

Charges for Property Searches 1 April 2023

LLC1 Form

The LLC1 form is a requisition for an Official Certificate of Search of the Local Land Charges Register. This requests information from the Register about all local land charges registered against a property in the Rochford District.

CON29 Form

This is a list of standard enquiries to a Local Authority which have been agreed by the Law Society and the Local Government Associations.

List of Charges for 2023/24

Standard Search	£277.57 including VAT (LLC1 and CON29)
CON29	£257.57 Including VAT
CON290	£33.60 per question including VAT
LLC1	£20.00 No VAT
Additional Parcel (CON29 Only)	£51.19 each including VAT
Additional Parcel LLC1 only	£2.00 each No VAT
Additional Written Question	£59.20 each including VAT
Personal Searches	£4.00 administration fee
CON29R	See individual question price list

Enquiries by individual or search companies in respect of Highway questions must be made direct to Essex Highways who are the agents for the Highway Authority – Essex CC. All fees must be paid direct to Essex Highways. Enquiries to highway.status@essexhighways.org

A full list of the fees for individual questions within a CON 29R Part 1 enquiry is given below.

Planning and Building Regulations

1.1 Planning and Building Decision 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:

- | | | |
|-----|--|----------------|
| (a) | A planning permission | Free of charge |
| (b) | A listed building consent | Free of charge |
| (c) | A conservation area consent | Free of charge |
| (d) | A certificate of Lawfulness of existing use or development | Free of charge |

- | | | |
|-----|--|----------------|
| (e) | A certificate of Lawfulness of proposed use or development | Free of charge |
| (f) | A certificate of lawfulness of proposed works for listed buildings | Free of charge |
| (g) | A heritage partnership agreement | Free of charge |
| (h) | A listed building consent order | Free of charge |
| (i) | A local listed building consent order | Free of charge |
| (j) | Building regulations' approval | Free of charge |
| (k) | A building regulation completion certificate and | Free of charge |
| (l) | Any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme? | Free of charge |

- | | | |
|-----|---|----------------|
| 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 (Local Plans etc.) | Free of charge |
|-----|---|----------------|

Roads and Public Rights of Way

- | | | |
|-----|---|----------------|
| 2.1 | Roadways, Footways and Footpaths
Which of the roads, footways and footpaths named in the application for this search (via boxes B and C) are: | Essex Highways |
| (a) | Highways maintainable at public expense; (register of adopted highways) | Essex Highways |
| (b) | Subject to adoption and supported by a bond or bond waiver (Potentially depending upon power used) | Essex Highways |
| (c) | To be made up by a local authority who will reclaim the cost from the frontages | Essex Highways |
| (d) | To be adopted by a local authority without reclaiming the cost from the frontages | Essex Highways |
| 2.2 | Public Rights of Way
Is any public right of way which abuts on, or crosses the property, shown on a definitive map or revised definitive map? | Essex Highways |
| 2.3 | Are there any pending applications to record a public right of way that abuts, or crosses the property, on a definitive map or revised definitive map? | Essex Highways |
| 2.4 | Are there 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? | Essex Highways |
| 2.5 | If so, please attach a plan showing the approximate route. | Essex Highways |

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 how can copies of relevant documents be obtained. **Essex Highways**

3.1 Land Required for Public Purposes

Is the property included in land required for public purposes (prior to publication of scheme)

£0.64

3.2 Land to be acquired for Road Works

Is the property included in land to be acquired for Road works (as above)

Essex Highways

3.3 Drainage Agreements and Consents

Do either of the following exist in relation to the property:

- (a) Is the property served by a substantial urban drainage system (SuDS)? £0.26
- (b) Are there SuDS features within the boundary of the property? If yes, is the owner responsible for maintenance? £0.26
- (c) If the property benefits from a SuDS for which there is a charge, who bills the property for the surface water drainage charge? £0.26

3.4 Nearby Road Schemes

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

Essex Highways

- (a) The centre line of a new trunk road or special road specified in any order, draft order or scheme Essex Highways
- (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 Essex Highways
- (c) The outer limits of construction works for a proposed alteration or improvement to an existing road, involving: Essex Highways
 - (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:
construction of a new road to be built by a local authority; Essex Highways

- | | | |
|-------|---|----------------|
| (iii) | an approved alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway; or | Essex Highways |
| (iv) | construction of a roundabout (other than a mini roundabout) or widening by construction of one or more additional traffic lanes | Essex Highways |
| (e) | The centre line of the proposed route of a new road under proposals published for public consultation; or | Essex Highways |
| (f) | The outer limits of: | Essex Highways |
| (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? | |

3.5 Nearby Railway Schemes

£0.26

- | | |
|-----|---|
| (a) | Is the property (or will it be) within 200 metres of the centre line of a proposed railway, tramway, light railway or monorail? |
| (b) | Are there any proposals for a railway, tramway, light railway or monorail within the Local Authority's boundary? |

3.6 Traffic Schemes

Has a local authority approved but not yet implemented any of the following for the roads, footways and footpaths (named in Box B) which abut the boundaries of the property:

- | | | |
|-----|--|----------------|
| (a) | Permanent stopping up or diversion | Essex Highways |
| (b) | Waiting or loading restrictions | Essex Highways |
| (c) | One way driving | Essex Highways |
| (d) | Prohibition of driving | Essex Highways |
| (e) | Pedestrianisation | Essex Highways |
| (f) | Vehicle width or weight restriction | Essex Highways |
| (g) | Traffic calming works including road humps | Essex Highways |
| (h) | Residents parking controls | Essex Highways |

- | | | |
|-----|------------------------------------|----------------|
| (i) | Minor road widening or improvement | Essex Highways |
| (j) | Pedestrian crossings | Essex Highways |
| (k) | Cycle racks | Essex Highways |
| (l) | Bridge building | Essex Highways |

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 | £0.64 |
| (b) | Environment | £0.64 |
| (c) | Health and Safety | £0.70 |
| (d) | Housing | £0.64 |
| (e) | Highways | £0.64 |
| (f) | Public health | £0.64 |

3.8 Contravention of Building Regulations £0.64

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

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 | £0.64 |
| (b) | A stop Notice | £0.64 |
| (c) | A listed building enforcement notice | £0.64 |
| (d) | A breach of condition notice | £0.64 |
| (e) | A planning contravention notice | £0.64 |
| (f) | Another notice relating to breach of planning control | £0.64 |
| (g) | A listed building repairs notice | £0.64 |
| (h) | In the case of a listed building deliberately allowed to fall into disrepair, a compulsory purchase order with a direction for minimum compensation | £0.64 |
| (i) | A building preservation notice | £0.75 |
| (j) | A direction restricting permitted development | £0.64 |

- | | | |
|-----|---|-------|
| (k) | An order revoking or modifying planning permission | £0.64 |
| (l) | An order requiring discontinuance of use or alteration or removal of building works | £0.75 |
| (m) | A tree preservation order | £0.64 |
| (n) | Proceedings to enforce a planning agreement or planning contribution | £0.64 |

3.10 **Community Infrastructure levy (CIL)**

- | | | |
|-------|--|----------------|
| (a) | Is there a CIL charging schedule? | |
| (b) | If yes do any of the following subsist in relation to the property, or has a local authority decided to issue, serve, make of commence any of the following: | Free of charge |
| (i) | A liability notice? | |
| (ii) | A notice of chargeable development? | |
| (iii) | A demand notice? | |
| (iv) | A default liability notice? | |
| (v) | An assumption of liability notice? | |
| (vi) | A commencement notice? | |
| (c) | Has a demand notice been suspended? | |
| (d) | Has the Local Authority received full or part payment of any CIL liability? | |
| (e) | Has the Local Authority received any appeal against any of the above | |
| (f) | Has a decision been taken for a liability order? | |
| (g) | Has a liability order been granted? | |
| (h) | Have any other enforcement measures been taken? | |

3.11 **Conservation Area**

Do the following apply in relation to the property:

- | | | |
|-----|---|----------------|
| (a) | The making of the area a Conservation Area before 31 August 1974 | Free of charge |
| (b) | An unimplemented resolution to designate the area a Conservation Area | Free of charge |

3.12 **Compulsory Purchase**

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

£0.64

3.13 Contaminated Land

Do any of the following apply (including any relating to land adjacent to or adjoining the property which has been identified as contaminated land because it is in such a condition that harm or pollution of controlled waters might be caused ton the property):

- | | | |
|------|--|----------------------------|
| (a) | A contaminated land notice | Free of charge |
| (b) | In relation to a register maintained under Section 78R of the Environmental Protection Act 1990: | |
| (i) | a decision to make an entry; or | £0.70 |
| (ii) | an entry | (b) (ii)
Free of charge |
| (c) | Consultation with the owner or occupier of the property conducted under Section 78(G)(3) of the Environmental Protection Act 1990 before the service of a remediation notice | £0.64 |

3.14 Radon Gas

Do records indicate that the property is in a “Radon Affected Area” as identified by the health Protection Agency?

Free of charge

3.15 Assets of Community Value

Free of Charge

- | | | |
|-------|---|----------------|
| (a) | Has the property been nominated as an asset of community value? If so: | Free of Charge |
| (i) | If so is it listed as a asset of community value? | Free of Charge |
| (ii) | Was it excluded and placed on the ‘nominated but not listed’ list? | Free of Charge |
| (iii) | Has the listing expired? | Free of Charge |
| (iv) | Is the Local Authority reviewing or proposing to review the listing? | Free of Charge |
| (b) | If the property is listed: | Free of Charge |
| (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? | Free of Charge |
| (ii) | Has the Local Authority received a notice of disposal? | Free of Charge |
| (iii) | Has any community interest group requested to be treated as a bidder? | Free of Charge |