



Forest of Dean
— DISTRICT COUNCIL —

**REGISTER OF LOCAL LAND CHARGES
OFFICIAL CERTIFICATE OF SEARCH**

Index West Midlands Limited
10 Station Road,

KENILWORTH
CV8 1JJ

Search Reference: 1819_00810
NLIS Reference:
Date: 04-Apr-2019

Applicant Ref: 1737120

Official Search required in all parts of the Register of Local Land Charges for subsisting registrations against the land described and the plan submitted.

Land or property against which enquiries are made:

White House Farm
B4215 Road From Greens Villa To County Boundary
Preston Cross
Ledbury
Gloucestershire
HR8 2LL

It is hereby certified that the search requested above reveals no subsisting registrations up to and including the date of this certificate.

Signed A.R.C.B......

On behalf of the Proper Officer, Forest of Dean District Council

Forest of Dean District Council

**Register of Local Land Charges
Schedule to the Official Certificate**

No registrations for this property exist.



Forest of Dean
— DISTRICT COUNCIL —

REPLIES TO CON29 ENQUIRIES AS REQUESTED OF LOCAL AUTHORITY (2016 Edition)

Index West Midlands Limited
10 Station Road,

KENILWORTH
CV8 1JJ

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Land or Property against which enquiries are made:

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Preston Cross
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Gloucestershire
HR8 2LL

Box C:

Other roadways, footways, and footpaths in respect of which a reply at Enquiry 2.1 and 3.6 is required (maximum 3 roads):

I refer to your Standard Enquiries relating to the above property. These replies relate to that property as shown on the location plan where supplied. The replies are given subject to the Notes to the Standard Enquiries.

All correspondence relating to these answers should quote the official Search Reference.

Signed ARd

On behalf of the Proper Officer, Forest of Dean District Council

Standard Enquiries of Local Authority

PLANNING AND BUILDING REGULATIONS

1.1 Planning and building decisions and pending applications

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?

(a) a planning permission

The following answer is supplied by Planning Department

None

(b) a listed building consent

The following answer is supplied by Planning Department

None

(c) a conservation area consent

The following answer is supplied by Planning Department

None

(d) a certificate of lawfulness of existing use or development

The following answer is supplied by Planning Department

None

(e) a certificate of lawfulness of proposed use or development

The following answer is supplied by Planning Department

None

Informative

(1) All applications prior to December 2012 relating to (b), (d) and (e) will be revealed at (a)

(2) The above replies do not cover other properties in the vicinity of the property.

(3) This reply does not reveal entries that may be in the S.69 Register of applications determined before 01/04/1974

(4) The information regarding whether there is a pending planning application relating to the search was correct at the time the data was compiled, however, it may not disclose applications which have been received by the Council but had not been validated at the time of the search.

(f) a certificate of lawfulness of proposed works for listed buildings

The following answer is supplied by Planning Department

None

(g) a heritage partnership agreement

The following answer is supplied by Planning Department

None

(h) a listed building consent order

The following answer is supplied by Planning Department

None

(i) a local listed building consent order

The following answer is supplied by Planning Department

None

(j) building regulation approval

The following answer is supplied by Building Control

None

(k) building regulation completion certificate and

The following answer is supplied by Building Control

None

(l) any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme?

The following answer is supplied by Building Control

Reference: FENSA1471/07

2 Windows

Date Received: 13/06/2007

Reference: FENSA4439/12

2 Windows

Date Received: 04/09/2012

Informative

(1) The Councils computerised records of Building Control do not extend back before 15 August 2003 and this covers only the period since that date. Prior records would have to be searched manually.

(2) As from 1 April 2002 the installation of a replacement window, rooflight or roof window or specified type of glazed door must either have Building Regulations 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.

(3) Forest of Dean District Council does not issue certificates or notices in respect of work carried out under a competent persons self-certification scheme. However, if electronic notification has been received since 1 August 2007 from a competent person body then the appropriate record will be declared on the search.

Please note that notifications received prior to 1 August 2007 have not been declared apart from notifications under the Fenestration Self-Assessment Scheme as quoted in (2) above. If any such work has been subject to a Building Regulations application, the owner or occupier of the property should be asked to produce any such

certificate.

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?

The following answer is supplied by Gloucestershire County Council

Please also refer to District Council Allocations Plan or Cinderford Northern Quarter Area Action Plan plus Core Strategy. Plus:

(1) Gloucestershire Minerals Local Plan 1997-2006, adopted April 2003. (2) Gloucestershire Waste Local Plan 2002-2012, adopted 11 October 2004. (3) Gloucestershire Waste Core Strategy: Adopted 21st November 2012 (4) Emerging Minerals Local Plan. for details please refer to <https://www.gloucestershire.gov.uk/planning-and-environment/planning-policy/minerals-local-plan-for-gloucestershire/>. Re (1) & (2): The Secretary of State has issued a Direction on these Plans - the effect is to 'save' some of the policies & proposals until replaced by new style development plan documents. For details see: <http://www.gloucestershire.gov.uk/planning-and-environment/planning-policy>. However the adoption of the Waste Core Strategy (see Appendix 1) replaces some of these policies. See: <http://gloucestershire.gov.uk/planning-and-environment/planning-policy/waste-core-strategy-wcs>.

The following answer is supplied by Forward Planning

Flood Zone 3

Flood Zone 3

Land assessed, ignoring the presence of flood defences, as having a 1% or greater annual probability of fluvial flooding or a 0.5% or greater annual probability of tidal flooding.

Flood Zone 2

Flood Zone 2

Land assessed, ignoring the presence of flood defences, as having between a 1% and 0.1% annual probability of fluvial flooding or between a 0.5% and 0.1% annual probability of tidal flooding in any year.

Outside Settlement Boundary

Outside Defined Settlement Boundary

Areas that are outside the defined settlement boundaries that are applied to the main settlements (villages and towns). These areas are treated as open countryside for the purposes of planning policy, unless they are allocated for another use.

Informative

Information regarding flooding is not provided here. This reply reflects Policies or Proposals in any existing adopted Development Plan and in any formally proposed alteration or replacement Plan, but does not include policies contained in Planning Guidance Notes or supplementary Planning documents. Further information is available at www.gloucestershire.gov.uk/planningforbusiness.

Informative

Information regarding flooding is not provided in answer to this enquiry and should be sought directly from the Environment Agency. Enquiries should be made to: enquiries@environment-agency.gov.uk

ROADS AND PUBLIC RIGHTS OF WAY

Roadways, footways and footpaths

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

(a) highways maintainable at public expense

The following only are publicly maintainable under the Highways Act 1980 - As indicated approximately by crosses on plan 1 & 2.

(b) subject to adoption and, supported by a bond or bond waiver

None

(c) to be made up by a local authority who will reclaim the cost from the frontagers

None

(d) to be adopted by a local authority without reclaiming the cost from the frontagers

None

Informative

Only up to a max. of 3 'Box C' roads will ordinarily be answered. If a road, footpath or footway is not a highway, there may be no right to use it. The Council does not express an opinion, as part of this reply, on the width/extent of highway, or whether any existing or proposed highway abuts the boundary of the property. Exact extent of highway is available under separate application - details & costs are available at www.gloucestershire.gov.uk/highwayrecords

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?

Public Footpath as shown _____ in purple on the plan.

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?

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?

No

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

None

Informative

Additional public rights of way may exist other than those shown on the Definitive Map. Further information on the Definitive Map is available at www.gloucestershire.gov.uk/prow

OTHER MATTERS

Note: Apart from matters entered on the registers of Local Land Charges, do any of the following matters apply to the property? If so, how can copies of relevant documents be obtained?

3.1 Land required for public purposes

Is the property included in land required for public purposes?

LOCAL LAND CHARGES , LEGAL AND DEMOCRATIC SERVICES, FOREST OF DEAN DISTRICT COUNCIL,
HIGH STREET, COLEFORD, GLOS, GL16 8HG
TELEPHONE 01594 812509 – DX 94102 COLEFORD – land.charges@fdean.gov.uk – www.fdean.gov.uk

The following answer is supplied by Gloucestershire County Council

No

The following answer is supplied by Forward Plan

No

3.2 Land to be acquired for road works

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

No

Informative

Please note that if you have any queries relating to the replies to this question they should be forwarded to Highway Records, Gloucestershire County Council, Shire Hall, Gloucester GL1 2TH. Telephone 01452 328980/328977. Email: highwayrecords@gloucestershire.gov.uk.

3.3 Drainage matters

(a) Is the property served by a sustainable urban drainage system (SuDS)?

The following answer is supplied by Planning

Unknown

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

The following answer is supplied by Planning

Unknown

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

The following answer is supplied by Land and Property

Unknown. You may wish to contact the Surface Water Provider who is: Welsh Water

3.4 Nearby road schemes

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

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 outer limits of construction works for a proposed alteration or improvement to an existing road involving:-

- (i) construction of a roundabout (other than a mini roundabout), or
- (ii) widening by construction of one or more additional traffic lanes

No

(d) the outer limits of:

- (i) construction of a new road to be built by a local authority,
- (ii) an approved alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway,
- (iii) construction of a roundabout (other than a mini roundabout) or widening by construction of one or more additional traffic lanes

No

(e) the centre line of the proposed route of a new road under proposals published for public consultation

No

(f) the outer limits of:-

- (i) construction of a proposed alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway
- (ii) construction of a roundabout (other than a mini roundabout)
- (iii) widening by construction of one or more additional traffic lanes, under proposals published for public consultation

No

Informative

(1). A mini roundabout is a roundabout having a one-way circulatory carriageway around a flush or slightly raised circular marking less than 4m in diameter with/without flared approaches. You may also wish to make enquiries of Secretary of State/Highways England for road proposals of which the County Council is currently unaware. Only County Council approved schemes are declared at Qu3.4. (2). Please note that if you have any queries relating to replies to this question they should be forwarded to highway records Gloucestershire County Council Shire Hall Gloucester GL1 2TH Tel: 01452 328980/328977 Email: highwayrecords@gloucestershire.gov.uk

3.5 Nearby railway schemes

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

The following answer is supplied by Planning

No

The following answer is supplied by Gloucestershire County Council

No

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

The following answer is supplied by Planning

None

The following answer is supplied by Gloucestershire County Council

None

Informative

If this property sits near to the County boundary, you may also wish to make enquiries of the neighbouring Local Authority.

3.6 Traffic schemes

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

(a) permanent stopping up or diversion

No

(b) waiting or loading restrictions

No

(c) one way driving

No

(d) prohibition of driving

No

(e) pedestrianisation

No

(f) vehicle width or weight restriction

No

(g) traffic calming works including road humps

No

(h) residents parking controls

No

(i) minor road widening or improvement

No

(j) pedestrian crossings

No

(k) cycle tracks

No

(l) bridge building

No

Informative

(1). Only up to a max. of 3 'Box C' roads (within 200m of the property) will ordinarily be answered. In some circumstances, road closure orders can be obtained by third parties from Magistrates' Courts, or can be made by the Secretary of State for Transport, without involving the Council. Schemes that have been, or are currently being implemented, will not be disclosed as they can be ascertained by a visual inspection. If the property sits near to the County boundary, you may also wish to make enquiries of the neighbouring Local Authority.

(2). Please note that if you have any queries relating to the replies to this question they should be forwarded to Highway Records, Gloucestershire County Council, Shire Hall, Gloucester. GL1 2TH Tel: 01452 328 980/328 977 Email: Highwayrecords@gloucestershire.gov.uk

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 form?

(a) building works

The following answer is supplied by Building Control

No

(b) environment

The following answer is supplied by Environmental (Pollution)

No

(c) health and safety

The following answer is supplied by Environmental (Pollution)

No

(d) housing

The following answer is supplied by Private Sector Housing

No

(e) highways

The following answer is supplied by Gloucestershire County Council

No

(f) public health

The following answer is supplied by Gloucestershire County Council

No

The following answer is supplied by Environmental Health (Pollution)

No

The following answer is supplied by Private Sector Housing

No

Informative

Please note that if you have any queries relating to the Gloucestershire County Council replies they should be forwarded to Highway Records, Gloucestershire County Council, Shire Hall, Gloucester GL1 2TH. Telephone 01452 328980/328977. Email: highwayrecords@gloucestershire.gov.uk.

(g) flood and coastal erosion risk management

None

The following answer is supplied by Land and Property

None

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?

The following answer is supplied by Building Control

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, make or commence any of the following?

(a) an enforcement notice

The following answer is supplied by Gloucestershire County Council

No

The following answer is supplied by Planning Enforcement

No

(b) a stop notice

The following answer is supplied by Gloucestershire County Council

No

The following answer is supplied by Planning Enforcement

No

(c) a listed building enforcement notice

LOCAL LAND CHARGES , LEGAL AND DEMOCRATIC SERVICES, FOREST OF DEAN DISTRICT COUNCIL,
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TELEPHONE 01594 812509 – DX 94102 COLEFORD – land.charges@fdean.gov.uk – www.fdean.gov.uk

The following answer is supplied by Gloucestershire County Council
No

The following answer is supplied by Planning Enforcement
No

(d) a breach of condition notice

The following answer is supplied by Gloucestershire County Council
No

The following answer is supplied by Planning Enforcement
No

(e) a planning contravention notice

The following answer is supplied by Gloucestershire County Council
No

The following answer is supplied by Planning Enforcement
No

(f) another notice relating to breach of planning control

The following answer is supplied by Gloucestershire County Council
No

The following answer is supplied by Planning Enforcement
No

(g) a listed building repairs notice

The following answer is supplied by Gloucestershire County Council
No

The following answer is supplied by Planning Enforcement
No

(h) in the case of a listed building deliberately allowed to fall into disrepair, a compulsory purchase order with a direction for minimum compensation

The following answer is supplied by Gloucestershire County Council
No

The following answer is supplied by Planning Enforcement
No

(i) a building preservation notice

The following answer is supplied by Gloucestershire County Council
No

The following answer is supplied by Planning Enforcement
No

(j) a direction restricting permitted development

The following answer is supplied by Gloucestershire County Council
No

The following answer is supplied by Planning Enforcement
No

(k) an order revoking or modifying planning permission

The following answer is supplied by Gloucestershire County Council
No

The following answer is supplied by Planning Enforcement
No

(l) an order requiring discontinuance of use or alteration or removal of building or works

The following answer is supplied by Gloucestershire County Council
No

The following answer is supplied by Planning Enforcement
No

(m) a tree preservation order

The following answer is supplied by Gloucestershire County Council

None

The following answer is supplied by Planning Environment

None

(n) proceedings to enforce a planning agreement or planning contribution

The following answer is supplied by Gloucestershire County Council

None

The following answer is supplied by Planning Enforcement

None

Informative

Please note that if you have any queries relating to the Gloucestershire County Council replies to this question they should be forwarded to Highway Records, Gloucestershire County Council, Shire Hall, Gloucester GL1 2TH. Telephone 01452 328980/328977. Email: highwayrecords@gloucestershire.gov.uk

3.10 Community infrastructure levy (CIL)

(a) Is there a CIL charging schedule?

The following answer is supplied by Forward Plan

No

(b) If, yes, do any of the following subsist in relation to the property, or has a local authority decided to issue, serve, make or commence any of the following:-

- (i) a liability notice?
- (ii) a notice of chargeable development?
- (iii) a demand notice?
- (iv) a default liability notice?
- (v) an assumption of liability notice?
- (vi) a commencement notice?

No

(c) Has any demand notice been suspended?

No

(d) Has the Local Authority received full or part payment of any CIL liability?

No

(e) Has the Local Authority received any appeal against any of the above?

No

(f) Has a decision been taken to apply for a liability order?

No

(g) Has a liability order been granted?

No

(h) Have any other enforcement measures been taken?

No

3.11 Conservation area

Do the following apply in relation to the property?

(a) the making of the area a conservation area before 31 August 1974

No

(b) an unimplemented resolution to designate the area a Conservation Area

No

3.12 Compulsory purchase

Has any enforceable order or decision been made to compulsorily purchase or acquire the property?

No

Informative

Please note that if you have any queries relating to the replies to this question they should be forwarded to Highway Records, Gloucestershire County Council, Shire Hall, Gloucester GL1 2TH. Telephone 01452 328980/328977. Email: highwayrecords@gloucestershire.gov.uk

3.13 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

The following answer is supplied by Environmental (Pollution)

No

(b) in relation to a register maintained under section 78R of the Environmental Protection Act 1990

(i) a decision to make an entry

(ii) an entry

No

(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

No

Informative

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 local authority in whose area adjacent or adjoining land is situated.

3.14 Radon gas

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

The following answer is supplied by Environmental (Pollution)

Areas within the Forest of Dean district are designated as radon affected. It is recommended that the level of radon gas should be measured in all properties within radon affected areas. Public Health England can be contacted for further advice and support on www.ukradon.org

3.15 Assets of Community Value

(a) Has the property been nominated as an asset of community value?

No

(i) Is it listed as an asset of community value? No

(ii) Was it excluded and placed on the "nominated but not listed" list?

(iii) Has the listing expired?

(iv) Is the Local Authority reviewing or proposing to review the listing?

(v) Are there any subsisting appeals against the listing?

(ii) - (v) Not Applicable

(b) If the property is listed:

(i) Has the Local Authority decided to apply to the Land Registry for an entry or cancellation of a restriction in respect of listed land affecting the property?

(ii) Has the Local Authority received a notice of disposal?

(iii) Has any community interest group requested to be treated as a bidder?

Not applicable

Informative

Matters already entered on the Local Land Charges Register will not be revealed to in answer to this enquiry.

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

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

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

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

Area means any area in which the property is located.

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

Where relevant, the source department for copy documents should be provided.

Optional Enquiries

PIPELINES

8. Has a map been deposited under s.35 of the Pipelines Act 1962, or Schedule 7 of the Gas Act 1986, showing a pipeline laid through, or within 100 feet (30.48 metres) of the property?

The following answer is supplied by Planning (Forward Plan)

No

Informative

You are advised to seek further information from www.linesearchbeforeyoudig.co.uk. LinesearchbeforeUdig (LSBUD) is a free to use internet based enquiry service available 24/7. It provides a single point of contact for all enquiries relating to the apparatus owned and/or operated by the Asset Owners protected by LSBUD, including underground and overhead transmission/distribution electricity networks, transmission/distribution gas networks, oil pipelines, and fibre optic networks.

COMMON LAND AND TOWN OR VILLAGE GREEN

22.1. Is the property, or any land which abuts the property, registered common land or town or village green under the Commons Registration Act 1965 or the Commons Act 2006?

No. The property is not registered in the commons registers. But it is possible that an application may be pending for registration of the property as a town or village green, or that an application may be made at a later date. If you think that either possibility is likely, or you are in doubt, you should consult your conveyancer for further advice.

22.2. Is there any prescribed information about maps and statements, deposited under s.15A of the Commons Act 2006, in the register maintained under s.15B(1) of the Commons Act 2006 or under s.31A of the Highways Act 1980?

None for this location

22.3. If there are any entries, how can copies of the matters registered be obtained and where can the register be inspected?

None

Informative

Please note that if you have any queries relating to the replies to this question they should be forwarded to Commons Registration, Gloucestershire County Council, Shire Hall, Gloucester GL1 2TH Telephone 01452 426870. Email: commons@gloucestershire.gov.uk

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

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

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

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

Area means any area in which the property is located.

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

Where relevant, the source department for copy documents should be provided.

The duplicate of this form must also be completed:
a carbon copy will suffice

For directions, notes and fees see overleaf

Insert name and address of registering authority in space below

Forest of Dean District Council
Council Offices
High Street
Coleford
Gloucestershire
GL16 8HG

Register of local land charges

Requisition for search and official certificate of search

Requisition for search

(A separate requisition must be made in respect of each parcel of land except as explained overleaf)

An official search is required in Part(s) of 1 the register of local land charges kept by the above-named registering authority for subsisting registrations against the land (defined in the attached plan and) described below.

fold

Description of land sufficient to enable it to be identified

WHITE HOUSE FARM
PRESTON CROSS
LEDBURY
HR8 2LH

Name and address to which certificate is to be sent

INDEX WEST MIDLANDS LIMITED
10 Station Road
Kenilworth
CV8 1JJ

IF POSSIBLE PLEASE SEND REPLIES BY
EMAIL TO: westmidlands@indexpi.co.uk

Signature of applicant (or his solicitor)

INDEX PROPERTY INFORMATION

Date

21/03/2019

Telephone number

0121 546 0377

Reference

1737120

Enclosure

Cheque/Money Order/Postal Order/Giro £25.00

Official certificate of search

To be completed by authorised officer

It is hereby certified that the search requested above reveals no subsisting registrations ³

or the registrations described in the Schedule hereto up to and including the date of this certificate.

Signed ARd

On behalf of Forest of Dean D. Council

Date

4th April 2019

- 1 Delete if inappropriate. Otherwise insert Part(s) in which search is required.
- 2 Delete if inappropriate. (A plan should be furnished in duplicate if it is desired that a copy should be returned.)

- 3 Delete inapplicable words. (The Parts of the Schedule should be securely attached to the certificate and the number of registrations disclosed should be inserted in the space provided. Only Parts which disclose subsisting registrations should be sent.)

- 4 Insert name of registering authority.

Directions and notes

1 This form and the duplicate should be completed and sent by post to or left at the office of the registering authority.

2 A separate requisition for search should be made in respect of each parcel of land in respect of which a search is required except where, for the purpose of a single transaction, a certificate is required in respect of two or more parcels of land which have a common boundary or are separated only by a road, railway, river, stream or canal.

3 'Parcel of land' means land (including a building or part of a building) which is separately occupied or separately rated or, if not occupied or rated, in separate ownership. For the purpose of this definition an owner is the person who (in his own right or as trustee for any other person) is entitled to receive the rack rent of land, or, where the land is not let at a rack rent, would be so entitled if it were so let.

4 The certificate of the result of an official search of the register refers to any subsisting registrations, recorded against the land defined in the application for search, in the Parts of the register in respect of which the search is requested. The Parts of the register record:

Part 1	General financial charges.
Part 2	Specific financial charges.
Part 3	Planning charges.
Part 4	Miscellaneous charges.
Part 5	Fenland ways maintenance charges.
Part 6	Land compensation charges.
Part 7	New towns charges.
Part 8	Civil aviation charges.
Part 9	Opencast coal charges.
Part 10	Listed buildings charges.
Part 11	Light obstruction notices.
Part 12	Drainage scheme charges.

5 An office copy of any entry in the register can be obtained on written request and on payment of the prescribed fee.

Fees

In England, fees payable to registering authorities for local land charge services under the Local Land Charges Act 1975 (other than the fee for a personal search of the local land charges register) are set by individual registering authorities and the fee for a personal search of the local land charges register is set out by the Lord Chancellor. In Wales, these fees are set by the National Assembly for Wales.

Information about the fees should be obtained from the relevant registering authority.

Law Society CON 29 Enquiries of local authority (2016)

If you are applying for an electronic search, you need only supply one copy of the form and plan. If you are submitting a paper-based search, the form and plan must be submitted in duplicate. Please type or use BLOCK LETTERS

A.

Local Authority Name and address

Land charges
Forest of Dean District Council
Council Offices
High Street
Coleford
GL16 8HG

Search No: 1819100810

Signed: ARdeb

On behalf of: Forest Of Dean D. Council
Local authority/private search company/member of the public (indicate as applicable)

Dated: 4th April 2019

B.

Address of the land/property

UPRN(s):
Secondary name/number: WHITE HOUSE FARM
Primary name/number: PRESTON CROSS
Street: LEDBURY
Locality/Village: HR8 2LH
Town:
Postcode:

C.

Other roadways, footways and footpaths in respect of which a reply at enquiries 2.1 and 3.6 is required (maximum 3 roads):

D.

Fees

£ 114.00 is enclosed/is paid by NLIS transfer (delete as applicable)

Signed: Kate Bould

Dated: 21/03/2019

Reference: 1737120

Telephone No: 0121 546 0377

Fax No:

E-mail: westmidlands@indexpi.co.uk

E:

Please reply to:

INDEX WEST MIDLANDS LIMITED
10 Station Road
Kenilworth
CV8 1JJ

IF POSSIBLE PLEASE SEND ALL REPLIES BY
EMAIL TO : westmidlands@indexpi.co.uk

DX Address

Notes

- Enter name and address of appropriate local authority. If the property is near a local authority boundary, consider raising certain enquiries (e.g. road schemes) with the adjoining local authority.
- Enter address and description of the property. Please give the UPRN(s) (Unique Property Reference Number) where known. A duplicate plan is required for all searches submitted directly to a local authority. The search may be returned if land/property cannot easily be identified.
- Enter name and/or mark on plan any other roadways, footways and footpaths abutting the property (in addition to those entered in Box B) to which a reply at enquiries 2.1 and 3.6 is required (subject to a maximum of 3 roads excluding any Box B road).
- Details of fees can be obtained from the local authority, your chosen NLIS Channel or search provider.
- Enter the name and address/DX address of the person or company lodging or conducting this enquiry.

Law Society CON 290 Enquiries of local authority (2016)

If you are applying for an electronic search, you need only supply one copy of the form and plan. If you are submitting a paper-based search, the form and plan must be submitted in duplicate. Please type or use BLOCK LETTERS

A.

Local authority name and address:

Land charges
Forest of Dean District Council
Council Offices
High Street
Coleford
GL16 8HG

Search No: 1819100810.

Signed: *AKCB*

On behalf of: *Forest of Dean DC Council*
Local authority/private search company/member of the public: (Indicate as appropriate)

Dated: *4th April 2019*

B.

Address of the land/property:

UPRN(s):
Secondary name/number:
Primary name/number: WHITE HOUSE FARM
Street: PRESTON CROSS
Locality/village: LEDBURY
Town: HR8 2LH
Postcode:

C.

Optional enquiries (please tick as required)

- ☐ 4. Road proposals by private bodies
- ☐ 5. Advertisements
- ☐ 6. Completion Notices
- ☐ 7. Parks and countryside
- ☒ 8. Pipelines
- ☐ 9. Houses in Multiple Occupation
- ☐ 10. Noise Abatement
- ☐ 11. Urban Development Areas
- ☐ 12. Enterprise Zones, Local Development Orders and BIDs
- ☐ 13. Inner urban improvement areas
- ☐ 14. Simplified planning zones
- ☐ 15. Land maintenance notices
- ☐ 16. Mineral consultation and safeguarding areas
- ☐ 17. Hazardous substance consents
- ☐ 18. Environmental and pollution notices
- ☐ 19. Food safety notices
- ☐ 20. Hedgerow notices
- ☐ 21. Flood Defence and Land Drainage consents
- ☒ 22. Common Land and Town or Village Green

D.

Fees

£ 48.00 is enclosed/is paid by NLIS transfer (delete as applicable)

Signed: *Kate Bould*

Dated:

Reference:

Tel No: 0121 546 0377

Fax No.

Email: westmidlands@indexpi.co.uk

Notes

A. Enter name and address of appropriate local authority. If the property is near a local authority boundary, consider raising certain enquiries (e.g. road schemes) with the adjoining local authority.
B. Enter address and description of the property. Please quote the UPRN(s) (Unique Property Reference Number) where known. A duplicate plan is required for all searches submitted directly to a local authority. The search may be returned if land/property cannot easily be identified.
D. Details of fees can be obtained from the local authority, your chosen NLIS Channel or Search Provider.
E. Enter the name and address /DX address of the person or company lodging or conducting this enquiry

E.

Please reply to: INDEX WEST MIDLANDS LIMITED
10 Station Road
Kenilworth
DX Address: CV8 1JJ
IF POSSIBLE PLEASE SEND ALL
REPLIES BY EMAIL TO :
westmidlands@indexpi.co.uk

Law Society CON 290 Enquiries of local authority (2016)



