



Useful guide: conveyancing terms

What do conveyancing terms mean?

Anti-money laundering electronic check

To comply with Money Laundering Regulations, we will be obliged to ask for identification, usually your passport or driving licence and a recent utility bill (in the last 3 months) for the purposes of an electronic ID check.

Chancel Liability Indemnity Insurance

Landowners can be required to contribute towards the repair of the chancel (the part of the church containing the altar and the choir) of an Anglican parish church. When local rectors owned land in the parish, they were responsible for repairing the chancel using money produced from the land. These days, the liability to pay for the repair of the chancel can remain with the land sold.

Drainage search fee

The search will reveal whether the property is connected to mains water, mains drainage and surface water drainage and if a water meter is present. It will also reveal whether there are any publicly maintained drains running through the land.

Environmental search fee

A search against a property to check whether there is any record kept to suggest that the property may be affected by contamination or other environmental issues such as flooding, radon, ground instability, wind farms or solar farms.

Final Search Fee

A search to confirm no adverse entries have been entered on the Title since the initial Title information was provided. Also includes a Bankruptcy Search if you are taking a mortgage.

Land Registry Fee

A fee payable to the Land Registry to register any change affecting the property including a change of ownership.

Local authority search fee

A search carried out at the local authority to check whether there have been any notices registered affecting the use of the property or any proposals for the neighbourhood which may directly affect the property. It also gives us planning and building regulations information. Replies to this search only relate to the property you are purchasing. Information regarding neighbouring properties can be obtained with additional searches – please ask us for more details of the scope and costs.

Stamp Duty Land Tax

A tax paid to the government on the purchase of a property over a certain value. This is a personal tax liability payable by the buyer. Commonly abbreviated to SDLT.

TMNLIS Case Charge

This is a fee incurred so that your searches can be applied for electronically which ensures they are received quickly and efficiently.