



CON29DW COMMERCIAL DRAINAGE & WATER SEARCH

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An essential part of the conveyancing process, is the Law Society's CON29DW Commercial enquiry. It provides deal-breaking information regarding water and sewerage services for prospective business and property owners, protecting buyers, lenders and their solicitors from any unnecessary risk.

Property purchasers and their advisers need qualified drainage and water information to make informed purchasing or leasing decisions. At its core, the CON29DW Commercial consists of 27 questions owned by the Law Society, answered in full, without the need to refer, infer or insure against any missing information. It complements your due diligence and helps to mitigate risk with specified indemnity levels.

The CON29DW Commercial search produced by SafeMove is compiled from Yorkshire Water's asset and billing information and is designed to highlight potential issues with the public sewer and water network that serve the property which could lead to maintenance costs or could have an impact on the property value.

Supported by robust and underwritten guarantees, there is always a clear trail of responsibility back to the provider.



The CON29DW Commercial contains the following key information regarding issues that could affect future property development, value and the services for which the property is connected



Details of water and drainage services at the property.



Sewer pumping stations within the boundary and 50m – water companies have access rights to these assets. Helps homeowners understand what they are responsible for.



Confirmation (or not) of connection to the public system.



Charging basis for services – how the property is billed.



Low water pressure – this can restrict water usage and types of boiler fitted at the property or the industry/business that can operate from the premises.



Asset Maps – a copy of the statutory records showing locations of public water mains and sewers surrounding the property.



Internal flooding from overloaded public sewers – we will identify if there is risk of sewer flooding at the property due to overloaded public sewers.



Section 104- confirmation of any existing sewer adoption agreements at the property.



The nearest public sewage treatment works – direction and distance is noted as the enjoyment and use of the property can be affected.



Consultation on build over – Provide details of consultations to build over any public sewers.



Wayleaves and Easements – details of any access or right of way or access agreements between the water company and the land/property owner will be given.



Water Hardness – this can have an adverse effect on machinery and the lifespan of any equipment that uses water to operate. Water Hardness is often a primary consideration in food production businesses.