HIPS

THE HOME INFORMATION PACK PROVIDER

Local Authority Searches

Assured Property Searches

CON 29 REQUIRED ENQUIRIES OF THE LOCAL AUTHORITY

Search & Report Completed By :	*Assured Property Searches Ltd* *Excel House* *133 Homesdale Road* *Bromley* *Kent* *BR2 9LE*
Search Completion Date :	*09/11/2009*
Instructed By :	*The Home Information Pack Provider*
Our Reference :	*17568*
Client Reference :	*N1 8AQ*
Property Made Subject To Search :	*23 Charlton Place* *LONDON* *N1 8AQ*
Local Authority :	*Islington* *222 Upper Street* *London* *N1 1XR*

1. 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:

(a) Planning permissions

95/737 Alteration in connection with the formation of a conservatory on the roof and new window at rear of property.
Refused 18/08/1995

(b) Listed building consents

Please see Part 3 Land Charges

(c) Conservation area consents

None Revealed

(d) Certificate of lawfulness of existing use or development

None Revealed

(e) Certificate of lawfulness of proposed use or development

None Revealed

(f) Building regulation approvals

23 Charlton Place - 96/0766/0 received 15/08/1996 - works described as Alterations And Extensions To Basement - Completion Date 02/12/1998.

23 Charlton Place - 16/09/1998 received 16/09/1998 - works described as Closure Of Old Skylight/Hatch With Construction Of New Hatch & Wooden Staircase To Improve Access - Completion Date 29/01/1999.

(g) Building regulation completion certificates

The vendor should be asked to provide completion certificates in respect of any works carried out as revealed under 1.1f and 1.1h

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

None Revealed

Informative: The council does not necessarily hold records of all self-certification schemes. The vendor should therefore be asked to provide any relevant certificates.

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How can copies of any of the above be obtained?

By written request to Assured Property Searches or the Local Authority

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?

Within: Conservation Area, Rail Safeguarding Area.

Within 200m:Nature Conservation Area, Shops, Archaeological Area.

2. ROADS

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

(a) Highways maintained at public expense

Charlton Place is maintained at public expense.

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

Not Applicable

(c) to be made up by a local authority who will reclaim the cost from the frontagers

Not Applicable

(d) to be adopted by a local authority without reclaiming the cost from the frontagers

Not Applicable

3. OTHER MATTERS

Apart from matters entered on the registers of local land charges, 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 road works?

No

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3.3 Drainage Agreements and Consents

Does 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

No pre-privatisation agreements revealed at the Local Authority. Enquiries about Drainage should be made to Thames Water, Property Insight, PO Box 3189, Slough, SL1 4WW

(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 pre-privatisation agreements revealed at the Local Authority. Enquiries about Drainage should be made to Thames Water, Property Insight, PO Box 3189, Slough, SL1 4WW

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; or (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 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

No

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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?

No

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:

(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

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(k) Cycle tracks

No

(l) Bridge construction

No

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

No

(b) environment

No

(c) health and safety

No

(d) housing

No

(e) highways

No

(f) public health

No

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) Enforcement notice

No

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(b) Stop notice

No

(c) Listed building enforcement notice

No

(d) Breach of condition notice

No

(e) Planning contravention notice

No

(f) another notice relating to breach of planning control

No

(g) 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) Building preservation notice

No

(j) Direction restricting permitted development

Informative: An existing Article 4 Direction has been revealed under Part 3 Land Charges

(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) Tree preservation order

No

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

No

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

No

(b) an unimplemented resolution to designate the area a Conservation Area

No

3.11 Compulsory Purchase

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

No

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

No

(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

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 to Q 3.12 does not imply that the property is free from contamination or risk of it. The reply may not disclose steps taken by another council in whose area adjacent or adjoining land is situated.

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3.13 Radon Gas

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

No

The most radon-prone areas, designated as Affected Areas, are defined as those with a greater than 1% chance of a house having radon above the Action Level. For further information regarding Radon Gas please visit http://www.hpa.org.uk/radiation/radon

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ENTRIES IN THE LOCAL LAND CHARGES REGISTER

Part 3: Planning Charges

Article 4 Directions - Duncan Terrace/Colebrooke Row
Registered 22/04/2005

Planning (Listed Buildings and Conservation Areas) Act 1990 - Section 69
Comes within Designated Conservation Area No. 3 with effect from 07/01/1969
Registered 14/11/1991

981807 -- Retention of alterations involving relocation of access to flat roof and use of existing flat roof as a roof terrace involving installation of railings to front.
Granted - 22/01/1999

981808 Listed Building Consent Granted on the 21/01/1999 for the retention of alterations involving relocation of access to flat roof

94/1097 Listed Building Consent Granted on the 15/02/95 for the alterations in connection with construction of a rear extension at basement level

94/1089 -- Construction of rear extension at basement level to widen the kitchen
Granted - 06/03/1995

Part 4: Miscellaneous Charges

Smoke Control Area
Registered 10/11/2005

Part 10: Listed Building Charges

Listed Building
Registered 30/09/1994

End of Land Charges

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ADDITIONAL INFORMATION

Declaration of Relationship

"To the best of our knowledge neither the person who prepared this report nor the person who carried out the search has any current or previous personal or business relationship with any person involved in the sale of the property being the subject of this report"

Data Source & Preparation

Local Land Charges Register, Planning Register. Local or Unitary Development Plans, Register of Adopted Highways. Transport & Policies Program. Local and/or County Council websites, Enquiries made verbally to a member of the Council, Enquiries made of an Internal Proprietary Database (IPD), Inspection of external Websites and third party data

The search report has been prepared and completed with the utmost care and skill.

Liability

Any negligent or incorrect entries in the records searched would be the responsibility of the information providers, this being the Local Authority where the Search has been requested. The Local Authority in question can be located at the front of this document.

Any negligent or incorrect interpretation of the records searched, and recording of that interpretation in the search report would be the responsibility of Assured Property Searches Ltd

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by *Assured Property Searches* which is registered with the Property Codes Compliance Board (PCCB) 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.

The Code's core principles

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.

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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

Assured Property Searches

STANDARD TERMS AND CONDITIONS

For the purposes of these terms and conditions any references to APS Ltd or 'the company' means Assured Property Searches Ltd and any third party organizations, associates, partners or employees used during the course of legitimate APS Ltd business. Any reference to the 'client' means the vendor, the purchaser or the purchaser's lender. Please note, where the vendor or the purchaser have instructed a third party to act as their agents (such as an estate agent or a solicitor), these parties will not be treated as 'clients'

1. APS Ltd provides Conveyancing Searches and other Conveyancing related products. We are neither Process Servers nor Enquiry Agents.
2. APS Ltd services are restricted to UK based properties only
3. Unless otherwise agreed, all instructions must be in writing and include full postal address, location plan and the appropriate fee.
4. Instructions received after 4.30pm will be treated as being received on the next working day.
5. Should no location plan be provided, APS Ltd will still fulfil the requested service but the search will be carried out based on the property address and not the location of the property. This may result in some information being excluded or missed from the search as we may be unable to locate the full boundary of the search property. In some cases Local Land Charges will refuse to accept our request to access the Land Charge Register or provide data from the Land Charge Register to carry out a search until such time as a plan has been provided clearly showing the boundary of the property. If for any reason we are unable to carry out this request the client will be notified immediately.
6. APS Ltd undertakes to ensure that in the case of personal searches information will only be obtained by fully trained staff, or associates experienced in carrying out Local Authority Searches.
7. All personal searches including HIP compliant Searches carried out by APS Ltd are covered by our Professional Indemnity insurance for up to £2m per search against 'errors and omissions'.
8. In carrying out a personal search APS Ltd will inspect all public and other registers made available by the local authority and any other relevant organisations.
9. Regarding Optional Enquiries, where additional information is required and forms an essential part of a search request, it is the obligation of the client to inform APS Ltd at the outset. Where such information is readily available at no cost, it will be included within the results of the search. Where this is not the case and an additional fee may be payable APS Ltd will inform the client of any additional fees that may be chargeable for obtaining such information.
10. In the event of the client requesting 'copy documents', a fee will be charged based on the cost/time elements of obtaining said documents and any local authority disbursement. APS Ltd undertakes to inform the client of such fees at the time of the request.
11. APS Ltd aims to complete all services within five working days. However, where this is not possible due to external factors e.g. local authority appointment systems, APS will provide an estimated completion date.
12. Where APS Ltd is aware in advance, that there may be a delay in completing the instruction, APS Ltd undertakes, wherever possible, to inform the client at the outset. In all other circumstances, APS Ltd undertakes to inform the client within twenty-four hours of becoming aware of any such delay.
13. Where the delay is due to external factors APS Ltd does not accept liability for any loss, financial or otherwise, incurred by the client, as a result of said delay.
14. Results will be typed and submitted in APS Ltd Report format, (sample reports are available on request),
15. Search Reports will be returned electronically or by fax; As a carbon neutral organisation APS Ltd does not provide hard copies as standard
16. The information contained in a Search Report has been obtained by a personal inspection of public records, and other legitimate sources available in the public domain. Where information has been provided by the council in the form of paper, electronic means or any other format and we have been unable to personally inspect the record we will rely on the accuracy of the council as we have no other means to check the information provided.
17. Furthermore APS Ltd accept full responsibility for all and any data supplied to a third party; expect where it is found that such information obtained is erroneously given by the Local Authority or a supplier of any such information, more especially where the supplier is a monopolistic holder of such data.
18. Should such an error result in financial loss the client should immediately contact APS Ltd.
19. In the event that the client suffers loss as a result of the negligence or otherwise, the liability of APS Ltd will be limited to an amount not exceeding £2 million in respect of any individual claim.
20. PI cover is provided by Chubb Insurance Company of Europe SE, 106 Fenchurch Street, London EC3M 5NB - 020 7956 5000.
21. Run-Off cover will be provided by the above.
22. A responsible person may copy or issue a copy of the search report for the purposes of complying with the HIPS (No 2) Regulations 2007 and the Housing Act 2004
23. Unless otherwise agreed standard payment terms cash or cheque with the instruction

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24. Alternative terms by agreement only: Payment on receipt of invoice; these will be submitted with results, or
25. Payment on receipt of monthly statement: Please note all invoices on the statement are immediately payable on receipt of the statement
26. Please note invoices and statements are submitted electronically. APS Ltd is a carbon neutral Company and consequently does not provide hard copies of search reports and other documentation as standard unless requested
27. All products remain the property of APS Ltd until all agreed terms have been fulfilled
28. APS Ltd reserves the right to withhold any results until payment has been received
29. All search documentation provided by APS Ltd is governed by copyright law and as such is for the sole use of the client and or a Home Information Pack only.
30. All information held by APS Ltd is covered by the Data Protection Act
31. Each search is deemed to be an individual contract governed by English Law

---------- *End of Terms & Conditions* ----------

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