



Conveyancing  
searches  
Indemnities  
Technology

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## Regulated Local Authority Search

### Enquiries of The Local Authority (2016)

Property Address:

12 Orchard Gardens, Cheadle, SK8 4ET

Local Authority:

Stockport Borough Council  
Stockport Borough Council, 1 The Arcade, Stockport SK1 3XE

Date of Search:  
02/02/2017

STL Reference:  
1915622

Client Reference:  
RA.BHA48-1

This search was compiled by STL Group Limited, Edbrooke House, St Johns Road, Woking GU21 7SE Telephone: 01483 715355, Fax No: 01483 221854 Email: [info@stlgroup.co.uk](mailto:info@stlgroup.co.uk) and is subject to STL's standard terms and conditions which can be viewed at [www.stlgroup.co.uk](http://www.stlgroup.co.uk)

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## Summary for Conveyancers

At STL Group we believe in adding value to our search products. This summary identifies matters revealed which you may wish to highlight to your client or investigate further. It is intended as a snapshot of the information contained in the search, should in no way be considered legal advice, and should be taken in context with the full search information and with your client's planned use and enjoyment of the property.

We have included recommendations for further actions at the end of the summary and details of any hazards identified for the property address. We hope you find it helpful.

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### Local Land Charges

The property is subject to:

**Planning Charges - Conditional Planning Consents [Part Three]**

**Miscellaneous Charges - Smoke Control Order [Part Four]**

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### Planning

This report reveals planning entries since 1 August 1977.

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### Building Regulations

This report reveals building regulation entries since 1 January 2000.

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### Development Plan Designations

The report reveals the following:

Within Predominately Residential Area policies CDH1.1 - CDH1.6 and CDH1.8 - CDH1.9

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### Road Maintenance

Orchard Gardens is highway maintainable at public expense

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### Road, Rail and Traffic Schemes

The property is within a Local Authority area that has a proposed Rail Buffer - Metrolink 1999



## Recommendations

In light of the above entries, we would recommend the following items which can be ordered through our website:

### Planning

- **Planning Report:** as a Local Search does not consider planning applications or permissions relating to other properties nearby
- **Full copies of the Planning Permissions**
- **Indemnity insurance quotation:** if Planning Permission has not been revealed for alterations carried out to the property

### Building Control and Restrictions on Land or Development Use

- **Full copies of the documents revealed**
- **Indemnity insurance quotation:** if Completion Certificates have not been revealed for all alterations carried out to the property

### Environmental Issues

- **Environment Report:** this Local Search result does not show any records of contamination held by the Local Authority. However, these records only indicate land that has been fully investigated and designated as Contaminated Land, and does not confirm that a site will not be investigated in the future. As most councils have not yet completed their contamination records, you should consider an Environment Report.

## Hazards identified

Potential risks have been identified for this address based on data from the Environment Agency, Coal Authority and other authoritative sources. As a result we strongly recommend you consider the following searches:

- **Flood Report (GroundSure)**
- **Homebuyers Report (GroundSure)**
- **HS2 + Crossrail (Groundsure)**

## Next Steps

For more information or to order any of the recommended documents or additional searches, copies of entries or charges, or to obtain a quote for insurance please call [0800 318611](tel:0800318611), email [info@stlgroup.co.uk](mailto:info@stlgroup.co.uk) or visit [www.stlgroup.co.uk](http://www.stlgroup.co.uk)



# Report of Entries in the Local Land Charges, Planning & Building Regulation Registers

## Local Land Charges as at 20 January 2017

Part	Reference	Description	Date of Registration
3	DC/025110	Conversion of garage to habitable room	14.05.2007
3	DC/021005	Alterations to road pattern on planning permission DC/015373 - Land off Longley Lane/Rosewood Gardens, Gatley, Cheadle, Cheshire	19.01.2006
3	DC/015373	Residential development comprising of 14 units (re-submission of planning permission DC/013763) - Land at Longley Lane, Gatley, Stockport	30.07.2004
3	J/72955	Extension to detached double garage - 269 Longley Lane, Gatley	22.09.1999
4	1	Smoke Control Order under Section 11 of the Clean Air Act 1956 - There are restrictions on the burning of domestic solid fuel	01.06.1959

## Other Planning History from 1 January 2000

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.

Reference	Description	Decision	Date of Decision
DC/013763	Residential development consisting of 15 dwellings - Land adjacent to Longley Lane, Gatley	WD	09.02.2004

## Building Regulations from 1 January 2000

Reference	Description	Decision	Date of Decision	Date of Completion Certificate (if Issued)
BN/07/016679	Garage conversion to dwelling	ACC	15.02.2007	
FP/07/011881	14 new dwelling houses Completed: 08.08.2006			

### Decision Key

ACC	Accepted	COL	Certificate of Lawfulness	NHBC	National House Building Council
ACK	Acknowledged	CP	Conditional Permission	NYD	Not Yet Determined
AD	Appeal Dismissed	CPS	Competent Persons Scheme	P	Permission
AOA	Allowed on Appeal	EUC	Established Use Certificate	PD	Permitted Development
AR	Appeal Refused	IN	Referred to Approved Inspector	PEN	Pending
AU	Appeal Upheld	INA	Initial Notice Accepted	R	Refusal
AW	Appeal Withdrawn	LBC	Listed Building Consent	RG	Regularisation
BN	Building Notice	NDOF	No Decision on File	WD	Withdrawn
CAC	Conservation Area Consent	NOBJ	No Objections		



## Enquiries of the Local Authority (2016 Edition)

<b>PLANNING AND BUILDING REGULATIONS</b>	
Planning and Building Decisions and Pending Applications	
1.1	1.1
<p>Which of the following relating to the property have been granted, issued or refused or (where applicable) are the subject of pending applications or agreements:</p> <ul style="list-style-type: none"> <li>(a) a planning permission;</li> <li>(b) a listed building consent;</li> <li>(c) a conservation area consent;</li> <li>(d) a certificate of lawfulness of existing use or development;</li> <li>(e) a certificate of lawfulness of proposed use or development;</li> <li>(f) a certificate of lawfulness of proposed works for listed buildings;</li> <li>(g) a heritage partnership agreement;</li> <li>(h) a listed building consent order;</li> <li>(i) a local listed building consent order;</li> <li>(j) building regulations approval;</li> <li>(k) a building regulation completion certificate; and</li> <li>(l) any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme?</li> </ul>	<ul style="list-style-type: none"> <li>(a) Any entries are listed in our report</li> <li>(b) Any entries are listed in our report</li> <li>(c) Any entries are listed in our report</li> <li>(d) Any entries are listed in our report</li> <li>(e) Any entries are listed in our report</li> <li>(f) Any entries are listed in our report</li> <li>(g) Any entries are listed in our report</li> <li>(h) Any entries are listed in our report</li> <li>(i) Any entries are listed in our report</li> <li>(j) Any entries are listed in our report</li> <li>(k) Any entries are listed in our report</li> <li>(l) Refer to vendor, please see Informatives (2) and (3)</li> </ul>
<b>Informative:</b>	
<p>(1) This reply does not cover other properties in the vicinity of the property.</p> <p>(2) As from 1 April 2002 the installation of a replacement window, roof light or roof window or specified type of glazed door must either have building regulation approval or be carried out and certified by a person who is registered under the Fenestration Self-Assessment Scheme by the Glass and Glazing Federation.</p> <p>(3) Question 'l'. Competent Persons Scheme. These records are not routinely held by the Local Authority. Information is available from the appropriate Scheme Managers direct. This includes - heat producing gas appliances; oil-fired combustion devices, oil storage tanks and heating and hot water services systems connected to them; certain solid fuel burning appliances and heating and hot water service systems connected to them; air conditioning or ventilation systems; lighting or electric heating systems; certain electrical installations; sanitary ware or washing facilities and cavity wall insulation. The client is advised to apply to the vendor for details of any works or completions issued under Competent Persons Schemes.</p>	



<p>Planning Designations and Proposals</p> <p>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?</p> <p><b>Informative:</b></p> <p>This reply reflects policies or proposals in any existing adopted 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's Planning and Highways Department. Information regarding flooding is not provided as standard in answer to this enquiry and should be sought directly from the local authority and Environment Agency: <a href="http://www.environment-agency.gov.uk">www.environment-agency.gov.uk</a></p>	<p>1.2 <b>Stockport Metropolitan Borough Council UDP adopted May 2006</b></p> <p>Within Predominately Residential Area policies CDH1.1 - CDH1.6 and CDH1.8 - CDH1.9</p>
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ROADS AND PUBLIC RIGHTS OF WAY	
Roads, footways and footpaths	
2.1 Which of the roads, footways and footpaths named in the application for this search are:	2.1
(a) highways maintainable at public expense;	(a) Orchard Gardens is highway maintainable at public expense
(b) subject to adoption and, supported by a bond or bond waiver;	(b) No
(c) to be made up by a local authority who will reclaim the cost from the frontagers; or	(c) No
(d) to be adopted by a local authority without reclaiming the cost from the frontagers?	(d) No
<u>Informative:</u>	
If a road, footpath or footway is not a highway, there may be no right to use it. Please note that if a plan is included in response to Q2.1 the full extent, for example with regard to verges, of the adoption status of the roads, footways and footpaths indicated may not be revealed. Information as to the full extent of publicly maintained highways can be obtained through our Highways Search service.	
Public Rights of Way	
2.2 Is any public right of way which abuts on, or crosses the property, shown on a definitive map or revised definitive map?	2.2 No
2.3 Are there any pending applications to record a public right of way that abuts, or crosses the property, on a definitive map or revised definitive map?	2.3 No
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?	2.4 No
2.5 If so, please attach a plan showing the approximate route.	2.5 Not applicable
<u>Informative:</u>	
Please note that additional Public Rights of Way may exist other than those shown on the definitive map.	



OTHER MATTERS			
Apart from matters entered on the registers of local land charges, do any of the following matters apply to the property?			
Land required for Public Purposes			
3.1	Is the property included in land required for public purposes?	3.1	No
Land to be acquired for Road Works			
3.2	Is the property included in land to be acquired for road works?	3.2	No
Drainage Matters			
3.3		3.3	
(a)	Is the property served by means of a sustainable urban drainage system (SuDS)?	(a)	Information not available, please see informative
(b)	Are there any SuDS features within the boundary of the property? If yes, is the owner responsible for maintenance?	(b)	Information not available, please see informative
(c)	If the property benefits from a SuDS for which there is a charge, who bills the property for the surface water drainage charge?	(c)	Information not available, please see informative
<b>Informative:</b>			
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:-
(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 the 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) the construction of a roundabout (other than a mini roundabout) or (ii) widening by the construction of one or more additional traffic lanes;
(d)	the outer limits of: (i) construction of a new road to be built by local authority; (ii) an approved alteration or improvement to an existing road involving the construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway;- or (iii) construction a roundabout (other than a mini roundabout) or widening by the construction of one or more additional traffic lanes;
(e)	the centre line of the possible 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 the 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 the construction of one or more additional traffic lanes, under proposals published for public consultation
<b>Informative:</b> Where the property sits near to the Local Authority boundary, enquirers are advised to seek further information from the neighbouring Local Authority.	



<p>Nearby Railway Schemes</p> <p>3.5</p> <p>(a) Is the property (or will it be) within 200 metres of the centre line of a proposed railway, tramway, light railway or monorail?</p> <p>(b) Are there any proposals for a railway, tramway, light railway or monorail within the local authority's boundary?</p> <p><u>Informative:</u></p> <p>This answer includes all proposals within the Local Authority boundary. This answer may differ from a Council Search as some Local Authorities may not include all proposals.</p> <p>Where the property sits near to the Local Authority boundary, enquirers are advised to seek further information from the neighbouring Local Authority.</p>	<p>3.5</p> <p>(a) No</p> <p>(b) The property is within a Local Authority area that has a proposed Rail Buffer - Metrolink 1999</p>
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<p>Traffic Schemes</p> <p>3.6</p> <p>Has a local authority approved but not yet implemented any of the following for the roads, footways and footpaths which are named in the application for this search and are within 200m of the boundaries of the property?</p> <p>(a) permanent stopping up or diversion;</p> <p>(b) waiting or loading restrictions;</p> <p>(c) one way driving;</p> <p>(d) prohibition of driving;</p> <p>(e) pedestrianisation;</p> <p>(f) vehicle width or weight restriction;</p> <p>(g) traffic calming works including road humps;</p> <p>(h) residential parking controls;</p> <p>(i) minor road widening or improvement;</p> <p>(j) pedestrian crossings;</p> <p>(k) cycle tracks;</p> <p>(l) bridge building?</p> <p><u>Informative:</u></p> <p>(1) In some circumstances, road closure 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 (2) This enquiry is designed to reveal matters that are yet to be implemented and could therefore not be ascertained by a visual inspection. Schemes that have been, or are currently implemented will not be referred to in answer to this enquiry. (3) Where the property sits near to the Local Authority boundary, enquirers are advised to seek further information from the neighbouring Local Authority.</p>	<p>3.6</p> <p>(a) No</p> <p>(b) No</p> <p>(c) No</p> <p>(d) No</p> <p>(e) No</p> <p>(f) No</p> <p>(g) No</p> <p>(h) No</p> <p>(i) No</p> <p>(j) No</p> <p>(k) No</p> <p>(l) No</p>
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<b>Outstanding Notices</b>	
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 form?  (a) building works;  (b) environment;  (c) health and safety;  (d) housing;  (e) highways; or  (f) public health; or  (g) flood and coastal erosion risk management?	3.7  (a) No  (b) No  (c) No  (d) No  (e) No  (f) No  (g) No
<b>Contravention of Building Regulations</b>	
3.8 Has a local authority authorised in relation to the property any proceedings for the contravention of any provision contained in Building Regulations?	3.8 No
<b>Notices, Orders, Directions and Proceedings under Planning Acts</b>	
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) an enforcement notice;  (b) a stop notice;  (c) a listed building enforcement notice;  (d) a breach of condition notice;  (e) a planning contravention notice;  (f) another notice relating to breach of planning control;  (g) a listed building repairs notice;  (h) in the case of a listed building deliberately allowed to fall into disrepair, a compulsory purchase order with a direction for minimum compensation;  (i) a building preservation notice;  (j) a direction restricting permitted development;  (k) an order revoking or modifying planning permission;  (l) an order requiring discontinuance of use or alteration or removal of building or works;  (m) a tree preservation order; or  (n) proceedings to enforce a planning agreement or planning contribution?	3.9  (a) No  (b) No  (c) No  (d) No  (e) No  (f) No  (g) No  (h) No  (i) No  (j) No  (k) No  (l) No  (m) No  (n) No



<p>Community Infrastructure Levy (CIL)</p> <p>3.10</p> <p>(a) Is there a CIL charging schedule</p> <p>(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:-</p> <p>(i) a liability notice?</p> <p>(ii) a notice of chargeable development?</p> <p>(iii) a demand notice?</p> <p>(iv) a default liability notice?</p> <p>(v) an assumption of liability notice?</p> <p>(vi) a commencement notice?</p> <p>(c) Has any demand notice been suspended?</p> <p>(d) Has the Local Authority received full or part payment of any CIL liability?</p> <p>(e) Has the Local Authority received any appeal against any of the above?</p> <p>(f) Has a decision been taken to apply for a liability order?</p> <p>(g) Has a liability order been granted?</p> <p>(h) Have any other enforcement measures been taken?</p> <p><u>Informative:</u></p> <p>When information is shown as “Not available” we recommend you contact the Local Authority direct.</p> <p>In addition to our given answer, we recommend checking planning approvals, Section 106 Agreements and referring to the developer.</p>	<p>3.10</p> <p>(a) No</p> <p>(b)</p> <p>(i) Not Applicable</p> <p>(ii) Not Applicable</p> <p>(iii) Not Applicable</p> <p>(iv) Not Applicable</p> <p>(v) Not Applicable</p> <p>(vi) Not Applicable</p> <p>(c) Not Applicable</p> <p>(d) Not Applicable</p> <p>(e) Not Applicable</p> <p>(f) Not Applicable</p> <p>(g) Not Applicable</p> <p>(h) Not Applicable</p>
<p>Conservation Area</p> <p>3.11 Do the following apply in relation to the property:</p> <p>(a) the making of the area a Conservation Area before 31 August 1974; or</p> <p>(b) an unimplemented resolution to designate the area a Conservation Area?</p>	<p>3.11</p> <p>(a) No</p> <p>(b) No</p>
<p>Compulsory Purchase</p> <p>3.12 Has any enforceable order or decision been made to compulsorily purchase or acquire the property?</p>	<p>3.12 No</p>



<p>Contaminated Land</p> <p>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):</p> <ul style="list-style-type: none"><li>(a) a contaminated land notice;</li><li>(b) in relation to a register maintained under section 78R of the Environmental Protection Act 1990:<ul style="list-style-type: none"><li>(i) a decision to make an entry; or</li><li>(ii) an entry; or</li></ul></li><li>(c) consultation with the owner or occupier of the property conducted under section 78G(3) of the Environmental Protection Act 1990 before the service of a remediation notice?</li></ul> <p><u>Informative:</u></p> <p>A negative reply does not imply that the property or any adjoining or adjacent land is free from contamination or from the risk of it, and the reply may not disclose steps taken by another council in whose area adjacent or adjoining land is situated.</p>	<p>3.13</p> <ul style="list-style-type: none"><li>(a) No</li><li>(b) No<ul style="list-style-type: none"><li>(i) No</li><li>(ii) No</li></ul></li><li>(c) No</li></ul>
<p>Radon Gas</p> <p>3.14 Do records indicate that the property is in a "Radon Affected Area" as identified by the Public Health England or Public Health Wales?</p> <p><u>Informative:</u></p> <p>This does not necessarily indicate the presence of Radon Gas in any particular property in this area. Radon is a natural radioactive gas which has no taste, smell or colour and usually occurs at levels which pose negligible risk. For more information please visit <a href="http://www.ukradon.org">www.ukradon.org</a></p>	<p>3.14 No</p> <p>Data Source: Landmark Information Group, Imperium, The Smith Centre, Imperial Way, Reading, West Berkshire RG2 0TD</p>



Assets of Community Value	
3.15	3.15
(a) Has the property been nominated as an asset of community value? If so:-	(a) No
(i) Is it listed as an asset of community value?	(i) Not applicable
(ii) Was it excluded and placed on the "nominated but not listed" list?	(ii) Not applicable
(iii) Has the listing expired?	(iii) Not applicable
(iv) Is the Local Authority reviewing or proposing to review the listing?	(iv) Not applicable
(v) Are there any subsisting appeals against the listing?	(v) Not applicable
(b) If the property is listed:	(b)
(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?	(i) Not applicable
(ii) Has the Local Authority received a notice of disposal?	(ii) Not applicable
(iii) Has any community interest group requested to be treated as a bidder?	(iii) Not applicable



## Information for Buyers

This section is a guide to the content of the local authority search result. It should be read in association with the main report. This information should not be considered as legal advice and you should check with your conveyancer and/or surveyor if you have any concerns about the search results.

If you would like to know more about the issues raised, there is a wealth of information available using the keyword search facilities at [www.communities.gov.uk/publications](http://www.communities.gov.uk/publications) or [www.direct.gov.uk](http://www.direct.gov.uk) or [www.stlgroup.co.uk](http://www.stlgroup.co.uk)

### Local Land Charge Entries

#### The Property is subject to Local Land Charge Entries

##### What is a Local Land Charge?

Local Land Charges indicate any restrictions or legal obligations placed on a property or land. They are designed to ensure that buyers are informed about any limitations or requirements. Your conveyancer will provide further advice.

#### The property is subject to Planning Charges - Conditional Planning Consents

##### What is a Conditional Planning Consent?

The conditions attached to a planning permission are registrable, not the actual application. Conditions placed on any development of property or land will remain registered as legal charges even though ownership of the property may have changed hands several times since the original conditional planning permission.

#### The property is subject to Miscellaneous Charges - Smoke Control Order

##### What is a Smoke Control Order?

A Smoke Control Order limits the fuels which you can burn upon the property to smokeless fuels. This does not apply to bonfires.



## Planning

This report reveals planning entries since 1 August 1977.

### What is a planning entry?

The report shows any planning applications approved, refused or withdrawn for the property. Your Conveyancer will advise whether they need to see full copies of any planning permissions revealed.

### When do I need planning permission?

You will probably need Planning Permission to build something new or make changes to your building, for example building an extension or changing the use of the building. Some building projects do not require Planning Permission; this is known as Permitted Development Rights. Please let your Conveyancer and your Surveyor know if you are aware of any other alterations which do not appear on this list. Permission may not have been required, but your Conveyancer will advise you if there are any concerns. Do not approach the Council direct without first speaking with your Conveyancer, as it could limit your options.

If Planning Permission had been required but was not obtained, you may wish to obtain insurance against enforcement by the Local Authority. Your Conveyancer will confirm whether insurance is an option.

### What about planning applications for nearby properties?

Please note that this report does not consider planning applications or permissions relating to other properties nearby. You can obtain this information via a Planning report which may also include information about the neighbourhood such as rights of way, local amenities, average house prices and council tax bands, local schools, colleges and performance tables, theft insurance claims and more.

## Building Regulations

This report reveals building regulation entries since 1 January 2000.

### What does this mean?

The report shows Building Regulations entries. Please let your Conveyancer and your Surveyor know if there are any alterations which do not appear to have consent.

Do not approach the Council direct without first checking with your Conveyancer, as it will limit your options.

Consent may not have been required but your Conveyancer will advise you if there are any concerns or whether you should consider insurance.

### What are Building Regulations?

Building Regulations apply to building work in England and Wales. They set standards for the design and construction of buildings to ensure the safety and health for people in or about those buildings. They also include requirements to ensure that fuel and power is conserved and facilities are provided for people, including those with disabilities, to access and move around inside buildings. Consent may not have been required but your Conveyancer will advise you if there are any concerns or whether you should consider insurance.

### Is Building Regulations approval the same as planning permission?

Building Regulations approval is a completely separate matter from obtaining planning permission for any proposed work. Similarly, receiving planning permission is not the same as taking action to ensure it complies with the Building Regulations. The responsibility for checking that Buildings Regulations have been met usually falls to a Local Authority Building Inspector.





## Local Area Land Use

The report reveals the following

Within Predominately Residential Area policies CDH1.1 - CDH1.6 and CDH1.8 - CDH1.9

**What does this mean?**

Land Use Designations indicate the primary use for the area as decided by the Local Authority. If this will affect your intended use of the property, please contact your Conveyancer. Further information about land use can be obtained from the Local Authority shown on the front of this report.

**What is a Development Plan/Local Plan?**

Development plans set out the local planning authority's policies and proposals for the development and use of land in their area. The development plan guides and informs on day-to-day decisions as to whether or not planning permission would be granted.

## Road Maintenance

Orchard Gardens is highway maintainable at public expense

**What does this mean?**

If a highway is classed as "highway maintainable at public expense" it will be maintained by the Highways Authority (Local Authority, County Council, Transport for London or Highways England). Some highways will be maintained by the Local Authority Housing Department/Housing Association. If the highway is not maintained by any of the above, then maintenance responsibility usually falls to the owners of the property fronting that part of the road.

## Road, Rail and Traffic Schemes

The report reveals the following

The property is within a Local Authority area that has a proposed Rail Buffer - Metrolink 1999

**What does this mean?**

There are proposed transport schemes near to the land.

## Contaminated Land

The report has not revealed any records of contamination held by the Local Authority

**What should I do?**

The Local Authority is obliged to identify contaminated land sites and issue 'remediation' or clean up notices to the homeowner or developer of the land. Land is usually contaminated due to past industrial use. However, not all contaminated land has been identified by the Local Authority. It is for this reason that your Conveyancer may have ordered an Environment Report - which is recommended for all properties - or insurance.



## Hazards Identified

As hazards have been identified for this property, we strongly recommend the following report(s) :

### Flood Report (GroundSure)

### Homebuyers Report (GroundSure)

### HS2 + Crossrail (Groundsure)

#### What does this mean?

Certain parts of the UK are at risk of hazards caused by flooding, mining activity, Radon gas or other reasons. These hazards have the potential to cause subsidence or have a negative effect on health. If you are buying property or land in Cornwall, for example, your mortgage lender will usually require a tin mining search which will identify current, planned or historic underground workings, and may indicate if any previous claims have been made for subsidence. A flood report will provide you with a detailed assessment of flood risk, flood defences and the potential impact on insurance for the property.

#### What is a Flood Report (GroundSure)?

The report includes Environment Agency tidal and river flood data, areas benefiting from flood defence, pluvial flood risk, likely availability of insurance for flood risk and British Geological Survey groundwater flood risk data.

#### What is a Homebuyers Report (GroundSure)?

A fully interpreted and risk-rated screening report focusing on statutory liability. It includes detailed information and guidance on contaminated land, ground stability, Radon and a full flood risk assessment.

#### What is a HS2 + Crossrail (Groundsure)?

This combination report provides insight on the location of both planned and existing energy extraction and generation installations whilst also detailing the proximity of the property to the Crossrail network and proposed High Speed 2 route.

#### What hazards do you check for?

- Flood risk (rivers or coastal, groundwater and surface water)
- Subsidence risk
- Ball clay mining
- Cheshire brine
- Coal mining
- Limestone mining
- Tin mining
- Radon gas
- Fracking / energy exploration
- Wind farms and turbines
- The proposed High Speed 2 rail link (between London, Birmingham, Manchester and Leeds)

Hazard alerts are based on data from the Environment Agency, Coal Mining Authority and other authoritative sources.



## Other Information

### Search Insurance

As part of our commitment to providing a high quality service and the highest levels of consumer protection, STL carries £10 million Professional Indemnity Insurance. This exceeds the £2 million minimum requirement under the Search Code and includes cover for errors and omissions in local authority data and records used to compile our search reports, as well as six years' run-off cover. Providing cover for these risks ensures a complete liability chain.

If you need to make a claim, please contact STL in the first instance. If, however, STL were to cease trading and there is an error or omission in the local authority data, please contact the insurers directly via:

[MRDProfessionalClaims@uk.qbe.com](mailto:MRDProfessionalClaims@uk.qbe.com)

QBE Insurance (Europe) Ltd  
Plantation Place  
30 Fenchurch Street  
London EC3M 3BD  
Tel: (0)20 7105 4000

### Data Sources

The information in this report has been compiled from Local Authority (as stated on the front of this report) records via either ordering a Con29, via an Environmental Information Regulation request, or via a physical inspection of the Local Land Charges Register, the Planning Register, Enforcement Notices and other publically available Notices, Building Control records, Environmental Health Records, Contaminated Land Registers, the Local or Unitary Development Plans, other published Local Plans including Local Development Frameworks (as stated within the report), the Register of Adopted Highways, the Local Authority and / or County Council (as stated within the report) Highway and Traffic schemes website, policies and documents, the Highways Agency website, roadworks.org website and UK Radon data as supplied by Landmark Information Group Ltd.

## Next Steps

For more information or to order any of the recommended searches, documents or insurance, please call 0800 318611 or visit [www.stlgroup.co.uk](http://www.stlgroup.co.uk) or email [info@stlgroup.co.uk](mailto:info@stlgroup.co.uk)

# Important Consumer Protection Information

This search has been produced by STL Group Ltd (STL), Edbrooke House, St Johns Road, Woking, Surrey GU21 7SE (tel: 01483 715355, fax: 01483 221854, email: [info@stlgroup.co.uk](mailto:info@stlgroup.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 UK
- 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 the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience 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 / Web:  
[www.tpos.co.uk](http://www.tpos.co.uk) / Email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk)

You can get more information about the PCCB from  
[www.propertycodes.org.uk](http://www.propertycodes.org.uk)

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



## STL Complaints Procedure

STL has a formal procedure for handling complaints speedily and fairly. If you wish to make a complaint, we will:

1. acknowledge it within 5 working days of receipt
2. normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
3. keep you informed by letter, telephone or email, as you prefer, if we need more time
4. provide a final response, in writing, at the latest within 40 working days of receipt
5. liaise, at your request, with anyone acting formally on your behalf;

Complaints should be sent to: Julia Nightingale, Head of Strategic Partnerships, STL Group Ltd, Edbrooke House, St Johns Road, Woking, Surrey GU21 7SE / Tel: 01483 715355 / Fax: 01483 221854 / Email: [info@stlgroup.co.uk](mailto:info@stlgroup.co.uk)

If you are not satisfied with our final response, or if we exceed the above timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs) - Tel: 01722 333306 / Email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk). We will co-operate with TPOs during an investigation and comply with any decision the Ombudsman makes.

## 1. Definitions

- In these Terms the following words shall have the following meanings:
- 1.1 "Client" means the seller, buyer, lender or lessee (or potential seller, buyer, lender or lessee) in respect of the Property who is the intended recipient of the Report.
  - 1.2 "Code" means the Code of Practice for Search Compilers and Retailers as updated from time to time.
  - 1.3 "Company" means a company registered at Companies House in respect of which STL has been instructed to provide a Service.
  - 1.4 "Consumer" means any person acting for purposes other than their trade, business or profession.
  - 1.5 "Intellectual Property Rights" means copyright, patent, design right (registered or unregistered), service or trade mark (registered or unregistered), database right, or other data right, moral right or know how or any other intellectual property right.
  - 1.6 "Literature" means STL's brochures, price lists and advertisements in any type of media, including the content of the Website.
  - 1.7 "Order" means the request for Services by You.
  - 1.8 "Property" means an address or location for which STL is engaged to provide a Service.
  - 1.9 'Report' means the report prepared by STL in respect of the Property or the Order.
  - 1.10 "Service(s)" means the supply of services by STL to You including but not limited to property searches, reports and photographs, company searches, trade marks and domain name searches and other services from time to time and includes our instructions to a Supplier, on your behalf and the dissemination of the information subsequently provided by the Suppliers.
  - 1.11 "Supplier" means any organisation or third party who provides data or information of any form to STL for the purposes of providing the Services.
  - 1.12 "Terms" means these terms and conditions of business.
  - 1.13 "VAT" means value added tax under the Value Added Tax Act 1994 and any similar replacement or additional tax.
  - 1.14 "Website" means our website located at [www.stlgroup.co.uk](http://www.stlgroup.co.uk)
  - 1.15 "We", "Us", "Our" and "STL" are references to STL Group Ltd a company incorporated in England and Wales with registered number 0171409 and whose registered office is situated at Edbrooke House, St Johns Road, Woking, Surrey GU21 7SE. VAT number GB677241712.
  - 1.16 "You" and "Your" are references to the individual, company, partnership or organisation who accesses the Website or places an Order.

## 2. Agreement

- 2.1 The agreement between You and STL shall come into existence when STL accepts your completed Order by either sending you written confirmation or starting to provide you with the relevant Services ("Agreement"). Please read and check your Order before it is submitted so that any errors can be identified and corrected.
- 2.2 These Terms may be varied from time to time. The Terms in force at the time of the Agreement, in conjunction with any relevant Supplier terms and conditions (where STL is placing orders for searches as Your agent), shall govern the Agreement to the exclusion of all other terms and conditions. You should print a copy of these Terms for future reference.
- 2.3 By submitting an Order, you shall be deemed to have accepted these Terms and You agree to be bound by these Terms when You place any Order.
- 2.4 These Terms together with the Literature and Order comprise the whole agreement relating to the supply of the Services to You by STL.
- 2.5 If You are not a Consumer You acknowledge that You have not relied upon any representations save insofar as the same have been expressly incorporated in these Terms and You agree that you shall have no remedy in respect of any misrepresentation (other than fraudulent misrepresentation) which has not become a term of these Terms.
- 2.6 If You are a Consumer then, while We accept responsibility for statements and representations made by Our duly authorised agents, please ensure You ask for any variations from these Terms to be confirmed in writing.

## 3. Services

- 3.1 STL shall use reasonable care and skill in providing the Services to You and shall use only established and trusted suppliers where obtaining information or data from third parties in accordance with the Code.
- 3.2 We reserve the right to make any changes to the Services described in our Literature to conform with any applicable statutory requirements or any non-material changes which we reasonably deem appropriate in our sole discretion.
- 3.3 Our Services are provided solely for Your use, or the use of Your Clients on whose behalf You have commissioned the Services, and shall not be used or relied upon by any other party, without Our written consent.
- 3.4 You hereby agree that We will start performing the Services as soon as possible, following the formation of the Agreement, which is likely to be before the end of the fourteen working day period set out in clause 5.3.

## 4. Price and Payment

- 4.1 The price payable for the Services shall be in pounds sterling inclusive of VAT as set out in the Literature or Order, as applicable.
- 4.2 Payment is due in full from You within 30 days of the date of Our invoice (or as otherwise contracted). We will invoice You following the provision of the Service(s) or as otherwise notified to You at the point of order or as set out in the Literature.
- 4.3 STL reserves the right to amend its prices from time to time and the Services will be charged at the price applicable at the date on which an Order is submitted.
- 4.4 If You fail to pay Our invoice on or before the due date, STL may charge You interest on the late payment at the prevailing statutory rate pursuant to the Late Payment of Commercial Debts (Interest) Act 1998 until the outstanding payment is made in full.

## 5. Cancellation of Services

- This Term 5 only applies if you are a Consumer.**
- 5.1 If you are a Consumer, you have a legal right to cancel the Agreement under the Consumer Contracts (Information, Cancellation and Additional Charges) Regulations 2013, during the period set out in Term 5.3.
  - 5.2 This cancellation right does not apply:
    - 5.2.1 in the case of goods made to Your specifications, where these are personalised goods or by reason of their nature cannot be returned; or
    - 5.2.2 where We have started work on the Services with Your agreement (given in Term 3.4).
  - 5.3 As a Consumer Your right to cancel the Agreement starts on the date the Agreement is formed. You have fourteen working days to cancel the Agreement. If you cancel the Agreement within this period, and the exceptions set out in Term 5.2 do not apply, then You will receive a full refund of any price paid by You. The refund will be processed as soon as possible, and in any case within 30 days of the day on which you gave us notice of cancellation. You will not be liable for any further payment to us in respect of the Agreement.
  - 5.4 To cancel the Agreement You must contact Us in writing at our registered office address by sending an email to [info@stlgroup.co.uk](mailto:info@stlgroup.co.uk)
  - 5.5 Following cancellation of the Agreement (save for cancellation in accordance with Term 5.3) You will remain liable for any costs, expenses and disbursements incurred by Us prior to receiving written notice of cancellation. Such costs, expenses and disbursements shall be invoiced and payable in accordance with Term 4.2.

## 6. Termination

- 6.1 STL may suspend or terminate any agreement with You without any liability to You with immediate effect if at any time:
  - 6.1.1 You fail to make any payment due in accordance with Term 4;
  - 6.1.2 If You repeatedly breach or commit or cause to be committed a material breach of these Terms; or
  - 6.1.3 You commit a breach and You fail to remedy the breach within 7 days of receipt of a written notice to do so.
- 6.2 If an Agreement is terminated under this Term 6 and You have made an advance payment We will refund You a reasonable proportion of the balance as determined exclusively by Us having regard to the value of Services already provided to You.

## 7. Events Beyond Our Control

- 7.1 We reserve the right without notice or liability to You, to defer the date of performance (by a period equivalent to the period during which the Services could not be performed) or to cancel the provision of the Services or reduce the volume of the Services ordered by You if we are prevented from or delayed in the carrying on of Our business due to circumstances beyond Our reasonable control provided that, if the event in question continues for a continuous period in excess of 60 days, You shall be entitled to give notice in writing to us to terminate the Order.

## 8. Warranties and Limitation of Liability

- 8.1 Subject to Term 9 and Term 10 (as applicable), We provide warranties and accept liability only to the extent stated in this Term 8.
- 8.2 We do not exclude or restrict our liability for death or personal injury caused by our own negligence or any other liability the exclusion of which is expressly prohibited by law.
- 8.3 Unless otherwise indicated on the front page of the Report, We confirm that any individuals within Our business who conducted any searches has not knowingly had any personal or business relationship with any individual involved in the sale of or dealings with the Property.
- 8.4 In providing the Services You acknowledge and accept that:-
  - 8.4.1 STL's only obligation is to exercise reasonable care and skill in providing the Services in accordance with the Code.
  - 8.4.2 The Services do not include any information relating to the value or worth of the Property or the Company.
  - 8.4.3 STL cannot warrant or guarantee that the Website or any website linked to or from the Website will be uninterrupted or error free or free of viruses or other harmful components and furthermore

- STL cannot warrant the performance of any linked internet service not operated by STL. Accordingly STL shall not be liable for any damage or loss whatsoever caused: by any virus, including damage to Your computer equipment, software, data or other property resulting from Your access to, use of or browsing of the Website; or as a result of downloading any material, data, text, images, video or audio from the Website; or by the contents of or Your access to, any website linked to the Website; or for inaccuracies or typographical errors of information or on the Website.
- 8.4.4 STL shall use reasonable endeavours to provide the Services within the timescale set out in the Literature.
- 8.4.5 Any services other than our Services, which are advertised in the Literature are for information only, and We are not responsible for any such services which You may use as a result of our recommendation or otherwise. Any such third party services may be subject to the terms and conditions of the relevant third party service provider.
- 8.5 In connection with the Report You undertake to make a reasonable inspection of any results set out therein to satisfy Yourself that there are no defects or failures. In the event that there is a material defect You will notify Us in writing of such defect as soon as possible after its discovery.
- 8.6 Any claim relating to data or information obtained from a Supplier shall in the first instance be made against the Supplier (with such assistance from STL as may reasonably be required) and only if such a claim cannot be made against the Supplier will You make a claim against STL.
- 9 Our Liability if you are a Business**  
**This Term 9 only applies if you are not contracting as a Consumer**
- 9.1 We only supply the Reports for use by You and Your Clients, and You agree not to use the Reports for any re-sale purposes unless You have obtained Our prior written consent.
- 9.2 Nothing in these Terms limits or excludes Our liability for:
- 9.2.1 Death or personal injury caused by Our negligence;
- 9.2.2 Fraud or fraudulent misrepresentation;
- 9.2.3 Any loss or damage sustained as a direct consequence of Our negligence;
- 9.2.4 Breach of the terms implied by section 12 of the Sale of Goods Act 1979 (title and quiet possession); or
- 9.2.5 Defective products under the Consumer Protection Act 1987.
- 9.3 Subject to Term 9.2, We will under no circumstances whatever be liable to You (or any other party entitled to rely on the Report(s)), whether in contract, tort (including negligence), breach of statutory duty, or otherwise, arising under or in connection with the Agreement for:
- 9.3.1 Any loss of profits, sales, business or revenue;
- 9.3.2 Loss or corruption of data, information or software;
- 9.3.3 Loss of business opportunity;
- 9.3.4 Loss of anticipated savings;
- 9.3.5 Loss of goodwill; or
- 9.3.6 Any indirect or consequential loss.
- 9.4 Subject to Term 9.2 and Term 9.3, Our total liability to You in respect of all other losses arising under or in connection with the Contract, whether in contract, tort (including negligence), breach of statutory duty, or otherwise, shall in no circumstances exceed £10 million.
- 9.5 Except as expressly stated in these Terms, We do not give any representation, warranties or undertakings in relation to the Reports. Any representation, condition or warranty which might be implied or incorporated into these Terms by statute, common law or otherwise is excluded to the fullest extent permitted by law. In particular, We will not be responsible for ensuring that the Reports are suitable for Your purposes.
- 10 Our liability if you are a Consumer**  
**This Term 10 only applies if you are a Consumer.**
- 10.1 If We fail to comply with these Terms, We are responsible for loss or damage You suffer that is a foreseeable result of Our breach of these Terms or Our negligence, but We are not responsible for any loss or damage that is not foreseeable. Loss or damage is foreseeable if they were an obvious consequence of Our breach or if they were contemplated by You and us at the time We entered into the Agreement.
- 10.2 We only supply the Reports for private use. You agree not to use the Reports for any commercial, business or re-sale purposes, and We have no liability to You for any loss of profit, loss of business, business interruption, or loss of business opportunity.
- 10.3 We do not in any way exclude or limit Our liability for:
- 10.3.1 Death or personal injury caused by Our negligence;
- 10.3.2 Fraud and fraudulent misrepresentation;
- 10.3.3 Any breach of the terms implied by section 12 of the Sale of Goods Act 1979 (title and quiet possession);
- 10.3.4 Any breach of the terms implied by sections 13 to 15 of the Sale of Goods Act 1979 (description, satisfactory quality, fitness for purpose and samples); and
- 10.3.5 Defective products under the Consumer Protection Act 1987.
- 10.4 We have obtained insurance cover in respect of Our own liability for individual claims not exceeding £10 million per claim. Our liability is therefore limited to £10 million in respect of any single claim, event, or series of related claims or events and You are responsible for making your own arrangements for the insurance of any excess loss.
- 11 Intellectual Property Rights**
- 11.1 You acknowledge that all Intellectual Property Rights in the Services are and shall remain owned by either STL or our Suppliers and nothing in these Terms purports to transfer, assign or grant any rights to You in respect of the Intellectual Property Rights.
- 11.2 You agree to indemnify Us against all liabilities, costs, expenses, damages and losses (including but not limited to any direct, indirect or consequential losses and all interest, penalties and legal costs (calculated on a full indemnity basis) and all other professional costs and expenses) arising out of or in connection with any claim for actual or alleged infringement of a third party's Intellectual Property Rights as a result of You including an Ordnance Survey plan within the Order.
- 12 Insurance**
- 12.1 Our insurers are QBE Insurance (Europe) Ltd whose address is Plantation Place, 30 Fenchurch Street, London, EC3M 3BD. The level of cover provided by them for our Professional Indemnity Insurance is £10 million.
- 12.2 Our Professional Indemnity Insurance includes cover for errors and omissions in local authority and water company data and records used to compile our search reports.
- 12.3 Should we cease to trade for any reason, prior to that event, we shall execute run-off insurance cover under our Professional Indemnity Insurance for our past search products and services.
- 13 Complaints**
- 13.1 Full details of Our Complaints Procedure are set out on Our Website. We will deal with any complaints made by You in accordance with the Complaints Procedure.
- 13.2 As per Our Complaints Procedure, should you not be satisfied with our final response or we have exceeded the response timescales pursuant to Our Complaints Procedure, you may refer your complaint to The Property Ombudsman Scheme. The Property Ombudsman Scheme's website is [www.tpos.co.uk](http://www.tpos.co.uk) and email address is [admin@tpos.co.uk](mailto:admin@tpos.co.uk).
- 13.3 We will co-operate fully with The Property Ombudsman Scheme during an investigation and comply with his final decision.
- 14 General**
- 14.1 You shall not be entitled to assign the Agreement or any part of it without Our prior written consent.
- 14.2 We may assign the Agreement or any part of it to any person, firm or company provided that such assignment shall not materially affect Your rights under the Agreement.
- 14.3 The parties to these Terms do not intend that any term of Our Agreement shall be enforceable by virtue of the Contracts (Rights of Third Parties) Act 1999 by any person that is not a party to these Terms or a permitted assignee.
- 14.4 Failure or delay by Us in enforcing or partially enforcing any provision of the Agreement will not be construed as a waiver of any of Our rights under the Agreement.
- 14.5 Any waiver by Us of any breach of, or any default under, any provision of the Agreement by You will not be deemed a waiver of any subsequent breach or default and will in no way affect the other terms of the Agreement.
- 14.6 If any provision or part of a provision is held to be invalid or unenforceable by any court or other body of competent jurisdiction, that provision or part of that provision shall be deemed severable and the other provisions or the remainder of the relevant provision will continue in full force and effect.
- 14.7 Unless otherwise stated in these Terms, all notices from You to STL or vice versa must be in writing and sent to STL's registered office address as stipulated in Term 1.15 (or as updated from time to time) or Your address as stipulated in the Order.
- 14.8 In providing the Services and Reports We will comply with the Code.
- 14.9 Any personal information which you provide to us will be held in accordance with the Data Protection Act 1998 and other applicable regulations and only used in accordance with Our Privacy Policy (details of which are set out on Our Website).
- 14.10 The Agreement shall be governed by and construed in accordance with English law and shall be subject to the non-exclusive jurisdiction of the Courts of England and Wales. However, if You are a resident of Northern Ireland you may also bring proceedings in Northern Ireland, and if you are a resident of Scotland you may also bring proceedings in Scotland.