



# Northumberland County Council

## REPLIES TO CON29 ENQUIRIES OF LOCAL AUTHORITY (2016 Edition)

**Applicant:** X-Press Legal Services  
1-3, Back Cross Lane  
Newton Le Willows  
Merseyside  
WA12 9YE

**Search Reference:** TY/2526/03394  
**NLIS Reference:**  
**Date:** 15-Jan-2026

**Property:**  
Rose Cottage  
C297 Coalcleugh To Allenheads  
Allenheads  
Hexham  
Northumberland  
NE47 9JE

**Other Roads etc:**

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

None as far as is known

(b) a listed building consent

None as far as is known

(c) a conservation area consent

None as far as is known

(d) a certificate of lawfulness of existing use or development

None as far as is known

(e) a certificate of lawfulness of proposed use or development

None as far as is known

(f) a certificate of lawfulness of proposed works for listed buildings

None as far as is known

(g) a heritage partnership agreement

None as far as is known

(h) a listed building consent order

None as far as is known

(i) a local listed building consent order

None

(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**

*(1) this reply does 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) Since 1st April 2002 a number of competent persons schemes have been introduced and certified by a person or persons registered under the relevant scheme. For further information please contact the authority's Building Control Department.*

**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?**

HOU6 & HOU11 – Housing Viability Value Areas  
ENV3 - Areas of Outstanding Natural Beauty  
ENV6 - North Pennines Area of Outstanding Beauty and UNESCO Global Geopark  
WAT2 – Water Resource Zones  
REN2 - Area Potentially Suitable for Wind Energy Development Involving Turbines up to 25m in Height to the Tip of the Blade

For more details see the online Northumberland Local Plan:  
<https://www.northumberland.gov.uk/Planning/Planning-policy/Policies.aspx>

**Informative**

*This reply reflects the Policies or Proposals in any existing adopted Development Plan and in any formally Proposed Alteration or Replacement Plan, but does not include Policies contained in Planning Guidance Notes or Supplementary Planning documents.*

**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

None, the plot identified does not immediately abut a highway maintainable at public expense.  
The C297 road lies further to the north-east and is recorded as highway maintainable at public expense .

(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**

*If a road, footway or footpath is not a highway, there may be no right to use it and the local authority cannot express an opinion without seeing the title plan of the property and carrying out a site inspection. Any further enquiries should be made to the local authority's Highways department.*

**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?**

Please note that Parish of Allendale Public Footpath No 109 abuts on, or crosses, the area of land highlighted on your plan. A plan is attached.

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

No. However, this does not preclude the existence of unrecorded public rights of way. I am not aware what use the public may have made of the area or what rights may have been gained as a result of such use.

**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.**

A plan is attached showing the route of Parish of Allendale Public Footpath No 109.

**Informative**

*A definitive map for Northumberland County Council has now been published. However, a survey of all paths has not been completed and whilst this does not reclude the existence of unrecorded rights of way, the local authority is unaware of any claimed rights of way existing over the search site. If in doubt please contact The Rights of Way team within the Highways department at Northumberland County Council for further information*

**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?**

None as far as is known

**3.2 Land to be acquired for road works**

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

None as far as known

### 3.3 Drainage matters

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

Northumberland County Council does not currently adopt SuDS and therefore does not hold comprehensive records of all SuDS in the county.

It is recommended that the purchaser reviews publicly available information relating to any planning permissions, which may include information on SuDS.

Additional information may also be available from the vendor or original developer.

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

Northumberland County Council does not currently adopt SuDS and therefore does not hold comprehensive records of all SuDS in the county.

It is recommended that the purchaser reviews publicly available information relating to any planning permissions, which may include information on SuDS.

Additional information may also be available from the vendor or original developer.

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

Northumberland County Council does not currently adopt SuDS and therefore does not hold comprehensive records of all SuDS in the county.

It is recommended that the purchaser reviews publicly available information relating to any planning permissions, which may include information on SuDS.

Additional information may also be available from the vendor or original developer.

### 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

None

(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

None

(c) the outer limits of construction works for a proposed alteration or improvement to an existing road involving:-

None

(d) the outer limits of:

None

(e) the centre line of the proposed route of a new road under proposals published for public consultation

None

(f) the outer limits of:-

None

### **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 are any proposals for a railway, tramway, light railway or monorail within the Local Authority's boundary?

Yes - the Alnwick to Alnmouth Heritage Steam Railway Line.

### **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

None as far as known.

(b) waiting or loading restrictions

None as far as known.

(c) one way driving

None as far as known.

(d) prohibition of driving

None as far as known.

(e) pedestrianisation

None as far as known.

(f) vehicle width or weight restriction

None as far as known.

(g) traffic calming works including road humps

None as far as known.

(h) residents parking controls

None as far as known

(i) minor road widening or improvement

None as far as known.

(j) pedestrian crossings

None as far as known.

(k) cycle tracks

None as far as known

(l) bridge building

None as far as known

**Informative**

*In some circumstances, road closures can be obtained by third parties from magistrate's courts, or can be made by the Secretary of State for Transport without involving the local authority.*

**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

None

(b) environment

None

(c) health and safety

None

(d) housing

None

(e) highways

None

(f) public health

None

(g) flood and coastal erosion risk management

None

### **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

### **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

None as far as is known

(b) a stop notice

None as far as is known

(c) a listed building enforcement notice

None as far as is known

(d) a breach of condition notice

None as far as is known

(e) a planning contravention notice

None as far as is known

(f) another notice relating to breach of planning control

None as far as is known

(g) a listed building repairs notice

None as far as is known

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

None as far as is known

(i) a building preservation notice

None as far as is known

(j) a direction restricting permitted development

None as far as is known

(k) an order revoking or modifying planning permission

None as far as is known

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

None as far as is known

(m) a tree preservation order

None

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

None as far as is known

**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?

No

(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:-

Not applicable

(c) Has any demand notice been suspended?

Not applicable

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

Not applicable

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

Not applicable

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

Not applicable

(g) Has a liability order been granted?

Not applicable

(h) Have any other enforcement measures been taken?

Not applicable

### **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

No

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

None as far as is known

### **3.12 Compulsory purchase**

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

None as far as known

### **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

None

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

None

(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

### **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?

Yes. Public Health England (PHE) has indicated that the property/land referred to in the Local Land Charge Search falls within an identified area where up to 3 - 5% of the dwellings within a 1km square are estimated to exceed the Government agreed Radon Action Level i.e. 200 becquerels per cubic metre.

Where more than one percent of the dwellings are estimated to exceed the Radon Action Level the area is regarded as being a Radon Affected Area.

FOR THIS SEARCH, THE COUNCIL HAVE USED THE 1:1KM GRID RADON MAP FROM UKRADON'S WEBSITE. FOR A MORE IN DEPTH 1:25M GRID RADON MAP GO TO UKRADON'S WEBSITE. PLEASE BE AWARE THERE WILL BE A CHARGE FOR THIS SERVICE.

Further advice can be found at the UKRadon website and there is a leaflet specifically for home buyers and sellers:

[http://www.ukradon.org/downloads/Booklet/Radon\\_Property\\_Sales.pdf](http://www.ukradon.org/downloads/Booklet/Radon_Property_Sales.pdf)

Upon purchasing a property, radon measurements may be arranged with PHE through the UKRadon website.

For further local information please contact the Community and Environmental Health Manager (Rural), Northumberland County Council, County Hall, Morpeth, Northumberland, NE61 2EF  
(Tel: 0345 6006400)

Informative: Radon Affected Areas are designated by PHE. It is recommended that the level of radon gas should be measured in all properties within Radon Affected Areas. The present owner or (for a new property) the builder should be asked whether protective measures were incorporated in the construction of the property; whether radon levels have been measured in the property; whether the results were at or above the Action Level (prescribed by PHE) and if so whether remedial measures were installed and whether radon levels were re-tested and confirmed the effectiveness of the measures.

Several guides are available at the UKRadon Website, including; what is radon, risks to your health from radon, measuring radon, indicative maps etc.:

[http://www.ukradon.org/article.php?key=downloadable\\_content](http://www.ukradon.org/article.php?key=downloadable_content)

### 3.15 Assets of Community Value

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

No

(b) If the property is listed:

None as far as is known

#### **Informative**

The Northumberland County Council (the Council) and the person placing the request for a Local Enquiries of a Local Authority both mandatory/required enquiries or supplementary/optional enquiries (the Customer) in a Con29r or the appropriate official form for an individual residential property (the Order) agree that the placing of the Order for an official response (the Report) indicates that the Customer accepts that the Report shall be provided on these terms.

1. If the Customer is acting for the seller or buyer/potential buyer or mortgage lender involved in an individual residential property transaction (their Client) then it is the Customers responsibility to bring these terms to their Clients attention.
2. The Council warrants to use reasonable skill and care in preparing the Report.

3. In responding to the Order the Council undertakes that it has inspected all relevant original documentation, statutory registers, public documents, committee reports and other information held by us necessary to provide the necessary Report.
4. The Council cannot ensure that a Report will always be up to date or accurate although it will be an accurate copy of interpretation of the data held in its possession including draft documents.
5. The Council shall not be responsible for any omissions, inaccuracies or out of date information in data supplied to it by any outside public bodies or agencies including for example but not limited to the Environment Agency or English Nature's information.
6. The Council shall not be liable for any failure or defect or non-performance of its obligations arising from any failure of or defect in any machine, processing system or transmission link.
7. The Council shall accept liability for death or personal injury arising from its negligence.
8. The Council maintains a contract of insurance with an insurer so authorised as described in the Home Information Pack (No 2) Regulations 2007, Schedule 6 Part 2 providing an indemnity against financial loss including claimants costs and expenses, arising from or in consequence of any act or omission of the Council in respect of the Report. The Council shall accept responsibility for financial loss to a seller or buyer or mortgage lender where it has not used reasonable skill and care or for its negligence in preparing its Report only if there is proven reduction in residential value which a seller or buyer or mortgage lender has actually directly suffered, and the Council shall not be liable for any indirect or consequential loss or damage at all or any loss of business, capital, profit, reputation or goodwill.
9. Other than any statement to the contrary or of qualification in the Report no person who conducted the search or who has prepared the Report has any personal or business relationship with the Customer or Client always provided there has been full disclosure to the Council by the Customer.

The Report shall be prepared on behalf of the Proper Officer of the Council and has been signed accordingly. All enquiries relating to any issue or error arising from this Report should be sent in the first instance to the Local Land Charges Officer. If there remains dissatisfaction with the handling of the initial enquiry about an issue or error then complete a complaint form which is available from the Complaints Officer at County Hall, Morpeth, Northumberland, NE61 2EF or from the website, [www.northumberland.gov.uk](http://www.northumberland.gov.uk) giving as much information as possible.

**Find the contact details for each of our area offices.**

**Alnwick Area**

Contact: Stuart Blair

Address: Community Fire Station and Council Depot, Blackthorn Close, Lionheart Enterprise Park, Alnwick, NE66 2ER

Phone: 07929 775576

Email: [LandChargesOffice@northumberland.gov.uk](mailto:LandChargesOffice@northumberland.gov.uk)

For Searches in the former Alnwick District Council Area

**South East Northumberland Area (Ashington / Blyth)**

Contact: Amber Sweet

Address: Northumberland Fire & Rescue Service, West Hartford Business Park, Cramlington, NE23 3JP

Phone: 07929 775633

Email: [LandChargesOffice@northumberland.gov.uk](mailto:LandChargesOffice@northumberland.gov.uk)

For Local Searches in the former Wansbeck District Council and Blyth Valley Borough Council Areas

**Berwick upon Tweed Area**

Contact: Sharon Laidlaw

Address: Macdonald House, Wallace Green, Berwick-upon-Tweed, Northumberland, TD15 1ED

Phone: 07929 775625

Email: [LandChargesOffice@northumberland.gov.uk](mailto:LandChargesOffice@northumberland.gov.uk)

For Local Searches in the former Berwick upon Tweed Borough Council Area

**Morpeth Area**

The former Castle Morpeth area has been divided into two areas:

**North Morpeth Area**

(These parishes being: Morpeth, Cresswell, Widdrington Village & Station & Stobswood, East Chevington, Thirston, Tritlington, West Chevington, Ulgham, Longhirst, Pegwood, Herbon, Longhorsley, Hepscott, Stannington, Mitford, Meldon, Hartburn, Netherwitton and Wallington Demesne).

Contact: Sharon Laidlaw

Address: Macdonald House, Wallace Green, Berwick-upon-Tweed, Northumberland, TD15 1ED

Phone: 07929 775625

Email: [LandChargesOffice@northumberland.gov.uk](mailto:LandChargesOffice@northumberland.gov.uk)

**South Morpeth Area**

(These parishes being: Lynemouth, Ellington, Linton, Ponteland, Heddon on the Wall, Stamfordham, Whalton, Belsay, Capheaton and Matfen).

Contact: Shona Williamson

Address: Northumberland Fire & Rescue Service, West Hartford Business Park, Cramlington, NE23 3JP

Phone: 07929 775623

Email: [LandChargesOffice@northumberland.gov.uk](mailto:LandChargesOffice@northumberland.gov.uk)

**Hexham Area**

Contact: Anne Dodd

Address: Community Fire Station, Maidens Walk, Hexham, NE46 1DR

Phone: 07929 775631

Email: [LandChargesOffice@northumberland.gov.uk](mailto:LandChargesOffice@northumberland.gov.uk)

For Local Searches in the former Tynedale District Council Area.