



# SEARCH DIRECT UK LIMITED

Agents to the Legal, Property & Accountancy Professions

Tel 08000 743771  
www.sdsd.co.uk

Fax 08000 852678  
www.conveyit.co.uk

mail@sdsd.co.uk  
www.birr.co.uk

**SEARCH**  
DIRECT UK Ltd

Search Direct South Wales, GWS Legal Services & BIRR Legal Services  
ConveyIT House, 28 Coity Road, Bridgend, CF31 1LR, DX 38024 Bridgend

*Pricelist*  
August 2010i  
Page 1 of 3

## SEARCH FEES AUGUST 2010

PERSONAL LOCAL AUTHORITY SEARCH	Fee Exc Vat	Fee Inc Vat
Blaenau Gwent & Bridgend	45.00	52.88
<a href="#">Caerphilly, Cardiff, Carmarthenshire &amp; Ceredigion</a>	45.00	52.88
Merthyr Tydfil & Monmouthshire	45.00	52.88
<a href="#">Neath Port Talbot &amp; Newport</a>	45.00	52.88
Pembrokeshire & Powys (Brecknockshire)	45.00	52.88
<a href="#">Rhondda Cynon Taff</a>	45.00	52.88
Swansea	45.00	52.88
<a href="#">Torfaen</a>	45.00	52.88
Vale of Glamorgan	45.00	52.88
<a href="#">All other Welsh Local Authorities</a>	70.00	82.25
All English Local Authorities	70.00	82.25
PERSONAL LOCAL AUTHORITY SEARCH (PLAS) WITH CON29R INFORMATION (Where information is withheld on a PLAS and is available at an additional fee)	Price On Application	
OTHER SEARCHES	Fee Exc Vat	Fee Inc Vat
<a href="#">Optional Enquiries 4 - 22 (fee per optional – some may incur additional disbursements)</a>	10.00	11.75
Drainage Search without a plan (Welsh Water only)	15.00	17.63
<a href="#">Personal CON29DW (Welsh Water area)</a>	20.00	23.50
Personal CON29DW (English Water Companies)	30.00	35.25
<a href="#">Official CON29DW (Welsh Water only)</a>	30.00	35.25
Official CON29DW Southern, Wessex or United Utilities	39.00	45.83
<a href="#">Official CON29DW Anglian, Northumbrian or Yorkshire Water</a>	41.00	48.18
Official CON29DW Severn Trent, South West or Wessex Water	44.00	51.70
<a href="#">Official CON29DW Thames Water</a>	49.00	57.58
<a href="#">Coal Mining Search Residential</a>	25.00	29.38
Coal Mining Search Commercial	58.00	68.15
<a href="#">Interpretive Coal Mining Report</a>	75.00	88.13
Tin & China Clay Search (Devon & Cornwall)	50.00	58.75
<a href="#">PinPoint Chancel Liability Search Report</a>	13.61	16.00
<a href="#">PinPoint Chancel Insurance 1 Million Indemnity</a>	-	42.63
<a href="#">PinPoint Chancel Insurance 2 Million Indemnity</a>	-	110.88
<a href="#">PinPoint Policies for 2 Million Plus Indemnity and Commercial Policies – Price on Application</a>		
<a href="#">ChancelCheck</a>	15.00	17.63
Chancel Repair Search	110.00	129.25
<a href="#">Company Mortgage Search (Conveyancing Search)</a>	12.50	14.69
Full Company Search	25.00	29.38
<a href="#">Partial Company Search</a>	10.00	11.75
Status Report (Full Company Search & Credit Rating)	30.00	35.25
<a href="#">Energy Performance Certificate Residential – South Wales</a>	45.00	52.88
Energy Performance Certificate Residential – Elsewhere	60.00	70.50
<a href="#">Energy Performance Certificate Commercial</a>	Price On Application	
See page 3 for details of all floor plans and epc/floor plan packages		



# SEARCH DIRECT UK LIMITED

Agents to the Legal, Property & Accountancy Professions

Tel 08000 743771  
www.sdsd.co.uk

Fax 08000 852678  
www.conveyit.co.uk

mail@sdsd.co.uk  
www.birr.co.uk

**SEARCH**  
DIRECT UK Ltd

Search Direct South Wales, GWS Legal Services & BIRR Legal Services  
ConveyIT House, 28 Coity Road, Bridgend, CF31 1LR, DX 38024 Bridgend

Pricelist  
August 2010i  
Page 2 of 3

## ENVIRONMENTAL & PLANNING REPORTS (01.10)

LANDMARK	Fee Exc Vat	Fee Inc Vat
<b>Residential:</b>		
Envirosearch Residential (1)	41.70	49.00
Plansearch Residential (1)	21.00	24.68
Plansearch Plus (1)	28.00	32.90
Envirosearch & Plansearch Combined (1)	60.00	70.50
Envirosearch & Plansearch Plus Combined (1)	65.00	76.38
Envirosearch & Plansearch Plus & Homecheck Professional Ground Stability Report (1)	75.00	88.13
<b>Commercial:</b>		
Plansearch Commercial (1)	100.00	117.50
Sitecheck Data (Envirosearch Commercial) (1)(2)	96.00	112.80
Sitecheck Assess (Sitecheck) (up to 2 hectares) (1)(3)	149.00	175.08
Sitecheck Review (Sitescope Environmental Report with RPS Risk Assessment) (1)(3)	219.00	257.33
Sitecheck Review & Full Data Pack (Sitescope Environmental Report with RPS Risk Assessment) (1)(3)	245.00	287.88

HOMECHECK	Fee Exc Vat	Fee Inc Vat
<b>Residential:</b>		
Homecheck Professional Residential (1)	35.70	41.95
Homecheck Contamination Report	23.00	27.03
Homecheck Ground Stability Report	19.00	22.33
Homecheck Flood Report Residential	16.15	18.98
Homecheck Professional Residential & Land Insurance up to 0.5 acre	72.00	77.25
Homecheck Professional Residential & Land Insurance over 0.5 acre	100.00	105.25
Homecheck Land Insurance up to 0.5 acre	50.00	50.00
Homecheck Land Insurance over 0.5 acre	80.00	80.00
Homecheck Professional Residential & Plansearch Combined (1)	54.00	63.45
Homecheck Professional Residential & Plansearch Plus Combined (1)	59.00	69.33
Homecheck Professional Environmental Report & Plansearch Plus & Homecheck Professional Ground Stability Report (1)	69.00	81.08

(1) Additional full colour copies available at £1.25 plus Vat each.

(2) Price applies for sites up to 150,000 Square Metres, price on request for larger sites.

(3) Price applies for sites up to 20,000 Square Metres, price on request for larger sites.

SITECHECK FLOOD REPORTS	Fee Exc Vat	Fee Inc Vat
Sitecheck Flood Report upto 250 sqm	95.00	111.63
Sitecheck Flood Report 251 sqm to 20,000sqm (2 Hectares)	120.00	141.00
Sitecheck Flood Report 20,001 sqm to 50,000 sqm (2 to 5 Hectares)	145.00	170.38
Sitecheck Flood Report 50,001 sqm to 100,000 sqm (5 to 10 Hectares)	180.00	211.50
Sitecheck Flood Report 100,001 sqm to 150,000 sqm (10 to 15 Hectares)	220.00	258.50
Sitecheck Flood Report 150,001 sqm to 250,000 sqm (15 to 25 Hectares)	280.00	329.00

Promap Utilities Report	Fee Exc Vat	Fee Inc Vat
<b>New Utilities Report – the report outlines feature below the surface such as gas and oil pipelines, electricity cables, telecommunication wires, fibre-optic cables, mains water supplies and sewers.</b>		
Standard Service – 20 day turnaround	350.00	411.25
Premium Service – 10 day turnaround	450.00	528.75
Express Service – 5 day turnaround	550.00	646.25
<i>Fees include disbursements and are fixed for sites under 15ha in area or 1400m perimeter, larger areas poa</i>		



# SEARCH DIRECT UK LIMITED

Agents to the Legal, Property & Accountancy Professions

Tel 08000 743771  
www.sdsww.co.uk

Fax 08000 852678  
www.conveyit.co.uk

mail@sdsww.co.uk  
www.birr.co.uk

**SEARCH**  
DIRECT UK Ltd

Search Direct South Wales, GWS Legal Services & BIRR Legal Services  
ConveyIT House, 28 Coity Road, Bridgend, CF31 1LR, DX 38024 Bridgend

Pricelist  
August 2010i  
Page 3 of 3

## EPCs & FLOOR PLANS AUGUST 2010

EPCS	Fee Exc Vat	Fee Inc Vat
Domestic EPC – South Wales	45.00	52.88
Domestic EPC – Elsewhere	60.00	70.50
Commercial EPC	Price On Application	

FLOOR PLANS	Fee Exc Vat	Fee Inc Vat
Basic Floor Plan	45.00	52.88
Normal Floor Plan	60.00	70.50
Advanced Floor Plan	90.00	105.75
Licensed Premises Floor Plan	150.00	176.25
Residential Lease Plan	125.00	146.88
Commercial Lease Plan*	150.00	176.25

EPC & FLOOR PLANS	Fee Exc Vat	Fee Inc Vat
Domestic EPC & Basic Floor Plan	55.00	64.63
Domestic EPC & Normal Floor Plan	60.00	70.50
Domestic EPC & Basic Floor Plan	70.00	82.25
Domestic EPC & Normal Floor Plan	80.00	94.00
Commercial EPC & Floor Plans	Price On Application	

### Floor Plan Options:

Basic Floor Plan – We visit the property and produce a finished floor plan. This option does not include an accompanying location plan

Normal Floor Plan – As the Basic Floor Plan but with an accompanying location plan

Advanced Floor Plan – As the Normal Floor Plan but for the more complex, unconventional shaped and/or for the larger property

Licensed Premises Floor Plan – Floor Plans drawn for licensed premises in accordance with the Licensing Act 2003

Residential Lease Plan – Floor Plans drawn in accordance with Land Registry Practice Guide 40 and including an Ordnance Survey location plan

Commercial Lease Plan - Floor Plans drawn in accordance with Land Registry Practice Guide 40 and including an Ordnance Survey location plan but on Commercial, Industrial & mixed properties

\* Commercial Lease Plans - fee subject to the size and complexity of the property

COMPANY FORMATIONS	Fee Exc Vat	Fee Inc Vat
<i>BIRR Legal Services specialises in Company Formations and was acquired by Search Direct UK Ltd in Feb 2009. We offer a full range of Company Formations and Company Secretarial Services</i>		
Email Company Kit	55.00	64.63
Emailed Guarantee Company Kit	65.00	76.38
Basic Company Kit	95.00	111.63
Standard Company Kit	125.00	146.88
Full Company Kit	150.00	176.25
Limited by Guarantee Company Kit	205.00	240.88
PLC Company Kit	250.00	293.75
LLP Company Kit	150.00	176.25

*For full details regarding Company Formations. Company Searches & Company Secretarial Services contact the Company Formation team on 08000743771, www.birr.co.uk*