

LOCAL LAND CHARGES REGISTER & ENQUIRIES OF THE LOCAL AUTHORITY ACCESS & CHARGES INFORMATION PRIVATE SEARCH AGENTS

Local Land Charges Register

Local Land Charges
Legal & Democratic Services
4th Floor, City Hall
Bradford, BD1 1HY.

Telephone: 01274 432238
Fax: 01274 741230
E-Mail: landcharges.team@bradford.gov.uk

Land Charges Office opening hours & access arrangements:

Monday to Friday: 09.00 to 12 noon
Appointment only

Monday to Friday: 14.00 to 16.00
No appointment necessary

Appointments:

Maximum of 30 minutes / 6 searches. A list of addresses which a person intends to search against must be supplied by 3pm, one working day prior to the date of the appointment, which can be brought to the office, e-mailed or faxed. The appointment system is self regulating and appointments can be made a week in advance when attending the office.

Afternoon opening:

Maximum of 30 minutes / 6 searches. A signing in book is available in City Hall Reception from 08.15 hours each day. Persons wishing to search the register are seen on a first come, first served basis and are required to provide a list of the addresses to be searched when signing in.

All persons are advised to bring an up to date plan in order to identify the property accurately. Data is currently held on paper and electronic records.

Statutory charges for access

£11.00 per search.
£1.00 per additional parcel.
£27.00 maximum fee.

Charges for copy documents

Section 33 agreements: £30.00

Copy registrations: £1.50 (up to a maximum of £11.00).

All charges are payable by cash or cheque, with cheques being made payable to Bradford Council.

Enquiries of the Local Authority (CON29R)

Planning Registers

All planning information can be obtained direct from the Planning Department at the following address:

Planning Department Reception
Department of Regeneration
3rd Floor, Jacobs Well
Bradford, BD1 5RW

Telephone: 01274 434605

E-mail: planning.enquiries@bradford.gov.uk

Office opening hours:

Monday to Thursday: 09.00 to 17.00

Friday: 09.00 to 16.30

No advance notice or appointment required.

All other Information

All other property information can be obtained via the Local Land Charges Department. No appointment is necessary for Enquiries of the Local Authority only. A list of addresses, the questions required and an accurate plan showing the extent of the land/property to be searched must be provided.

The information will be requested from the relevant Council departments, whom aim to respond to enquiries within 3 working days. Completed enquiries can be collected in person or returned via post. All charges are payable by cash or cheque, with cheques being made payable to Bradford Council.

Charges for Enquiries of the Local Authority are detailed below.

Optional Enquiries of the Local Authority (CON290)

Optional Enquiries must be submitted to the Local Land Charges Department on Form CON290. An accurate plan showing the extent of the land/property to be searched must be provided.

Charges

£11.50 per question

Enquiries of the Local Authority (CON29R) - Charges

Question	Access	Fee
<p>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?</p> <p>(a) a planning permission (b) a listed building consent (c) a conservation area consent (d) a certificate of lawfulness of existing use or development (e) a certificate of lawfulness of proposed use or development (f) building regulations approval; (g) a building regulation completion certificate (h) any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme</p>	<p>(a) to (e) Planning Department</p> <p>(f) to (h) Local Land Charges Department</p>	<p>(a) to (e) No charge</p> <p>(f), (g) & (h) £10.00</p> <p>Due to system constraints we are currently unable to offer (f), (g) and (h) individually.</p>
<p>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?</p>	<p>Planning Department</p>	<p>No charge</p>
<p>2. Roadways, footways and footpaths Which of the roads, footways and footpaths named in the application for this search are:</p> <p>(a) Highways maintainable at public expense (b) Subject to adoption and, supported by a bond or bond waiver (c) to be made up by a local authority who will reclaim the cost from the frontagers (d) to be adopted by a local authority without reclaiming the cost from the frontagers</p>	<p>Local Land Charges Department</p>	<p>(a) No charge (b) £2.50 (c) £2.50 (d) £2.50</p>
<p>3.1 Land required for Public Purposes Is the property included in land required for public purposes</p>	<p>Planning Department</p>	<p>No charge</p>

Question	Access	Fee
<p>3.2 Land to be acquired for road works Is the property included in land to be required for road works</p>	<p>Local Land Charges Department</p>	<p>£2.50</p>
<p>3.3 Drainage Agreements and Consents Do either of the following exist in relation to the property</p> <p>(a) an agreement to drain buildings in combination into an existing sewer by means of a private sewer</p> <p>(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</p>	<p>Please contact Safe-Move: PO Box 99 Bradford, BD3 7YB Telephone: 0800 1 385 385. Fax: 01274 253502. Website www.save-move.co.uk</p>	<p>Please contact Safemove direct for current fees</p>
<p>3.4 Nearby Road Schemes Is the property (or will it be) within 200 metres of any of the following?</p> <p>(a) the centre line of a new trunk road or special road specified in any order, draft order or scheme</p> <p>(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</p> <p>(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</p> <p>(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, (iii) construction of a roundabout (other than a mini roundabout) or widening by construction of one or more additional traffic lanes</p> <p>(e) the centre line of the proposed route of a new road under proposals published for public consultation</p> <p style="text-align: right;"><i>Cont.</i></p>	<p>Local Land Charges Department</p>	<p>(a) £1.50 (b) £1.50 (c) £1.50 (d) £1.50 (e) £1.50</p>

Question	Access	Fee
<p>(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), (iii) widening by construction of one or more additional traffic lanes, under proposals published for public consultation</p>		<p>(f) £1.50</p>
<p>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?</p>	<p>Local Land Charges Department</p>	<p>£2.50</p>
<p>3.6 Traffic Schemes Has a local authority approved but not yet implemented any of the following for the roads, footways and footpaths which abut the boundaries of the property-</p> <ul style="list-style-type: none"> (a) permanent stopping up or diversion (b) waiting or loading restrictions (c) one way driving (d) prohibition of driving (e) pedestrianisation (f) vehicle width or weight restriction (g) traffic calming works including road humps (h) residents parking controls (i) minor road widening or improvement (j) pedestrian crossings (k) cycle tracks (l) bridge building 	<p>Local Land Charges Department</p>	<p>£8.00</p> <p>Due to system constraints we are currently unable to offer individually.</p>

Question	Access	Fee
<p>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:-</p> <p>(a) building works; (b) environment; (c) health and safety; (d) housing; (e) highways; or (f) public health</p>	<p>Local Land Charges Department</p> <p><i>(Information held by and accessed via the Planning Department – no charge)</i></p>	<p>(a) £4.00 (b) £4.00 (c) £4.00 (d) £4.00 (e) £2.00 (f) £4.00</p>
<p>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</p>	<p>Local Land Charges Department</p>	<p>£8.00</p>
<p>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 issued, serve, make or commence any of the following:-</p> <p>(a) an enforcement notice (b) a stop notice (c) a listed building enforcement notice (d) a breach of condition notice (e) a planning contravention notice (f) another notice relating to breach of planning control; (g) a listed building repairs notice (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) a building preservation notice</p> <p style="text-align: right;"><i>Cont.</i></p>	<p>Planning Department</p>	<p>No Charge</p>

Question	Access	Fee
(j) a direction restricting permitted development (k) an order revoking or modifying planning permission (l) an order requiring discontinuance of use or alteration or removal of building works (m) a tree preservation order (n) Proceedings to enforce a planning agreement or planning contribution		
3.10 Conservation Area Do the following apply in relation to the property- (a) The making of the area a Conservation Area before 31 August 1974 (b) An unimplemented resolution to designate the area a Conservation Area	Planning Department	No charge
3.11 Compulsory Purchase Has any enforceable order or decision been made to compulsorily purchase or acquire the property	Local Land Charges Department <i>(Information held by and accessed via the Planning Department – no charge)</i>	£4.00
3.12 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; (b) In relation to a register maintained under section 78R of the Environmental Protection Act 1990:- (i) A decision to make an entry; or (ii) an entry; or (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	Local Land Charges Department	(a) No Charge (b)(i) £3.00 (b)(ii) No Charge (c) £3.00

Question	Access	Fee
3.13 Radon Gas Do records indicate that the property is in a “Radon Affected Area” as identified by the Health Protection Agency	Local Land Charges Department	£4.00
All Enquiries - £83.50		

Any comments, suggestions or complaints regarding the Local Authority service should be forwarded to:

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 Legal & Democratic Services
 4th Floor, City Hall
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 E-mail: landcharges.team@bradford.gov.uk
 Website: www.bradford.gov.uk/landcharges