



CON29DW RESIDENTIAL DRAINAGE & WATER SEARCH

Issued Aug 2023

An essential part of the conveyancing process, the Law Society's CON29DW Residential provides deal-breaking information regarding water and sewerage services for prospective property owners, protecting buyers and their advisers from unnecessary risk.

Property purchasers and their advisers need qualified drainage and water information to make informed purchasing decisions. At its core, the CON29DW Residential consists of 25 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 Residential 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 a property which could lead to maintenance costs or have a detrimental impact on the property's value.

Supported by robust and underwritten guarantees, there is always a clear trail of responsibility back to the provider with a final redress available through The Property Ombudsman.



The CON29DW Residential contains the following key information regarding issues that could affect future development, value or enjoyment of a property

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|  <p>Services for which the property is connected including details of water and drainage services at the property.</p> |  <p>Sewer pumping stations within the boundary and within 50m – water companies have access rights to these assets. The CON29DW Residential helps homeowners understand what they are responsible for.</p> |
|  <p>Confirmation (or not) of connection to the public system.</p> |  <p>Low water pressure – this can restrict water usage and impact on the performance of central heating boilers installed at the property.</p> |
|  <p>Charging basis for services including how the property is billed and the location of any water meters that may be present.</p> |  <p>Internal flooding from overloaded public sewers – will identify if there is a potential risk of sewer flooding at the property due to overloaded public sewers.</p> |
|  <p>Asset Maps – a copy of the statutory records showing the known locations of public water mains and sewers surrounding the property.</p> |  <p>The nearest public sewage treatment works – direction and distance is noted, as the enjoyment of the property may be affected.</p> |
|  <p>Section 104 – confirmation of any existing sewer adoption agreements at the property.</p> |  <p>Water hardness – useful to know when installing, water softeners, some domestic appliances, and central-heating boilers at the property.</p> |
|  <p>Consultation on build over – relevant to the property, details of consultations to build over any public sewers.</p> | |