of the Property: \_\_\_\_\_

The property is Residential\*/Commercial\* \_\_\_\_\_

Name of the Buyer: \_\_\_\_\_

Name of Lender: \_\_\_\_\_

Purchase Price\*/Mortgage Advance\*: \_\_\_\_\_

Mortgage Advance Date: \_\_\_\_\_

Exchange Date: \_\_\_\_\_

\*I confirm that the property is a private residential dwelling (which term includes a single flat or maisonette and any extensions or alterations) in the ownership of a borrower applying for a mortgage or further advance secured on the property/\*the property is or on completion will be used as a commercial property.

Enquiries prior to contract will be completed before exchange of contracts and/or completion (other than where the Property is being purchased under 'Right to Buy' legislation).

I am not aware of any circumstances relating to the property which are likely to give rise to an adverse entry appearing in the official/personal\* search of the local authority Land Charges register, the records of the local water and sewerage undertaker and mining searches (search enquiry forms LLC1, Con 29, 29DW and 29M).

\*Delete as appropriate

Authorised: \_\_\_\_\_

Name in Block Capitals: \_\_\_\_\_

For and on Behalf of (Firm): \_\_\_\_\_

Address: \_\_\_\_\_

Tel. No: \_\_\_\_\_ Fax No: \_\_\_\_\_

Email: \_\_\_\_\_

Date: \_\_\_\_\_

Reference: \_\_\_\_\_

For other indemnity requirements not listed please contact [property@yorkplace.com](mailto:property@yorkplace.com)

## LEEDS

12 York Place  
Leeds LS1 2DS

TEL: 0113 224 5450

FAX: 0845 299 1309

DX: 26436 -  
Leeds Park Square

e: [property@yorkplace.com](mailto:property@yorkplace.com)

## LONDON

41 Chalton Street  
London  
NW1 1JD

TEL: 020 7554 2298

FAX: 0845 299 1309

DX: 2103 - Euston

e: [london@yorkplace.com](mailto:london@yorkplace.com)

## MANCHESTER

Third Floor, Churchgate House  
56 Oxford Street  
Manchester M1 6EU

TEL: 0161 228 2229

FAX: 0161 228 2245

DX: 14495 - Manchester 2

e: [manchester@yorkplace.com](mailto:manchester@yorkplace.com)

## NOTTINGHAM

22 Regent Street  
Nottingham  
NG1 5BQ

TEL: 0115 941 3132

FAX: 0115 941 3559

DX: 15489 - Nottingham 2

e: [nottingham@yorkplace.com](mailto:nottingham@yorkplace.com)

[www.yorkplace.co.uk](http://www.yorkplace.co.uk)

## YPSIS No Search Re-Mortgage

Mortgage Advance Residential	Premium (inc IPT)	Mortgage Advance Commercial	Premium (inc IPT)
Up to £250,000	£18 <input type="checkbox"/>	Up to £250,000	£47.50 <input type="checkbox"/>
£250,001 to £500,000	£23 <input type="checkbox"/>	£250,001 to £500,000	£75 <input type="checkbox"/>
£500,001 to £750,000	£43 <input type="checkbox"/>	£500,001 to £750,000	£115 <input type="checkbox"/>
£750,001 to £1m	£68 <input type="checkbox"/>	£750,001 to £1m	£150 <input type="checkbox"/>

I confirm that Warranties detailed on the Block Policy 62-001 (residential) and 62-002 (commercial) and the Claims Conditions of the said Policy have been complied with should a potential or actual claim ensue.

## YPSIS Search Delay

PURCHASE PRICE RESIDENTIAL	Premium (inc IPT)	PURCHASE PRICE COMMERCIAL	Premium (inc IPT)
Up to £250,000	£50 <input type="checkbox"/>	Up to £250,000	£100 <input type="checkbox"/>
£250,001 to £500,000	£80 <input type="checkbox"/>	£250,001 to £500,000	£160 <input type="checkbox"/>
£500,001 to £750,000	£100 <input type="checkbox"/>	£500,001 to £750,000	£200 <input type="checkbox"/>
£750,001 to £1m	£120 <input type="checkbox"/>	£750,001 to £1m	£240 <input type="checkbox"/>

Official (or personal) searches of the Local Authority Land Charges, Water Service Company and/or the Coal Authority registers in accordance with Forms LLC1 and Con 29/29DW/29M have been applied for within the last 3 months.

## YPSIS Search Validation

PURCHASE PRICE RESIDENTIAL	Premium (inc IPT)	PURCHASE PRICE COMMERCIAL	Premium (inc IPT)
Up to £250,000	£40 <input type="checkbox"/>	Up to £250,000	£80 <input type="checkbox"/>
£250,001 to £500,000	£60 <input type="checkbox"/>	£250,001 to £500,000	£120 <input type="checkbox"/>
£500,001 to £750,000	£85 <input type="checkbox"/>	£500,001 to £750,000	£170 <input type="checkbox"/>
£750,001 to £1m	£100 <input type="checkbox"/>	£750,001 to £1m	£200 <input type="checkbox"/>

Official (or personal) searches of the Local Authority Land Charges, Water Service Company and/or the Coal Authority registers in accordance with Forms LLC1 and Con 29/29DW/29M have been obtained within the last 12 months which did not reveal any Adverse Entry materially affecting the property.

## YPSIS No Search Purchase

PURCHASE PRICE RESIDENTIAL	Premium (inc IPT)	PURCHASE PRICE RESIDENTIAL	Premium (inc IPT)
Up to £250,000	£80 <input type="checkbox"/>	£500,001 to £750,000	£125 <input type="checkbox"/>
£250,001 to £500,000	£100 <input type="checkbox"/>	£750,001 to £1m	£160 <input type="checkbox"/>

Indemnity cover is required in the absence of an application for official (or personal) searches of the Local Authority Land Charges, Water Service Company and/or the Coal Authority registers in accordance with Forms LLC1 and Con 29/29DW/29M. (Please enquire about commercial properties)

## YPSIS Chancel Repair Liability

PURCHASE PRICE RESIDENTIAL Transactional	Premium (inc IPT)	PURCHASE PRICE LENDER ONLY	Premium (inc IPT)
Up to £250,000	£55 <input type="checkbox"/>	Up to £250,000	£45 <input type="checkbox"/>
£250,001 to £500,000	£75 <input type="checkbox"/>	£250,001 to £500,000	£65 <input type="checkbox"/>

Indemnity cover is required in the absence of a specific property search relating to chancel repair liability of the Record of Ascertainments and resulting in the possibility that the property may be subject to a liability to meet or contribute to the cost of repairing the chancel of a church.

Indemnity cover will be provided on the basis that at the Policy Date (i) there is no Chancel Repair liability registered against the Property at HM Land Registry or, where title is unregistered, there is no evidence of a liability in the title deeds (ii) no approach has been received from anyone seeking contribution to or payment relating to Chancel Repair liability.

## Insurance Policy Premiums & Request Form

Where a property has been identified as being within a parish that retains the right to charge for repairs to the chancel, ChancelSure® Insurance offers a cost effective solution protecting the owner/occupier, mortgagee, lessees and successors if required. Bespoke policies are available for larger areas or higher cover levels than those shown below, or where there is prior knowledge of a risk and/or a caution noted in the title deeds.

**Address for ChancelSure policy, and please select options below:**

Acres of land to be covered (for both commercial and residential properties)

Up to 5 acres     5 – 10 acres

Successor or Non-Successor (for both commercial and residential properties)

Successor     Non-successor

Period of cover

25 years     35 years     Perpetuity (residential properties only). Period of cover for commercial properties is for 25 years only

The figures quoted below include IPT at 5% and administration fees of £5.88 inc VAT.

Non-successor – to cover the person who purchases the policy (not their successors) and any lender during the Period of Insurance.

Successor – to cover the person who purchases the policy and any lender during the Period of Insurance and their respective successors in title during the Period of Insurance.

### Residential Property

Period of cover 25 years

**Limit of Indemnity**

	Residential Non Successor Up to 5 acres	Residential Successor Up to 5 acres	Residential Non Successor 5-10 acres	Residential Successor 5-10 acres
£100,000	£45.87	£70.88	£55.88	£95.88
£250,000	£59.88	£100.88	£80.88	£130.88
£500,000	£80.88	£130.88	£115.88	£155.88
£1,000,000	£115.88	£145.88	£135.88	£170.88
£1,500,000	£135.88	£180.88	£155.88	£200.88
£2,000,000	£155.88	£195.88	£180.88	£220.88
£2,500,000	£180.88	£215.88	£230.88	£280.88

### Commercial Property

Period of cover 25 years

**Limit of Indemnity**

	Commercial Non Successor Up to 3 acres	Commercial Non Successor 3-5 acres	Commercial Non Successor 5-10 acres
£250,000	£135.88	£205.88	£255.87
£500,000	£225.88	£405.88	£555.88
£750,000	£455.88	£605.88	£755.88
£1,000,000	£505.88	£805.88	£905.88
£1,500,000	£705.88	£1,005.88	£1,305.87
£2,000,000	£1,255.88	£1,355.88	£1,505.88

Period of cover 35 years

**Limit of Indemnity**

	Residential Successor Up to 5 Acres	Residential Successor 5-10 Acres
£100,000	£85.88	£110.88
£250,000	£125.88	£150.87
£500,000	£150.87	£170.88
£1,000,000	£165.88	£190.88
£1,500,000	£190.88	£215.88
£2,000,000	£215.88	£245.88
£2,500,000	£230.88	£305.88

Period of cover 25 years

**Limit of Indemnity**

	Commercial Successor Up to 3 acres	Commercial Successor 3-5 acres	Commercial Successor 5-10 acres
£250,000	£205.88	£305.88	£380.88
£500,000	£325.88	£605.88	£705.88
£750,000	£630.88	£855.88	£955.88
£1,000,000	£685.88	£1,105.88	£1,155.88
£1,500,000	£955.88	£1,255.88	£1,505.88
£2,000,000	£1,505.88	£1,755.88	£2,005.88

In perpetuity period of cover

**Limit of Indemnity**

	Residential Successor Up to 5 Acres	Residential Successor 5-10 Acres
£100,000	£95.88	£130.88
£250,000	£145.88	£170.88
£500,000	£170.88	£185.88
£1,000,000	£185.88	£220.88
£1,500,000	£220.88	£245.88
£2,000,000	£245.88	£305.88
£2,500,000	£270.88	£355.88

### Results to be forwarded by:

E-mail to ...

DX / Post

Fax

### Your details:

**Full Name:**

**Date:**

**Direct Tel:**

**Ref:**



MR 10/08