

Enquiries as Requested of the Local Authority

Enquirer:	PIE NLIS HUB 42 Kings Hill Avenue Kings Hill WEST MALLING ME19 4AJ	Official Number:	2020/01151
		Dated	24/11/2020
Enquirer's Reference:	2054255		

Search Address:	Plot 1 of Land at Lower House Farm Huntington Kington HR5 3PU
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Total Fee - £30.00

Signed



**Teresa Farmer
Land Charges Manager
On behalf of Herefordshire Council**

Date: 09/12/2020

Law Society CON290 Enquiries of Local Authority (2016)

Property Address: Plot 1 of Land at Lower House Farm, Huntington, Kington, HR5 3PU

22 REGISTERED COMMON LAND AND TOWN OR VILLAGE GREEN

22

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?

22.1 No

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?

22.2 No

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

22.3 Re 22.1 - Please contact Commons Registration office, PO Box 4, Plough Lane, Hereford, HR4 0XH, Tel: 01432 261991, email: commonsregistration@herefordshire.gov.uk

Re 22.2 - Please contact - susan.white@balfourbeatty.com

Standard Information/Disclaimer

Addendum

Question 1.1(a)-(i)

Local authority records from 1st August 1977 have been inspected to provide this response. Planning entries prior to this date are available on request from the Planning Department. A fee may be charged for this service.
For any enquiries regarding the planning entries please contact the Planning Desk at the Herefordshire Archive and Records Centre Fir Tree Lane, Rotherwas, Hereford HR2 6LA e-mail planningdesk@herefordshire.gov.uk

Question 1.1(j)

Building Control records are kept in accordance with the Building Control Retention Schedule and destroyed once they are no longer required for the Council's business use, in accordance with appropriate legislation and operational requirements.

Question 1.1(l)

The local authority may not always be aware of such works and enquiries should also be made of the seller.
Informative: (1) As from April 1st 2002 the installation of a replacement window, rooflight 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.
Please note that following the implementation of a new computer system in Building Control, any applications dated prior to 28th September 2009 have been abbreviated in your search response. They will no longer contain separating slashes or a prefix of BC.

For any enquiries regarding Building Control please contact the Building Control Section, Council Offices, Plough Lane, Hereford. HR4 0LE or e-mail buildingcontrolenquiries@herefordshire.gov.uk

Question 1.2

This reply reflects policies or proposals in any existing development plan and in any formally proposed alteration or replacement plan, but does not include policies contained in planning guidance notes.

Question 2.1

If a road, footway or footpath is not a highway maintained at public expense, there may be no right to use it and the local authority cannot express an opinion without seeing the title plan of the property and carrying out a site inspection.

Question 2.2

Herefordshire Council holds a Definitive Map and Statement of public rights of way with a relevant date of 1st April, 1989. Whilst this does not preclude the existence of unrecorded rights of way, the council is unaware of any claimed rights of way existing over the search site. If in doubt please contact herefordshireprow@bblivingplaces.com for further information.

Question 3

With reference to questions 3.1 to 3.15 matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

3.3 Drainage matters - It was expected that compulsory SuDS would come into force in April 2015 and apply to new build properties built after that date. However, discussions are still continuing in relation to the SuDS regime in England.

Question 3.4

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.

Question 3.5

If this property sits near to the local authority boundary, enquirers are therefore advised to seek further information from the neighbouring local authority.

Question 3.6

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

This enquiry is designed to reveal matters that are yet to be implemented and/or could not be ascertained by a visual inspection.

Schemes that have, or are currently being implemented will not be referred to in answer to this enquiry.

If this property sits near to the local authority boundary, enquirers are therefore advised to seek further information from the neighbouring local authority.

Question 3.13

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.

Question 3.14

Radon Affected Areas are designated by the National Radiological Protection Board. It is recommended that the level of radon gas should be measured in all properties with Radon Affected Areas. The present owner or (for a new property) the builder should be asked whether protective measures were incorporated in the construction of the property; whether radon levels have been measured in the property; whether the results were at or above the Action Level (prescribed by the NRPB) and if so whether remedial measures were installed and whether the radon levels were re-tested and confirmed the effectiveness of the measures.

Question 8

You are advised to seek further information from <http://www.linesearchbeforeudig.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.

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.