

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

For directions, notes and fees see overleaf

Register of local land charges

Requisition for search and official certificate of search

Insert name and address of registering authority in space below

Merton Council
Local Land Charges
Merton Civic Centre
London Road
Morden
London
SM45DX

DX 41650 MORDEN

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 ~~XXXXXXXXXXXXXXXXXXXX~~ 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.

fold

Description of land sufficient to enable it to be identified

LAND TO THE EAST *Rear of 145*
OF SPRINGFIELD AVENUE
HEYFORD AVENUE
RAYNES PARK
LONDON
SW20 9JT

Name and address to which certificate is to be sent

The Vesey Partnership Ltd.
T/A Searchpoint
1 Trinity Place, Midland Drive
Sutton Coldfield
West Midlands, B72 1TX
12705 SUTTON COLDFIELD

Signature of applicant (or his solicitor)

Date
24/07/2018
Telephone number
08456 805608
Reference
147917-386883

Enclosure
Cheque ~~XXXXXXXXXXXXXXXXXXXX~~ / XXX £127.20

Official certificate of search

It is hereby certified that the search requested above reveals ~~no~~ no ~~substanting~~ registrations ³

or the One registrations described in the Schedule hereto ³ up to and including the date of this certificate.

Signed *[Signature]*
On behalf of London Borough of Merton
Date
01 AUG 2019

To be completed by authorised officer

- 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.

Directions and notes

1 This form and the duplicate should be completed and sent by post to or left at the office of the registering authority.

2 A separate requisition for search should be made in respect of each parcel of land in respect of which a search is required except where, for the purpose of a single transaction, a certificate is required in respect of two or more parcels of land which have a common boundary or are separated only by a road, railway, river, stream or canal.

3 'Parcel of land' means land (including a building or part of a building) which is separately occupied or separately rated or, if not occupied or rated, in separate ownership. For the purpose of this definition an owner is the person who (in his own right or as a trustee for any other person) is entitled to receive the rack rent of land, or, where the land is not let at a rack rent, would be so entitled if it were so let.

4 The certificate of the result of an official search of the register refers to any subsisting registrations, recorded against the land defined in the application for search, in the Parts of the register in respect of which the search is requested. The Parts of the register record:

Part 1	General financial charges.
Part 2	Specific financial charges.
Part 3	Planning charges.
Part 4	Miscellaneous charges.
Part 5	Fenland ways maintenance charges.
Part 6	Land compensation charges.
Part 7	New towns charges.
Part 8	Civil aviation charges.
Part 9	Opencast coal charges.
Part 10	Listed buildings charges.
Part 11	Light obstruction notices.
Part 12	Drainage scheme charges.

5 An office copy of any entry in the register can be obtained on written request and on payment of the prescribed fee.

Fees

In England, fees payable to registering authorities for local land charge services under the Local Land Charges Act 1975 (other than the fee for a personal search of the local land charges register) are set by individual registering authorities and the fee for a personal search of the local land charges register is set by the Lord Chancellor.

In Wales, these fees are set by the National Assembly for Wales. Information about the fees should be obtained from the relevant registering authority.

All fees must be prepaid

Law Society CON 29 Enquiries of the Local Authority (2016)

<p>PLANNING AND BUILDING REGULATIONS</p> <p>1.1. Planning and building decisions and pending applications</p> <p>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?</p> <p>(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) a certificate of lawfulness of proposed works for listed buildings (g) a heritage partnership agreement (h) a listed building consent order (i) a local listed building consent order (j) building regulations approval (k) a building regulation completion certificate and (l) any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme?</p>	<p>(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 (l) bridge building</p>
<p>1.2. Planning designations and proposals</p> <p>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?</p>	<p>3.7. Outstanding notices</p> <p>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?</p> <p>(a) building works (b) environment (c) health and safety (d) housing (e) highways (f) public health (g) flood and coastal erosion risk management</p>
<p>ROADS AND PUBLIC RIGHTS OF WAY</p> <p>Roads, footways and footpaths</p> <p>2.1. Which of the roads, footways and footpaths named in the application for this search (via boxes B and C) are:</p> <p>(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 a local authority without reclaiming the cost from the frontagers</p>	<p>3.8. Contravention of building regulations</p> <p>Has a local authority authorised in relation to the property any proceedings for the contravention of any provision contained in building regulations?</p>
<p>Public rights of way</p> <p>2.2. Is any public right of way which abuts on, or crosses the property, shown on a definitive map or revised definitive map?</p>	<p>3.9. Notices, orders, directions and proceedings under Planning Acts</p> <p>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?</p> <p>(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 (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 planning permission (l) an order requiring discontinuance of use or alteration or removal of building or works (m) a tree preservation order (n) proceedings to enforce a planning agreement or planning contribution</p>
<p>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?</p>	<p>3.10. Community infrastructure levy (CIL)</p> <p>(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, 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 (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 a liability order been granted? (h) Have any other enforcement measures been taken?</p>
<p>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?</p>	<p>3.11. Conservation area</p> <p>Do the following apply in relation to the property?</p> <p>(a) the making of the area a conservation area before 31 August 1974 (b) an unimplemented resolution to designate the area a Conservation Area</p>
<p>2.5. If so, please attach a plan showing the approximate route.</p>	<p>3.12. Compulsory purchase</p> <p>Has any enforceable order or decision been made to compulsorily purchase or acquire the property?</p>
<p>OTHER MATTERS</p> <p>Apart from matters entered on the registers of local land charges, do any of the following matters apply to the property? If so, how can copies of relevant documents be obtained?</p> <p>3.1. Land required for public purposes</p> <p>Is the property included in land required for public purposes?</p>	<p>3.13. Contaminated land</p> <p>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)?</p> <p>(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</p>
<p>3.2. Land to be acquired for road works</p> <p>Is the property included in land to be acquired for road works?</p>	<p>3.14. Radon gas</p> <p>Do records indicate that the property is in a "Radon Affected Area" as identified by Public Health England or Public Health Wales?</p>
<p>3.3. Drainage matters</p> <p>(a) Is the property served by a sustainable urban drainage system (SuDS)? (b) Are 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?</p>	<p>3.15. Assets of Community Value</p> <p>(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?</p>
<p>3.4. Nearby road schemes</p> <p>Is the property (or will it be) within 200 metres of any of the following?</p> <p>(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, elevated road or dual carriageway (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 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 (e) the centre line of the proposed route of a new road under proposals published for public consultation (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) (iii) widening by construction of one or more additional traffic lanes, under proposals published for public consultation</p>	<p>3.15. Assets of Community Value</p> <p>(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?</p>
<p>3.5. Nearby railway schemes</p> <p>(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?</p>	<p>3.15. Assets of Community Value</p> <p>(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?</p>
<p>3.6. Traffic schemes</p> <p>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?</p> <p>(a) permanent stopping up or diversion (b) waiting or loading restrictions (c) one way driving (d) prohibition of driving (e) pedestrianisation</p>	<p>3.15. Assets of Community Value</p> <p>(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?</p>

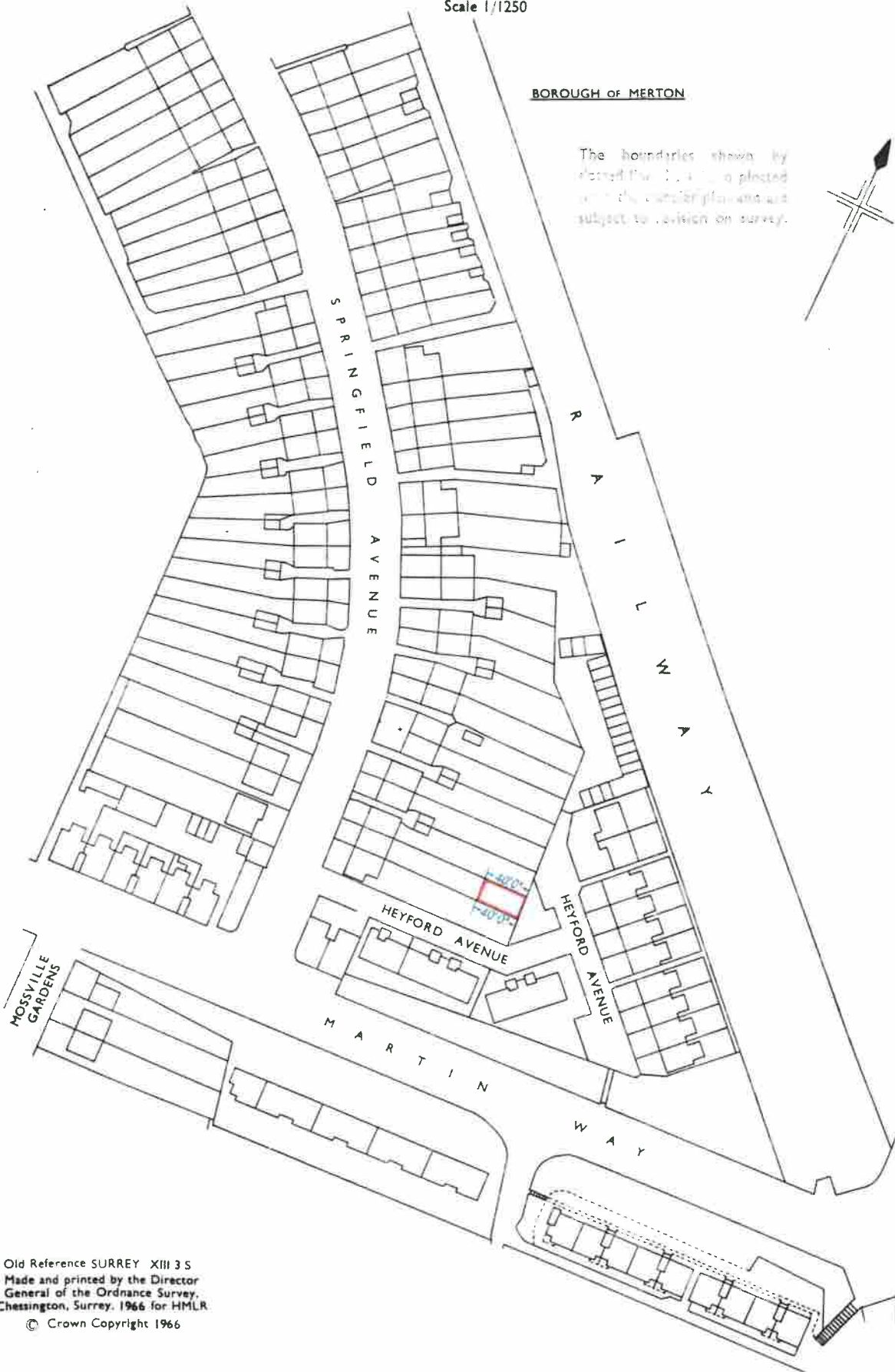
H. M. LAND REGISTRY GENERAL MAP

NATIONAL GRID PLAN TQ2468 SECTION H
GREATER LONDON

Scale 1/1250

BOROUGH OF MERTON

The boundaries shown by dotted lines are to be plotted on the master plan and are subject to revision on survey.



Old Reference SURREY XIII 3 S
Made and printed by the Director
General of the Ordnance Survey,
Chesington, Surrey, 1966 for HMLR
© Crown Copyright 1966



Filed Plan of Title No. **SGL 30943**

2018/07/00377