



Stronger in partnership

Land Charges Section

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CHILTERN AND SOUTH BUCKS DISTRICT COUNCILS LAND CHARGES INFORMATION

If a request for answers to enquiries about a property is submitted to the Land Charges Section we will be entitled to treat this as a request for an enhanced service and a charge will be made in accordance with the Local Authorities (England)(Charges for Property Searches) Regulations 2008.

PLEASE NOTE that property information may also be requested under the provisions of the Environmental Information Regulations 2004 or the Freedom of Information Act 2000 via <http://www.southbucks.gov.uk/FOI> for properties in South Bucks and via <http://www.chiltern.gov.uk/FOI> for properties in Chiltern and may be subject to a charge under those statutory provisions.

Please note – we will no longer answer solicitors own additional enquiries except enquiries regarding planning applications on properties within 25 metres of the boundary of the search extent. Any other additional questions should be sent directly to the relevant Council department.

Fees from 01 May 2019

The charges for a standard search are as below:

	Standard Search £	VAT 20% where applicable £	Total amount £
LLC1	20.00	0	20.00
CON29R - Required Enquiries	75.21	15.04	90.25
TOTAL - LLC1 & CON29R	95.21		110.25
CON29O - Each Optional Enquiry (see above)	15.00	3.00	18.00
Each Additional Enquiry (See above)	15.00	3.00	18.00
Additional parcels of land			
LLC1	5.00	0	5.00
CON 29R	10.00	2.00	12.00
Personal Search – Register Inspection Only	Free of Charge	0	

Con29R		Price per question/ sub question £	Vat 20% £	Total amount inc VAT £
Planning & Building Regs				
1.1) Planning & Building decisions -				
a) Planning permission	LA Fee	0.95	0.19	1.14
b) a listed building consent	LA Fee	0.95	0.19	1.14
c) a conservation area consent	LA Fee	0.95	0.19	1.14
d) a certificate of lawfulness of existing use or development	LA Fee	0.95	0.19	1.14
e) a certificate of lawfulness of proposed use or development	LA Fee	0.95	0.19	1.14
f) a certificate of lawfulness of proposed works for listed buildings	LA Fee	0.95	0.19	1.14
g) a heritage partnership agreement	LA Fee	0.95	0.19	1.14
h) a listed building consent order	LA Fee	0.95	0.19	1.14
i) a local listed building consent order	LA Fee	0.95	0.19	1.14
j) Building regulations Approval	LA Fee	0.85	0.17	1.02
k) Building Reg. Completion Certificate	LA Fee	0.85	0.17	1.02
l) Competent Persons self-certification	LA Fee	0.85	0.17	1.02
1.2) Planning Designation & Proposals -	LA Fee BCC Fee	1.62 1.26	0.32 0.25	1.94 1.51
2) 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				
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 local authority without reclaiming the cost from the frontagers				
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?				
2.3 Are there any pending applications to record a public right of way that abuts, or crosses the property?				
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?				
2.5 If so, please attach a plan showing the approximate route.				
Other Matters				
3.1) Land required for Public Purposes				
LA Fee				
0.95				
0.19				
1.14				
3.2) Land to be acquired for road works				
BCC Fee				
1.26				
0.25				
1.51				
3.3) Drainage Matters –				
a) Is the property served by a sustainable urban drainage system (SuDS)				
b) Are there there SuDS features within the boundary of the property? If yes, is the owner responsible for maintenance?				
c) If the property benefits from a SuDS for which there is a charge, who bills the property for the surface water drainage charge?				
LA Fee No Data held – legislation not in force				
0.00				
0.00				
0.00				
3.4) Nearby Road Schemes - Is the property (or will it be within 200m 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				
b) the centre line of a proposed alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge or dual carriageway				
BCC Fee Whole of 3.4 Unable to split				
3.39				
0.68				
4.07				

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				
d) the outer limits of (i) construction of a new road to be built by local authority, (ii) an improved alteration or improvement to an existing road involving construction of 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				
3.4 e) The centre line of the proposed route of a new road under proposals published for public consultation				
3.4 f) the outer limits of: (i) construction works for 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				
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? b) Are there any proposals for a railway, tramway, light railway or monorail within the Local Authority's boundary?	BCC Fee	3.39	0.68	4.07
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 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?	BCC Fee	3.39	0.68	4.07
3.7) Outstanding Notices				
a. Building Works	LA Fee	0.95	0.19	1.14
b. Environment	LA Fee	0.95	0.19	1.14
c. Health & safety	LA Fee	0.95	0.19	1.14
d. Housing	LA Fee	0.95	0.19	1.14
e. Highways	BCC Fee LA Fee	1.69 0.95	0.34 0.19	2.03 1.14
f. Public health	LA Fee	0.95	0.19	1.14
g. Flood and coastal erosion risk management	BCC Fee	1.69	0.34	2.03
3.8) Contravention of Building Regs	LA Fee	0.85	0.17	1.02
3.9) Subsisting or Authorised Notices Orders etc				
a. Enforcement Notice	LA Fee	0.95	0.19	1.14
b. Stop Notice	LA Fee	0.95	0.19	1.14
c. Listed Building Enforcement Notice	LA Fee	0.95	0.19	1.14
d. Breach of condition Notice	LA Fee	0.95	0.19	1.14
e. Planning Contravention Notice	LA Fee	0.95	0.19	1.14
f. Another notice re breach of planning control	LA Fee	0.95	0.19	1.14

g. Listed building repairs notice	LA Fee	0.95	0.19	1.14
h. LB allowed to fall into disrepair or Compulsory Purchase with minimum compensation	LA Fee	0.95	0.19	1.14
i. Building preservation notice	LA Fee	0.95	0.19	1.14
j. Direction restricting permitted development	LA Fee	0.95	0.19	1.14
k. order revoking/modifying planning permission	LA Fee	0.95	0.19	1.14
l. order requiring discontinuance/alteration/removal of building or works	LA Fee	0.95	0.19	1.14
m. tree preservation order	LA Fee	0.95	0.19	1.14
n. Proceedings to enforce planning agreement or planning contribution	LA Fee	0.95	0.19	1.14
3.10) Community Infrastructure Levy (CIL) a) Is there a CIL charging schedule? 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:- (i) a liability notice? (ii) a notice of chargeable development? (iii) a demand notice? (iv) a default liability notice? (v) an assumption of liability notice (vi) a commencement notice c) has any demand notice been suspended d) Has the Local Authority received full or part payment of any CIL liability? e) Has the Local Authority received any appeal against any of the above? f) has a decision been taken to apply for a liability order g) has the liability order been granted? h) have any other enforcement measures been taken	Not currently applicable	0.00	0.0	0.0
3.11) Conservation Areas a. the making of the area a Conservation Area before 1974 b. An unimplemented resolution to designate the area a Conservation Area	LA Fee LA Fee	0.95 0.95	0.19 0.19	1.14 1.14
3.12) Compulsory Purchase	BCC Fee LA Fee	1.26 0.95	0.25 0.19	1.51 1.14
3.13) Contaminated Land 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) an entry 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	LA Fee	0.95	0.19	1.14
3.14) Radon Gas	LA Fee	0.95	0.19	1.14
3.15) Assets of Community Value a) Has the property been nominated as an asset of community value? If so:- (i) Is it listed as an asset of community value? (ii) Was it excluded and placed on the 'nominated but not listed' list? (iii) Has the listing expired? (iv) Is the Local Authority reviewing or proposing to review the listing? (v) Are there any subsisting appeals against the listing? 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? (ii) Has the Local Authority received a notice of disposal? (iii) Has any community interest group requested to be treated as a bidder?	LA Fee	0.95	0.19	1.14
Total Fee		75.21	15.04	90.25