

PERSONAL SEARCH REPORT
Prepared by Prosearch

Important Consumer Information: This report contains information held by Liverpool City Council relating to the property named below. In addition to information contained in the Local Land Charges Register it also provides additional information in the form of answers to a set of standard questions set by the Law Society; this is known as a Con29R. Further details regarding the sources of the information used to answer the questions contained in this report can be found at Appendix 2

Property/Land for which search requested

18 Another Street Another Town AD1 BC1

Client Details

Sample

Client Reference:

Your Ref:

Reference:
10000

Date and time search completed:
23/3/2010

Search and report completed by

Prosearch.
Clive Collett
3 The Spinney
Bebington Wirral
CH63 9NE
Email: Info@prosearch.org.uk
www.prosearch.org.uk
0845 269 7168

Authority Searched:

Liverpool City Council
Millennium House
Victoria Street
Liverpool
L1 6JP

INFORMATION SOURCES
DECLARATION OF INTEREST
RESTRICTIONS ON INFORMATION
CONFIDENTIALITY
NEGLIGENCE AND COMPLAINTS
INSURANCE AND FINANCIAL SERVICES AUTHORITY
TERMS OF BUSINESS

For full details please go to Appendix 2

ENTRIES IN THE LOCAL LAND CHARGES REGISTER

Property	18 Another Street Another Town AD1 BC1
Search reference	10000

A personal search of the Local Land Charges Register on the property shown above reveals that -

The following entries appeared in the Register of Local Land Charges at the date of this report

Full details of each entry are set out in Appendix 1

Part 1:	General Financial Charges	No entries
Part 2:	Specific Financial Charges	No entries
Part 3:	Planning Charges	1 entry
Part 4:	Miscellaneous Charges	1 entry
Part 5:	Fenland Way Maintenance	No entries
Part 6:	Land Compensation Charges	No entries
Part 7:	New Town Charges	No entries
Part 8:	Civil Aviation Charges	No entries
Part 9:	Opencast Coal Charges	No entries
Part 10:	Listed Building Charges	No entries
Part 11:	Light Obstruction Charges	No entries
Part 12:	Drainage Scheme Charges	No entries

Address where Register was inspected	Liverpool City Council Millennium House Victoria St. Liverpool L1 6JP
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**CON 29 REQUIRED ENQUIRIES OF THE LOCAL AUTHORITY
(2007 Edition)**

Property	18 Another Street Another Town AD1 BC1
Search reference	10000

QUESTION 1: PLANNING AND BUILDING REGULATIONS

1.1 Planning and Building Decisions and Pending Applications

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

***Informative** - Answers to questions in this section (1.1) reveal entries for the period covered by the Council's records; where they have imposed a cut-off date, it may be possible to research prior records but an additional charge may be made by the council for this service. Details of restrictions that we are aware of are included at Appendix 2*

(a) a planning permission;	See Appendix 1
(b) a listed building consent;	Not applicable
(c) a conservation area consent;	Not applicable
(d) a certificate of lawfulness of existing use or development;	None
(e) a certificate of lawfulness of proposed use or development;	None
(f) building regulations approvals; and	None
(g) a building regulations completion certificate; and	None
(h) any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme	See Appendix 1

***Informative** - Question 'h' includes – heat producing gas appliances; oil-fired combustion devices, oil storage tanks and heating and hot water services systems connected to them; certain solid fuel burning appliances and heating and hot water service systems connected to them; air conditioning or ventilation systems; lighting or electric heating systems; certain electrical installations and sanitary ware or washing facilities*

How can copies of any of the above be obtained?	Local Authority certificates can be obtained by written request to: Liverpool City Council Millennium House Victoria St. Liverpool L1 6JP Competent Person Self-Certification Scheme Certificates can be obtained either by requesting copies from the vendor or by contacting the appropriate Scheme Managers direct
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1.2 Planning Designations and Proposals

What designations of land use for the property or the area, and what specific proposals for the property, are contained in any existing or proposed development plan?	Within Development Limits: Primarily residential area H4:
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Development Plan(s) inspected	Liverpool City Council Local plan adopted 13th November 2002
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QUESTION 2: ROADS

Which of the roads, footways and footpaths named in the application for this search are-

a) highways maintainable at public expense;	Another Street is adopted
b) subject to adoption and supported by a bond or bond waiver;	Not applicable
c) to be constructed by a local authority who will reclaim the cost of the frontagers; or	Not applicable
d) to be adopted by a local authority without reclaiming the cost of the frontagers?	Not applicable

QUESTION 3: OTHER MATTERS

Apart from matters entered on the register of local land charges, do any of the following matters apply to the property?

3.1 Land required for Public Purposes

Is the property included in land required for public purposes? **No**

3.2 Land to be acquired for Road Works

Is the property included in land to be acquired for road works? **No**

3.3 Drainage Agreements and Consents

Do either of the following exist in relation to the property

***Informative** – The questions in this section relate only to information held by the Local Authority. The Local Authority does not hold information relating to agreements and consents following the privatisation of Water Companies. Any such agreements or consents can be found in the Drainage and Water report (Con29DW).*

i) an agreement to drain buildings in combination into an existing sewer by means of a private sewer; or **No**

j) an agreement or consent for-

(i) a building; or (ii) extension to a building on the property, to be built over or in the vicinity of a drain, sewer or disposal main? **No**

3.4 Nearby Road Schemes

Is the property (or will it be) within 200 metres of any of the following-

a) the centre line of a new trunk road or special road specified in an order, draft order or scheme; **No**

b) the centre line of a proposed alteration or improvement to an existing road, involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway; **No**

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

(i) construction of a roundabout (other than a mini-roundabout); or **No**

(ii) widening by construction of one or more additional traffic lanes; **No**

d) the outer limits of

(i) construction of a new road to be built by a local authority; **No**

(ii) an approved alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway; or **No**

(iii) construction of a roundabout (other than a 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; or **No**

f) the outer limits of-

(i) construction of a possible alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway; **No**

(ii) construction of a roundabout (other than a mini-roundabout); or **No**

(iii) widening by construction of one or more additional traffic lanes, under proposals published for public consultation? **No**

3.5 Nearby Railway Schemes

Is the property (or will it be) within 200 metres of the centre line of a proposed railway, tramway, light railway or monorail? **No**

3.6 Traffic Schemes	
Has a local authority approved but not yet implemented any of the following for roads, footways and footpaths which abut the boundaries of the property-	
<i>Informative - In some circumstances, road closure orders can be obtained by third parties from magistrate courts or can be made by the Secretary of State for Transport, without involving the Council. Information on such schemes may not be included in this report</i>	
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; or	No
l) bridge building?	No

3.7 Outstanding Notices	
Do any statutory notices which relate to the following matters subsist in relation to the property other than those revealed in a response to any other enquiry in this Schedule-	
a) building works;	No
b) environment;	No
c) health and safety;	No
d) housing;	No
e) highways; or	No
f) public health?	No

3.8 Contravention of Building Regulations	
Has a local authority authorised in relation to the property any proceedings for the contravention of any provision contained in building regulations?	No

3.9 Notices, Orders, Directions and Proceedings under Planning acts	
Do any of the following subsist in relation to the property, or has a local authority decided to issue, serve, make or commence any of the following-	
(a) an enforcement notice;	No
(b) a stop notice;	No
(c) a listed building enforcement notice;	Not Applicable
(d) a breach of condition notice;	No
(e) a planning contravention notice;	No
(f) another notice relating to breach of planning control;	No
(g) a listed building repairs notice;	Not Applicable
(h) in the case of a listed building deliberately allowed to fall into disrepair, a compulsory purchase order with a direction for minimum compensation;	Not Applicable
(i) a building preservation notice;	No
(j) a direction restricting permitted development;	No

(k) an order revoking or modifying a planning permission;	No
(l) an order requiring discontinuance of use or alteration or removal of buildings or works;	No
(m) a tree preservation order; or	No
(n) proceedings to enforce a planning agreement or planning contribution?	No

3.10 Conservation Areas

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 resolution to designate the area a conservation area?	No

3.11 Compulsory Purchase

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

Do any of the following apply (including any relating to land adjacent to or adjoining the property which has been identified as contaminated land because it is in such a condition that harm or pollution of controlled waters might be caused on the property)	
<i>Informative - A negative reply does not imply that the property or any adjoining or adjacent land is free from contamination or from the risk of it and the reply may not disclose steps taken by another Council in whose area adjacent or adjoining land is situated</i>	
(a) a contaminated land notice;	No
(b) in relation to a register maintained under section 78R of the Environmental Protection Act 1990	
(i) a decision to make an entry; or	No
(ii) an entry; or	No
(c) consultation with the owner or occupier of the property conducted under section 78G of the Environmental Protection Act 1990 before the service of a remediation notice?	Please refer to vendor

3.13 Radon Gas

Do records indicate that the property is in a "Radon Affected Area" as identified by the Health Protection Agency	No
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Important note - The answer to this question (3.13) is based on an inspection of the Indicative Atlas of Radon in England and Wales (HPA-RPD-033). This publication shows **the worst case** for each 1km grid square; as a result, a positive answer does not necessarily indicate that the property is 'Radon Affected'; it is merely an indication as to whether further enquiries should be made with the HPA

Informative - Radon is a naturally occurring gas, which for many years has been recognised as a cause of lung cancer in humans. The most radon-prone areas, designated as Affected Areas, are defined as those with a greater than 1% chance of a house having radon above the Action Level.

The Action Level refers to the annual average concentration in a home. Radon measurements are carried out with two detectors (in a bedroom and living room) over three months so as to average out any short-term fluctuations and enable radon initiatives to be targeted effectively. 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, is available on the Health Protection Agency (HPA) website <http://www.hpa.org.uk/radiation/radon/index.htm>. Alternatively it may be requested by telephone on 0800 614529 (24h) or by writing to Radon Studies, Health Protection Agency, Radiation Protection Division, Chilton, Didcot, Oxon, OX11 0R

APPENDIX 1
REGISTER ENTRIES

Property	18 Another Street Another Town AD1 BC1
Search reference	10000

1 LAND CHARGES REGISTER ENTRIES

Register Part	Description of Land Charges Register Entries	Registration Date
2	Misc Provisions Act 1976 Section 35 Replace old boiler A/C 000000 Cus No. 123456 £2467.50	Date

2 PLANNING, BUILDING CONTROL AND OTHER REGISTER ENTRIES AND ADDITIONAL RELATED INFORMATION

Key to Abbreviations	
AWC	Approved with conditions
ANC	Approved No conditions
REF	Refused
APC	Appeal Allowed with Conditions
APD	Appeal Dismissed

Reference no	Description of Planning Register Entries	Decision and Date
123456	Erection of an illuminated projecting clock sign.	AWC date

Reference no	Description of Building Control Register Entries	Decision and Date
ANY/0000/a	FENSA – 3 windows, 2 doors	Approved date
ANY/0000/b	CORGI – Gas Boiler	Approved date

Reference no	Description of Other Register Entries	Decision and Date
	There are no further entries relating to this property	

Additional Related Information	
There are no further entries relating to this property	

End of report

APPENDIX 2

Consumer Information

Sources of information contained in this report

Other than information provided verbally by a member of the council, or as part of a written response to our enquiries, this report has been prepared following an inspection of records held by Liverpool City Council or records derived from records maintained by the council.

Information provided under 'Land Charges Register Entries' has been obtained either by a personal inspection of the Liverpool City Council Land Charges Register, or inspection of an extract provided by the council of any entries in the Register, relating to the property. The address where the Land Charges Register is held is included in page 2 of this report

Answers to the Con29 questions have been obtained as follows:

Questions 1.0, 3.7a, 3.8: Inspection of Statutory and Environmental Registers and records held by Liverpool City Council Planning and Building Control departments, written response to our enquiries of the council and information received from interested parties

Question 2.0, 3.4, 3.6, 3.7e: Inspection of Statutory and Environmental Registers and records held by Liverpool City Council Highways Department, inspection of internet-based records derived from council records, or a response to our enquiries of the council

Question 3.3: Inspection of the council's Land Charges Register

Questions 3.1, 3.2, 3.5: Inspection of advertised proposal and the council's published policies

Questions 3.7b, c and f: Inspection of Environmental Registers and records held by Liverpool City Council Environmental Department or as part of a response to our enquiries of the council

Question 3.7d: Inspection of advertised proposals or in response to our enquiries of the Housing Department

Question 3.8: Based on the answer to Q1.1f and g or as part of a response to written enquiries, or inspection of internet-based records derived from council records

Question 3.9: Inspection of Statutory and Environmental Registers and records held by Liverpool City Council

Question 3.10: Inspection of Statutory and Environmental Registers and records held by Liverpool City Council Planning Department and any published proposals

Question 3.11: Inspection of advertised proposal and the council's published notices

Question 3.12: Inspection of the Register maintained by Liverpool City Council under S78R Environmental Protection Act 1990, the councils published proposals and information from interested parties

All written responses from the council are provided by the Land Charges Department following their own enquiries of internal records

Confidentiality

For reasons of confidentiality Prosearch does not reveal information where it feels that to do so would breach Data Protection, Human Rights or other UK or European legislation designed to protect the rights of the individual

Restrictions on information

Prosearch reveals all relevant data and does not apply 'cut-off' dates either when carrying out searches or when compiling its reports. Liverpool City Council however, do restrict the content of their records or Con29 answers; e.g. they only reveal information back to a certain date. Where we are aware of these restrictions they are included in the report but some restrictions are applied without notification and consequently the information in this report is of necessity limited by those same restrictions

Copy Documents

If you wish to obtain copies of any documents relating to the information contained in this report please submit a written request to:
Prosearch

Declaration of Relationship

"To the best of our knowledge neither the person who prepared this report nor the person who carried out the search has any current or previous personal or business relationship with any person involved in the sale of the property being the subject of this report"

Negligence:

The Local Authority named at the front of this report is liable for any negligent or incorrect entries in their records, or for any negligent or incorrect interpretation or recording of the records that they have searched. Prosearch is liable for any negligent or incorrect entry resulting from the incorrect recording of any written responses supplied by the council, or for any negligent or incorrect interpretation or recording of the records that they have searched

Complaints Procedure

We have a formal written complaints procedure for handling complaints as quickly and as fairly as possible. If you wish to make a complaint, you should submit it in writing to:

The Compliance Officer, Prosearch

It will be handled as follows:

1. The complaint will be acknowledged within 5 working days of receipt;
2. We will normally deal with complaints fully within 4 weeks of receipt;
3. We will keep you informed by letter, telephone or email, as you prefer, if we need more time;
4. We will provide a "final response", in writing within 8 weeks;
5. We will liaise, at your request, with anyone acting on your behalf

Restrictions on information supplied by Liverpool City Council

Q3.12: A negative reply does not imply that the property or any adjoining or adjacent land is free from contamination or from the risk of it and the reply may not disclose steps taken by another Council in whose area adjacent or adjoining land is situated.



Prosearch is a member of the Association of Independent Personal Search Agents; an organisation set up to introduce a regime of regulation and accreditation among members and to promote such a regime to the search industry as a whole, with the aim of achieving higher levels of competence and reliability in the production of property search reports

The IPSA Code of Practice

Prosearch is registered 'Code Compliant' under the IPSA Code of Practice

The IPSA Code of Practice provides assurance that each of the parties involved in a UK property purchase can rely on the results of an IPSA Code Compliant Search; this includes the vendor, the purchaser, their mortgage lender and conveyancers, as well as the Estate Agent and where appropriate, the Home Information Pack Provider

The Code has been specifically designed to ensure that only those individuals and organisations with the necessary skill and knowledge to carry out competent searches and compile legally compliant and reliable search reports may display the 'Code Compliant' logo

The Code's Key Commitments

- To ensure that the rights of those individuals and organisations who use the services of the membership are protected
- To ensure that members have the skill to carry out searches competently and produce accurate and reliable reports
- To ensure that members comply with all legislation relating to the production of property search reports

Members will

- implement procedures to protect the rights of those individuals and organisations who use their services
- provide legally compliant search reports that include the most up-to-date information available at the time of inspection
- satisfy any queries regarding the results of a search speedily
- deal with complaints in a timely and professional manner as set out in the Code's Complaints Procedure
- maintain Insurance cover sufficient to protect the client and which complies with current legislation and Code guidelines
- continually strive to improve skill levels and procedures in order to maintain the highest standards
- apply the Code in respect of all searches carried out including re-seller arrangements
- act with integrity at all times

How do we ensure compliance with the Code?

New members are required to pass a competency exam and submit reports and other documentation for assessment. Only those individuals and organisations achieving the required standard are allowed to display the Code Compliant logo.

All Members are required to take part in the Continuing Professional Development Scheme and to submit to regular checks designed to ensure continued compliance with the Code

What happens if you have a complaint?

If you have a query or complaint about your search, you should first raise it directly with your search provider. In the event of a serious complaint rather than a simple query you should ask that it be considered under their formal internal complaints procedure. A copy of your search provider's complaints procedure should be attached to the search report

The way in which complaints are dealt with, as well as other non-compliance issues, is monitored by the Compliance and Disciplinary Council (CDC). Established in 2006 the CDC is an independent body set up to oversee the investigation of any such issues and ensure a fair and proper outcome

For full details please refer to your search providers complaints procedure

The Association of Independent Personal Search Agents: Direct House, 87 Church Street, Westthoughton, Bolton BL5 3RZ

Telephone: 0870 061 5386

Email: sdaticpsa@aol.com

Web: www.search-code.co.uk

You can also get more information about the IPSA Code from our website at: www.search-code.co.uk



TERMS & CONDITIONS

For the purpose of these terms and conditions and reference to Prosearch means Prosearch and any third party organisations, associates, partners or employees used during the course of legitimate Prosearch business. Any reference to the 'client' means the purchaser or his agent, the vendor, the purchaser, the purchaser's lender or any agent acting on behalf of the aforementioned. Please note, where the vendor or the purchaser have instructed a third party to act as their agent (such as an estate agent, solicitor, or domestic energy assessor) and such agent instructs Prosearch, the agent will be responsible for any and all fees due to Prosearch.

1. Prosearch provides personal local authority searches and other conveyancing searches. We are neither process servers nor enquiry agents.
2. Prosearch services are restricted to UK based properties only.
3. Unless otherwise agreed, all instructions must be in writing and include full postcode, location plan and the appropriate fee.
4. Should no location plan be provided, Prosearch will still fulfil the requested service, the client being billed for obtaining a copy of the location plan, but Prosearch will not accept responsibility for any errors or omissions in the results.
5. The information used to compile our search report will be obtained by a personal inspection of public records and other legitimate sources available in the public domain.
6. Prosearch undertake to ensure that only fully trained staff are used to obtain information.
7. Prosearch accept no responsibility for revealing incomplete or inaccurate information where this is result of incomplete or inaccurate source material.
8. Prosearch, will search all available public records. Where for example, the Council's own records do not extend back beyond a particular date the replies will include the period covered by the Council's records; prior records can be searched (subject to local authority approval) but an additional cost may be incurred.
9. All personal searches carried out by Prosearch are covered by our 'run off' professional indemnity insurance for up to £2m per claim against 'errors and omissions'.
10. Where additional information is required and forms an essential part of the search request, it is the obligation of the client to inform Prosearch at the outset. E.g. optional enquires.
11. Where it is only available at an additional cost/time element Prosearch undertake to inform the client of any additional fees that may be chargeable for obtaining such information.
12. In the event of the client requesting 'copy documents', a fee will be charged based on the cost/time elements of obtaining such documents and any local authority disbursements.
13. Prosearch aim to complete all searches within six working days. However, where this is not possible due to external factors e.g. local authority appointment systems or lead times for obtaining Con29 information, Prosearch will provide an estimated completion date.
14. Where Prosearch are aware in advance that there may be a delay in completing the instruction, we will, wherever possible, inform the client at the outset. In all other circumstances, Prosearch undertakes to inform the client within twenty four hours of becoming aware of any such delay.
15. Where the delay is due to external factors Prosearch accept no liability for any loss, financial or otherwise, incurred by the client, as a result of the said delay.
16. In event of any breach of our obligations as a result of negligence or otherwise;-
17. Prosearch shall be under no liability whatsoever to the client for any indirect loss and/or expense.
18. The liability of Prosearch shall not exceed £2 million in respect of any individual claim.
19. Results will be typed and submitted in our standard format; sample reports are available on request.
20. Search reports will be returned either by post or electronically.
21. The client must notify any defect or inaccuracy in the report provided to Prosearch, in writing, within seven days of the error being discovered. In the event that such notice is not given, the client shall be deemed to have been satisfied with the performance of Prosearch.
22. Unless otherwise agreed, standard payment terms are cash or cheque with the instruction.
23. Where payment is to be receipt of invoice; invoices will be submitted with the search order payment shall be within seven days of its date or such longer period as Prosearch has previously agreed in writing.
24. Invoices and statements are submitted by post or electronically.
25. All products remain the property of Prosearch until all agreed terms have been fulfilled.
26. Prosearch reserve the right to withhold any results until payment has been received.
27. All search documentation provided by Prosearch is governed by copyright law and as such is for the sole use of the 'client', including any 'agents'.
28. Each search is deemed to be an individual contract governed by English Law.

These terms and conditions do not affect your Statutory Rights

Prosearch