



REPLIES TO ENQUIRIES OF LOCAL AUTHORITY (2016 Edition)

Applicant:

PIE
NLIS HUB,
42 Kings Hill Avenue
Kings Hill
WEST MALLING
Kent
ME19 4AJ

Search Reference: [Ref No.]
NLIS Reference: [Ref. No.]
Date: [Date]

Property: [Property Address]

Other Roads etc:

Additional Properties: [Property Address]

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.

Signed by the Proper Officer of the Council

Date 02 December 2022

Signature

[Officer Name]
Service Lead – Governance
On behalf of ROYAL BOROUGH OF WINDSOR AND MAIDENHEAD

Optional Enquiries

COMMON LAND AND TOWN OR VILLAGE GREEN

22.1. Is the property, or any land which abuts the property, registered common land or town or village green under the Commons Registration Act 1965 or the Commons Act 2006?

No

22.2. Is there any prescribed information about maps and statements, deposited under s.15A of the Commons Act 2006, in the register maintained under s.15B(1) of the Commons Act 2006 or under s.31A of the Highways Act 1980?

None

22.3. If there are any entries, how can copies of the matters registered be obtained and where can the register be inspected?

Copies of the Registers can be obtained from the Local Land Charges/ Village Greens and Commons Department, Town Hall, St Ives Road, Maidenhead, Berks SL6 1RF [DX 6422 Maidenhead 1] on payment of a fee of £15.00.

Inspection of the Registers is by prior appointment (telephone numbers 01628 796292 or 6293)

FEE INFORMATION NOTE

W.E.F. 01/04/2022 SEARCH & ENQUIRY FEES WITHIN THIS AUTHORITY ARE DETAILED BELOW:

BASIC SEARCH CON29R & LLC1	£153.20
LLC1 ONLY	£44.00
CON29R STAND ALONE ENQUIRES	£109.20
CON290 STAND ALONE ENQUIRES	£57.60
PERSONAL SEARCHES BY APPOINTMENT	£0.00

SEARCHES & ENQUIRES SHOULD BE ADDRESSED TO:

LOCAL LAND CHARGES DEPARTMENT (COMMONS REGISTRATION)
ROYAL BOROUGH OF WINDSOR & MAIDENHEAD, ST IVES ROAD, MAIDENHEAD, BERKS SL6 1RF
DX 6422 MAIDENHEAD 1

CHEQUES DRAWN ON A FIRMS ACCOUNT SHOULD BE MADE PAYABLE TO:

ROYAL BOROUGH OF WINDSOR AND MAIDENHEAD (RBWM)

THE COUNCIL VERY MUCH REGRETS THAT AS A RESULT OF A NUMBER OF CHEQUES BEING DISHONOURED, ALL SEARCHES SUBMITTED BY FIRMS WILL ONLY BE PROCESSED IF ACCOMPANIED BY A CHEQUE DRAWN ON THE FIRMS ACCOUNT.

ALL SEARCH & ENQUIRIES WILL BE RETURNED UNLESS ACCOMPANIED BY AN UP-TO-DATE OS/LAND REGISTRY PLAN SHOWING AND NAMING THE SURROUNDING ROADS AND FEATURES (BLOCK PLANS AND/OR STREET PLANS ARE INSUFFICIENT FOR LAND CHARGES USE.

ADDITIONAL ENQUIRIES

SEARCHES ARE NOT CIRCULATED IN THIS AUTHORITY. **ADDITIONAL ENQUIRES CAN ONLY BE ANSWERED BY THE DEPARTMENT CONCERNED.** IT IS THEREFORE ADVISED THAT A PARTICULAR DEPARTMENT IS CONTACTED DIRECTLY BY LETTER ENCLOSING A PLAN TO WHICH THE ENQUIRIES RELATE AND NOT ENCLOSED WITH SEARCH & ENQUIRIES.

REQUESTS FOR DOCUMENTS

THE LAND CHARGES DEPARTMENT DOES NOT HOLD COPIES OF DOCUMENTS THEREFORE REQUESTS FOR DOCUMENTS SHOULD BE MADE DIRECT TO THE DEPARTMENT CONCERNED AND NOT TO LAND CHARGES.

Statement of Liability

This search report has been completed by the Council using local authority records. These records are held by The Royal Borough of Windsor and Maidenhead Council (RBWM). The records are original records held by the Council.

RBWM Council is liable for the following:

Any negligent or incorrect entry in the records searched to prepare the search report.

Any negligent or incorrect interpretation of the records searched.

Any negligent or incorrect recording of that interpretation in the search report.

This search report has been prepared by RBWM Council with reasonable care and skill using local authority records. It has been prepared on terms enabling the provisions of the contract under which the search report is prepared to be enforced in relation to the terms given below, by the seller, a potential or actual buyer, or a mortgage lender in respect of the property interest. These terms can be enforced by such persons in their own right, whether or not they are party to such a contract.

This search report is prepared on terms ensuring that any liability of any type arising under third party contractual rights is subject to a contract of insurance against such risks effected by, and to be carried out by persons so authorised for the purposes of the Financial Services and Markets Act 2000. The search report is prepared on terms whereby any liability for financial loss arising under third party contractual rights will be met by financial compensation to be paid by a person or body (other than the seller, a potential or actual buyer, or a mortgage lender in respect of the property interest) who is party to the contract of insurance or other person involved in the sale of the property. If the person or body party to the contract of insurance or another person involved in the sale of the property fails to pay financial compensation or no longer exists and has no successor, then the financial compensation paid by the seller, a potential or actual buyer, or a mortgage lender in respect of the property interest.

RBWM Council is liable to make payments for financial compensation or financial loss under the circumstances described in paragraphs 4(g), 4(h), 7(b) and 7(c) of schedule 7 of the Home Information Pack Regulations 2007.

In the event of a complaint regarding this search result, please contact Local Land Charges, RBWM Council, Town Hall, St Ives Road, Maidenhead, Berkshire, SL6 1RF (DX 6422 Maidenhead 1) Telephone 01628 796292/6293.

Full details of The Royal Borough of Windsor & Maidenhead Council's complaints procedure can be viewed on the Council's website at <http://www.rbwm.gov.uk/>.

HOME INFORMATION PACKS (NO. 2) REGULATIONS: SCHEDULE 6(1)

The following statement is made in accordance with the Home Information Pack (no. 2) Regulations 2007 Schedule 6 (1)

- General Requirements

The Royal Borough of Windsor & Maidenhead maintains a contract of Insurance with an insurer so authorised as described in Schedule 6 (1) of the Home Information Pack (No. 2) Regulations 2007.

ROYAL BOROUGH OF WINDSOR & MAIDENHEAD COUNCIL

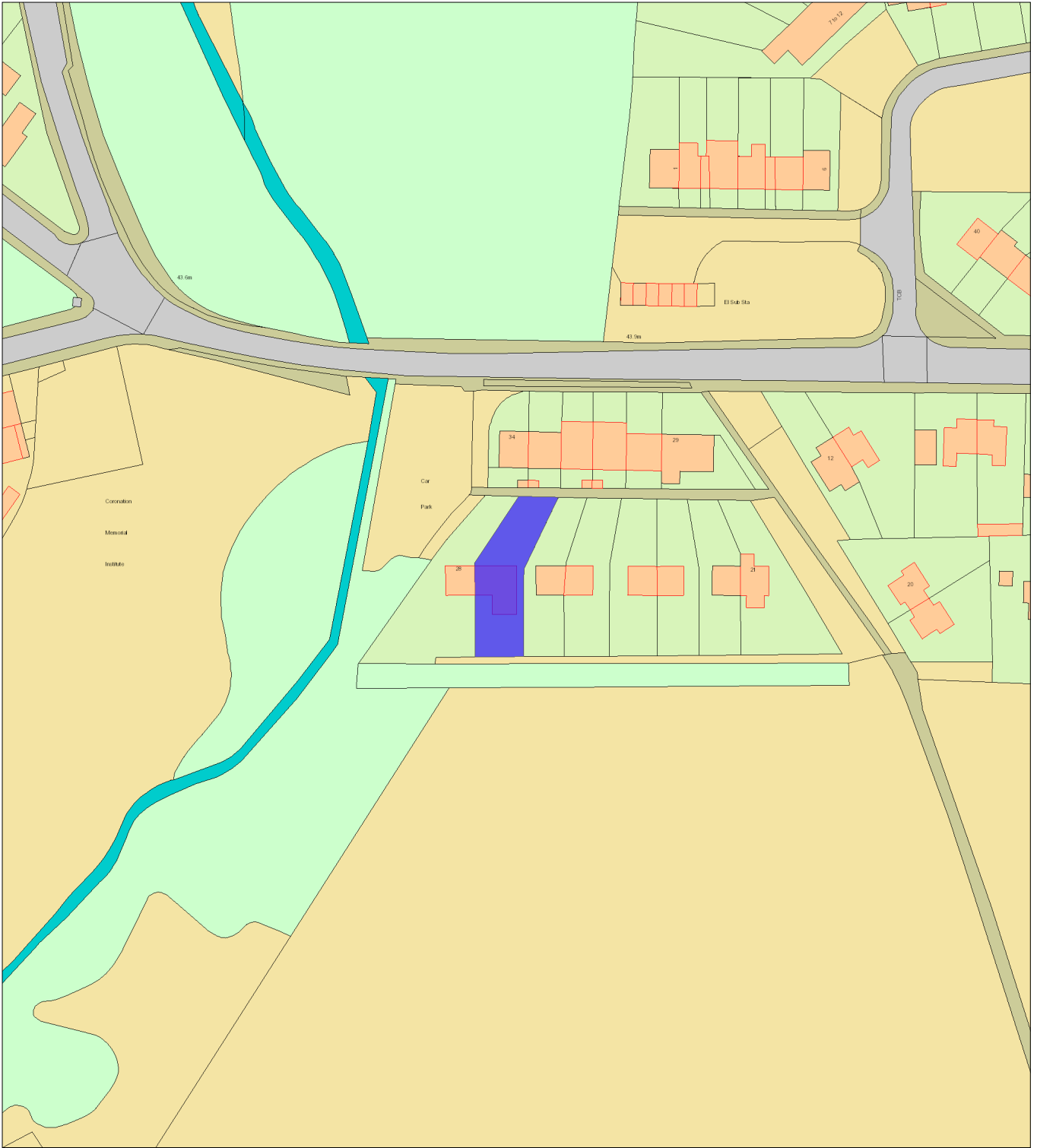
Statement in response to Schedule 7


The following statement is made in response to the Home Information Pack Regulations Schedule 7 1 – General Requirements:

In responding to this form submitted officially to us for completion we have inspected all relevant documentation held by us necessary to provide the responses to the questions.

The search report has been carried out on behalf of the Proper Officer of the Council and includes their electronic signature.

The search report has been compiled and is provided in accordance with paragraphs 5, 6 & 7 of Schedule 7.



Search Reference: [Reference Number]	Local Land Charges Department RBWM Town Hall St Ives Road Maidenhead SL6 1RF
Property Address: [Property Address] Bedford Lane	
Date: 02-Dec-2022	Scale: 1: 1250
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The Royal Borough of Windsor and Maidenhead
Town Hall
St Ives Road
Maidenhead
SL6 1RF

LOCAL LAND CHARGES VAT RECEIPT

VAT Receipt Number: [Number]
VAT Receipt Date: 02-Dec-2022

Applicant: PIE
3277788
NLIS HUB,
42 Kings Hill Avenue
Kings Hill
WEST MALLING
Kent
ME19 4AJ

Search Reference: [Ref. No.]
Online Reference: [Ref. No.]
Online Source: [Online Source]
Search Date: [Date]

Search Property: [Property Address]

Product Description				
Service Description	VAT Rate %	NET Amount	VAT Amount	Total Amount
	Totals	£0.00	£0.00	£0.00

VAT is chargeable on items shown above that are related to the CON29 part of this search.
Other items are exempt for VAT purposes