



JORDANS

Attn: Samantha Leigh
Darbys Solicitors LLP
DX 145840
Oxford 6

Your ref: SLL/BLENHEIM/7314.82

Our ref : ME5354/GRH 001/REPRT

A/c No. : 0211301

Date : 5/09/08

Dear Sirs,

Re : BLENHEIM SAWMILLS, SWAN LANE, COMBE, OXON (OFFICIAL)

Thank you for your instructions. We enclose our report on the above.

If you have ordered any other searches, the report(s) will follow in accordance to the timescales quoted.

If you should have any questions or need any further assistance please contact us on:

TEL: 0800 023 2378

FAX: 0117 925 5927

EMAIL: propertyservices@jordans.co.uk

Yours faithfully,
for Jordans Property Services Ltd

Gina Hirons
Property Search Team Leader

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**WEST OXFORDSHIRE
DISTRICT COUNCIL**

Local Land Charges
West Oxfordshire District Council
Elmfield
New Yatt Road
Witney
OX28 1PB

Telephone: 01993 861440
Fax: 01993 861451
Email:
land.charges@westoxon.gov.uk

Enquirer:
Jordans Limited
21 St Thomas Street
Bristol
BS1 6JS

Official Number: 2008/01554
Dated 28/08/2008

**REGISTER OF LOCAL LAND CHARGES
OFFICIAL CERTIFICATE OF SEARCH**

Enquirer's Reference: ME5354

Requisition for Search: An official search is required in the register of local land charges kept by the below-named registering authority for subsisting registrations against the land described below.

Registering Authority: West Oxfordshire District Council

Search Address: Blenheim Palace Sawmill
East End
Combe
Oxfordshire
OX29 8ET

Total Fee - £156.40

Official Certificate of Search

It is hereby certified that the search requested above reveals the 7 registration(s) described in the Schedule(s) hereto up to and including the date of this Certificate.

Strategic Director (Development)

Date: 04/09/2008

**REGISTER OF LOCAL LAND CHARGES
SCHEDULE TO OFFICIAL CERTIFICATE OF SEARCH**

Part 3 - Planning Charges

W2000/0846

Development Description: ERECTION OF RACKING FOR TIMBER STORAGE.
Development Address: BLENHEIM ESTATE SAWMILLS, COMBE.
Decision: Grant - 04/07/2000

Originating Authority

West Oxfordshire District Council (Elmfield, New Yatt
Road, Witney, Oxfordshire OX28 1PB)

Place where relevant documents may be inspected

West Oxfordshire District Council (Elmfield, New Yatt
Road, Witney, Oxfordshire OX28 1PB)

Date of Registration

04 July 2000

LLC1 DOCUMENT No.:

W2000/0846

W90/1327

Development Description: DEMOLITION OF EXISTING TREATMENT PLANT & ERECTION OF TIMBER
TREATMENT PLANT.
Development Address: BLENHEIM SAWMILL, COMBE, OXON.
Decision: Approve/Permit - 09/11/1990

Originating Authority

West Oxfordshire District Council (Elmfield, New Yatt
Road, Witney, Oxfordshire OX28 1PB)

Place where relevant documents may be inspected

West Oxfordshire District Council (Elmfield, New Yatt
Road, Witney, Oxfordshire OX28 1PB)

Date of Registration

09 November 1990

LLC1 DOCUMENT No.:

W90/1327

Town & Country Planning Act 1990

06/2227/P/FP

Development Description: Change of use of redundant buildings to Class B1 (office & light industrial) and Class B8
(storage), relocation of existing timber retail business and associated car parking. Erection
of new one metre high dry stone wall to entrance.
Development Address: Blenheim Sawmills Swan Lane Combe
Decision: Grant, subject to conditions - 30/04/2007

Originating Authority

West Oxfordshire District Council (Elmfield, New Yatt
Road, Witney, Oxfordshire OX28 1PB)

Place where relevant documents may be inspected

West Oxfordshire District Council (Elmfield, New Yatt
Road, Witney, Oxfordshire OX28 1PB)

Date of Registration

30 April 2007

LLC1 DOCUMENT No.:

06/2227/P/FP

Official Number: 2008/01554

Blenheim Palace Sawmill, East End, Combe, Oxfordshire, OX29 8ET

Town & Country Planning Act 1990

06/2228/P/LB

Development Description: Internal and external alterations.
Development Address: Blenheim Sawmills Swan Lane Combe
Decision: Grant, subject to conditions - 30/04/2007

Originating Authority

West Oxfordshire District Council (Elmfield, New Yatt Road, Witney, Oxfordshire OX28 1PB)

Place where relevant documents may be inspected

West Oxfordshire District Council (Elmfield, New Yatt Road, Witney, Oxfordshire OX28 1PB)

Date of Registration

30 April 2007

LLC1 DOCUMENT No.:

06/2228/P/LB

Town & Country Planning Act 1990

W2003/1261

Development Description: INTERNAL AND EXTERNAL ALTERATIONS
Development Address: BLENHEIM SAWMILL, COMBE.
Decision: Grant, subject to conditions - 03/03/2004

Originating Authority

West Oxfordshire District Council (Elmfield, New Yatt Road, Witney, Oxfordshire OX28 1PB)

Place where relevant documents may be inspected

West Oxfordshire District Council (Elmfield, New Yatt Road, Witney, Oxfordshire OX28 1PB)

Date of Registration

03 March 2004

LLC1 DOCUMENT No.:

W2003/1261

Town & Country Planning Act 1990

W2003/1260

Development Description: Demolition works. Change of use to various redundant buildings to B1 (office) use, B8 (storage), relocation of existing (timber retail) wholesale business and associated landscaping and car parking.
Development Address: BLENHEIM SAWMILL, COMBE.
Decision: Grant, subject to conditions - 02/03/2004

Originating Authority

West Oxfordshire District Council (Elmfield, New Yatt Road, Witney, Oxfordshire OX28 1PB)

Place where relevant documents may be inspected

West Oxfordshire District Council (Elmfield, New Yatt Road, Witney, Oxfordshire OX28 1PB)

Date of Registration

02 March 2004

LLC1 DOCUMENT No.:

W2003/1260

Part 10 - Listed Buildings Charges

Built 1852 for Blenheim estate. Sawmill.

Listed Building

Grade: Grade II
Address on Order: Combe Mill
Date Listed:: 30/10/2003

Originating Authority

West Oxfordshire District Council (Elmfield, New Yatt Road, Witney, Oxfordshire OX28 1PB)

Place where relevant documents may be inspected

West Oxfordshire District Council (Elmfield, New Yatt Road, Witney, Oxfordshire OX28 1PB)

Date of Registration

10 November 2003

LLC1 DOCUMENT No.:

Combe/325

Official Number: 2008/01554

Blenheim Palace Sawmill, East End, Combe, Oxfordshire, OX29 8ET

PLANNING HISTORY SCHEDULE

Application Number	W2000/0846
Development Location	BLENHEIM ESTATE SAWMILLS, COMBE.
Development Description	ERECTION OF RACKING FOR TIMBER STORAGE.
Decision Date	04/07/2000
Decision	Grant

Application Number	W2003/1261
Development Location	BLENHEIM SAWMILL, COMBE.
Development Description	INTERNAL AND EXTERNAL ALTERATIONS
Decision Date	03/03/2004
Decision	Grant, subject to conditions

Application Number	W90/1327
Development Location	BLENHEIM SAWMILL, COMBE, OXON.
Development Description	DEMOLITION OF EXISTING TREATMENT PLANT & ERECTION OF TIMBER TREATMENT PLANT.
Decision Date	09/11/1990
Decision	Approve/Permit

Application Number	W2003/1260
Development Location	BLENHEIM SAWMILL, COMBE.
Development Description	Demolition works. Change of use to various redundant buildings to B1 (office) use, B8 (storage), relocation of existing (timber retail) wholesale business and associated landscaping and car parking.
Decision Date	02/03/2004
Decision	Grant, subject to conditions

Official Number: 2008/01554

Blenheim Palace Sawmill, East End, Combe, Oxfordshire, OX29 8ET

Application Number	06/2227/P/FP
Development Location	Blenheim Sawmills Swan Lane Combe
Development Description	Change of use of redundant buildings to Class B1 (office & light industrial) and Class B8 (storage), relocation of existing timber retail business and associated car parking. Erection of new one metre high dry stone wall to entrance.
Decision Date	30/04/2007
Decision	Grant, subject to conditions

Application Number	06/2228/P/LB
Development Location	Blenheim Sawmills Swan Lane Combe
Development Description	Internal and external alterations.
Decision Date	30/04/2007
Decision	Grant, subject to conditions

BUILDING CONTROL HISTORY SCHEDULE

Application Number	08/0024/B/FP/0
Development Description	Refurbishment & new buildings
Decision	Conditional Approval on 14/02/2008

Application Number	N/BN/0094/90
Development Description	Erection of shelter to new timber treatment plant
Decision	Building Notice Acceptance on 19/10/1990
Completion Date	15/10/1991

CON29R Enquiries of the Local Authority

No.	Question	Answer
1	PLANNING AND BUILDING REGULATIONS	
1.1	Planning and Building Regulation Decisions and Pending Applications Which of the following relating to the property have been granted, issued or refused (where applicable) are the subject of pending applications -	
1.1(a)	a planning permission;	Please refer to attached schedule.
1.1(b)	a listed building consent;	Please refer to response to 1.1(a)
1.1(c)	a conservation area consent;	Please refer to response to 1.1(a)
1.1(d)	a certificate of lawfulness of existing use or development	Please refer to response to 1.1(a)
1.1(e)	a certificate of lawfulness of proposed use or development;	Please refer to response to 1.1(a)
1.1(f)	building regulation approvals;	Please refer to attached schedule.
1.1(g)	a building regulation completion certificate; and	Please refer to response to 1.1(f)
1.1(h)	any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme?	Please refer to response to 1.1(f) Please note that West Oxfordshire District Council does not currently hold full listings of competent persons prior to April 2007. Copies of the above documents may be obtained from: Planning Services, Elmfield, New Yatt Road, Witney, OX28 1PB (for 1.1(a) to 1.1(e) or Building Control Office, Elmfield, New Yatt Road, Witney, OX28 1PB (for 1.1(f) to 1.1(h))
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 current adopted or proposed development plan?	The following is a list of all the policy documents current for West Oxfordshire and specific policies or proposals which affect this property, if any: Oxon Structure Plan 2016 adopted 21 October 2005. Minerals and Waste Local Plan adopted July 1996. West Oxfordshire Local Plan 2011 Adopted 2006. South East Regional Assembly Draft South East Regional Plan. Cotswolds Area of Outstanding Natural Beauty.
2	ROADS Which of the roads, footways and footpaths named in the application for this search (via boxes B and C) are:	

Blenheim Palace Sawmill, East End, Combe, Oxfordshire, OX29 8ET

No.	Question	Answer
2(a)	highways maintainable at public expense;	Swan Lane/East End is maintained. However, the access road leading to the site area is not maintained.
		Should you require more specific information regarding the adoption of highways, or the extent of the maintained area, your enquiry should be directed to Oxfordshire County Council, Environment & Economy, Speedwell House, Speedwell Street, Oxford, OX1 1NE. Their current charge for this service is £37, inclusive of VAT.
2(b)	subject to adoption and, supported by a bond or bond waiver.	No.
2(c)	to be made up by a local authority who will reclaim the cost from the frontagers; or	No.
2(d)	to be adopted by a local authority without reclaiming the cost from the frontagers?	No.
3	OTHER MATTERS	
3.01	Land required for Public Purposes Is the property included in land required for public purposes?	No.
3.02	Land to be acquired for Road Works Is the property included in land to be acquired for road works?	No.
3.03	Drainage Agreements and Consents Do either of the following exist in relation to the property -	
3.03(a)	An agreement to drain buildings in combination into an existing sewer by means of a private sewer; or	None.
3.03(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?	Please contact Sewerage Undertaker: Thames Water Property Insight, PO Box 3189, SLOUGH, SL1 4WW. Telephone 0118 925 1504. Fax 0118 923 6655/57
3.04	Nearby Road Schemes Is the property (or will it be) within 200 metres of any of the following -:	
3.04(a)	the centre line of a new trunk road or special road specified in any order, draft order or scheme;	No.
3.04(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.
3.04(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.

Blenheim Palace Sawmill, East End, Combe, Oxfordshire, OX29 8ET

No.	Question	Answer
3.04(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 a roundabout (other than a mini roundabout) or widening by construction of one or more additional traffic lanes;	No.
3.04(e)	the centre line of the proposed route of a new road under proposals published for public consultation; or	No.
3.04(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 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?	No.
3.05	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?	No.
3.06	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 are abut the boundaries of the property -	
3.06(a)	permanent stopping up or diversion;	No.
3.06(b)	waiting or loading restrictions;	No.
3.06(c)	one-way driving;	No.
3.06(d)	prohibition of driving;	No.
3.06(e)	pedestrianisation;	No.
3.06(f)	vehicle width or weight restriction;	No.
3.06(g)	traffic calming works e.g. road humps;	No.
3.06(h)	residents parking controls;	No.
3.06(i)	minor road widening or improvement;	No.
3.06(j)	pedestrian crossings;	No.
3.06(k)	cycle tracks; or	No.
3.06(l)	bridge building?	No.

Blenheim Palace Sawmill, East End, Combe, Oxfordshire, OX29 8ET

No.	Question	Answer
3.07	<p>Outstanding Notices</p> <p>Do any statutory notices which relate to the following matters subsist in relation to the property other than those revealed in a response to any other enquiry in this Schedule:</p>	
3.07(a)	building works;	None.
3.07(b)	environment;	None.
3.07(c)	health and safety;	None.
3.07(d)	housing;	None.
3.07(e)	highways; or	None.
3.07(f)	public health?	None.
3.08	<p>Contravention of Building Regulations</p> <p>Has the local authority authorised in relation to the property any proceedings for the contravention of any provision contained in Building Regulations.</p>	None.
3.09	<p>Notices, Orders, Directions and Proceedings under Planning Acts</p> <p>Do any of the following subsist in relation to the property, or has a local authority decided to issue, serve, make or commence any of the following:-</p>	
3.09(a)	an enforcement notice;	None, except for those revealed in the appropriate schedule.
3.09(b)	a stop notice;	None, except for those revealed in the appropriate schedule.
3.09(c)	a listed building enforcement notice;	None, except for those revealed in the appropriate schedule.
3.09(d)	a breach of condition notice;	None, except for those revealed in the appropriate schedule.
3.09(e)	a planning contravention notice;	None, except for those revealed in the appropriate schedule.
3.09(f)	another notice relating to breach of planning control;	None, except for those revealed in the appropriate schedule.
3.09(g)	a listed building repairs notice;	None, except for those revealed in the appropriate schedule.
3.09(h)	in case of a listed building deliberately allowed to fall into disrepair, a compulsory purchase order with a direction for minimum compensation;	None, except for those revealed in the appropriate schedule.
3.09(i)	a building preservation notice;	None, except for those revealed in the appropriate schedule.
3.09(j)	a direction restricting permitted development;	None, except for those revealed in the appropriate schedule.
3.09(k)	an order revoking or modifying planning permission;	None, except for those revealed in the appropriate schedule.
3.09(l)	an order requiring discontinuation of use of alteration or removal of building works;	None, except for those revealed in the appropriate schedule.
3.09(m)	a tree preservation order; or	None, except for those revealed in the appropriate schedule.

Official Number: 2008/01554

Blenheim Palace Sawmill, East End, Combe, Oxfordshire, OX29 8ET

No.	Question	Answer
3.09(n)	Proceedings to enforce a planning agreement or planning contribution?	None, except for those revealed in the appropriate schedule.
3.10	Conservation Area Do the following apply in relation to the property-	
3.10(a)	the making of the area a Conservation Area before 31 August 1974; or	No.
3.10(b)	an unimplemented resolution to designate the area a Conservation Area?	No.
3.11	Compulsory purchase Has any enforceable order or decision been made to compulsorily purchase or acquire the property?	No.
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):-	
3.12(a)	a contaminated land notice;	None.
3.12(b)	in relation to a register maintained under section 78R of the Environmental Protection Act 1990:-	None.
	(i) a decision to make an entry; or	
3.12(b)	(ii) an entry; or	None.
3.12(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?	None.

Blenheim Palace Sawmill, East End, Combe, Oxfordshire, OX29 8ET

No.	Question	Answer
3.13	Radon Gas Do records indicate that the property is in a "Radon Affected Area" as identified by the Health Protection Agency?	<p>The property is in a radon affected area, as between 5 and 10% of homes are above the action level. See the informative paragraphs below for further information that sellers are recommended to provide.</p> <p>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 concentration above the Action Level should be reduced below it and become as low as reasonably practicable).</p> <p>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.</p> <p>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 6214529 (24h) or 01235 822622 (D/T)) or by writing to Radon Studies, Health Protection Agency, Radiation Protection Division, Chilton, Didcot, Oxfordshire, OX11 0RQ.</p>

CON290 Optional Enquiries of the Local Authority

No.	Question	Answer
5.1	PUBLIC PATHS OR BYWAYS 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?	No.
5.2	If so, please mark its approximate route on the attached plan.	Not Applicable.
22.1	REGISTERED COMMON LAND AND TOWN OR VILLAGE GREEN 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?	Explanation: The land is not registered in the commons registers. But it is possible that an application may be pending for registration of the land as a town or village green, or that an application may be made at a later date. If you think that either possibility is likely, you should consult your conveyancer for further advice.
22.2	If there are any entries, how can copies of the matters registered be obtained and where can the register be inspected?	A copy of the register, including a map of the registered land, may be obtained from Christine Rodgers, Democratic Services, Corporate Core, Oxfordshire County Council, County Hall, New Road, Oxford, OX1 1ND. Alternatively, you may telephone 01865 810806 or send an email to commonland@oxfordshire.gov.uk. Please quote the above mentioned register unit number in any request. A charge may be made for a copy of the register. Explanation: If the land, or any land abutting the land, is registered, it would be sensible to obtain a copy of the register map. In some cases, it would also be sensible to obtain a copy of the full register entries relating to the registered land. The registration authority's response to this question will explain how these copies may be obtained. If, in response to either question, a register unit number has been quoted, it will help the registration authority respond to your request if you quote the number.

Dated: 04/09/2008

Statement of Relationship

Interested Party	Contact Name	Name
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No-one involved in the composition of this search has declared a relationship with any of the parties named above.

Official Number: 2008/01554

Blenheim Palace Sawmill, East End, Combe, Oxfordshire, OX29 8ET

**Standard Information/Disclaimer
Addendum**

West Oxfordshire District Council maintains a contract of Insurance with an Insurer, so authorised as described in Schedule 6 (1 & 7) of Home Information Pack (No2) Regulations 2007.

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

For directions, notes and fees see overleaf

Register of local land charges

Requisition for search and official certificate of search

Insert name and address of registering authority in space below

West Oxfordshire District Council
Local Land Charges
Elmfield, New Yatt Road
Witney
Oxfordshire
OX28 1PB

N/A

Requisition for search

(A separate requisition must be made in respect of each parcel of land except as explained overleaf)

An official search is required in Part(s) _____ of 1 the register of local land charges kept by the above-named registering authority for subsisting registrations against the land [defined in the attached plan and] ² described below.

fold

Description of land sufficient to enable it to be identified

BLLENHEIM SAWMILLS, SWAN LANE, COMBE, OXON 029867

Name and address to which certificate is to be sent

Jordans Limited
21 St Thomas Street
Bristol

BS1 6JS
78161 Bristol

Signature of applicant (or his solicitor)

GINA HIRONS
Date
22/8/08
Telephone number
0117 9181467
Reference
ME5354
Enclosure
Cheque / Money Order / Postal Order / Giro

Official certificate of search

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

or the 1 registrations described in the Schedule hereto ³ up to and including the date of this certificate.

Signed

On behalf of WEST OXFORDSHIRE DISTRICT COUNCIL ⁴

Date 4 SEP 2008

To be completed by authorised officer

- 1 Delete if inappropriate. Otherwise insert Part(s) in which search is required.
- 2 Delete if inappropriate. (A plan should be furnished in duplicate if it is desired that a copy should be returned.)
- 3 Delete inapplicable words. (The Parts of the Schedule should be securely attached to the certificate and the number of registrations disclosed should be inserted in the space provided. Only Parts which disclose subsisting registrations should be sent.)
- 4 Insert name of registering authority.

Directions and notes

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

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

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

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

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

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

Fees

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

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

All fees must be prepaid

CON 29R Enquiries of local authority (2007)



The Law Society

A duplicate plan is required for all searches submitted directly to a local authority. If submitted manually, this form must be submitted in duplicate. Please type or use BLOCK LETTERS

A.

Local authority name and address
West Oxfordshire District Council
Local Land Charges
Elmfield, New Yatt Road
Witney
Oxfordshire
OX28 1PB

N/A

Search No: 2008/01554
Signed:
WEST OXFORDSHIRE DISTRICT COUNCIL
On Behalf of:
Local authority/private search company/member of the public (indicate as appropriate)
Dated: 4 SEP 2008

B.

Address of the land/property
UPRN(s):
Secondary name/number:
Primary name/number: BLENHEIM SAWMILLS
Street: SWAN LANE
Locality/village: COMBE
Town: OXON
Postcode:

C.

Other roadways, footways and footpaths in respect of which a reply to enquiry 2 is required

D.

Fees
£ 149.40 is enclosed/is paid by NLIS transfer (delete as applicable)
Signed: GINA HIRONS
Dated: 22/8/08
Reference: ME5354
Telephone no: 0117 9181467
Fax no: 0117 9255927
E-mail:

E. (For HIPs regulations compliance only)

Names of those involved in the sale (this box is only completed when the replies to these enquiries are to be included in a Home Information Pack)
Name of vendor:
Name of estate agents:
Name of HIP provider:
Name of solicitor/conveyancer:

Your personal data - name and address - will be handled strictly in accordance with the requirements of the Data Protection Act. It is required to pass on to the relevant authority(ies) in order to carry out the necessary searches

F.

Reply to
Jordans Limited
21 St Thomas Street
Bristol
BS1 6JS

DX address: 78161 Bristol

Notes

A. Enter name and address of appropriate Council. If the property is near a local authority boundary, consider raising certain enquiries (e.g. road schemes) with the adjoining Council.
B. Enter address and description of the property. Please give the UPRN(s) (Unique Property Reference Number) where known. A duplicate plan is required for all searches submitted directly to a local authority search. The may be returned if land/property cannot easily be identified.
C. Enter name and/or mark on a plan any other roadways, footways and footpaths abutting the property (in addition to those entered in Box B) to which a reply to enquiry 2 is required.
D. Details of fees can be obtained from the Council, your chosen NLIS channel or search provider.
E. Box E is only to be completed when the replies to these enquiries are to be included in a Home Information Pack. Enter the name of the individual(s) and firms involved in the sale of the property.
F. Enter the name and address/DX address of the person or company lodging or conducting this enquiry.

CON 29R Enquiries of local authority (2007)

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?

- (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 regulations 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

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?

2. Roads, footways and footpaths

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
- (b) subject to adoption and, supported by a bond or bond waiver
- (c) to be made up by a local authority who will reclaim the cost from the frontagers
- (d) to be adopted by a local authority without reclaiming the cost from the frontagers

OTHER MATTERS

3.1. Land required for public purposes

Is the property included in land required for public purposes?

3.2. Land to be acquired for road works

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

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

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
- (b) the centre line of a proposed alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway
- (c) the outer limits of construction works for a proposed alteration or improvement to an existing road, involving (i) construction of a roundabout (other than a mini roundabout), or (ii) widening by construction of one or more additional traffic lanes
- (d) the outer limits of (i) construction of a new road to be built by a local authority, (ii) an approved alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway, (iii) construction of a roundabout (other than a mini roundabout) or widening by construction of one or more additional traffic lanes
- (e) the centre line of the proposed route of a new road under proposals published for public consultation
- (f) the outer limits of (i) construction of a proposed alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway, (ii) construction of a roundabout (other than a mini roundabout), (iii) widening by construction of one or more additional traffic lanes, under proposals published for public consultation?

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?

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

- (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

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
- (b) environment
- (c) health and safety
- (d) housing
- (e) highways
- (f) public health

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?

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
- (b) a stop notice
- (c) a listed building enforcement notice
- (d) a breach of condition notice
- (e) a planning contravention notice
- (f) another notice relating to breach of planning control
- (g) a listed building repairs notice
- (h) in the case of a listed building deliberately allowed to fall into disrepair, a compulsory purchase order with a direction for minimum compensation
- (i) a building preservation notice
- (j) a direction restricting permitted development
- (k) an order revoking or modifying planning permission
- (l) an order requiring discontinuance of use or alteration or removal of building or works
- (m) a tree preservation order
- (n) proceedings to enforce a planning agreement or planning contribution

3.10. Conservation area

Do any of the following apply in relation to the property?

- (a) the making of the area a conservation area before 31 August 1974
- (b) an unimplemented resolution to designate the area a conservation area

3.11. Compulsory purchase

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

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
- (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

3.13. Radon gas

Do records indicate that the property is in a 'Radon Affected Area' as identified by the Health Protection Agency?

Notes

1. 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.
2. The replies will be given in the belief that they are in accordance with information presently available to the officers of the replying Council, but none of the Councils or their officers accept legal responsibility for an incorrect reply, except for negligence. Any liability for negligence will extend to the person who raised the enquiries and the person on whose behalf they were raised. It will also extend to any other person who has knowledge (personally or through an agent) of the replies before the time when he purchases, takes tenancy of, or lends money on the security of the property or (if earlier) the time when he becomes contractually bound to do so.
3. This Form should be read in conjunction with the guidance notes available separately.
4. 'Area' means any area in which the property is located.
5. References to 'the Council' include any predecessor Council and also any council committee, sub-committee or other body or person exercising powers delegated by the Council and their 'approval' includes their decision to proceed. The replies given to certain enquiries cover knowledge and actions of both the District Council and County Council.
6. Where relevant, the source department for copy documents should be provided.



CON 290 Optional enquiries of local authority (2007)

A duplicate plan is required for all searches submitted directly to a local authority. If submitted manually, this form must be submitted in duplicate. Please type or use BLOCK LETTERS

A.

Local authority name and address
 West Oxfordshire District Council
 Local Land Charges
 Elmfield, New Yatt Road
 Witney
 Oxfordshire
 OX28 1PB

N/A

Search No: 2008/01554

Signed: WEST OXFORDSHIRE DISTRICT COUNCIL

On Behalf of:
 Local authority/private search company/member of the public (indicate as appropriate)

Dated: 24 SEP 2008

B.

Address of the land/property

UPRN(s):
 Secondary name/number:
 Primary name/number: BLENHEIM SAWMILLS
 Street: SWAN LANE
 Locality/village: COMBE
 Town: OXON
 Postcode:

C.

Optional enquiries (please tick as required)

- 4. Road proposals by private bodies
- 5. Public paths or byways
- 6. Advertisements
- 7. Completion notices
- 8. Parks and countryside
- 9. Pipelines
- 10. Houses in multiple occupation
- 11. Noise abatement
- 12. Urban development areas
- 13. Enterprise zones
- 14. Inner urban improvement areas
- 15. Simplified planning zones
- 16. Land maintenance notices
- 17. Mineral consultation areas
- 18. Hazardous substance consents
- 19. Environmental and pollution notices
- 20. Food safety notices
- 21. Hedgerow notices
- 22. Common land, town and village greens

D.

Fees
 £ 149.40 is enclosed/is paid by NLIS transfer
 (delete as applicable)

Signed: GINA HIRONS
 Dated: 22/8/08
 Reference: ME5354
 Telephone no: 0117 9181467
 Fax no: 0117 9255927
 E-mail:

E.

Reply to
 Jordans Limited
 21 St Thomas Street
 Bristol
 BS1 6JS

DX address: 78161 Bristol

Notes

A. Enter name and address of appropriate Council. If the property is near a local authority boundary, consider raising certain enquiries (e.g. road schemes) with the adjoining Council.

B. Enter address and description of the property. Please quote the UPRN(s) (Unique Property Reference Number) where known. A duplicate plan is required for all searches submitted directly to a local authority. The search may be returned if land/property cannot easily be identified.

C. Enquiries 1-3 appear on CON29R Enquiries of local authority (2007)

D. Details of fees can be obtained from the Council, your chosen NLIS channel or search provider.

E. Enter the name and address /DX address of the person or company lodging or conducting this enquiry.

CON 290 Optional enquiries of local authority (2007)

<p>ROAD PROPOSALS BY PRIVATE BODIES</p> <p>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?</p> <p>(a) The construction of a new road</p> <p>(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</p> <p>This enquiry refers to proposals by bodies or companies (such as private developers) other than the Council (and where appropriate the County Council) or the Secretary of State. 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.</p>	<p>NOISE ABATEMENT</p> <p>Noise abatement zone</p> <p>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>Entries in register</p> <p>11.2. Has any entry been recorded in the noise level register kept pursuant to s.64 of the Control of Pollution Act 1974?</p> <p>11.3. If there is any entry, how can copies be obtained and where can that register be inspected?</p>
<p>PUBLIC PATHS OR BYWAYS</p> <p>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?</p> <p>5.2. If so, please mark its approximate route on the attached plan.</p>	<p>URBAN DEVELOPMENT AREAS</p> <p>12.1. Is the area an urban development area designated under Part XVI of the Local Government, Planning and Land Act 1980?</p> <p>12.2. If so, please state the name of the urban development corporation and the address of its principal office.</p>
<p>ADVERTISEMENTS</p> <p>Entries in the register</p> <p>6.1. Please list any entries in the register of applications, directions and decisions relating to consent for the display of advertisements.</p> <p>6.2. If there are any entries, where can that register be inspected?</p> <p>Notices, proceedings and orders</p> <p>6.3. Except as shown in the official certificate of search:</p> <p>(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</p> <p>(b) have the Council resolved to serve a notice requiring the display of any advertisement to be discontinued</p> <p>(c) if a discontinuance notice has been served, has it been complied with to the satisfaction of the Council</p> <p>(d) have the Council resolved to serve any other notice or proceedings relating to a contravention of the control of advertisements</p> <p>(e) have the Council resolved to make an order for the special control of advertisements for the area?</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>COMPLETION NOTICES</p> <p>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 and Country Planning Act 1990?</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>PARKS AND COUNTRYSIDE</p> <p>Areas of outstanding natural beauty</p> <p>8.1. Has any order under s.82 of the Countryside and Rights of Way Act 2000 been made?</p> <p>National Parks</p> <p>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>SIMPLIFIED PLANNING ZONES</p> <p>15.1. Is the area a simplified planning zone adopted or approved pursuant to s.83 of the Town and 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>PIPELINES</p> <p>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>LAND MAINTENANCE NOTICES</p> <p>16. Have the Council authorised the service of a maintenance notice under s.215 of the Town and Country Planning Act 1990?</p>
<p>HOUSES IN MULTIPLE OCCUPATION</p> <p>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>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 and Country Planning Act 1990?</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>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?</p> <p>(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>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>HEDGEROW NOTICES</p> <p>21.1. Please list any entries in the record maintained under regulation 10 of the Hedgerows Regulations 1997.</p> <p>21.2. If there are any entries:</p> <p>(a) how can copies of the matters entered be obtained</p> <p>(b) where can the record be inspected</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?</p> <p>22.2. If there are any entries, how can copies of the matters registered be obtained and where can the register be inspected?</p>

1 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.

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

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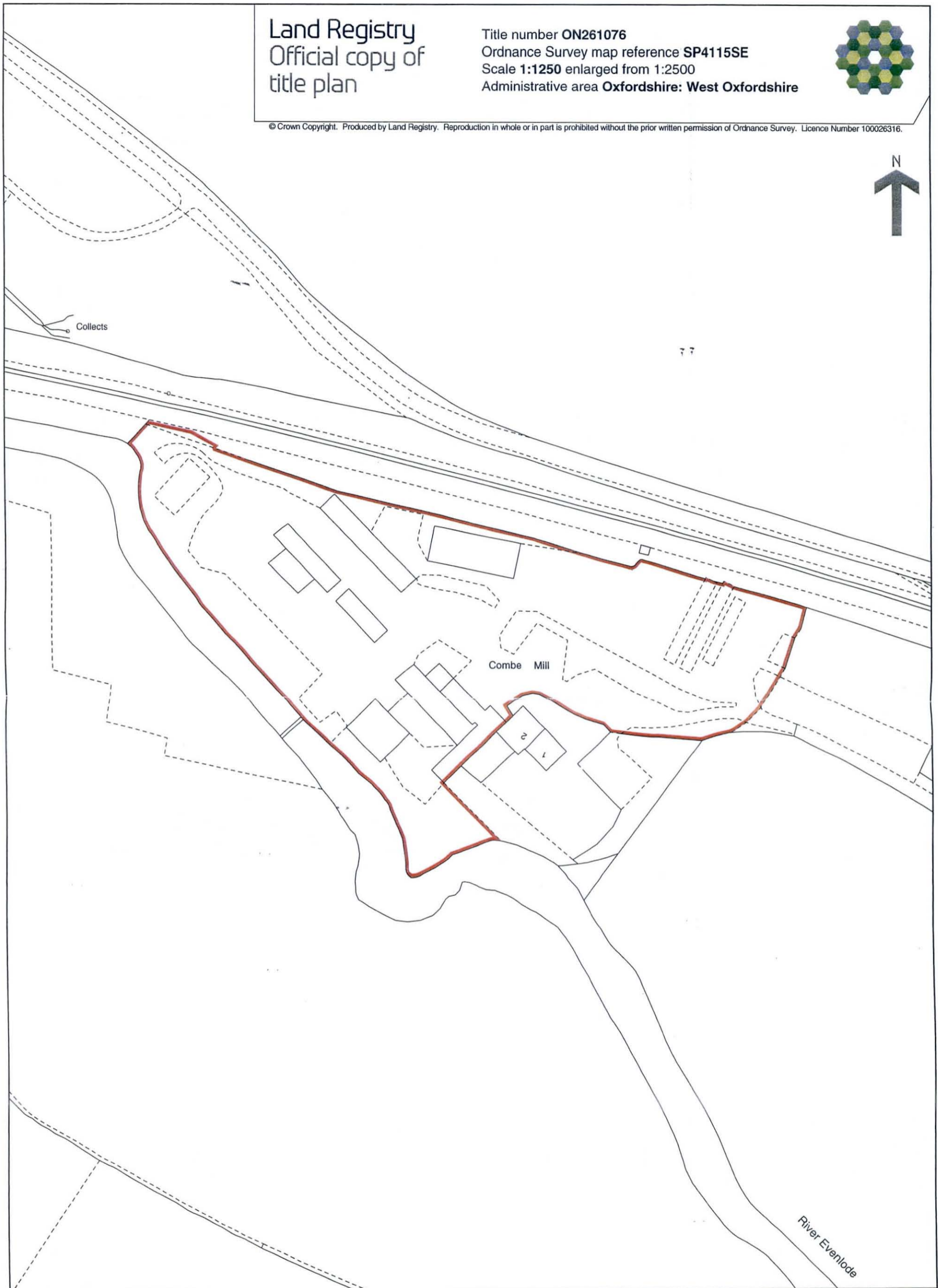
6 Where relevant, the source department for copy documents should be provided.

Land Registry
Official copy of
title plan

Title number **ON261076**
Ordnance Survey map reference **SP4115SE**
Scale **1:1250** enlarged from 1:2500
Administrative area **Oxfordshire: West Oxfordshire**



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This official copy issued on 19 June 2007 shows the state of this title plan on 19 June 2007 at 09:59:22. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).

This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 7 - Title Plans.

This title is dealt with by Land Registry, Gloucester Office.



JORDANS

INVOICE

ME5985

Date: 5/09/08

Jordans Property Services Ltd
Conveyance & Property Services
21 St Thomas Street

Bristol
BS1 6JS

Tel 0117 923 0600 Fax 0117 925 5927
VAT: GB 137 4442 71

Attn: Samantha Leigh
Darbys Solicitors LLP
DX 145840
Oxford 6

JOB NUMBER	ME5354/GRH	ORDER DATE	22/08/08
ACCOUNT NO.	0211301 N	YOUR VAT	
YOUR REF.	SLL/BLENHEIM/7314.82		
RE	BLENHEIM SAWMILLS, SWAN LANE, COMBE, OXON (OFFICIAL)		

Description Of Service	Nett Value	V.A.T Amount & Rate	
Official Local Authority Admin	19.50	3.41	17.50%
Disbursement Off. Local Author Authority	156.40		ZERO

Goods Delivered To: Attn: Samantha Leigh Darbys Solicitors LLP DX 145840 Oxford 6



Nett Goods Total	175.90
V.A.T Total	3.41
Cash Received	.00
Amount Due	179.31

.....All goods and services are subject to the Company's standard Conditions of Business, copies of which are provided on request.....

Remittance Advice

Attn: Samantha Leigh
Darbys Solicitors LLP
DX 145840
Oxford 6

Account No. 0211301 N
Invoice No. ME5985
Invoice Date 5/09/08
Job No. ME5354/GRH

Jordans Property Services Ltd
Accounts Department
21 St Thomas Street
Bristol
BS1 6JS

PAYMENT INSTRUCTIONS

Payment due within 30 days of date of invoice.
Please make payment in British Pound Sterling by either:-

A cheque drawn on a UK bank account payable to:
JORDANS LIMITED

Credit Card Credit Card Authorisation

Card No: _____

Expiry: _____ Card Name: _____

Signature: _____

Bank transfer to: Barclays Bank Plc
IBAN Code: GB20 BARC 2013 3480 5362 96
Sort Code 20-13-34 A/C Number: 80536296

Please remember to send an independent remittance advice to our accounts department quoting your a/c no if you make payment via a bank transfer. Thank you.

Amount Due: **GBP179.31**

Please quote the following account number on all communications 0211301 N

Jordans Limited