

Local Land Charges: Current Fees - Applicable from 1st April 2024

Please note: searches within the Exmoor National Park have different prices for the LLC1, CON29 and CON290, please contact us first if you are unsure whether your search is within the National Park.

Enquiry	Cost
Full Search LLC1 & CON29	£65.00 (Includes VAT £9.17)
Full Search LLC1 & CON29 – Searches within Exmoor National Park	£89.00 (Includes VAT £12.50)
Form LLC1 Only (submitted by itself)	£10.00 (Extra parcels £8.00 each)
Form LLC1 Only (submitted by itself) – Searches within Exmoor National Park	£14.00 (Extra parcels £9.00 each)
Form CON29 Only (submitted by itself in full) – individual questions can be asked, for the prices see below	Electronic Search £55.00 (Includes VAT £9.17)
Form CON29 Only (submitted by itself in full) – Searches within Exmoor National - individual questions cannot be asked	Electronic Search £75.00 (Includes VAT £12.50)
Extra Parcel of Land Full search (for multiple parcel sites please contact us for a quote)	£15.00 per parcel (£8 non-vatable, £7.00 vatable) (Includes VAT £1.17)
Extra Parcel of Land Full search (for multiple parcel sites please contact us for a quote) – Searches within Exmoor National Park	£17.00 per parcel (£9 non-vatable, £8.00 vatable) (Includes VAT £1.33)
Extra Parcel of Land CON29 only search (for multiple parcel sites please contact us for a quote)	£7.00 per parcel (Includes VAT £1.17)
Extra Parcel of Land CON29 only search (for multiple parcel sites please contact us for a quote) – Searches within Exmoor National Park	£8.00 per parcel (Includes VAT £1.33)

<p>1.1 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 –</p> <ul style="list-style-type: none"> (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) a certificate of lawfulness of proposed works for listed buildings (g) a heritage partnership agreement (h) a listed building consent order (i) a local listed building consent order (j) building regulation approval (k) building regulation completion certificate (l) any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme? 	<p>(a-i) £6.00 * (Includes VAT £1.00)</p>
<p>1.2 Planning Designations and Proposals What designations of land use for the property or the area, and what specific proposals for the property, are contained in any existing or proposed development plan?</p>	<p>(j&k) £ 9.00 (Includes VAT £1.50) (l) £ 4.50 (Includes VAT £0.75)</p> <p>£3.00 * (Includes VAT £0.50)</p>

<p>Roads and Public Rights of Way Roadways, footways and footpaths 2.1. Which of the roads, footways and footpaths mentioned 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? 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? 2.3. Are there any pending applications to record a public right of way that abuts, or crosses the property, on the Register? 2.4. Are there any legal orders to stop up, divert, alter or create a public right which abuts, or crosses the property not yet implemented or shown on a definitive map? 2.5. If so, please attach a plan showing the approximate route.</p>	<p>£16.80 (Includes VAT £2.80)</p>
<p>3.1. Land Required for Public Purposes Is the property included in land required for public purposes?</p>	<p>£1.20 * (Includes VAT £0.20)</p>
<p>3.2. Land to be Acquired for Road Works Is the property included in land to be acquired for road works?</p>	<p>£1.20 (Includes VAT £0.20)</p>
<p>3.3. Drainage Matters (a) Is the property served by a sustainable urban drainage system (SuDS)? (b) Are there SuDS features within the boundary of the property? If yes, is the owner responsible for maintenance? (c) If the property benefits from a SuDS for which there is a charge, who bills the property for the surface water drainage charge?</p>	<p>Please also contact South West Water direct for their current fees. At present there is no requirement for the Council to adopt SuDS and as such all SuDS will be in the ownership of the developer / landowner or otherwise transferred to the property owner or an appropriate management company. Further enquiries should be directed to them.</p>

<p>3.4. Nearby Road Schemes Is the property (or will it be) within 200 metres of any of the following:-</p> <ul style="list-style-type: none"> (a) the centre line of a new trunk road or special road specific in an 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) the 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) and 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? 	<p>(a) to (f) £5.40 (Includes VAT £0.90)</p>
<p>3.5. Nearby Railway Schemes</p> <ul style="list-style-type: none"> (a) Is the property (or will it be) within 200 metres of the centre line of a proposed railway, tramway, light railway or monorail? (b) Are there are any proposals for a railway, tramway, light railway or monorail within the local authority's boundary? 	<p>£2.00 * (Includes VAT £0.33)</p>

<p>3.6. Traffic Schemes Has a local authority approved but not yet implemented any of the following for the roads, footways and footpaths named in boxes B and C and are within 200 metres of the the boundaries of the property:-</p> <ul style="list-style-type: none"> (a) permanent stopping up or diversion (b) waiting or loading restrictions (c) one way driving (d) prohibition of driving (e) pedestrianisation (f) vehicle width of 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; or (l) bridge building? 	<p>(a) to (l) £7.80 (Includes VAT £1.30)</p>
<p>3.7. Outstanding Notices Do any statutory notices which relate to the following matters subsist in relation to the property other than those revealed in a response to any other enquiry in this schedule:-</p> <ul style="list-style-type: none"> (a) building works (b) environment (c) health and safety (d) housing (e) highways (f) public health (g) flood and coastal erosion risk management 	<p>(a) to (f) £13.20 * (Includes VAT £2.20)</p>
<p>3.8. Contraventions of Building Regulations Has a local authority authorised in relation to the property any proceedings for the contravention of any provision contained in Building Regulations?</p>	<p>£2.00 (Includes VAT £0.33)</p>

<p>3.9. Notices, Orders, Directions and Proceedings under Planning Acts Do any of the following subsist in relation to the property, or has any local authority decided to issue, serve, make or commence any of the following:-</p> <ul style="list-style-type: none"> (a) enforcement notice (b) stop notice (c) listed building enforcement notice (d) breach of condition notice (e) planning contravention notice (f) other notice relating to breach of planning control (g) listed building repairs notice (h) in the case of a listed building deliberately allowed to fall into disrepair, a compulsory purchase order with a direction for minimum compensation (i) building preservation notice (j) direction restricting permitted development (k) order revoking or modifying a planning permission (l) order requiring discontinuance of use or removal of building works (m) tree preservation order (n) proceedings to enforce a planning agreement or planning contribution? 	<p>(a) to (n) £7.80 * (Includes VAT £1.30)</p>
<p>3.10 Community Infrastructure levy (CIL)</p> <ul style="list-style-type: none"> (a) Is there a CIL charging schedule? (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:- <ul style="list-style-type: none"> (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? (c) Has any demand notice been suspended? (d) Has the Local Authority received full or part payment of any CIL liability? (e) Has the Local Authority received any appeal against any of the above? (f) Has a decision been taken to apply for a liability order? (g) Has a liability order been granted? (h) Have any other enforcement measures been taken? 	<p>(a) to (h) £3.60 * (Includes VAT £0.60)</p>

<p>3.11. Conservation Areas Do the following apply in relation to the property:- (a) the making of the area a Conservation Area before 31 August 1974; or (b) an unimplemented resolution to designate the area a Conservation Area?</p>	<p>£2.00 * (Includes VAT £0.33)</p>
<p>3.12. Compulsory Purchase Has any enforceable order or decision been made to compulsorily purchase or acquire the property?</p>	<p>£3.90 * (Includes VAT £0.65)</p>
<p>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 of 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:- (h) 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 before the service of a remediation notice?</p>	<p>£1.20 (Includes VAT £0.20) For all parts of the question</p>
<p>3.14. Radon Gas Do records indicate that the property is in a 'Radon Affected Area' as identified by Public Health England?</p>	<p>£1.20 (Includes VAT £0.20)</p>
<p>3.15 Assets of Community Value (a) Has the property been nominated as an asset of community value? If so:- (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? (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?</p>	<p>£3.60 (Includes VAT £0.60)</p>

(iii) Has any community interest group requested to be treated as a bidder?	
Form CON290 Optional Questions For searches within the Exmoor National Park the fee for each optional question is £8.00 which includes £1.33 VAT)	4 – £7.00 5 – £7.00 6 – £7.00 7 – £7.00 8 – £7.00 9 – £7.00 10 – £7.00 11 – £7.00 12 – £7.00 13 – £7.00 14 – £7.00 15 – £7.00 16 – £7.00 17 – £7.00 18 – £7.00 19 – £7.00 20 – £7.00 21 – £7.00 22 – £7.00 (Each question includes VAT £1.17)
Additional Questions Non Standard Typed (Client's own questions)	£15.00 per question (Includes VAT £2.50)
Personal Searches Of the Local Land Charges Register	Free access or we can do it on your behalf for £10.00 (£14.00 if within Exmoor National Park) for which you will receive an official LLC1 result
Expedited Searches	£25.00 (in addition to the fee for the search or enquiry) – please note this is not normally required as our turnaround is fast (1 or 2 working days). Please contact us for our current turnaround time prior to submitting an expedited fee.

If a question has an * next to it this means it is a planning question that we send to Exmoor National Park if the property is within the National Park	Exmoor National Park are unable to answer individual questions so if you only want an individual question you will get a response to all of the planning questions and there is a single fee of £55 (including VAT of £9.17)
Copy planning histories	These can be purchased via the Planning system. Costs can be found there.
Copy document fees	Many documents can be obtained from our website by searching for the planning application number. If you are unable to find the document we can supply a copy for £26.80 (including VAT)
Environmental Information Regulations 2004 (EIR) requests	Information requested under EIR can be viewed for free at our offices. A charge will be applied if the information is to be supplied to you. The fee is based on an hourly fee of £25 including VAT and you will be advised in the response if there is a fee applicable.

Please note: due to the Land Registry takeover of the Local Land Charges Register these fees are subject to change should this happen during the year. Any change would be notified prior to implementation.

We are supplied information from third parties who ascertain their own fees. Should these change during the year this may adjust our fees. Any change would be notified prior to implementation.