

The duplicate of this form must also be completed: a carbon copy will suffice

Register of local land charges

Insert name and address of registering authority in space below

Westmorland & Furness Council
Local Land Charges Section
Voreda House
Portland Place
Penrith
Cumbria
CA11 7BF

Requisition for search and official certificate of search

Requisition for search

(A separate requisition must be made in respect of each parcel of land except as explained overleaf)

An official search is required in Part(s) _____ of ¹ 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] ² described below.

Description of land sufficient to enable it to be identified

Scale Bankfarm, Leadgate, ALSTON, CA9 3BJ

XPRESS LEGAL
1-3 Back Cross Lane
Newton-Le-Willows
Merseyside
WA12 9YE

Signature of applicant (or his solicitor)

Date

27 February 2026

Telephone number

Reference

00802939

£120

Official certificate of search

The 3 registration(s) described in the Schedule hereto up to and including the date of this certificate. ³

Signed



On behalf of Westmorland and Furness Council ⁴

Date

27 February 2026

1 Delete if inappropriate. Otherwise insert Part(s) in which search is required.

2 Delete if inappropriate. (A plan should be furnished in duplicate if it is desired that a copy should be returned.)

3 Delete inapplicable words. (The Parts of the Schedule should be securely attached to the certificate and the number of registrations disclosed should be inserted in the space provided. Only Parts which disclose subsisting registrations should be sent.)

4 Insert name of registering authority.

CHARGES REPORT

Part 1 General financial charges
None
Part 2 Specific financial charges
None
Part 3 Planning charges
<p>Record Number: 766 Associated Reference: Cumberland Advert Control Statute: Description: County of Cumberland (Area of Special Control of Advertisements) Order 1949. Originating Authority: Eden District Council Inspect At: Local Land Charges Section, Eden District Council, Town Hall, Penrith, CA11 7QF Registration Date: 29/12/1952</p> <p>-----</p>
Part 4 Miscellaneous charges
<p>Record Number: 68618 Associated Reference: SAC Tyne and Nent Statute: Description: The Conservation (Natural Habitats,& c.) Regulations 1994. Tyne and Nent placed on the Register of European Sites as a Special Area of Conservation on 14 June 2005 Originating Authority: Eden District Council Inspect At: Local Land Charges Section, Eden District Council, Town Hall, Penrith, CA11 7QF Registration Date: 11/08/2005</p> <p>-----</p> <p>Record Number: 29957 Associated Reference: SSSI 9837 Statute: Description: Notification dated 18.10.84 of a site of Special Scientific Interest under Section 28 (11) of the Wildlife and Countryside Act 1981. ALSTON SHINGLE BANKS SSSI Originating Authority: English Nature Inspect At: English Nature Registration Date: 25/10/1984</p> <p>-----</p>
Part 5 Fenland ways maintenance charges
None
Part 6 Land compensation charges

None
Part 7 New towns charges
None
Part 8 Civil aviation charges
None
Part 9 Opencast coal charges
None
Part 10 Listed buildings charges
None
Part 11 Light obstruction notices
None
Part 12 Drainage scheme charges
None

WESTMORLAND AND FURNESS COUNCIL
ENQUIRIES OF LOCAL AUTHORITY (2017 EDITION)

<u>Planning and Building Regulations</u>	
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 or agreements?	
1.1 (a) - a planning permission	None
1.1 (b) - a listed building consent	None
1.1 (c) - a conservation area consent	None
1.1 (d) - a certificate of lawfulness of existing use or development	None
1.1 (e) - a certificate of lawfulness of proposed use or development	None
1.1 (f) - a certificate of lawfulness of proposed works for listed buildings	None
1.1 (g) - a heritage partnership agreement	None
1.1 (h) - a listed building consent order	None
1.1 (i) - a local listed building consent order	None
1.1 (j) - building regulations approval	None
1.1 (k) - a building regulation completion certificate and	None
1.1 (l) - any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme?	None
1.2 - 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?	Eden Local Plan 2014 to 2032 – Special Area of Conservation (ENV1) - Tyne & Nent Eden Local Plan 2014 to 2032 – Site of Special Scientific Interest (ENV1) - Alston Shingle Banks Flood Zone 2 - river: modelled Eden Local Plan 2014 to 2032 – Area of Outstanding Natural Beauty (ENV3) - North Pennines Flood Zone 3 - river: modelled Flood Zone 3 - river: modelled and direct rainfall model

<u>Roads and Public Rights of Way</u>	
2.1 - Which of the roads, footways and footpaths named in the application for this search (via boxes B and C) are:	
2.1 (a) - highways maintainable at public expense	Please see separate reply from Westmorland and Furness Council's Highways Searches Team
2.1 (b) - subject to adoption and, supported by a bond or bond waiver	Please see separate reply from Westmorland and Furness Council's Highways Searches Team

2.1 (c) - to be made up by a local authority who will reclaim the cost from the frontagers	Please see separate reply from Westmorland and Furness Council's Highways Searches Team
2.1 (d) - to be adopted by a local authority without reclaiming the cost from the frontagers	Please see separate reply from Westmorland and Furness Council's Highways Searches Team
2.2 - Is any public right of way which abuts on, or crosses the property, shown on a definitive map or revised definitive map?	Please see separate reply from Westmorland and Furness Council's Highways Searches Team
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?	Please see separate reply from Westmorland and Furness Council's Highways Searches Team
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?	Please see separate reply from Westmorland and Furness Council's Highways Searches Team
2.5 - If so, please attach a plan showing the approximate route.	Please see separate reply from Westmorland and Furness Council's Highways Searches Team

<u>Other Matters</u>	
3.1 - Is the property included in land required for public purposes?	No
3.2 - Is the property included in land to be acquired for road works?	Please see separate reply from Westmorland and Furness Council's Highways Searches Team
3.3 - Drainage matters	
3.3 (a) - Is the property served by a sustainable urban drainage system (SuDS)?	For the Planning area administered by Westmorland & Furness Council, the Council do not currently hold a database of records which allow for the provision of comprehensive answers in relation to enquiries 3.3a - 3.3c. It is advisable that the purchaser undertakes additional checks with the vendor to establish whether any sustainable urban drainage systems are in place at the property.
3.3 (b) - Are there SuDS features within the boundary of the property? If yes, is the owner responsible for maintenance?	There is no information held by Westmorland & Furness Council regarding maintenance. Enquiries should be directed to the owner of the property.
3.3 (c) - If the property benefits from a SuDS for which there is a charge, who bills the property for the surface water drainage charge?	There is no information held by Westmorland & Furness Council regarding billing. Enquiries should be directed to the owner of the property or the utilities company.
3.4 - Is the property (or will it be) within 200 metres of any of the following?	
3.4 (a) - the centre line of a new trunk road or special road specified in any order, draft order or scheme	Please see separate reply from Westmorland and Furness Council's Highways Searches Team
3.4 (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	Please see separate reply from Westmorland and Furness Council's Highways Searches Team
3.4 (c)(i-ii) - 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	Please see separate reply from Westmorland and Furness Council's Highways Searches Team

3.4 (d)(i-iii) - 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	Please see separate reply from Westmorland and Furness Council's Highways Searches Team
3.4 (e) - the centre line of the proposed route of a new road under proposals published for public consultation	Please see separate reply from Westmorland and Furness Council's Highways Searches Team
3.4 (f)(i-iii) - 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), (iii) widening by construction of one or more additional traffic lanes, under proposals published for public consultation	Please see separate reply from Westmorland and Furness Council's Highways Searches Team
3.5 - Nearby railway schemes	
3.5 (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
3.5 (b) - Are there are any proposals for a railway, tramway, light railway or monorail within the Local Authority's boundary?	No
3.6 - 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?	
3.6 (a) - permanent stopping up or diversion	Please see separate reply from Westmorland and Furness Council's Highways Searches Team
3.6 (b) - waiting or loading restrictions	Please see separate reply from Westmorland and Furness Council's Highways Searches Team
3.6 (c) - one way driving	Please see separate reply from Westmorland and Furness Council's Highways Searches Team
3.6 (d) - prohibition of driving	Please see separate reply from Westmorland and Furness Council's Highways Searches Team
3.6 (e) - pedestrianisation	Please see separate reply from Westmorland and Furness Council's Highways Searches Team
3.6 (f) - vehicle width or weight restriction	Please see separate reply from Westmorland and Furness Council's Highways Searches Team
3.6 (g) - traffic calming works including road humps	Please see separate reply from Westmorland and Furness Council's Highways Searches Team
3.6 (h) - residents parking controls	Please see separate reply from Westmorland and Furness Council's Highways Searches Team
3.6 (i) - minor road widening or improvement	Please see separate reply from Westmorland and Furness Council's Highways Searches Team
3.6 (j) - pedestrian crossings	Please see separate reply from Westmorland and Furness Council's Highways Searches Team
3.6 (k) - cycle tracks	Please see separate reply from Westmorland and Furness Council's Highways Searches Team

3.6 (l) - bridge building	Please see separate reply from Westmorland and Furness Council's Highways Searches Team
3.7 - 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?	
3.7 (a) - building works	No
3.7 (b) - environment	No
3.7 (c) - health and safety	No
3.7 (d) - housing	No
3.7 (e) - highways	Please see separate reply from Westmorland and Furness Council's Highways Searches Team
3.7 (f) - public health	No
3.7 (g) - flood and coastal erosion risk management	Please see separate reply from Westmorland and Furness Council's Highways Searches Team
3.7 (g)(i) - flood and coastal erosion risk management	No for Westmorland and Furness Council's Environmental Health Department
3.8 - 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 - 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?	
3.9 (a) - an enforcement notice	No
3.9 (b) - a stop notice	No
3.9 (c) - a listed building enforcement notice	No
3.9 (d) - a breach of condition notice	No
3.9 (e) - a planning contravention notice	No
3.9 (f) - another notice relating to breach of planning control	No
3.9 (g) - a listed building repairs notice	No
3.9 (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
3.9 (i) - a building preservation notice	No
3.9 (j) - a direction restricting permitted development	No
3.9 (k) - an order revoking or modifying planning permission	No
3.9 (l) - an order requiring discontinuance of use or alteration or removal of building or works	No
3.9 (m) - a tree preservation order	No
3.9 (n) - proceedings to enforce a planning agreement or planning contribution	No

3.10 - Community infrastructure levy (CIL)	
3.10 (a) - Is there a CIL charging schedule?	Please refer to Approved CIL Charging Schedule at: https://www.westmorlandandfurness.gov.uk/planning-and-building-control/planning/community-infrastructure-levy-cil-0/community-infrastructure-levy-cil-policies-south-lakeland
3.10 (b)(i-vi) - 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:- (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?	No
3.10 (c) - Has any demand notice been suspended?	No
3.10 (d) - Has the Local Authority received full or part payment of any CIL liability?	No
3.10 (e) - Has the Local Authority received any appeal against any of the above?	No
3.10 (f) - Has a decision been taken to apply for a liability order?	No
3.10 (g) - Has a liability order been granted?	No
3.10 (h) - Have any other enforcement measures been taken?	No
3.11 - Do the following apply in relation to the property?	
3.11 (a) - the making of the area a conservation area before 31 August 1974	No
3.11 (b) - an unimplemented resolution to designate the area a Conservation Area	No
3.12 - Has any enforceable order or decision been made to compulsorily purchase or acquire the property?	No
3.13 - 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)?	
3.13 (a) - a contaminated land notice	No
3.13 (b)(i-ii) - 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
3.13 (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 - Do records indicate that the property is in a "Radon Affected Area" as identified by Public Health England or Public Health Wales?	Yes - The property is in a radon Affected Area, as between 1 and 3% of homes are above the Action Level. Yes - The property is in a radon Affected Area, as between 3 and 5% of homes are above the Action Level.

	Yes - The property is in a radon Affected Area, as between 5 and 10% of homes are above the Action Level.
3.15 - Assets of Community Value	
3.15 (a)(i-v) - 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?	No
3.15 (b)(i-iii) - 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?	No

Informatives:

Q1.1(a)-(f)

The replies to this enquiry cover the period from 1 January 1974.

The Planning Authority for this property is Westmorland & Furness Council. Prior to 1 April 2023 the Planning Authority for this property was Eden District Council.

Please note Advertisement Consents are not included and are available by requesting optional Question 5 on the CON290.

Copies of Planning Decision notices for applications determined by Westmorland & Furness Council (including Eden District Council prior to 1 April 2023) can be viewed online at www.westmorlandandfurness.gov.uk. Copies of older applications not available online can be obtained by application to tech.support@westmorlandandfurness.gov.uk.

Q1.1k

1.1(j) and 1.1(k) The reply to 1.1(j) and 1.1(k) only covers applications submitted to the Council from 1 January 2002 onwards. Copies of Building Regulations Approvals and Completion Certificates can be obtained by contacting tech.support@westmorlandandfurness.gov.uk. There will be a charge for this service.

Q1.1(l)

1.1(l) As from 1st April 2002 the installation of a replacement window, rooflight 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. The replies to this enquiry relating to such works are from 1 May 2002.

As from 1 January 2005 the installation of certain electrical wiring and equipment within residential premises must either have building regulation approval or be carried out and certified by a person registered with a Government Approved Scheme. The reply to this enquiry relating to electrical work carried out by an installer registered with a Domestic Installers Scheme or a contractor who is suitably qualified to issue certification and test results in accordance with BS7671:2001 covers the period from 1 August 2007.

Q1.2

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.

Q3.7e

This information has been provided by Westmorland and Furness Council's Highways Searches Team. Please make further enquiries of the Environment Agency. Email: clplanning@environmentagency.gov.uk

Q3.7g

This information has been provided by Westmorland and Furness Council's Environmental Protection Group and Highways Searches Team. Please make further enquiries of the Environment Agency. Email: clplanning@environmentagency.gov.uk

Q3.13 a-c

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.

Q3.14

The reply to Question 3.14 has been sourced using [Radon Potential](#) dataset using data grouped by area or postcode. Further information about Radon Affected Areas and Definitive searches is available at <http://www.ukradon.org/information/radonsearches>

Optional Enquiries

Q5.2

The Planning Authority for this property is Westmorland and Furness Council. Prior to 1 April 2023 the Planning Authority may have been Eden District Council or South Lakeland District Council. Copies of Planning Decision notices for applications determined by Westmorland & Furness Council can be viewed online at WestmorlandandFurness.gov.uk. Copies of older applications not available online can be obtained by contacting the Planning Department at Westmorland and Furness Council on 0300 373 3300.

Q8

Original Information held by National Grid - Before you dig please contact National Grid Tel No. 0800 688 588. WEB: <http://www2.nationalgrid.com/uk/>

You are advised to seek further information from <http://www.linesearchbeforeudig.co.uk> LinesearchbeforeUdig (LSBUD) is a free to use internet based enquiry service available 24/7. It provides a single point of contact for all enquiries relating to the apparatus owned and/or operated by the Asset Owners protected by LSBUD, including underground and overhead transmission/distribution electricity networks, transmission/distribution gas networks, oil pipelines, and fibre optic networks

Q16

Original Information held by Westmorland and Furness - for any further information please contact: Tel No 01228 606060

From 1st October 2023 the Building Safety Regulator became the Building Control Authority for high-rise buildings.

High-rise buildings are defined as having 7 or more storeys and/or being 18 metres or more high, and either having at least 2 residential units or being hospitals or care homes (during design and construction).

Enquiries should be made with the Building Safety Regulator for answers to questions 1.1j,k & l for applications received on high rise buildings since 1st October 2023.

For further information please visit <https://www.hse.gov.uk/building-safety/regulator.htm> . Information on the Regulator is also available here [Building Safety Hub | Building Safety Regulator](#) . You may also wish to make enquiries of developers of new buildings and/or managing agents of existing buildings.