

Official Local Authority Search (CON29R + LLC1)



Search Details

Prepared for: Jefferies Solicitors

Matter: MJH/475403

Client address: 3rd Floor, Dencora Court, 3rd Floor Tylers Avenue, Southend on Sea, SS1 2BB

Property:

73 Blaen Dowlais, Dowlais, Merthyr Tudful, CF48 3RB

Local Authority:

Merthyr Tydfil County Borough Council

Ty Keir Hardie, Riverside Court, Ave de Clichy, Merthyr Tydfil, CF47 8LW

Date Returned:
14/03/2024

Property type:
Residential

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Local Land Charges official search

It is hereby certified that the search of land and property as shown below reveals registrations up to and including the date and time of this certificate

Search area:

73 Blaen Dowlais, Dowlais,
Merthyr Tudful, CF48 3RB

Reference:

000 180 650

Time and date:

16:17:29 on 7 March 2024

Map:

Search area

Map key:

Search area



Charge area

There is 1 local land charge in your search area.

Category

Other - Water / drainage / environmental



Dotted line shows your search area

Location

73 Blaen Dowlais
Dowlais
Merthyr Tydfil
CF48 3RB

Description

Under section of the Building Act 1984, an agreement has been entered into with the Welsh Water Authority relating to the erection of a building over a drain or sewer which affects the said property.

Law

Building Act 1984 section 18

Legal document

Agreement

Originating authority

Dwr Cymru Cyfyngedig



Charge area

Authority reference

PF52173

Source information

<https://www.dwrcymru.com/>

Registration date

29 October 1986

Creation date

29 October 1986

HM Land Registry reference

LLC-2N4VL

REPLIES TO CON29 ENQUIRIES OF LOCAL AUTHORITY (2016 Edition)

Applicant:

Info Track
Level 11
91 Waterloo Road
London
SE1 8RT

Search Reference: 2324_00141

Online Reference:

Online Source:

Date: 14-Mar-2024

Property:

73, Blaen Dowlais
Dowlais
Merthyr Tydfil
CF48 3RB

**Additional
Information:
Other Roads etc:**

I refer to your Standard and / or Optional Enquiries relating to the above property. These replies relate to that property as shown on the location plan where supplied. The replies are given subject to the Notes to the Standard and Optional Enquiries.

All correspondence relating to these answers should quote the official Search Reference.

Standard Enquiries of Local Authority

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 or agreements?

(a) a planning permission

None.

(b) a listed building consent

None.

(c) a conservation area consent

None.

(d) a certificate of lawfulness of existing use or development

None.

(e) a certificate of lawfulness of proposed use or development

None

(f) a certificate of lawfulness of proposed works for listed buildings

None

(g) a heritage partnership agreement

None

(h) a listed building consent order

None

(i) a local listed building consent order

None

(j) building regulation approval

BR/85/0323 - Single storey extension. Approved 14.06.1985. Full Plans.
BR/14/0259 - External wall insulation. 10.09.2014. Regularisation Application.

(k) building regulation completion certificate and

None

(l) any building regulations certificate or notice issued in respect of work carried out under a competent

FENSA/11/0664 - 3 Windows 1 Door. 14.12.2010
CERTASS/16/0008 - Install 4 replacement window(s) in a dwelling / Install 1 replacement door(s) in a dwelling / None of work subject to a Green Deal Plan. 10.02.2016
GASAFE/18/0294 - Install a gas-fired boiler. 02.04.2018
NICEIC/18/0254 - Install one or more new circuits. 19.05.2018

Informative

*The local authority's computerised records of planning and building control documents do not extend back before 1988 and these replies cover only the period since that date. If earlier history is required, please contact the Planning & Building Control Department at:
Unit 5, Triangle Business Park, Pentrebach, Merthyr Tydfil, CF48 4TQ*

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 SETTLEMENT BOUNDARY

Conservation and Built/Historic Environment Type:
Landscape of Outstanding Historic Interest Name: Merthyr Tydfil

Informative

The current development plan in force is in the Merthyr Tydfil Local Development Plan (2006 - 2021). Adopted and operational 25 May 2011.

ROADS AND PUBLIC RIGHTS OF WAY

Roadways, footways and footpaths

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

(a) highways maintainable at public expense

The footway and highway to the front and rear of the property is adopted and publicly maintained.

(b) subject to adoption and, supported by a bond or bond waiver

None

(c) to be made up by a local authority who will reclaim the cost from the frontagers

None

(d) to be adopted by a local authority without reclaiming the cost from the frontagers

None

Informative

Any further enquiries should be made to the local authority's Highways department at Unit 20, Merthyr Tydfil Ind Est, Pentrebach, CF48 4DR

Public rights of way

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

No - But this does not prevent future claims for Public Rights of way being made under the Wildlife and Countryside Act 1981.

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

No

2.4 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

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

Not applicable

OTHER MATTERS

Note: Matters entered onto the Local Land Charges Register, or visible by property/site inspection, will not be referred to (where relevant) in answer to the enquiries 3.1. to 3.15. below.

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 matters

(a) Is the property served by a sustainable urban drainage system (SuDS)?

No

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

No

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

Not applicable

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 any order, draft order or scheme

None

(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

None

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

None

(d) the outer limits of:

None

(e) the centre line of the proposed route of a new road under proposals published for public consultation

None

(f) the outer limits of:-

None

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.

3.5 Nearby railway schemes

(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

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

No

3.6 Traffic schemes

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?

(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

No

(l) bridge building

No

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.

And,

This enquiry is designed to reveal matters that are yet to be implemented and could not therefore be ascertained by a visual inspection.

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 form?

(a) building works

None

(b) environment

None

(c) health and safety

None

(d) housing

None

(e) highways

None

(f) public health

None

(g) flood and coastal erosion risk management

None

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?

None.

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

None

(b) a stop notice

None

(c) a listed building enforcement notice

None

(d) a breach of condition notice

None

(e) a planning contravention notice

None

(f) another notice relating to breach of planning control

None

(g) a listed building repairs notice

None

(h) in the case of a listed building deliberately allowed to fall into disrepair, a compulsory purchase order with a direction for minimum compensation

None

(i) a building preservation notice

None

(j) a direction restricting permitted development

None

(k) an order revoking or modifying planning permission

None

(l) an order requiring discontinuance of use or alteration or removal of building or works

None

(m) a tree preservation order

None

(n) proceedings to enforce a planning agreement or planning contribution

None

Informative

Cadw (meaning "to keep" or "to protect") is the Welsh Government's historic environment service working for an accessible and well-protected historic environment for Wales. Additional enquiries should also be made with them at: Welsh Government, Plas Carew, Unit 5/7 Cefn Coed, Parc Nantgarw, Cardiff, CF15 7QQ.

3.10 Community infrastructure levy (CIL)

(a) Is there a CIL charging schedule?

Yes

(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:-

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

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

No

(b) an unimplemented resolution to designate the area a Conservation Area

No

3.12 Compulsory purchase

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

No

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 on the property)?

(a) a contaminated land notice

No information held currently on Part 2A of the Contaminated Land Register

(b) in relation to a register maintained under section 78R of the Environmental Protection Act 1990

None

(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

None

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 local authority in whose area adjacent or adjoining land is situated.

3.14 Radon gas

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

No

3.15 Assets of Community Value

(a) Has the property been nominated as an asset of community value?

Assets of Community Value provisions are not yet in force in Wales

(b) If the property is listed:

Assets of Community Value provisions are not yet in force in Wales

Merthyr Tydfil County Borough Council
Land Charges Department
Unit 5
Triangle Business Park
Pentrebach
Merthyr Tydfil
CF48 4TQ
Tel: (01685) 725294



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 any provisions which they have replaced and also include existing or future amendments or re-enactments.

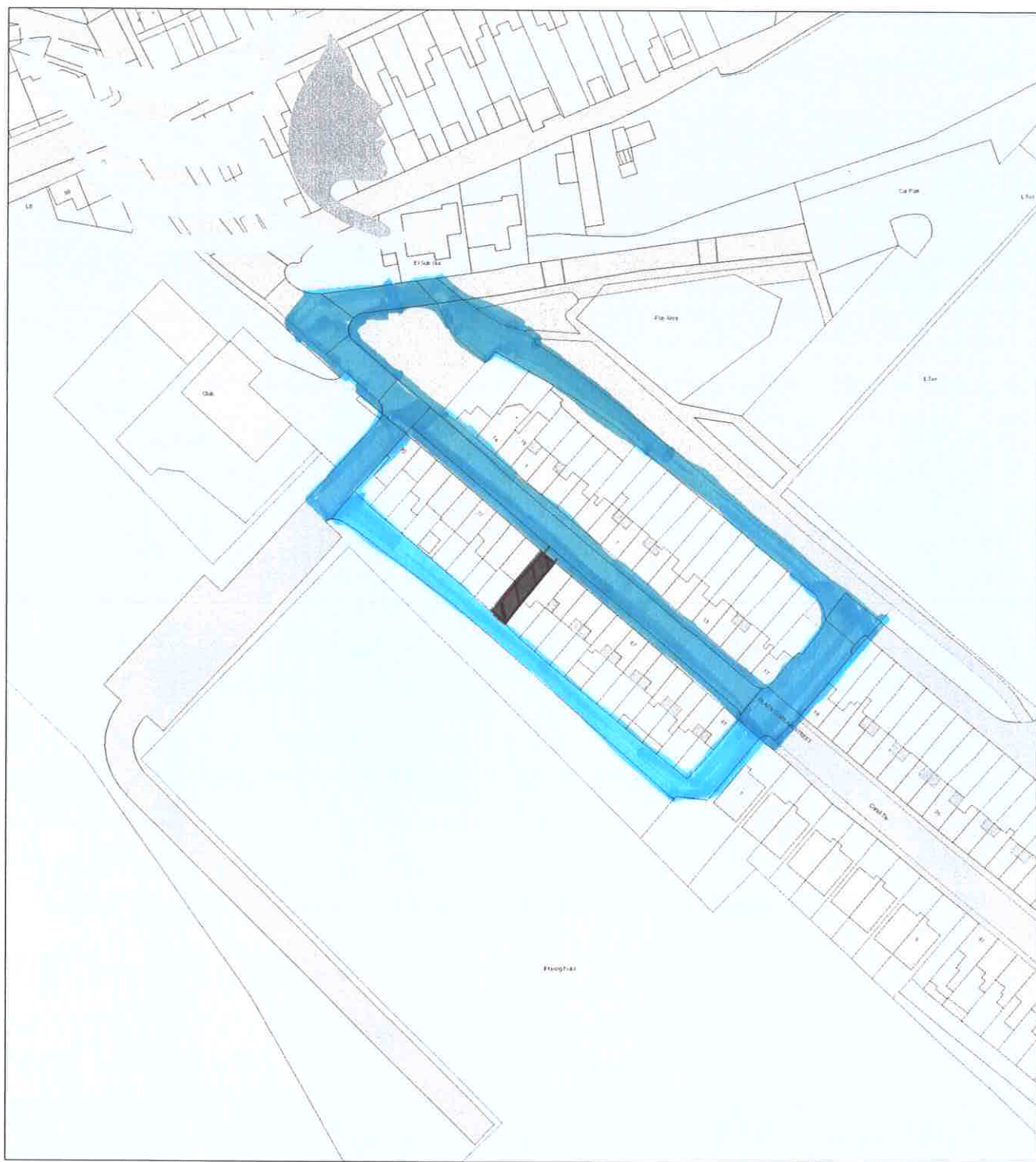
The replies will be given in the belief that they are in accordance with information presently available to the officers of the replying local authority, but none of the local authorities or their officers accepts legal responsibility for an incorrect reply, except for negligence. Any legal responsibility 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.

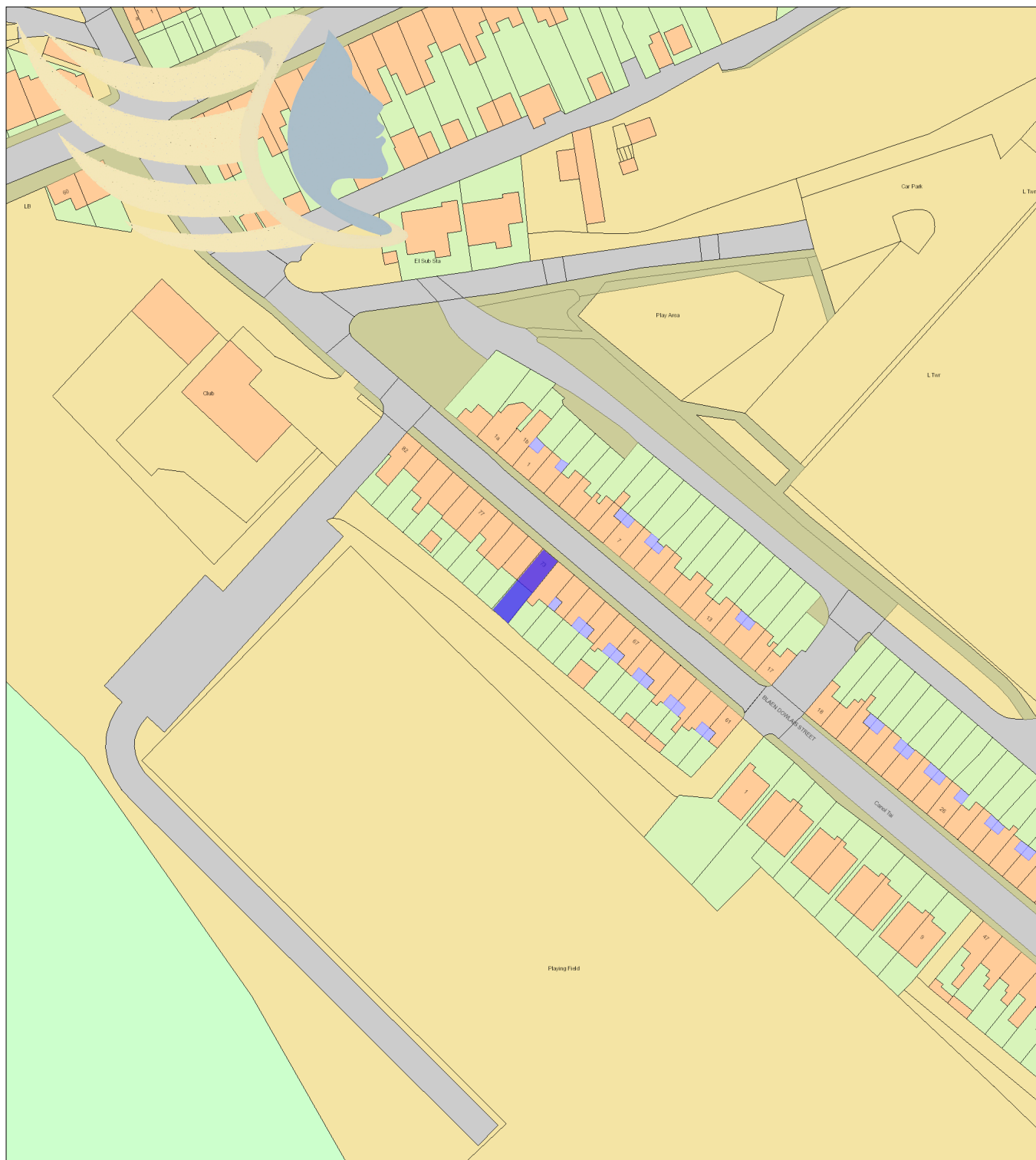
Area means any area in which the property is located.


References to the Local Authority include any 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.

Where relevant, the source department for copy documents should be provided.



Search Reference: 2324_00141	Merthyr Tydfil County Borough Council Estates Department Unit 5 Triangle Business Park Pentrebach Merthyr Tydfil CF48 4TQ Tel: 01685 725294	 Cyngor Bwrdeistref Sirol MERTHYR TYDFIL MERTHYR TYDFIL County Borough Council
Property Address: 73, Blaen Dowlais Dowlais Merthyr Tydfil CF48 3RB		
Date: 08-Mar-2024	Scale: 1: 1250	
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Search Reference:	2324_00141	Merthyr Tydfil County Borough Council Estates Department Unit 5 Triangle Business Park Pentrebach Merthyr Tydfil CF48 4TQ Tel: 01685 725294	 Cyngor Bwrdeistref Sirol MERTHYR TYDFIL MERTHYR TYDFIL County Borough Council
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