

P/054127/E1  
Lavelock

**Search Prepared For:**

TM Property Services Ltd  
Delta 200  
Delta Business Park  
Swindon  
SN5 7XP

Search Number 131232

Your Reference:  
398853\_288\_939518\_0

**Property**

SUNNYSIDE CANSEY LANE  
BRADFIELD  
MANNINGTREE  
CO11 2XG

**Optional Enquiries**

4. Road proposals by private bodies
5. Public path and byways
6. Advertisements
7. Completion notices
8. Parks and countryside
9. Pipe lines
10. Houses in multiple occupation
11. Noise abatement
12. Urban development areas
13. Enterprise zones
14. Inner urban improvement areas
15. Simplified planning zones
16. Land maintenance notices
17. Mineral consultation areas
18. Hazardous substance consents
19. Environmental and pollution notices
20. Food safety notices
21. Hedgerow notices

**Other roadways, footpaths and footways**

LOTTS LANE

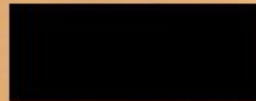
Plan attached	Yes
Optional enquiries are to be answered	Yes
Additional enquiries are to be attached on a separate sheet	No

**Search prepared by and any enquiries to:**

THE PROPERTY SEARCH GROUP  
142 TRINITY STREET  
HUDDERSFIELD  
HD1 4DT

**On behalf of The Property Search Group**

Signed



Date 20-Oct-2004

**Information obtained at:**

TENDRING DISTRICT COUNCIL  
LOCAL LAND CHARGES  
88-90 PIER AVENUE  
CLACTON-ON-SEA  
CO15 1NJ

ENTRIES RELATING TO LAND AND PREMISES KNOWN AS...

SUNNYSIDE CANSEY LANE  
BRADFIELD  
MANNINGTREE  
CO11 2XG

LOCAL LAND CHARGE REGISTER ENTRIES...

- 1.) TOWN & COUNTRY PLANNING ACT 1971 SECTION 45 (SUPERCEDED BY TOWN & COUNTRY PLANNING ACT 1990 SECTION 69)  
REVOCATION ORDER REVOKING PLANNING PERMISSION TEN/42/54 AND TEN/135/57,  
ERECTION OF DETACHED DWELLING - REGISTERED 28-05-1973

PLANNING DEPARTMENT OTHER REGISTER ENTRIES...

- ~~1.)~~ TEN/776/77 OUTLINE APPLICATION FOR ERECTION OF PRIVATE DWELLING - REFUSED  
20-09-1977
- ~~2.)~~ TEN/967/65 APPLICATION FOR REAR BATHROOM EXTENSION, GARAGE AND VEHICULAR  
ACCESS - PG/C 17-09-1985
- ~~3.)~~ TEN/514/69 APPLICATION FOR BRICK OUTHOUSE TO BE DEMOLISHED AND BUILD  
KITCHEN EXTENSION - PG/C 14-04-1989
- ~~4.)~~ TEN/620/60 APPLICATION FOR LOFT CONVERSION - PG/C 27-07-1990
- 5.) TEN/02006626/FUL APPLICATION FOR 2 STOREY SIDE EXTENSION, SINGLE STOREY REAR  
EXTENSION AND 3 NEW DORMER WINDOWS - PG/C 19-04-2002

BUILDING REGULATION APPLICATIONS...

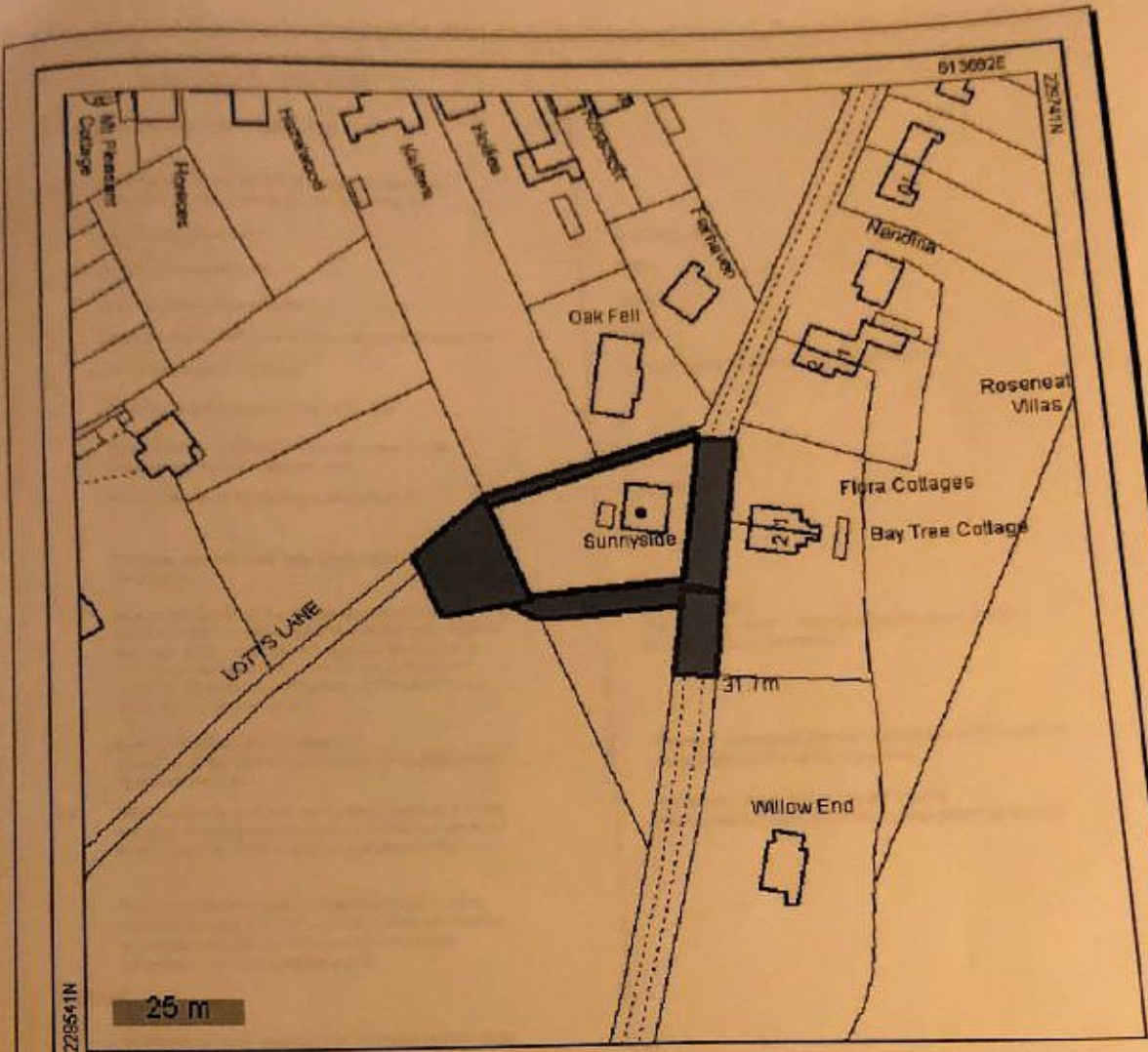
- 1.) INFORMATION NOT AVAILABLE - see footnote

OTHER DETAILS

NONE

IT HAS NOT BEEN POSSIBLE TO ASCERTAIN THE EXISTENCE OR NOT OF ANY ADJOINING/ABUTTING  
PLANNING INFORMATION (WITHIN THE SCOPE OF THIS SEARCH) FROM THE RECORDS INSPECTED  
AT THE LOCAL AUTHORITY





228541N  
25 m

613682E

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SUNNYSIDE  
CANSEY LANE  
BRADFELD  
MANNINGTREE  
CC11 2XG

Case Ref p/054127x1



**PART 1 - STANDARD ENQUIRIES  
(APPLICABLE IN EVERY CASE)**

**1. PLANNING AND BUILDING REGULATIONS.**

- 1.1 What applications for any of the following (if applicable) have been granted, refused or are now pending ?
- (a) planning permissions
  - (b) listed building consents
  - (c) conservation area consents
  - (d) certificates of lawfulness of proposed use or development
  - (e) building regulation approval
  - (f) building regulation completion certificates
  - (g) certificate of compliance of a replacement window, rooflight, roof window or glazed door.
- How can copies of the decisions be obtained ?

This reply does not cover other properties in the vicinity of the property.

As from 1st April 2002 the installation of a replacement window, rooflight or roof window or specified type of glazed door must either have building regulation approval or be carried out and certified by a person who is registered under the Fenestration Self-Assessment Scheme by the Glass and Glazing Federation.

Building Regulations Supplementary:-  
If building control for the property is currently administered by an outside body.

- 1.2 What designations of land use for the property or the area, and what specific proposals for the property are contained in any current adopted or proposed development plan ?

This reply reflects policies or proposals in any existing development plan and in any formally proposed alteration or replacement plan, but does not include policies contained in planning guidance notes.

**2. ROADS.**

Which of the roads, footways and footpaths mentioned on page 1 are:-

- (a) highways maintainable at public expense
- (b) subject to a current legal agreement for adoption and, if so, is the agreement supported by a bond or other financial security
- (c) to be made up at the cost of the frontages under a current council resolution
- (d) to be adopted without cost to the frontages under a current council resolution

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

SEE PAGE 2 ✓

NONE

NONE

NONE

1.1 (a) to (g) PLEASE REFER TO FOOTNOTE

TENDRING DC

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

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

WITHIN HOUSING SETTLEMENT LIMITS  
HIGH QUALITY AGRICULTURAL LAND (PART GARDEN)

CANSEY LANE - YES  
LOTT'S LANE - SEE Q.5.1  
NO

NO

NO



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**3. OTHER MATTERS**

Apert from matters entered on the registers of local land charges, do any of the following matters apply to the property? How can copies of relevant documents be obtained?

**3.1 Land required for Public Purposes**

Inclusion of the property in a category of land required for public purposes within schedule 13 parts 5 & 4 of the Town and Country Planning Act 1990

NONE

**3.2 Land to be acquired for Road Works**

Inclusion of the property in land to be acquired for an approved scheme of Highway construction or improvement

NONE

**3.3 Drainage Agreements and Consents**

(a) An agreement under the Building Act 1984, s22 for drainage of any part of the property in combination with another building through a private sewer?

NONE

(b) Statutory agreement or consent for a building or extension to a building on the property to be constructed over or in the vicinity of a drain, sewer or disposal main.

NONE

Enquiries about drainage should also be made of the local sewerage undertaker.

**3.4 Nearby Road Schemes**

Location of any part of the property within 200 metres of:

(a) the centre line of a trunk road specified in an order, draft order or scheme notified to the Council by the appropriate Secretary of State; or

NONE

(b) the centre line of a proposed alteration or improvement of an existing road, notified to the Council by the appropriate Secretary of State, involving the construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway (whether or not within existing highway limits); or

NONE

(c) the limits of construction of a proposed alteration or improvement to an existing road, notified to the Council by the appropriate Secretary of State, involving the construction of a roundabout (other than a mini roundabout), or widening by the construction of one or more additional traffic lanes; or

NONE

(d) the limits of construction of an approved new road to be constructed by the Council or an approved alteration or improvement by the Council to an existing road involving the construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway (whether or not within existing highway limits) or the construction of a roundabout (other than a mini roundabout), or widening by the construction of one or more additional traffic lanes; or

NONE

(e) the centre line of the possible route of a new road under proposals published for public consultation by the Council or by the appropriate Secretary of State; or

NONE

(f) the limits of construction of a possible alteration or improvement to an existing road involving the construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway (whether or not within existing highway limits) or the construction of a roundabout (other than a mini roundabout), or widening by the construction of one or more additional traffic lanes, under proposals published for public consultation by the Council or by the appropriate Secretary of State.

NONE

Note: A mini-roundabout is a roundabout having a one-way circulatory carriageway around a flush or slightly raised circular marking less than 4 metres in diameter and with or without flared approaches.

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**3.6** Neighboring Railway Schemes

Location of any part of the property within 200 metres of the centre line of a proposed railway, tramway, light railway or mineral

NONE

**3.7** Traffic Schemes

Approved by the Council of any of the following, not yet implemented, in respect of such of the roads, schemes and subpaths mentioned on page 1 which abut the boundaries of the property:

- (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 restriction
- (g) traffic calming works e.g. road humps
- (h) residents parking controls
- (i) minor road widening or improvement
- (j) pedestrian crossings
- (k) cycle tracks
- (l) bridge construction

In some circumstances, road closure orders can be obtained by third parties from magistrates courts or can be made by the Secretary of State for Transport, without involving the Local Authority within which the property is located.

In 2008 Local Authorities Information for questions 3.6 (a) to 3.6 (l) is not yet available. Where this is the case see footnote to search.

3.6 (k) to (l) PLEASE REFER TO FOOTNOTE

WLINS

**3.7** Outstanding Notices

Current notices relating to the property under legislation relating to building works, environment, health and safety at work, housing, highways or public health, other than those falling within other paragraphs of this question 3

NONE REGISTERED

**3.8** Infringement of Building Regulations

Proceedings authorised by the Council for infringement of the Building Regulations in respect of the property

NONE REGISTERED

**3.9** Notices, Orders, Directions and Proceedings under Planning Acts

Subsisting notices, orders, directions, or proceedings, or those which the Council has decided to issue, serve, make or commence in the following categories (other than those which are shown in the Official Certificate of Search or which have been withdrawn or quashed) relating to the property.

- (a) enforcement notice
- (b) stop notice
- (c) listed building enforcement notice
- (d) breach of condition notice
- (e) planning contravention notice
- (f) other notice relating to breach of planning control
- (g) listed building repairs notice

- NONE REGISTERED
- NONE REGISTERED
- NCT APPLICABLE
- NONE REGISTERED
- NONE REGISTERED
- NONE REGISTERED
- NOT APPLICABLE



- (ii) order for compulsory acquisition of a listed building with a minimum compensation provision
- (iii) building preservation notice
- (iv) resolution restricting permitted development
- (v) order revoking or modifying a planning permission or withdrawing an existing planning use
- (vi) tree preservation order
- (vii) proceedings for breach of a statutory planning agreement

**3.10 Conservation Area**  
 Creation of the area before 31st August 1974 as a conservation area or a subsequent resolution to designate the area as a Conservation Area

**3.11 Compulsory Purchase**  
 Inclusion of the property in land which is subject to an enforceable order or resolution for compulsory purchase

**3.12 Contaminated Land**  
 (a) Entry relating to the property in the register maintained under s.78B(1) of the Environmental Protection Act 1990.  
 (b) Notice relating to the property served or received to be served under s.78B(3).  
 (c) Consultation with the owner or occupier of the property having taken place, or being required to take place under s.78G(3) in relation to anything to be done on the property as a result of adjoining or adjacent land being contaminated.

(d) Entry in the register, or notice served or received to be served under s.78B(3) in relation to any adjoining or adjacent land which has been identified as contaminated land because it is in such a condition that harm or pollution of controlled waters might be caused on the property.

A 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.

**3.13 Radon Gas**  
 Location of the property in a Radon Affected Area

**PART II**

**5.1 Public Footpaths or Byways**

Is any public path, bridleway or road used as a public path or byway which abuts on, or crosses the property shown in a definitive map or revised definitive map prepared under part IV of the National Parks and Access to the Countryside Act 1949 or Part III of the Wildlife and Countryside Act 1981?. If so, please mark its approximate route on the attached plan.  
 The definitive map does not show every public footpath or byway.

**FOOTNOTE:**  
 Access to certain information is not yet available or is being denied by the relevant Local Authority.  
 The result of this is the introduction by The Property Search Group of unique Individual Indemnity Insurance (Free of Charge) covering these questions up to a maximum £250,000 per claim. Please contact your local office for a copy of the policy.

When the situation has been resolved indemnity insurance will be withdrawn.

**FOOTNOTE:**  
 Any mapping products utilised by The Property Search Group are derived from a third party supplier without warranty and The Property Search Group cannot warrant that the data supplied by the third party is comprehensive or accurate.

NOT APPLICABLE  
 NOT APPLICABLE  
 NONE REGISTERED  
 SEE PAGE 2  
 NONE REGISTERED  
 NONE REGISTERED  
 NO

NONE REGISTERED  
 NONE REGISTERED  
 NONE REGISTERED  
 NONE REGISTERED  
 NONE REGISTERED

NO

LOTTS LANE IS FOOTPATH NO. 15

AWLINS