

Local Land Charges Search

(Local Land Charge Rules 1977)



HantsWight Searches

Compiled by

HantsWight Searches Ltd

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Property Subject to Search

Sample House
Sampleton
Sample
SAM PLE

Local Authority

Sample District Council
Sample Civic Centre,
Sample Rd,
Sample,
SAM PL3

Client Reference

Our Reference

HW/SPL/SPL

Date of Report

**The search requested on the property/land shown above revealed
subsisting registration**

Signed



Part One: General Financial Charges	None
Part Two: Specific Financial Charges	None
Part Three: Planning Charges	None
Part Four: Miscellaneous Charges	None
Part Five: Fenland Ways Maintenance Notices	None
Part Six: Land Compensation Charges	None
Part Seven: New Towns Charges	None
Part Eight: Civil Aviation Charges	None
Part Nine: Opencast Coal Charges	None
Part Ten: Listed Building Charges	None
Part Eleven: Light Obstruction Notices	None
Part Twelve: Drainage Scheme Charges	None

Local Land Charges Register Entries

Part	Description of Charge	Registered Date
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Planning Schedule

Reference	Description	Decision	Date
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Decision Key: CC = Conditional Consent WTD = Withdrawn REF = Refused NYD = Not Yet Determined

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1.1 Planning and Building Regulations

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(a)	A Planning Permissions	See planning schedule
1.1(b)	A Listed Building Consent	Not applicable
1.1(c)	A Conservation Area Consent	Not applicable
1.1(d)	A Certificate of Lawfulness of existing use or development	None revealed
1.1(e)	A Certificate of Lawfulness of proposed use or development	None revealed
1.1(f)	Building Regulation Approval	None revealed
1.1(g)	A Building Regulations Completion Certificates	None revealed
1.1(h)	Any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme?	None revealed

1.2 Planning Designations And Proposals

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?

[Sample District Local Plan \(2nd Review\) Adopted 17/4/03](#)

1. Within settlement limits
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.

2.0 Roads

Which of the roads, footways and footpaths named in the application for this search are:

2(a)	Highways and footpaths maintainable at public expense	See below
2(b)	Subject to adoption and supported by bond or bond waiver	None
2(c)	To be made up by a local authority who will reclaim the cost from the frontagers; or	None
2(d)	To be adopted by a local authority without reclaiming the cost from the frontagers?	None

3. Other Matters

Apart from matters entered on the registers of local land charges, do any of the following matters apply to the property?
How can copies of relevant documents be obtained?

3.1 Land required for public purposes - Inclusion of the property in a category of land Required for public purposes within Schedule 13 paras 5 and 6 of the Town & Country Planning Act 1990 **No**

3.2 Land to be acquired for Road Works - Inclusion of the property in land to be acquired for an approved scheme of highway construction or improvement. **No**

3.3 Drainage Agreements and Consents

Do either of the following exist in relation to the property?

a) An agreement to drain buildings in combination into an existing sewer by means of a private sewer or; **Refer to Southern Water**

b) An agreement or consent for a building, or extension to a building on the property to be built over or in the vicinity of a drain, sewer or disposal main. **As above**

3.4 Nearby Road Schemes (Within 200 meters of Centre Line)

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

(a) The centre line of a new trunk or special road specified in an order, draft order or scheme **No**

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 **No**

c) The limits of construction works for a proposed alteration or improvement to an existing road involving construction of a roundabout (other than mini-roundabout) or widening by the construction of one or more additional traffic lanes **No**

d) The outer limits of **No**

(i) construction of a new road to be built by the 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 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 possible route of a new road under proposals published for public consultation; or **No**

f) The outer limits of
(i) construction of a possible alteration or improvement to an existing road involving construction **No**

of a subway, underpass, flyover, footbridge, elevated road or dual carriageway;
(ii) construction of a roundabout (other than a mini-roundabout); or
(iii) widening or construction of one or more additional traffic lanes, under proposals published for public consultation?

Note: 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.

3.5 Nearby Railway Schemes

3.5 Is the property (or will it be) within 200 metres of the centre line of a proposed railway, tramway, light railway or monorail? **No**

3.6 Traffic Schemes Approved, Not yet Implemented, Abutting Property

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

- | | |
|--|--------|
| 3.6(a) Permanent stopping up or diversion | (a) No |
| 3.6(b) Waiting or loading restrictions | (b) No |
| 3.6(c) One way driving | (c) No |
| 3.6(d) Prohibition of driving | (d) No |
| 3.6(e) Pedestrianisation | (e) No |
| 3.6(f) Vehicle width or weight restriction | (f) No |
| 3.6(g) Traffic calming works e.g. road humps | (g) No |
| 3.6(h) Residents parking controls | (h) No |
| 3.6(i) Minor road widening or improvement | (i) No |
| 3.6(j) Pedestrian crossings | (j) No |
| 3.6(k) Cycle tracks | (k) No |
| 3.6(l) Bridge construction | (l) No |

3.7 Outstanding Notices

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

- (a) building works;
- (b) environment;
- (c) health and safety;
- (d) housing;
- (e) highways; or
- (f) public health?

3.8 Contravention of Building Regulations

Has a local authority authorised in relation to the property any proceedings for the contravention of any provision contained in building regulations? No

3.9 Notices, Orders, Directions and Proceedings under Planning Acts

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

- | | |
|---|--------|
| 3.9(a) Enforcement notice | (a) No |
| 3.9(b) Stop notice | (b) No |
| 3.9(c) Listed building enforcement notice | (c) No |
| 3.9(d) Breach of condition notice | (d) No |
| 3.9(e) Planning contravention notice | (e) No |
| 3.9(f) Other notice relating to breach of planning control | (f) No |
| 3.9(g) Listed building repairs notice | (g) No |
| 3.9(h) In the case of a listed building deliberately allowed to fall into disrepair, a compulsory purchase order with a direction for minimum compensation; | (h) No |
| 3.9(i) Building preservation notice | (i) No |
| 3.9(j) Direction restricting permitted development | (j) No |
| 3.9(k) Order revoking or modifying a planning permission | (k) No |
| 3.9(l) Tree preservation order | (l) No |
| 3.9(m) Proceedings for breach of a statutory planning agreement | (m) No |

3.10 Conservation Area

Do any of the following apply in relation to the property – No

- (a) A decision to make the area a conservation area before 31st August 1974
- (b) An unimplemented decision to designate the area a conservation area?

3.11 Compulsory Purchases

Has any enforceable order or decision been made to compulsorily purchase or acquire the property? No

3.12 Contaminated Land

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?)

- (a) A contaminated land notice See below

There are no entries in the register.
- (b) In relation to the register maintained under section 78R of the Environment Protection Act 1990, See 3.12(a) an entry or decision or make an entry.
- (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? Refer to vendor

3.13 Radon Gas

Do records indicate that the property is in a "Radon Affected Area" as identified by the Health Protection Agency? No

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5. Public Paths or Byways

5.1. Is any footpath, bridleway, restricted byway or byway open to all traffic which abuts on, or crosses the property, shown in a definitive map prepared under Part IV of the National Parks and Access to the Countryside Act 1949 or Part III of the Wildlife and Countryside Act 1981? Not requested

5.2. If so, please mark the approximate route on the attached plan Not applicable

22. Registered Common Land and Town or Village Green

22.1. Is the property, or any land which abuts the property, registered land or town or village green under the Commons Registration Act 1965 or the Commons Act 2006? Not requested

22.2. If there are any entries, how can copies of the matters registered be obtained and where can the register be inspected? Not applicable

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We are not obliged to accept any order and we may refuse to provide the services requested at any time without giving reason. There is no contract for services to be provided until the order has been accepted. Each order accepted is a new and separate contract.

2. Accuracy

We will use reasonable endeavours to ensure that the information contained within any report is accurate at the date of its publication. You (the client) accept, however, that information on which the report is based may be subject to change from the date of its publication and we cannot be held liable for failing to include or omit information in the report, which becomes publicly available after the date of the publication.

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Any indication that we may give as to the time in which we will deliver the report will be a good faith estimate only. We will use all reasonable endeavours to deliver the reports within the time-scale that we have estimated.

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Unless stated otherwise, all charges will include VAT at the appropriate rate

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You will receive a VAT invoice as soon as is practicable after the completion of the report. You will pay the invoice in full within 30 days of its issue date. Failure to pay will result in reporting the matter to the appropriate trade bodies and accreditation authority. Failure may also result in our refusal to accept any further orders from you.

6. Your Obligations

You are obliged to provide full, accurate and up to date information with your order. Your order should also be accompanied by a recent, legible and accurate plan of the property being the subject of the report. You agree that the report supplied is only for your use. Any client of yours receiving one of our reports is also bound by these conditions.

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Should you wish to cancel or re-schedule an order, you must give as much notice as possible. If an appointment has already been made, we will endeavour to cancel the appointment at no cost to either party. We may have to pay the disbursement, which will be passed onto you. If the request to cancel is not received until the same working day as the appointment, the search will be carried out in full, and invoiced as such.

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We will not be held liable for errors caused by inaccurate information of documentation supplied by you at any time in the report process. We will not be held liable for delays caused by unforeseen circumstances.

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We will not be held liable for any failure to perform the service due to an event beyond our reasonable control, we will notify you promptly of the reason for any delay, and you agree to allow us an extension to perform the service as is reasonably practicable.

11. Quality of Service

We agree to ensure that all services provided by HantsWight Searches Ltd are carried out in a professional manner. All staff involved in the services we provided shall be competent and fully trained. All staff of HantsWight shall deal with you in a polite and helpful manner

Important Protection

The Search Code provides protection for homebuyers, sellers, conveyancers and mortgage lenders, who rely on property search reports carried out on residential property within the United Kingdom. It sets out minimum standards which organisations compiling and/or selling search reports have to meet. This information is designed to introduce the Search Code to you.

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

The Code's main commitments

The Search Code's key commitments say that search organisations will:

- Provide search reports which include the most up-to-date available information when compiled and an accurate report of the risks associated with the property.
- Deal promptly with queries raised on search reports.
- Handle complaints speedily and fairly.
- At all times maintain adequate and appropriate insurance cover to protect you.
- Act with integrity and ensure that all search services comply with relevant laws, regulations and industry standards.

Keeping to the Search Code

How search organisations keep to the Search Code is monitored independently by the Property Codes Compliance Board. And, complaints under the Code may be referred to the Independent Property Codes Adjudication Scheme. This gives you an extra level of protection as the service can award compensation of up to £5,000 to you if you suffer as a result of your search organisation failing to keep to the Code.

Contact Details

The Property Codes Compliance Board - please contact:

Telephone: 020 7917 1817

Email: info@propertycodes.org.uk

You can also get more information about the Property Codes Compliance Board from our website at:

www.propertycodes.org.uk.

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

