

Official Local Authority Search Commercial (CON29R + LLC1)



Search Details

Prepared for: Farleys Solicitors
Matter: LAN0386.0002
Client address: 22-27 Richmond Terrace, Blackburn Lancashire, BB1 7AF

Property:
Land South West Of The Bell Inn, Church Lane, Langford, Lechlade, GL7 3LG

Local Authority:
West Oxfordshire District Council
Elmfield, New Yatt Road, Witney, OX28 1PB

Date Returned: 27/11/2024	Property type: Agriculture / Large Site
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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:

North of Church Lane, Church
Lane, Langford, Lechlade, GL7
3LG

Reference:

000 250 040

Time and date:

09:56:05 on 8 November 2024

Map:

 Search area

Map key:

 Search area  Charge area

There are 6 local land charges in your search area.

Category

Planning - Conditional planning consent



Dotted line shows your search area

Location

3 Church Row Langford

Description

Installation of air source heat pump.

Law

Town and Country Planning Act 1990 section 70

Legal document

Planning permission

Originating authority

West Oxfordshire District Council

Authority reference

11/1317/P/FP

Source information

<https://www.westoxon.gov.uk/planning-and-building/>

Registration date

13 October 2011



Charge area

Creation date

13 October 2011

HM Land Registry reference

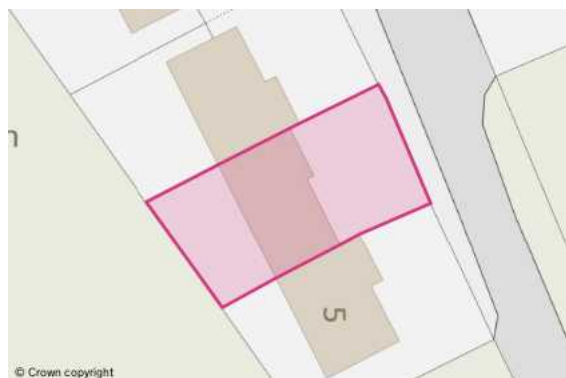
LLC-45GJQ

Category

Planning - Conditional planning consent



Dotted line shows your search area



Charge area

Location

4 Church Row
Street Through Langford
Langford
Lechlade
Oxfordshire
GL7 3LR

Description

Installation of an air source heat pump.

Law

Town and Country Planning Act 1990 section 70

Legal document

Planning permission

Originating authority

West Oxfordshire District Council

Authority reference

11/1321/P/FP

Source information

<https://www.westoxon.gov.uk/planning-and-building/>

Registration date

13 October 2011

Creation date

13 October 2011

HM Land Registry reference

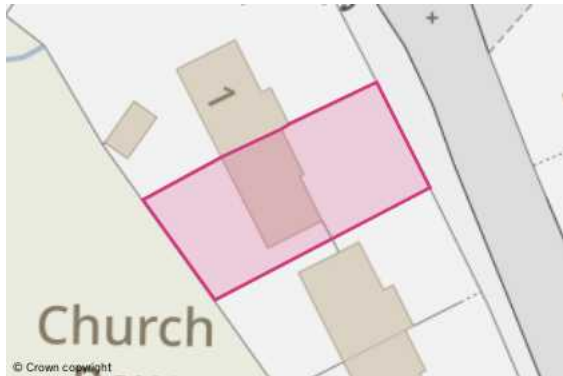
LLC-45GJS

Category

Planning - Conditional planning consent



Dotted line shows your search area



Charge area

Location

2 Church Row
Street Through Langford
Langford
Lechlade
Oxfordshire
GL7 3LR

Description

Installation of air source heat pump.

Law

Town and Country Planning Act 1990 section 70

Legal document

Planning permission

Originating authority

West Oxfordshire District Council

Authority reference

11/0320/P/FP

Source information

<https://www.westoxon.gov.uk/planning-and-building/>

Registration date

15 April 2011

Creation date

15 April 2011

HM Land Registry reference

LLC-45FRF

Category

Planning - Conditional planning consent



Dotted line shows your search area

Location

The Old Post Office
Street Through Langford
Langford
Lechlade
Oxfordshire
GL7 3LF

Description

Refurbishment & conversion of former post office to residential use.

Law

Town and Country Planning Act 1990 section 70

Legal document

Planning permission

Originating authority

West Oxfordshire District Council



Charge area

Authority reference

W2002/1525

Source information

<https://www.westoxon.gov.uk/planning-and-building/>

Registration date

21 November 2002

Creation date

21 November 2002

HM Land Registry reference

LLC-45SBX

Category

Planning - Conditional planning consent



Dotted line shows your search area



Charge area

Location

The Old Post Office
Street Through Langford
Langford
Lechlade
Oxfordshire
GL7 3LF

Description

Internal & external alterations to convert former post office to residential use.

Law

Planning (Listed Buildings and Conservation Areas) Act 1990
section 17

Legal document

Planning permission

Originating authority

West Oxfordshire District Council

Authority reference

W2002/1526

Source information

<https://www.westoxon.gov.uk/planning-and-building/>

Registration date

21 November 2002

Creation date

21 November 2002

HM Land Registry reference

LLC-45SBY

Category

Planning - Conservation area



Dotted line shows your search area



Charge area

Location

Langford

Description

Langford CA

Law

Not provided

Legal document

Notice

Originating authority

West Oxfordshire District Council

Authority reference

CONARA/000427

Source information

<https://www.westoxon.gov.uk/planning-and-building/>

Registration date

12 August 1992

Creation date

12 August 1992

HM Land Registry reference

LLC-44XFF



REPLIES TO STANDARD ENQUIRIES OF LOCAL AUTHORITY (2016 Edition)

Applicant:

InfoTrack
Level 11
91, Waterloo Road
London
SE1 8RT

Search Reference: 2425_00434

NLIS Reference:

Date: 27-Nov-2024

Property:

Land South West Of The Bell Inn
Street Through Langford
Langford
Oxfordshire

Other Roads etc:

Access of Church Lane
Lower Farm Cottages

I refer to your Standard 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 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

Reference: 14/01504/FUL

Remove existing garage and store. Construct new single and two storey extensions to accommodate 5no. letting bedrooms.

The Bell Inn

Langford

Lechlade

Oxfordshire

GL7 3LF

Date Decision Issued : 05/01/2015

Decision :Application Withdrawn

(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

Informative

(for 1.1(a) to 1.1(i))

Copies of Planning Decision Notices may be obtained from: Planning, West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, OX28 1PB or alternatively through the Council web site

(j) building regulation approval

None

(k) building regulation completion certificate and

None

(l) any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme?

None

Informative

(for 1.1(j) & 1.1(l))

(1) *The above replies do not cover other properties in the vicinity of the property.*

(2) *As from 1 April 2002 the installation of a replacement window, roof light 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.*

(3) *Please note that West Oxfordshire District Council does not currently hold full listings of competent persons prior to April 2007. Basic information on type of installation and when it was carried out may be obtained from: Building Control, West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, OX28 1PB or alternatively through the Council web site.*

(4) *From 1st October 2023 the Building Safety Regulator became the Building Control Authority for high-rise buildings. High-rise buildings are defined as having 7 or more storeys and/or being 18 metres or more high, and either having at least 2 residential units or being hospitals or care homes (during design and construction). Enquiries should be made with the Building Safety Regulator for answers to questions 1.1j,k & l for applications received on high rise buildings since 1st October 2023. For further information please visit <https://www.hse.gov.uk/building-safety/regulator.htm> . Information on the Regulator is also available here [Building Safety Hub | Building Safety Regulator](#) . You may also wish to make enquiries of developers of new buildings and/or managing agents of existing buildings.*

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?

The following is a list of all the development plan documents current for West Oxfordshire and specific policies or proposals which may affect this property:

- West Oxfordshire Local Plan 2031. Adopted September 2018. This can be accessed via the following link: <https://www.westoxon.gov.uk/planning-and-building/planning-policy/local-plan-2031/>
- Emerging West Oxfordshire Local Plan 2041. Please note that, at present, this local plan remains at draft stage and does not yet replace the existing Local Plan 2031. More information is available at: <https://www.westoxon.gov.uk/planning-and-building/planning-policy/local-plan-2041/>.
- Neighbourhood Plans. There are nine made (adopted) neighbourhood plans in the District covering Cassington, Charlbury, Chipping Norton, Eynsham, Hailey, Milton-under-Wychwood, Shilton, South Leigh and Woodstock. More information regarding these made plans is available at: <https://www.westoxon.gov.uk/planning-and-building/planning-policy/neighbourhood-planning/made-neighbourhood-pla>

ns/

- Salt Cross Garden Village Area Action Plan. This relates to the establishment of a new garden village to the north of the A40 near Eynsham. This has yet to be adopted and is due to be examined in 2024. More information is available at: <https://www.westoxon.gov.uk/planning-and-building/planning-policy/salt-cross-garden-village/>

- Oxfordshire Minerals and Waste Local Plan adopted July 1996 includes 16 saved policies, Oxfordshire Minerals and Waste Local Plan Part 1: Core strategy adopted on 12 September 2017. Both documents will be replaced by the Oxfordshire Minerals and Waste Plan once adopted (expected in 2026). More information is available at: <https://www.oxfordshire.gov.uk/residents/environment-and-planning/planning/planning-policy/minerals-and-waste-policy>

The following land use designations specifically apply to this property:

Policy EH2 – Landscape character

Policy EH9 – Historic environment

Policy EH10 - Conservation areas

Policy CA5 – Carterton sub-area strategy

Policy H1 – Amount and distribution of housing

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 following only are publicly maintainable under the Highways Act 1980 (refer to plan submitted with your search):-
Street Through Langford and Church Lane

Informative

It should be noted that this answer does not imply that all of the associated footpaths, verges etc form part of the adopted highway. The Council is unable to confirm the precise extent of the publicly maintainable highway as we are not permitted to do so by the Local Highway Authority, Oxfordshire County Council. For further information please contact Oxfordshire County Council, Land and Highway Records, Speedwell House, Speedwell Street, Oxford OX1 1NE. A further fee may be required.

(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

It should be noted that this answer does not imply that all of the associated footpaths, verges etc form part of the adopted highway. The Council is unable to confirm the precise extent of the publicly maintainable highway as we are not permitted to do so by the Local Highway Authority, Oxfordshire County Council. For further information please contact Oxfordshire County Council, Land and Highway Records, Speedwell House, Speedwell Street, Oxford OX1 1NE. A further fee may be required.

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?

None

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

None

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?

None

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

If applicable, routes are marked as indicated at 2.2 - 2.4

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.

Informative

Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

3.2 Land to be acquired for road works

Is the property included in land to be acquired for road works?

No.

Informative

Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

3.3 Drainage matters

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

In 2012, under the Flood and Water Management Act 2010 (FWMA), Oxfordshire County Council (OCC) became the Lead Local Flood Authority with responsibility for managing the risk of flooding from surface water, groundwater and ordinary watercourses. However, Schedule 3 of the FWMA has yet to be enacted, therefore OCC is not legally required to record details of sustainable drainage systems, maintenance responsibilities or surface water drainage charges for any individual properties. Nonetheless, some information relating to property SuDS may have been submitted with the relevant planning application which can be viewed on the Council's website: <http://publicaccess.westoxon.gov.uk/online-applications/>. It should be noted, however, that once applications have progressed to determination, these details are often removed from the website

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

For single properties, the owner will be responsible for maintenance, for communal SUDS the management plan will specify who is responsible.

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

Surface Water Drainage providers for West Oxfordshire are:
<https://www.stwater.co.uk/>

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
- (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

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 a roundabout (other than a mini roundabout)
- (iii) widening by construction of one or more additional traffic lanes, under proposals published for public consultation

No.

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

Informative

If the property sits near to the County boundary, you may also wish to make enquiries of 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

(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

Informatives

'Box C' roads (within 200m of the property) will ordinarily be answered. In some circumstances, road closure orders can be obtained by third parties from Magistrates Courts, or can be made by the Secretary of State for Transport, without involving the Council. Schemes that have been, or are currently being implemented, will not be disclosed as they can be ascertained by a visual inspection. If the property sits near to the County boundary, you may also wish to make enquiries of the neighbouring Local Authority

Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

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 and safety

No

(d) housing

No

(e) highways

No

(f) public health

No

(g) flood and coastal erosion risk management

No

Informative

Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

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?

No
No

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

Informative

Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

(b) a stop notice

No

(c) a listed building enforcement notice

No

Informative

Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

(d) a breach of condition notice

No

(e) a planning contravention notice

No

(f) another notice relating to breach of planning control

No

Informative

Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

(g) a listed building repairs notice

No

Informative

Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

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

No

Informative

Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

(i) a building preservation notice

No

Informative

Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

(j) a direction restricting permitted development

No

Informative

Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

(k) an order revoking or modifying planning permission

No

Informative

Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

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

No

Informative

Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

(m) a tree preservation order

No

Informative

Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

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

No

Informative

Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

Informative

National Park authorities also have the power to serve a building preservation notice, so an enquiry should also be made with them.

3.10 Community infrastructure levy (CIL)

(a) Is there a CIL charging schedule?

The draft Charging Schedule has been withdrawn, there is no CIL in place at present.

(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:-

N/A

Informative

Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

(c) Has any demand notice been suspended?

N/A

(d) Has the Local Authority received full or part payment of any CIL liability?

N/A

Informative

Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

(e) Has the Local Authority received any appeal against any of the above?

N/A

(f) Has a decision been taken to apply for a liability order?

N/A

Informative

Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

(g) Has a liability order been granted?

N/A

Informative

Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

(h) Have any other enforcement measures been taken?

N/A

Informative

Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

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

None

(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

Informative

Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

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

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

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?

See Informative below

Informative

West Oxfordshire District Council does not hold detailed information on radon levels within its area. Information about a risk to a property from Radon is held at: www.ukradon.org

3.15 Assets of Community Value

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

No

Informative

Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

(b) If the property is listed:

No

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.