

SCHEDULE 6

General provision about searches and search reports

PART 1

All search reports (other than official search certificate of the local land charges register)

General requirements

1. A search report must contain the following information—
 - (a) the address of the premises in respect of which the search is conducted;
 - (b) a statement of whether the following persons have any personal or business relationship with any person involved in the sale of the property (if such a relationship exists)—
 - (i) a person who conducted the search; and
 - (ii) a person who prepared the search report;
 - (c) such enquiries as formed the basis of the search and the information sought;
 - (d) subject to paragraph 3, the results of the search;
 - (e) the date on which the search was completed;
 - (f) a description of the records searched, and the name and address of the person who holds them;
 - (g) if the records searched are derived from other records, a description of those other records and the name and address of the person who holds them;
 - (h) a description of how relevant documents can be obtained (if they are not included in the home information pack under regulation 9(o) or otherwise);
 - (i) the names and addresses of the parties to the arrangements—
 - (i) under which the search was conducted; and
 - (ii) if different, under which the search report was prepared;
 - (j) the name of the persons liable in each of the following events—
 - (i) any negligent or incorrect entry in the records searched;
 - (ii) any negligent or incorrect interpretation of the records searched; and
 - (iii) any negligent or incorrect recording of that interpretation in the search report;
 - (k) a description of such complaints or redress procedures as exist in relation to the report; and
 - (l) the terms on which the report is made, including—
 - (i) the terms required by paragraphs 5, 6 and 7; and
 - (ii) the names of the persons who are liable to make the payments described in paragraphs 4(g), 4(h)7(b) and 7(c).