

# Official Local Authority Search Commercial (CON29R + LLC1)



## Search Details

Prepared for: Wollens  
Matter: EDW3348/0001  
Client address: Carlton House, 30 The Terrace, Devon, Torquay, TQ1 1BS

Property:  
Unit C2 and C5, Mercury Business Park, Bradninch, Exeter, EX5 4BL

**Local Authority:**  
Mid Devon District Council  
Phoenix House, Phoenix Lane, Tiverton, EX16 6PP

Date Returned:  
12/08/2024

Property type:  
Commercial

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# Local Land Charges official search

It is hereby certified that the search of land and property as shown below reveals registrations up to and including the date and time of this certificate

**Search area:**

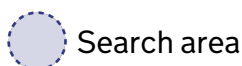
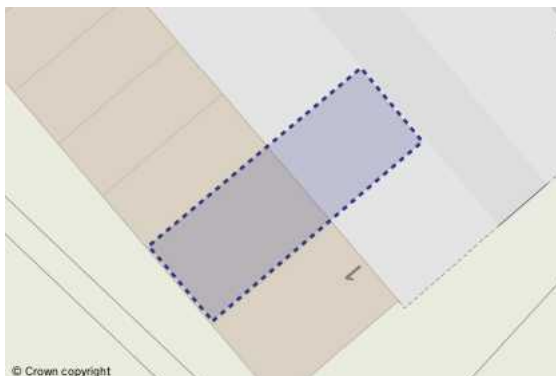
Unit C2 and C5, Mercury  
Business Park, Bradninch,  
Exeter, EX5 4BL

**Reference:**

000 220 714

**Time and date:**

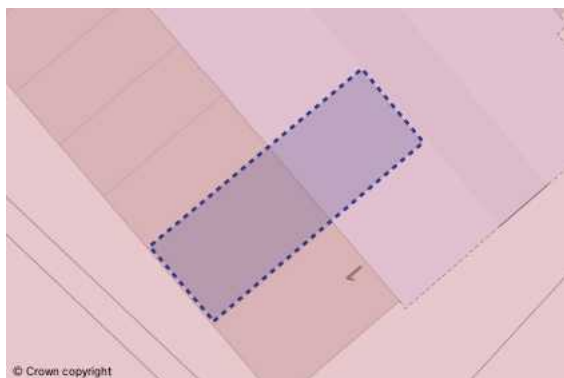
08:18:25 on 2 August 2024

**Map:****Map key:**

**There are 5 local land charges in your search area.**

**Category**

Planning - Planning order



Dotted line shows your search area

**Location**

County of Devon (North and East Devon Area of Special  
Control of Advertisements)

**Description**

County of Devon (North and East Devon Area of Special  
Control of Advertisements) Order 1964

Dated 29.6.64

Confirmed with Modifications 3.3.66

designated by virtue of Town and Country Planning Act 1962  
S34

Reference ASCA/1540

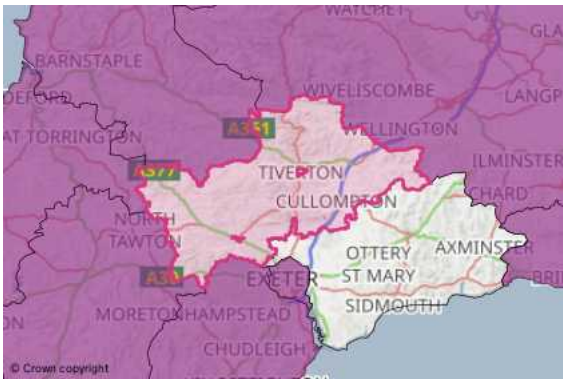
**Law**

Town and Country Planning Act 1962 section 34

**Legal document**

Order

**Originating authority**



Charge area

Devon County Council

**Authority reference**

AS93260

**Source information**

Mid Devon District Council Phoenix House Phoenix Lane  
Tiverton Devon EX16 6PP

**Registration date**

15 April 1966

**Creation date**

3 March 1966

**HM Land Registry reference**

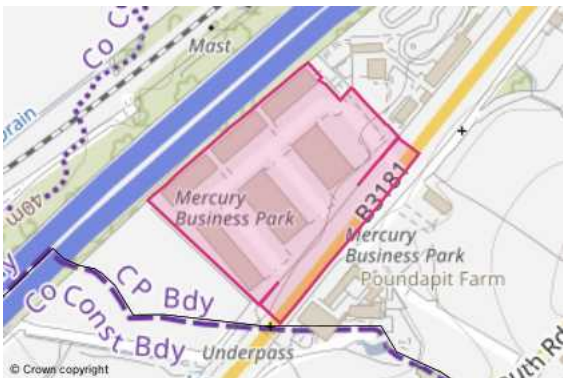
LLC-4V2C7

**Category**

Other - Highways and paths



Dotted line shows your search area



Charge area

**Location**

Mercury Business Park, Bradninch

**Description**

Agreement dated 2nd October 2020 between Devon County Council and GPG Projects Limited pursuant to section 278 of the Highways Act 1980 containing covenants under section 33 of the Local Government (Miscellaneous Provisions) Act 1982

**Law**

Highways Act 1980 section 38

**Legal document**

Not provided

**Originating authority**

Devon County Council

**Authority reference**

PF550586

**Source information**

Mid Devon District Council Phoenix House Phoenix Lane  
Tiverton Devon EX16 6PP

**Registration date**

13 October 2020

**Creation date**

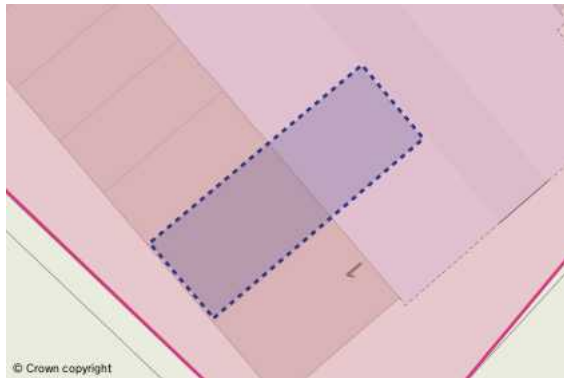
Not provided

**HM Land Registry reference**

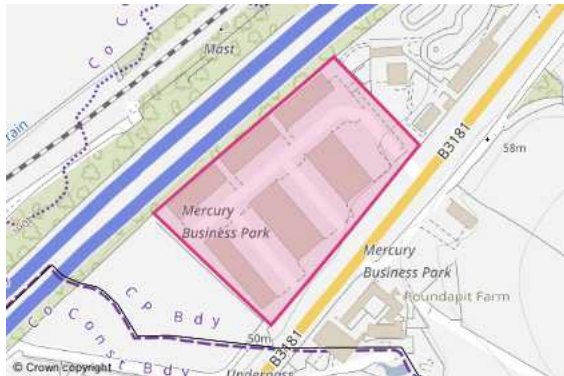
LLC-4VDGS

## Category

Planning - Conditional planning consent



Dotted line shows your search area



Charge area

## Location

Land at Grid Reference 299987 102415, Bradninch

## Description

Reserved Matters for the erection of mixed use business units (Classes B1, B2 & B8), and managers office (1.9ha) with associated highway and drainage works following Outline approval 18/00299/MOUT Non-Material Amendment - 22/01621/NMA - Non Material Amendment granted 15/09/2022

## Law

Town and Country Planning Act 1990 section 70

## Legal document

Planning permission

## Originating authority

Mid Devon District Council

## Authority reference

19/01808/MARM

## Source information

Mid Devon District Council Phoenix House Phoenix Lane  
Tiverton Devon EX16 6PP

## Registration date

28 February 2020

## Creation date

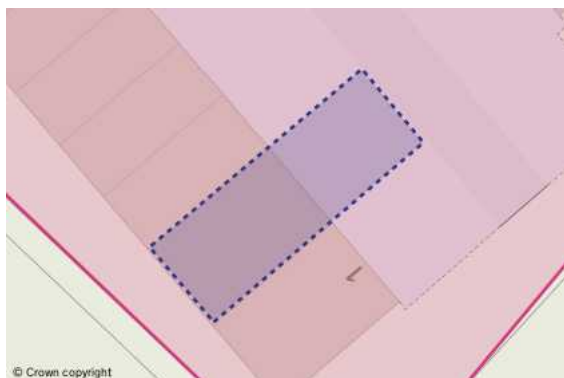
Not provided

## HM Land Registry reference

LLC-4VCHB

## Category

Planning - Conditional planning consent



Dotted line shows your search area

## Location

Quad World, Bradninch

## Description

Outline for the erection of mixed use business units (Classes B1, B2 & B8), cafe (Class A3) and managers office (1.9ha) with associated highway and drainage works

## Law

Town and Country Planning Act 1990 section 70

## Legal document

Planning permission

## Originating authority

Mid Devon District Council

## Authority reference

18/00299/MOUT

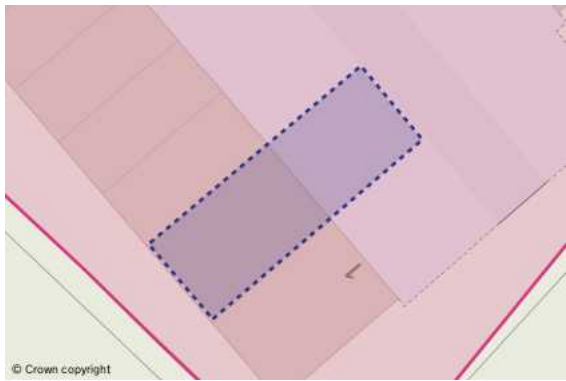
## Source information



Charge area

Mid Devon District Council Phoenix House Phoenix Lane  
Tiverton Devon EX16 6PP  
**Registration date**  
6 July 2018  
**Creation date**  
Not provided  
**HM Land Registry reference**  
LLC-4V9QJ

**Category**  
Planning - Conditional planning consent



Dotted line shows your search area



Charge area

**Location**  
Land at NGR 299988 102415 (Quad World), Bradninch  
**Description**  
Change of use of land to provide a second quad track and erection of building to provide visitor shelter  
**Law**  
Town and Country Planning Act 1990 section 70  
**Legal document**  
Planning permission  
**Originating authority**  
Mid Devon District Council  
**Authority reference**  
07/00584/MFUL  
**Source information**  
Mid Devon District Council Phoenix House Phoenix Lane  
Tiverton Devon EX16 6PP  
**Registration date**  
10 July 2007  
**Creation date**  
Not provided  
**HM Land Registry reference**  
LLC-4TSZQ



Mid Devon District Council  
Phoenix House  
Phoenix Lane  
Tiverton  
DEVON  
EX16 6PP

Tel 01884 234309 / 4250  
Email [landchar@middevon.gov.uk](mailto:landchar@middevon.gov.uk)



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## REPLIES TO CON 29 ENQUIRIES OF LOCAL AUTHORITY (2016 Edition)

**Search Reference:** 2425\_00552

**NLIS Reference:**

**Date:** 12-Aug-2024

**Applicant:** Infotrack  
Level 11  
91, Waterloo Road  
London  
SE1 8RT

**Applicant Ref** 61359369

**Land/Property:** Unit C2, Mercury Business Park  
Road from Poundapitt Farm to Weaver Bridge  
Bradninch  
Exeter  
Devon  
EX5 4BL

### 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 2425\_00552

Important note: Matters entered onto the Local Land Charges Register, are not referred to (where relevant) in answer to the Con29 enquiries 3.1 to 3.15. We recommend you obtain a LLC1 search from [HM Land Registry](#) as the LLC1 and Con29 searches work together to give you a full picture.

A handwritten signature in black ink, appearing to be "D. Smith", written over a light blue rectangular background.

MID DEVON DISTRICT COUNCIL

## 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

Reference: 22/01621/NMA

Non Material Amendment for 19/01808/MARM to amend doors on Block C (formerly Block E) and update site plan with renamed blocks

Date Decision Issued : 15/09/2022

Decision :Grant permission

Reference: 19/01808/MARM

Reserved Matters for the erection of mixed use business units (Classes B1, B2 & B8), and managers office (1.9ha) with associated highway and drainage works following Outline approval 18/00299/MOUT Non-Material Amendment - 22/01621/NMA - Non Material Amendment granted 15/09/2022

Date Decision Issued : 28/02/2020

Decision :Permitted with Conditions to Discharge

Reference: 07/00584/MFUL

Change of use of land to provide a second quad track and erection of building to provide visitor shelter

Date Decision Issued : 10/07/2007

Decision :Grant permission

Reference: 18/00299/MOUT

Outline for the erection of mixed use business units (Classes B1, B2 & B8), cafe (Class A3) and managers office (1.9ha) with associated highway and drainage works

Date Decision Issued : 06/07/2018

Decision :Permitted with Conditions to Discharge

(b) a listed building consent

None

(c) a conservation area consent

None

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

None

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

None

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

None

(g) a heritage partnership agreement

None

(h) a listed building consent order

None

(i) a local listed building consent order

None

**Informative**

(1) The councils computerised records for 1.1 (a to i) only go back as far as 1st August 1977 and this reply covers only the period since that date. Records prior to that date can be obtained by contacting Development Control. Email [devcon@middevon.gov.uk](mailto:devcon@middevon.gov.uk) or Tel 01884 234260/4262. A fee will be charged for the provision of any required data.  
(2) Copy documents can be obtained as follows: Copies of planning decisions from 1999 onwards are available for download free of charge on the Planning Public Access section of our website on the following link <http://planning.middevon.gov.uk/online-applications>  
Copies of planning decisions not available on Public Access, S106 Agreements, S38 Agreements and TPOs can be obtained from Local Land Charges. Please send your request to [landchar@middevon.gov.uk](mailto:landchar@middevon.gov.uk).  
(3) Please remember to include the Official Search number in any correspondence.  
For Building Control copy documents see below.

(j) building regulations approval

Reference: 23/00154/IN - work complete  
The Erection of Three Industrial Buildings of low energy demand Block C [C1-C8]Block D [D1-D5] & Block E [E1-E5] Built to Shell Specification Only]  
Decision: Accepted  
Date of Decision: 14/02/2023  
Date Decision Issued: 14/02/2023  
Completion date: 12/10/2023

**Informative**

(1) This reply relates only to Building Regulation Applications received from 1st January 2004. The Council also holds records between 1974 and 2004; if these are required they would have to be searched manually at extra cost. Contact [mail@nmdbuildingcontrol.co.uk](mailto:mail@nmdbuildingcontrol.co.uk). Tel 01884 234345/234974 for full up to date details.  
(2) Building Control applications, descriptions and status, from 1985 to date can be viewed on Public Access at <http://planning.middevon.gov.uk/online-applications> Select Building Control on the search tab.  
(3) If any case reference ends in AI or IN Building Control is administered by an Approved Inspector. The seller or developer should be asked to provide evidence of compliance with Building Regulations.

(k) building regulation completion certificate and

If the result of 1.1 (j) reveals the Building Regulation works are satisfactorily complete and a copy of a certificate is required please refer to the Informative Notes below

IMPORTANT If any case reference ends in AI or IN Building Control is administered by an Approved Inspector. The seller or developer should be asked to provide evidence of compliance with Building Regulations.  
We are unable to supply copy documents for Approved Inspector applications (any case references ending in AI or IN)

**Informative**

(1) If the result of 1.1 (j) reveals that Building Regulation works are complete, a copy certificate can be provided for a fee of GBP12.00. Building Control records are retained for 15 years in accordance with the Building Control Performance Standards. If copy certificates are required please contact [mail@nmdbuildingcontrol.co.uk](mailto:mail@nmdbuildingcontrol.co.uk) Tel: 01884 234345/234974.  
(2) If any case reference ends in AI or IN Building Control is administered by an Approved Inspector. We are unable to supply copy documents for Approved Inspector applications. The seller or developer should be asked to provide evidence of compliance with Building Regulations.

(l) any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme?

NONE



**Informative**

*IMPORTANT NOTE: Any competent person notifications revealed in this reply have been recorded on our records based on address information provided to us by the notifying body. The notifications revealed cannot be considered as authoritative and may not be up to date; any enquiries should be directed to the vendor and/or scheme operators. Where applications relate to work carried out under a competent person self-certification scheme, the Council does not issue any building regulation certificate or notice. It is suggested that the owner/occupier should be asked to produce any such certificate.*

**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?**

REPLY FROM DEVON COUNTY COUNCIL

Devon County Waste Local Plan - Adopted

The 3rd Local Transport Plan (LTP3) 2011-2026 - Adopted

Devon Minerals Plan 2011-2033 - None

If further information is required please contact Planning, Transportation and Environment, Devon County Council, Lucombe House, Topsham Road, Exeter, EX2 4QD or email [planning@devon.gov.uk](mailto:planning@devon.gov.uk)

REPLY FROM MID DEVON DISTRICT COUNCIL

MID DEVON LOCAL PLAN

The Mid Devon Local Plan Review 2013 – 2033 was adopted on 29th July 2020 and forms part of the statutory development plan for Mid Devon outside the Dartmoor National Park.

The statutory development plan for Mid Devon also includes the Devon Minerals and Waste Plans (see Devon County Council reply above) and all Neighbourhood Plans that have been approved at their referendum where more than 50% of votes recorded are in favour (these neighbourhood plans are subsequently 'made' and adopted by the Council).

Further details of Neighbourhood Plans can be found at

<https://www.middevon.gov.uk/residents/planning-policy/neighbourhood-planning/>

The Cullompton Neighbourhood Plan was approved at its referendum on 6th May 2021 and now forms part of the statutory development plan for Cullompton parish, alongside the adopted Mid Devon Local Plan and the Devon Waste and Minerals Plans. More details can be found at

<https://www.middevon.gov.uk/media/352473/i-cullompton-neighbourhood-plan-referendum-version.pdf>

It is indicated that the property/area being searched is allocated for or is in an area designated as:

Cullompton Neighbourhood Plan - approved on 6th May 2021 and adopted by the Council on 1st July 2021 - details of policies can be found at <https://www.middevon.gov.uk/media/352473/i-cullompton-neighbourhood-plan-referendum-version.pdf>

**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

Coloured brown is highway maintainable at public expense

Important Note: This reply to question 2a is based on the plan supplied by Devon County Council and not any colours you may have used on your own plan sent with the search request.

**Informative**

*The reply to this enquiry is restricted to highways maintainable at public expense within the meaning of the Highways Act 1980 (s36). If the road, footpath or footway is not a publicly maintainable highway the council cannot express an opinion as to what rights of access may exist over it. An affirmative reply does not imply that the publicly maintainable highway directly abuts the boundary of the property.*

(b) subject to adoption and, supported by a bond or bond waiver

No

(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

**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?**

No

**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?**

No

**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?**

No

**2.5 If so, please attach a plan showing the approximate route.**

N/A

**Informative**

*A Definitive Map for Devon County Council was published in 1958-1969 which, together with subsequent amendment orders, are the legal record of public rights of way and the response is taken from this information. However, a survey of all paths has not been completed and this does not preclude the existence of unrecorded rights of way. If in doubt please contact Public Rights of Way, Lucombe House, Topsham Road, Exeter, Devon, EX2 4QD or [prow@devon.gov.uk](mailto:prow@devon.gov.uk) for further information.*

**OTHER MATTERS**

**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 the relevant documents be obtained?**

**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?**

No

**Informative**

*Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.*

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

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

No

**Informative**

*This enquiry is answered with respect to schemes that have been approved by the council, or have been notified to the council by any other highway authority. For further information regarding this reply please contact the Land Charges Department at Devon County Council County Hall Topsham Road Exeter Devon EX2 4QD or DX 744970 Exeter 31. The Land Charges Department can be contacted on 01392 382295 or email [lcharges@devon.gov.uk](mailto:lcharges@devon.gov.uk)  
Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.*

**3.3 Drainage matters**

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

Reply from Mid Devon District Council

Yes. Please refer to planning decision reference 18/00299/MOUT and 19/01808/MARM

Important note, information is provided on permitted planning applications with date of decision from 4th July 2016. Any data prior to 4th July 2016 (if held) is not in an easily accessible format therefore, for information regarding SuDS features before 4th July 2016, please refer to any planning applications or Section 106 agreements relating to the property, or land, which are available to view on the Planning Portal at <http://planning.middevon.gov.uk/online-applications/>

Planning decisions with the case reference ending HOUSE (see Q 1.1) The Government supplied householder planning application form does not request this information from applicants making a householder application. As a result, this authority is unable to supply details of the drainage method associated with proposals submitted on householder forms. Therefore any purchaser will need to make their own enquiries to ensure they are aware of any obligations they are responsible for before they decide to purchase the property or land.

Please note: If your search area falls within Dartmoor National Park we are unable to answer with regard to SuDS features for Dartmoor National Park planning applications (ending DNP - see Q 1.1) It is suggested that you contact the Dartmoor National Park planning authority for more information.

Planning decision references ending DCC (see Q 1.1) We are unable to answer with regard to SuDS features for Devon County Council planning applications. It is suggested that you contact Devon County Council for more information.

Reply from Devon County Council

Unknown

As schedule 3 of the Flood and Water Management Act has not commenced, there is no legal duty or responsibilities on Councils who are also Lead Local Flood Authorities, to keep records of any new or existing Sustainable Drainage Systems (SuDS) and therefore our records do not allow for the provision of comprehensive answers in relation to this question.

Devon County Council, as the Lead Local Flood Authority, is a statutory consultee to the Local Planning Authority for major development with surface water implications. This advice is given to assist in the determination of the planning application but we do not have a role in checking final as built drawings. In some cases SuDS can be implemented without the need to obtain planning permission. Even if planning permission is granted, we have no assurance that the scheme will have been implemented and if so whether in accordance with the approved design. Furthermore, the Council does not normally adopt SuDS which are on private property unless they are serving a public highway. It is strongly advised that the purchaser undertakes their own checks of planning approvals through the council online Planning with the relevant Planning Authority, S.106 Agreements, detailed site surveys and inspections and with the vendor to establish whether any Sustainable Drainage Systems are in place at the property and who is responsible for any associated charges and maintenance.

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

Reply from Mid Devon District Council

It is strongly advised that the purchaser undertakes their own checks of the planning drawings and submitted details which are publically available through the councils online planning records at

<https://planning.middevon.gov.uk/online-applications/>

to establish whether any Sustainable Drainage Systems are in place at the property and, if details are held, who is responsible for any associated charges and maintenance

Reply from Devon County Council

Unknown (see DCC note at 3.3a)

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

Reply from Mid Devon District Council:

Information not held, please contact the water drainage provider or management company.

Reply from Devon county Council

Unknown (see DCC note at 3.3a)

### **Informative**

*For further information regarding any of the above replies supplied by Devon County Council, please contact the Land Charges Department at Devon County Council County Hall Topsham Road Exeter Devon EX2 4QD or DX 744970 Exeter 31. Tel 01392 382295 or email [lcharges@devon.gov.uk](mailto:lcharges@devon.gov.uk).*

*It was expected that compulsory SuDS would come into force in April 2015 and apply to new build properties built after that date. However, discussions are still continuing in relation to the SuDS regime in England.*

### **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

No

(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

No

(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

No

(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

No

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

Reply from Devon County Council

No

REPLY FROM MID DEVON DISTRICT COUNCIL - LOCAL PLANS/LOCAL DEVELOPMENT FRAMEWORK

ADOPTED POLICIES MAP

The Policies Map shows all relevant land designations and sites allocated for development, corresponding to policies in the adopted Mid Devon Local Plan Review 2013 – 2033. This will be published on the Council's website alongside the written statement for the Local Plan,

and made available for purchase.

NEW ROAD PROPOSALS (Mid Devon Local Plan Review 2013 – 2033)

NONE

(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

No

**Informative**

*The replies to these enquiries relate to roads that are, or it is proposed will become, highways maintainable at public expense within the meaning of the Highways Act 1980 (s36). The replies to enquiries 3.4 c), d) & f) refer to proposals involving carriageway widening that include additional lanes for motor vehicles. The widening of approaches to proposed junction improvements and schemes that only consist of acceleration/deceleration lanes are not included here, but will be revealed in the reply to enquiry 3.6. 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 with flared approaches. For further information regarding any of the above replies please contact the Land Charges Department at Devon County Council County Hall Topsham Road Exeter Devon EX2 4QD or DX 744970 Exeter 31. Tel 01392 382295 or email [lcharges@devon.gov.uk](mailto:lcharges@devon.gov.uk)*

**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  
No

Please note, This property sits near to the local authority boundary, enquirers are therefore advised to seek further information from the neighbouring local authority - East Devon.

(b) Are there are any proposals for a railway, tramway, light railway or monorail within the Local Authority's boundary?

No  
No

Please note, This property sits near to the local authority boundary, enquirers are therefore advised to seek further information from the neighbouring local authority - East Devon

**Informative**

*If this property sits near to a local authority boundary, enquirers are advised to seek further information from the neighbouring local authority.*

**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

No

**Informative**

*In some circumstances, road closures can be obtained by third parties from Magistrates Courts, or can be made by the Secretary of*

*State for Transport without involving the local authority.*

(b) waiting or loading restrictions

No

(c) one way driving

No

(d) prohibition of driving

No

(e) pedestrianisation

No

(f) vehicle width or weight restriction

No

**Informative**

*The reply to f) relates to restrictions that will be covered by a legal order.*

(g) traffic calming works including road humps

No

**Informative**

*The reply to g) relates to proposals that involve physical construction on the carriageway.*

(h) residents parking controls

No

**Informative**

*The reply to h) refers to proposals for the introduction or removal of residents parking controls. Amendments to existing waiting and loading restrictions within a residents controlled parking area will be revealed in the reply to enquiry 3.6b).*

(i) minor road widening or improvement

No

**Informative**

*The reply to i) covers proposals such as junction improvements, turning and acceleration/deceleration lanes etc., which are not revealed in reply to 3.4. Pedestrian improvements (other than the construction of new footways) and improvements that are purely maintenance will not be revealed. Matters already entered on the Local Land Charges Register will not be revealed in answer to this*



enquiry.

(j) pedestrian crossings

No

(k) cycle tracks

No

**Informative**

*Cycle tracks and marked cycle lanes, but not advisory routes, are covered by this enquiry.*

(l) bridge building

No

**Informative**

*This enquiry is designed to reveal matters that are yet to be implemented and could not therefore be ascertained by a visual inspection. Schemes that have not been, or are currently being implemented will not be referred to in this enquiry.*

**Informative**

*The replies to these enquiries 3.6 (a to l) relate to permanent or experimental proposals on roads, footways and footpaths that are, or it is proposed will become, highways maintainable at public expense within the meaning of the Highways Act 1980 (s36). The replies relate to schemes that affect the roads, footways and footpaths mentioned in Box B or Box C to which the property has a frontage (boundary) and that fall within approximately 200 metres of the property. For further information regarding any of the replies to 3.6 (a to l) please contact the Land Charges Department at Devon County Council County Hall Topsham Road Exeter Devon EX2 4QD or DX 744970 Exeter 31. Tel 01392 382295 or email [lcharges@devon.gov.uk](mailto:lcharges@devon.gov.uk).*

*If this property sits near to a local authority boundary, enquirers are advised to seek further information from the neighbouring local authority.*

*Matters already entered on the Local Land Charges Register will not be revealed in the response to enquiries 3.6 (a to l)*

**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

Reply from Mid Devon District Council - Building Control

None

(b) environment

Reply from Mid Devon District Council - Environmental Health

None

(c) health and safety

Reply from Mid Devon District Council - Environmental Health

None

(d) housing

Reply from Mid Devon District Council - Environmental Health

None

(e) highways

Reply from Devon County Council

No

(f) public health

Reply from Mid Devon District Council - Environmental Health

None

(g) flood and coastal erosion risk management

Reply from Devon County Council

None

**Informative**

*For further information regarding 3.7 (g) please contact the Land Charges Department at Devon County Council County Hall Topsham Road Exeter Devon EX2 4QD or DX 744970 Exeter 31. The Land Charges Department can be contacted on 01392 382295 or email [lcharges@devon.gov.uk](mailto:lcharges@devon.gov.uk).*

**Informative**

*Matters already entered on the Local Land Charges Register will not be revealed in the response to enquiries 3.7 (a to g)*

**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

No

No

**Informative**

*For further information regarding any of the above replies supplied by Devon County Council please contact the Land Charges Department at Devon County Council County Hall Topsham Road Exeter Devon EX2 4QD or DX 744970 Exeter 31. The Land Charges Department can be contacted on 01392 382295 or email [lcharges@devon.gov.uk](mailto:lcharges@devon.gov.uk)*

(b) a stop notice

No

No

(c) a listed building enforcement notice

No  
No

(d) a breach of condition notice

No  
No

(e) a planning contravention notice

No  
No

(f) another notice relating to breach of planning control

No  
No

(g) a listed building repairs notice

No  
No

(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  
No

(i) a building preservation notice

No  
No

(j) a direction restricting permitted development

No  
No

(k) an order revoking or modifying planning permission

No  
No

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

No  
No  
No

(m) a tree preservation order

No  
No

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

No

No

**Informative**

*Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.  
Devon County Council: Questions g, h & i answered on behalf of Dartmoor National Park only*

**3.10 Community infrastructure levy (CIL)**

(a) Is there a CIL charging schedule?

Reply from MDDC Planning  
None - (Not yet adopted by this Authority)  
DRAFT CIL Charging schedule available on MDDC website  
<https://www.middevon.gov.uk/residents/planning-policy/community-infrastructure-levy-cil/>

(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?

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

**Informative**

*Matters already entered on the Local Land Charges Register will not be revealed in the response to enquiries 3.10 (b)(i), (b)(iii), (d) and (f)-(h).*

**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

None

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

None

### 3.12 Compulsory purchase

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

No  
No

#### **Informative**

*Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.*

### 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

No.

(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

No.

(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.

#### **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?**

No

The property is not in a radon Affected Area, as less than 1% of homes are above the Action Level.

Note: If you have a full postal address for the property you can obtain a Radon Risk Report, for a fee, online from <http://ukradon.org>

#### **Informative**

*Radon Affective Areas re those designated by Public Health England (PHE). It is recommended that the level of radon gas should be measured in all properties within Radon affected areas.*

*Public Health England can be contacted for further advice and support.*

*Public Health England contact details:*

*Radon Group, Public Health England, Centre For Radiation, Chemicals and Environmental Hazards, Chilton, Didcot, Oxon OX11 0RQ*

Tel: 01235 822622

Email: [radon@phe.gov.uk](mailto:radon@phe.gov.uk)

Further information on radon is available at <http://www.ukradon.org/>

### 3.15 Assets of Community Value

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

(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?

No

### Informative

*Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.*

*These replies have been given in accordance with the notes appended to CON29 form.*

*References to the provisions of particular Acts of Parliament or Regulations include any provisions which they have replaced and also include existing or future amendments or re-enactments.*

*The replies will be given in the belief that they are in accordance with information presently available to the officers of the replying local authority, but none of the local authorities or their officers accepts legal responsibility for an incorrect reply, except for negligence. Any legal responsibility for negligence will be owed to the person who raised the enquiries and the person on whose behalf they were raised. It will also be owed to any other person who has knowledge (personally or through an agent) of the replies before the time when he purchases, takes a tenancy of, or lends money on the security of the property or (if earlier) the time when he becomes contractually bound to do so.*

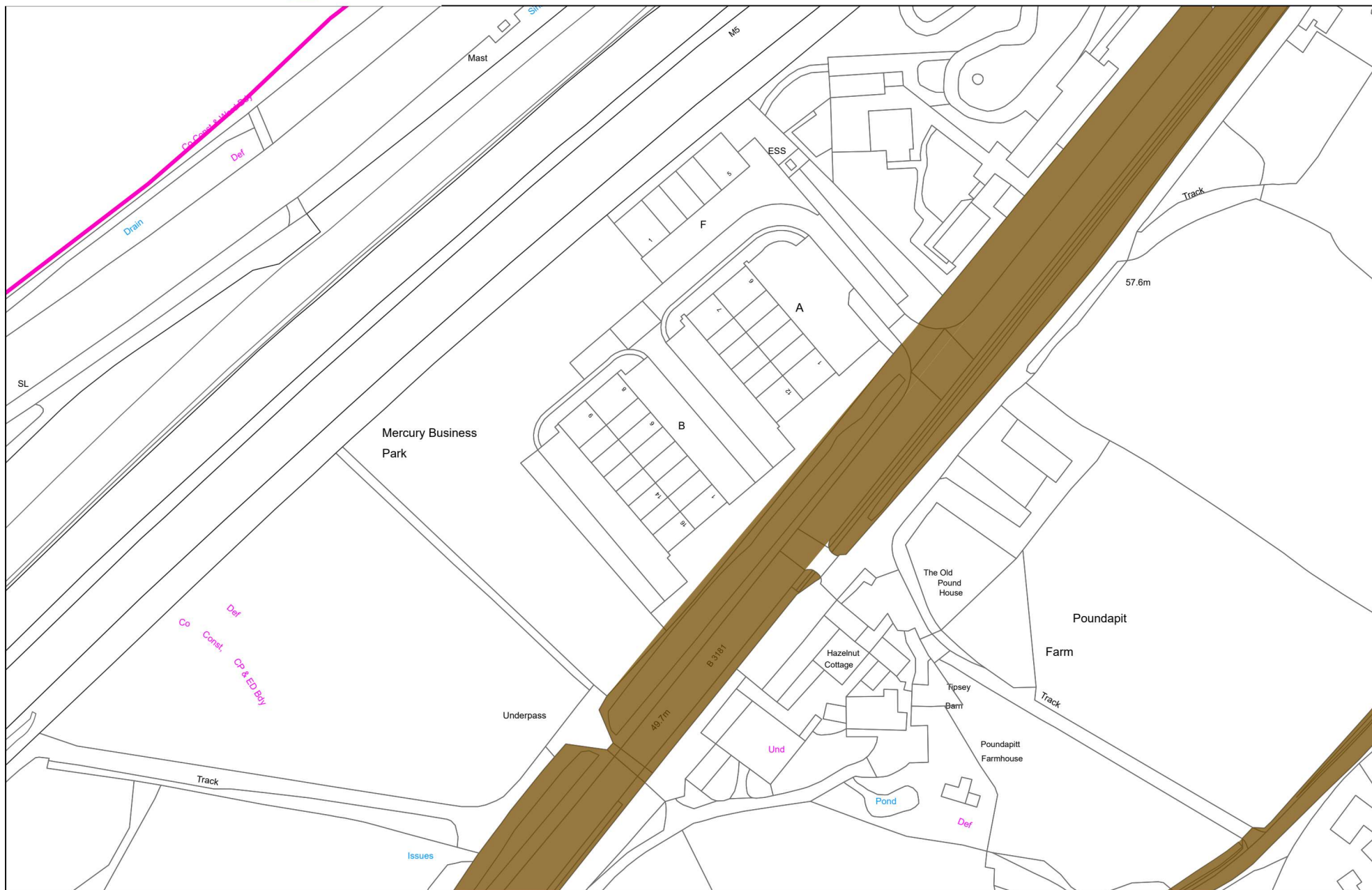
*This Form should be read in conjunction with the guidance notes available separately.*

*Area means any area in which the property is located.*

*References to the Local Authority include any predecessor Local Authority and also any Local Authority committee, sub-committee or other body or person exercising powers delegated by the Local Authority and their approval includes their decision to proceed. The replies given to certain enquiries cover knowledge and actions of both the District Local Authority and County Local Authority.*

*Where relevant, the source department for copy documents should be provided.*







Address: Unit C2 and C5, Mercury Business Park, Bradninch, Exeter, EX5 4BL

Scale: 910

Grid Reference: 299963E 102337N

Local Authority: Mid Devon District Council



1:910 07.08.2024

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