

Search Fees

HMRC determined that CON29R and O products submitted to the local authorities are considered to be subject to VAT at the standard rate of 20%.

The effective date is 1 April 2017 and therefore our fees are as below including VAT.

The statutory LLC1 Official Certificate of Search fee is unaffected by this change.

Our new fees are detailed below.

Land Charges Search Fees 2017 VAT	£	VAT	Total Fee
LLC1 Register search	£35.00	£0.00	£35.00
CON29 Conveyancing questions	£47.00	£9.40	£56.40
NCC Charge CON29	£26.00	£5.20	£31.20
Total Search LLC1 with CON29	£108.00	£14.60	£122.60
LLC1 Additional Parcel of Land	£5.00	£0.00	£5.00
CON29 Additional Parcel of Land	£10.00	£2.00	£12.00
Total Fee for LLC1 with CON29 search	£15.00	£2.00	£17.00
CON29O (Optional) Conveyancing questions			
4 Road Proposals by Private Bodies	£5.00	£1.00	£6.00
5 Advertisements	£5.00	£1.00	£6.00
6 Completion Notices	£5.00	£1.00	£6.00
7 Parks & Countryside	£5.00	£1.00	£6.00
8 Pipelines	£5.00	£1.00	£6.00
9 Houses in Multiple Occupation	£5.00	£1.00	£6.00
10 Noise Abatement	£5.00	£1.00	£6.00
11 Urban Development Areas	£5.00	£1.00	£6.00
12 Enterprise Zones	£5.00	£1.00	£6.00
13 Inner Urban Improvement Areas	£5.00	£1.00	£6.00
14 Simplified Planning Zones	£5.00	£1.00	£6.00
15 Land Maintenance Notices	£5.00	£1.00	£6.00
16 Mineral Consultation Areas	£5.00	£1.00	£6.00
17 Hazardous Substance Consents	£5.00	£1.00	£6.00
18 Environmental and Pollution Notices	£5.00	£1.00	£6.00
19 Food Safety Notices	£5.00	£1.00	£6.00
20 Hedgerow Notices	£5.00	£1.00	£6.00
21 Flood Defence & Land Drainage Consents	£5.00	£1.00	£6.00
22 Common Land & Village Greens (NCC charge)	£30.00	£6.00	£36.00
Admin fee for CON29O questions without CON29	£15.00	£0.00	£15.00

Additional parcel of land is defined as:

Where two or more properties are adjacent to each other; or properties are separated by a road, railway, river or canal, with no other land or property in between.

Solicitor's non-standard questions

With effect from 1 February 2016 only standard questions on forms CON29 or CON29O will be answered by the Land Charges service. Non-standard questions should be asked of the relevant service area who may make their own charges for these questions.