

CON29DW - it's not the only drainage and water search. Here's why we think it's the best.

Director of Wessex Searches Julian Okoye explains why the CON29DW is an essential part of the residential conveyancing process, and how we work to make life as simple as possible for conveyancing professionals using this particular search.

Complete peace of mind.

"When a client gives a solicitor a conveyancing instruction, it's pretty unlikely that a drainage and water search will be top of mind for either party. Your client is going to be focused on getting the whole process completed as quickly as possible, and as a firm – often selling a fixed price conveyancing package – you'll want to ensure that it's wrapped up efficiently, without over-running the time you've allowed for it."

"The water and drainage search is just one part of the conveyance. In our opinion, the quickest, most comprehensive and reliable way to carry it out is to use the Law Society's CON29DW Enquiry. It offers a clear trail of responsibility back to the water company, and it gives solicitors and their clients the ability to make a fully informed decision before the exchange of contracts – in other words, complete peace of mind."

"The CON29DW protects your client from the full range of drainage and water risks, some of which can seriously impact on the value, title and maintenance costs of a property. Of course, these risks can be searched individually, but none of the other methods offers such a comprehensive investigation."

Critical information.

"And don't forget – the information that the report returns is critical. The CON29DW itself is made up of 25 questions in four sections: Maps, Drainage, Water and Charging, and the responses that the search elicits could easily make or break a property deal. The information is that important."

"As the conveyancing professional, you'll receive a report with sewer and water maps highlighting public assets, connection details for both drainage and water, build-over consents, internal flooding risks, poor water pressure issues, adoption agreements and additional information. The report will also reveal any drainage and water constraints that could restrict or impact the freedom to extend or alter a property."

Regularly updated information, and CPDs.

"Because it's the official drainage and water enquiry of the Law Society, the CON29DW is regularly updated to reflect legislative changes. At Wessex Searches we also ensure that the industry information and water/drainage asset changes that we hold are proactively updated which means we are always ready with the very latest information."

"As well as our comprehensive Conveyancers' Guide to the CON29DW, we also run CPD courses to help conveyancing professionals understand the implications and results of drainage and water enquiries."

The onus is on you, as the conveyancing professional.

“We’ll aim to have the results of your drainage and water search back to you within two working days, though this can vary when we are searching areas other than Wessex. But, there is also an onus on you to understand and interpret the search results you receive. That’s why Wessex Searches produced a guide to the CON29DW. All of the feedback indicates that it’s been a very useful tool for many solicitors and other conveyancing professionals.”

Wessex Searches’ Conveyancers’ Guide to the CON29DW Drainage and Water Enquiry is designed to:

- Help you understand and interpret the CON29DW Drainage and Water Enquiry questions
- Illustrate where helpful the context and reasoning behind the questions
- Explain the implications of answers you may receive
- Provide examples of important details to look out for
- Highlight certain risk areas
- Provide a guide to commonly used water and sewerage industry terminology.

“Our Conveyancer’s Guide to the CON29DW Water and Drainage Enquiry guides you through each of its 25 questions with a simple overview of what makes each question important, the type of information that the question will elicit, guidance on how to interpret that information, background to any relevant legislation the question relates to, and a list of ‘points to note’.”

“It’s worth all of the conveyancing practitioners in your firm reading a copy as part of their training and preparation, and keeping a copy on their shelf for reference.”

Frequently asked questions.

These are some of the questions that we are most often asked about the CON29DW Drainage and Water Enquiry.

Is it for commercial property?

No. This search only relates to residential property – but it does cover buyers, tenants, lenders and vendors.

Is it for development sites?

Yes. The CON29DW covers both existing properties and development sites.

Can Wessex Searches only deliver a CON29DW report for properties within the Wessex Water catchment?

No. We can carry our searches in any area of the UK.

If you would like copies of the Wessex Search Conveyancers’ Guide to the CON29DW for all of your conveyancing professionals, just email us on contactus@wessexsearches.co.uk or call on 01225 526206.