

REGULATED LOCAL SEARCH

ENQUIRIES OF LOCAL AUTHORITY

Search prepared for

Search Number	
Your Reference	


Property

Other roadways, footpaths and footways
CAR PARKING AREA

Plan attached	No
Optional enquiries are to be answered	No
Additional enquiries to be answered (attached on a separate sheet)	No

Search prepared by
INDEX PROPERTY INFORMATION (NORTH ESSEX) 1 - 3 LANGHAM BARNS LANGHAM LANE, LANGHAM COLCHESTER ESSEX CO4 5ZS Tel 01206 273423 Fax: 01206 273420

Optional Enquiries	
Road Proposals By Private Bodies	<input type="checkbox"/>
Public Path and Byways	<input type="checkbox"/>
Advertisements	<input type="checkbox"/>
Completion Notices	<input type="checkbox"/>
Parks And Countryside	<input type="checkbox"/>
Pipelines	<input type="checkbox"/>
Houses in Multiple Occupation	<input type="checkbox"/>
Noise Abatement	<input type="checkbox"/>
Urban Development Areas	<input type="checkbox"/>
Enterprise Zones	<input type="checkbox"/>
Simplified Planning Zones	<input type="checkbox"/>
Land Maintenance Notices	<input type="checkbox"/>
Mineral Consultation Areas	<input type="checkbox"/>
Hazardous Substance Consents	<input type="checkbox"/>
Environmental and Pollution Notices	<input type="checkbox"/>
Inner Urban Improvement Areas	<input type="checkbox"/>
Food Safety Notices	<input type="checkbox"/>
Hedgerow Notices	<input type="checkbox"/>
Common Land, Town and Village Greens	<input type="checkbox"/>

On behalf of Index Property Information
Signed 

ENTRIES RELATING TO LAND AND PREMISES KNOWN AS:

LOCAL LAND CHARGES REGISTER OF ENTRIES

(excluding Planning Permissions recorded in the planning register of entries)

- 1 SECTION 52 TOWN AND COUNTRY PLANNING ACT 1971
AGREEMENT RELATING TO DISPOSAL OF SURFACE WATER FROM LAND TO BE DEVELOPED BETWEEN
HIGH ROAD AND THURMANS LANE AND SEWAGE PLAN. E12500
DATED 30/10/1972
REGISTERED 10/11/1972
- 2 SECTION 52 TOWN AND COUNTRY PLANNING ACT 1971
AGREEMENT RELATING TO LAND AT TRIMLEY ST MARY
DATED 02/02/1981
REGISTERED 04/02/1981

PLANNING REGISTER ENTRIES FROM 01/01/1940

(there may be Planning Permissions that pre-date the Planning Register registered in Land Charges)

- 1 E12500
RESIDENTIAL DEVELOPMENT
PERMITTED 06/12/1972
- 2 C1437/17
ERECTION OF 55 HOUSES AND ASSOCIATED GARAGING, ROADS AND FOOTWAYS AND OTHER WORKS
CONDITIONAL CONSENT 27/08/1980
REGISTERED IN THE LOCAL LAND CHARGES REGISTER 04/09/1980
- 3 C1437/26
ERECTION OF 62 DWELLINGS (REVISED SCHEME FOR PHASE II)
CONDITIONAL CONSENT 12/02/1981
REGISTERED IN THE LOCAL LAND CHARGES REGISTER 16/02/1980

BUILDING REGULATION INFORMATION FROM 01/01/1996 (F & G) AND 01/01/1996 (H)

1.1(F)

- 1 NONE REGISTERED

1.1(G)

- 1 NONE REGISTERED

1.1(H)

- 1 CPS/06/3972
FENSA RECORD FOR 3 WINDOWS, 1 DOOR
DATED 13/04/2006
- 2 CPS/08/4712
EC RECORD FOR NEW CONSUMER UNIT, DWELLING HOUSE
DATED 27/08/2008

OTHER DETAILS:

PLANNING APPLICATIONS RELATING TO LAND ADJOINING THE CURTILAGE OF THE ADDRESS SEARCHED DO NOT FALL WITHIN THE SCOPE OF THIS SEARCH

PART 1 - STANDARD ENQUIRIES (Applicable in every case)

1. 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?

- (a) a planning permission

- (b) a listed building consent
- (c) a conservation area consent
- (d) a certificate of lawfulness of existing use or development
- (e) a certificate of lawfulness of proposed use or development
- (f) building regulation approvals

- (g) a building regulation completion certificate
- (h) any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme.

How can copies of the decisions be obtained ?

INFORMATIVE:

If building control for the property is currently administered by an outside body the seller or developer should be asked to provide evidence of compliance with building regulations.

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?

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 or guidance notes.

2. ROADS

2.1 Roadways, footways and footpaths

Which of the roads, footways and footpaths named in the application are:

- (a) highways maintainable at public expense

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

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

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

(a)-(e) PLEASE REFER TO THE SECTIONS HEADED THE LOCAL LAND CHARGES REGISTER OF ENTRIES AND /OR PLANNING REGISTER OF ENTRIES

(f)-(h) PLEASE REFER TO THE SECTION HEADED BUILDING REGULATION INFORMATION

PLEASE CONTACT INDEX NORTH ESSEX FOR GUIDANCE

INFORMATIVE:

The owner or occupier of the property should be asked to produce any such certificate

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

SUFFOLK COASTAL DISTRICT COUNCIL
LOCAL PLAN 2006
PHYSICAL LIMITS BOUNDARY

THE JOSSELYNS - YES
CAR PARKING AREA - NO

NONE

NONE

NONE

If a road, footpath or footway is not a highway, there may be no right to use it. The Company cannot express an opinion without seeing the title plan of the property and requesting the local authority to carry out an inspection, whether or not any existing or proposed highway directly abuts the boundary of the property.

3. OTHER MATTERS

3.1 Land required for public purposes.

Is the property included in land required for public purposes?

NO

3.2 Land to be acquired for road works.

Is the property included in land to be acquired for roadworks?

NO

3.3 Drainage agreements and consents

Do either of the following exist in relation to the property?

(a) an agreement to drain buildings in combination into an existing sewer by means of a private sewer

PLEASE REFER TO THE RELEVANT WATER AUTHORITY

(b) an agreement or consent for (i) a building; or (ii) extension to a building on the property, to be built over, or in the vicinity of a drain, sewer or disposal main.

PLEASE REFER TO THE RELEVANT WATER AUTHORITY

Enquiries about drainage should also be made of the local sewerage undertaker. For further information please refer to CON29DW report.

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) the 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 the construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway or (iii) construction of a roundabout (other than a mini-roundabout) or widening by the 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 the construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway (ii) construction of a roundabout (other than a mini-roundabout) or (iii) widening by construction of one or more additional traffic lanes, under proposals published for public consultation.

NO

Note: 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.

3.5 Nearby railway schemes

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

NO

3.6 Traffic scheme

Has a local authority approved but not yet implemented any of the following for the roads, footways and footpaths (named in Box B) which abut 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

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 local authority within which the property is located.

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

(a)-(f) NONE REGISTERED

THIS INFORMATION WAS CORRECT WHEN THE REGISTERS WERE CHECKED AT THE DATE OF THIS SEARCH. WE ADVISE THAT THIS QUESTION IS ALSO ASKED OF THE VENDOR.

(b) environment

(c) health and safety

(d) housing

(e) highways

(f) public health.

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 REGISTERED

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
- (b) a stop notice
- (c) a listed building enforcement notice
- (d) a breach of condition notice
- (e) a planning contravention notice
- (f) another notice relating to breach of planning control
- (g) a listed building repairs notice
- (h) in the case of a listed building deliberately allowed to fall into disrepair, a compulsory purchase order with a direction for minimal compensation
- (i) a building preservation notice
- (j) a direction restricting permitted development
- (k) an order revoking or modifying a planning permission;
- (l) an order requiring discontinuance of use or alteration or removal of buildings or works
- (m) a tree preservation order
- (n) proceedings to enforce a planning agreement or planning contribution.

NONE REGISTERED

NONE REGISTERED

NONE REGISTERED

NONE REGISTERED

NONE REGISTERED

NONE REGISTERED

NONE REGISTERED

NONE REGISTERED

NONE REGISTERED

NONE REGISTERED

NONE REGISTERED

NONE REGISTERED

NONE REGISTERED

NONE REGISTERED

3.10 Conservation area

Do any of the following apply in relation to the property?

- (a) the making of the area a conservation area before 31st August 1974
- (b) an unimplemented resolution to designate the area a conservation area.

NO

NO

3.11 Compulsory purchase

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

NONE REGISTERED

3.12 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
- (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

NONE REGISTERED

NONE REGISTERED

(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.

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.

NONE REGISTERED

3.13 Radon gas

Do records indicate that the property is in a 'Radon Affected Area' as identified by the Health Protection Agency?

INFORMATIVE:

"Radon Affected Area" means a part of the country with a 1% probability or more of present or future homes being above the Action Level. Such areas are designated by the Health Protection Agency which also advises Government on the numerical value of the "Radon Action Level" (the recommended maximum radon concentration in the home. Radon concentrations above the Action Level should be reduced below it and become as low as reasonably practicable).

Radon preventative measures are required for new buildings in higher risk areas. For new properties the builder and/or the owners of properties built after 1988 should say whether protective measures were incorporated in the construction of the property. Further information on radon, including an indicative version of the Radon Affected Areas map, the associated health risks and common questions and answers is available on the Health Protection Agency (HPA) website (www.hpa.org.uk/radiation/index.htm). Alternatively, information can be requested from HPA by telephone (0800 614529 (24h) or 01235 822622 (D/T) or by writing to Radon Studies, Health Protection Agency, Radiation Protection Division, Chilton, Didcot, Oxon OX11 0RQ.

A guide containing further information about Radon Affected Areas is available free from DEFRA.

Contact Information

Information obtained from the following sources:

SUFFOLK COASTAL DISTRICT COUNCIL
COUNCIL OFFICES
MELTON HILL
IP12 1AU

SUFFOLK COUNTY COUNCIL
ENDEAVOUR HOUSE
8 RUSSELL ROAD
IPSWICH
SUFFOLK
IP1 2BX

THE UK RADON INDICATIVE ATLAS OF ENGLAND & WALES INDICATES THAT THE PROPERTY LIES WITHIN AN AREA WHERE 1-3% OF PROPERTIES ARE ESTIMATED TO EXCEED THE NATIONAL ACTION LEVEL. HOWEVER, DUE TO THE MAP SCALE BEING 1KM² AREA THIS LEVEL IS NOT CONFIRMED AS DEFINITIVE.

YOU MAY WISH TO OBTAIN A RADON RISK REPORT WHICH PROVIDES A PROPERTY-SPECIFIC AREA OF 75M².

Information Sources

We have obtained the information to compile this search report from the following sources:

Planning And Building Regulations

The answer(s) to 1.1 (F) - (H) were obtained by written response from the Local Authority.

The answer(s) to 1.1 (A) - (E) were obtained by examining public records.

Roads

The answer(s) to 2 (A) - (D) were obtained by examining public records.

Other Matters

The answer(s) to 3.1 were obtained by examining public records.

The answer(s) to 3.2 were obtained by examining public records.

The answer(s) to 3.4 were obtained by written response from the Local Authority.

The answer(s) to 3.5 were obtained by examining public records.

The answer(s) to 3.6 were obtained by written response from the Local Authority.

The answer(s) to 3.7 were obtained by examining public records.

The answer(s) to 3.8 were obtained by written response from the Local Authority.

The answer(s) to 3.9 were obtained by examining public records.

The answer(s) to 3.10 were obtained by examining public records.

The answer(s) to 3.11 were obtained by examining public records.

The answer(s) to 3.12 were obtained by examining public records.

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Index Property Information Limited of 1-3 Langham Barns, Langham Lane, Langham. CO4 5ZS Tel: 01206 273423, email: info@indexpi.co.uk which is registered with the Council of Property Search Organisations and Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

The Search Code:



- Provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom
- 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

Firms which subscribe to the Search Code will:

- display the Search Code logo prominently on their search reports
- act with integrity and carry out work with due skill, care and diligence
- at all times maintain adequate and appropriate insurance to protect consumers
- conduct business in an honest, fair and professional manner
- handle complaints speedily and fairly
- ensure that products and services comply with industry registration rules and standards and relevant laws
- monitor their compliance with the Code

Complaints

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if he finds that you have suffered actual loss as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs Contact Details:

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury, Wiltshire SP1 2BP

Tel: 01722 333306
Fax: 01722 332296
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

LOCAL AUTHORITY ERRORS AND OMISSIONS

(RESIDENTIAL AND COMMERCIAL)**To the Policyholder/Intermediary**

A copy of this document must be provided to the insured (including any lender which are insured by the Policy) before conclusion of the insurance contract.

If you are a solicitor, you should provide a copy of this document to your client and/or their lender and/or the purchaser's solicitors for the benefit of their client and/or their lender prior to the conclusion of the insurance contract. We assume that you are authorised by the FCA and PRA or otherwise licensed (where applicable) to provide insurance mediation activities.

If you are a broker, you should disclose this document in accordance with the FCA/PRA rules.

To the Insured

This document provides a summary of the cover provided under the Policy purchased. It does not contain the full terms and conditions of the Policy and you should therefore read this summary in conjunction with the full Policy wording which is available upon request from Property and Land Information Ltd (INDEX) to ensure you are fully aware of the terms and conditions of the cover provided.

The Underwriter of this Policy is:-

Stewart Title Limited ('ST') of 6 Henrietta Street, 3rd Floor, Covent Garden, London WC2E 8PS ('ST's address').

The Policyholder is:-

Index Property Information, 1-3, Langham Barns, Langham Lane, Langham, Colchester, Essex, CO4 5ZS ('Index') (including all franchisees of Index)

Summary of insurance and cover provided by this Policy.

If you are a Buyer (as defined by the Policy) who has requested or has been provided with a personal local search provided by INDEX ('the Search') or if you are a lender to the Buyer or are lending in a remortgage this is an indemnity policy relating to the Search. Cover applies where you suffer a loss covered by the policy and described later in this document because you have relied upon information given in a search carried out by Index but that information is actually incorrect due to an error or omission on the part of the Local Authority providing the information to Index AND you claim arises at a time when Index is no longer a trading entity and so has no Professional indemnity cover to cover your claim. For the avoidance of doubt you cannot make any claim under this policy whilst Index is a trading entity and/or holds any Professional Indemnity Insurance for its or the Local Authority's errors whether or not that insurance policy meets your claim or not

The losses covered by the policy are as follows:- If you are a Buyer cover is for the difference in market value of the Property with and without the adverse entry(this term is as defined in the policy) as at the date of the Search, or any damages or costs you incur in altering or demolishing the property or any part of it because of enforcement action or threat thereof by the local planning authority, and/or any other costs incurred to mitigate the effect of the adverse entry. If you are a Lender the cover is for the Deficit you suffer as a result of the adverse entry. The Maximum Liability is the lesser of the purchase price in the case of a purchase or the mortgage advance in the case of a remortgage scenario, or £2million.

Key features or benefits under this Policy.

This is an indemnity insurance policy the purpose of which is to protect you so that you are reimbursed with the financial loss referred to herein which you incur. Subject to the terms and conditions of the Policy the cover seeks to put you back in the same position you were in prior to the claim. There is a Maximum Liability which we will pay and this is explained in the Policy.

Key Conditions and Exclusions.

Key conditions:-

- You must notify us immediately of any adverse entry which comes to your attention and co-operate fully with all reasonable requests by us for information and documentation and shall, at our expense, take any action required by ST to mitigate any loss or potential loss arising as a result of the adverse entry.
- If you knowingly make a claim which is false or fraudulent in any respect the cover provided under this Policy shall become void with immediate effect.
- Any act or omission by you, which in whole or part induces a claim under this Policy, will prejudice

your position and could void the Policy.

- You or your advisors should not take any steps to compromise or settle a claim without ST's prior written consent.
- It is a condition precedent to any liability on ST that the Insured and the Policyholder have observed the conditions and warranties of the Policy.

Key exclusions; you are not insured:-

- for any adverse entry known to you or your advisors at the date of cover or where you know the answer given is incorrect or
- For any losses covered by a household buildings insurance policy where, had the question been answered at the date of the search, there would have been no adverse entry.
- For any loss which is insured by any other policy of insurance whether or not that policy meets your claim
- For any claim made whilst Index is a trading entity

A full list of Conditions and Exclusions is contained in the Policy.

What is the Policy term?

There is no fixed term – the Policy continues until you are no longer the owner or when the mortgage is redeemed.

Updating the cover.

ST can consider requests to increase or extend cover. ST will not however provide advice thereon or recommend how you should proceed. You will need to make your own decisions about how to proceed and we recommend that you seek advice from your advisor and/or the Policyholder.

Rights of cancellation.

You have a right to cancel the contract within 14 days of its commencement or receipt of the Policy whichever is later. Where performance of the contract has commenced at your request before expiry of the cancellation period we may require you to pay for the cover actually provided in connection with the Policy. The amount will be in proportion to the extent of the cover already provided to you in comparison with the full coverage of the contract.

Claims under this Policy

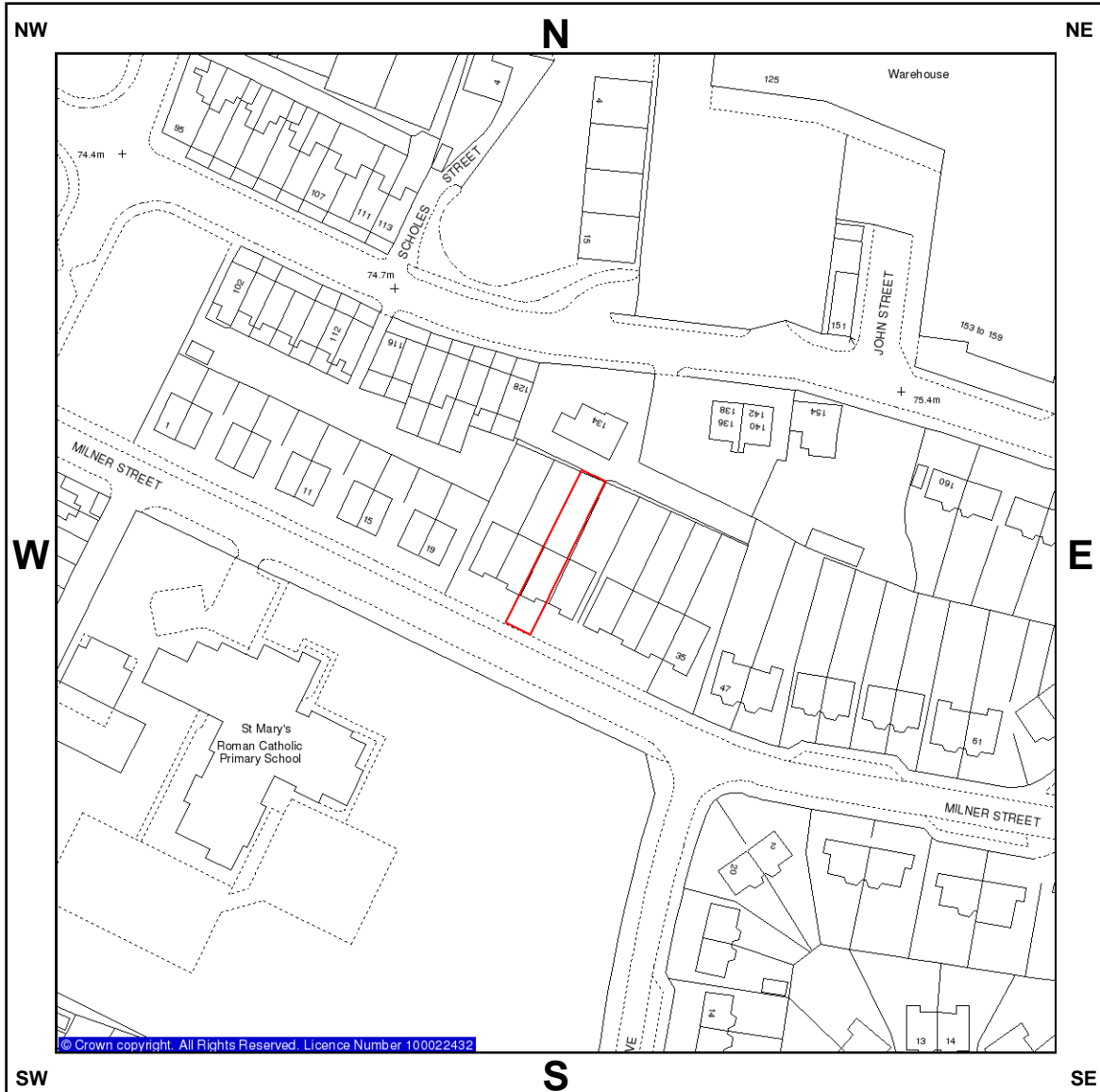
If you wish to notify a claim under this Policy, please contact us in writing immediately you become aware of the claim with as much detail as is available for the attention of the Company Solicitor at ST's address.

What if you have a complaint?

If you wish to register a complaint, please contact us by writing to 'The Company Solicitor' at ST's address or, if you are not satisfied with the response, to the Financial Ombudsman Service whose current address is in the Policy.

The Financial Services Compensation Scheme (FSCS)

We are covered by the FSCS. You may be entitled to compensation from the scheme if we cannot meet our obligations. This will depend on the type of business and the circumstances of the claim. Further information about compensation scheme arrangements is available from the FSCS currently contactable at 10th Floor, Beaufort House, 15 St Botolph Street, London EC3A 7QU.



Map Legend



Site Boundary



Search Details:

Search Address:

Grid Reference:

Date of Report:

Full Terms and Conditions can be found on the following link:
<http://www.landmarkinfo.co.uk/Terms/Show/515>