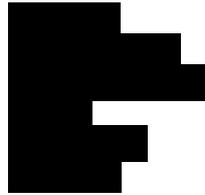




**FastSearch** Ltd

## **REGULATED LOCAL AUTHORITY SEARCH**

**Search Instructed By:**



**Property / Land Searched:**

Flat 4, Hazebrouck Court  
Glebe Lane  
Basingstoke  
Hampshire  
RG23 8QA

**Client Reference:**

Ref: 12345

**Search Conducted By:**

Andy Hale

**Search Prepared By:**

Andy Hale

FastSearch Limited  
Erindale, Nairdwood Lane  
Prestwood, Great Missenden  
Buckinghamshire. HP16 0QQ

**Instruction Received:**

28 April 2022

**Search Date:**

6 May 2022

**Delivered by Email:**

6 May 2022



Registered Office: Erindale, Nairdwood Lane, Prestwood, Great Missenden, Buckinghamshire HP16 0QQ  
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# At a Glance



We have provided below a summary of the answers to the questions asked in this document, along with other areas considered worthy of bringing to your attention. [CLICK below to go directly to section](#)

Entry	Reply
<a href="#">Planning Applications (this property)</a>	Yes
<a href="#">Planning Applications (surrounding properties - minor)</a>	Yes (within 25m)
<a href="#">Planning Applications (surrounding properties - development)</a>	None (within 25m)
<a href="#">Building Control Entries</a>	None
<a href="#">Competent Persons Certificates</a>	Yes
<a href="#">Local Authority Planning Constraints and Designations (on site)</a>	Yes
<a href="#">Local Authority Planning Proposals (within 250m)</a>	None
<a href="#">Adopted Highway</a>	Wykeham Drive – Yes. Glebe Lane – No
<a href="#">Affected by Public Rights of Way</a>	No
<a href="#">Affected by Road Schemes (within 200m)</a>	No
<a href="#">Affected by Rail Schemes (within 200m)</a>	No
<a href="#">Affected by Road Traffic Schemes (within 200m)</a>	No
<a href="#">Affected by Tree Preservation Orders</a>	No
<a href="#">Affected by Outstanding Notices &amp; Orders</a>	Article 4 direction
<a href="#">Affected by Community Infrastructure Levy</a>	Adopted CIL but no O/S or pending liability
<a href="#">Conservation Area</a>	No
<a href="#">Listed Building</a>	No
<a href="#">Contaminated Land</a>	No
<a href="#">Affected by Radon Gas</a>	No
<a href="#">Asset of Community Value</a>	No

## **Local Authority Planning Designations and Proposals**

In addition to providing entries included in the Local Authority's adopted plans and consultation documents that affect the property, we also reveal all entries within a 250m radius.

### **Common entries include:**

**Green Spaces** - these are areas of open or recreation land which we highlight because, although protection is afforded and implied by designation, they offer potential for future development sites

**Safeguarded Land** - Open land, possibly Green Belt land that the Council has safeguarded under plans for future alternative use. Such proposals will be subject to public consultation.

**Conservation Areas** - Neighbouring Conservation Areas can have implications for abutting properties that fall outside the CA. For example, all trees within the CA are protected and permission needs to be sought before work can be carried out - even to overhanging branches.

## ENQUIRIES OF THE LOCAL AUTHORITY – CON29 “REQUIRED” (2016 Edition)

### 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;   | <b>See part 3 of the register &amp; the planning history section for applications affecting the property</b> |
| (b) | a listed building consent;   | <i>Not applicable</i>  |
| (c) | a conservation area consent;   | <i>Not applicable</i>  |
| (d) | a certificate of lawfulness of existing use or development;  | <i>None</i>  |
| (e) | a certificate of lawfulness of proposed use or development;  | <i>None</i>  |
| (f) | A certificate of lawfulness of proposed works for listed buildings   | <i>None</i>  |
| (g) | a heritage partnership agreement   | <i>Not applicable</i>  |
| (h) | a listed building consent order  | <i>Not applicable</i>  |
| (i) | a local listed building consent order  | <i>Not applicable</i>  |
| (j) | building regulation approval;  | <i>None</i>  |
| (k) | a building regulation completion certificate and   | <i>None</i>  |
| (l) | Any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme? | <b>20/10370/GASAFE - Install a gas-fired boiler. Completed on 18 November 2020</b>                           |
|     | How can copies of any of the above be obtained?  | <i>On application to the Local Planning Authority</i>  |

#### Please note:

- (1) This reply does not cover other properties in the vicinity of the property.
- (2) 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.

Please refer to the appendices section of this report to view a copy of the [register of local land charges](#).

Three entries have been revealed under Part 3.

**Informative:** The Council's computerised records of Building Regulations do not extend back before 01/01/1991 and this reply covers only the period since that date.

The Council's computerised records of Completion Certificates do not extend back before 01/01/1991 and this reply covers only the period since that date.

## 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 current adopted or proposed development plan?

On 26 May 2016, Basingstoke and Deane Borough Council adopted the Local Plan 2011-2029. The adopted Local Plan forms part of the statutory development plan for the borough. It sets out the council's vision and strategy for the area until 2029. And will provide the basis for decisions on planning applications.

Policy No:	Policy Title
<b>The property is located in an area in which the following policies and / or proposals apply</b>	
	<b>Community Infrastructure Levy Zone 3 – Basingstoke and Tadley</b> Basingstoke and Deane Borough Council (BDBC) adopted its Community Infrastructure Levy (CIL) and supporting policies on 22 March 2018 and came into effect on 25 June 2018.
	<b>Basingstoke Historic Local Area:</b> Winklebury 4
	<b>Publicity Areas - Basingstoke Gazette</b>
EM6	Groundwater Protection Zone 2
EM7	Upstream of Critical Drainage Areas
<b>The property is located in an area which abuts the following policies and / or proposals</b>	
None	
<b>The property is located in an area in which the following policies and / or proposals apply within 250m</b>	
EP1 and EP2	<b>Strategic Employment Areas – Moniton Trading Estate</b>
EM11	Conservation Areas
SS3	<b>Housing Site Allocations</b> <b>Ref: SS3.10 - Manydown, Basingstoke</b> 290 Hectare Site proposed for mixed-use development

**Please note:** this reply reflects the Policies or Proposals in any existing adopted Development Plan and in any formally Proposed Alteration or Replacement Plan, but does not include Policies contained in Planning Guidance Notes or Supplementary Planning documents.

## 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

**Wykeham Drive is adopted**  
**Glebe Lane is unadopted by subject to a declaration of prospectively maintainable highway**  
**(See attached [highways plan](#) for the extent of maintained highway)**

(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*

**Please note:** if a road, footway or footpath is not a highway, there may be no right to use it and the local authority cannot express an opinion without seeing the title plan of the property and carrying out a site inspection.

*An affirmative reply does not imply that the public highway directly abuts the boundary of the property*

### 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*
- 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. *See attached where applicable*

**Please note:** a survey of all paths has not necessarily completed and whilst this does not preclude the existence of unrecorded rights of way, the local authority is unaware of any claimed rights of way existing over the search site. If in doubt please contact the Public Rights of Way Authority for this area for further information

### 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? *Copies can be obtained on application to the Local Planning Authority*

Note: Matters entered onto the Local Land Charges Register 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 Agreements and Consents

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

- (a) Is the property served by a sustainable urban drainage system (SuDS)? *See below*  
*No SUDS information is recorded in a central register by the Council. However any SUDS requirement would be revealed through conditions imposed on any planning permission or related Section 106 agreement.*
- (b) Are there SuDS features within the boundary of the property? *As 3.3(a)*

- (c) If the property benefits from a SuDS for which there is a charge, who bills the property for the surface water drainage charge? As 3.3(a)

**Please note:** Many Local Authority records do not allow for the provision of comprehensive answers for these questions. We therefore recommend checking planning approvals, Section 106 Agreements and referring to the vendor in order to establish if the property is served by a Sustainable Urban Drainage System.

### 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 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 (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; (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 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 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? No

**Please 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

### 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 are any proposals for a railway, tramway, light railway or monorail within the Local Authority's boundary? No

**Please note:** this reply relates to proposals that have been formally notified to the Council and where it is possible to identify the likely route. Proposals within amusement or leisure parks, funfairs or that are only for private and personal use are not included.

If this property sits near to the local authority boundary, enquirers are therefore advised to seek further information from the neighbouring local authority.

### 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 (The reply to this enquiry relates to restrictions that will be covered by legal order)  |
| (g) | traffic calming works including road humps | No (The reply to this enquiry relates to proposals that involve physical construction and do not include changes to speed limits, road marking or road surfacing treatments)  |
| (h) | residents parking controls                 | No  |
| (i) | minor road widening or improvement         | No (The reply to this enquiry covers proposals such as junction improvements and new footways etc which are not revealed in the reply to 3.4. Pedestrian improvements and improvements carried out as part of maintenance schemes will not normally be revealed.) |
| (j) | pedestrian crossings                       | No  |
| (k) | cycle tracks                               | No (Proposed cycle tracks and marked cycle lanes, but not advisory routes, are revealed in reply to this enquiry)   |
| (l) | bridge building                            | No  |

**Please note:** the replies to these enquiries relate to schemes that affect roads, footways and footpaths mentioned in Box B or Box C and that fall within 200 metres of the property. We will normally give information on schemes at public consultation stage. It is possible that the scheme will not be implemented as a result of this consultation

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.

If this property sits near to the local authority boundary, enquirers are therefore advised to seek further information from the neighbouring local authority.

### 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  | No |
| (b) | environment     | No |
| (c) | health & safety | No |
| (d) | housing         | No |
| (e) | highways        | No |
| (f) | public health   | No |

- (g) flood and coastal erosion risk management No  
 Please note that other government departments or bodies also have the provision to issue statutory notices in relation to Flood and Coastal Erosion Risk Management. You are advised to contact the Environment Agency National Customer Contact Centre, PO Box 544 Rotherham S60 1BY. enquiries@environment-agency.gov.uk

### 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? *There are none affecting the property*

### 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  | <i>Not applicable</i>   |
| (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  | <i>Not applicable</i>   |
| (h) in the case of a listed building deliberately allowed to fall into disrepair, a compulsory purchase order with a direction for minimum compensation | <i>Not applicable</i>   |
| (i) a building preservation notice  | No  |
| (j) a direction restricting permitted development   | <b>Yes - Article 4 direction<br/>(See Part 3 of the register)</b> |
| (k) an order revoking or modifying planning permission  | No  |
| (l) an order requiring discontinuance of use or alteration or removal of building or works  | No  |
| (m) a tree preservation order   | No  |
| (n) proceedings to enforce a planning agreement or planning contribution  | No  |

**Please note:** National Park authorities also have the power to serve a building preservation notice, so an enquiry should also be made with them if relevant.

*In Wales, 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.*

*In the case of London Boroughs, The Historic Buildings and Monuments Commission (English Heritage) also had the power to issue building preservation notices for listed buildings in London Boroughs.*

### 3.10. Community infrastructure levy (CIL)

- |  |                                     |
|--|-------------------------------------|
| (a) Is there a CIL charging schedule?  | <b>Yes - See page 6 for details</b> |
| (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: |                                     |
| (i) a liability notice?  | No                                  |
| (ii) a notice of chargeable development?   | No                                  |

- (iii) a demand notice? No
- (iv) a default liability notice? No
- (v) an assumption of liability notice? No
- (vi) a commencement notice? 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; or 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
- (b) in relation to a register maintained under section 78R of the Environmental Protection Act 1990
  - (i) a decision to make an entry No
  - (ii) an entry No
- (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 No

**Please note:** 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 or Public Health Wales? No

**Please note:** Radon Affected Areas are designated by the National Radiological Protection Board. It is recommended that the level of radon gas should be measured in all properties within Radon Affected Areas.

The present owner or (for a new property) the building, should be asked whether protective measures were incorporated in the construction of the property; whether radon levels have been measured in the property; whether the results were at or above the Action Level (prescribed by the NRPB) and if so, whether remedial measures were installed and whether the radon levels were retested and confirmed the effectiveness of the measures.

A guide containing further information about Radon Affected Areas is available free from DEFRA Warehouse Publications, 6000, London SW1A 2XX (tel: 08459 556000, fax: 020 8957 5012) or from DEFRA Radioactive Substances Division, Zone 4/E7, Ashdown House, 123 Victoria Street, London SW1E.

### 3.15. Assets of Community Value

- (a) Has the property been nominated as an asset of community value? If so :- No
- (i) Is it listed as an asset of community value? No
  - (ii) Was it excluded and placed on the “nominated but not listed” list? No
  - (iii) Has the listing expired? No
  - (iv) Is the Local Authority reviewing or proposing to review the listing? No
  - (v) Are there any subsisting appeals against the listing? No
- (b) If the property is listed:
- (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? No
  - (ii) Has the Local Authority received a notice of disposal? No
  - (iii) Has any community interest group requested to be treated as a bidder? No
- (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 No

#### Please note:

- 1 *These replies have been given in accordance with the notes appended to CON29 form.*
- 2 *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.*
- 3 *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.*
- 4 *“Area” means any area in which the property is located.*
- 5 *References to the Local Authority include any predecessor Local Authority and also any Local Authority committee, subcommittee 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.*

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

### Additional Enquiries

Questions	Reply
Details of any current and historic planning applications received by the Council during the past 5 years, for land and property within a 25 metre radius of the boundaries of the property.	<p><a href="#">See page 20 for details.</a></p> <p><i>If you require further details of approvals you may inspect the Public Register of Planning Applications at the Planning Department of the Local Authority, the details for which, can be found in Box A.</i></p>

# APPENDICES

1. Highways Plan
2. Register of Local Land Charges
3. Planning History & Close Proximity Applications
4. Data Sources
5. The Search Code
6. Complaints Procedure
7. Terms & Conditions





**Hampshire**  
County Council

Hampshire Highways  
Trafalgar House North  
Trafalgar Street  
Winchester, Hampshire, SO23 9DH

[enquiries@fastsearchltd.com](mailto:enquiries@fastsearchltd.com)

FastSearch Ltd.  
Erindale  
Nairdwood Lane  
Prestwood  
GREAT MISSENDEN  
Buckinghamshire  
HP16 0QQ

Enquiries to

Mark Wright

My reference

21607411

Direct Line

01962 832193

Your reference

LFS-MC-FLE43-338

Date

20 April 2022

Email

[mark.wright@hants.gov.uk](mailto:mark.wright@hants.gov.uk)

Dear Sirs

**Status Enquiry – 4 Hazebrouck Court, Glebe Lane, Basingstoke  
RG23 8QA**

I refer to your recent enquiry concerning the above.

I am enclosing a plan which shows shaded pink the extent of the publicly maintained highway in the vicinity of your enquiry. This is based on the Highway Authority's interpretation of various documentation and plans whose source may or may not be records held by the authority.

The road shown yellow is subject to a declaration of prospectively maintainable highway which gives the various utility undertakers (ie Electricity and gas etc) the right to enter the road and carry out either repairs to existing apparatus or install new mains without seeking the permission of the subsoil owners. There is a liability on each of the properties with a boundary to contribute to the cost of the making up of the road to adoptable standard when required by the County Council. This would be payable by the frontagers and apportioned on a pro-rata basis. Hampshire County Council has no proposal to require the road to be made up to adoptable standards within the foreseeable future.

This statement is made on the basis of information at present available to the County Council and is made on the distinct understanding that, in the absence of negligence, neither the County Council nor I as an officer of the Council is to be held responsible should you rely on this statement and consequently suffer damage.

*Director of Economy, Transport and Environment*  
**Stuart Jarvis BSc DipTP FCIHT MRTPI**

Calls to 0300 numbers are included in call packages, or charged at the same rate as 01 and 02 numbers. Costs may vary depending on your telecoms provider and whether you are calling from a landline or mobile. Your name and address will be recorded in our database and may be made available to others only in accordance with the Data Protection Act

**Basingstoke and Deane Borough Council**  
**Civic Offices**  
**London Road**  
**Basingstoke**  
**Hants**  
**RG21 4AH**



**Basingstoke  
and Deane**

---

**REGISTER OF LOCAL LAND CHARGES**  
**OFFICIAL CERTIFICATE OF SEARCH**

**Search Reference:** 2223\_00062

**NLIS Reference:**

**Date:** 20-Apr-2022

**Applicant:**

Fastsearch Limited

REF LFS-MC-FLE43-338, Erindale  
Nairdwood Lane  
Prestwood  
Great Missenden  
Buckinghamshire  
HP16 0QQ

Official Search required in all parts of the Register of Local Land Charges for subsisting registrations against the land described and the plan submitted.

**Land:**

Flat 4, Hazebrouck Court  
Glebe Lane  
Basingstoke  
Hampshire  
RG23 8QA

It is hereby certified that the search requested above reveals the 3 registrations described in the Schedule(s) hereto up to and including the date of this certificate.

---

**Basingstoke and Deane Borough Council**

**Register of Local Land Charges  
Schedule to Official Certificate of Search**

<b>Part 3: Planning Charges (b) Other planning charges</b>			
<b>Description of charge (including reference to appropriate statutory provision)</b>	<b>Originating Authority</b>	<b>Place where relevant documents may be inspected</b>	<b>Date of Registration</b>
<p>Basingstoke Town, Chineham, Old Basing and Oakley and Sherborne St John</p> <p>Direction made under Article 4 in respect of the removal of permitted development rights in respect of houses of multiple occupation. Dated 16th June 2011 and confirmed.</p> <p>More details and all relevant documents can be found at: <a href="http://www.basingstoke.gov.uk">www.basingstoke.gov.uk</a>, search Article 4 in the A - Z on the website home page.</p> <p>Town and Country Planning (General Permitted Development) Order 1995</p> <p>TLC Ref: PT305046</p>	Basingstoke and Deane Borough Council	Civic Offices, London Road, Basingstoke	23/07/2012
<p>Full planning permission</p> <p>Conditional Planning Permission dated 01/04/1987</p> <p>EXTENSIONS ALTERATIONS AND CONVERSION TO FORM 4 TWO BED FLATS</p> <p>Application Number: BDB/21788</p> <p>designated by virtue of Town and Country Planning Act 1971</p> <p>TLC Ref: PA143016</p>	Basingstoke and Deane Borough Council	Civic Offices, London Road, Basingstoke	01/04/1987
<p>Full planning permission</p> <p>Conditional Planning Permission dated 07/06/1983</p> <p>ERECTION OF A DOUBLE GARAGE AND TWO STABLES</p> <p>Application Number: BDB/14755</p> <p>designated by virtue of Town and Country Planning Act 1971</p> <p>TLC Ref: PA150424</p>	Basingstoke and Deane Borough Council	Civic Offices, London Road, Basingstoke	07/06/1983

**Planning Application History & Applications for Land & Properties  
Within a 25 Metre Radius**

Date	Application No	Land / Property Address	Description	Decision	Decision Date
<b>Applications affecting the property:</b>					
28 Jan 1987	BDB/21788	Hazebrouck, Glebe Lane	Extensions alterations and conversion to form 4 two bed flats	Granted	01 Apr 1987
20 Apr 1983	BDB/14755	As above	Erection of a double garage and two stables	Granted	07 Jun 1983
<b>Surrounding Properties:</b>					
<i><b>We have not included below, any applications for works to trees within the Conservation Area, consent to display advertisements, internal works to Listed Buildings or Listed Building applications that have a duplicate full planning application as we consider these to have minimal impact on the property.</b></i>					
06 Oct 2021	21/02816/HSE	5 Roman Road	Erection of a two-storey rear extension following demolition of existing single storey annex. Extension of existing single storey front entrance area.	Granted	17 Feb 2022
21 Oct 2019	19/02734/HSE	The Rectory, Glebe Lane	Erection of single storey side extension following demolition of existing collapsed part of building (part retrospective)	Granted	16 Dec 2019

## Data Sources

We have obtained answers to the questions contained in this CON29 via the following means:

Question	Data Source
1.1 (a-i)	Inspection of Council records including history cards, plotting sheets and electronically available data
1.1 (j-l) & 3.8	Inspection of electronically available data / purchased from Land Charges / Building Control where necessary
1.2	Inspection of Council's prevailing planning policy and where relevant, emerging policy including site specific proposals and planning constraints
2.1 (a-d)	Inspection of Highways Authority data and where available, publicly available extent of highway plans
2.2 - 2.5	Inspection of the rights of way definitive map and related records
3.1 & 3.2	Inspection of Local Authority and Highways Authority data / direct contact with relevant departments
3.3	Review of Council's ability to store data and inspection of any central database where available. Inspection of any S106 agreements and supplementary planning documents
3.4	Inspection of planning policy, transport plans, public consultations, and published highway scheme data
3.5	Inspection of District, Borough and Government records concerning rail and tram proposals
3.6	Inspection of planning policy, transport plans, public consultations, and published highway scheme data
3.7	Inspection of Local Authority data / direct contact with relevant departments
3.9	Inspection of Local Authority data / direct contact with relevant departments
3.10	Inspection of Local Authority data / direct contact with relevant department
3.11	Inspection of Local Authority data / direct contact with relevant departments
3.12	Inspection of Local Authority data / direct contact with relevant department
3.13	Inspection of Local Authority data / direct contact with relevant department
3.14	Inspection of Local Authority data / environmental search or radon risk report
3.14	Inspection of Local Authority data / direct contact with relevant department

# The Search Code

## Important Consumer Protection Information

This search has been produced by FastSearch Limited, Erindale, Nairdwood Lane, Prestwood, Great Missenden, Buckinghamshire. HP16 0QQ. Tel: 01494 863392. Fax: 01494 866203. Email: [enquiries@fastsearchltd.com](mailto:enquiries@fastsearchltd.com) which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered firms maintain compliance with the Code.

### The Search Code:

- provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom
- sets out minimum standards which firms compiling and selling search reports have to meet
- promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

### The Code's core principles

Firms which subscribe to the Search Code will:

- display the Search Code logo prominently on their search reports
- act with integrity and carry out work with due skill, care and diligence
- at all times maintain adequate and appropriate insurance to protect consumers
- conduct business in an honest, fair and professional manner
- handle complaints speedily and fairly
- ensure that products and services comply with industry registration rules and standards and relevant laws
- monitor their compliance with the Code

### Complaints

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if The Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Code.

**Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.**

### TPOs Contact Details:

The Property Ombudsman scheme  
Milford House  
43-55 Milford Street  
Salisbury  
Wiltshire SP1 2BP  
Tel: 01722 333306  
Fax: 01722 332296  
Email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk)

You can get more information about the PCCB from [www.propertycodes.org.uk](http://www.propertycodes.org.uk).

**PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE**



[CLICK to go to "At a Glance"](#)

# FastSearch Limited - Complaints Procedure

## Information for Clients

FastSearch Limited is registered with the Property Codes Compliance Board as a subscriber to the Search Code. A key commitment under the Code is that firms will handle any complaints both speedily and fairly.

### If you wish to make a complaint, we will:

- Acknowledge it within 5 working days of receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

### Definition of a complaint:

- Any verbal or written expression of dissatisfaction, whether justified or not.

### How can a complaint be made?

- Complaints can be made verbally, by email or in writing by post.

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: [admin@tpos.co.uk](mailto:admin@tpos.co.uk)  
Web: [www.tpos.co.uk](http://www.tpos.co.uk)

Please note that the TPOs service is free to the complainant and where a complaint is referred to TPOs the TPOs case fee will be charged to the search firm that is the subject of the complaint.

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

Complaints should be sent to:

Andy Hale  
Managing Director  
FastSearch Limited  
Erindale  
Nairdwood Lane  
Prestwood, Great Missenden  
Buckinghamshire  
HP16 0QQ

Email: [andyhale@fastsearchltd.com](mailto:andyhale@fastsearchltd.com)  
Tel: 01494 863392  
Fax: 01494 866203

## TERMS & CONDITIONS

### Definitions

1. In these terms and conditions, the following words shall have the following meanings:

'We', 'us' and 'our' are references to FastSearch Limited

'Report' means local search report prepared by us in respect of the Property.

'Property' means the address or location supplied by the Customer or Client in the Order for the Report.

'Order' means any request completed by the Customer or Client requesting the Report.

'Customer' means the person, company, partnership or other organisation placing an Order either on their own behalf as a Client, or as an agent for the Client.

'Client' means the seller, buyer, potential buyer and a lender in respect of the Property who is the intended recipient of the Report and has an actual or potential interest in the property.

### Agreement

2. We agree to supply the Report to the Client subject to these terms and the Client indicates their acceptance of these terms when placing an order for the Report or when relying on the information in the Report.

### The Search Report

3. We will produce the Report with reasonable care and skill and it is provided to the Client on the basis that they acknowledge and agree to the following:

3.1 The information in the Report reflects that available to us on the date the Report was produced.

3.2 The information contained in a Report can change on a regular basis and we cannot be responsible to the Client for any change in the information after the date on which the Report was produced and sent to the Client or for any inaccuracies, omissions or errors on a public register.

3.3 The Report is produced for use in relation to individual domestic property transactions only and is for the Property supplied in the Order.

3.4 The Report is intended for the personal use of the client.

3.5 In providing search reports and services we will comply with the Search Code

### Liability and Insurance

4. We shall not be liable for any acts or omissions of any party for whom we are not responsible.

4.1. We shall not be liable for any incorrect entry or omission in the records searched held by the local authority, however, insurance provided with this search provides cover for errors and omissions in local authority data and records.

4.2. We accept liability for any incorrect interpretation of the records held by the local authority or any omission of such data made available by the local authority

4.3 We accept liability for death or personal injury arising from our negligence.

### Price and Payment

5. The price payable for the Report is inclusive of VAT, unless otherwise stated.

5.1 Unless the Client has an account with us for payment of the Reports, we must receive payments for Reports in full before the Report is produced.

## **Confidentiality**

6. All instructions and information received by us shall be dealt with by us in strictest confidence.

## **Copyright**

7. The copyright and intellectual property rights in the Report shall remain our property.

7.1 The client agrees to respect and not to alter any trademark, copyright notice or trading name which appears on the Report.

7.2 The Client agrees to indemnify us against any costs, claims and damage suffered by us as a result of any breach by them of the copyright terms in paragraphs 7 and 7.1.

## **General**

8. If any of term is held to be invalid or unenforceable, that provision or part of that provision shall be taken to be removed from these terms and the remaining terms will continue in full force and effect.

8.1 These terms shall be governed by English law and shall be subject to the jurisdiction of the English Courts

## **Complaints**

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

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Web site: [www.tpos.co.uk](http://www.tpos.co.uk)  
Email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk)

## **FastSearch Personal Indemnity Insurance**

**Name of Insurer: QBE Insurance Group (QBE)**  
**Limit of indemnity: £2,000,000 (in any one claim)**

**Updated May 2022**

**(RESIDENTIAL AND COMMERCIAL)****To the Policyholder/Intermediary**

A copy of this document must be provided to the insured (including any lender which are insured by the Policy) before conclusion of the insurance contract.

*If you are a solicitor, you should provide a copy of this document to your client and/or their lender and/or the purchaser's solicitors for the benefit of their client and/or their lender prior to the conclusion of the insurance contract. We assume that you are authorised by the FCA and PRA or otherwise licensed (where applicable) to provide insurance mediation activities.*

**If you are a broker**, you should disclose this document in accordance with the FCA/PRA rules.

**To the Insured**

This document provides a summary of the cover provided under the Policy purchased. It does not contain the full terms and conditions of the Policy and you should therefore read this summary in conjunction with the full Policy wording which is available upon request from FastSearch Limited (FS) to ensure you are fully aware of the terms and conditions of the cover provided.

**The Underwriter of this Policy is:-**

Stewart Title Limited ('ST') of 6 Henrietta Street, 3<sup>rd</sup> Floor, Covent Garden, London WC2E 8PS ('ST's address'). **The Policyholder is:-** Northcott Beaton Ltd of 70 Fore Street, Heavitree, Exeter EX1 2RR. The search company is FastSearch Limited (FS)

**Summary of insurance and cover provided by this Policy.**

If you are a Buyer (as defined by the Policy) who has requested or has been provided with a personal local search provided by FS ('the Search') or if you are a lender to the Buyer or are lending in a remortgage this is an indemnity policy relating to the Search. Where an answer to the particular question has been provided in the Search then cover under this Policy will apply where the answer given is incorrect, due to the negligence of or an error by the Local Authority in question or, subject to exclusions, by FS. This cover also to parts (R) and (O) of the CON 29 search. Cover also applies where in some circumstances the Local Authority have failed to provide answers in the CON 29( R ) search to FS because of its failure to supply certain information.

If you are a Buyer cover is for your loss being: the difference in market value of the Property with and without the adverse entry (as defined in the policy document) as at the date of the Search, or the amount of any undisclosed financial charge registered against the property, or any damages or costs you incur in altering or demolishing the property or any part of it because of enforcement action or threat thereof by the local planning authority, and/or any other costs incurred to mitigate the effect of the adverse entry. If you are a Lender the cover is for the Deficit you suffer as a result of the adverse entry. The Maximum Liability is the lesser of the purchase price in the case of a purchase or the mortgage advance in the case of a remortgage scenario, or £2million.

**Key features or benefits under this Policy.**

This is an indemnity insurance policy the purpose of which is to protect you so that you are reimbursed with the financial loss you incur. Subject to the terms and conditions of the Policy the cover seeks to put you back in the same position you were in prior to the claim. There is a Maximum Liability which we will pay and this is explained in the Policy.

**Key Conditions and Exclusions.****Key conditions:-**

- You must notify us immediately of any adverse entry which comes to your attention and co-operate fully with all reasonable requests by us for information and documentation and shall, at our expense, take any action required by ST to mitigate any loss or potential loss arising as a result of the adverse entry.
- If you knowingly make a claim which is false or fraudulent in any respect the cover provided under this Policy shall become void with immediate effect.
- This Policy does not cover any loss which is insured by any other policy of insurance
- Any act or omission by you, which in whole or part induces a claim under this Policy, will prejudice your position and could void the Policy.
- You or your advisors should not take any steps to compromise or settle a claim without ST's prior written consent.
- It is a condition precedent to any liability on ST that the Insured and the Policyholder have observed the conditions and warranties of the Policy.

**Key exclusions; you are not insured:-**

- for any adverse entry known to you or your advisors at the date of cover or where you know the answer given is incorrect or
- for any loss howsoever caused for which FS has the benefit of professional indemnity insurance for errors and omissions with another insurer whether or not that insurer has accepted liability, save where FS is no longer in existence and there is not in place run-off cover with another insurer.
- For any losses covered by a household buildings insurance policy
- where, had the question been answered at the date of the search, there would have been no adverse entry.
- For any loss as a result of environmental contamination or pollution
- Where the acreage of the property is over a certain limit.

A full list of Conditions and Exclusions is contained in the Policy.

**What is the Policy term?**

There is no fixed term – the Policy continues until you are no longer the owner or when the mortgage is redeemed.

**Updating the cover.**

ST can consider requests to increase or extend cover. ST will not however provide advice thereon or recommend how you should proceed. You will need to make your own decisions about how to proceed and we recommend that you seek advice from your advisor and/or the Policyholder.

**Rights of cancellation.**

You have a right to cancel the contract within 14 days of its commencement or receipt of the Policy whichever is later. Where performance of the contract has commenced at your request before expiry of the cancellation period we may require you to pay for the cover actually provided in connection with the Policy. The amount will be in proportion to the extent of the cover already provided to you in comparison with the full coverage of the contract.

**Claims under this Policy**

If you wish to notify a claim under this Policy, please contact us in writing immediately you become aware of the claim with as much detail as is available for the attention of the Company Solicitor at ST's address.

**What if you have a complaint?**

If you wish to register a complaint, please contact us by writing to 'The Company Solicitor' at ST's address or, if you are not satisfied with the response, to the Financial Ombudsman Service whose current address is in the Policy.

**The Financial Services Compensation Scheme (FSCS)**

We are covered by the FSCS. You may be entitled to compensation from the scheme if we cannot meet our obligations. This will depend on the type of business and the circumstances of the claim. Further information about compensation scheme arrangements is available from the FSCS currently contactable at 10<sup>th</sup> Floor, Beaufort House, 15 St Botolph Street, London EC3A 7QU