

Regulated Local Search

Land Charges Summary

This search reveals 3 registration(s) as described in the schedule hereto.



Planning Permissions

Sections 1.1a-1.1i

Yes



Building Regulations Approval

Sections 1.1j-1.1l

Yes



Planning Designations and Proposals

Section 1.2

Identified



Roads

Roads, Footways, and Footpaths
Maintained at Public Expense
Section 2.1

Public

Other Matters



Nearby Road Schemes

Section 3.4

No



Nearby Railway Schemes

Section 3.5

Identified



Traffic Schemes

Section 3.6

No

About Your Search

Search Type:

**Land Charges Register and
Complete CON29 Data**

Property:

1 Sample Street
Anytown
Anywhere
AB12 3CD

Cheshire West and Chester Borough
Council (Unitary) Local Authority Code:
0635

Our Reference:

XX/X012345

Your Reference:

XXX-123456-XXX7

Prepared by:

ASearcher

Invoice Number:

X12345678

Date:

18/07/2016

If you require any further information, or if you would like to order any additional recommended searches or insurances, please do not hesitate to contact our Customer Service Team on:



0800 052 0117



cs@onesearchdirect.co.uk

Contents

This report is divided into the following colour codes for ease of interpretation:-

Search of Local Land Charges Register
Local Search Enquiries
Planning and Building Regulation Decisions and Pending Applications
Planning Designations and Proposals
Roads, Footways and Footpaths
Public Rights of Way
Land Required for Public Purposes
Drainage Matters
Nearby Road Schemes
Nearby Railways Schemes
Traffic Schemes
Outstanding Notices
Contravention of Building Regulations
Notices, Orders, Directions, and Proceedings under Planning Acts
Community Infrastructure Levy (CIL)
Conservation Areas
Compulsory Purchase
Contaminated Land
Radon Gas
Assets of Community Value

If you require assistance in interpreting this report, call our customer services desk on **0800 052 0117** or email cs@onesearchdirect.co.uk.

The information in this Search Report has been prepared following a search of (a) publicly available property related information held by the relevant local authority; and (b) property related information derived from the relevant local authority held by OneSearch Direct Ltd.

Search of Local Land Charges Register

Subjects: 1, Sample Street, Anytown, Anywhere, AB12 3CD
Date of Search Report: 18/07/2016
Search Report No: 01234567
Search Report Prepared By: ASearcher

Charges on Register

03 - Planning Charges			
Description Of Charge (including reference to appropriate statutory provision)	Originating Authority	Place Where Relevant Documents May Be Inspected	Date Of Registration
TLC Ref: XX000001. (The County Palatine of Chester (Areas of Special Control) Order 1955, made under the Town and Country Planning (Control of Advertisements) Regulations 1948, and the Town and Country Planning Act 1947 as amended by the Vale Royal Borough Council Area of Special Control Modification Order sealed on 6th March 1996 defining as areas of special control for the purpose of these regulations.) 14/07/2014 designated by virtue of Town and Country Planning (Control of Advertisements) Regulations 1948 and the Town and Country Planning Act 1947 (Advertisement Control Order).	Vale Royal Borough Council	Wyvern House The Drummer Winsford Cheshire CW7 1AH.	6/3/1996
TLC Ref: XX000002. Application Number: 0/12345. 1 Sample Street, Anytown, Anywhere. Extension to form living room over existing garage. Approved with conditions. 04/11/1987	Vale Royal Borough Council	Wyvern House The Drummer Winsford Cheshire CW7 1AH.	4/11/1987
TLC Ref: XX000003. Application Number: 0/67890. 1 Sample Street, Anytown, Anywhere. Rear porch. Approved with conditions. 08/04/1999	Vale Royal Borough Council	Wyvern House The Drummer Winsford Cheshire CW7 1AH.	8/4/1999

Local Search Enquiries

Subjects: 1, Sample Street, Anytown, Anywhere, AB12 3CD
 Date of Search Report: 18/07/2016
 Search Report No: 01234567
 Search Report Prepared By: ASearcher

Local Search Enquiries deal with entries which affect the subjects of search but which have not been registered as a Land Charge by the Local Authority.

Information relating to applications, consents, designations, notices, orders and other items which are disclosed in the search of the Land Charges register will not be duplicated below.

Planning and Building Regulation Decisions and Pending Applications

1.1. Which of the following relating to the property have been granted, issued or refused or (where applicable) are the subject of pending applications:-

1.1

Section 1.1 (a) Planning Permissions				Yes
	Decision	Date	Application Type	
1/23456 Proposal Rear porch	Approved		Planning	
Section 1.1 (b) Listed Building Consents				None
Section 1.1 (c) Conservation Area Consents				None
Section 1.1 (d) Certificate of Lawfulness of Existing Use or Development				None
Section 1.1 (e) Certificate of Lawfulness of Proposed Use or Development				None
Section 1.1 (f) A Certificate of Lawfulness of Proposed Works for Listed Buildings				None
Section 1.1 (g) A Heritage Partnership Agreement				None
Section 1.1 (h) A Listed Building Consent Order				None
Section 1.1 (i) A Local Listed Building Consent Order				None
Section 1.1 (j) Building Regulations Approvals				Yes
	Decision	Date	Application Type	
1987/00000/XX Proposal Extension at first floor level to form sitting room	Granted		Building Regulation Approval	
Section 1.1 (k) Building Regulations Completion Certificate				Yes
	Decision	Date	Application Type	
1987/00001/XX Proposal Extension at first floor level to form sitting room	Issued	14-Apr-1988	Building Regulation Completion Certificate	
Section 1.1 (l) Any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme?				Yes
	Decision	Date	Application Type	
10/0003/XX Proposal Commission pressure jet appliance installation Boiler Room	Registered	7-Sep-2010	Any Building Regulations Certificate or Notice Issued in Respect of Work Carried out under a Competent Person Self Certification	

BC/2010/00004 /XX	Registered	7-Sep-2010	Any Building Regulations Certificate or Notice Issued in Respect of Work Carried out under a Competent Person Self Certification
Proposal Commission pressure jet appliance installation Boiler Room			
Informative <i>The seller or developer should be asked to provide evidence of compliance with building regulations. This search reports information on planning and other matters relating to the subject property only. If required, information relating to other properties in the vicinity can be supplied on receipt of a separate search request.</i>			
Informative <i>The Local Authority's computerised records of planning and building control documents do not extend back before planning - 01/01/1974 - and building control - 01/01/1974 - and replies will only cover the period since that date. If earlier history is required, please contact the Planning & Building Control Department - refer to search information sheet for contact details</i>			
Informative <i>With regards to 1.1(i) please note the Local Authority may not always be aware of such works and enquiries should also be made of the seller.</i>			

Planning Designations and Proposals

1.2. What designations of land use for the property or the area, and what specific proposals for the property, are contained in any existing or proposed development plan?		See details below	1.2
Vale Royal Borough Council Local Plan - First Review Alteration Adopted#1280Adopted		16/06/2006	
Local Plan Policy	Liverpool Air Traffic Aerodrome Safeguarding		
Local Plan Policy	Borough Boundary		
Local Plan Policy	North Cheshire Green Belt		
Local Plan Policy	Mersey Community Forest		
Informative <i>This reply reflects the Policies or Proposals in any existing adopted Development Plan and in any formally proposed Alteration or Replacement Plan, but does not include Policies contained in Planning Guidance Notes or Supplementary Planning documents. Further enquiries should be made to the Local Authority (refer to Search Information Sheet).</i>			

2.1 Which of the roads, footways and footpaths named in the application for this search (via boxes B and C) are:-

2.1

(a) Highway Maintainable at Public Expense				Public
Name	Carriageway	Footway	Footpath	Verge
Sample Street, Anytown	Public	Public	None	None
Sample Lane, Anytown	Public	Public	None	None
(b) Subject to adoption and supported by a bond or bond waiver				No
(c) To be made up by a local authority who will reclaim the cost from the frontagers; or				No
(d) To be adopted by a local authority without reclaiming the cost from the frontagers?				No
Informative Any further enquiries should be made to the Local Authority's Highways Department (refer to Search Information Sheet).				

2.2 Is any public right of way which abuts on, or crosses the property, shown on a definitive map or revised definitive map?

No

2.2

Informative

Please note additional public rights of way may exist other than those shown on the definitive map.

2.3 Are there any pending applications to record a public right of way that abuts, or crosses the property, on the Register?

No

2.3

Informative

Please note additional public rights of way may exist other than those shown on the definitive map.

2.4 Are there any legal orders to stop up, divert, alter or create a public right of way which abuts, or crosses the property not yet implemented or shown on a definitive map?

No

2.4

Informative

Please note additional public rights of way may exist other than those shown on the definitive map.

2.5 If so, please attach a plan showing the approximate route

No

2.5

Other Matters

Apart from matters entered on the registers of local land charges, do any of the following matters apply to the property? If so please refer to Search Information Sheet for contact details. Note: Matters entered onto the Local Land Charges Register, or visibly by property/site inspection, will not be referred to (where relevant) in answer to the enquiries 3.1 to 3.15 below

Land Required for Public Purposes

3.1. Is the property included in land required for public purposes?

No

3.1

Land to be Acquired for Road Works

3.2. Is the property included in land to be acquired for road works?

No

3.2

Drainage Matters

3.3. Is the property:-

3.3

(a) Served by a sustainable urban drainage system (SuDS)?

Not Available

(b) Are there SuDS features within the boundary of the property? If yes, is the owner responsible for maintenance?

Not Available

(c) If the property benefits from a SuDS for which there is a charge, who bills the property for the surface water drainage charge?

Not Available

Informative

Many Local Authority records do not allow for the provision of comprehensive answers for these questions. We therefore recommend checking planning approvals, Section 106 Agreements and referring to the vendor in order to establish if the property is served by a Sustainable Urban Drainage System."

Nearby Road Schemes

3.4. Is the property (or will it be) within 200 metres of any of the following?

No

3.4

- (a) The centre line of a new trunk road or special road specified in any order, draft order or scheme;
- (b) The centre line of a proposed alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway;
- (c) The outer limits of construction works for a proposed alteration or improvement to an existing road, involving-
 - i) Construction of a roundabout (other than a mini-roundabout); or
 - ii) Widening by construction of one or more additional traffic lanes;
- (d) The outer limits of-
 - i) Construction of a new road to be built by a local authority
 - ii) An approved alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway; or
 - iii) Construction of a roundabout (other than a mini-roundabout) or widening by construction of one or more additional traffic lanes
- (e) The centre line of the proposed route of a new road under proposals published for public consultation; or
- (f) The outer limits of-
 - i) Construction of a proposed alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway;
 - ii) Construction of a roundabout (other than a mini-roundabout); or
 - iii) Widening by construction of one or more additional traffic lanes, under proposals published for public consultation?

Informative

A mini roundabout is a roundabout having a one way circulatory carriageway around a flush or slightly raised circular marking less than 4 metres in diameter and with or without flared approaches.

Nearby Railway Schemes

3.5 (a) Is the property (or will it be) within 200 metres of the centre line of a proposed railway, tramway, light railway or monorail?

No

3.5

Informative

Please refer to search information sheet for contact details relating to relevant rail schemes.

3.5 (b) Are there any proposals for a railway, tramway, light railway or monorail within the Local Authority's boundary?

Yes

3.5

Scheme Type	Proposal	Distance to Subjects (metres)
T5(i) - Safeguarding land for the expansion and/or improvement of facilities of Winsford Railway Station	T5(i) - Safeguarding land for the expansion and/or improvement of facilities of Winsford Railway Station	19044
T5(vii) - Safeguarding land for the expansion and/or improvement of facilities of Lostock Gralam Railway Station	T5(vii) - Safeguarding land for the expansion and/or improvement of facilities of Lostock Gralam Railway Station	19242
T6 - Safeguarding Northwich-Middlewich-Sandbach Railway Line	T6 - Safeguarding Northwich - Middlewich - Sandbach Railway Line.	17902
T5(iii) - Safeguarding land for the expansion and/or improvement of facilities of Northwich Railway Station	T5(iii) - Safeguarding land for the expansion and/or improvement of facilities of Northwich Railway Station	17051
T7 - Safeguarding Railway Link adjacent to New Warrington Road	T7 - Safeguarding Railway Link adjacent to New Warrington Road	17224
T5(iv) - Safeguarding land for the expansion and/or improvement of facilities of Greenbank Railway Station	T5(iv) - Safeguarding land for the expansion and/or improvement of facilities of Greenbank Railway Station	14669
T5(ii) - Safeguarding land for the expansion and/or improvement of facilities of Hartford Railway Station.	T5(ii) - Safeguarding land for the expansion and/or improvement of facilities of Hartford Railway Station.	13497
T5(ix) - Safeguarding land for the expansion and/or improvement of facilities of Acton Bridge Railway Station	T5(ix) - Safeguarding land for the expansion and/or improvement of facilities of Acton Bridge Railway Station	10071
T5(x) - Safeguarding land for the expansion and/or improvement of facilities of Cuddington Railway Station	T5(x) - Safeguarding land for the expansion and/or improvement of facilities of Cuddington Railway Station	10514
T7 - Safeguarding Helsby/Mouldsworth Line	T7 - Safeguarding Helsby/Mouldsworth Line	1170
T5(viii) - Safeguarding land for the expansion and/or improvement of facilities of Delamere Railway Station	T5(viii) - Safeguarding land for the expansion and/or improvement of facilities of Delamere Railway Station	6924
T5(vi) - Safeguarding land for the expansion and/or improvement of facilities of Helsby Railway Station	T5(vi) - Safeguarding land for the expansion and/or improvement of facilities of Helsby Railway Station	1709
T5(v) - Safeguarding land for the expansion and/or improvement of facilities of Frodsham Railway Station	T5(v) - Safeguarding land for the expansion and/or improvement of facilities of Frodsham Railway Station	4034
HS2 Phase 2	High Speed Rail Link Phase 2 - Western Leg Manchester route	19564

Informative

Please refer to search information sheet for contact details relating to relevant rail schemes.

Traffic Schemes

3.6 Has a local authority approved but not yet implemented any of the following for the roads, footways and footpaths which are named in Boxes B and C and are within 200 metres of the boundaries of the property:

No

3.6

- (a) Permanent stopping up or diversion;
- (b) Waiting or loading restrictions
- (c) One way driving
- (d) Prohibition of driving
- (e) Pedestrianisation
- (f) Vehicle width or weight restrictions
- (g) Traffic calming works including road humps
- (h) Residents parking controls
- (i) Minor road widening or improvement
- (j) Pedestrian crossings
- (k) Cycle tracks; or
- (l) Bridge building?

Informative

In some circumstances, road closures can be obtained by third parties from magistrate's courts, or can be made by the Secretary of State for Transport without involving the local authority.

Informative

This enquiry is designed to reveal matters that are yet to be implemented and could not therefore be ascertained by a visual inspection. Schemes that have been, or are currently being implemented will not be referred to in answer to this enquiry.

Outstanding Notices

3.7. Do any statutory notices which relate to the following matters subsist in relation to the property other than those revealed in a response to any other enquiry in this schedule:-

No

3.7

- (a) Building Works;
- (b) Environment;
- (c) Health and Safety;
- (d) Housing;
- (e) Highways; or
- (f) Public health?
- (g) Flood and coastal erosion risk management

Contravention of Building Regulations

3.8. Has a local authority authorised in relation to the property any proceedings for the contravention of any provisions contained in building regulations

No

3.8**Notices, Orders, Directions and Proceedings under Planning Acts**

3.9. Do any of the following subsist in relation to the property, or has a local authority decided to issue, serve, make or commence any of the following:-

3.9

(a) Enforcement Notice

No

(b) Stop Notice

No

(c) Listed Building Enforcement Notice	No
(d) Breach of Condition Notice	No
(e) Planning Contravention Notice	No
(f) Other Notice Relating to Breach of Planning Control	No
(g) Listed Buildings Repair Notice	No
(h) In the case of a listed building deliberately allowed to fall into disrepair, a compulsory purchase order with a direction for minimum compensation	No
(i) A Building Preservation Notice	No
(j) A Direction Restricting Permitted Development	No
(k) An Order Revoking or Modifying Permission	No
(l) An Order Requiring Discontinuance of Use or Alteration or Removal of Buildings or Works	No
(m) Tree Preservation Order	No
(n) Proceedings to Enforce a Planning Agreement or Planning Contribution	No

Community Infrastructure Levy (CIL)

3.10 (a) Is there a CIL charging schedule?	No	3.10
(b) If yes, do any of the following subsist in relation to the property, or has a local authority decided to issue, serve, make or commence any of the following:-		
(i) a liability notice?	No	
(ii) a notice of chargeable development	No	
(iii) a demand notice	No	
(iv) a default liability notice?	No	
(v) an assumption of liability notice?	No	
(vi) a commencement notice?	No	
(c) Has any demand notice been suspended?	No	
(d) Has the Local Authority received full or part payment of any CIL liability?	No	
(e) Has the Local Authority received any appeal against any of the above?	No	
(f) Has a decision been taken to apply for a liability order?	No	
(g) Has a liability order been granted?	No	
(h) Have any other enforcement measures been taken?	No	

Conservation Areas

3.11. Do the following apply in relation to the property:-	No	3.11
a) The making of the area a Conservation Area before 31st August 1974; or b) An unimplemented resolution to designate the area a Conservation Area?		

Compulsory Purchase

3.12. Has any enforceable order or decision been made to compulsorily purchase or acquire the property?	No	3.12
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3.13. Do any of the following apply (including any relating to land adjacent to or adjoining the property which has been identified as contaminated land because it is in such a condition that harm or pollution of controlled waters might be caused on the property:-

No

3.13

- a) A contaminated land notice;
- b) In relation to a register maintained under section 78R of the Environmental Protection Act 1990 -
 - I) A decision to make an entry; or
 - II) An entry; or
- c) Consultation with the owner or occupier of the property conducted under Section 78G (3) of the Environmental Protection Act 1990

Informative

A negative reply does not imply that the property is free from contamination or from risk to it, and the reply may not disclose steps taken by another council in whose area adjacent or adjoining land is situated.

The Environment Act 1995 introduced a contaminated land regime forming part IIA of the Environmental Protection Act 1990 which became effective in April 2000. This change saw owner/occupiers become potentially liable for clean up costs as a Class 'B' "Appropriate Person."

Local Authorities are now responsible for preparation of reports on contamination in their respective areas and their subsequent local strategy. Local Authorities will intermittently inspect their areas in respect of contamination and take action against those seriously contaminated areas. Registers of remediation notices and contaminated land identified under Section 78R must also be kept. These registers do not form lists of contaminated sites; rather sites where Remediation Notices have been served. It is intended that information will also be included with regard to the condition of the land in question.

3.14. Do records indicate that the property is in a "Radon Affected Area" as identified by Public Health England or Public Health Wales?

Yes

3.14

Yes, the property is in an area where result not found. of homes are estimated to be at or above the Action Level. See the informative paragraph below for further information that sellers are recommended to provide.

Informative

"Radon Affected Area" means a part of the country with a 1% probability or more of present or future homes being above the Action Level. Such areas are designated by the Health Protection Agency which also advises Government on the numerical value of the "Radon Action Level" (the recommended maximum radon concentration for present homes expressed as an annual average concentration in the home. Radon concentrations above the Action Level should be reduced below it and become as low as reasonably practicable).

The areas are identified from radiological evidence and are periodically reviewed by the Health Protection Agency or its predecessor the National Radiation Protection Board. Existing homes in Affected Areas should have radon measurements. The present owner should say whether the radon concentration has been measured in the property; whether the result was at or above the Action Level and if so whether remedial measures were installed and whether the radon concentration was re-tested to assess the effectiveness of the remedy.

Radon preventative measures are required for new buildings in higher risk areas. For new properties the builder and/or the owners of properties built after 1988 should say whether protective measures were incorporated in the construction of the property.

Further information on radon, including an indicative version of the Radon Affected Areas map, the associated health risks and common questions and answers is available on the Health Protection Agency (HPA) web site (<http://www.hpa.org.uk/radiation/radon/index.htm>). Alternatively information can be requested from HPA by telephone (0800 614529 [24hr] or 01235 822622 [D/T]) or by writing to Radon Studies, Health Protection Agency, Radiation Protection Division, Chilton, Didcot, Oxon, OX11 0RQ.

Assets of Community Value

3.15. (a) Has the property been nominated as an asset of community value? If so:-	No	3.15
(i) Is it listed as an asset of community value?	No	
(ii) Was it excluded and placed on the "nominated but not listed" list?	No	
(iii) Has the listing expired?	No	
(iv) Is the Local Authority reviewing or proposing to renew the listing?	No	
(v) Are there any subsisting appeals against the listing?	No	
(b) If the property is listed:		
(i) Has the Local Authority decided to apply to the Land Registry for an entry or cancellation of a restriction in respect of listed land affecting the property?	No	
(ii) Has the Local Authority received a notice of disposal?	No	
(iii) Has any community interest group requested to be treated as a bidder?	No	

These replies have been given in accordance with the notes appended to CON29 Form.

References to the provisions of particular Acts of Parliament or Regulations include an provisions which they have replaced and also include existing or future amendments or re-enactments.

The replies will be given in the belief that they are in accordance with information presently available to the officers of the replying local authority , but none of the local authorities or their officers accepts legal responsibility for an incorrect reply, except for negligence. Any legal responsibility for negligence will be owed to the person who raised the enquiries and the person on whose behalf they were raised. It will also be owed to any other person who has knowledge (personally or through an agent) of the replies before the time when he purchases, takes a tenancy of, or lends money on the security of the property or (if earlier) the time when he becomes contractually bound to do so.

This Form should be read in conjunction with the guidance notes available separately.

Area means any area in which the property is located.


References to the Local Authority include an predecessor Local Authority and also any Local Authority committee, sub-committee or other body or person exercising powers delegated by the Local Authority and their approval includes their decision to proceed. The replies given to certain enquiries cover knowledge and actions of both the District Local Authority and County Local Authority.


Search Information Sheet

Service Contact Details

Vale Royal Borough Council


Wyvern House
The Drummer
Winsford
CW7 1AH

 0300 123 8123

 enquiries@cheshirewestandchester.gov.uk

Public Health England


17 Castris
30-40 Warwick Road
Kenilworth
CV8 1HE

 020 7654 8000

 enquiries@phe.gov.uk

Crossrail


8 Cavell Mews
Flitwick
Bedford
MK45 1GT

 0345 602 3813

 helpdesk@crossrail.co.uk

HS2

28 Larch Road
Dartford
DA1 2LF

 020 7944 4908

 HS2enquiries@hs2.org.uk

Notes

The Search Company

1. This Search Report was prepared, and the search carried out, by OneSearch Direct Limited, (Company number SC230285), 6th Floor, Skypark SP1, 8 Elliot Place, Glasgow G3 8EP (referred to in these Notes as "OneSearch").
2. ONESEARCH Direct Limited is a limited company registered in Scotland.
3. OneSearch maintain contractual relationships with various persons involved in the conveyancing process in the UK. OneSearch will disclose on the Search Report any personal or business relationship which it has with any person involved in the sale of the property who is identified at the point of ordering the search. OneSearch cannot accept any liability for failing to disclose a relationship where the involvement of a person in the transaction was not made known to it at the time of ordering the search.

Terms for Preparation of Search

4. This Search Report does not consider whether all necessary consents have been obtained. Purchasing agents are advised to obtain the necessary documentation from the vendors.
5. The information in this Search Report has been prepared following a search of (a) publicly available property related information held by the relevant local authority; and (b) property related information derived from the relevant local authority held by OneSearch. The name and address of the relevant local authority is **Cheshire West and Chester Borough Council (Unitary), Previously Vale Royal Borough Council at Wyvern House, The Drummer, Winsford, Cheshire, CW7 1AH**. The address of OneSearch is set out in paragraph 1 above in this Notes section. Copies of relevant documents held by the relevant local authority can be obtained by contacting the relevant local authority at the said address. Fees and contact information for obtaining copies of such documents are available on request by contacting OneSearch on 0800 052 0117 or by e-mailing cs@onesearchdirect.co.uk. The searches from which this Search Report was prepared were completed on the date this Search Report was issued (the said date of issue being the date stated on page 1 of the report.)

Scope of Area Searched

6. Local Plan policies, proposals and recommendations: only those which apply directly to the property of the search are disclosed.
7. Planning applications and building regulations on the property only have been searched. The minimum search period is 10 years.

Definition of Search Terms

8. Definition of Search Terms - Roads
 - Any road (as defined by the Highways Act 1980) or part thereof which has been taken over and is maintained by the local Roads Authority is denoted as Public.
 - Any road (as defined by the Highways Act 1980) or part thereof which has not been taken over and is not maintained by the local Roads Authority is denoted as Private.

Legal Issues

9. The Search Report has been prepared with reasonable care and skill by staff trained and employed by OneSearch.
10. The seller of the subjects or the person acting as his/her estate agent may make copies of this Search Report subject to our prior agreement.
11. These terms are enforceable against OneSearch not only by the seller of the property but also by the actual or potential purchaser of, or mortgage lender in respect of, the property, in their own right.

Cancellations

12. Wherever possible, we will cancel a request without attaching a charge. In some instances, however, we may need to recover costs which have already been incurred. Any such costs will be applied in line with the following timescales:
- Any personal search cancelled up to one working day after the order is placed can be cancelled without charge
 - Any personal search cancelled on the expected return date, or one working day before, will attract a 100% charge
 - Any personal search cancellation request made between these times will attract a 50% charge.
 - Any ancillary report cancellation request received where no work has been carried out can be cancelled without charge. Any direct costs incurred will be passed on and charged in full.

Should you have any questions regarding the cancellation policy please contact the Customer Services Department on 0800 052 0117.

Queries

13. Any queries or complaints regarding the content of the Search Report; the manner in which the search was prepared or completed; or the service provided by staff of OneSearch should be submitted in the first instance to the Customer Services Department by telephone on 0800 052 0117 or by emailing cs@onesearchdirect.co.uk. Claims may also be made under the relevant insurance. (See also under Liability and Insurance below.)

Liability and Insurance

14. This search is protected by Professional Indemnity Insurance arranged by QBE Insurance (Europe) Ltd, the limit of which is £10,000,000. This indemnity also provides cover for errors and omissions in local authority and water company data/records which are used to compile our search reports. The search further benefits from 6 years run-off cover.
15. If the insurance company goes out of business, compensation may be available from the Financial Services Compensation Scheme (FSCS). The Financial Ombudsman Service may also provide help in resolving disputes involving insurance companies.

Complaints Procedure

16. OneSearch Direct is registered with the Property Codes Compliance Board as a subscriber to the Search Code. A key commitment under the Code is that firms will handle any complaints both speedily and fairly.

If you want to make a complaint, we will:

- Acknowledge your complaint within 5 working days of receipt
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time
- Provide a final response, in writing, at the latest within 40 working days of receipt
- Liaise, at your request, with anyone acting formally on your behalf

If you are not satisfied with our final response you may refer the complaint to The Property Ombudsman scheme (TPOs); Tel: 01722 333306, email: admin@tpos.co.uk.

We will co-operate fully with the Ombudsman during an investigation and comply with his decision.

Complaints should be sent to: cs@onesearchdirect.co.uk

or

Customer Services Manager
OneSearch Direct
Skypark SP1
8 Elliot Place
Glasgow
G3 8EP
Tel: 0800 052 0117

Fact Sheet for Homebuyers



Why do I need this search?

Your conveyancer has requested this search to make sure there are no nasty surprises lurking within your property. It is usually a lender requirement that you obtain a local search before they will agree to release the finance you need to complete your property transaction. But what does it all mean?

08 - Civil Aviation Charges	
Description Of Charge (including reference to appropriate statutory provision)	Originating Authority
Reference ABCXX. Aerodrome safeguard zones. Within the boundary of the Aerodrome Safeguarding Area there may be restrictions on all buildings, structures, erections and works exceeding 90 metres in height (295.3 feet) - DfT circular 2003.	North Somerset Council

Local Land Charges

The Land Charges Register will highlight any restrictions on use, or financial obligations placed on the property. These are generally binding on successive owners, so it's very important that your conveyancer explains this part thoroughly to you.

Planning Decisions

Have previous owners been rejected for that extension you had your eye on? Has permission been granted for those double glazed windows on your property that is within a Conservation Area? You can find out in this section of the report.

1.1. Which of the following relating to the property have been granted, issued or refused or (where applicable) are the subject of pending applications?		
Section 1.1 (a)	Planning Permissions	None
Section 1.1 (b)	Listed Building Consents	None
Section 1.1 (c)	Conservation Area Consents	None
Section 1.1 (d)	Certificate of Lawfulness of Existing Use or Development	None
Section 1.1 (e)	Certificate of Lawfulness of Proposed Use or Development	None

Section 1.1 (f)	Building Regulations Approvals
Section 1.1 (g)	Building Regulations Completion Certificate
Section 1.1 (h)	Any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme?

Building Regulations

Have any works that have been carried out on property been done with appropriate consent? This section will reveal any applications made to Building Control for changes to the property. This is important as any works without appropriate consent may result in the council taking action and as the new homeowner you would be liable for remediation

Planning Designations and Proposals

Local Plans are vital for setting out what types of development can be permitted within a local development framework. This includes housing, business, and essential infrastructure. Your conveyancer will be able to advise you of any potential restrictions revealed by the policies within this section.

1.2. What designations of land use for the property or the area, and what specific proposals for the property, are contained in any existing or proposed development plan?	
North Somerset Council Local Development Framework	
Clevedon, Nailsea, and Portishead	Adopted
North Somerset Replacement Local Plan Adopted#1390	
Local Plan Policy	Conservation Area
Local Plan Policy	Borough Boundary
Local Plan Policy	Forest of Avon
Local Plan Policy	Settlement Boundary

2. Which of the roads, footways and footpaths named in the application for this search are:-				
(a) Highway Maintainable at Public Expense				
Name	Carriageway	Footway	Footpath	Verge
Sample Hill, Portishead	Public	Public	None	None
Footpath to side	None	None	Private	None

Roads

If your road is not maintainable at public expense, you could be liable for its maintenance and repairs. Your conveyancer will clarify ownership and liability should the search return a "private" result.

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Important! Please note...

Your conveyancer will discuss with you any issues that have been flagged up in this report. If there's a section you would like more information on, please get in touch with them directly and they can advise you further.

3.8 Has a local authority approved but not yet implemented any of the following for roads, footways and footpaths which abut the boundaries of the property:-

- (a) Permanent stopping up or diversion;
- (b) Waiting or loading restrictions
- (c) One way driving
- (d) Prohibition of driving
- (e) Pedestrianisation
- (f) Vehicle width or weight restrictions
- (g) Traffic calming works including road humps
- (h) Residents parking controls
- (i) Minor road widening or improvement
- (j) Pedestrian crossings
- (k) Cycle tracks; or
- (l) Bridge building?

Roads, Railway and Traffic Schemes

Are there any proposals to construct a new road or railway nearby? What about proposed speed bumps outside your front door? This report will search within 200m for road and railway schemes, and will detect any relevant traffic schemes.

Notices and Orders

This section of the search will report on any enforcement action connected to the property, whether that be proposed, served, appealed, or withdrawn. This includes Breach of Condition Notices and Listed Building Notices.

3.9. Do any of the following subsist in relation to the property, or has a local authority decided to issue, serve, make or commence any of the following:-	
(a) Enforcement Notice	No
(b) Stop Notice	No
(c) Listed Building Enforcement Notice	No
(d) Breach of Condition Notice	No
(e) Planning Contravention Notice	No

3.12. Do any of the following apply (including any relating to land adjacent to or adjoining the property which has been identified as contaminated land because it is in such a condition that harm or pollution of controlled waters might be caused on the property):-

No

- a) A contaminated land notice;
- b) In relation to a register maintained under section 78R of the Environmental Protection Act 1990 -
 - i) A decision to make an entry; or
 - ii) An entry; or
- c) Consultation with the owner or occupier of the property conducted under Section 78G (3) of the Environmental Protection Act 1990

Contaminated Land

If there is contaminated land at the site of your property, and if the original polluter cannot be traced, there are instances when the new owner of the land may become liable for remediation (including compensating others who are affected by it!). Your conveyancer will be able to advise you of any liability risks.

What does this search **NOT** include?

Matters that are not specific to your property will not be included within this search, unless stated otherwise. Your conveyancer should also obtain other searches as required, which may include Drainage & Water, Environmental Searches and Mining Searches.

Please ensure you are comfortable with the content of this search before you fully commit to purchasing the property.



Important Consumer Protection Information

This search has been produced by Onesearch Direct (Address: Skypark SP1, 8 Elliot Place, Glasgow G3 8EP Telephone: 0800 052 0117 Fax: 0141 572 2033 or E-mail: cs@onesearchdirect.co.uk) which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

The Search Code:

- provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom
- sets out minimum standards which firms compiling and selling search reports have to meet
- promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code's core principles

Firms which subscribe to the Search Code will:

- Display the Code logo prominently on their search reports.
- Act with integrity and carry out work with due skill, care and diligence.
- At all times maintain adequate and appropriate insurance to protect consumers.
- Conduct business in an honest, fair and professional manner.
- Handle complaints speedily and fairly.
- Ensure that all search services comply with the law, registration rules and standards.
- Monitor their compliance with the Code.

Complaints

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if he finds that you have suffered actual loss as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs Contact Details:

The Property Ombudsman scheme
Milford House,
43-55 Milford Street,
Salisbury,
Wiltshire
SP1 2BP
Tel: 01722 333306
Fax: 01722 332296
Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk.

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE