



# United Utilities Property Searches Product overview 1<sup>st</sup> April 2017

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## Residential Searches

### Domestic Con29DW

*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

### Standard Commercial Search A4 Water and Sewer Plans (not to scale)

### Non Standard Commercial A1 Sewer and A3 Water Plans (to scale)

*For commercial properties, our commercial drainage and water searches include everything that the residential CON29DW offers, such as whether the property is connected to United Utilities' water and sewerage services (not how it is charged), hardness of the water, location of our water pipes and sewers, details of United Utilities' easements, wayleaves, trade effluent consents, cover and invert levels 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 100 hectares with a single building or no building



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### **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.*

### **Additional Hectares**

*If your site is over 100 hectares you will be charged an additional price per 100 hectares*

### **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** extra connection check ( for a domestic connection related to a small business).*

*Examples are:-*

- 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 100m<sup>2</sup> 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.*

*For any search requests that do not require connections checks such as a piece of land, or land and buildings please clearly confirm this when placing the orders. This will prevent any delays and unwanted contacts when trying to confirm the connection details you require.*

**Expedited charges for a quicker turnaround within 24 hours**