

# Official Local Authority Search (CON29R + LLC1)



## Search Details

**Prepared for:** Anthony Collins  
**Matter:** LVW/028952.1355  
**Client address:** 134 Edmund Street, West Midlands, B3 2ES

**Property:**  
64A, Palm Grove, Prenton, CH43 1TG

**Local Authority:**  
Wirral Metropolitan Borough Council  
Town Hall, Brighton Street, Wallasey, Wirral, CH44 8ED

<b>Date Returned:</b> 02/11/2022	<b>Property type:</b> Residential
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Official Number: POST/22/01422

Name and address to which certificate is to be sent:

Register of Local Land Charges

**INFO TRACK**  
**Property Searches**  
Level 11,  
91 Waterloo Road  
LONDON  
SE1 8RT

Details of Requisition for Search and Official Certificate of Search

**Wirral Council**

Enquirer's Ref: 32061664:LVW/028952.1355

Alan Evans  
Director of Regeneration & Place  
PO Box 290  
Brighton Street  
Wallasey  
CH27 9FQ

[www.wirral.gov.uk](http://www.wirral.gov.uk)

Telephone: 0151 691 8256  
Email: [landcharges@wirral.gov.uk](mailto:landcharges@wirral.gov.uk)

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### Details of requisition for search

*(A separate requisition must be made in respect of each parcel of land except as explained on the LLC1)*

An official search is required in the register of local land charges kept by the above- named registering authority for subsisting registrations against the land defined in the attached plan and described below.

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Description of land sufficient to enable it to be identified:

Address: Flat A, 64 PALM GROVE, OXTON, CH43 1TG

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Date: 31/10/2022

Fee received: £130.28

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### Official Certificate of Search

It is hereby certified that the search requested above reveals the 1 registration described in the Schedule hereto up to and including the date of this certificate.

Signed:

Alan Evans  
Director of Regeneration & Place  
on behalf of Wirral Borough Council

Date: 2 November, 2022

**LOCAL LAND CHARGES REGISTER**

For all of the Registrations revealed below, the following details apply:

Originating Authority:	Metropolitan Borough of Wirral (Town Hall, Brighton Street, Wallasey, Wirral, Merseyside. CH44 8ED)
Place of Inspection:	Local Land Charges Section South Annexe Brighton Street WALLASEY Wirral CH44 8ED

**PART 04 - MISCELLANEOUS CHARGES**

<b>Reference:</b>	<b>Smoke Control Order</b>
Description:	Clean Air Act 1956, Section 11

## Law Society CON29 Enquiries of Local Authority (2016)

Property Address: Flat A, 64 PALM GROVE, OXTON, CH43 1TG

**PLANNING AND BUILDING REGULATIONS****1.1 Planning and Building Regulation Decisions and Pending Applications**

<b>Which of the following related to the property have been granted, issued or refused or (where applicable) are the subject of pending applications or agreements?</b>
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<b>(a) a planning permission</b>
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None.
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<b>(b) a listed building consent</b>
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None.
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<b>(c) a conservation area consent</b>
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None.
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<b>(d) a certificate of lawfulness of existing use or development</b>
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None.
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<b>(e) a certificate of lawfulness of proposed use or development</b>
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None.
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<b>(f) a certificate of lawfulness of proposed works for listed buildings</b>
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None.
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<b>(g) a heritage partnership agreement</b>
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None.
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<b>(h) a listed building consent order</b>
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None.
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**(i) a local listed building consent order**

None.

**INFORMATIVE: The local authority's computerised records for Planning Applications do not extend back before 1st April 1974 and this reply covers only the period since that date.**

**(j) building regulations approval**

None.

**INFORMATIVE: The local authority's computerised records for Building Regulations do not extend back before 2nd January 1986 and this reply covers only the period since that date.**

**(k) a 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?**

Yes, the following building regulations certificates or notices have been issued in respect of work carried out under a competent person self-certification scheme:

NICEIC Air conditioning/ ventilation system/ extractor fanRing/ radial power circuitSpecial location (room containing bath or shower, swimming pool, sauna)Fire/ security/ environmental control systemLighting circuitMain/ supplementary equipotential bondingCookerExtension to circuit (in kitchen, special location/ installation)FlatKitchenNew installation, rewire or partial rewireShower (electrically heated or pumped)New consumer unitOne or more new circuits, 29/06/2009 - 64A PALM GROVE, PRENTON, CH43 1TG

GASAFE record for Install a gas-fired boiler, 04/03/2019 - Flat A, 64 PALM GROVE, OXTON, CH43 1TG

**INFORMATIVE: The local authority may not always be aware of such works and enquiries should also be made of the seller.**

## 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?**

Wirral Council has published its Submission Draft Local Plan 2021-2037 ( regulation 19) for representations. When adopted the plan will replace the UDP as the Statutory Development Plan. A link to the document can be found here:  
<https://www.wirral.gov.uk/planning-and-building/local-plans-and-planning-policy/wirral-new-local-plan/new-local-plan>

Identified in the Unitary Development Plan for Wirral adopted in February 2000. For further information please go to [www.wirral.gov.uk/udp](http://www.wirral.gov.uk/udp), or if you do not have access to the internet contact 0151 691 8110.

**INFORMATIVE:** This reply reflects policies for proposals in any existing development plan and any formally proposed alteration or replacement plan, but does not include policies contained in planning guidance notes.

Density and Design Guideline Area  
Unitary Development Plan - Primarily Residential

## 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**

Yes, the following roads are adopted:  
Palm Grove

**INFORMATIVE: If a road, footpath, or foot way is not a highway, there may be no right to use it. The council cannot express an opinion, without seeing the title plan of the property and carrying out an inspection, whether or not any existing or proposed highway directly abuts of the property.**

**(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.

**Public Rights of Way**

<b>2.2 Is any public right of way which abuts on, or crosses the property, shown on a definitive map or revised definitive map?</b>
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No.
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<b>2.3 Are there any pending applications to record a public right of way that abuts, or crosses the property, on a definitive map or revised definitive map?</b>
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No.
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<b>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?</b>
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No.
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<b>2.5 If so, please attach a plan showing the approximate route.</b>
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Not applicable
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**OTHER MATTERS**

**Apart from matters entered on the registers of local land charges, do any of the following matters apply to the property? How can copies of relevant documents be obtained?**

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.

In relation to the matters detailed below, copies of relevant documents may be obtained from the Council as follows:

Q3.1, Q3.2, Q3.4, Q3.5, Q3.6, Q3.7, Q3.8, Q3.9, Q3.11, Q3.12, Q3.13, Q3.14, Q3.15 - Delivery Services, South Annexe, Brighton Street, Wallasey, Wirral, CH44 8ED.

**3.1 Land required for Public Purposes**

<b>Is the property included in land required for public purposes?</b>
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No.
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**3.2 Land to be acquired for Road Works**

<b>Is the property included in land to be acquired for road works?</b>
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No.
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### 3.3 Drainage matters

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

Not Known

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

Not Known

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

Not Known

**INFORMATIVE:** Schedule 3 of the Flood and Water Management Act 2010 has yet to be enacted, therefore the Council is not legally required to record details of property related SuDS. However, some information relating to property SuDS may have been submitted with the relevant planning application which can be viewed on the Council's website.  
<https://planning.wirral.gov.uk/online-applications/>

For new builds, information should be sought from the developer, including clarification on any maintenance responsibilities a property owner may inherit or any maintenance agreements they may be required to fund should any exist through a management company.

Water and Sewerage Companies will normally include a surface water charge in their bills where roof water from a property connects to a public surface water sewer.

Drainage infrastructure serving a single property within the curtilage of that property will be the responsibility of the home owner to maintain, unless directed otherwise.

### 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.

### 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?**

Yes, as part of the Wirral Waters Regeneration Project, Peel Holding have proposals for a light rail system known as "Wirral Streetcar."

For further information and a schematic please refer to  
<http://www.wirralwaters.co.uk/projects/wirral-street-car/>

Peel Land & Property  
Peel Dome, The Trafford Centre  
Manchester M17 8PL  
Tel: +44(0)161 629 8200

### 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.

**INFORMATIVE:** In some circumstances, road closure orders can be obtained by third parties from magistrate courts or can be made by the Secretary of State for Transport, without involving the Council.

(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

<b>(i) minor road widening or improvement</b>
No

<b>(j) pedestrian crossings</b>
No

<b>(k) cycle tracks</b>
No

<b>(l) bridge building</b>
No

**INFORMATIVE: 3.6 Traffic Schemes enquiry is designed to reveal matters that are yet to be implemented and/or could not be ascertained by a visual inspection. Schemes that have, or are currently being implemented will not be referred to in answer to this enquiry.**

### 3.7 Outstanding Notices

<b>Do any statutory notices which relate to the following matters subsist in relation to the property other than those revealed in response to any other enquiry in this form?</b> <b>(a) building works</b>
No.

<b>(b) environment</b>
No.

<b>(c) health and safety</b>
No.

<b>(d) housing</b>
No.

<b>(e) highways</b>
No.

**(f) public health**

No.

**(g) flood and coastal erosion risk management**

No.

**INFORMATIVE : This answer relates to any notice issued by the Council, as Lead Local Flood Authority, under the Land Drainage Act 1991 and under the Coast Protection Act 1949, as amended by the Flood and Water Management Act 2010.**

**In addition to the information held by the local authority, some information may also be held by the Environment Agency, please go to:**

**<https://www.gov.uk/government/organisations/environment-agency>**

### **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.

### **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**

None unless revealed in question 3.9(a).

**(d) a breach of conditions notice**

No.

**(e) a planning contravention notice**

No.

**(f) another notice relating to breach of planning control**

No.

**(g) a listed building repairs notice**

No.

**(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.

**(i) a building preservation notice**

No.

**(j) a direction restricting permitted development**

No.

**(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.

### 3.10 Community Infrastructure Levy (CIL)

<b>(a) Is there a CIL charging schedule?</b>
No.

<b>(b) If yes, do any of the following subsist in relation to the property, or has a local authority decided to issue, serve, or commence any of the following:-</b> <b>(i) a liability notice?</b> <b>(ii) a notice of chargeable development?</b> <b>(iii) a demand notice?</b> <b>(iv) a default liability notice?</b> <b>(v) an assumption of liability notice?</b> <b>(vi) a commencement notice?</b>
Not applicable.

<b>(c) Has any demand notice been suspended?</b>
Not applicable.

<b>(d) Has the Local Authority received full or part payment of any CIL liability?</b>
Not applicable.

<b>(e) Has the Local Authority received any appeal against any of the above?</b>
Not applicable.

<b>(f) Has a decision been taken to apply for a liability order?</b>
Not applicable.

<b>(g) Has a liability order been granted?</b>
Not applicable.

<b>(h) Have any other enforcement measures been taken?</b>
Not applicable.

### 3.11 Conservation Area

<b>Do the following apply in relation to the property?</b> <b>(a) the making of the area a Conservation Area before 31 August 1974</b>
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 compulsory 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.

**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.**

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

**(i) a decision to make an entry**

**(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.

### 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?**

The property is not located in an area which had been identified by BR211 (1999 Edition) as requiring basic or full protective measures.

### 3.15 Assets of Community Value

<p><b>(a) Has the property been nominated as an asset of community value? If so:-</b></p> <p><b>(i) Is it listed as an asset of community value?</b></p> <p><b>(ii) Was it excluded and placed on the 'nominated but not listed' list?</b></p> <p><b>(iii) Has the listing expired?</b></p> <p><b>(iv) Is the Local Authority reviewing or proposing to review the listing?</b></p> <p><b>(v) Are there any subsisting appeals against the listing?</b></p>
No.

<p><b>(b) If the property is listed:</b></p> <p><b>(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?</b></p> <p><b>(ii) Has the Local Authority received a notice of disposal?</b></p> <p><b>(iii) Has any community interest group requested to be treated as a bidder?</b></p>
Not Applicable



Law Society CON290 Enquiries of Local Authority (2016)

Property Address: Flat A, 64 PALM GROVE, OXTON, CH43 1TG

**ROAD PROPOSALS BY PRIVATE BODIES**

**4. What proposals by others have been approved, or are the subject of pending applications, the limits of construction of which are adjoining or adjacent to the property, for-**  
**(a) The construction of a new road, or**

None.

**(b) The alteration or improvement of an existing road, involving the construction, whether or not within existing highways limits, of a subway, underpass, flyover, footbridge, elevated road, dual carriageway, the construction of a roundabout (other than a mini roundabout), or the widening of an existing road by the construction of one or more additional traffic lanes?**

None.

**PIPELINES**

**8. Has a map been deposited under s.35 of the Pipelines Act 1962, or Schedule 7 of the Gas Act 1986, showing a pipeline laid through, or within 100 feet (30.48 metres) of the property?**

None.

**LAND MAINTENANCE NOTICES**

**15. Has the local authority authorised the service of a maintenance notice under s.215 of the Town & Country Planning Act 1990?**

No.

**FLOOD DEFENCE AND LAND DRAINAGE CONSENTS**

**21. Has any flood defence or land drainage consent relating to the property been given or refused, or (if applicable) is the subject of a pending application?**

No.

These replies have been given in accordance with the notes appended to the 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.

**Signed:**



**ALAN EVANS,  
DIRECTOR OF REGENERATION & PLACE**

**Dated:** 02/11/2022