

## Additional Searches

Property searches help you to discover additional information about the property you plan to purchase. There are 3 usual searches that are carried out. These are the Local Authority Search, Water and Drainage Search, and an Environmental Search.

There are also searches that you may be required to carry out or choose to carry out depending on the locality of the property you wish to purchase. Some examples are:

PM House,  
250 Shepcote Lane,  
Sheffield, S9 1TP  
Tel: 0114 249 6926  
Fax: 0114 249 4942

### Coal Mining Search:

If your search provider identifies that a coal search is recommended due to its locality, and you are obtaining a mortgage, you will have to have this search carried out. The Coal Mining Search focuses on 3 key points:

- Past mining works – it will advise whether the property is within the likely zone of physical influence of past mining works.
- Present and future underground mining – It will also look at whether the property is within the likely zone of physical influence in relation to present and future underground mining. If reserves of coal exist in the locality then it could be worked at some time in future.
- Subsidence – the search will show if there is any record of any notice of the risk of the land being affected by subsidence and if there has been any claims made then they will also be revealed.

### Chancel:

Depending on your search provider they may carry out a chancel repairs search. This will indicate whether or not the property is in an area where there could be a potential risk of a claim by the church for repairing the chancel of the parish church.

If this search is not included in your package then we can obtain a quote for one or alternatively there is an option to put in place an indemnity insurance policy to cover this risk. This liability can prove to be extremely expensive and a key case highlighted this in the past where the bill for the property owner within that catchment was £96,000.

### Highspeed 2 and Crossrail report:

This report considers the proximity of the property to the new High Speed 2 and Crossrail 1 rail networks.

### Flood Search:

This search looks at more in depth flood risk data, considering other factors such as river and tidal influences within a 25 metre radius.

### Tin Mining search:

This is an alternative to the coal mining search and it is particularly relevant for a property in Cornwall where tin mining was common for over 3000 years.

If you have any questions please feel free to contact us and we'll be happy to help – 0114 249 6926 or [info@pmpl.co.uk](mailto:info@pmpl.co.uk).