

PROPERTY SEARCH ESTIMATES 2009/10 COMMERCIAL				
ENQUIRY	Registers/Information Available	Estimated Costs £	Estimated Volumes £	Cost of access
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 planning applications – (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) building regulation approval; (g) a building regulation completion certificate; (h) any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme?	(a) - (e) This information is publicly available, 1980 - to date information is available via internet http://www.gateshead.gov.uk/ or the pc terminals in Development and Enterprise reception, 1974 - 1980 information is available in paper registers in reception.	(a) - (e) 1148	(a) - (e) 3328	(a) - (e) Publicly available free of charge.
	(f) - (h) Information available by viewing or tailored report only.	1215 1215 1215	2314 2314 2314	(f) £0.53 (g) £0.53 (h) £0.53

<p>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?</p>	<p>This information is publicly available by consulting public local plans.</p> <p>The Unitary Development Plan (UDP) is available online as an interactive GIS-based version, but not all the Local Development Framework (LDF) Proposals Maps are yet available in this interactive format.</p> <p>Paper copies of the UDP documents and proposals map are available at £10 for residential and £50 commercial.</p>	<p>1148</p>	<p>3328</p>	<p>Publicly available online free of charge.</p>
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2. ROADS				
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;	(a) This information is publicly available.	3449	3484	(a) Publicly available free of charge.
(b) subject to adoption and, supported by a bond or bond waiver;	(b) - (d) Information available by viewing or tailored report only.	1411	3484	(b) £0.41
(c) to be made up by a local authority who will reclaim the cost from the frontages;		1411	3484	(c) £0.41
(d) to be adopted by a local authority without reclaiming the cost from the frontagers?		1411	3484	(d) £0.41

<p>3.1. Land Required for Public Purposes Is the property included in land required for public purposes?</p>	Information available by viewing or tailored report only.	1298	3328	£0.39
<p>3.2. Land to be Acquired for Road Works Is the property included in land to be acquired for road works?</p>	Information available by viewing or tailored report only.	1411	3484	£0.41
<p>3.3. Drainage agreements and consents Do 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; (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?</p>	(a) Information available by viewing or tailored report only.	1215	2314	(a) £0.53
	(b) This information is publicly available.	8073	1300	(b) Publicly available free of charge.
<p>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 an order, draft order or scheme;</p>	(a) This information is publicly available.	1411	3484	(a) Publicly available free of charge.

<p>(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;</p> <p>(c) the outer limits of construction works for a proposed alteration or improvement to an existing road, involving (i) the construction of a roundabout (other than a mini roundabout) or (ii) widening by construction of one or more additional traffic lanes;</p> <p>(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;</p>	(b) - (d) Information available by viewing or tailored report only.	1411	3484	(b) £0.41
		1411	3484	(c) £0.41
		1411	3484	(d) £0.41
<p>(e) the centre line of the proposed route of a new road under proposals published for public consultation; or</p> <p>(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?</p>	(e) - (f) This information is publicly available.	(e) - (f) 1411	(e) - (f) 3484	(e) - (f) Publicly available free of charge.

<p>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?</p>	<p>Information available by viewing or tailored report only.</p>	<p>1411</p>	<p>3484</p>	<p>£0.41</p>
<p>3.6. Traffic Schemes Has a local authority approved but not yet implemented any of the following for the roads, footways and footpaths (named in box B) which abut 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; (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>(a) – (l) Information available by viewing or tailored report only.</p>	<p>1829 1829 1829 1829 1829 1829 1829 1829 1829 1829 1829 1829</p>	<p>3494 3494 3494 3494 3494 3494 3494 3494 3494 3494 3494 3494</p>	<p>(a) £0.53 (b) £0.53 (c) £0.53 (d) £0.53 (e) £0.53 (f) £0.53 (g) £0.53 (h) £0.53 (i) £0.53 (j) £0.53 (k) £0.53 (l) £0.53</p>
<p>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:</p> <p>(a) building works; (b) environment; (c) health and safety; (d) housing; (e) highways; (f) public health?</p>	<p>(a) - (f) Information available by viewing or tailored report only.</p>	<p>1215 27348 27348 27348 2979 27348</p>	<p>2314 2444 2444 2444 3484 2444</p>	<p>(a) £0.53 (b) £11.19 (c) £11.19 (d) £11.19 (e) £0.86 (f) £11.19</p>

<p>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?</p>	Information available by viewing or tailored report only.	1215	2314	£0.53
<p>3.9. Notices, Orders, Directions and Proceedings under Planning Acts Do any of the following subsist in relation to the property, or has any local authority decided to issue, serve, make or commence any of the following:</p> <p>(a) enforcement notice; (b) stop notice; (c) listed building enforcement notice; (d) breach of condition notice; (e) planning contravention notice; (f) other notice relating to breach of planning control; (g) 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) building preservation notice; (j) direction restricting permitted development; (k) order revoking or modifying a planning permission; (l) order requiring discontinuance of use or alteration or removal of building or works; (m) tree preservation order; (n) proceedings to enforce a planning agreement or planning contribution?</p>	(a) - (n) Information available by viewing or tailored report only.	<p>1298 1298 1298 1298 1298 1298 1298 1298 1298 1298 1298 1298 1298 1298</p>	<p>3328 3328 3328 3328 3328 3328 3328 3328 3328 3328 3328 3328 3328 3328</p>	<p>(a) £0.39 (b) £0.39 (c) £0.39 (d) £0.39 (e) £0.39 (f) £0.39 (g) £0.39 (h) £0.39 (i) £0.39 (j) £0.39 (k) £0.39 (l) £0.39 (m) £0.39 (n) £0.39</p>

<p>3.10. Conservation Areas Do the following apply in relation to the property: (a) the making of the area a Conservation Area before 31 August 1974;</p> <p>(b) unimplemented resolution to designate the area a Conservation Area?</p>	<p>(a) This information is publicly available.</p>	<p>1298</p>	<p>3328</p>	<p>(a) Publicly available free of charge.</p>
	<p>(b) Information available by viewing or tailored report only.</p>	<p>1298</p>	<p>3328</p>	<p>(b) £0.39</p>
<p>3.11. Compulsory Purchase Has any enforceable order or decision been made to compulsorily purchase or acquire the property?</p>	<p>Information available by viewing or tailored report only.</p>	<p>13385</p>	<p>2028</p>	<p>£6.60</p>
<p>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; (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;</p>	<p>(a) - (bii) This information is publicly available.</p> <p>Any follow up enquiries would incur a charge with regard to cost.</p>	<p>1384 441 441</p>	<p>1014 1014 1014</p>	<p>(a) - (bii) Publicly available free of charge.</p>
<p>(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>(c) Information available by viewing or tailored report only.</p>	<p>441</p>	<p>1014</p>	<p>(c) £0.44</p>

<p>3.13. Radon Gas Do records indicate that the property is in a "Radon Affected Area" as identified by the Health Protection Agency?</p>	<p>This information is publicly available.</p> <p>Action Levels have been recommended by the NRPB (National Radiological Protection Board) for radon. Where there is a 1% probability or more of present or future homes being above an Action Level they are regarded as Affected Areas (such areas were identified by radiological survey evidence). The indicative map shows the borough of Gateshead as being in the 0 -1% probability band. It is therefore NOT a radon gas Affected Area. Further information, including the Indicative Atlas of Radon in England and Wales, is available from http://www.hpa.org.uk/</p>	27348	2444	Publicly available free of charge.
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ROAD PROPOSALS BY PRIVATE BODIES

4. What proposals by others, still capable of being implemented, have the Council approved for any of the following, the limits of construction of which are within 200 metres of the property:
(a) the construction of a new road;
(b) the alteration or improvement of an existing road, involving the construction, whether or not within existing highway limits, of a subway, underpass, flyover, footbridge, elevated road, dual carriageway, the construction of a roundabout (other than a mini roundabout) or the widening of an existing road by the construction of one or more additional traffic lanes?

Information available by tailored report only.

PUBLIC PATHS OR BYWAYS

5.1. Is any footpath, bridleway, restricted byway or byway open to all traffic which abuts on, or crosses the property, shown in a definitive map or revised definitive map prepared under Part IV of the National Parks and Access to the Countryside Act 1949 or Part III of the Wildlife and Countryside Act 1981?
5.2. If so, please mark its approximate route on the attached plan.

Information available by tailored report only.

<p>ADVERTISEMENTS Entries in the Register 6.1. Please list any entries in the Register of applications, directions and decisions relating to consent for the display of advertisements. 6.2. If there are any entries, where can that Register be inspected?</p>	<p>Information available by tailored report only.</p>
<p>Notices, Proceedings and Orders 6.3. Except as shown in the Official Certificate of Search: (a) has any notice been given by the Secretary of State or served in respect of a direction or proposed direction restricting deemed consent for any class of advertisement? (b) have the Council resolved to serve a notice requiring the display of any advertisement to be discontinued? (c) If a discontinuance notice has been served, has it been complied with to the satisfaction of the Council? (d) have the Council resolved to serve any other notice or proceedings relating to a contravention of the control of advertisements? (e) have the Council resolved to make an order for the special control of advertisements for the area?</p>	<p>Information available by tailored report only.</p>
<p>COMPLETION NOTICES 7. Which of the planning permissions in force have the Council resolved to terminate by means of a completion notice under s.94 of the Town & Country Planning Act 1990?</p>	<p>Information available by tailored report only.</p>
<p>PARKS AND COUNTRYSIDE Areas of Outstanding Natural Beauty 8.1. Has any order under s.82 of the Countryside and Rights of Way Act 2000 been made?</p>	<p>Information available by tailored report only.</p>

<p>National Parks 8.2. Is the property within a National Park designated under s.7 of the National Parks and Access to the Countryside Act 1949?</p>	<p>Information available by tailored report only.</p>
<p>PIPELINES 9. Has a map been deposited under s.35 of the Pipelines Act 1962, or Schedule 7 of the Gas Act 1986, showing a pipeline laid through, or within 100 feet (30.48 metres) of the property?</p>	<p>Information available by tailored report only.</p>
<p>HOUSES IN MULTIPLE OCCUPATION 10. Is the property a house in multiple occupation, or is it designated or proposed to be designated for selective licensing of residential accommodation in accordance with the Housing Act 2004?</p>	<p>Information available by tailored report only.</p>
<p>NOISE ABATEMENT Noise Abatement Zone 11.1. Have the Council made, or resolved to make, any noise abatement zone order under s.63 of the Control of Pollution Act 1974 for the area?</p>	<p>Information available by tailored report only.</p>
<p>Entries in Register 11.2. Has any entry been recorded in the Noise Level Register kept pursuant to s.64 of the Control of Pollution Act 1974? 11.3. If there is any entry, how can copies be obtained and where can that Register be inspected?</p>	<p>Information available by tailored report only.</p>
<p>URBAN DEVELOPMENT AREAS 12.1. Is the area an urban development area designated under Part XVI of the Local Government, Planning and Land Act 1980? 12.2. If so, please state the name of the urban development corporation and the address of its principal office.</p>	<p>Information available by tailored report only.</p>

<p>ENTERPRISE ZONES</p> <p>13. Is the area an enterprise zone designated under Part XVIII of the Local Government, Planning and Land Act 1980?</p>	<p>Information available by tailored report only.</p>
<p>INNER URBAN IMPROVEMENT AREAS</p> <p>14. Have the Council resolved to define the area as an improvement area under s.4 of the Inner Urban Areas Act 1978?</p>	<p>Information available by tailored report only.</p>
<p>SIMPLIFIED PLANNING ZONES</p> <p>15.1. Is the area a simplified planning zone adopted or approved pursuant to s.83 of the Town & Country Planning Act 1990?</p> <p>15.2. Have the Council approved any proposal for designating the area as a simplified planning zone?</p>	<p>Information available by tailored report only.</p>
<p>LAND MAINTENANCE NOTICES</p> <p>16. Have the Council authorised the service of a maintenance notice under s.215 of the Town & Country Planning Act 1990?</p>	<p>Information available by tailored report only.</p>
<p>MINERAL CONSULTATION AREAS</p> <p>17. Is the area a mineral consultation area notified by the county planning authority under Schedule 1 para 7 of the Town & Country Planning Act 1990?</p>	<p>Information available by tailored report only.</p>
<p>HAZARDOUS SUBSTANCE CONSENTS</p> <p>18.1. Please list any entries in the Register kept pursuant to s.28 of the Planning (Hazardous Substances) Act 1990.</p> <p>18.2. If there are any entries:</p> <p>(a) How can copies of the entries be obtained?</p> <p>(b) Where can the Register be inspected?</p>	<p>Information available by tailored report only.</p>

<p>ENVIRONMENTAL AND POLLUTION NOTICES</p> <p>19. What outstanding statutory or informal notices have been issued by the Council under the Environmental Protection Act 1990 or the Control of Pollution Act 1974? (This enquiry does not cover notices under Part IIA or Part III of the EPA, to which enquiries 3.12 or 3.7 apply)</p>	<p>Information available by tailored report only.</p>
<p>FOOD SAFETY NOTICES</p> <p>20. What outstanding statutory notices or informal notices have been issued by the Council under the Food Safety Act 1990 or the Food Hygiene Regulations 2006?</p>	<p>Information available by tailored report only.</p>
<p>HEDGEROW NOTICES</p> <p>21.1. Please list any entries in the record maintained under regulation 10 of the Hedgerows Regulations 1997. 21.2. If there are any entries: (a) how can copies of the matters entered be obtained? (b) where can the record be inspected?</p>	<p>Information available by tailored report only.</p>
<p>COMMON LAND, TOWN AND VILLAGE GREENS</p> <p>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? 22.2. If there are any entries, how can copies of the matters registered be obtained and where can the register be inspected?</p>	<p>Information available by tailored report only.</p>