



**CNC**  
**SEARCHES LTD**  
CONVEYANCING SEARCH SPECIALISTS

WE DO IT  
FAST  
WE DO IT  
RIGHT!

# THE UK'S LEADING PROVIDER OF CONVEYANCING SEARCHES

Professional, competitive and flexible conveyancing services for commercial and residential properties since 2010.

# WHY BUSINESSES CHOOSE CNC SEARCHES LTD?

As a property professional or homebuyer involved with the sale or rent of a property, you need an experienced partner who can provide a range of administrative services and searches as and when you need them in order for the transaction to run smoothly.

We excel in providing compliant data quickly and efficiently according to your specific needs.

Likewise if you're a business owner and want more information about a company or director you want to work with, you need a detailed company search and you need it fast.

## ***WE ARE;***



### ***FAST***

Conveyancing searches and certificates typically turned around within 3-5 days



### ***DETAILED***

Report and certificates carefully prepared by experienced professionals



### ***SAFE***

A fully insured, Data Protection Licensed, COPSO and PCCB Registered company





## **WE HAVE;**

### ✓ **ONE-STOP SERVICE**

With a simple call or email, you have access to a range of professional property services.

### ✓ **FAST AND EFFICIENT**

Our call centres are open 24 hours a day, 7 days a week and are waiting for your instruction.

### ✓ **TIME-SAVING, COST-SAVING**

By instructing us to handle your administrative services, transactions can be completed more quickly.

### ✓ **PROFESSIONAL INDEMNITY INSURANCE**

For your peace of mind, our searches are covered by a £2 million indemnity insurance policy.

### ✓ **A FLEXIBLE AND PERSONAL SERVICE**

We offer a tailor-made service to suit your requirements.

### ✓ **ADVANCED TECHNOLOGY**

Our searches are powered by award-winning NLIS (The National Land Information Service) technology used throughout the property industry in England and Wales.

### ✓ **AROUND THE CLOCK CUSTOMER SERVICE**

All members of our team are professionally qualified and ready to provide fast and accurate reports 24 hours a day.



# COMMERCIAL CONVEYANCING SEARCHES

As a solicitor or conveyancer, you need to identify any risk that affects the value of your clients' commercial property. From planning permission granted to issues around common drains and access rights.

The information you receive needs to be up-to-date and thorough, so you can advise your client on the next steps to take.

We provide a fast and comprehensive conveyancing service that conveniently puts all your commercial conveyancing searches in one place.

Working with solicitors and conveyancers across the UK, we have built a reputation for great customer service and a team that goes the extra mile for clients. It's why we have so many longstanding customers.

## WHAT OUR CLIENTS ARE SAYING?

“ We deal with many portfolio transactions and speed is of the essence for our professional landlords and investors. The added bonus is also that there is always someone available to speak to on the telephone should the need arise. ”

**Philip Ross Solicitors,  
Central London Office**

## OUR COMMERCIAL CONVEYANCING SEARCHES INCLUDE:

- Local authority search (*official and regulated / personal*)
- Commercial drainage and water search
- Commercial environmental search
- Chancel search (*chancel check and repairs*)
- Utility search (*full and essential*)
- Highways Search
- Energy and infrastructure Search (*includes HS2 and Crossrail Search*)
- Commercial plan searches (*search of planning applications relating to properties or land in the area*)

“ THE RIGHT INFORMATION AT YOUR FINGERTIPS  
WHEN YOU NEED IT ”

# RESIDENTIAL CONVEYANCING SEARCHES

When it comes to buying a home, it's important to have as much information about the property as possible. For example, whether or not the road serving it is a publicly adopted highway, whether there are any mineshafts in the immediate vicinity and whether it's subject to any planning enforcement notices.

We submit a number of enquiries to various authorities including local authorities, the Environmental Agency, and Coal and Water authorities so you and the mortgage lender are fully informed.

We provide a fast and comprehensive service that conveniently puts all your residential conveyancing searches in one place.

## WHAT OUR CLIENTS ARE SAYING?

“ CNC Searches is a dependable and integral part of our client offering. Their speed of response and personal care is continually demonstrated and greatly appreciated. I am delighted with the consistent service and the CNC commitment to assisting us in offering a first rate service. ”

**Daniel Abraham, Partner,  
Memery Crystal LLP, Central London**

## OUR RESIDENTIAL CONVEYANCING SEARCHES INCLUDE:

- Local authority search (Official & Regulated / Personal)
- Drainage and water reports
- Environmental reports
- Chancel reports (chancel check and repairs)
- Plan searches (search of planning applications relating to properties or land in the area)
- Energy and infrastructure searches (including HS2 and Crossrail search)
- Highways search

“ **FAST, PROFESSIONAL AND LOW-COST  
SERVICES AND SEARCHES WHEN YOU NEED IT** ”



# COMPANY SEARCHES

When it comes to investing time, money and effort into working with an organization, you need to make sure they are as dependable as they say they are. How long have they been in operation? **How viable is the business? Have they got money in the bank? Are suppliers paid on time? Are there any CCJs outstanding?**

If you want to say goodbye to poor business relationships, bad debt and risking your cashflow it's important to know the financial strength of a company before entering into contracts or long-term agreements.

On your behalf we search data from numerous sources including Companies House, The County Courts Insolvency Service, the London and Edinburgh Gazette and Registries Trust.

CREDIT HISTORY

## WHAT OUR CLIENTS ARE SAYING?

“ I have used CNC Searches for over 7 years. They always provided a personal, yet professional, client focused service. I will always be grateful to CNC Searches who has always been on hand to help me even on those occasions when searches are required with a quick turnaround. CNC Searches have always delivered! ”

**Joanne Cummings, Solicitor**

## OUR COMPANY SEARCHES INCLUDE:

- Company and director credit reports
- Full company search with accounts
- Dun and Bradstreet company search

“ **EVERYTHING YOU NEED TO KNOW ABOUT  
YOUR CUSTOMERS AND SUPPLIERS** ”



# LANDLORD & ESTATE AGENCY SERVICES

## WHAT OUR CLIENTS ARE SAYING?

“ First class service, what I want, when I want it, flexible as I need it. ”  
**Roger Sinclair, Epping**

As a landlord or estate agent, it's important to choose an administrative partner who can get you the information you need, when you need it.

The information needs to be fast, accurate and detailed so you can make an informed decision about a tenant or property – and do so quickly.

Whether you need an Instant Credit Check, Tenant Reference or an Energy Performance Certificate we've made the process as simple and as convenient as possible.

Our Instant Credit Checks are completed within 5-10 minutes and our Express tenant references are completed within 24 hours.

## OUR LANDLORD & ESTATE AGENCY SERVICES INCLUDE:

- Credit and reference check
- Express tenant reference report
- Gas and Electric Safety Certificates

“ **PROFESSIONAL SUPPORT**  
**WHEN YOU NEED IT** ”

“ CNC Searches Ltd is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code and is also registered with the Information Commissioners Office under the Data Protection act as a Data Controller, Registration Number: Z2826366. We are also registered with the Council of Property Search Organisations (CoPSO), the major trade association for the property search industry. ”