

# Search Report



Requested by:-  
Sample Solicitors  
E-Mail: kbartke@sphproperty.co.uk

Our Reference: **AF/01560281**  
Your Reference: **TEST**  
Report Prepared by: **AFisher**

Date: **25/08/2010**

## REQUESTED FOR

1 Any Street  
Any Town  
AB2 3CD

Council: Websearch - Test English Council

Local Authority Code:

Search: LLC1 & Commercial Council Search

Should you require any further information please do not hesitate to contact our Customer Enquiry Team on the following number:

Freephone 0800 052 0117

Yours Faithfully

ONESEARCH DIRECT



**SUMMARY OF SEARCH REPORT : 01560281**

**INVOICE NUMBER : E20983778**

### Search of Local Land Charges Register

The Search requested reveals 3 registration/s described in the Schedule hereto

### LOCAL Search

#### 1.1. Planning and Building Regulations

Planning Permissions, Listed	Yes
Building/Conservation Area Consents	
Certificate of Lawfulness of Proposed Use or Development	No
Building Regulation Approvals/Completion Certificates	See main report

#### 1.2. Development Plans

Policies	Yes
Proposals	No
Recommendations	No

#### 2. Roads

Roads, Footways and Footpaths Maintained at Public Expense	Yes
--	-----

#### Other Matters

3.1. Land Required for Public Purposes	No
3.2. Land to be Acquired for Roadworks	No
3.3. Drainage Agreements and Consent	See Water Search
3.4. Nearby Road Schemes	No
3.5. Nearby Railway Schemes	No
3.6. Traffic Schemes	Yes
3.7. Outstanding Notices	Yes
3.8. Contravention of Building Regulations	No
3.9. Notice, Orders, Directions and Proceedings under Planning Acts	Yes
3.10. Conservation Areas Not Registered as a Land Charge	Yes
3.11. Compulsory Purchase	No
3.12. Contaminated Land	No
3.13. Radon Gas	No

# Search of Local Land Charges Register

Subjects: **1, Any Street, Any Town, AB2 3CD.**  
Date of Search Report: **25/08/2010**  
Search Report No: **01560281**  
Search Report Prepared By: **AFisher**

## Charges on Register

<b>03 - Planning Charges</b>			
<b>Description Of Charge (including reference to appropriate statutory provision)</b>	<b>Originating Authority</b>	<b>Place Where Relevant Documents May Be Inspected</b>	<b>Date Of Registration</b>
38/87/0020A Display of illuminated fascia sign.	Any Council	Civic Centre High Street Somewhere Some County EF1 2GH.	19/2/2002
Planning permission for change of use, part of building to Class B1 03/00662/FUL designated by the virtue of the Town and Country Planning Act 1990.	Any Council	Civic Centre High Street Somewhere Some County EF1 2GH.	29/5/2001

<b>04 - Miscellaneous Charges</b>			
<b>Description Of Charge (including reference to appropriate statutory provision)</b>	<b>Originating Authority</b>	<b>Place Where Relevant Documents May Be Inspected</b>	<b>Date Of Registration</b>
Any Council Noise Abatement Order No.06 1986. (No. SNAO06)	Any Council	Civic Centre High Street Somewhere Some County EF1 2GH.	1/1/1986

# Local Search Enquiries

Subjects: **1, Any Street, Any Town, AB2 3CD.**  
 Date of Search Report: **25/08/2010**  
 Search Report No: **01560281**  
 Search Report Prepared By: **AFisher**

**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:-**

<b>Section 1.1 (a) Planning Permissions</b>					<b>Yes</b>
<b>Application Number</b>	<b>Proposal</b>	<b>Decision</b>	<b>Decision Date</b>	<b>Application Type</b>	
01/00663/CU	Change of use and alterations to convert existing office to shop	Approved on Conditions	14-Jul-2001	Planning	
2002/05981/A R	Display of 1 No illuminated fascia, 1 no non illuminated fascia, menu board and refurbishment of lanterns.	Approved	17-Jul-2002	Planning	
2003/2269/FU L	Installation of roller shutters and roller shutter box.	Approved	21-Jan-2003	Planning	
<b>Section 1.1 (b) Listed Building Consents</b>					<b>None</b>
<b>Section 1.1 (c) Conservation Area Consents</b>					<b>None</b>
<b>Section 1.1 (d) Certificate of Lawfulness of Existing Use or Development</b>					<b>None</b>
<b>Section 1.1 (e) Certificate of Lawfulness of Proposed Use or Development</b>					<b>None</b>
<b>Section 1.1 (f) Building Regulations Approvals</b>					<b>None</b>
<b>Section 1.1 (g) Building Regulations Completion Certificate</b>					<b>None</b>
<b>Section 1.1 (h) Any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme?</b>					<b>Yes</b>
<b>Application Number</b>	<b>Proposal</b>		<b>Decision Date</b>	<b>Application Type</b>	
N/A	The council advises that a competent person self certification is held on this property but the council hold no information on this and the owner or occupier should be approached for the details.			Any Building Regulations Certificate or Notice Issued in Respect of Work Carried out under a Competent Person Self Certification	

### **Informative**

*The seller or developer should be asked to provide evidence of compliance with building regulations.*

## Planning Designations and Proposals

<b>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?</b>		<b>See details below</b>
Test English Council Local Plan	Adopted	2000
Local Plan Policy	Land within defined settlements	
Local Plan Policy	Conservation Area	
Local Plan Policy	Borough Boundary	

## Roads

<b>2. Which of the roads, footways and footpaths named in the application for this search are:-</b>					
<b>(a)</b>	<b>Highway Maintainable at Public Expense</b>				<b>Yes</b>
<b>Name</b>	<b>Carriageway</b>	<b>Footway</b>	<b>Footpath</b>	<b>Verge</b>	
Any Street, Any Town	Public	Public	None	None	
<b>(b)</b>	<b>Subject to adoption and supported by a bond or bond waiver</b>				<b>No</b>
<b>(c)</b>	<b>To be made up by a local authority who will reclaim the cost from the frontagers; or</b>				<b>No</b>
<b>(d)</b>	<b>To be adopted by a local authority without reclaiming the cost from the frontagers?</b>				<b>No</b>

## Land Required for Public Purposes

<b>3.1. Is the property included in land required for public purposes?</b>	<b>No</b>
--	-----------

<b>3.2. Is the property included in land to be acquired for road works?</b>	<b>No</b>
---	-----------

<b>3.3. Do either of the following exist in relation to the property?</b>	
(a) An agreement to drain building in combination into an existing sewer by means of a private sewer	<b>See Water Search</b>
(b) An agreement or consent for:- i. a building; or ii. an extension to a building on the property, to be built over in the vicinity of a drain, sewer or disposal main?	<b>See Water Search</b>

## Nearby Road Schemes

<b>3.4. Is the property (or will it be ) within 200 metres of any of the following?</b>	<b>No</b>
<p>(a) The centre line of a new trunk road or special road specified in any order, draft order or scheme;</p> <p>(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;</p> <p>(c) The outer limits of construction works for a proposed alteration or improvement to an existing road, involving-</p> <p style="margin-left: 20px;">i) Construction of a roundabout (other than a mini-roundabout); or</p> <p style="margin-left: 20px;">ii) Widening by construction of one or more additional traffic lanes;</p> <p>(d) The outer limits of-</p> <p style="margin-left: 20px;">i) Construction of a new road to be built by a local authority</p> <p style="margin-left: 20px;">ii) An approved alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway; or</p> <p style="margin-left: 20px;">iii) Construction of a roundabout (other than a mini-roundabout) or widening by construction of one or more additional traffic lanes</p> <p>(e) The centre line of the proposed route of a new road under proposals published for public consultation; or</p> <p>(f) The outer limits of-</p> <p style="margin-left: 20px;">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;</p> <p style="margin-left: 20px;">ii) Construction of a roundabout (other than a mini-roundabout); or</p> <p style="margin-left: 20px;">iii) Widening by construction of one or more additional traffic lanes, under proposals published for public consultation?</p>	

## Nearby Railway Schemes

<b>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?</b>	<b>No</b>
---	-----------

## Traffic Schemes

<b>3.6. 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 -</b>	<b>Yes</b>	
<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 restrictions</p> <p>(g) Traffic calming works including road humps</p> <p>(h) Residents parking controls</p> <p>(i) Minor road widening or improvement</p> <p>(j) Pedestrian crossings</p> <p>(k) Cycle tracks; or</p> <p>(l) Bridge building?</p>		
<b>Scheme Type</b>	<b>Proposal</b>	<b>Subject</b>
Waiting or Loading restrictions	Any Borough Council (Any Street) (Waiting Restrictions and Residents Parking Order 2006) (Amendment No. 2) Order 2010	Any Street

## 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 schedule-</b>					<b>Yes</b>
(a) Building Works; (b) Environment; (c) Health and Safety; (d) Housing; (e) Highways; or (f) Public health?					
Act	Section	Council Ref	Details	Status	Date Served
Health & Safety at Work etc. Act	Improvement Notices	302070354	The renewal of a sacrificial carpet outside stockroom and cleaning of remove deposits. Regulation 12(3) Workplace (Health, Safety & Welfare) Regulations 1992	Complied With	

## Contravention of Building Regulations

<b>3.8. Has a local authority authorised in relation to the property any proceedings for the contravention of any provisions contained in building regulations</b>	<b>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-</b>					
<b>(a) Enforcement Notice</b>					<b>Yes</b>
Act	Section	Council Ref	Details	Status	Date Served
Town and Country Planning Act (as Amended by the Planning & Compensation Act 1991)	Enforcement Notice	ENF/1959/02/C	Installation of roller shutters and roller shutter box.	Complied With	
<b>(b) Stop Notice</b>					<b>No</b>
<b>(c) Listed Building Enforcement Notice</b>					<b>No</b>
<b>(d) Breach of Condition Notice</b>					<b>No</b>
<b>(e) Planning Contravention Notice</b>					<b>No</b>
<b>(f) Other Notice Relating to Breach of Planning Control</b>					<b>No</b>
<b>(g) Listed Buildings Repair Notice</b>					<b>No</b>
<b>(h) In the case of a listed building deliberately allowed to fall into disrepair, a compulsory purchase order with a direction for minimum compensation</b>					<b>No</b>

(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) A Tree Preservation Order	No
(n) Proceedings to Enforce a Planning Agreement or Planning Contribution	No

### Conservation Areas

3.10. Do the following apply in relation to the property-	Yes
<ul style="list-style-type: none"> <li>a) The making of the area a Conservation Area before 31st August 1974; or</li> <li>b) An unimplemented resolution to designate the area a Conservation Area?</li> </ul>	
<b>Conservation Area Name</b>	<b>Originating Authority</b>
Any Area Conservation Area	Websearch - Test English Council
	<b>Date of Registration</b>
	1972

### Compulsory Purchase

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

## Contaminated Land

**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 before the service of a remediation notice?**

### **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.*

*As part of the OneSearch Local Search we will inspect the remediation register where available.*



## Radon Gas

**3.13. Do records indicate that the property is in a “Radon Affected Area” as identified by the Health Protection Agency (a body established under section 1 of the Health Protection Agency Act 2004)?**

**No**

No. The property is in an area where 0-1% of homes are estimated to be at or above the Action Level.

### 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.*

## Notes

### The Search Company

1. This Search Report was prepared, and the search carried out, by OneSearch Direct Limited, (Company number SC230285), 1st 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 **Websearch - Test English Council at Civic Centre, High Street, Somewhere, Some County, EF1 2GH**. 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](mailto: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 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.

12. 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](mailto:cs@onesearchdirect.co.uk). Claims may also be made under the relevant insurance. (See also under Liability and Insurance below.)

### **Liability**

13. This search is covered by Professional Indemnity cover arranged by Novae, the limit of which is £10,000,000 unless otherwise negotiated.
14. 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**

15. 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](mailto: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](mailto:cs@onesearchdirect.co.uk)

**or**

Customer Services  
OneSearch Direct  
Skypark SP1  
8 Elliot Place  
Glasgow  
G3 8EP

Tel: 0800 052 0117



## IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by OneSearch Direct Limited, 1st Floor, Skypark SP1, 8 Elliot Place, Glasgow, G3 8EP, which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered firms maintain compliance with the Code.

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 firms compiling and/or selling search reports have to meet. By giving you this information, your search provider is confirming that they keep to the principles of the Code. This provides important protection for you.

### The Code's core principles

Search providers which subscribe to the 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  
Beckett House  
4 Bridge Street  
Salisbury  
Wiltshire SP1 2LX  
Tel: 01722 333306  
Fax: 01722 332296  
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**