

A GUIDE TO PERSONAL SEARCHES IN NORTH WARWICKSHIRE

Any Person may make a personal search of the Local Land Charges' Register in line with EIR 2004.

When booking a Personal Search we ask for 5 full working days notice, and that searches are conducted in person at our Offices in Atherstone.

We do not charge a fee for a Personal Search, but ask for 5 days notice so that we can ensure all the relevant records are up to date. This is also in line with the time taken to process an Official search.

We have tasked our LLC Officer with electronically capturing our paper records, in order to make them more accessible under EIR for the future

What is a Personal Search

A 'Personal Search' means that you come and examine the Local Land Charges Register and gather the other information you need yourself.

Things to Consider Before Making a Personal Search

- It is your responsibility to make sure the information is correct.
- Some building societies and banks may not accept a personal search when they consider a property for a mortgage.

Local Land Charges Registers

These contain details of certain Statutory Notices and other restrictions or obligations that bind successive owners of land such as financial charges.

The Local Land Charges register at North Warwickshire Borough Council is in the process of being captured electronically, which is why we ask for 5 full working days notice to ensure that the records you require are available for inspection.

Making an Appointment

You will need to make an appointment, during office hours, by telephoning the Council on 01827 715341.

We request that no more than 5 personal searches are undertaken, in a single visit, due to capacity.

You will need to provide us with:

- 5 full working days notice.
- The full address(es) of the locations on which you wish to carry out a Personal Search
- Location Plans should be sent by e-mail (llc@northwarks.gov.uk).

Keeping Your Appointment

Please report to the One Stop Shop Reception, The Council House, South Street, Atherstone, CV9 1DE. The receptionist will issue you with a User Name and Password to enable you to access our computerised Personal Search module.

****Please Note**

1. If an appointment is made to view the history of a property, and you choose to perform the search against a different address then we cannot guarantee that the records will be upto date, and your search will be of little or no value.
2. We request a Location Plan to ensure that any address anomalies are resolved prior to your visit.

Office Copies

This includes Planning Decision notices, Tree Preservation Orders etc.

The majority of Planning Decision notices are available online at: <http://planning.northwarks.gov.uk>.
If copies are requested then a scale of charges is available via our website, or by calling 01827 715341.
Please note that provision of office copies can take upto 20 working days.

Availability of Unrefined Information for Completion of CON29 (Required) Form

No.	Enquiry	Raw Data Availability
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	
1.1 (a)	a planning permission;	Online Register http://planning.northwarks.gov.uk
1.1 (b)	a listed building consent;	Online Register http://planning.northwarks.gov.uk
1.1 (c)	a conservation area consent;	Online Register http://planning.northwarks.gov.uk
1.1 (d)	a certificate of lawfulness of existing use or development;	Online Register http://planning.northwarks.gov.uk
1.1 (e)	a certificate of lawfulness of proposed use or development;	Online Register http://planning.northwarks.gov.uk
1.1. (f)	building regulations approval;	Online Register http://www.nuneatonandbedworth.gov.uk/info/200295/building_control/90/building_control
1.1. (g)	a building regulation completion certificate; and	Online Register http://www.nuneatonandbedworth.gov.uk/info/200295/building_control/90/building_control
1.1.(h)	any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme?	Online Register http://www.nuneatonandbedworth.gov.uk/info/200295/building_control/90/building_control
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?	Online http://northwarks.devplan.org.uk/
2.	Which of the roads, footways and footpaths named in the application for this search (via boxes B and c) are:	
2. (a)	highways maintainable at public expense;	Warwickshire County Council Or NWBC OSS
2. (b)	subject to adoption and, supported by a bond or bond waiver.	Warwickshire County Council
2. (c)	to be made up by a local authority who will reclaim the cost from the frontagers; or	Warwickshire County Council
2. (d)	to be adopted by a local authority without reclaiming the cost from the frontagers?	Warwickshire County Council

3.1	Land required for Public Purposes Is the property included in land required for public purposes?	Local Land Charges Register NWBC OSS
3.2	Land to be acquired for Road Works Is the property included in land to be acquired for road works?	Warwickshire County Council
3.3	Drainage Agreements and Consents	
3.3 (a)	An agreement to drain buildings in combination into an existing sewer by means of a private sewer; or	This Authority has no legal responsibility for these matters. They should be the subject of your drainage search with Severn Trent Water Authority.
3.3 (b)	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?	This Authority has no legal responsibility for these matters. They should be the subject of your drainage search with Severn Trent Water Authority.
3.4	Nearby Road Schemes Is the property (or will it be) within 200 metres of any of the following -:	Warwickshire County Council
3.4 (a)	the centre line of a new trunk road or special road specified in any order, draft order or scheme;	Warwickshire County Council
3.4 (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;	Warwickshire County Council
3.4 (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;	Warwickshire County Council
3.4 (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 a roundabout (other than a mini roundabout) or widening by construction of one or more additional traffic lanes;	Warwickshire County Council
3.4 (e)	the centre line of the proposed route of a new road under proposals published for public consultation; or	Warwickshire County Council
3.4 (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 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?	Warwickshire County Council
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?	Warwickshire County Council

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-	Warwickshire County Council
3.6 (a)	permanent stopping up or diversion;	Warwickshire County Council
3.6 (b)	waiting or loading restrictions;	Warwickshire County Council
3.6 (c)	one way driving;	Warwickshire County Council
3.6 (d)	prohibition of driving;	Warwickshire County Council
3.6 (e)	pedestrianisation;	Warwickshire County Council
3.6 (f)	vehicle width or weight restriction;	Warwickshire County Council
3.6 (g)	traffic calming works including road humps;	Warwickshire County Council
3.6 (h)	residents parking controls;	Warwickshire County Council
3.6 (i)	minor road widening or improvement;	Warwickshire County Council
3.6 (j)	pedestrian crossings;	Warwickshire County Council
3.6 (k)	cycle tracks; or	Warwickshire County Council
3.6 (l)	bridge building?	Warwickshire County Council
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:-	Warwickshire County Council
3.7 (a)	building works;	Nuneaton and Bedworth Borough Council
3.7 (b)	environment;	Environmental Health, NWBC
3.7 (c)	health and safety;	Environmental Health, NWBC
3.7 (d)	housing;	Environmental Health, NWBC
3.7 (e)	highways; or	Warwickshire County Council
3.7 (f)	public health?	Environmental Health, NWBC
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?	Nuneaton and Bedworth Borough Council

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:-	
3.9 (a)	an enforcement notice	Local Land Charges Register NWBC OSS
3.9 (b)	a stop notice	Local Land Charges Register NWBC OSS
3.9 (c)	a listed building enforcement notice	Local Land Charges Register NWBC OSS
3.9 (d)	a breach of condition notice	Local Land Charges Register NWBC OSS
3.9 (e)	a planning contravention notice;	NWBC OSS
3.9 (f)	another notice relating to breach of planning control;	Local Land Charges Register NWBC OSS
3.9 (g)	a listed building repairs notice;	Local Land Charges Register NWBC OSS
3.9 (h)	in the case of a listed building deliberately allowed to fall into disrepair, a compulsory purchase order with a direction for minimum compensation;	Local Land Charges Register NWBC OSS
3.9 (i)	a building preservation notice;	Local Land Charges Register NWBC OSS
3.9 (j)	a direction restricting permitted development;	Local Land Charges Register NWBC OSS
3.9 (k)	an order revoking or modifying planning permission;	Local Land Charges Register NWBC OSS
3.9 (l)	an order requiring discontinuance of use or alteration or removal of building or works;	Local Land Charges Register NWBC OSS
3.9 (m)	a tree preservation order; or	Local Land Charges Register NWBC OSS
3.9 (n)	proceedings to enforce a planning agreement or planning contribution?	Local Land Charges Register NWBC OSS
3.10	Conservation Area Do the following apply in relation to the property-	
3.10 (a)	the making of the area a Conservation Area before 31 August 1974; or	Online http://northwarks.devplan.org.uk/ in conjunction with http://www.northwarks.gov.uk/planning (Atherstone conservation area extended December 2006)
3.10 (b)	an unimplemented resolution to designate the area a Conservation Area?	n/a
3.11	Compulsory Purchase Has any enforceable order or decision been made to compulsorily purchase or acquire the property?	Local Land Charges Register NWBC OSS

3.12	<p>Contaminated Land</p> <p>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):-</p>	
3.12 (a)	a contaminated land notice;	By Appointment with: Environmental Health, NWBC
3.12 (b)	<p>in relation to a register maintained under section 78R of the Environmental Protection Act 1990:-</p> <p>(i) a decision to make an entry; or</p> <p>(ii) an entry; or</p>	By Appointment with: Environmental Health, NWBC
3.12 (c)	consultation with the owner or occupier of the property conducted under section 78G(3) of the Environmental Protection Act 1990 before the service of a remediation notice?	By Appointment with: Environmental Health, NWBC
3.13	<p>Radon Gas</p> <p>Do records indicate that the property is in a "Radon Affected Area" as identified by the Health Protection Agency?</p>	<p>Radon is a natural radioactive gas which enters buildings from the ground and can cause lung cancer. If you are buying, building or extending a property you can obtain a Radon Risk Report (approx. £3+VAT) online from www.ukradon.org if you have a postal address and postcode. This will tell you if the home is in a radon affected area, which you need to know if buying or living in it, and if you need to install radon protective measures, if you are planning to extend it.</p> <p>If you are building a new property then you are unlikely to have a full postal address for it. A report can be obtained from the British Geological Survey at http://shop.bgs.ac.uk/georeports/ (approx. £40+VAT), located using grid references or site plans, which will tell you whether you need to install radon protective measures when building the property.</p> <p>For further information and advice on radon please contact the Health Protection Agency at www.hpa.org.uk. Also if a property is found to be affected you may wish to contact North Warwickshire Building Control Partnership on (024) 7637 6328 for further advice on radon protective measures.</p>

Contacts

NWBC OSS (One Stop Shop)
North Warwickshire Borough Council
South Street
Atherstone
Warwickshire
CV91DE

Tel: 01827 715341

Warwickshire County Council Shire
Hall Warwick CV34 4SA

Nuneaton & Bedworth Borough Council
Town Hall
Coton Road
Nuneaton
Warwickshire
CV11 5AA

Building Control

The Building Control service for North Warwickshire is provided by Nuneaton and Bedworth Borough Council, Nuneaton. Information on Building Control is available from them directly

Enforcement Register

This is held by NWBC Legal Services and an appointment should be made directly with them by telephoning the Council on 01827 715341.

Public Sewers Maps

The Local Authority is no longer responsible for maintaining these records. If you wish to inspect the Public Sewers Maps, or have any other queries involving water supply you will need to contact Severn Trent Water Authority.

