



Form LLC1 (Local Land Charges Rules 1977 Schedule 1, Form C)  
**The duplicate of this form must also be completed:  
 a carbon copy will suffice**

Official Number 954/24  
 (To be completed by the registering authority)

For directions, notes and fees see overleaf

# Register of local land charges

Insert name and address of registering authority in space below

## Requisition for search and official certificate of search

┌ Ceredigion County Council  
 Corporate & Legal Services Department Pen Morfa  
 Aberaeron  
 Aberaeron  
 Ceredigion  
 SA46 0PA  
 └

### 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<sup>1</sup> the register of local land charges kept by the above-named registering authority for subsisting registrations against the land [defined in the attached plan]<sup>2</sup> described below

Description of land sufficient to enable it to be identified

Hafod Newydd  
 Pontrhydfendigaid  
 Pontrhydfendigaid, Ystrad meurig  
 SY25 6ES

Name and address to which certificate is to be sent

Signature of applicant (or his solicitor)

┌ PIE  
 NLIS HUB  
 42 Kings Hill Avenue  
 Kings Hill  
 WEST MALLING  
 Kent  
 ME19 4AJ  
 └

PIE  
 Date  
20 - 8 - 2024  
 Telephone number  
0800 458 4000  
 Reference  
4030475  
 Enclosure

~~Cheque/Money Order/Postal Order/Giro~~

Official certificate of search

Signed 

It is hereby certified that the search requested above reveals  
~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~

one  
 or the \_\_\_\_\_ registrations described in the Schedule  
 hereto<sup>3</sup> up to and including the date of the certificate.

**Ceredigion County Council**  
 on behalf of .....<sup>4</sup>  
 Date 22/08/2024

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.

**Law Society CON 29 Enquiries of the 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**

Ceredigion County Council  
Corporate & Legal Services Department Pen Morfa  
Aberaeron  
Aberaeron  
Ceredigion  
SA46 0PA

Search No:

Signed:

Ceredigion County Council

On behalf of:

Local authority/private search company/member of the public (indicate as applicable)

Dated: 22/08/2024

B.

**Address of the land/property**

UPRN(s):  
Secondary name/number:  
Primary name/number: Hafod Newydd  
Street: Pontrhydfendigaid  
Locality/Village: Pontrhydfendigaid  
Town: Ystrad meurig  
Postcode: SY25 6ES

C.

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

Nearby tracks and roads

D.

**Fees**

£ 190.00 is enclosed/is paid by NLIS transfer (delete as applicable)

Signed: PIE

Dated: 20 - 8 - 2024

Reference: 4030475

Telephone No: 0800 458 4000

Fax No:

E-mail: support@nlishelpdesk.co.uk

E:

Please reply to:

PIE  
NLIS HUB  
42 Kings Hill Avenue  
Kings Hill  
WEST MALLING  
Kent  
ME19 4AJ

**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 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.  
C. 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).  
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.



## Law Society CON 290 Enquiries of the 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:

Ceredigion County Council  
Corporate & Legal Services Department Per Morfa  
Aberaeron  
Aberaeron  
Ceredigion  
SA46 0PA

### Search No:

Signed:

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

Dated: 22/08/2024

**B.**

### Address of the land/property:

UPRN(s):  
Secondary name/number:  
Primary name/number: Hafod Newydd  
Street: Ponrhydfendigaid  
Locality/village: Ponrhydfendigaid  
Town: Ystrad meurig  
Postcode: SY25 6ES

**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

£ 190.00 is enclosed/is paid by NLIS transfer (delete as applicable)

Signed: PIE

Dated: 20 - 8 - 2024

Reference: 4030475

Tel No: 0800 458 4000

Fax No.

Email: support@nlishelpdesk.co.uk

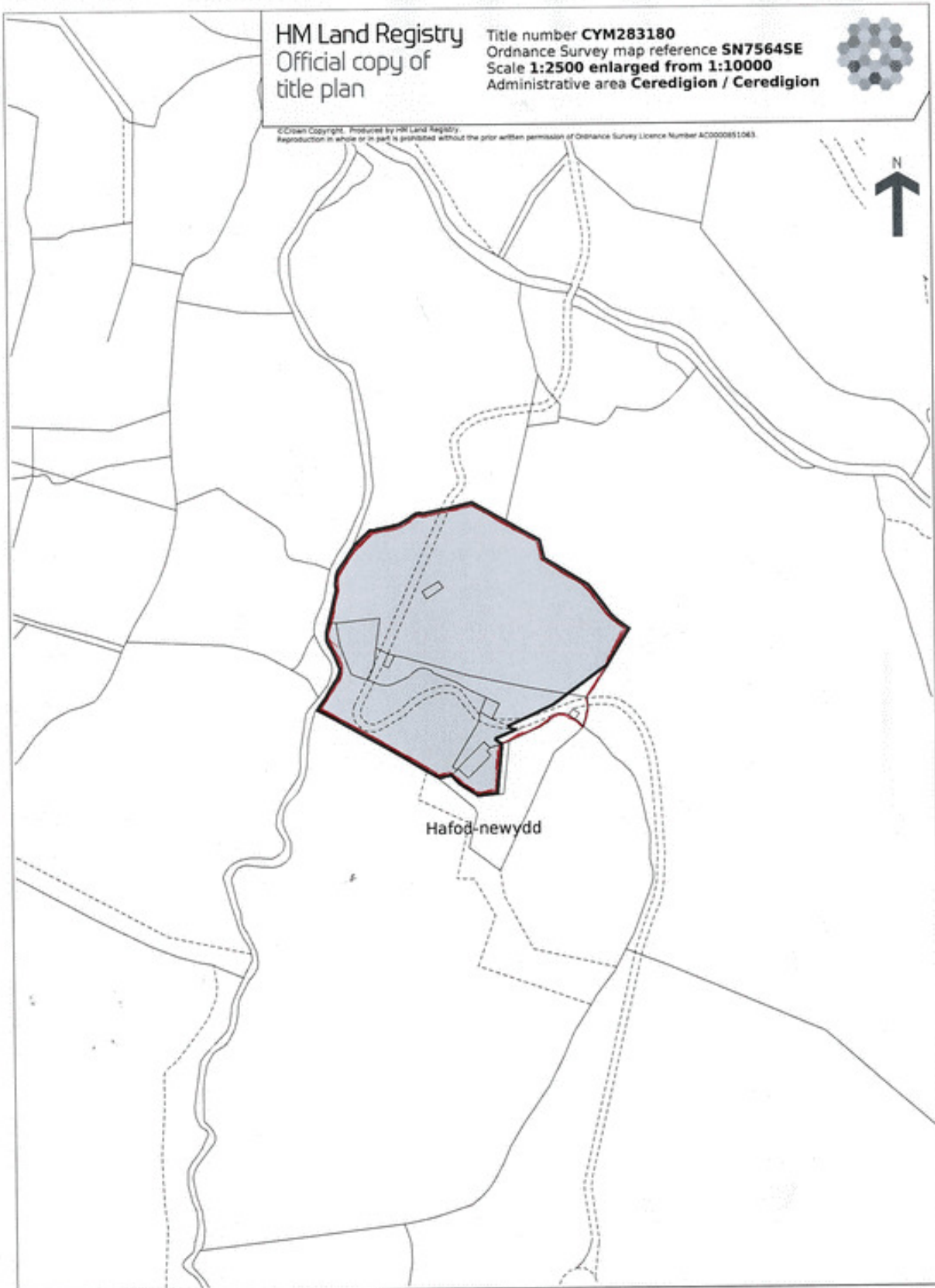
### Notes

- 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:

PIE  
NLIS HUB  
42 Kings Hill Avenue  
Kings Hill  
WEST MALLING  
Kent  
ME19 4AJ



HM Land Registry  
Official copy of  
title plan

Title number **CYM283180**  
Ordnance Survey map reference **SN7564SE**  
Scale **1:2500 enlarged from 1:10000**  
Administrative area **Ceredigion / Ceredigion**



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This official copy is incomplete without the preceding notes page.  
Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau faenorol.

# Cyngor Sir CEREDIGION County Council

Russell Hughes-Pickering

Swyddog Arweiniol Corfforaethol : Economi ac Adfywio  
Corporate Lead Officer : Economy and Regeneration

Neuadd Cyngor Ceredigion, Penmorfa, Aberaeron. SA46 0PA  
www.ceredigion.gov.uk



## OFFICIAL CERTIFICATE OF SEARCH REGISTER OF LOCAL LAND CHARGES

Search Reference:	LCS/24/0954
NLIS Reference:	
<b>Official Search required in all parts of the Register of Local Land Charges for subsisting registrations against the land described and the plan submitted:</b>	
Hafod Newydd, Pontrhydfendigaid Ystrad Meurig Ceredigion, SY25 6ES	
<b>Applicant</b>	
Applicant Details:	NLIS

It is hereby certified that the search requested above reveals the registrations described in the Schedule(s) hereto up to and including the date of this certificate:

Authorising Officer Signature:	<b>Authorising Officer Name</b> Sarah Groves-Phillips
Date:	22-08-2024 16:27:13

On behalf of: Cyngor Sir Ceredigion County Council

This official certificate has been issued under the hand of an Authorised Officer of the Registering Authority.

# Cyngor Sir CEREDIGION County Council

Russell Hughes-Pickering

Swyddog Arweiniol Corfforaethol : Economi ac Adfywio  
Corporate Lead Officer : Economy and Regeneration

Neuadd Cyngor Ceredigion, Penmorfa, Aberaeron. SA46 0PA  
www.ceredigion.gov.uk



LLC1: Search Ref: LCS/24/0954

Date: 22-08-2024 16:27:13

## Part 1 General Financial Charges

None

## Part 2 Specific Financial Charges

None

## Part 3a Planning Charges

None

## Part 3b Planning Charges

None

## Part 4 Miscellaneous Charges

Description of charge (including reference to appropriate statutory provision)	Originating Authority	Place where relevant documents may be inspected	Date of Regist ration
<p><b>Location:</b> HAFOD NEWYDD, PONTRHYDFENDIGAID, YSTRAD FFLUR</p> <p>Land Dedication [Dedicated: 20041021]</p> <p><b>Legislation:</b> Countryside and Rights of Way Act 2000 section 16</p> <p><b>IDC Ref Number:</b> LCXX/50382</p>	<p>Forestry Commission NationalForestWalesStatus@naturalresources.wales</p>	<p>Penmorfa SA460PA</p>	<p>01-02- 2005</p>

## Part 5 Fenland Ways Maintenance Charges

None

**Part 6a Land Compensation Charges**

None

**Part 6b Land Compensation Charges**

None

**Part 7 New Towns Charges**

None

**Part 8 Civil Aviation Charges**

None

**Part 9 Open Coal Charges**

None

**Part 10 Listed Buildings**

None

**Part 11 Light Obstruction Notices**

None

**Part 12 Drainage Scheme Charges**

None

# Cyngor Sir CEREDIGION County Council

Russell Hughes-Pickering

Swyddog Arweiniol Corfforaethol : Economi ac Adfywio  
Corporate Lead Officer : Economy and Regeneration

Neuadd Cyngor Ceredigion, Penmorfa, Aberaeron. SA46 OPA  
www.ceredigion.gov.uk



## REPLIES TO STANDARD ENQUIRIES OF LOCAL AUTHORITY (CON29 2016 Edition)

Search Reference:	LCS/24/0954
NLIS Reference:	
Replies Dated:	22-08-2024 16:27:13
Land and property searched against:	
Applicant	
Applicant Details:	NLIS

### Other Roads etc:

Nearby tracks and 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.



**CON29 (Standard):**

**PLANNING AND BUILDING REGULATIONS**

**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?**

**(a) a planning permission**

Reference: A180009

Type: Prior Approval (Agri/Forest/Dem)

Location: Tywi North Nr, Nr. Pontrhydfendigaid, Pontrhydfendigaid,  
Tywi North, Nr Pontrhydfendigaid

Details: Maintenance of existing forest road network for harvesting operations

Date Decided: 24-07-2018

Decision: Prior Approval Not Required

**(b) a listed building consent**

None

**(c) a conservation area consent**

None

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

None

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

None

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

None

**Informative:**

*Informative: The Council's computerised records of planning applications do not extend back before 1st April 1974 and this reply covers only the period since that date. Prior records would have to be searched manually at additional cost.*

**(g) a heritage partnership agreement**

None

**(h) a listed building consent order**

None

**(i) a local listed building consent order**

None

**(j) building regulations approval**

None

**(k) a building regulation completion certificate**

None

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

None

**Informative:**

Informative: The Council's computerised records for Building Control applications do not extend back before 1 April 1991 and this reply covers only the period since that date. Prior records would have to be searched manually at additional cost.

Informative: (1) This reply does not cover other properties in the vicinity of the property. (2) As from the 1st April 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 Fenestration Self Assessment Scheme by the Glass and Glazing Federation. The owner or occupier should be asked to produce any such certificates.

**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 adopted plan for the County is the Ceredigion Local Development Plan 2007-2022

Local Plan

Safeguarding - MOD TTA MidWales - TTA - Mid Wales

Aggregate Safeguarding Area - Ardal Diogelu Agregau\_Aggregate Safeguarding Area

Ancient Woodland - Ancient Semi Natural Woodland

FMfP - Floodzone - Watercourses (2023) - Flood Zone 2

FMfP - Floodzone - Watercourses (2023) - Flood Zone 3

**Informative:**

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

## ROADS AND PUBLIC RIGHT OF WAY

### Roadways, footways and footpaths

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**

Please refer to our highway plan showing the nearest road maintained at public expense shown coloured orange. All other tracks/lanes are private.

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

Not applicable

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

Not applicable

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

Not applicable

**Informative:**

*Informative: If a road, footpath or footway is not a highway, there may be no right to use it. The Council cannot express an opinion, without seeing the title plan of the property and carrying out an inspection, whether or not any existing or proposed highway directly abuts the boundary of the property. Further information if available, and upon payment of a fee may be supplied by Technical Services, Cyngor Sir Ceredigion, Canolfan Rheidol, Rhodfa Padarn, Aberystwyth, SY23 3UE or email [cllc@ceredigion.gov.uk](mailto:cllc@ceredigion.gov.uk)*

### Public rights of way

**2.2 Is any public right of way which abuts on, or crosses the property, shown in a definitive map or revised definitive map?**

Reference: 32/14

PROW Type : Bridleway

Description: NID y Map Swyddogol yw'r map yma sy'n cyfleu lleoliad yr hawliau tramwy ac o'r herwydd mae'n bosib fod mân wallau arno / This map indicating Public Rights of Way is NOT the Definitive Map and may be open to minor error

**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?**

None

**2.4 Are there any legal orders to stop up, divert, alter or create a public right of way that abuts, or crosses the property, on a definitive map or revised definitive map?**

None

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

**Informative:**

*Informative : Additional public rights of way (e.g cycle tracks) may exist, other than those shown on the definitive map. It also does not preclude the existence of any unrecorded rights of way that the Authority would not currently be aware of.*

## **OTHER MATTERS**

**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?**

None

**Informative:**

*Copies or extracts from the Ceredigion Local Development Plan 2007-2022 from Planning Policy Service, Economy and Regeneration, Canolfan Rheidol, Aberystwyth, SY23 3UE*

**3.2 Land to be acquired for road works**

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

None

### **Drainage matters**

**(a) Is the property served by a SuDS which is adopted by the SuDS Approval Body (SAB) for which there will be a surface water drainage charge?**

No

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

No

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

Not applicable

**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**

None

**(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**

None

**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**

None

**Informative:**

Informative : 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.

**(ii) widening by construction of one or more additional traffic lanes**

None

**Informative:**

**the outer limits of:**

**(i) construction of a new road to be built by the local authority,**

None

**(ii) an approved alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway,**

None

**(iii) construction of a roundabout (other than a mini roundabout) or widening by construction of one or more additional traffic lanes**

None

**Informative:**

Informative : 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.

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

None

**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**

None

**(ii) construction of a roundabout (other than a mini roundabout)**

None

**(iii) widening by construction of one or more additional traffic lanes, under proposals published for public consultation**

None

**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?**

No

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

The County Council is aware that Welsh Government has funded a feasibility study into the re-instatement of the Aberystwyth to Carmarthen Railway Line. Further information may be obtained directly from the Welsh Government.

**Traffic schemes**

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

**(a) permanent stopping up or diversion**

None

**Informative:**

Informative: In some circumstances, road closure orders can be obtained by third parties from magistrates courts or can be made by the Secretary of State / Assembly First Minister, without involving the Council.

**(b) waiting or loading restrictions**

None

**(c) one way driving**

None

**(d) prohibition of driving**

None

**Informative:**

Informative: In some circumstances, road closure orders can be obtained by third parties from magistrates courts or can be made by the Secretary of State / Assembly First Minister, without involving the Council.

**(e) pedestrianisation**

None

**Informative:**

Informative: In some circumstances, road closure orders can be obtained by third parties from magistrates courts or can be made by the Secretary of State / Assembly First Minister, without involving the Council.

**(f) vehicle width or weight restriction**

None

**(g) traffic calming works including road humps**

None

**(h) residents parking controls**

None

**(i) minor road widening or improvement**

None

**(j) pedestrian crossings**

None

**(k) cycle tracks**

None

**(l) bridge building**

None

**Informative:**

## **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**

None

**(b) environment**

None

**(c) health and safety**

None

**(d) housing**

None

**(e) highways**

None

**(f) public health**

None

**(g) flood and coastal erosion risk management**

The Council is not aware of any statutory notices relating to FCERM functions or where they would be served

### **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?**

None

### **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**

None

**(b) a stop notice**

None

**(c) a listed building enforcement notice**

None

**(d) a breach of condition notice**



None

**(e) a planning contravention notice**

None

**(f) another notice relating to breach of planning control**

None

**(g) a listed building repairs notice**

None

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

None

**(i) a building preservation notice**

None

**(j) a direction restricting permitted development**

None

**(k) an order revoking or modifying planning permission**

None

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

None

**(m) a tree preservation order**

None

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

None

**Informative:**

*Informative : CADW is the Welsh Government's historic environment service working for an accessible and well-protected historic environment for Wales. Additional enquiries should also be made with them at: Welsh Government, Plas Carew, Unit 5/7 Cefn Coed, Parc Nantgarw, Cardiff CF15 7QQ*

**Community infrastructure levy (CIL)**

**(a) Is there a CIL charging schedule?**

Ceredigion County Council does not have a Community Infrastructure Levy (CIL) charging scheme.

**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?**

Ceredigion County Council does not have a Community Infrastructure Levy (CIL) charging scheme.

**(ii) a notice of chargeable development?**

Ceredigion County Council does not have a Community Infrastructure Levy (CIL) charging scheme.

**(iii) a demand notice?**

Ceredigion County Council does not have a Community Infrastructure Levy (CIL) charging scheme.

**(iv) a default liability notice?**

Ceredigion County Council does not have a Community Infrastructure Levy (CIL) charging scheme.

**(v) an assumption of liability notice?**

Ceredigion County Council does not have a Community Infrastructure Levy (CIL) charging scheme.

**(vi) a commencement notice?**

Ceredigion County Council does not have a Community Infrastructure Levy (CIL) charging scheme.

**(c) Has any demand notice been suspended?**

Ceredigion County Council does not have a Community Infrastructure Levy (CIL) charging scheme.

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

Ceredigion County Council does not have a Community Infrastructure Levy (CIL) charging scheme.

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

Ceredigion County Council does not have a Community Infrastructure Levy (CIL) charging scheme.

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

Ceredigion County Council does not have a Community Infrastructure Levy (CIL) charging scheme.

**(g) Has a liability order been granted?**

Ceredigion County Council does not have a Community Infrastructure Levy (CIL) charging scheme.

**(h) Have any other enforcement measures been taken?**

Ceredigion County Council does not have a Community Infrastructure Levy (CIL) charging scheme.

**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

**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**

No formal determinations of land as contaminated land has occurred in Ceredigion yet and hence no regulatory actions have been taken. This means that there is no information to record on a register maintained under S.78R (1) of the Environmental Protection Act 1990 to date.

The absence of entries does not guarantee freedom from contamination or from risk of harm. A site may be located on potentially contaminated land and may be subject to investigation in the future. Investigation could result in land being determined as contaminated land. Should you wish to enquire further about a specific site please contact the Authority's Contaminated Land Officer.

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

**(i) a decision to make an entry**

No formal determinations of land as contaminated land has occurred in Ceredigion yet and hence no regulatory actions have been taken. This means that there is no information to record on a register maintained under S.78R (1) of the Environmental Protection Act 1990 to date.

The absence of entries does not guarantee freedom from contamination or from risk of harm. A site may be located on potentially contaminated land and may be subject to investigation in the future. Investigation could result in land being determined as contaminated land. Should you wish to enquire further about a specific site please contact the Authority's Contaminated Land Officer.

**(ii) an entry**

No formal determinations of land as contaminated land has occurred in Ceredigion yet and hence no regulatory actions have been taken. This means that there is no information to record on a register maintained under S.78R (1) of the Environmental Protection Act 1990 to date.

The absence of entries does not guarantee freedom from contamination or from risk of harm. A site may be located on potentially contaminated land and may be subject to investigation in the future. Investigation could result in land being determined as contaminated land. Should you wish to enquire further about a specific site please contact the Authority's Contaminated Land Officer.

**(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 formal determinations of land as contaminated land has occurred in Ceredigion yet and hence no regulatory actions have been taken. This means that there is no information to record on a register maintained under S.78R (1) of the Environmental Protection Act 1990 to date.

The absence of entries does not guarantee freedom from contamination or from risk of harm. A site may be located on potentially contaminated land and may be subject to investigation in the future. Investigation could result in land being determined as contaminated land. Should you wish to enquire further about a specific site please contact the Authority's Contaminated Land Officer.

**Informative:**

*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 council 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?**

Ceredigion is an area where radon precautions may be required for new dwellings. 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 within 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 were at or above the Action Level (prescribed by the NRPB) and if so whether radon levels were re-tested and confirmed the effectiveness of the measures.

#### **Informative:**

*Informative : Further information on radon is available at [www.ukradon.org](http://www.ukradon.org)*

*Informative : Further local advice you may also contact Building Control Services at Canolfan Rheidol, Aberystwyth, SY23 3UE.*

#### **Assets of Community Value**

##### **Has the property been nominated as an asset of community value? If so:-**

##### **(i) Is it listed as an asset of community value?**

At present, the Local Authority has no registered Assets of Community Value.

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

N/A

##### **(iii) Has the listing expired?**

N/A

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

N/A

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

N/A

#### **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?**

At present, the Local Authority has no registered Assets of Community Value.

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

N/A

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

N/A

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**CON29 (Optional):**

**COMMON LAND TOWN AND VILLAGE GREENS**

**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

**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?**

No

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

Cyngor Sir Ceredigion, Canolfan Rheidol, Aberystwyth, SY23 3UE

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**Frequently Asked Questions:**

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**Own Written 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.

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.

**Cyngor Sir Ceredigion**  
**Ceredigion County Council**

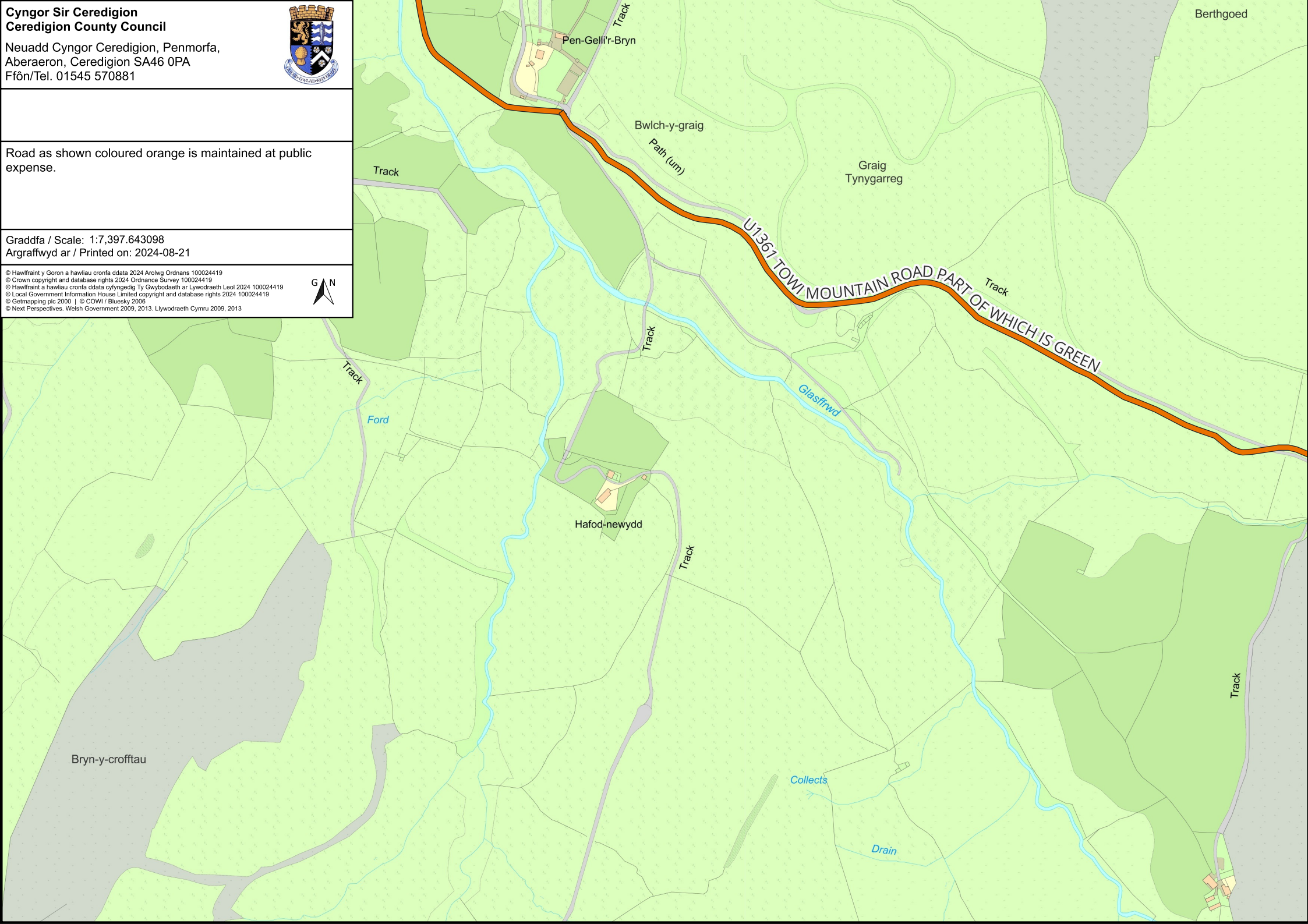
Neuadd Cyngor Ceredigion, Penmorfa,  
Aberaeron, Ceredigion SA46 0PA  
Ffôn/Tel. 01545 570881



Road as shown coloured orange is maintained at public expense.

Graddfa / Scale: 1:7,397.643098  
Argraffwyd ar / Printed on: 2024-08-21

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Berthgoed

Pen-Gelli'r-Bryn

Bwlich-y-graig  
Path (um)

Graig  
Tynygarreg

U1361 TOWI MOUNTAIN ROAD PART OF WHICH IS GREEN

Track

Track

Ford

Hafod-newydd

Track

Collects

Drain

Track

Bryn-y-croffttau



**Cyngor Sir Ceredigion**  
**Ceredigion County Council**

Neuadd Cyngor Ceredigion, Penmorfa,  
Aberaeron, Ceredigion SA46 0PA  
Ffôn/Tel. 01545 570881



**LCS/24/0954**

Allwedd / Map Key  
PROW - Bridleway 32/14

Graddfa / Scale: 1:8,663.214286  
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