

GRACE

Guidance for raising appropriate conveyancing enquiries



This guidance is provided for Conveyancers, by Conveyancers, to help avoid unnecessary enquiries which cause delays in conveyancing transactions, to spread awareness of these issues and act as a resource in determining whether or not an enquiry is appropriate. The information in this document is based on best practice, and is not intended as legal advice.

Category A enquiries are those that are inappropriate for most standard residential conveyancing transaction, where the Law Society Conveyancing Protocol and/or the [Conveyancing Association Technical Protocol](#) is being used. It may be useful to establish if the Protocol will be used if not specified. Many standard enquiries are already covered by the TA6, TA7, and TA13, or dealt with in Standard Conditions of Sale.

Pre-printed, or pre-populated forms of generic enquiries should be avoided- especially if these are to be raised before the contract/title has been supplied.

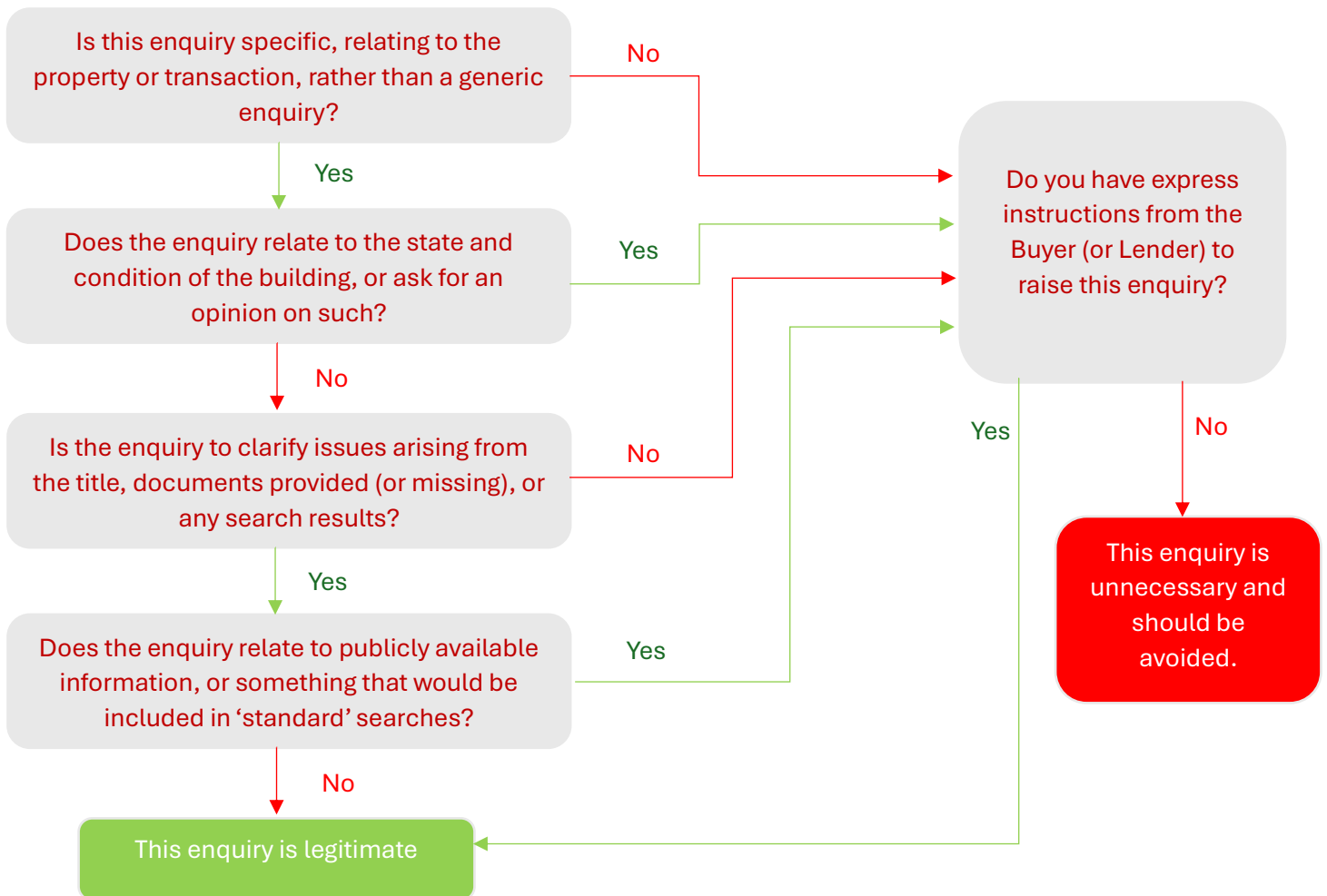
Category B enquiries are those that can be avoided on most standard residential conveyancing transactions, where the Law Society Conveyancing Protocol and/or the Conveyancing Association Technical Protocol is being used. Many of these enquiries are already covered by the TA6, TA7, and TA13, FME1, LPE1 or dealt with in Standard Conditions of Sale, plus may be available publicly online or available from carrying out “usual” searches. Category B should be read in accordance with Category A.

Where category B enquiries are raised, it is good practice to explain why the enquiry is required and they should always be legal questions, property specific and not ask for an opinion or go against the Caveat Emptor principle.

The last part of this guidance includes an [addendum and useful links](#) to other external providers. We have also included a [flowchart](#) to assist when raising enquiries.



Enquiries Flowchart



Conveyancing Enquiries – Category A

Category A enquiries are those that are inappropriate to be raised on most standard residential conveyancing transaction, where the Law Society Conveyancing Protocol and/or the Conveyancing Association Technical Protocol is being used. Many of these enquiries are already covered by the TA6, TA7, and TA13, or dealt with in Standard Conditions of Sale.

Part One – Enquiries relating to the Identity of the Seller

Example: “Please confirm you have carried out the appropriate ID checks for the Seller and satisfied yourselves that you are instructed by the registered Proprietor”

CQS firms are obliged by the Protocol (if being used) to verify the Identity of the Seller (Step 3) and to complete in accordance with the Code for Completion by Post (which is referred to in TA13). CLC firms using the Conveyancing Association ‘Conveyancers Code for Completion’ includes similar obligations.

2024 Law Society CQS update training stated that although this type of enquiry is increasingly common, “there should be no reason to ask questions about identity...and therefore this question is...not an acceptable enquiry when you are relying on the Protocol”.

Please note, that CLC regulated firms are not required to adopt the Code for Completion by Post, so it may be prudent to obtain confirmation that they will adopt the code, or obtain replies to TA13 confirming they will adopt the code, prior to exchange.

Part Two – Enquiries relating to Charges

Example: “Please provide your undertaking to discharge the Charge dated 11/08/2017 in favour of Bank of Scotland PLC of Halifax Division”

Undertakings are contained in TA13. Use of TA13 is a requirement under the Protocol (if being used). Where more than one charge is present, we know some Conveyancers like to raise an enquiry to ‘remind’ the other Conveyancer of its existence, however we feel there is no need to do this (or ask them to confirm if they have received a redemption statement). Further enquiries linked to charges may be appropriate if there is charge to a non-UK Bank or Building Society, or charge to private individual.

Part Three – Enquiries relating to State and Condition of Property

Example: “Has the Seller experienced any problems with damp, subsidence, heave, structural movement or cracks, structural defects, contamination, drainage problems, fungoid or insect infestation, low water pressure, animal infestation including nesting birds and small animals (eg rats/mice)?”

Enquiries relating to the state or condition of repair/maintenance of property are non-CQS compliant and rebut the ‘caveat emptor’ principle. They should not be raised, and not answered on a sale. It is the Buyers responsibility to identify these issues by having their own survey carried out and any relevant searches, and therefore these types of enquiry should not be raised even if you are following it up after something is revealed in your search. Conveyancers may want to remind clients to instruct a surveyor or other relevant expert, and arrange an inspection/survey at their own cost prior to exchange.

Part Four – Enquiries relating to Planning and Building Regulations

Example: “Please provide all copy planning documentation for the property as revealed by our Search”

In the CQS Conveyancing Update course 2024, the Law Society stated that “it is inappropriate to ask for retrospective consent for anything that is outside enforcement. It is also inappropriate to ask for Indemnity Insurance in the absence of this documentation, when the works are outside the enforceability periods”. This advice is duplicated in the Conveyancing Association Technical Protocol. Please note that different enforceability periods apply in Wales. The enforceability periods (again confirmed by CQS 2024) for ENGLAND are;-

- 4 years for standard planning (eg extensions) for works completed before 25 April 2024
- 10 years for standard planning (eg extensions) for works completed after 25 April 2024
- 10 years for planning change of use
- 10 years for Building Regs (unless risk to life) for works completed after October 2023
- 1 year for Building Regs (unless risk to life) for works completed before October 2023
- 20 years for Breach of Covenant

Example: “Please provide the NICEIC / FENSA / GAS SAFE certificate”

Conveyancing Protocol (by both TLS and the CA) and CQS states that there is no need to ask for copies or duplicates where these have been revealed by the Local Authority Search.

Part Five– Enquiries relating to Searches

Example: “Please provide a copy of the Smoke Control Order”

The Buyers Local Authority Search may reveal a Smoke Control Order, but this is not a public document, and copies are not readily available. A list of properties affected by the Order, and further details, is usually to be found on the Council’s website.

The Conveyancing Associations Technical Protocol also confirms this.

Example: “Is the seller aware of any fracking, extraction, mining or energy proposal in the local area? If so, please provide full details”

A buyer is responsible for carrying out all ‘relevant’ searches which includes a Mining Search. This question was specifically mentioned to be unnecessary in the 2022 Law Society CQS Training.

Part Six – Enquiries deemed ‘not acceptable’ by The Law Society for CQS firms

Example: “Please confirm where the Seller removes any fittings or fixtures that they will make good any damage caused”

This is a duplicate of a question in TA6.

Example: “Are all items being left at the property free from incumbrances? (or encumbrances)”

This is dealt with in the Contract. Standard Condition 9 refers to contents and states that the contract takes effect as if it were a contract for the sale of goods, and the ownership of the contents passes to the Buyer on actual completion. There is implied warranty of title under Section 12 of the Sale of Goods Act 1979.

Example: “Please confirm the exact boundaries of the property are in accordance with the Land Registry Title Plan.”

Standard Condition 4.4 states that the “Seller need **NOT** ... “prove the exact boundaries of the property or prove who owns fences, ditches, hedges or walls”.

This question was also mentioned specifically in the Law Society CQS Training 2022 update, as one that should not be raised.

Land Registry General Boundary rules on title plans also apply.

Although not referred to in the 2019 Conveyancing Protocol, it is good practice to send your Client (whether Seller or Buyer) a copy of the Title Plan and ask them to confirm there are no obvious ‘on the ground’ discrepancies between the area shown red and the area they have agreed to Buy/Sell.

Example: “Please provide your Bank Details (by email)”

TLS Conveyancing Protocol Section 19 states: “It is good practice NOT to submit bank details by email”. TA13 should be used. Also refer to Conveyancing Association Cyber Protocol.

Conveyancing Enquiries – Category B

Category B enquiries are those that should be avoided on a residential conveyancing transaction as 'standard', where the Law Society Conveyancing Protocol is being used;-unless you have a specific reason to raise it. Many of these enquiries are already covered by the TA6, TA7, and TA13, or dealt with in Standard Conditions of Sale, plus may be available publicly online or available from carrying out "usual" searches. This document should be read in accordance with Category A. Where category B enquiries are raised, it is good practice to explain why the enquiry is required and they should always be legal questions, property specific and not ask for an opinion or go against the Caveat Emptor principle.

Part One – Enquiries relating to Protocol Forms

Please obtain duplicates of any guarantees your client has referred to in TA6 as 'lost.'

Questions on Guarantees for anything that isn't structural should be avoided. In most cases the guarantees are listed in the TA6 and enclosed if the Seller has a copy. If these have not been provided, an enquiry asking for the copy referred to may be appropriate. If lost, asking this question will not resolve the issue. NHBC, newbuild warranties, insulation, roofing or underpinning guarantees usually pass to successors in title but guarantees are very rarely issued for other works and even if in place they do not normally cover claims by future owners. As a non-legal question, your client should be reminded to approach the Seller to view copies of any guarantees or ask the Agent.

For the avoidance of doubt, please confirm that the items listed as Fitted in section 2 of the Fittings and Contents Form are included in the sale.

Once again, a non-legal question. The Buyer can raise these questions specifically with the Agent if required. If the item is referred to in the Agents particulars, then unless otherwise stated it is automatically deemed to be included in the sale to the Buyer. 'Fixtures' (as opposed to Fittings) are usually also deemed included. Once confirmed by the agent, you may choose to ask for an updated list, or get this confirmed in writing by the Seller at that stage as necessary as a representation and to form part of the Contract.

We note from the fixtures and fittings form that the property benefits from a Burglar Alarm. Please confirm that the burglar alarm will be left in full working order and that all operational keys/codes/manuals will be handed over on completion. Please can you also advise whether your client has any servicing agreements in place, if so, can you ask them to provide details.

This is not a legal question and therefore is not CQS-compliant. The Buyer should check this is in working order themselves (caveat emptor principle applies) and refer specific questions on maintenance, manuals or keys/codes either directly to the Seller or via the Agent. If this is to be relied upon, it can be added as contractual provision if required.

Part Two – General non-specific enquiries relating to legal Title (including Covenants)

Please confirm that the Seller has complied with/not breached the Restrictive Covenants

Questions relating to generic breaches of covenants (rather than one specific covenant you consider a specific issue/ problem) should be avoided, especially if the covenants are not specifically listed or detailed in the title. Instead, review the documentation to identify any breaches and raise specific enquiries, if applicable (and if you consider the covenants could still be enforced). Also refer to the TA6 Notices Section.

Where the covenants pre-date registration, consider a Land Charges search to establish if these are enforceable (see Land Charges Act 1925, section 13(2)- post 1925). UK Finance accepts subsisting breaches that are over 20 years old without indemnity insurance where the breach has continued openly and without challenge. This is also confirmed in the Conveyancing Association Technical Protocol.

In relation to the mines and minerals mentioned in the Title Register please provide us with a draft indemnity policy at your client's expense for approval.

Before raising these general enquiries, consider why an indemnity is required. What is the legal issue here that you are trying to resolve with a policy?

The existence of minerals/mines in itself cannot be insured against, and a policy does not cover the risk of collapse (eg into a mine shaft) or damage to the property. The most common issue here is trespass of the foundations of a property into the sub-soil below owned by someone else. Adverse Possession Rules also apply. Mining areas and maps can be obtained online, and a mining search may be required. Some search providers also offer a wide range of non-coal searches which you may consider recommending to the Buyer, and of course the Buyer should be encouraged to have a survey.

Part Three – Enquiries relating to State and Condition of Property

If the boiler/electrics has not been serviced in the last 12 months, please ask the sellers to arrange a service and provide the report prior to exchange.

There is no legal requirement for a boiler, central heating system or other gas or heating appliances – or electrics- to be serviced as part of a Conveyancing transaction. There are questions on heating and electrics in the TA6. If the Buyer wants to ask a question along these lines or arrange for a service themselves, they should approach via the Agent or the Seller directly as this is not a legal question and not-CQS compliant.

If the Seller did arrange for a Gas Safety check, then the Buyer would not be able to rely on it in any event as the Contract is between the Engineer and the person who commissioned and paid for it (the Seller). If property has been or is due to be rented out, Buyers should be given appropriate advice on their obligations as a Landlord.

If there is no building regulations for installation of the boiler, the Buyer may want to know if the boiler has been checked and is safe, but there is no obligation on the Seller to pay for/arrange this and the Conveyancer should consider recommending the Buyer carry out their own Gas Safety Check.

Part Four – Enquiries relating to Planning and Building Regulations

Please advise as to all building works done since the property was constructed.

Not CQS compliant and this question was specifically mentioned as unnecessary in the Law Society CQS Training Update 2022 course. Building Works are referred to in TA6, and of course many sellers may not have information about works done by previous owners (especially in older properties) so you are likely to receive a not known response.

Please also consider Conveyancing Association Technical Protocol 4.0

Has any driveway/hard standing been added to the property since 2008? If so please provide planning consent.

These types of question are usually considered too open. Conveyancers are advised to check if there is a driveway/hard standing before raising this type of enquiry. Not all driveways require planning consent, please refer to the Planning Portal for guidance and advice, and consider the relevant planning enforcement timescales for any works.

Has the kitchen/bathroom been replaced or upgraded during your clients ownership, and if so please confirm the date of the works. If new electrical appliances have been fitted or new drainage facilities installed, please provide the Building Control Completion Certificates.

This type of question is usually considered too open. Works to the property will have been revealed in the TA6 or may be noticed from agents particulars. Most of this type of work would be covered by Competent Persons Certificates in any event. Specific queries on specific works that are of concern may be appropriate (if no certificates revealed by Local Search) but this question is general/standard in nature.

Please confirm there have been no extensions, buildings or other structures built or placed over or within the vicinity of any public sewer, disposal mains or drains. If there have, please provide the build over agreement.

Works will be revealed in the TA6. A copy of the public sewer map will be provided with your Drainage Search CON29DW. If the Buyer has had a survey done this may also be revealed. The position of manhole covers may be obvious from Google Street View, Rightmove or agents particulars to help to establish if required and the position of buildings and works/extensions may be seen from the plan/agents particulars and Google Street View. If you think the sewer has been built over, check the age of the works. Before 2011 Build Over Agreements did not exist, this was instead covered by Building Regulations (which themselves have only been in place since mid 1980's)

Part Five– Enquiries relating to Searches

Please provide EPC for the property

It may be preferable to obtain the latest up to date EPC online, to ensure you are provided with the latest version. These are available at [Find an energy certificate - GOV.UK \(www.gov.uk\)](http://www.gov.uk)

Here is no obligation on a seller to update the EPC if works have been carried out

This is public information so there is no need to raise an enquiry which can actually take longer.

This was also referred specifically as an “inappropriate enquiry” by the Law Society in their CQS Training Update 2024 course. Conveyancing Association Technical Protocol does not require an EPC to be supplied by a Sellers’ Conveyancer.

*Please provide a copy of the Building Regs/FENSA/NAPIT/ELECSA/NICEIC/LABC/OFTEC/HETAS Competent Persons Certificate as revealed in our Local Authority Search reference **/123456-0*

CQS requirements and the CA Technical Protocol both confirm that there is no need to ask for duplicates or copies of any Building Regulations documents including competent persons certificate where these have been revealed in your Local Authority Search. The Search confirms the existence of these certificates, you do not need further evidence of their existence. In most cases the physical document (if not lost) gives no further information and carries no more weight than knowing its existence.

Please also consider Conveyancing Association Technical Protocol 4.0 and Step 13 of Protocol.

Please provide the following as revealed by our Local Search:- P/2015/0629 Replace flat roof with pitched roof Approved: 22/02/2015

This request is for a copy planning permission that is almost 10 years old.

Planning over 10 years old need not usually be requested. There may be specific reasons to request a historic planning consent based on the specific transaction or property type, but general requests for copies should be avoided.

For planning under 10 years old, an enquiry should only be raised where a copy cannot be found online from a simple search. Remember to think about why you are asking for a copy and what the legal issue is that you might need to consider. If the planning is not conditional, consider why you are requesting a copy.

Sellers are only obliged to provide documents for their period of ownership by the Protocol.

If the document is within the Local Land Charges Register now held by HMLR (rather than the Local Authority) then documents are usually available from there, online and free of charge if required.

This is also confirmed by CA Technical Protocol 4.0

Please provide a copy of the Listing (as the property is a Listed Building) revealed in the Search.

This is public information so there is no need to raise an enquiry. Copies of Listings can be obtained from the Listed Building Register online available [here](#)

Please provide confirmation from the Council that all monies due under the S106 Agreement have been paid in full and no further sums are due.

Whilst this question may be appropriate, it should not be raised each time a S106 is revealed in a Search. The S106 should be checked by the Conveyancer to see if there are provisions of a financial nature that can bind individual home-owners first, and then amend the enquiry accordingly. Most recent S106 do contain a provision to confirm there is no enforcement against individual home owners but older S106 may not contain such a provision. Please also consider if an Indemnity Policy may be suitable, noting that a reply from the Council to this effect could take considerable time – although the client may prefer to wait for the specific Council reply.

We note from the Envirosearch that the property is at risk of flooding (or from the Property Information Form that there has been some flooding at the property). Please confirm what works have been done to prevent any further flooding.

This is a non-legal question and is not CQS-compliant. It is up to the Buyer to check flood risk and make their own further enquiries. Flood prevention measures are usually also revealed by a standard Environmental Search. As to works, these should be revealed in the TA6. The property being in a flood risk area does not mean it has, or will flood, and the opposite is also true. TA6 will also confirm if the property has flooded in the past, and the type. Buyers should be advised to carry out an Environmental Search including Flood Risk and Conveyancers should refer to the Law Society Flood Risk Practice Note and consider the effects of climate change (in accordance with the latest guidance).

Please ask the Seller what is in front of the property – does it abut a public road? If not, please confirm what is between the front boundary and the public road.

It is for the Buyers Conveyancer to establish the extent of the public highway, by carrying out their own search and the Buyer should also carry out an inspection. This is too open a question and the information is publicly available (although not always free of charge). Google Street View and Map Search can both be useful tools here and many Local Authorities now have their Highways data mapped online and available for free if your search is not specific enough.

Please provide a copy of the Article 4 Direction

In most cases the Local Authority search will detail what the Article 4 Direction covers, and therefore a copy of it is not required. If the Local Search does not provide full information, many copies can be obtained from the Local Authority website, quickly and for free. You may want to contact your search provider to ensure this information is contained in searches (Regulated Searches don't always have this information but it is usually available for free).

Please provide a copy of the Section 104 Agreement relating to drains and sewers

The Buyers CON29DW may reveal a Section 104 Agreement, but this is not a public document, and copies are not readily available. It is usually only provided on newbuild by a Developer and not asked as an enquiry on second hand properties.

Please provide a copy of the Tree Preservation Order

Tree Preservation questions are contained in the TA6 asking if any trees have been felled or lopped. If there are no Trees within the boundary of the property, then there is no need to obtain a copy unless you are concerned that a tree may have been there in the past that has been removed (Consider if this applies when the property is a flat or on a newbuild development). If there are Trees within the boundary, a copy of the TPO may not give you any more information than you have already, other than confirming which specific tree(s) are protected. This information is often available free of charge online – many councils have a list of protected trees or an interactive map showing the trees and the protection orders and the TPO's are often also available free of charge to download electronically from the Council website if you do require a copy.

This is also confirmed by the CA Technical Protocol 2.0

Have the Sellers received any correspondence in relation to HS2 / Cross Rail ?

This is not a legal question, and any written correspondence or notices received in this respect would have already been revealed in the Notices section of the TA6.

HS2 routes and tunnels may be a significant distance away from the property, and the Buyer may not be particularly concerned or may already be aware of this, so it's always worth checking and reporting to the client and only raising specific questions if required to do so.
There are websites for HS2 and Cross Rail (plus other large Network Rail Projects) giving updates on works, timescales and location maps which are available online for free.

Have the Sellers received any correspondence or had any issues in relation to planned and/or existing wind turbines or solar farms?

Even if this is revealed in your search, this is not a legal question and should be avoided. Written correspondence or notices received in this respect would be revealed in the Notices section of the TA6 and any 'issues' or disputes are also set out in the TA6.
Solar and wind farms may be revealed in the search a significant distance away from the property, and the Buyer may not be particularly concerned or may already be aware of this, so it's always worth checking and reporting to the client and only raising specific questions if required to do so.

Part Six – Other General issues

Is there an Indemnity Policy in place for the property?

This is usually considered too general, and you are likely to get a 'not known' response from the Solicitor who may not have acted when the Seller purchased. If you think there is a particular legal defect, you should raise this as a specific question rather than a general/standard enquiry

We note the property is being sold by the Attorneys of 'Harry Potter'. Please confirm why Attorneys have been appointed.

This is not a legal question, and not relevant to our client or the transaction. The otherside would probably not be able to disclose this information and medical conditions and mental capacity are protected characteristics under GDPR so would not normally be disclosed if applicable.

Please confirm that none of the services will be disconnected from the Property before completion without referring to the Buyer

This is a non-legal question. There is reference in the TA6, but if the buyer requires specific confirmation, they should ask the Seller directly or query with the Agent. In cases of repossession or probate sales, it is not uncommon that services are disconnected, and the Buyer should be reminded to make their own checks and to factor in any additional costs/delays in arranging reconnection. As before, anything confirmed by the agent cannot directly be relied on, so may need to be confirmed in writing.

Has anyone died, violently or otherwise, at the property?

This is usually considered a non-legal question, and if the Buyer wants this information they can find out via the Agent or the Seller directly. The Seller may not have this information, depending on their length of ownership, so if the buyer is particularly concerned they should make their own relevant enquiries. As before, anything confirmed by the agent cannot directly be relied on, so may need to be confirmed in writing if this is something of particular importance to the Buyer.
In older houses across the UK it would be naïve to believe that no-one has ever died in a property, or on the land before the property was built, and there are no public records for places of death.

Is the property haunted or has there been any paranormal activity?

This is a non-legal question, especially as the existence of hauntings and ghosts is not legally proven and therefore this would be a matter of Opinion. If the Buyer wants this information, they can ask via the Agent or the Seller directly, or they could arrange for their own psychic or 'ghost-hunter' to attend prior to exchange of contracts (at their own cost) if this is of particular importance to them.

Is there any anti-social behaviour in the local area?

This is usually considered a non-legal question, and open to interpretation and based on personal experience. Crime statistics are often available online and the buyer should be encouraged to do research on the area and visit it at different times of day.

Has the property been burgled?

This is usually considered a non-legal question, but some buyers may specifically request an enquiry like this it may be best asked of the Seller directly during in person viewings. Crime statistics may be available online, but may not show property-specific data. Having a property burgled in the past does not necessarily mean it will happen again, but many buyers may be concerned. They may also request follow up questions about secure doors/windows/security lights and other features which would not be appropriate to raise as 'standard' on every transaction.

Has there been a previous abortive transaction?

Whilst some purchasers might be interested in this, and a query may be legitimate, it should be avoided to be raised "as standard". Many sellers will be reluctant to provide this information, and a reply may not be forthcoming. Having a previous buyer withdraw could be for a range of reasons, and the seller will unlikely be able to share personal information about the previous buyer (if applicable). With up to 1/3 of transactions falling through (depending on the latest stats and where the data is collected from) it is likely there might have been an abortive transaction in the past, and if your client does want this information they may be best asking the Agent or Seller directly. As before, anything confirmed by the agent (or verbally by the Seller) cannot directly be relied on, so may need to be confirmed in writing. Where a buyers conveyancer is put on notice of a previous abortive sale, then an enquiry may be considered prudent.

Please provide a Statutory Declaration for.....

Statements of Truth should ideally be used in place of a Stat Dec where possible and relevant to do so. They are accepted in the same way legally but do not need to be 'sworn' or witnessed so a client can easily sign without needing to make an appointment with a Solicitor, making the transaction quicker and saving the client money. Statements of Truth can also now be signed electronically. Always consider the circumstances and if a Statement of Truth can be used instead.

Part Seven – Enquiries that duplicate LPE1/FME1/LDoC

Please provide the Last 3 years accounts and Fire Risk Assessment

Questions like this are usually covered by the LPE1/FME1 and raising as separate enquiries is probably unnecessary unless these standard documents are not being provided.

Is this a qualifying Lease under BSA.

We recommend you avoid asking questions where the information can be obtained using an official form, for example the Leaseholder Deed of Certificate and/or Landlord Certificate. It is unlikely you will get a Yes/No response from the Conveyancer.

Addendum and Useful Links

Conveyancing Association Technical Protocol	Technical-Protocol-6th-Edition.pdf
UK Finance Handbook	UK Finance mortgage lenders' handbook for conveyancers - UK Finance Mortgage Lenders' Handbook
Building Society's Association Handbook	Mortgage instructions
EPC Register	Find an energy certificate - GOV.UK
Planning Portal	Do you need permission? - Do you need permission? - Planning Portal
Planning and Building Guidance (Wales)	Building and planning Topic GOV.WALES
Listed Building Register (England)	Search the List - Find listed buildings, monuments, battlefields and more Historic England
Listed Building Register (Wales)	Search Cadw records Cadw
Gas Safe Records	Gas Safety Certificates & Records - Gas Safe Register - Gas Safe Register
FENSA Database	Find and order your FENSA certificate
NICEIC and ELECSA	NICEIC Online Certification: Notification Check
HETAS	Certificate of Compliance: Building Regulations - HETAS
Check Council Tax Band	Check your Council Tax band - GOV.UK
OFGEM	Find your energy supplier Ofgem
UK Radon Map	UKradon - UK maps of radon
Flood Risk (Gov.uk)	Check the long term flood risk for an area in England - GOV.UK
DEFRA Magic	Magic Map Application
WaterUK	Find Your Supplier Water UK
Riparian Owners	Owning a watercourse - GOV.UK
Environment Agency main river map	Statutory Main River Map
General Binding Rules	Septic tanks and sewage treatment plants: what you need to do: Overview - GOV.UK
High-rise Building Register	Find a high-rise residential building - GOV.UK
Road Adoption Information	Map - FindMyStreet
National Highways	Roads we manage - National Highways
Bold Legal Group	Home - Bold Legal Group

Note: The information in this document is based on best practice, and is not intended as legal advice or compliance with legal or regulatory requirements including CQS, SRA or CLC. Whilst care has been taken in the preparation of this document, no legal liability is accepted.



BOLD LEGAL GROUP
The Conveyancing Community