

Part A: Alert

Important Note

This report forms **Part A** of your two-part search and contains real-time Local Enquiries information captured by our in-house data team, for your information only. Whilst you cannot transact until **Part B: Prime** of your OneSearch Duo Regulated Local search has been returned, **Part A: Alert** allows you to make earlier enquiries on any issues that may be flagged up.



Planning Permissions

Sections 1.1a-1.1i

Yes



Building Regulations Approval

See informative in Sections 1.1j-1.1l

N/A



Planning Designations and Proposals

Section 1.2

Identified



Roads

Roads, Footways, and Footpaths Maintained at Public Expense
See informative under "Roads"

N/A

Other Matters



Nearby Road Schemes

Section 3.4

No



Nearby Railway Schemes

Section 3.5

Identified



Traffic Schemes

Section 3.6

No

About Your Search

Search Type:

OneSearch Duo
Part A: Alert

Property:

123 Sample Road
Sampletown
Anywhere
AB12 3CD

Dudley Metropolitan Borough Council
Local Authority Code: 4615

Our Reference:
XX/DUO

Your Reference:
DUO

Prepared by:
ASearcher

Invoice Number:
E12345678

Date:
13/10/2019

If you require any further information, or if you would like to order any additional recommended searches or insurances, please do not hesitate to contact our Customer Service Team on:

 **0800 052 0117**
 cs@onesearchdirect.co.uk

Contents

This report is divided into the following colour codes for ease of interpretation:-

Search of Local Land Charges Register
Local Search Enquiries
1.1 Planning and Building Regulation Decisions and Pending Applications
1.2 Planning Designations and Proposals
2.1 Roads, Footways and Footpaths
2.2 - 2.5 Public Rights of Way
3.1 - 3.2 Land Required for Public Purposes
3.3 Drainage Matters
3.4 Nearby Road Schemes
3.5 Nearby Railways Schemes
3.6 Traffic Schemes
3.7 Outstanding Notices
3.8 Contravention of Building Regulations
3.9 Notices, Orders, Directions, and Proceedings under Planning Acts
3.10 Community Infrastructure Levy (CIL)
3.11 Conservation Areas
3.12 Compulsory Purchase
3.13 Contaminated Land
3.14 Radon Gas
3.15 Assets of Community Value

If you require assistance in interpreting this report, call our customer services desk on **0800 052 0117** or email cs@onesearchdirect.co.uk.

The information in this Search Report has been prepared following a search of (a) publicly available property related information held by the relevant local authority; and (b) property related information derived from the relevant local authority held by OneSearch Direct Ltd.

Search of Local Land Charges Register

Subjects: **123 Sample Road, Sampletown, Anywhere, AB12 3CD.**
Date of Search Report: **13/10/2019**
Search Report No: **01234567**
Search Report Prepared By: **ASearcher**

Charges on Register

This report forms Part A of your two-part search, and contains real-time Local Enquiries information captured by our in-house data team, for your information only. This allows you to make enquiries earlier on any issues that may be flagged up.

Entries from the Land Charges Register will be returned in Part B of your OneSearch Duo report, to follow.

Local Search Enquiries

Subjects: 123 Sample Road, Sampletown, Anywhere, AB12 3CD.
 Date of Search Report: 13/10/2019
 Search Report No: 01234567
 Search Report Prepared By: ASearcher

Local Search Enquiries deal with entries which affect the subjects of search but which have not been registered as a Land Charge by the Local Authority.

Information relating to applications, consents, designations, notices, orders and other items which are disclosed in the search of the Land Charges register will not be duplicated below.

Planning and Building Regulation Decisions and Pending Applications

1.1. Which of the following relating to the property have been granted, issued or refused or (where applicable) are the subject of pending applications:-

1.1

Section 1.1 (a)	Planning Permissions	Yes
	Decision	Date
		Application Type
BH/60/XXXX	Approved on Conditions	17-Feb-1961
	Proposal	
	Erection of a detached house and garage.	
Section 1.1 (b)	Listed Building Consents	None
Section 1.1 (c)	Conservation Area Consents	None
Section 1.1 (d)	Certificate of Lawfulness of Existing Use or Development	None
Section 1.1 (e)	Certificate of Lawfulness of Proposed Use or Development	None
Section 1.1 (f)	A Certificate of Lawfulness of Proposed Works for Listed Buildings	None
Section 1.1 (g)	A Heritage Partnership Agreement	None
Section 1.1 (h)	A Listed Building Consent Order	None
Section 1.1 (i)	a local listed building consent order	None
Section 1.1 (j)	Building Regulations Approvals	See Informative Below
Section 1.1 (k)	Building Regulations Completion Certificate	See Informative Below
Section 1.1 (l)	Any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme?	See Informative Below
	Informative	
	<i>The seller or developer should be asked to provide evidence of compliance with building regulations. This search reports information on planning and other matters relating to the subject property only. If required, information relating to other properties in the vicinity can be supplied on receipt of a separate search request.</i>	
	Informative	
	<i>The Local Authority's computerised records of planning and building control documents do not extend back before planning - 01/01/1991 - and building control - 01/01/1991 - and replies will only cover the period since that date. If earlier history is required, please contact the Planning & Building Control Department - refer to search information sheet for contact details</i>	
	Informative	
	<i>With regards to 1.1(l) please note the Local Authority may not always be aware of such works and enquiries should also be made of the seller.</i>	
	Informative	
	<i>Details of Building Regulation Completion Certificates dated before 1 April 2002 are not held by the Local Authority and therefore will not be disclosed. Enquiries should be made with the seller to identify any relevant Completion Certificates issued prior to this date.</i>	
	Informative	
	<i>This report forms Part A of your two-part search, and contains real-time Local Enquiries information captured by our in-house data team, for your information only. This allows you to make earlier enquiries on any issues that may be flagged up. Entries disclosed under questions 1.1 (j), (k) and (l) will be returned in Part B of your OneSearch Duo report, to follow.</i>	

Planning Designations and Proposals

1.2. 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?

See details below

1.2

Dudley Metropolitan Borough Council Local Development Framework		
Mineral Safeguarding Area	Adopted	03/02/2011
Sands and Gravels (Bedrock) (+250m Buffer Zone)	Adopted	03/02/2011
Sands and Gravels (Superficial) (+250m Buffer Zone)	Adopted	03/02/2011
The Dudley Unitary Development Plan Adopted#1272		Adopted
Local Plan Policy	Arc of Opportunity	
Local Plan Policy	Borough Boundary	

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. Further enquiries should be made to the Local Authority (refer to Search Information Sheet).

Roads

This report forms Part A of your two-part search, and contains real-time Local Enquiries information captured by our in-house data team, for your information only. This allows you to make earlier enquiries on any issues that may be flagged up. **Entries disclosed under Roads will be returned in Part B of your OneSearch Duo report, to follow.**

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

See informative below

2.2

Informative

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

Informative

This report forms Part A of your two-part search, and contains real-time Local Enquiries information captured by our in-house data team, for your information only. This allows you to make enquiries earlier on any issues that may be flagged up. Entries disclosed under question 2.2 will be returned in Part B of your OneSearch Duo report, to follow.

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

See informative below

2.3

Informative

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

Informative

This report forms Part A of your two-part search, and contains real-time Local Enquiries information captured by our in-house data team, for your information only. This allows you to make enquiries earlier on any issues that may be flagged up. Entries disclosed under question 2.3 will be returned in Part B of your OneSearch Duo report, to follow.

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?

See informative below

2.4

Informative

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

Informative

This report forms Part A of your two-part search, and contains real-time Local Enquiries information captured by our in-house data team, for your information only. This allows you to make enquiries earlier on any issues that may be flagged up. Entries disclosed under question 2.4 will be returned in Part B of your OneSearch Duo report, to follow.

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

See informative below

2.5

Informative

This report forms Part A of your two-part search, and contains real-time Local Enquiries information captured by our in-house data team, for your information only. This allows you to make enquiries earlier on any issues that may be flagged up. Entries disclosed under question 2.5 will be returned in Part B of your OneSearch Duo report, to follow.

Other Matters

Apart from matters entered on the registers of local land charges, do any of the following matters apply to the property? If so please refer to Search Information Sheet for contact details. **Note:** Matters entered onto the Local Land Charges Register, or visibly by property/site inspection, will not be referred to (where relevant) in answer to the enquiries 3.1 to 3.15 below

Land Required for Public Purposes

3.1. Is the property included in land required for public purposes?

No

3.1

Land to be Acquired for Road Works

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

No

3.2

Drainage Matters

3.3. Is the property:-

3.3

(a) Served by a sustainable urban drainage system (SuDS)?

Not Available

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

Not Available

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

Not Available

Informative

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

Nearby Road Schemes

3.4. Is the property (or will it be) within 200 metres of any of the following?

No

3.4

- (a) The centre line of a new trunk road or special road specified in any order, draft order or scheme;
- (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;
- (c) The outer limits of construction works for a proposed alteration or improvement to an existing road, involving-
 - i) Construction of a roundabout (other than a mini-roundabout); or
 - ii) Widening by construction of one or more additional traffic lanes;
- (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 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 construction of one or more additional traffic lanes
- (e) The centre line of the proposed route of a new road under proposals published for public consultation; or
- (f) The outer limits of-
 - i) Construction of a proposed alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway;
 - 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?

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.

Nearby Railway Schemes

3.5 (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

3.5

Informative

Please refer to search information sheet for contact details relating to relevant rail schemes.

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

Yes

3.5

Scheme Type**Proposal**

Proposed Rapid Transit

Proposed Rapid Transit

Proposed Freight Railway - Dudley LDF

Proposed Freight Railway

Potential Rapid Transit - Dudley LDF

Potential Rapid Transit

Metro/Rapid Transit - Dudley LDF

Metro/Rapid Transit

Informative

Please refer to search information sheet for contact details relating to relevant rail schemes.

Traffic Schemes

3.6 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:

No

3.6

- (a) Permanent stopping up or diversion;
- (b) Waiting or loading restrictions
- (c) One way driving
- (d) Prohibition of driving
- (e) Pedestrianisation
- (f) Vehicle width or weight restrictions
- (g) Traffic calming works including road humps
- (h) Residents parking controls
- (i) Minor road widening or improvement
- (j) Pedestrian crossings
- (k) Cycle tracks; or
- (l) Bridge building?

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.

Informative

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.

Outstanding Notices

3.7. 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 schedule:-						Yes	3.7
(a) Building Works; (b) Environment; (c) Health and Safety; (d) Housing; (e) Highways; or (f) Public health? (g) Flood and coastal erosion risk management							
Act	Section	Council Ref	Details	Status	Date Served		
Environment Act	Designation of Air Quality management areas	Dudley AQMA		Confirmed			

Contravention of Building Regulations

3.8. Has a local authority authorised in relation to the property any proceedings for the contravention of any provisions contained in building regulations		No	3.8

Notices, Orders, Directions and Proceedings under Planning Acts

3.9. 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:-		3.9
(a) Enforcement Notice	No	
(b) Stop Notice	No	
(c) Listed Building Enforcement Notice	No	
(d) Breach of Condition Notice	No	
(e) Planning Contravention Notice	No	
(f) Other Notice Relating to Breach of Planning Control	No	
(g) 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 Permission	No	
(l) An Order Requiring Discontinuance of Use or Alteration or Removal of Buildings or Works	No	
(m) Tree Preservation Order	No	
(n) Proceedings to Enforce a Planning Agreement or Planning Contribution	No	

Community Infrastructure Levy (CIL)

3.10 (a) Is there a CIL charging schedule?	Yes	3.10
Residential CIL rate per m2 All Residential Development Zone 1 £0 Zone 2 £20 Zone 3 £50 Zone 4 £75 Zone 5 £100 Indicative CIL Charge per dwelling (based on average new floorspace per dwelling 88sq.m) Zone 1 £0 Zone 2 £1,760 Zone 3 £4,400 Zone 4 £6,600 Zone 5 £8,800 Includes 5% CIL Administration Costs Retail CIL Rate per m2 Comparison A1 Retail over 100sq.m 1 Merry Hill & Waterfront £0 Remaining areas of the Borough £82 Convenience A1 Retail over 100sq.m 1 Merry Hill & Waterfront £82 Remaining areas of the borough £82 A3-A5 Retail (Public House, Restaurant, Hot Food) over 100sq.m 1 Merry Hill & Waterfront £67.50 Remaining areas of the Borough £67.50		
(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:-		
(i) a liability notice?	No	
(ii) a notice of chargeable development	No	
(iii) a demand notice	No	
(iv) a default liability notice?	No	
(v) an assumption of liability notice?	No	
(vi) a commencement notice?	No	
(c) Has any demand notice been suspended?	No	
(d) Has the Local Authority received full or part payment of any CIL liability?	No	
(e) Has the Local Authority received any appeal against any of the above?	No	
(f) Has a decision been taken to apply for a liability order?	No	
(g) Has a liability order been granted?	No	
(h) Have any other enforcement measures been taken?	No	

Conservation Areas

3.11. Do the following apply in relation to the property:-	No	3.11
a) The making of the area a Conservation Area before 31st August 1974; or b) An unimplemented resolution to designate the area a Conservation Area?		

Compulsory Purchase

3.12. Has any enforceable order or decision been made to compulsorily purchase or acquire the property?	No	3.12

Contaminated Land

3.13. 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:-

No

3.13

- 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; or
 - II) An entry; or
- c) Consultation with the owner or occupier of the property conducted under Section 78G (3) of the Environmental Protection Act 1990

Informative

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 Section 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.

Radon Gas

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

Yes

3.14

Yes. If you have obtained an environmental report we would refer you to the relevant section which will provide you with the percentage of homes in your immediate area which are above the action level. If you have not obtained an environmental report please contact us and we will provide you with a radon risk report.

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 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 re-tested 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.

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) web site (<<http://www.hpa.org.uk/radiation/radon/index.htm>>). Alternatively information can be requested from HPA by telephone (0800 614529 [24hr] or 01235 822622 [D/T]) or by writing to Radon Studies, Health Protection Agency, Radiation Protection Division, Chilton, Didcot, Oxon, OX11 0RQ.

Assets of Community Value

3.15. (a) Has the property been nominated as an asset of community value? If so:-	No	3.15
(i) Is it listed as an asset of community value?	No	
(ii) Was it excluded and placed on the “nominated but not listed” list?	No	
(iii) Has the listing expired?	No	
(iv) Is the Local Authority reviewing or proposing to renew the listing?	No	
(v) Are there any subsisting appeals against the listing?	No	
(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	

These replies have been given in accordance with the notes appended to CON29 Form.

References to the provisions of particular Acts of Parliament or Regulations include an 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 an 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.

Search Information Sheet

Service Contact Details

Dudley Metropolitan Borough Council


Council Houses
Priory Road
Dudley
DY1 1HF

 01384 815336

 landcharges@dudley.gov.uk

Public Health England


17 Castris
30-40 Warwick Road
Kenilworth
CV8 1HE

 020 7654 8000

 enquiries@phe.gov.uk

Crossrail


8 Cavell Mews
Flitwick
Bedford
MK45 1GT

 0345 602 3813

 helpdesk@crossrail.co.uk

HS2

28 Larch Road
Dartford
DA1 2LF

 020 7944 4908

 HS2enquiries@hs2.org.uk

Notes

The Search Company

1. This Search Report was prepared, and the search carried out, by OneSearch Direct Limited, (Company number SC230285), 2nd Floor, Skypark SP1, 8 Elliot Place, Glasgow G3 8EP (referred to in these Notes as "OneSearch").
2. ONESEARCH Direct Limited is a limited company registered in Scotland.
3. OneSearch maintain contractual relationships with various persons involved in the conveyancing process in the UK. OneSearch will disclose on the Search Report any personal or business relationship which it has with any person involved in the sale of the property who is identified at the point of ordering the search. OneSearch cannot accept any liability for failing to disclose a relationship where the involvement of a person in the transaction was not made known to it at the time of ordering the search.

Terms for Preparation of Search

4. This Search Report does not consider whether all necessary consents have been obtained. Purchasing agents are advised to obtain the necessary documentation from the vendors.
5. The information in this Search Report has been prepared following a search of (a) publicly available property related information held by the relevant local authority; and (b) property related information derived from the relevant local authority held by OneSearch. The name and address of the relevant local authority is **Dudley Metropolitan Borough Council at Council Houses, Priory Road, Dudley, West Midlands, DY1 1HF**. The address of OneSearch is set out in paragraph 1 above in this Notes section. Copies of relevant documents held by the relevant local authority can be obtained by contacting the relevant local authority at the said address. Fees and contact information for obtaining copies of such documents are available on request by contacting OneSearch on 0800 052 0117 or by e-mailing cs@onesearchdirect.co.uk. The searches from which this Search Report was prepared were completed on the date this Search Report was issued (the said date of issue being the date stated on page 1 of the report.)

Scope of Area Searched

6. Local Plan policies, proposals and recommendations: only those which apply directly to the property of the search are disclosed.
7. Planning applications and building regulations on the property only have been searched. The minimum search period is 10 years.

Definition of Search Terms

8. Definition of Search Terms - Roads
 - . Any road (as defined by the Highways Act 1980) or part thereof which has been taken over and is maintained by the local Roads Authority is denoted as Public.
 - . Any road (as defined by the Highways Act 1980) or part thereof which has not been taken over and is not maintained by the local Roads Authority is denoted as Private.

Legal Issues

9. The Search Report has been prepared with reasonable care and skill by staff trained and employed by OneSearch.
10. The seller of the subjects or the person acting as his/her estate agent may make copies of this Search Report subject to our prior agreement.
11. These terms are enforceable against OneSearch not only by the seller of the property but also by the actual or potential purchaser of, or mortgage lender in respect of, the property, in their own right.

Cancellations

12. Wherever possible, we will cancel a request without attaching a charge. In some instances, however, we may need to recover costs which have already been incurred. Any such costs will be applied in line with the following timescales:
- Any personal search cancelled up to one working day after the order is placed can be cancelled without charge
 - Any personal search cancelled on the expected return date, or one working day before, will attract a 100% charge
 - Any personal search cancellation request made between these times will attract a 50% charge.
 - Any ancillary report cancellation request received where no work has been carried out can be cancelled without charge. Any direct costs incurred will be passed on and charged in full.

Should you have any questions regarding the cancellation policy please contact the Customer Services Department on 0800 052 0117.

Queries

13. Any queries or complaints regarding the content of the Search Report; the manner in which the search was prepared or completed; or the service provided by staff of OneSearch should be submitted in the first instance to the Customer Services Department by telephone on 0800 052 0117 or by emailing cs@onesearchdirect.co.uk. Claims may also be made under the relevant insurance. (See also under Liability and Insurance below.)

Liability and Insurance

14. OneSearch Duo (Part A: Alert and Part B: Prime), in its entirety, is protected by Professional Indemnity Insurance arranged by Travelers Insurance Co Ltd, the limit of which is £10,000,000. This indemnity also provides cover for errors and omissions in local authority and water company data/records which are used to compile our search reports. The search further benefits from 6 years run off cover.
15. 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.

Complaints Procedure

16. OneSearch Direct is registered with the Property Codes Compliance Board as a subscriber to the Search Code. In providing search reports and services OneSearch will comply with the Search Code. A key commitment under the Code is that firms will handle any complaints both speedily and fairly.

If you want to make a complaint, we will:

- Acknowledge your complaint 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, website: www.tpos.co.uk, email: admin@tnos.co.uk

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

Complaints should be sent to: cs@onesearchdirect.co.uk

or

Customer Services Manager
OneSearch Direct
Skypark SP1
8 Elliot Place
Glasgow
G3 8EP

Tel: 0800 052 0117



Important Consumer Protection Information

This search has been produced by OneSearch Direct (Address: Skypark SP1, 8 Elliot Place, Glasgow, G3 8EP; Telephone: 0800 052 0117; Fax: 0141 572 2033; Email: cs@onesearchdirect.co.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.

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 up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss 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
 Milford House
 43-55 Milford Street
 Salisbury
 Wiltshire
 SP1 2BP
 Tel: 01722 333306
 Fax: 01722 332296
 Website: 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

Part B: Prime

Land Charges Summary

This search reveals 3 registration(s) as described in the schedule hereto.



Planning Permissions

Sections 1.1a-1.1i

Yes



Building Regulations Approval

Sections 1.1j-1.1l

Yes



Planning Designations and Proposals

Section 1.2

Identified



Roads

Roads, Footways, and Footpaths Maintained at Public Expense
Section 2.1

No

Other Matters



Nearby Road Schemes

Section 3.4

No



Nearby Railway Schemes

Section 3.5

Identified



Traffic Schemes

Section 3.6

No

About Your Search

Search Type:

OneSearch Duo
Part B: Prime

Property:

123 Sample Road
Sampletown
Anywhere
AB12 3CD

Dudley Metropolitan Borough Council
Local Authority Code: 4615

Our Reference:
XX/DUO

Your Reference:
DUO

Prepared by:
ASearcher

Invoice Number:
E12345678

Date:
13/10/2019

If you require any further information, or if you would like to order any additional recommended searches or insurances, please do not hesitate to contact our Customer Service Team on:

 **0800 052 0117**
 cs@onesearchdirect.co.uk

Contents

This report is divided into the following colour codes for ease of interpretation:-

Search of Local Land Charges Register
Local Search Enquiries
1.1 Planning and Building Regulation Decisions and Pending Applications
1.2 Planning Designations and Proposals
2.1 Roads, Footways and Footpaths
2.2 - 2.5 Public Rights of Way
3.1 - 3.2 Land Required for Public Purposes
3.3 Drainage Matters
3.4 Nearby Road Schemes
3.5 Nearby Railways Schemes
3.6 Traffic Schemes
3.7 Outstanding Notices
3.8 Contravention of Building Regulations
3.9 Notices, Orders, Directions, and Proceedings under Planning Acts
3.10 Community Infrastructure Levy (CIL)
3.11 Conservation Areas
3.12 Compulsory Purchase
3.13 Contaminated Land
3.14 Radon Gas
3.15 Assets of Community Value

If you require assistance in interpreting this report, call our customer services desk on **0800 052 0117** or email cs@onesearchdirect.co.uk.

The information in this Search Report has been prepared following a search of (a) publicly available property related information held by the relevant local authority; and (b) property related information derived from the relevant local authority held by OneSearch Direct Ltd.

Search of Local Land Charges Register

Subjects: **123 Sample Road, Sampletown, Anywhere, AB12 3CD.**
 Date of Search Report: **13/10/2019**
 Search Report No: **01234567**
 Search Report Prepared By: **ASearcher**

Charges on Register

03 - Planning Charges			
Description Of Charge (including reference to appropriate statutory provision)	Originating Authority	Place Where Relevant Documents May Be Inspected	Date Of Registration
98/XXXXXX Erection of 4 no. terraced houses (amendment to approval 95/50830).	Dudley Metropolitan Borough Council	Council Houses Priory Road Dudley West Midlands DY1 1HF.	3/4/1998
95/XXXXXX Demolition of existing dwelling and erection of 5 terraced houses.	Dudley Metropolitan Borough Council	Council Houses Priory Road Dudley West Midlands DY1 1HF.	20/7/1995
04 - Miscellaneous Charges			
Description Of Charge (including reference to appropriate statutory provision)	Originating Authority	Place Where Relevant Documents May Be Inspected	Date Of Registration
Consolidated Smoke Control Order.	Dudley Metropolitan Borough Council	Council Houses Priory Road Dudley West Midlands DY1 1HF.	1/6/1989

Local Search Enquiries

Subjects: 123 Sample Road, Sampletown, Anywhere, AB12 3CD.
 Date of Search Report: 13/10/2019
 Search Report No: 01234567
 Search Report Prepared By: ASearcher

Local Search Enquiries deal with entries which affect the subjects of search but which have not been registered as a Land Charge by the Local Authority.

Information relating to applications, consents, designations, notices, orders and other items which are disclosed in the search of the Land Charges register will not be duplicated below.

Planning and Building Regulation Decisions and Pending Applications

1.1. Which of the following relating to the property have been granted, issued or refused or (where applicable) are the subject of pending applications:-

1.1

Section 1.1 (a)	Planning Permissions		Yes
	Decision	Date	Application Type
BH/60/XXXX	Approved on Conditions	17-Feb-1961	Planning
	Proposal		
	Erection of a detached house and garage.		
Section 1.1 (b)	Listed Building Consents		None
Section 1.1 (c)	Conservation Area Consents		None
Section 1.1 (d)	Certificate of Lawfulness of Existing Use or Development		None
Section 1.1 (e)	Certificate of Lawfulness of Proposed Use or Development		None
Section 1.1 (f)	A Certificate of Lawfulness of Proposed Works for Listed Buildings		None
Section 1.1 (g)	A Heritage Partnership Agreement		None
Section 1.1 (h)	A Listed Building Consent Order		None
Section 1.1 (i)	A Local Listed Building Consent Order		None
Section 1.1 (j)	Building Regulations Approvals		Yes
	Decision	Date	Application Type
98/XXXX	Granted	6-May-1998	Building Regulation Approval
	Proposal		
	Erection of 4 terraced houses.		
B01/XXXX	Granted	12-Oct-2001	Building Regulation Approval
	Proposal		
	Erection of garden room to rear of dwelling house.		
87/XXXX	Granted	20-Nov-1987	Building Regulation Approval
	Proposal		
	Underpinning.		
Section 1.1 (k)	Building Regulations Completion Certificate		None
Section 1.1 (l)	Any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme?		None
	Informative		
	<i>The seller or developer should be asked to provide evidence of compliance with building regulations. This search reports information on planning and other matters relating to the subject property only. If required, information relating to other properties in the vicinity can be supplied on receipt of a separate search request.</i>		
	Informative		
	<i>The Local Authority's computerised records of planning and building control documents do not extend back before planning - 01/01/1991 - and building control - 01/01/1991 - and replies will only cover the period since that date. If earlier history is required, please contact the Planning & Building Control Department - refer to search information sheet for contact details</i>		

Informative

With regards to 1.1(l) please note the Local Authority may not always be aware of such works and enquiries should also be made of the seller.

Informative

Details of Building Regulation Completion Certificates dated before 1 April 2002 are not held by the Local Authority and therefore will not be disclosed. Enquiries should be made with the seller to identify any relevant Completion Certificates issued prior to this date.

Planning Designations and Proposals

1.2. 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?

See details below

1.2

Dudley Metropolitan Borough Council Local Development Framework			
Mineral Safeguarding Area	Adopted		03/02/2011
Sands and Gravels (Bedrock) (+250m Buffer Zone)	Adopted		03/02/2011
Sands and Gravels (Superficial) (+250m Buffer Zone)	Adopted		03/02/2011
The Dudley Unitary Development Plan Adopted#1272	Adopted		31/10/2005
Local Plan Policy	Arc of Opportunity		
Local Plan Policy	Borough Boundary		

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. Further enquiries should be made to the Local Authority (refer to Search Information Sheet).

Roads

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

2.1

(a) Highway Maintainable at Public Expense				Public
Name	Carriageway	Footway	Footpath	Verge
George Street, Stourbridge	Public	Public	None	None
(b) Subject to adoption and supported by a bond or bond waiver				No
(c) To be made up by a local authority who will reclaim the cost from the frontagers; or				No
(d) To be adopted by a local authority without reclaiming the cost from the frontagers?				No

Informative

Any further enquiries should be made to the Local Authority's Highways Department (refer to Search Information Sheet).

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

No

2.2

Informative

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

2.3

Informative

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

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

2.4

Informative

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

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

No

2.5

Other Matters

Apart from matters entered on the registers of local land charges, do any of the following matters apply to the property? If so please refer to Search Information Sheet for contact details. **Note:** Matters entered onto the Local Land Charges Register, or visibly by property/site inspection, will not be referred to (where relevant) in answer to the enquiries 3.1 to 3.15 below

Land Required for Public Purposes

3.1. Is the property included in land required for public purposes?

No

3.1

Land to be Acquired for Road Works

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

No

3.2

Drainage Matters

3.3. Is the property:-

3.3

(a) Served by a sustainable urban drainage system (SuDS)?

Not Available

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

Not Available

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

Not Available

Informative

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

Nearby Road Schemes

3.4. Is the property (or will it be) within 200 metres of any of the following?

No

3.4

- (a) The centre line of a new trunk road or special road specified in any order, draft order or scheme;
- (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;
- (c) The outer limits of construction works for a proposed alteration or improvement to an existing road, involving-
 - i) Construction of a roundabout (other than a mini-roundabout); or
 - ii) Widening by construction of one or more additional traffic lanes;
- (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 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 construction of one or more additional traffic lanes
- (e) The centre line of the proposed route of a new road under proposals published for public consultation; or
- (f) The outer limits of-
 - i) Construction of a proposed alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway;
 - 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?

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.

Nearby Railway Schemes

3.5 (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

3.5

Informative

Please refer to search information sheet for contact details relating to relevant rail schemes.

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

Yes

3.5

Scheme Type**Proposal**

Proposed Rapid Transit

Proposed Rapid Transit

Proposed Freight Railway - Dudley LDF

Proposed Freight Railway

Potential Rapid Transit - Dudley LDF

Potential Rapid Transit

Metro/Rapid Transit - Dudley LDF

Metro/Rapid Transit

Informative

Please refer to search information sheet for contact details relating to relevant rail schemes.

Traffic Schemes

3.6 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:

No

3.6

- (a) Permanent stopping up or diversion;
- (b) Waiting or loading restrictions
- (c) One way driving
- (d) Prohibition of driving
- (e) Pedestrianisation
- (f) Vehicle width or weight restrictions
- (g) Traffic calming works including road humps
- (h) Residents parking controls
- (i) Minor road widening or improvement
- (j) Pedestrian crossings
- (k) Cycle tracks; or
- (l) Bridge building?

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.

Informative

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.

Outstanding Notices

3.7. 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 schedule:-						Yes	3.7
(a) Building Works; (b) Environment; (c) Health and Safety; (d) Housing; (e) Highways; or (f) Public health? (g) Flood and coastal erosion risk management							
Act	Section	Council Ref	Details	Status	Date Served		
Environment Act	Designation of Air Quality management areas	Dudley AQMA		Confirmed			

Contravention of Building Regulations

3.8. Has a local authority authorised in relation to the property any proceedings for the contravention of any provisions contained in building regulations		No	3.8

Notices, Orders, Directions and Proceedings under Planning Acts

3.9. 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:-		3.9
(a) Enforcement Notice	No	
(b) Stop Notice	No	
(c) Listed Building Enforcement Notice	No	
(d) Breach of Condition Notice	No	
(e) Planning Contravention Notice	No	
(f) Other Notice Relating to Breach of Planning Control	No	
(g) 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 Permission	No	
(l) An Order Requiring Discontinuance of Use or Alteration or Removal of Buildings or Works	No	
(m) Tree Preservation Order	No	
(n) Proceedings to Enforce a Planning Agreement or Planning Contribution	No	

Community Infrastructure Levy (CIL)

3.10 (a) Is there a CIL charging schedule?	Yes	3.10
Residential CIL rate per m2 All Residential Development Zone 1 £0 Zone 2 £20 Zone 3 £50 Zone 4 £75 Zone 5 £100 Indicative CIL Charge per dwelling (based on average new floorspace per dwelling 88sq.m) Zone 1 £0 Zone 2 £1,760 Zone 3 £4,400 Zone 4 £6,600 Zone 5 £8,800 Includes 5% CIL Administration Costs Retail CIL Rate per m2 Comparison A1 Retail over 100sq.m 1 Merry Hill & Waterfront £0 Remaining areas of the Borough £82 Convenience A1 Retail over 100sq.m 1 Merry Hill & Waterfront £82 Remaining areas of the borough £82 A3-A5 Retail (Public House, Restaurant, Hot Food) over 100sq.m 1 Merry Hill & Waterfront £67.50 Remaining areas of the Borough £67.50		
(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:-		
(i) a liability notice?	No	
(ii) a notice of chargeable development	No	
(iii) a demand notice	No	
(iv) a default liability notice?	No	
(v) an assumption of liability notice?	No	
(vi) a commencement notice?	No	
(c) Has any demand notice been suspended?	No	
(d) Has the Local Authority received full or part payment of any CIL liability?	No	
(e) Has the Local Authority received any appeal against any of the above?	No	
(f) Has a decision been taken to apply for a liability order?	No	
(g) Has a liability order been granted?	No	
(h) Have any other enforcement measures been taken?	No	

Conservation Areas

3.11. Do the following apply in relation to the property:-	No	3.11
a) The making of the area a Conservation Area before 31st August 1974; or b) An unimplemented resolution to designate the area a Conservation Area?		

Compulsory Purchase

3.12. Has any enforceable order or decision been made to compulsorily purchase or acquire the property?	No	3.12

Contaminated Land

3.13. 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:-

No

3.13

- 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; or
 - II) An entry; or
- c) Consultation with the owner or occupier of the property conducted under Section 78G (3) of the Environmental Protection Act 1990

Informative

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 Section 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.

Radon Gas

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

Yes

3.14

Yes. If you have obtained an environmental report we would refer you to the relevant section which will provide you with the percentage of homes in your immediate area which are above the action level. If you have not obtained an environmental report please contact us and we will provide you with a radon risk report.

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 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 re-tested 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.

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) web site (<<http://www.hpa.org.uk/radiation/radon/index.htm>>). Alternatively information can be requested from HPA by telephone (0800 614529 [24hr] or 01235 822622 [D/T]) or by writing to Radon Studies, Health Protection Agency, Radiation Protection Division, Chilton, Didcot, Oxon, OX11 0RQ.

Assets of Community Value

3.15. (a) Has the property been nominated as an asset of community value? If so:-	No	3.15
(i) Is it listed as an asset of community value?	No	
(ii) Was it excluded and placed on the “nominated but not listed” list?	No	
(iii) Has the listing expired?	No	
(iv) Is the Local Authority reviewing or proposing to renew the listing?	No	
(v) Are there any subsisting appeals against the listing?	No	
(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	

These replies have been given in accordance with the notes appended to CON29 Form.

References to the provisions of particular Acts of Parliament or Regulations include an 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 an 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.

Search Information Sheet

Service Contact Details

Dudley Metropolitan Borough Council


Council Houses
Priory Road
Dudley
DY1 1HF

 01384 815336

 landcharges@dudley.gov.uk

Public Health England


17 Castris
30-40 Warwick Road
Kenilworth
CV8 1HE

 020 7654 8000

 enquiries@phe.gov.uk

Crossrail


8 Cavell Mews
Flitwick
Bedford
MK45 1GT

 0345 602 3813

 helpdesk@crossrail.co.uk

HS2

28 Larch Road
Dartford
DA1 2LF

 020 7944 4908

 HS2enquiries@hs2.org.uk

Notes

The Search Company

1. This Search Report was prepared, and the search carried out, by OneSearch Direct Limited, (Company number SC230285), 2nd Floor, Skypark SP1, 8 Elliot Place, Glasgow G3 8EP (referred to in these Notes as "OneSearch").
2. ONESEARCH Direct Limited is a limited company registered in Scotland.
3. OneSearch maintain contractual relationships with various persons involved in the conveyancing process in the UK. OneSearch will disclose on the Search Report any personal or business relationship which it has with any person involved in the sale of the property who is identified at the point of ordering the search. OneSearch cannot accept any liability for failing to disclose a relationship where the involvement of a person in the transaction was not made known to it at the time of ordering the search.

Terms for Preparation of Search

4. This Search Report does not consider whether all necessary consents have been obtained. Purchasing agents are advised to obtain the necessary documentation from the vendors.
5. The information in this Search Report has been prepared following a search of (a) publicly available property related information held by the relevant local authority; and (b) property related information derived from the relevant local authority held by OneSearch. The name and address of the relevant local authority is **Dudley Metropolitan Borough Council at Council Houses, Priory Road, Dudley, West Midlands, DY1 1HF**. The address of OneSearch is set out in paragraph 1 above in this Notes section. Copies of relevant documents held by the relevant local authority can be obtained by contacting the relevant local authority at the said address. Fees and contact information for obtaining copies of such documents are available on request by contacting OneSearch on 0800 052 0117 or by e-mailing cs@onesearchdirect.co.uk. The searches from which this Search Report was prepared were completed on the date this Search Report was issued (the said date of issue being the date stated on page 1 of the report.)

Scope of Area Searched

6. Local Plan policies, proposals and recommendations: only those which apply directly to the property of the search are disclosed.
7. Planning applications and building regulations on the property only have been searched. The minimum search period is 10 years.

Definition of Search Terms

8. Definition of Search Terms - Roads
 - . Any road (as defined by the Highways Act 1980) or part thereof which has been taken over and is maintained by the local Roads Authority is denoted as Public.
 - . Any road (as defined by the Highways Act 1980) or part thereof which has not been taken over and is not maintained by the local Roads Authority is denoted as Private.

Legal Issues

9. The Search Report has been prepared with reasonable care and skill by staff trained and employed by OneSearch.
10. The seller of the subjects or the person acting as his/her estate agent may make copies of this Search Report subject to our prior agreement.
11. These terms are enforceable against OneSearch not only by the seller of the property but also by the actual or potential purchaser of, or mortgage lender in respect of, the property, in their own right.

Cancellations

12. Wherever possible, we will cancel a request without attaching a charge. In some instances, however, we may need to recover costs which have already been incurred. Any such costs will be applied in line with the following timescales:
- Any personal search cancelled up to one working day after the order is placed can be cancelled without charge
 - Any personal search cancelled on the expected return date, or one working day before, will attract a 100% charge
 - Any personal search cancellation request made between these times will attract a 50% charge.
 - Any ancillary report cancellation request received where no work has been carried out can be cancelled without charge. Any direct costs incurred will be passed on and charged in full.

Should you have any questions regarding the cancellation policy please contact the Customer Services Department on 0800 052 0117.

Queries

13. Any queries or complaints regarding the content of the Search Report; the manner in which the search was prepared or completed; or the service provided by staff of OneSearch should be submitted in the first instance to the Customer Services Department by telephone on 0800 052 0117 or by emailing cs@onesearchdirect.co.uk. Claims may also be made under the relevant insurance. (See also under Liability and Insurance below.)

Liability and Insurance

14. OneSearch Duo (Part A: Alert and Part B: Prime), in its entirety, is protected by Professional Indemnity Insurance arranged by Travelers Insurance Co Ltd, the limit of which is £10,000,000. This indemnity also provides cover for errors and omissions in local authority and water company data/records which are used to compile our search reports. The search further benefits from 6 years run off cover.
15. 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.

Complaints Procedure

16. OneSearch Direct is registered with the Property Codes Compliance Board as a subscriber to the Search Code. In providing search reports and services OneSearch will comply with the Search Code. A key commitment under the Code is that firms will handle any complaints both speedily and fairly.

If you want to make a complaint, we will:

- Acknowledge your complaint 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, website: www.tpos.co.uk, email: admin@tnos.co.uk

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

Complaints should be sent to: cs@onesearchdirect.co.uk

or

Customer Services Manager
OneSearch Direct
Skypark SP1
8 Elliot Place
Glasgow
G3 8EP

Tel: 0800 052 0117



Important Consumer Protection Information

This search has been produced by OneSearch Direct (Address: Skypark SP1, 8 Elliot Place, Glasgow, G3 8EP; Telephone: 0800 052 0117; Fax: 0141 572 2033; Email: cs@onesearchdirect.co.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.

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 up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss 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
 Milford House
 43-55 Milford Street
 Salisbury
 Wiltshire
 SP1 2BP
 Tel: 01722 333306
 Fax: 01722 332296
 Website: 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