

ENQUIRIES OF LOCAL AUTHORITY



Search prepared for:

**BLACK NORMAN (JC)
67/71 CORONATION ROAD
CROSBY
L23 5RE**

Tel: 0151 931 2777 Fax: 0151 931 4950

Search Number: 3194458

Your Reference: 58919/JC

Property:

26 GREAT GEORGES ROAD
LIVERPOOL
L22 1RD

UPRN: 000041037710

Other roadways, footpaths and footways:

REAR ACCESS

Plan attached Yes

Optional enquiries to be answered Yes

Additional enquiries are to be attached on a separate sheet No

Search prepared by and any enquiries to:

**The Property Search Group
Maghull Business Centre 1 Liverpool Road North
Maghull
L31 2HB**

Tel: 0844 800 8506 Fax: 0844 800 8507

Email: janetjenkins@propertysearchgroup.co.uk

Optional Enquiries:

4. Road proposals by private bodies
5. Public path and byways
6. Advertisements
7. Completion notices
8. Parks and countryside
9. Pipelines
10. Houses in multiple occupation
11. Noise abatement
12. Urban development areas
13. Enterprise zones
14. Inner urban improvement areas
15. Simplified planning zones
16. Land maintenance notices
17. Mineral consultation areas
18. Hazardous substance consents
19. Environmental and pollution notices
20. Food safety notices
21. Hedgerow notices
22. Common land, town and village greens

THIS SEARCH IS NOT AUTHORISED FOR INCLUSION IN A HIP AS A COMPONENT.
IF YOU REQUIRE A HIP COMPLIANT SEARCH, PLEASE CONTACT YOUR LOCAL PSG OFFICE.

On behalf of The Property Search Group

Signed:

Date: 22/06/2010

Information obtained at SEFTON METROPOLITAN BOROUGH COUNCIL, CROWN BUILDINGS, 9-11 EASTBANK STREET, SOUTHPORT, PR8 1DL and other sources.
For further information contact The Property Search Group.

ENTRIES RELATING TO LAND AND PREMISES KNOWN AS:

26 GREAT GEORGES ROAD
LIVERPOOL
L22 1RD

LOCAL LAND CHARGE REGISTER ENTRIES:

1. PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT 1990 - SECTION 69
CHRIST CHURCH WATERLOO CONSERVATION AREA
DATE OF REGISTRATION 15/09/2004

PLANNING REGISTER ENTRIES SINCE: 01/01/1974

1. S/2002/0580 CHANGE OF USE OF THE PREMISES FROM A SHOP AND DWELLING TO TWO SELF
CONTAINED FLATS
APPROVED WITH CONDITIONS 17/09/2002

BUILDING REGULATION APPLICATIONS SINCE: 01/07/2002

1. 024203 ALTERATIONS TO EXISTING SHOP AND 2 FLATS
APPLICATION DATE 23/04/2003
2. 026140 ALTERATIONS TO EXISTING SHOP AND 2 FLATS
APPLICATION DATE 14/07/2003
START DATE 29/05/2007
COMPLETION DATE 30/05/2007

OTHER DETAILS:

PLEASE NOTE THE FOLLOWING INFORMATION:

THIS PROPERTY LIES CLOSE TO A RAILWAY LINE

PLANNING APPLICATIONS RELATING TO LAND ADJOINING THE CURTILAGE OF THE
ADDRESS SEARCHED DO NOT FALL WITHIN THE SCOPE OF THIS REPORT.

**PART I - STANDARD ENQUIRIES
(APPLICABLE IN EVERY CASE)**

1. PLANNING AND BUILDING REGULATIONS

1.1 Which of the following relating to the property have been granted, issued or refused or (where applicable) are the subject of pending applications:

- (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 regulation approvals;
- (g) a building regulation completion certificate; and
- (h) any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme

How can copies of the decisions be obtained?

INFORMATIVE:

If building control for the property is currently administered by an outside body the seller or developer should be asked to provide evidence of compliance with building regulations.

1.2 Planning Designations & 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?

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

2. ROADS

Which of the roads, footways and footpaths named in the application for this search are:

- (a) highways maintainable at public expense:

SEE PAGE 2

NONE SINCE 01/01/1974

SEE PAGE 2

NONE SINCE 01/01/1974

NONE SINCE 01/01/1974

SEE PAGE 2

1.1 (g) - (h) PLEASE REFER TO FOOTNOTE

PLEASE CONTACT YOUR LOCAL PSG OFFICE WHO WILL OBTAIN COPIES FOR YOU.

INFORMATIVE:

The owner or occupier of the property should be asked to produce any such certificate.

The seller or developer should be asked to provide evidence of compliance with building regulations.

PRIMARILY RESIDENTIAL AREA
CONSERVATION AREA

THIS PROPERTY LIES WITHIN THE SEAFORTH/WATERLOO HOUSING MARKET RENEWAL AREA. FOR FURTHER INFORMATION PLEASE CONTACT THE HOUSING MARKET RENEWAL TEAM AT SEFTON COUNCIL ON (0151) 934 4830

THIS PROPERTY ABUTS A SCHOOL THE MARINE LAKE IS DESIGNATED AS URBAN GREENSPACE/SITE OF LOCAL BIOLOGICAL OR GEOLOGICAL INTEREST/COUNTRYSIDE RECREATION AREA

THE MARINE GARDEN IS DESIGNATED AS URBAN GREENSPACE/SITE OF LOCAL BIOLOGICAL OR GEOLOGICAL INTEREST/COUNTRYSIDE RECREATION AREA/COASTAL PLANNING ZONE THIS PROPERTY LIES CLOSE TO AREAS DESIGNATED AS:-

- i) URBAN GREENSPACE
- ii) PRIMARILY RESIDENTIAL AREA

GREAT GEORGES ROAD - YES

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

REAR ACCESS - NO

NONE

(c) to be made up by a Local Authority who will reclaim the cost from the frontagers; or

NONE

(d) to be adopted by a Local Authority without reclaiming the cost from the frontagers?

NONE

If a road, footpath or footway is not a highway, there may be no right to use it. The Company cannot express an opinion without seeing the title plan of the property and requesting the Local Authority to carry out an inspection, whether or not any existing or proposed highway directly abuts the boundary of the property.

3. OTHER MATTERS

From records inspected, do any of the following matters apply to the property?

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 roadworks?

NO

3.3 Drainage Agreements and Consents

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

(a) an agreement to drain buildings in combination into an existing sewer by means of a private sewer; or

NO

(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?

NO

Enquiries about drainage should also be made of the local sewerage undertaker. For further information please refer to CON29DW report.

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 of 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 for 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 the 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 for a proposed alteration or improvement to an existing road involving the construction of a

NO

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?

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

Is the property (or will it be) within 200 metres of the centre line of a proposed railway, tramway, light railway or monorail?

NONE

3.6 Traffic Schemes

Has a Local Authority approved but not yet implemented any of the following for roads, footways and footpaths which abut the boundaries of the property:

- (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; or
- (l) bridge building?

3.6 (a) - (l) PLEASE REFER TO FOOTNOTE

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 Local Authority within which the property is located.

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:

- (a) building works;
- (b) environment;
- (c) health and safety;
- (d) housing;
- (e) highways; or
- (f) public health?

NONE REGISTERED

NONE REGISTERED

NONE REGISTERED

NONE REGISTERED

NONE REGISTERED

NONE REGISTERED

3.8 Contravention of Building Regulations

Has a Local Authority authorised in relation to the property any proceedings for the contravention of any provision contained in building regulations?

NONE REGISTERED

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;
- (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;

NONE REGISTERED

NONE REGISTERED

NOT APPLICABLE

NONE REGISTERED

NONE REGISTERED

NONE REGISTERED

- (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;
- (j) a direction restricting permitted development;
- (k) an order revoking or modifying a planning permission;
- (l) an order requiring discontinuance of use or alteration or removal of buildings or works;
- (m) a tree preservation order; or
- (n) proceedings to enforce a planning agreement or planning contribution?

NOT APPLICABLE
 NOT APPLICABLE
 NONE REGISTERED
 NONE REGISTERED
 NONE REGISTERED
 NONE REGISTERED
 NONE REGISTERED
 NOT APPLICABLE

3.10 Conservation Area

Do any of the following apply in relation to the property:

- (a) the making of the area a conservation area before 31st August 1974; or
- (b) an unimplemented resolution to designate the area a conservation area?

3.10 (a) - (b) - SEE PAGE 2

3.11 Compulsory Purchase

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

NONE REGISTERED

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;
 - (ii) or 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?

NONE REGISTERED

NONE REGISTERED
 NONE REGISTERED
 NONE REGISTERED

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 council in whose area adjacent or adjoining land is situated.

3.13 Radon Gas

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

NO

INFORMATIVE:

'Radon Affected Area' means a part of the country with a 1% probability or more of present or future homes being above the Action Level. Such areas are designated by the Health Protection Agency which also advises Government on the numerical value of the 'Radon Action Level' (the recommended maximum radon concentration for present homes expressed as an annual average concentration in the home. Radon concentrations above the Action Level should be reduced below it and become as low as reasonably practicable).

Radon preventative measures are required for new buildings in higher risk areas. For new properties the builder and/or the owners of properties built after 1988 should say whether protective measures were incorporated in the construction of the property. Further information on radon, including an indicative version of the Radon Affected Areas map, the associated health risks and common questions and answers is available on the Health Protection Agency

(HPA) website (www.hpa.org.uk/radiation/radon/index.htm).
Alternatively information can be requested from HPA by telephone (0800 614529 (24h) or 01235 822622 (D/T)) or by writing to Radon Studies, Health Protection Agency, Radiation Protection Division, Chilton, Didcot, Oxon, OX11 0RQ

A guide containing further information about Radon Affected Areas is available free from DEFRA

5.1 Public Paths or Byways

Is any footpath path, bridleway, restricted byway or byway open to all traffic which abuts on, or crosses the property shown in a definitive map or revised definitive map prepared under part IV of the National Parks and Access to the Countryside Act 1949 or Part III of the Wildlife and Countryside Act 1981? If so, please mark its approximate route on the attached plan.

NO

The definitive map does not show every public footpath or byway. In addition the scale of definitive maps means that it is not possible to guarantee the precise routes of footpaths as on a detailed map. Clients are recommended to check in other sources if the "definitive Footpath" passes near to or through the property.

FOOTNOTE:

Access to certain information is not freely available when conducting the Personal Search. The result of this is the introduction by PSG of unique individual indemnity insurance (at no additional cost) covering these questions up to the property value. Please note that commercial properties are limited to a maximum £500,000 per claim. Copies of the policy are available on request from your local PSG office.

Any mapping products utilised by PSG are derived from a third party supplier without warranty and PSG cannot warrant that the data supplied by the third party is comprehensive or accurate.

Information Sources:

All information contained in this report has been obtained by inspection of the following Local Authority Records: Local Land Charges, Planning, Building Regulations, Environmental, Housing, Listed Buildings, Conservation Area, Current and Proposed Development Plans, Highways Register, Enforcement, Stop and Breach of Condition Notices, Contaminated Land and Hazardous Substance Consents and Radon Atlas.

SEARCH CODE:

Important Consumer Protection Information

This search has been produced by PSG (contact details on page 1 of this search) which is registered with the Property Codes Compliance Board 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, conveyancers and mortgage lenders who rely on property search reports carried out on residential property within the United Kingdom. It sets out minimum standards which firms compiling and/or selling search reports have to meet.

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

Search providers which subscribe to the Code will:

- Display the 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 all search services comply with the law, registration rules and standards.
- 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 compensation of up to £5,000 to you if he finds that you have suffered actual loss 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
Beckett House
4 Bridge Street
Salisbury
Wiltshire SP1 2LX
Tel: 01722 333306
Fax: 01722 332296
Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk.

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

PSG Complaints procedure

If you have a complaint, we will handle it speedily and fairly. We will:

- Acknowledge a complaint within 5 working days of its receipt.
- Normally deal with a complaint fully and 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 written response at the latest within 40 days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

If you are not satisfied with our final response, you may refer the complaint to The Property Ombudsman Scheme (TPOs): Tel: 01722 333306, Email: admin@tpos.co.uk. We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.