

LAND CHARGES

Types of searches

Form LLC1

Form LLC1 consists of a search of the local land charges register and reveals if there are any outstanding charges such as financial ones where money is owed to the council when work has been carried out on the property or land.

It will also tell you if, for example, the property is a listed building, in a conservation or smoke control zone, conditional planning applications as well as if any trees on the property are protected by tree preservation orders.

We no longer provide a search of the local land charges register as the service was in 2021 migrated to HM Land Registry's national register. You are able to access the digital service through Portal, Business Gateway and on HM Land Registry's GOV.UK pages.

Form CON29 and CON29O

Form CON29 is a questionnaire and contains a series of standard questions covering information from various council departments. It contains Part 1 standard questions, known as CON29(R) revealing any road proposals or schemes, compulsory purchase orders, enforcement actions, building regulations or planning applications and formal/informal notices.

CON29O contains a series of further, optional questions and may be submitted as stand alone or with CON29. As with CON29, the questions cover various information from various council departments, including for example Houses in Multiple Occupation, Noise Abatement and Hazardous Substance Consents.

Most searches consist of both LLC1 and CON29, often referred to as a full search.

(Charges are inclusive of VAT where applicable)

Type of Search	Relevant Act or Order	2022/23 Charge	2023/24 Charge
LLC1 (Note: cannot charge VAT on this search)	<i>Local Land Charges Act 1975</i>	N/A	N/A
CON29 Residential Searches	<i>Local Land Charges Act 1975</i>	£106.32 incl. VAT	£112.00 incl. VAT
Full Search Residential	<i>Local Land Charges Act 1975</i>	N/A	N/A
CON29 Commercial Searches	<i>Local Land Charges Act 1975</i>	£140.58 incl. VAT	£148.00 incl. VAT
Optional Question Q22.1(common land/commons green) & 22.2 (obtaining register and inspecting it)	<i>Local Land Charges Act 1975</i>	£47.52 incl. VAT	£50.00 incl. VAT
CON290 - optional questions (excludes requests for Q22) There is no charge for answering Q21 as we simply advise of the organisation(s) you should contact for further details	<i>Local Land Charges Act 1975</i>	£13.50 incl. VAT	£14.00 incl. VAT
Additional Written Enquiries	<i>Local Land Charges Act 1975</i>	£23.28 incl. VAT	£25.00 incl. VAT
Additional Parcels LLC1 (Note: cannot charge VAT on this search)	<i>Local Land Charges Act 1975</i>	N/A	N/A

Additional Parcels - CON29 (additional cost to CON29 Commercial and Residential Search)	<i>Local Land Charges Act 1975</i>	£12.60 incl. VAT	£13.00 incl. VAT
Light Obstruction Notice – Registration Fee	<i>Rights of Light Act 1959</i>	£90.00 incl. VAT	£95.00 incl. VAT
Expedited Search – Quick return search (3 day turnaround) additional to CON29 commercial or residential searches	<i>Local Land Charges Act 1975</i>	£22.68 incl. VAT	£24.00 incl. VAT
Charge for withdrawn Con29 search (residential or commercial) - applicable when answering requests have been dispatched to external answering organisations excluding Q22 (Q22.1 to Q22.3).			£71.00
Charge for withdrawn Con29 search (residential or commercial) - applicable when answering requests have been dispatched to external answering organisations including Q22 (Q22.1 to Q22.3)			£114.00
Charge for withdrawn request for Q22 (Q22.1 to Q22.3) only			£46.00

CON29 Individual Requests	Residential 2022/23 Charge	Commercial 2022/23 Charge (includes VAT)	Residential 2023/24 Charge	Commercial 2023/24 Charge (includes VAT)
1.1 a-i	£19.02	£31.56	£19.97	£33.14
1.1 j-l	£13.02	£20.82	£13.67	£21.86
1.2	£8.94	£8.94	£9.39	£9.39
3.1	£2.10	£2.88	£3.02	£3.02
3.3	£3.78	£5.94	£3.97	£6.24
3.7	£3.78	£5.94	£3.97	£6.24
3.8	£2.10	£2.88	£3.02	£3.02
3.9	£2.10	£2.88	£3.02	£3.02
3.1	£11.04	£11.04	£11.59	£11.59
3.11	£2.10	£2.88	£3.02	£3.02
3.12	£5.82	£8.40	£6.11	£8.82
3.13	£3.78	£5.94	£3.97	£6.24
3.14	£3.78	£5.94	£3.97	£6.24
3.15	£6.84	£8.28	£7.18	£8.69