

Regulated Local Authority Search  
Part B: Prime

## Land Charges Summary

This search reveals 0 registration(s) as described in the schedule hereto.



### Planning Permissions

Sections 1.1a-1.1i

No



### Building Regulations Approval

Sections 1.1j-1.1l

No



### Planning Designations and Proposals

Section 1.2

Identified



### Roads

Roads, Footways, and Footpaths  
Maintained at Public Expense  
Section 2.1

Public

### Other Matters



#### Nearby Road Schemes

Section 3.4

No



#### Nearby Railway Schemes

Section 3.5

Identified



#### Traffic Schemes

Section 3.6

No

## About Your Search

Search Type:

**OneSearch Duo  
Part B: Prime**

Property:

123 Sample Road  
Bradford  
BD1 2CD

Bradford City Metro District Council  
Local Authority Code: 4705

Our Reference:

HN/05068429

Your Reference:

05068429

Prepared by:

HNash

Invoice Number:

E24491926

Date:

29/07/2022

If you require any further information, or if you would like to order any additional recommended searches or insurances, please do not hesitate to contact our Customer Service Team on:

 **0800 052 0117**  
 [cs@onesearchdirect.co.uk](mailto:cs@onesearchdirect.co.uk)

# Contents

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If you require assistance in interpreting this report, call our customer services desk on **0800 052 0117** or email [cs@onesearchdirect.co.uk](mailto:cs@onesearchdirect.co.uk).

The information in this Search Report has been prepared following a search of (a) publicly available property related information held by the relevant local authority; and (b) property related information derived from the relevant local authority held by OneSearch Direct Ltd.

# Search of Local Land Charges Register

Subjects: **123, Sample Road, Bradford, West Yorkshire, BD1 2CD.**  
Date of Search Report: **29/07/2022**  
Search Report No: **05068429**  
Search Report Prepared By: **HNash**

Charges on Register

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# Local Search Enquiries

Subjects: **123, Sample Road, Bradford, West Yorkshire, BD1 2CD.**  
Date of Search Report: **29/07/2022**  
Search Report No: **05068429**  
Search Report Prepared By: **HNash**

Local Search Enquiries deal with entries which affect the subjects of search but which have not been registered as a Land Charge by the Local Authority.

Information relating to applications, consents, designations, notices, orders and other items which are disclosed in the search of the Land Charges register will not be duplicated below.

## Planning and Building Regulation Decisions and Pending Applications

**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:-**

**1.1**

<b>Section 1.1 (a)</b>	<b>Planning Permissions</b>	<b>None</b>
<b>Section 1.1 (b)</b>	<b>Listed Building Consents</b>	<b>None</b>
<b>Section 1.1 (c)</b>	<b>Conservation Area Consents</b>	<b>None</b>
<b>Section 1.1 (d)</b>	<b>Certificate of Lawfulness of Existing Use or Development</b>	<b>None</b>
<b>Section 1.1 (e)</b>	<b>Certificate of Lawfulness of Proposed Use or Development</b>	<b>None</b>
<b>Section 1.1 (f)</b>	<b>A Certificate of Lawfulness of Proposed Works for Listed Buildings</b>	<b>None</b>
<b>Section 1.1 (g)</b>	<b>A Heritage Partnership Agreement</b>	<b>None</b>
<b>Section 1.1 (h)</b>	<b>A Listed Building Consent Order</b>	<b>None</b>
<b>Section 1.1 (i)</b>	<b>A Local Listed Building Consent Order</b>	<b>None</b>
<b>Section 1.1 (j)</b>	<b>Building Regulations Approvals</b>	<b>None</b>
<b>Section 1.1 (k)</b>	<b>Building Regulations Completion Certificate</b>	<b>None</b>
<b>Section 1.1 (l)</b>	<b>Any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme?</b>	<b>None</b>
<b>Informative</b> <i>The seller or developer should be asked to provide evidence of compliance with building regulations. This search reports information on planning and other matters relating to the subject property only. If required, information relating to other properties in the vicinity can be supplied on receipt of a separate search request.</i>		
<b>Informative</b> <i>The Local Authority's computerised records of planning and building control documents do not extend back before planning - 01/04/1984 - and building control - 01/01/2001 - and replies will only cover the period since that date. If earlier history is required, please contact the Planning &amp; Building Control Department - refer to search information sheet for contact details</i>		
<b>Informative</b> <i>With regards to 1.1(l) please note the Local Authority may not always be aware of such works and enquiries should also be made of the seller.</i>		

## Planning Designations and Proposals

**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?**

See details below

**1.2**

Bradford District Replacement Udp Adopted	Adopted	31/10/2005
Local Plan Policy	Borough Boundary	
Local Plan Policy	Constituency Boundaries	
Core Strategy	Submission Draft	12/12/2014
Local Plans	Regional City	
Local Plans	Coal MSA	
Local Plans	Waste Management Core Strategy - Area of Search	
Local Plans	Aerodrome Safeguarding Area	

### 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. Further enquiries should be made to the Local Authority (ref to Search Information Sheet).*

## Roads

**2.1 Which of the roads, footways and footpaths named in the application for this search (via boxes B and C) are:-**

**2.1**

<b>(a) Highway Maintainable at Public Expense</b>	<b>Public</b>
<b>Name</b>	<b>Status</b>
Sample Road, Bradford	Public
<b>(b) Subject to adoption and supported by a bond or bond waiver</b>	<b>No</b>
<b>(c) To be made up by a local authority who will reclaim the cost from the frontagers; or</b>	<b>No</b>
<b>(d) To be adopted by a local authority without reclaiming the cost from the frontagers?</b>	<b>No</b>
<b>Informative</b> <i>Any further enquiries should be made to the Local Authority's Highways Department (refer to Search Information Sheet).</i>	

**2.2 Is any public right of way which abuts on, or crosses the property, shown on a definitive map or revised definitive map?**

No

**2.2**

### Informative

*Please note additional public rights of way may exist other than those shown on the definitive map.*

2.3 Are there any pending applications to record a public right of way that abuts, or crosses the property, on the Register?

No

2.3

**Informative**

*Please note additional public rights of way may exist other than those shown on the definitive map.*

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

2.4

**Informative**

*Please note additional public rights of way may exist other than those shown on the definitive map.*

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

No

2.5

## 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 please refer to Search Information Sheet for contact details. Note: Matters entered onto the Local Land Charges Register, or visibly by property/site inspection, will not be referred to (where relevant) in answer to the enquiries 3.1 to 3.15 below

## Land Required for Public Purposes

3.1. Is the property included in land required for public purposes?

No

3.1

## Land to be Acquired for Road Works

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

No

3.2

## Drainage Matters

3.3. Is the property:-

3.3

(a) Served by a sustainable urban drainage system (SuDS)? **Not Available**

(b) Are there SuDS features within the boundary of the property? If yes, is the owner responsible for maintenance? **Not Available**

(c) If the property benefits from a SuDS for which there is a charge, who bills the property for the surface water drainage charge? **Not Available**

### Informative

*Many Local Authority records do not allow for the provision of comprehensive answers for these questions. We therefore recommend checking planning approvals, Section 106 Agreements and referring to the vendor in order to establish if the property is served by a Sustainable Urban Drainage System."*

## Nearby Road Schemes

3.4. Is the property (or will it be) within 200 metres of any of the following?

No

3.4

- (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; or
  - 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; or
- (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?

### Informative

*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 without flared approaches.*

## 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

### Informative

Please refer to search information sheet for contact details relating to relevant rail schemes.

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

Yes

3.5

### Scheme Type

### Proposal

Proposed Tram - Train Route

Proposed Tram - Train Route

### Informative

Please refer to search information sheet for contact details relating to relevant rail schemes.

## Traffic Schemes

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:

No

3.6

- (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 restrictions
- (g) Traffic calming works including road humps
- (h) Residents parking controls
- (i) Minor road widening or improvement
- (j) Pedestrian crossings
- (k) Cycle tracks; or
- (l) Bridge building?

### Informative

In some circumstances, road closures can be obtained by third parties from magistrate's courts, or can be made by the Secretary of State for Transport without involving the local authority.

### 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 been, or are currently being implemented will not be referred to in answer to this enquiry.



## Outstanding Notices

<b>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 schedule:-</b>	<b>No</b>	<b>3.7</b>
(a) Building Works; (b) Environment; (c) Health and Safety; (d) Housing; (e) Highways; or (f) Public health? (g) Flood and coastal erosion risk management		

## Contravention of Building Regulations

<b>3.8. Has a local authority authorised in relation to the property any proceedings for the contravention of any provisions contained in building regulations</b>	<b>No</b>	<b>3.8</b>
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## Notices, Orders, Directions and Proceedings under Planning Acts

<b>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:-</b>		<b>3.9</b>
(a) Enforcement Notice	No	
(b) Stop Notice	No	
(c) Listed Building Enforcement Notice	No	
(d) Breach of Condition Notice	No	
(e) Planning Contravention Notice	No	
(f) Other Notice Relating to Breach of Planning Control	No	
(g) Listed Buildings Repair Notice	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	
(i) A Building Preservation Notice	No	
(j) A Direction Restricting Permitted Development	No	
(k) An Order Revoking or Modifying Permission	No	
(l) An Order Requiring Discontinuance of Use or Alteration or Removal of Buildings or Works	No	
(m) Tree Preservation Order	No	
(n) Proceedings to Enforce a Planning Agreement or Planning Contribution	No	

## Community Infrastructure Levy (CIL)

### 3.10 (a) Is there a CIL charging schedule?

Yes

3.10

Type of Development - Charging Schedule CIL Charging Rates (per sq. m)

Residential - Zone 1 (C3)1 £100

Residential - Zone 2 (C3)1 £50

Residential - Zone 3 (C3)1 £20

Residential - Zone 4 (C3) £0

Retail warehousing2 - Central Bradford £85

Large Supermarket (>2000 sq m) £50

All other uses not cited above £0

1 Excludes specialist older persons' housing (also known as Sheltered/Retirement/Extra Care) defined as residential units which are sold with an age restriction typically to the over 50s/55s with design features, communal facilities and support available to enable self-care and independent living.

2 Retail warehouses are usually large stores specialising in the sale of household goods (such as carpets, furniture and electrical goods), DIY items and other ranges of goods. They can be stand-alone units, but are also often developed as part of retail parks. In either case, they are usually located outside of existing town centres and cater mainly for car-borne customers. As such, they usually have large adjacent, dedicated surface parking.

**(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?** No

**(ii) a notice of chargeable development** No

**(iii) a demand notice** No

**(iv) a default liability notice?** No

**(v) an assumption of liability notice?** No

**(vi) a commencement notice?** No

**(c) Has any demand notice been suspended?** No

**(d) Has the Local Authority received full or part payment of any CIL liability?** No

**(e) Has the Local Authority received any appeal against any of the above?** No

**(f) Has a decision been taken to apply for a liability order?** No

**(g) Has a liability order been granted?** No

**(h) Have any other enforcement measures been taken?** No

## Conservation Areas

### 3.11. Do the following apply in relation to the property:-

No

3.11

- a) The making of the area a Conservation Area before 31st August 1974; or  
b) An unimplemented resolution to designate the area a Conservation Area?

## Compulsory Purchase

### 3.12. Has any enforceable order or decision been made to compulsorily purchase or acquire the property?

No

3.12

**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:-**

No

**3.13**

- 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; or
  - II) An entry; or
- c) Consultation with the owner or occupier of the property conducted under Section 78G (3) of the Environmental Protection Act 1990

**Informative**

*A negative reply does not imply that the property is free from contamination or from risk to it, and the reply may not disclose steps taken by another council in whose area adjacent or adjoining land is situated.*

*The Environment Act 1995 introduced a contaminated land regime forming part IIA of the Environmental Protection Act 1990 which became effective in April 2000. This change saw owner/occupiers become potentially liable for clean up costs as a Class 'B' "Appropriate Person."*

*Local Authorities are now responsible for preparation of reports on contamination in their respective areas and their subsequent local strategy. Local Authorities will intermittently inspect their areas in respect of contamination and take action against those seriously contaminated areas. Registers of remediation notice and contaminated land identified under Section 78R must also be kept. These registers do not form lists of contaminated sites; rather sites where Remediation Notices have been served. It is intended that information will also be included with regard to the condition of the land in question.*

**3.14. Do records indicate that the property is in a "Radon Affected Area" as identified by Public Health England or Public Health Wales?**

No

**3.14**

No. The property is in an area where 0-1% of homes are estimated to be at or above the Action Level.

**Informative**

*"Radon Affected Area" means a part of the country with a 1% probability or more of present or future homes being above the Action Level. Such areas are designated by the Health Protection Agency which also advises Government on the numerical value of the "Radon Action Level" (the recommended maximum radon concentration for present homes expressed as an annual average concentration in the home. Radon concentrations above the Action Level should be reduced below it and become as low as reasonably practicable).*

*The areas are identified from radiological evidence and are periodically reviewed by the Health Protection Agency or its predecessor the National Radiation Protection Board. Existing homes in Affected Areas should have radon measurements. The present owner should say whether the radon concentration has been measured in the property; whether the result was at or above the Action Level and if so whether remedial measures were installed and whether the radon concentration was re-tested to assess the effectiveness of the remedy.*

*Radon preventative measures are required for new buildings in higher risk areas. For new properties the builder and/or the owners of properties built after 1988 should say whether protective measures were incorporated in the construction of the property.*

*Further information on radon, including an indicative version of the Radon Affected Areas map, the associated health risks and common questions and answers is available on the Health Protection Agency (HPA) web site (<http://www.hpa.org.uk/radiation/radon/index.htm>). Alternatively information can be requested from HPA by telephone (0800 614529 [24hr] or 01235 822622 [D/T]) or by writing to Radon Studies, Health Protection Agency, Radiation Protection Division, Chilton, Didcot, Oxon, OX11 0RQ.*

## Assets of Community Value

3.15. (a) Has the property been nominated as an asset of community value? If so:-	No	3.15
(i) Is it listed as an asset of community value?	No	
(ii) Was it excluded and placed on the “nominated but not listed” list?	No	
(iii) Has the listing expired?	No	
(iv) Is the Local Authority reviewing or proposing to renew the listing?	No	
(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?	No	
(ii) Has the Local Authority received a notice of disposal?	No	
(iii) Has any community interest group requested to be treated as a bidder?	No	

# Search Information Sheet

## Service Contact Details

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### Bradford City Metro District Council

City Hall  
Bradford  
BD1 1HY



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### Bradford Planning Department

Bradford City Metropolitan District Council  
Transportation & Planning Department 3rd Floor  
Jacobs Well  
Bradford  
BD1 5RW



01274 754605



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### Public Health England

17 Castris  
30-40 Warwick Road  
Kenilworth  
CV8 1HE



020 7654 8000



[enquiries@phe.gov.uk](mailto:enquiries@phe.gov.uk)

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### Crossrail

8 Cavell Mews  
Flitwick  
Bedford  
MK45 1GT



0345 602 3813



[helpdesk@crossrail.co.uk](mailto:helpdesk@crossrail.co.uk)

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### HS2

28 Larch Road  
Dartford  
DA1 2LF



020 7944 4908



[HS2enquiries@hs2.org.uk](mailto:HS2enquiries@hs2.org.uk)

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**Yorkshire Water**

West Yorkshire Water  
552 Halifax Road  
Buttershaw  
Bradford  
BD6 2NA  
01294 542 635



## Notes

### The Search Company

1. This Search Report was prepared, and the search carried out, by OneSearch Direct Limited, (Company number SC230285), 2nd Floor, Skypark SP1, 8 Elliot Place, Glasgow G3 8EP (referred to in these Notes as "OneSearch")
2. ONESEARCH Direct Limited is a limited company registered in Scotland.
3. OneSearch maintain contractual relationships with various persons involved in the conveyancing process in the UK. OneSearch will disclose on the Search Report any personal or business relationship which it has with any person involved in the sale of the property who is identified at the point of ordering the search. OneSearch cannot accept any liability for failing to disclose a relationship where the involvement of a person in the transaction was not made known to it at the time of ordering the search.

### Terms for Preparation of Search

4. This Search Report does not consider whether all necessary consents have been obtained. Purchasing agents are advised to obtain the necessary documentation from the vendors.
5. The information in this Search Report has been prepared following a search of (a) publicly available property related information held by the relevant local authority; and (b) property related information derived from the relevant local authority held by OneSearch. The address of OneSearch is set out in paragraph 1 above in this Notes section. Copies of relevant documents held by the relevant local authority can be obtained by contacting the relevant local authority at the said address. Fees and contact information for obtaining copies of such documents are available on request by contacting OneSearch on 0800 052 0117 or by e-mailing [cs@onesearchdirect.co.uk](mailto:cs@onesearchdirect.co.uk). The searches from which this Search Report was prepared were completed on the date this Search Report was issued (the said date of issue being the date stated on page 1 of the report.)

### Scope of Area Searched

6. Local Plan policies, proposals and recommendations: only those which apply directly to the property of the search are disclosed.
7. Planning applications and building regulations on the property only have been searched. The minimum search period is 10 years.

### Definition of Search Terms

8. Definition of Search Terms - Roads
  - . Any road (as defined by the Highways Act 1980) or part thereof which has been taken over and is maintained by the local Roads Authority is denoted as Public.
  - . Any road (as defined by the Highways Act 1980) or part thereof which has not been taken over and is not maintained by the local Roads Authority is denoted as Private.

### Legal Issues

9. The Search Report has been prepared with reasonable care and skill by staff trained and employed by OneSearch
10. The seller of the subjects or the person acting as his/her estate agent may make copies of this Search Report subject to our prior agreement.
11. These terms are enforceable against OneSearch not only by the seller of the property but also by the actual or potential purchaser of, or mortgage lender in respect of, the property, in their own right.



## **Cancellations**

12. Wherever possible, we will cancel a request without attaching a charge. In some instances, however, we may need to recover costs which have already been incurred. Any such costs will be applied in line with the following timescales:
- Any personal search cancelled up to one working day after the order is placed can be cancelled without charge
  - Any personal search cancelled on the expected return date, or one working day before, will attract a 100% charge
  - Any personal search cancellation request made between these times will attract a 50% charge.
  - Any ancillary report cancellation request received where no work has been carried out can be cancelled without charge. Any direct costs incurred will be passed on and charged in full.

Should you have any questions regarding the cancellation policy please contact the Customer Services Department on 0800 052 0117.

## **Queries**

13. Any queries or complaints regarding the content of the Search Report; the manner in which the search was prepared or completed; or the service provided by staff of OneSearch should be submitted in the first instance to the Customer Services Department by telephone on 0800 052 0117 or by emailing [cs@onesearchdirect.co.uk](mailto:cs@onesearchdirect.co.uk). Claims may also be made under the relevant insurance. (See also under Liability and Insurance below.)

## **Liability and Insurance**

14. This search is protected by Professional Indemnity Insurance arranged by Travelers Insurance Co Ltd, the limit of which is £10,000,000. This indemnity also provides cover for errors and omissions in local authority and water company data/records which are used to compile our search reports. The search further benefits from 6 years run-off cover.
15. If the insurance company goes out of business, compensation may be available from the Financial Services Compensation Scheme (FSCS). The Financial Ombudsman Service may also provide help in resolving disputes involving insurance companies.

## **Liability and Insurance**

14. OneSearch Duo (Part A: Alert and Part B: Prime), in its entirety, is protected by Professional Indemnity Insurance arranged by Travelers Insurance Co Ltd, the limit of which is £10,000,000. This indemnity also provides cover for errors and omissions in local authority and water company data/records which are used to compile our search reports. The search further benefits from 6 years run-off cover.
15. If the insurance company goes out of business, compensation may be available from the Financial Services Compensation Scheme (FSCS). The Financial Ombudsman Service may also provide help in resolving disputes involving insurance companies.

## Complaints Procedure

16. OneSearch Direct is registered with the Property Codes Compliance Board as a subscriber to the Search Code. The Ombudsman can award up to £5000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Code.

If you want to make a complaint, we will:

- Acknowledge your complaint within 5 working days of receipt
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time
- Provide a final response, in writing, at the latest within 40 working days of receipt
- Liaise, at your request, with anyone acting formally on your behalf

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs); Tel: 01722 333306, website: [www.tpos.co.uk](http://www.tpos.co.uk), email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk).

We will co-operate fully with the Ombudsman during an investigation and comply with his decision.

Complaints should be sent to: [cs@onesearchdirect.co.uk](mailto:cs@onesearchdirect.co.uk)

**or**

Customer Services Manager  
OneSearch Direct  
Skypark SP1  
8 Elliot Place  
Glasgow  
G3 8EP  
Tel: 0800 052 0117

CAROLTEST ON ACC

E-Mail: [hnash@onesearchdirect.co.uk](mailto:hnash@onesearchdirect.co.uk)



## Important Consumer Protection Information

This search has been produced by Onesearch Direct (Address: Skypark SP1, 8 Elliot Place, Glasgow G3 8EP Telephone: 0800 052 0117 Fax: 0141 572 2033 or E-mail: [cs@onesearchdirect.co.uk](mailto:cs@onesearchdirect.co.uk)) which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

### The Search Code:

- provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom
- sets out minimum standards which firms compiling and selling search reports have to meet
- promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

### The Code's core principles

Firms which subscribe to the Search Code will:

- Display the Code logo prominently on their search reports.
- Act with integrity and carry out work with due skill, care and diligence.
- At all times maintain adequate and appropriate insurance to protect consumers.
- Conduct business in an honest, fair and professional manner.
- Handle complaints speedily and fairly.
- Ensure that all search services comply with the law, registration rules and standards.
- Monitor their compliance with the Code.

## Complaints

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Code.

**Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.**

### TPOs Contact Details:

The Property Ombudsman scheme  
Milford House,  
43-55 Milford Street,  
Salisbury,  
Wiltshire  
SP1 2BP  
Tel: 01722 333306  
Fax: 01722 332296  
Email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk)

You can get more information about the PCCB from [www.propertycodes.org.uk](http://www.propertycodes.org.uk).

**PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE**