



Regulated Local Authority Search

Prepared for **Gabbs Solicitors**

About your Search

Client Ref:

REH/62889/4 Mills

Search Number:

00867317

Search Date:

05/10/2026

Address of land/property:

Land forming part of Cwmilward Farm
Cascob
Presteigne
LD8 2NT

Local Authority:

Powys County Council
County Hall
Llandrindod Wells
Powys
LD1 5LG

Records Inspected by:

Pia Hagan

Report Compiled by:

X-Press Legal Services Ltd

Local Land Charges

REGISTRATIONS

NONE

Standard Enquiries

PLANNING

NO

BUILDING REGS

NO

HIGHWAYS

SEE 2.1

NEARBY ROAD SCHEMES

YES

NEARBY RAILWAY SCHEMES

YES

NEARBY TRAFFIC SCHEMES

YES

OTHER SECTIONS OF 1.1 TO 3.15

YES

Other

NOTES FOR SOLICITOR

YES

OTHER COMMENTS

YES

ATTACHMENTS

YES: 2 ATTACHMENTS

If you require any further information please contact:

X-Press Legal Services (Central) Ltd | 14 Pool Meadow, Cheslyn Hay, Walsall, WS6 7PB | 0330 159 5365



X-Press Legal Services®
Your professional property partner

REGULATED ENQUIRIES OF THE LOCAL AUTHORITY

Local Authority Name and Address:

Powys County Council
County Hall
Llandrindod Wells
Powys
LD1 5LG

This report has been prepared following a search of property related information held by the above local authority including, for example, local land charges, planning and roads data. Copies of the records identified in this report can be obtained direct from the local authority

A	Client Ref No:	REH/62889/4 Mills
	Search Date:	05/10/2026
	Records Inspected by	Pia Hagan
	Report Compiled by	X-Press Legal Services
B	Address of the land / property:	Land forming part of Cwmilward Farm Cascob Presteigne LD8 2NT
C	Other roadways, footways and footpaths in respect of which a reply at Enquiry 2 is required:	Please see 2.1
D	Questions which have not been answered, where this information has not been made available by the Local Authority.	None
E	X-Press Legal Services has a contractual relationship with:	Gabbs Solicitors

This search reveals 0 subsisting registrations up to and including the date of the search

All parties concerned with compiling this report are Search Code subscribers.





LOCAL LAND CHARGES

Part 1 - General Financial Charges

None

Part 2 - Specific Financial Charges

None

Part 3 - Planning Charges

None

Part 4 - Miscellaneous Charges

None

Part 5 - Fenland Ways Maintenance Charges

None

Part 6 - Land Compensation Charges

None

Part 7 - New Town Charges

None

Part 8 - Civil Aviation Charges

None

Part 9 - Open Cast Coal Charges

None

Part 10 - Listed Building Charges

None

Part 11 - Light Obstruction Notices

None

Part 12 - Drainage Scheme Charges

None



STANDARD ENQUIRIES

Local Plan



The Powys Local Development Plan (2011-2026) was adopted by Powys County Council on the 17th of April 2018

1.1 PLANNING AND BUILDING DECISIONS AND PENDING APPLICATIONS

Informative

This reply is based on and limited to the information available to us at the time the search is answered

(i) This reply does not cover other properties in the vicinity; it is property specific

(ii) As from 1st April 2002 the installation of a replacement window, roof-light 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 Fensa Registration Self-Assessment Scheme by the Glass and Glazing Federation. The owner or occupier should be asked to produce any such certificate.

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?

Local Authority planning data post (LAPD)



Planning post 1980 (Brecon National Park Planning post 1996)

Local Authority building control data post (LABCD)



Building control post 2002

(a) a planning permission

None

(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



(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 and

None

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

1) Reference: Council records

None

1.2 PLANNING DESIGNATIONS AND PROPOSALS

Informative

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

This reply is based on and limited to the information available to us at the time the search is answered.

This reply does not cover other properties in the vicinity please refer to the Notes for Solicitors page for planning designations and proposals within 500 metres.

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?



Within
Rural
Ancient woodland

2.1 ROADWAYS, FOOTWAYS AND FOOTPATHS

Informative

This reply is based on and limited to the information available to us at the time the search is answered.

This reply does not cover other properties in the vicinity

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:



No - Access from U1130 (Unadopted)
Yes - U1130 (Adopted)



(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

2.2 - 2.5 PUBLIC RIGHTS OF WAY

Informative

This reply is based on and limited to the information available to us at the time the search is answered. However additional public rights of way may exist other than those shown on the definitive map.

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

Yes

2.3 Are there any pending applications to record a public right of way that abuts, or crosses the property, on the Register?

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.

Please See Attached Plan

NB. The position of the Public Rights of Way shown on the enclosed plan is intended as a general guide only; the exact positional accuracy cannot be guaranteed

OTHER MATTERS

Informative

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?

Note: Matters entered onto the Local Land Charges Register, or visible by property/site inspection, will not be referred to (where relevant) in answer to enquiries 3.1 to 3.15 below.

3.1 LAND REQUIRED FOR PUBLIC PURPOSES

Informative

This reply is based on and limited to the information available to us at the time the search is answered

(i) This reply does not cover other properties in the vicinity

Is the property included in land required for public purposes?



No

3.2 LAND TO BE ACQUIRED FOR ROAD WORKS

Informative

This reply is based on and limited to the information available to us at the time the search is answered

(i) This reply does not cover other properties in the vicinity

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

No

3.3 DRAINAGE MATTERS

Informative

This reply is based on and limited to the information available to us at the time the search is answered

(i) This reply does not cover other properties in the vicinity

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



Local Authority records do not allow for the provision of comprehensive answers for these questions. We therefore recommend checking planning approvals, Section 106 Agreements and referring to the vendor in order to establish if the property is served by a Sustainable Urban Drainage System. Please make enquiries of the Developer or Vendor

Additional information:

As of 7 January 2019 schedule 3 of the Flood and Water Management Act 2010 will be enacted in Wales. This means that from this date all proposed new developments that include at least 2 properties or developments over 100m² must include Sustainable Drainage Systems (SuDS).

All development proposal schemes must comply with the Welsh Ministers' Standards and will need to be signed off by the new SuDS Approval Bodies (SAB). As such, for any development with construction work that will impact on drainage will not start before being approved by the SAB.

With regards to current properties, the scheme ensures that any existing planning applications or valid registered applications will not require approval from the SAB provided associated conditions and reserved matters are discharged by 7 January 2020.

(b) Are there SuDS features within the boundary of the property?

No

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

3.4 NEARBY ROAD SCHEMES

Informative

This reply is based on and limited to the information available to us at the time the search is answered

(i) This reply does not cover other properties in the vicinity

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.

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 revealed in available Public Register

(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 revealed in available Public Register

(c) the outer limits of construction works for a proposed alteration or improvement to an existing road, involving:-

(c) (i) construction of a roundabout (other than a mini roundabout), or

None revealed in available Public Register

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

None revealed in available Public Register

(d) the outer limits of:

(d) (i) construction of a new road to be built by a local authority

None revealed in available Public Register

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

None revealed in available Public Register

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

None revealed in available Public Register

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



None revealed in available Public Register

(f) the outer limits of:-

(f) (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 revealed in available Public Register

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

None revealed in available Public Register

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

None revealed in available Public Register

3.5 NEARBY RAILWAY SCHEMES

Informative

This reply is based on and limited to the information available to us at the time the search is answered

(i) This reply does not cover other properties in the vicinity

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

None revealed in available Public Register

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

None revealed in available Public Register

Informative

None

3.6 TRAFFIC SCHEMES

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 for Transport without including the council.

This reply is based on and limited to the information available to us at the time the search is answered

(i) This reply does not cover other properties in the vicinity

General Informatives (a)-(l)

1. The replies to these enquiries relate only to permanent or experimental proposals on roads, footways and footpaths that are already highways maintainable at public expense within the meaning of the Highways Act 1980 (s36).
2. Many of these smaller schemes can be introduced into or deleted from programmes at little or no notice. The replies should therefore be regarded merely as an indication of what may take place over the next few months.
3. "Approved by the Council" is presently defined by this Authority as "Schemes which have been included in a County Council funded Financial Programme for possible implementation in the current or forthcoming financial year". This means that funding has been provisionally allocated (but see also 2 above). However, in some cases further approvals are required before a scheme can actually be implemented. Minor TRO's are generally listed once approval has been given to advertise them.

Specific Informatives

- (f) The reply to (f) (vehicle width or weight restriction) relates to restrictions that will be covered by a legal order. It excludes environmental weight restrictions which have an 'except for access' clause.
- (g) The reply to (g) (traffic calming works) relates to proposals that involve physical construction on the carriageway. Proposals that are based purely or mainly on signing and lining will not be revealed.
- (h) The reply to (h) (residents parking controls) refers to proposals for the introduction or removal of residents parking controls. Amendments to existing waiting and loading restrictions within a residents controlled parking area will be revealed in the reply to enquiry 3.6(b).
- (i) The reply to (i) (minor road widening or improvements) covers proposals such as junction improvements, turning and acceleration/deceleration lanes etc., which are not revealed in the reply to 3.4. Pedestrian improvements (other than the construction of new footways) and improvements that are purely or mainly maintenance will not be revealed. Proposals for new or upgraded street lighting will not be revealed.
- (j) The reply to (j) (pedestrian crossings) covers proposals such as pedestrian refuges and new pedestrian crossings. Pedestrian crossing proposals that involve the maintenance, upgrade or improvement of existing facilities will not be revealed.
- (k) The reply to (k) (cycle tracks) relates to proposals that involve physical construction. Proposals that are based purely or mainly on signing and lining may not be revealed.
- (l) The reply to (l) (bridge construction) relates to proposals which are not revealed in the reply to 3.4 and which involve the substantial reconstruction of a bridge. Proposals for culvert reconstruction or for major or minor maintenance of bridges or for improvements to parapets/footways and the like will not be revealed.

This enquiry is designed to reveal matters that are yet to be implemented and could not therefore be ascertained by a visual inspection. Schemes that have been, or are currently being implemented will not be referred to in answer to this enquiry.

Has a local authority approved but not yet implemented any of the following for 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



None revealed in available Public Register

(b) waiting or loading restrictions



None revealed in available Public Register

(c) one way driving



None revealed in available Public Register

(d) prohibition of driving





None revealed in available Public Register

(e) pedestrianisation



None revealed in available Public Register

(f) vehicle width or weight restriction



None revealed in available Public Register

(g) traffic calming works including road humps



The Welsh Government passed ' The Restricted Roads (20 mph Speed Limit) (Wales) Order 2022 ' on the 13th February 2022, which will come into force on the 17th of September 2023. All Councils in Wales will be required to implement this Welsh Government initiative.

The proposed extents of the 20mph default speed limit will be available for viewing by the Public from the 12th June 2023 via the DataMapWales website
<https://datamap.gov.wales/maps/roads-affected-by-changes-to-the-speed-limit-on-restricted-roads/>

(h) residents parking controls



None revealed in available Public Register

(i) minor road widening or improvement



None revealed in available Public Register

(j) pedestrian crossings



None revealed in available Public Register

(k) cycle tracks



None revealed in available Public Register



(l) bridge building



None revealed in available Public Register

3.7 OUTSTANDING NOTICES

Informative

This reply is based on and limited to the information available to us at the time the search is answered

(i) This reply does not cover other properties in the vicinity

Do any statutory notices which relate to the following matters exist in relation to the property other than those revealed in a response to any other enquiry in this form?

(a) building works



None registered with Land Charges

(b) environment



None registered with Land Charges

(c) health and safety



None registered with Land Charges

(d) housing



None registered with Land Charges

(e) highways



None registered with Land Charges

(f) public health



None registered with Land Charges



(g) flood and coastal erosion risk management



None registered with Land Charges

3.8 CONTRAVENTION OF BUILDING REGULATIONS

Informative

This reply is based on and limited to the information available to us at the time the search is answered

(i) This reply does not cover other properties in the vicinity

Has a local authority authorised in relation to the property any proceedings for the contravention of any provision contained in building regulations?

No

3.9 NOTICES, ORDERS, DIRECTIONS AND PROCEEDINGS UNDER PLANNING ACTS

Informative

The historic buildings and monuments commission (also called English Heritage) also have power to issue building preservation notices for listed buildings in London Boroughs and enquiries should also be made of them if appropriate

This reply is based on and limited to the information available to us at the time the search is answered

(i) This reply does not cover other properties in the vicinity

National Park authorities also have the power to serve a building preservation notice, so an enquiry should also be made with them. Cadw (meaning "to keep" or "to protect") 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

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

No

(b) a stop notice

No

(c) a listed building enforcement notice

No

(d) a breach of condition notice

No

(e) a planning contravention notice

No

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

No

(g) a listed buildings repair notice

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

No

(i) a building preservation notice

No

(j) a direction restricting permitted development

No

(k) an order revoking or modifying planning 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

3.10 COMMUNITY INFRASTRUCTURE LEVY (CIL)

Informative

This reply is based on and limited to the information available to us at the time the search is answered

(i) This reply does not cover other properties in the vicinity

(a) Is there a CIL charging schedule?

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:-

(b) (i) a liability notice?

Not applicable

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

Not applicable

(b) (iii) a demand notice?

Not applicable

(b) (iv) a default liability notice?

Not applicable

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

Not applicable

(b) (vi) a commencement notice?



Not applicable

(c) Has any demand notice been suspended?

Not applicable

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

Not applicable

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

Not applicable

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

Not applicable

(g) Has a liability order been granted?

Not applicable

(h) Have any other enforcement measures been taken?

Not applicable

3.11 CONSERVATION AREA

Informative

This reply is based on and limited to the information available to us at the time the search is answered

(i) This reply does not cover other properties in the vicinity

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 decision to designate the area a Conservation Area?

No

3.12 COMPULSORY PURCHASE

Informative

This reply is based on and limited to the information available to us at the time the search is answered

Please note that other Authorities have compulsory powers.

Central Government departments, Statutory undertakers, Railway authorities, County Councils and the Greater London Authority, Water transport authorities, Electricity, gas or hydraulic power undertakers, British Airports Authority, Civil Aviation Authority, Post Office and British Telecom.

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



No

Informative:

If an enforceable order or decision has been made to compulsorily purchase or acquire the property, it should be registered as a Local Land Charge.

3.13 CONTAMINATED LAND



Informative

This reply is based on and limited to the information available to us at the time the search is answered.

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 s.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.

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.

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

The Register maintained under S.78 of the Environmental Protection Act 1990 is currently being compiled.

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

No

(b) (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 remediation notice

No

3.14 RADON GAS

Informative

This reply is based on and limited to the information available to us at the time the search is answered.

"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 retested 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.

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





Yes
(This answer is based on Landmark datasets as at 30/09/2026)

3.15 ASSETS OF COMMUNITY VALUE

Informative

This reply is based on and limited to the information available to us at the time the search is answered

(i) This reply does not cover other properties in the vicinity

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

No

If so:- (i) Is it listed as an asset of community value?



No, Assets of Community Value not yet set in Wales

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



No.

(iii) Has the listing expired?

Not applicable

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

Not applicable

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

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?

No

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

No

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

No

INFORMATION

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.

GREEN DEAL - FOR INFORMATION PURPOSES ONLY

Informative

As from July 2015 the Government ended the funding for the Green Deal (GDfC). This was initially set up to lend money to Green Deal providers. Should you require more information please visit the Green Deal website <https://www.gov.uk/green-deal-energy-saving-measures/how-the-green-deal-works>

NOTES FOR SOLICITOR

Within 500m
Parks & Woodland

OTHER COMMENTS

Reference: Vision 2025

Please see the following link for information regarding the Powys Council Corporate Improvement plan
<https://en.powys.gov.uk/article/14123/Stronger-Fairer-Greener---Our-Corporate-Plan>

ATTACHMENTS

Land forming part of Cwmilward Farm Cascob Presteigne LD8 2NT.pdf

Land forming part of Cwmilward Farm Highways.pdf



Data sources

The following data sources have been used when compiling this report:

- Contaminated land
- Data derived under the New Roads and Street Works Act 1991
- Environmental Information as described under the EIR Regulations 2004
- Highway maintainable at public expense
- Planning register and register of enforcement notices and breach of condition notices
- Public rights of way
- Radon answer by Landmark
- Tree preservation orders
- FENSA
- GAS SAFE
- HETAS
- Local land charges register/HM Land registry
- NICEIC
- OFTEC
- Ordnance Survey derived data is used under a commercial license held by X-Press Legal Services



Property Codes Compliance Board - Search Code



Important Consumer Protection Information

This search has been produced by
X-Press Legal Services (Central) Ltd
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- sets out minimum standards which firms compiling and selling search reports have to meet
- promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

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

The Code's core principles.

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- handle complaints speedily and fairly
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- monitor their compliance with the Code

PLEASE ASK X-PRESS LEGAL SERVICES LIMITED IF YOU WOULD LIKE A COPY OF THE SEARCH CODE



X-Press Legal Services (Central) Ltd

Complaints Procedure

Independent Dispute Resolution

If you make a complaint and we are unable to resolve it to your satisfaction you may refer the complaint to The Property Ombudsman scheme. We will co-operate fully with the Ombudsman during an investigation and comply with the final decision. The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial and/or aggravation, distress or inconvenience 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
Unit 159756
PO Box 7169
Poole
BH15 9EL

Tel: 01722 333306

Fax: 01722 332296

Web site: www.tpos.co.uk

Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE COMPLAINTS PROCEDURE

If you want to make a complaint, we will:

- Acknowledge it 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, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk.

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

Complaints should be sent to:

Code Compliance Officer
12 Webster Court
Carina Park
Westbrook
Warrington
WA5 8WD

Phone 01925 393333 Fax 01925 393900
Email central.7377@xpresslegal.uk

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk.

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.



Terms and Conditions

Definitions

1. In these terms and conditions, the following words shall have the following meanings:

"We", "us" and "our" are references to X-Press Legal Services

"Report" means local report prepared by us in respect of the Property.

"Property" means the address or location supplied by the Customer or Client in the Order for the Report.

The "Local Authority" means the local authority referred to in the Report.

"Order" means any request completed by the Customer or Client requesting the Report.

"Customer" means the person, company, partnership or other organisation placing an Order either on their own behalf as a Client, or as an agent for the Client.

"Client" means the seller, buyer, potential buyer and a lender in respect of the Property who is the intended recipient of the Report and has an actual or potential interest in the property.

Agreement

2. We agree to supply the Report to the Client subject to these terms and the Client indicates their acceptance of these terms when placing an order for the Report or when relying on the information in the Report.

The Search Report

3. We will produce the Report with reasonable care and skill and it is provided to the Client on the basis that they acknowledge and agree to the following:

3.1 The information in the Report reflects that available to us on the date the Report was produced.

3.2 The information contained in a Report can change on a regular basis and we cannot be responsible to the Client for any change in the information after the date on which the Report was produced and sent to the Client or for any inaccuracies, omissions or errors on a public register.

3.3 The Report is produced for use in relation to individual property transactions only and is for the Property supplied in the Order.

3.4 The Report is intended for the personal use of the Client.

Liability and Insurance

4. We shall not be liable for any acts or omissions of any party for whom we are not responsible, our insurance provision includes cover for errors and omissions in local authority data and records under the firm's professional indemnity policy together with run off cover for six years.

4.1 X-Press Legal Services assumes that the value of residential/commercial property/land does not exceed £2,000,000.00 and that it is the responsibility of the customer/client to advise us at the time of requesting the report where the value of the residential/commercial property/land exceeds the stated amount. Premiums for additional cover are available upon request.

4.2 We will be liable for any negligent or incorrect recording of the information in the search report.

4.3 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.

4.4 Our underwriters are Dual Corporate Risks Limited.

Price and Payment

5. The price payable for the Report is inclusive of VAT, unless otherwise stated.

5.1 Unless the Customer and/or Client has an agreed credit account with us for payment for the Reports, we must receive payments for Reports in full before the Report is produced.

5.2 Until such time as payment has been received in full, title of this report remains with the search provider.

Disclosure

6. X-Press Legal Services maintain and have ongoing contractual and standalone business relationships with various persons and companies involved in the conveyancing process within the United Kingdom. X-Press Legal Services discloses any relationship in Box E. X-Press Legal Services cannot and will not accept any liability for failing to disclose a relationship where the involvement in the transaction was not made known to X-Press Legal Services by the client instructions.



Copyright

7. The copyright and intellectual property rights in the Report shall remain our property.

7.1 The Customer and Client agree to respect and not to alter any trademark, copyright notice or trading name which appears on the Report.

7.2 The Customer and Client agree to indemnify us against any costs, claims and damage suffered by us as a result of any breach by them of the copyright terms in paragraphs 7 and 7.1.

7.3 This report may also be distributed as a copy or reproduction without alteration to potential purchasers, the actual purchaser and the mortgage lender.

General

8. If any of these terms are held to be invalid or unenforceable, that provision or part of that provision shall be taken to be removed from these terms and the remaining terms will continue in full force and effect.

8.1 These terms shall be governed by English law and shall be subject to the jurisdiction of the English Courts

8.2 In providing reports and Services XLS will comply with the Search Code www.propertycodes.org.uk



Common Terms

Section 38 - Highways Act 1980

Section 38 relates specifically to the creation of a new highway upon land in the ownership of anyone other than the highway authority. It is an agreement between the land owner and the authority for the construction of a new highway and the ultimate adoption by the authority as a public highway. The agreement secures a bond for the cost of the works, to enable completion of the works by the authority upon default by the developer.

Section 278 - Highways Act 1980

Section 278 covers proposed highway works within the existing highway (modification of highways not general excavation for different reasons). This would generally encompass works such as new traffic islands, roundabouts, junction improvements, carriageway alignment etc. and is often accompanied by a Section 38 Agreement for works outside the highway.

Section 219 - Highways Act 1980

Section 219 - secures payment of the expenses for carrying out street works in private streets next to new buildings. This makes sure that the Local Authority can complete the roadworks if the developer is unable. If work is started on a building before the appropriate sum has been paid or secured, the owner may be liable and incur a fine.

Section 220 - Highways Act 1980

Section 220 - is served following receipt of Building Regulations approval specifying the amount to be deposited or secured in respect of the street works charges for those dwellings for which approval has been granted which must be paid before building works commence.

Section 104 - Water Industry Act 1990

Section 104 relates to the construction of new sewers by a developer, to be offered for adoption by the Water Authority as public sewers. The agreement secures a bond for the cost of the works, to enable completion of the works by the company upon default by the developer.

Section 106 - Pre-planning Agreement

Section 106 of the Town and Country Planning Act 1990 allows a local planning authority (LPA) to enter into a legally-binding agreement or planning obligation, with a land developer over a related issue. The obligation is sometimes termed as a "Section 106 agreement".

Tree Preservation Orders

Tree Preservation Orders (TPOs) are made under the Town and Country Planning Act 1990 and the Town and Country Planning (Trees) Regulations 1999.

Listed Buildings

Listed Buildings - A listed building in the United Kingdom is a building or other structure officially designated as being of special architectural, historical or cultural significance.

Community Infrastructure Levy

The Community Infrastructure Levy (CIL) is a planning charge based on legislation that came into force on 6 April 2010. When adopted, a CIL levy allows the Council to raise contributions from new development to help pay for infrastructure that is needed to support planned growth. CIL contributions can be used to supplement other funding streams and can wholly or partly fund a variety of strategic infrastructure projects ranging from transport, green infrastructure, flood defences, education and health, subject to pooling restrictions. Where a CIL charging schedule is in place, it largely replaces Section 106 Obligations in delivering strategic infrastructure. However, s106 would still be used for affordable housing and site development-related infrastructure requirements that are deemed necessary to make a development acceptable. Some developments would pay both Section 106 and CIL, but they would fund different types of infrastructure. Contributions may also be sought for Section 278 of the Highways Act where modifications are required to the highways network.

Conservation Areas

Conservation Areas - Local authorities have the power to designate as conservation areas any area of "special architectural or historic interest" whose character or appearance is worth protecting or enhancing.

Planning permission

Planning permission or planning consent is the permission required in the United Kingdom in order to be allowed to build on land, or change the use of land or buildings.

Planning Info Graphic

- Large developments: 10 or more houses (or 1-9 houses if value is greater than £1m) and all other projects with a value greater than £250,000.
- Small developments: 3-9 houses or other developments with project value of less than £250,000.
- House Extensions or new builds searched to 125m.



Please note the planning records were extracted at the time the application was submitted, the application details can be found by entering the application reference manually into the Local Authority's planning website.

The Info-graphic is using Local Authority planning information supplied and processed by Glenigan dating back 10 years, this information is designed to help you understand possible changes to the area around the property. Please note that even successful applications may not have been constructed and new applications for a site can be made if a previous one has failed. We advise that you use this information in conjunction with a visit to the property and seek further expert advice if you are concerned or considering development yourself.