

Home > Residents > Planning environment and community > Land charges > Local authority local land charge searches

Local authority local land charge searches

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[Skip to main content](#)  

Changes to service

From the 20 November 2018 Blackpool Council will no longer provide a local land charge search service. To ensure all responses are issued before this date, Blackpool Council will be unable to accept LLC1 search requests after 12.00pm on Monday 12 November 2018.

After this date, the Local Land Charges Register will have been migrated to HM Land Registry and you will be able to access a new digital service through your portal account, business gateway and on the HM Land Registry pages on GOV.UK

Blackpool Council will continue to provide replies to Con29 enquiries

For more information visit Gov.uk and search Land Charges.

A Local Land Charge search reveals any restriction on a particular piece of land to limit the use of the land or to secure payment of a sum of money and is binding on successive owners or occupiers of the land.

A standard search comprises two parts:

- LLC1 - registerable charges, improvement grants, Tree Preservation Orders etc. (Available from HM Land Registry)
- CON29R - road schemes, planning history etc.

In addition the CON29O covers optional enquiries including public paths, byways and common land.

A search is backed up by the original source documents and the Land Charges Register, which is regularly updated.

The value of having a fully authenticated accurate search cannot be underestimated and you can instruct your solicitor to use the local authority rather than a commercial entity to carry out your search.

Fees

Land charges fees 4 July onwards

Type	Fee
LLC1	£11 - Service not provided by Authority after 12 November
LLC1 (additional parcel)	£1 per parcel - Service not provided by Authority after 12 November
CON29 (residential)	£127.50
CON29 (commercial)	£136
CON29 (additional parcel)	£15 per parcel
CON29 (component date)	Varies per question

Following the HMRC's decision that CON29 and O products, submitted to the local authority, are considered to be refined data and are therefore subject to VAT at the standard rate of 20%, we will be increasing our fees for these products by 20% effective from 1 April 2017, detailed below. The statutory LLC1 is unaffected by this charge in fees.

Submitting CON29 and LLC1

Residential (LLC1 £11+ CON29 £127.50 + VAT £25.50) £164 (LLC1 - Service not provided by Authority after 12 November)

Commercial (LLC1 £11 + CON29 £136 + VAT £27.20) £174.20 (LLC1 - Service not provided by Authority after 12 November)

Submitting LLC1 Only

LLC1 £11 (LLC1 - Service not provided by Authority after 12 November)

Submitting CON29 Only

Residential (CON29 £127.50 + VAT £25.50) £153

Commercial (CON29 £136 + VAT £27.20) £163.20

Additional parcels

CON29 (£15 + VAT £3) £18

LLC1 (£1 + VAT £0) £1 (LLC1 - Service not provided by Authority after 12 November)

CON290

CON290 (£9 per question + VAT £1.80 per question) = £10.80 per question

Submitting a search request

To make a search request you will need to:

- Provide the full address of the property
- Send us a location plan with the area to be searched marked in red
- Pay the appropriate fee

Ways of submitting a search request

Post

For a search of the Local Land Charges Register send a completed LLC1. For a search of the Register and replies to Enquires send a completed LLC1 and Con29R. For additional questions send CON290

Payment can be made by telephoning 01253 476334 or by cheque made payable to Blackpool Council. Send the forms (and cheque if applicable) to:

Local Land Charges
PO Box 17
Municipal Buildings
Corporation Street
Blackpool
FY1 1LZ

Your search will be returned to you by email or post if requested.

Third party

- Via National Land Information Service (NLIS) (You will need to register with them)
- Via other search channels (You will need to register with them)

Component data

If you only require part of a search you can select different components. The easiest way is by using [Public Access](#) and paying the fee online.

Drainage

Drainage enquiries should be sent to : United Utilities, Map Services, Stephens Way, Goose Green, Wigan WN3 6PJ or DX 719690 Wigan 8. Telephone 0870 7510101

Copy documents

Requests for copies of documents relating to any Local Land Charges search should be emailed to: land.charges@blackpool.gov.uk or forwarded in writing to the postal address above.

The fee for this will be notified to you as it will vary according to the nature of the document requested.

Copy Decision Notices and Completion Certificates are currently charged at £20 each.

[↑ Back to top](#)



Residents

Advice-and-support
Benefits
Blackpool-Illuminations
Council-tax
Education-and-schools
Health-and-social-care
Housing
Libraries-arts-and-heritage
Life-events
Parking-roads-and-transport
Parks-and-community-facilities
Planning-environment-and-community
Sports-and-leisure
Waste-and-recycling

Business

Business-rates
Business-support-and-advice
Commercial-waste
Food-hygiene
Licensing-and-permits
Residential-landlords
Working-with-the-council

Your Council

Blackpool-Council-jobs
Citizenship
Community-rights
Council-meetings
Creating-a-better-Blackpool
Have-your-say
Statistics-and-research
The-Council
Transparency-and-open-data
Voting-and-elections
Your-councillors