

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

Search Reference: TY/1819/02242
Online Reference:
Online Source:
Date: 18-Feb-2019

Applicant:
Northumbrian Water Group Property Solutions

Boldon House
Wheatlands Way
Pity Me
Durham
DH1 5FA

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

Land:
The Holme
Shield Hill
Haltwhistle
Northumberland
NE49 9NW

It is hereby certified that the search requested above reveals the 1 registration described in the Schedule(s) hereto up to and including the date of this certificate.

Northumberland County Council

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

Part 3: Planning Charges (b) Other planning charges			
Description of charge (including reference to appropriate statutory provision)	Originating Authority	Place where relevant documents may be inspected	Date of Registration
The Haltwhistle Conservation Area (Haltwhistle)10/06/1993designated by virtue of Planning (Listed Buildings and Conservation Areas) Act 1990 Reference CONHALTWHISTLERef: TLC Ref: CA381362	Northumberland County Council	County Hall, Morpeth NE61 2EF	10/06/1993

NORTHUMBERLAND

Northumberland County Council

REPLIES TO CON29 ENQUIRIES OF LOCAL AUTHORITY (2016 Edition)

Applicant: Northumbrian Water Group Property Solutions
Boldon House
Wheatlands Way
Pity Me
Durham
DH1 5FA

Search Reference: TY/1819/02242
NLIS Reference:
Date: 18-Feb-2019

Property:
The Holme
Shield Hill
Haltwhistle
Northumberland
NE49 9NW

Other Roads etc:
Access Road & Shield Hill

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.

Standard Enquiries of Local Authority

PLANNING AND BUILDING REGULATIONS

1.1 Planning and building decisions and pending applications

Which of the following relating to the property have been granted, issued or refused or (where applicable) are the subject of pending applications or agreements?

(a) a planning permission

None as far as is known

(b) a listed building consent

None as far as is known

(c) a conservation area consent

None as far as is known

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

None as far as is known

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

None as far as is known

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

None as far as is known

(g) a heritage partnership agreement

None as far as is known

(h) a listed building consent order

None as far as is known

(i) a local listed building consent order

None

(j) building regulation approval

None

(k) 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?

None

Informative

(1) this reply does not cover other properties in the vicinity of the property. (2) As from 1 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 Fenestration Self-Assessment Scheme by the Glass and Glazing federation. (3) Since 1st April 2002 a number of competent persons schemes have been introduced and certified by a person or persons registered under the relevant scheme. For further information please contact the authority's Building Control Department.

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?

Rural Area Housing Policy ** - Policies H13, H14, H15, H20 and H33.

**Commuter Pressure Area Housing Policy/ Rural Area Housing Policy

The adopted Local Plan for Tynedale divides the District into two geographic areas (the Commuter Pressure Area and the Rural Area) for the purposes of differentiating between the Council's Policies towards new housing development in each of the sub areas. Briefly, new housing development in the Commuter Pressure Area is subject to restraint whereas the adopted Local Plan proposes a less restrictive approach in the Rural Areas. These policies do not relate to existing residential properties.

Informative

This reply reflects the Policies or Proposals in any existing adopted Development Plan and in any formally

Proposed Alteration or Replacement Plan, but does not include Policies contained in Planning Guidance Notes or Supplementary Planning documents.

ROADS AND PUBLIC RIGHTS OF WAY

Roadways, footways and footpaths

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

(a) highways maintainable at public expense

Access Road not publicly maintainable highway.

C304 lies further to the East.

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

None

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

None

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

None

Informative

If a road, footway or footpath is not a highway, there may be no right to use it and the local authority cannot express an opinion without seeing the title plan of the property and carrying out a site inspection. Any further enquiries should be made to the local authority's Highways department.

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?

Please note that Parish of Haltwhistle Public Footpath No 8 abuts on, or crosses the area of land highlighted on your plan. A plan is attached.

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

No. However, this does not preclude the existence of unrecorded public rights of way. I am not aware what use the public may have made of the area or what rights may have been gained as a result of such use.

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?

None

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

Not applicable.

Informative

A definitive map for Northumberland County Council has now been published. However, a survey of all paths has not been completed and whilst this does not reclude the existence of unrecorded rights of way, the local authority is unaware of any claimed rights of way existing over the search site. If in doubt please contact The Rights of Way team within the Highways department at Northumberland County Council for further information

OTHER MATTERS

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 the enquiries 3.1. to 3.15. below.

3.1 Land required for public purposes

Is the property included in land required for public purposes?

None as far as is known

3.2 Land to be acquired for road works

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

None as far as known

3.3 Drainage matters

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

None

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

maintenance?

None

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

None

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

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

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

None

(d) the outer limits of:

None

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

None

(f) the outer limits of:-

None

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.

3.5 Nearby railway schemes

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

No

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

Yes - the Alnwick to Alnmouth Heritage Steam Railway Line.

3.6 Traffic schemes

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

(a) permanent stopping up or diversion

None as far as known.

(b) waiting or loading restrictions

None as far as known.

(c) one way driving

None as far as known.

(d) prohibition of driving

None as far as known.

(e) pedestrianisation

None as far as known.

(f) vehicle width or weight restriction

None as far as known.

(g) traffic calming works including road humps

None as far as known.

(h) residents parking controls

None as far as known

(i) minor road widening or improvement

None as far as known.

(j) pedestrian crossings

None as far as known.

(k) cycle tracks

None as far as known

(l) bridge building

None as far as known

Informative

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

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

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

None

3.8 Contravention of building regulations

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

None

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

None as far as is known

(b) a stop notice

None as far as is known

(c) a listed building enforcement notice

None as far as is known

(d) a breach of condition notice

None as far as is known

(e) a planning contravention notice

None as far as is known

(f) another notice relating to breach of planning control

None as far as is known

(g) a listed building repairs notice

None as far as is known

(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 as far as is known

(i) a building preservation notice

None as far as is known

(j) a direction restricting permitted development

None as far as is known

(k) an order revoking or modifying planning permission

None as far as is known

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

None as far as is known

(m) a tree preservation order

None

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

None as far as is known

Informative

National Park authorities also have the power to serve a building preservation notice, so an enquiry should also be made with them.

3.10 Community infrastructure levy (CIL)

(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:-

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

Do the following apply in relation to the property?

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

Area within Haltwhistle Conservation Area.

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

None as far as is known

3.12 Compulsory purchase

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

None as far as known

3.13 Contaminated land

Do any of the following apply (including any relating to land adjacent to or adjoining the property which has been identified as contaminated land because it is in such a condition that harm or

pollution of controlled waters might be caused on the property)?

(a) a contaminated land notice

None

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

None

(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

None

Informative

A negative reply does not imply that the property or any adjoining or adjacent land is free from contamination or from the risk of it and the reply may not disclose steps taken by another local authority in whose area adjacent or adjoining land is situated.

3.14 Radon gas

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

Yes. The Health Protection Agency (HPA) has indicated that the property/land referred to in the Local Land Charge Search falls within an identified area where 10-30% of the dwellings are estimated to exceed the Government agreed Radon Action Level i.e. 200 becquerels per cubic metre.

Where more than one percent of the dwellings are estimated to exceed the Radon Action Level the area is regarded as being a Radon Affected Area.

Further advice can be found at the UKRadon website and there is a leaflet specifically for home buyers and sellers:

http://www.ukradon.org/downloads/Booklet/Radon_Property_Sales.pdf

Upon purchasing a property, radon measurements may be arranged with the HPA through the UKRadon website.

For further local information please contact the Community and Environmental Health Manager (Rural), Northumberland County Council, County Hall, Morpeth, Northumberland, NE61 2EF
(Tel: 0845 6006400)

Informative: Radon Affected Areas are designated by the HPA. 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 have been measured in the property; whether the results were at or above the Action Level (prescribed by the HPA) and if so whether remedial measures were installed and whether radon levels were re-tested and confirmed the effectiveness of the measures.

Several guides are available at the UKRadon Website, including; what is radon, risks to your health from radon, measuring

radon, indicative maps etc.:

http://www.ukradon.org/article.php?key=downloadable_content

3.15 Assets of Community Value

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

No

(b) If the property is listed:

None as far as is known

Informative

The Northumberland County Council (_the Council_) and the person placing the request for a Local Enquiries of a Local Authority both mandatory/required enquiries or supplementary/optional enquiries (_the Customer_) in a Con29r or the appropriate official form for an individual residential property (_the Order_) agree that the placing of the Order for an official response (_the Report_) indicates that the Customer accepts that the Report shall be provided on these terms.

1. If the Customer is acting for the seller or buyer/potential buyer or mortgage lender involved in an individual residential property transaction (_their Client_) then it is the Customer_s responsibility to bring these terms to their Clients attention.
2. The Council warrants to use reasonable skill and care in preparing the Report.
3. In responding to the Order the Council undertakes that it has inspected all relevant original documentation, statutory registers, public documents, committee reports and other information held by us necessary to provide the necessary Report.
4. The Council cannot ensure that a Report will always be up to date or accurate although it will be an accurate copy of interpretation of the data held in its possession including draft documents.
5. The Council shall not be responsible for any omissions, inaccuracies or out of date information in data supplied to it by any outside public bodies or agencies including for example but not limited to the Environment Agency_s or English Nature_s information.
6. The Council shall not be liable for any failure defect or non-performance of its obligations arising from any failure of or defect in any machine, processing system or transmission link.
7. The Council shall accept liability for death or personal injury arising from its negligence.
8. The Council maintains a contract of insurance with an insurer so authorised as described in the Home Information Pack (No 2) Regulations 2007, Schedule 6 Part 2 providing an indemnity against financial loss including claimant_s costs and expenses, arising from or in consequence of any act or omission of the Council in respect of the Report. The Council shall accept responsibility for financial loss to a seller or buyer or mortgage lender where it has not used reasonable skill and care or for its negligence in preparing its Report only if there is proven reduction in residential value which a seller or buyer or mortgage lender has actually directly suffered, and the Council

shall not be liable for any indirect or consequential loss or damage at all or any loss of business, capital, profit, reputation or goodwill.

9. Other than any statement to the contrary or of qualification in the Report no person who conducted the search or who has prepared the Report has any personal or business relationship with the Customer or Client always provided there has been full disclosure to the Council by the Customer.

The Report shall be prepared on behalf of the Proper Officer of the Council and has been signed accordingly. All enquiries relating to any issue or error arising from this Report should be sent in the first instance to the Local Land Charges Officer. If there remains dissatisfaction with the handling of the initial enquiry about an issue or error then complete a complaint form which is available from the Complaints Officer at County Hall, Morpeth, Northumberland, NE61 2EF or from the website, www.northumberland.gov.uk giving as much information as possible.

Optional Enquiries

COMMON LAND AND TOWN OR VILLAGE GREEN

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

No but please see attached plan which shows Common Land No. 46 close by.

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?

Commons Act 2006 - No

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?

The Register is held at the offices of Northumberland County Council, County Hall, Morpeth, Northumberland, NE61 2EF. If you wish to inspect the register we recommend that you telephone in advance for an appointment. If the property, or any land abutting the property is registered, you may wish to obtain a copy of the full register entries relating to the land and a copy of the register map.

Contact details for the Local Land Charges areas:

Alnwick Office

(For Searches within the former Alnwick District Council area)

Stuart Blair

Local Land Charges Officer

27 Fenkle Street, Alnwick NE66 1HW

Tel: 01670 623839

Email: Stuart.Blair@northumberland.gov.uk

Berwick-upon-Tweed Office

(For Searches within the former Berwick-upon-Tweed Borough Council and Castle Morpeth Borough

Council parishes of: Morpeth, Cresswell, Widdrington Village & Station & Stobswood, East

Chevington, Thirston, Tritlington, West Chevington, Ulgham, Longhirst, Pegswood, Hebron, Longhorsley, Hepscoth, Stannington, Mitford, Meldon, Hartburn, Netherwitton and Wallington Demesne)

Sharon Laidlaw

Local Land Charges Assistant

Macdonald House, Wallace Green, Berwick-upon-Tweed TD15 1ED

Tel: (01670) 623828

Email: LandCharges.Berwick@northumberland.gov.uk

West Northumberland Office

(For Searches within the former Tynedale District Council and Castle Morpeth Borough Council parishes of: Ponteland, Heddon on the Wall, Stamfordham, Whalton, Belsay, Capheaton and Matfen)

Teresa Bessant / Anne Dodd

Local Land Charges Assistants

Hadrian House, Hexham NE46 3NH

Tel: (01670) 623847 or (01670) 623810

Email: LandChargesWest@northumberland.gov.uk

South East Northumberland Office

(For Searches within the former Wansbeck District Council and Blyth Valley Borough Council areas)

Amber Sweet

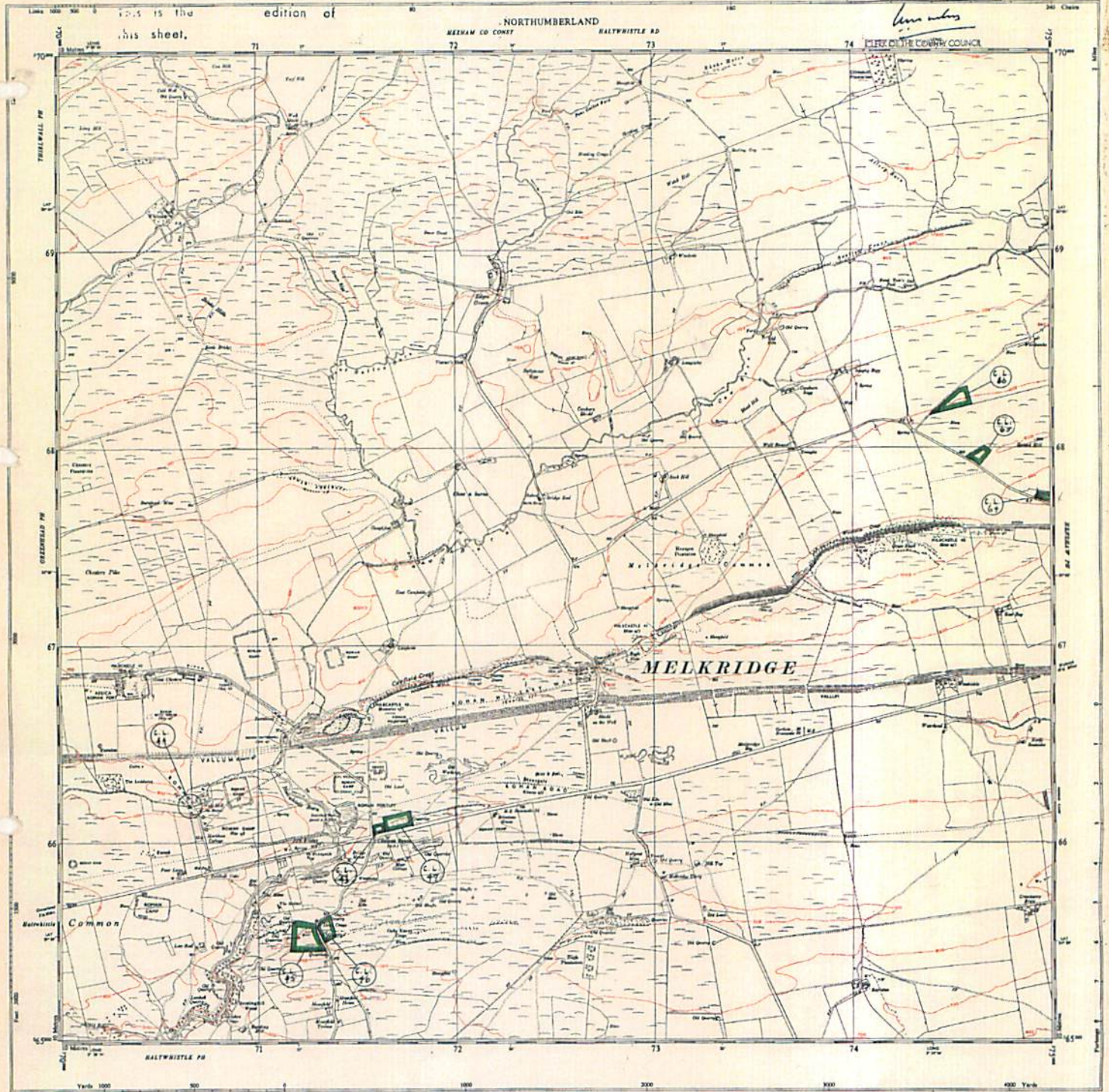
Local Land Charges Assistant

West Hartford Business Park, Cramlington, Northumberland NE23 3JP

Tel: (01670) 623720 or (01670) 623722

Email: LandChargesSouthEast@northumberland.gov.uk

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THE NATIONAL GRID
TO GIVE A GRID REFERENCE CORRELATIVE TO THE METRIC

INDEX TO ADJOINING SHEETS

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KEY TO SYMBOLS

Provisional Edition

Printed and Published by the Director General of the ORDNANCE SURVEY, CHERTINGTON, HERTS, ENGLAND, 1957.

Scale 1:10,560 or 6 Inches to 1 Mile

