



Local authority searches - guidance for home buyers



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Guidance for home buyers

Local authority searches are a key part of the house purchasing process. They provide you (the buyer) with crucial information about the property, information which may even make you reconsider buying it.

For example, you know it has a loft conversion but did the current owner obtain the relevant planning permission and building control regulations? If they didn't, it could cost you time and money to get the issue rectified.

The house has a pretty south facing garden but you hate the big oak tree at the bottom and want to cut it down when you move in. You might not be able to if it has a Tree Preservation Order (TPO) attached to it.

Find out what else your search will reveal, along with other frequently asked search questions, below.



Search information

Hopefully we have been able to offer some insight into the search process. If you have any questions, or want to find out more about the team carrying out your searches, please visit [Meet the team](#)

What information does a Local Authority Search contain?



What is the difference between an official search and a personal or regulated search?



Which search is best for me?



Are personal searches quicker than official searches?



I need my search results quickly, what can I do?



What if my search results are wrong?



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