



Regulated Local Authority Search

Prepared for **Arnison Heelis**

About your Search

Client Ref:

114669.001/TL

Search Number:

00844691

Search Date:

09/07/2026

Address of land/property:

CROSSFELL COTTAGE
GARRIGILL
ALSTON
CA9 3EB

Local Authority:

Westmorland & Furness Council
(formerly Eden Council)
Town Hall
Penrith
Cumbria
CA11 7QF

Records Inspected by:

Tara Barnett

Report Compiled by:

X-Press Legal Services Ltd

Local Land Charges

REGISTRATIONS

2

Standard Enquiries

PLANNING

NO

BUILDING REGS

SEE 1.1 (J-L)

HIGHWAYS

ADOPTED

NEARBY ROAD SCHEMES

NO

NEARBY RAILWAY SCHEMES

NO

NEARBY TRAFFIC SCHEMES

NO

OTHER SECTIONS OF 1.1 TO 3.15

YES

Other

NOTES FOR SOLICITOR

YES

OTHER COMMENTS

NO

ATTACHMENTS

YES: 1 ATTACHMENT

If you require any further information please contact:

X-Press Legal Services Fylde Coast and Cumbria Limited | 1-3, Back Cross Lane, Newton Le Willows, WA12 9YE | 0330 159 5329



X-Press Legal Services®
Your professional property partner

REGULATED ENQUIRIES OF THE LOCAL AUTHORITY

Local Authority Name and Address:

Westmorland & Furness Council (formerly Eden Council)
Town Hall
Penrith
Cumbria
CA11 7QF

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:	114669.001/TL
	Search Date:	09/07/2026
	Records Inspected by	Tara Barnett
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B	Address of the land / property:	CROSSFELL COTTAGE GARRIGILL ALSTON CA9 3EB
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C	Other roadways, footways and footpaths in respect of which a reply at Enquiry 2 is required:	See 2.2
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D	Questions which have not been answered, where this information has not been made available by the Local Authority.	None
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E	X-Press Legal Services has a contractual relationship with:	Arnison Heelis
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This search reveals 2 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



Reference: CA 22169

1

Description: Garrigill Designated a Conservation Area Under Section 69 of The Planning (Listed Buildings and Conservation Areas) Act 1990 on 16 November 2000.

Date of registration: 17/11/2000

Reference: ADV Eden Cumberland

2

Description: County of Cumberland (Area of Special Control of Advertisements) Order 1949

Date of registration: 29/12/1952

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 council adopted the Eden Local Plan 2014 to 2032 on 11 October 2018. This document includes proposed housing allocations in Penrith, Alston, Appleby and Kirkby Stephen.

Further information on the Eden Local Plan 2014-32 can be found here: <https://www.eden.gov.uk/planning-and-building/planning-policy/adopted-eden-local-plan/eden-local-plan-adoption/>

The former Eden District Council declared a climate and biodiversity emergency in 2019. The Council aims to become carbon neutral by 2030. This is an ambitious, but necessary, target in order to tackle climate change and help protect biodiversity. To make a difference it is important to take action on many fronts. The Local Plan Partial Review is one action that the Council decided to undertake to start making a difference. This is because the policies in the adopted Eden Local Plan 2014 to 2032 (ELP) do not do enough to protect against climate change and ensure new development is of a high quality design.

The Council are currently at the very early stages of the Partial Review. They are working on evidence gathering and the scoping of key issues and intend to consult on a publication version of the Local Plan Partial Review in Autumn 2022. Once adopted (hopefully in Spring 2023), the Partial Review will replace parts of the current ELP.

As the Council prepares evidence base studies and reports they will be added to the evidence section of the web page, see <https://www.eden.gov.uk/planning-and-building/planning-policy/eden-local-plan-review-and-partial-review/eden-local-plan-partial-review/>

The Lake District National Park Local Plan 2020-2035: Living Lakes, Your Local Plan and accompanying Policies Map was formally adopted by Lake District National Park Authority on 19 May 2021.

This replaces in full the Lake District National Park Local Plan (Part 1: Core Strategy 2010, Part 2: Allocations of Land 2013, Part 3: Minerals Safeguarding Areas 2013); Lake District Local Plan Saved Policies 1998; Eden District Council Core Strategy Development Plan Document 2010; South Lakeland District Council Core Strategy 2010; South Lakeland District Council Allocations Development Plan 2013; and South Lakeland District Council Saved Policies 2006. The Lake District National Park Local Plan 2020-2035 was the subject of an independent examination conducted by Sarah Housden BA(Hons) MRTPI and Kelly Ford MSc, MRTPI, the Inspectors appointed by the Secretary of State. The examination included public hearing sessions in November and December 2019. The Inspectors' Report was issued on 15 March 2021 and concluded that the Local Plan is sound and legally compliant, subject to the Inspectors' main modifications pursuant to Section 20(5) of the Planning and Compulsory Purchase Act 2004.

The adopted Lake District National Park Local Plan 2020-2035 (May 2021) incorporates all the main modifications set out in the appendix to the Inspectors' Report, as well as the Authority's additional minor modifications to the Submission Plan.

The adopted Lake District National Park Local Plan 2020-2035, Policies Map, Adoption Statement and Sustainability Appraisal Report can be viewed on the Authority's website at: www.lakedistrict.gov.uk/localplan

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?



Informative: (1) This reply does not cover other properties in the vicinity of the property. (2) As from 1st April 2002 the installation of a replacement window, rooflight or roof window or specified type of glazed door must either have building regulation approval or be carried out and certified by a person who is registered under the Fenestration Self-Assessment Scheme by the Glass and Glazing Federation. (3) This reply does not include any work carried out by an Approved Inspector.
N.B. The reply to 1.1 (j) and 1.1 (k) Only covers applications submitted to the Council from 1 January 2002 onwards.
N.B. (i) THE REPLY TO 1.1(I) RELATING TO THE INSTALLATION OF A REPLACEMENT WINDOW, ROOFLIGHT OR ROOF WINDOW OR SPECIFIED TYPE OF GLAZED DOOR COVERS THE PERIOD FROM 1 MAY 2002 (ii) THE REPLY TO 1.1(I) RELATING TO ELECTRICAL WORK CARRIED OUT BY AN INSTALLER REGISTERED WITH A 'DOMESTIC INSTALLERS SCHEME' OR A CONTRACTOR WHO IS SUITABLY QUALIFIED TO ISSUE CERTIFICATION AND TEST RESULTS IN ACCORDANCE WITH BS 7671: 2001 COVERS THE PERIOD FROM 1 AUGUST 2007
COPIES OF PLANNING DECISION NOTICES FOR APPLICATIONS DETERMINED BY EDEN DISTRICT COUNCIL AND CERTIFICATES OF COMPLETION IN RESPECT OF BUILDING REGULATIONS APPLICATIONS CAN BE OBTAINED BY CONTACTING THE PLANNING DEPARTMENT, MANSION HOUSE, PENRITH, CA11 7YG. PLEASE ENCLOSE A CHEQUE FOR £45 MADE PAYABLE TO 'EDEN DISTRICT COUNCIL' WITH YOUR REQUEST. HOWEVER, YOU WILL FIND THAT DETAILS OF PLANNING APPLICATIONS, INCLUDING DECISION NOTICE INFORMATION, CAN BE VIEWED FREE OF CHARGE ON THE COUNCIL'S WEBSITE AT www.eden.gov.uk UNDER 'DEVELOPMENT CONTROL' IN THE 'PLANNING AND DEVELOPMENT' SECTION.
PLEASE CONTACT THE LAKE DISTRICT NATIONAL PARK AUTHORITY DIRECT (TEL: 01539 724555) FOR COPIES OF PLANNING DECISION NOTICES FOR APPLICATIONS DETERMINED BY THEM

Local Authority planning data post (LAPD)

Westmorland and Furness Council reveals planning information dating back to 1988 within the Former Eden District Council Boundary. Where older planning applications are available these will be included in this search, however, as scanned maps pre-1988 are often of a poor quality and historical records often incomplete or unavailable, planning history prior to 1988 may not be exhaustive.

Local Authority building control data post (LABCD)

Building Regulations History dates back to 1/01/2002
Approved Inspector applications are revealed where details are made available

(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



Description: Westmorland and Furness Council have not reported any issued completion certificates

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



Description: X-Press Legal Services Enquiries of FENSA/NICEIC/GASAFE/OFTEC Register independent of council replies

FENSA Register:
No records revealed on the Fensa Register

NICEIC/ELECSA Register:
(Please note notifications over 6 years old may not be recorded on the register)
No records revealed on the NICEIC/ELECSA Register

GAS SAFE Register:
No records revealed on the Gassafe Register

OFTEC Register:
No records revealed on the OFTEC Register

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:
Former Eden District Council Boundary
Conservation Area
Area of Outstanding Natural Beauty
Advertisement Control Area

Within 200mts
River South Tyne
Snapper Gill
National Trails (England)
Cycle Routes
Flood Zones

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

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:

Reference: ADOPTED

Yes - Road to North/Western Boundary (Adopted)

See attached plan

The reply to this is restricted to highways maintainable at public expense within the meaning of the Highways Act 1980 (s36). The reply does not imply the complete extent of the publicly maintainable highway or that the publicly maintainable highway directly abuts the boundary of the property. If you require more detailed information, please contact us for a price to arrange a separate Extent of Adoption enquiry of the Highway Searches Department.

(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?

There are no public rights of way crossing or abutting this property

Please note additional public rights of way may exist other than those shown on the definitive map.

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.

Not applicable

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)?



Council do not currently hold a database of records which allow for the provision of comprehensive answers in relation to enquiries 3.3a - 3.3c. Further information can be obtained from the websites of the Environment Agency and Cumbria County Council the local flood authority. It is advisable that the purchaser undertakes additional checks with the vendor or developer to establish whether any approved sustainable urban drainage systems under approved plans, conditions or s106 legal agreements are in place at the property.

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



As above

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?



No information available, please refer to vendor or utility company

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

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:-

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

No

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

No

(d) the outer limits of:

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

No

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

No

(d) (iii) construction of a roundabout (other than mini roundabout) or widening by 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:-

(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

No

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

No

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

No

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?

No

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

No

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

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

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

No

(b) environment

No

(c) health and safety

No

(d) housing

No

(e) highways

No

(f) public health

No

(g) flood and coastal erosion risk management

No

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?



Yes - please refer to Approved CIL Charging Schedule at:
<https://www.southlakeland.gov.uk/media/2812/cil-charging-schedule-1615.pdf>



(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

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 03/07/2026)



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?

Not applicable

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

Not applicable

(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 500 metres (not already stated in 1.2)

Listed Buildings
Public Open Spaces
Public Rights of Way
Bridleway

<https://publicnoticeportal.uk/notice/traffic-and-roads/6945639a7557af61cd7025c9>

national highways

ROAD TRAFFIC REGULATION ACT 1984 - SECTION 14(1)(a)

THE A66 TRUNK ROAD (WORKINGTON TO COUNTY DURHAM BORDER) (TEMPORARY RESTRICTION AND PROHIBITION OF TRAFFIC) ORDER 2025

NOTICE IS HEREBY GIVEN that National Highways Limited (Company No. 09346363) has made an Order on the A66 Trunk Road, in the County of Cumbria, to enable maintenance and improvement works, to be carried out in safety.

The effect of the Order will be to impose restrictions and prohibitions on the following lengths of carriageway:

- (i) the A66 Trunk Road, in both directions, between Workington and the County Durham Border;
- (ii) all slip roads leading to and from the lengths of carriageway described above;
- (iii) Slapestones Roundabout;
- (iv) M6 J40 Skirsgill Interchange;
- (v) Kemplay Bank Roundabout;
- (vi) Chapel Brow Roundabout;
- (vii) Fitz Roundabout;
- (viii) Lamplugh Roundabout;
- (ix) Crossthwaite Roundabout;
- (x) Stainburn Roundabout.

The works are expected to take place overnight between 19:00 and 06:00 (07:00 on Saturday and Sunday mornings) during a period starting on Friday 2 January 2026 and ending on Tuesday 22 December 2026.

The duration of each restriction or prohibition will vary depending upon the nature of the work being undertaken on each occasion.

During any road closures traffic will be diverted via alternative junctions off the A66 Trunk Road and local roads. These diversions will be clearly indicated by traffic signs throughout the area.

The restrictions will not apply to emergency services or special-forces vehicles, and the prohibitions will not apply to emergency services, works, or winter maintenance vehicles. The restrictions and prohibitions will only apply during such times and to such extent as shall be indicated by traffic signs.

The Order comes into force on 1 January 2026 and will expire on 22 December 2026.

If you require any further information, please contact the National Highways Customer Contact centre on 0300 123 5000 or info@nationalhighways.co.uk

K Moloney, an official of National Highways Limited, Piccadilly Gate, Store Street, Manchester M1 2WD.

National Highways Limited, Three Snowhill, Snow Hill Queensway, Birmingham, B4 6GA.

Registered in England & Wales number 09346363.

How long will it take?
Planned start 2-Jan-2026
Estimated end 22-Dec-2026



Informative: Water pipelines from Thirlmere to West Cumbria

United Utilities took great care during the planning and design of the pipeline to avoid the hilly terrain, environmentally designated sites, archaeological sites and urban areas.

The pipelines have been constructed to make the most of gravity and utilise the natural contours of the land - allowing the water to travel easily along the pipes without the need for pumps.

There are several points on the pipeline route which required tunnels under rivers or key road crossings. There are five tunnels on the pipeline route - crossing under the River Greta, our longest tunnel section in the Castlerigg area, two tunnels in Keswick and another in the Cockermouth area.

The majority of the pipeline has been constructed across agricultural land. Carrying out a large proportion of our work in the fields during the spring and summer period helped to reduce the impact on the grassland, but we're not finished yet and we're continuing to return the landscape, hedgerows and dry stone walls back to how it was before.

United Utilities have a number of teams who are progressing in stages along the route.

Please use followin link to view overview map to illustrate all elements of the West Cumbria Water Supplies project.
<https://www.unitedutilities.com/my-local-area/news-in-your-area/cumbria/west-cumbria-update/from-thirlmere-to-west-cumbria/#:~:text=The%20water%20for%20customer%20in,West%20Cumbria%20Water%20Supplies%20project>.

NUTRIENT NUTRALITY

<https://cumbrianutrientneutrality.co.uk/about/catchment-areas-and-policies/river-eden/>

<https://cumbrianutrientneutrality.co.uk/about/project-information/news-and-updates/catchment-changes-for-the-river-eden/>

River Eden Catchment Update

As of 5th February 2026, Natural England has confirmed significant changes to the River Eden Nutrient Neutrality catchment boundary in Cumbria. Natural England has confirmed significant changes to the River Eden Nutrient Neutrality catchment boundary in Cumbria. This has been changed to reflect monitored improvements to the environmental conditions of the Special Area of Conservation.

<https://cumbrianutrientneutrality.co.uk/app/uploads/2026/02/River-Eden-Letter-to-LPAs-Regarding-Boundary-Changes-FINAL-050226.pdf>

Should the property be within a conservation area, The Local Planning Authority (LPA) does not allow cutting, removal, wilful damage, or destruction of any tree over 75mm in diameter, at 1.5m above ground level, without prior notification (a section 211 notice). The LPA then has 6 weeks to decide whether to make the tree the subject of a Tree Preservation Order (TPO). There are a few exceptions to these restrictions. It is advisable to seek the advice of the LPA. The LPA can prosecute any person doing anything to a tree in a Conservation Area normally prohibited by a TPO, unless the LPA give permission, or 6 weeks have elapsed since you submitted notice of intention to carry out the work and you have received no reply from the LPA.

Statutory consultation opens for new 20mph schemes

Statutory consultation has opened on 24 community-backed 20mph speed limits across Westmorland and Furness.

All 24 areas initially proposed in the second phase of schemes were approved at Eden, Furness and South Lakeland locality boards last month because communities supported the proposals during the initial consultation held in the summer. They are now going to statutory consultation before the final decision is made to determine implementation in early 2026.

The statutory consultation for the Furness and Eden Traffic Regulation Orders opened today (Friday 14 November) and the South Lakeland statutory consultation will open on Thursday 20 November. All will run for 21 days.

<https://www.westmorlandandfurness.gov.uk/news/2025/statutory-consultation-opens-new-20mph-schemes>



A66 Northern Trans-Pennine

Improving the A66 between the M6 at Penrith and A1(M) at Scotch Corner. The project will involve upgrading single carriageway sections of road to dual carriageway standard and making improvements to the junctions along the route.

The route in detail

A number of sections of the A66 has been upgraded or bypassed since the 1970's. We now want to upgrade the remaining single carriageway sections to provide a safe and reliable journey between Penrith and Scotch Corner. - <https://nationalhighways.co.uk/our-roads/a66-northern-trans-pennine/the-route-in-detail/>

<https://nsip-documents.planninginspectorate.gov.uk/published-documents/TR010062-000495-2.5%20General%20Arrangement%20Drawings%20Scheme%200102%20M6%20Junction%2040%20to%20Kemplay%20Bank.pdf>

A66 Dualling Project:

With the A66 Northern Trans-Pennine dualling project officially moving forward, many property and landowners between Penrith (M6 J40) and Scotch Corner (A1(M) J53) are beginning to feel the real impact of what lies ahead.

<https://gfwllp.co.uk/news/a66-dualling-project-what-happens-next-and-what-it-means-for-affected-landowners/#:~:text=The%20Legal%20Challenge%20Resolved%2C%20But%20Questions%20Remain&text=However%2C%20in%20October%202024%2C%20the,officially%20on%20course%20to%20proceed.>

OTHER COMMENTS

None

ATTACHMENTS

Crossfell Cottage Highways Plan.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
- Local land charges register



Property Codes Compliance Board - Search Code

Important Consumer Protection Information

This search has been produced by
X-Press Legal Services Fylde Coast and Cumbria Limited
1-3, Back Cross Lane
Newton Le Willows
WA12 9YE
Phone 0330 159 5329 Fax 0330 159 7329
Email Central.1329@xpresslegal.uk

which is registered with the 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

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



X-Press Legal Services Fylde Coast and Cumbria Limited

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.