

# Official Local Authority Search (CON29R + LLC1)



## Search Details

Prepared for: Gilbert Davies & Partners Limited  
Matter: B11311-0001  
Client address: 18 Severn Street, Powys, SY21 7AD

Property:  
37 Bronwylfa, Llanymynech, SY22 6HD

**Local Authority:**  
Shropshire Council (Oswestry)  
Council Offices, Castle View, Oswestry, SY11 1JR

Date Returned: 21/04/2026	Property type: Residential
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**REGISTER OF LOCAL LAND CHARGES  
OFFICIAL CERTIFICATE OF SEARCH**

**Search Reference:** OS/26\_01245

**NLIS Reference:**

**Date:** 21-Apr-2026

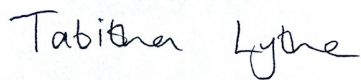
**Applicant:** InfoTrack

Level 11, 91  
Waterloo Road  
London  
SE1 8RT

Official Search required in all parts of the Register of Local Land Charges for subsisting registrations against the land described and the plan submitted.

**Land:** 37, Bronwylfa  
Llanymynech  
Oswestry  
Shropshire  
SY22 6HD

It is hereby certified that the search requested above reveals the 1 registration described in the Schedule(s) hereto up to and including the date of this certificate.

A handwritten signature in black ink that reads "Tabitha Lythe".

Tabitha Lythe, Planning and Development Services Manager  
For and on Behalf of Shropshire Council

**Shropshire Council**

**Register of Local Land Charges  
Schedule to Official Certificate of Search**

<b>Part 3: Planning Charges (b) Other planning charges</b>			
<b>Description of charge (including reference to appropriate statutory provision)</b>	<b>Originating Authority</b>	<b>Place where relevant documents may be inspected</b>	<b>Date of Registration</b>
Order made by the Salop County Council on 13th December, 1965, under section 34 of the Town and Country Planning Act, 1962, and Regulation 10 of the Town and Country Planning (Control of Advertisements) Regulations 1960, entitled the Salop County Council (Area of Special Control) Order, 1965.designated by virtue of Town and Country Planning Act 1962 and Civic Amenities Act 1967 Reference OS/COA/BOROUGHRef: TLC Ref: AD90779	Development Control, Shirehall, Shrewsbury	Local Land Charges, The Shirehall, Abbey Foregate, Shrewsbury SY2 6ND	17/06/2009

## REPLIES TO STANDARD ENQUIRIES OF LOCAL AUTHORITY (2016 Edition)

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

**Search Reference:** OS/26\_01245  
**NLIS Reference:**  
**Date:** 21-Apr-2026

**Property:** 37, Bronwylfa  
Llanymynech  
Oswestry  
Shropshire  
SY22 6HD

### **Other Roads etc:**

I refer to your Standard Enquiries relating to the above property. These replies relate to that property as shown on the location plan where supplied. The replies are given subject to the Notes to the Standard Enquiries.

*All correspondence relating to these answers should quote the official Search Reference.*

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## Standard Enquiries of Local Authority

### PLANNING AND BUILDING REGULATIONS

#### 1.1 Planning and building decisions and pending applications

Which of the following relating to the property have been granted, issued or refused or (where applicable) are the subject of pending applications or agreements?

(a) a planning permission

None.

(b) a listed building consent

None

(c) a conservation area consent

No

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

None

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

No

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

None

(g) a heritage partnership agreement

None

(h) a listed building consent order

None

(i) a local listed building consent order

None

(j) building regulations approval

None

(k) building regulation completion certificate and

None

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

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Reference: CP/24/21416/FENSA  
Install replacement windows in a dwelling  
Install replacement doors in a dwelling  
37 Bronwylfa  
Llanymynech  
Oswestry  
Shropshire  
SY22 6HD

Reference: CP/24/22615/NICEIC  
Circuit alteration or addition in a special location  
37 Bronwylfa  
Llanymynech  
Oswestry  
Shropshire  
SY22 6HD

No copy documents available from Building Control for notifications received via the Competent Persons Schemes.  
Please contact the relevant Governing Body.

### **Informative**

*No copy documents available from Building Control for notifications received via the Competent Persons Schemes. Please contact the relevant Governing Body.*

*(1) This reply does not cover other properties in the vicinity of the property.*

*(2) As from 1 April 2002 the installation of a replacement window, rooflight or roof window or specified type of glazed door must either have building regulation approval or be carried out and certified by a person who is registered under the Fenestration Self-Assessment Scheme by the Glass and Glazing federation.*

*(3) Since 1st April 2002 a number of competent persons schemes have been introduced and certified by a person or persons registered under the relevant scheme. For further information please contact: Building Control Department, Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND*

*Please note planning history from 1st April 1974 only has been shown. If earlier history is required, please contact your local Planning Department.*

*For the purposes of Building Regulations this reply covers records from 2002 to present date. If you require information prior to 2002 (Building Control only holds information for the last 15 years) an additional fee will be required, please contact Building Control direct for this service.*

## **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?**

North West Uplands - Area Of Special Landscape Character  
CS1, CS6, CS17 Shropshire Core Strategy  
CS4 Community Hubs And Community Clusters  
CS5 - Countryside And Greenbelt  
CS7 Communications And Transport  
CS8 Facilities, Services And Infrastructure Provision  
CS9 Infrastructure Contributions  
CS11 Type And Affordability Of Housing  
CS12 Gypsy And Traveller Provision  
CS13 Economic Development, Enterprise And Employment  
CS14 Managed Release Of Employment Land  
CS15 Town And Rural Centres  
CS16 Tourism, Culture And Leisure  
CS18 Sustainable Water Management  
CS19 Broad Locations For Additional Waste Facilities  
CS20 Broad Locations - Sand And Gravel  
MD2. Sustainable Design  
MD4. Managing Employment Development

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MD3. Delivery Of Housing Development  
MD 1. Scale And Distribution Of Development  
MD5. Sites For Sand And Gravel Working  
MD7a. Managing Housing Development In The Countryside  
MD7b. General Management Of Development In The Countryside  
MD8. Infrastructure Provision  
MD9.1 Hierarchy Of Existing Employment Areas  
MD10b. Town And Rural Centre Impact Assessments  
MD11. Tourism Facilities And Visitor Accommodation  
MD12. The Natural Environment  
MD13. The Historic Environment  
MD14. Waste Management Facilities  
MD15. Landfill And Landraising Sites  
MD16. Mineral Safeguarding  
MD17. Managing The Dev And Operation Of Mineral Sites  
S14.3 (i) Oswestry Area Wide Policies

**Informative**

*This reply reflects the Policies or Proposals in any existing Development Plan and in any formally Proposed Alteration or Replacement Plan, but does not include additional guidance or clarification contained in Planning Guidance Notes.*

*This reply reflects policies and proposals in any adopted Development Plan and in any Development Plan Document which has been formally submitted for examination, but does not include additional guidance contained in planning guidance notes or Supplementary Planning Documents.*

*We do not take responsibility for providing up to date detailed flooding information. Flooding information is provided by the Environment Agency who should be contacted about flooding generally.*

*Enquiries should be made to:*

*Environment Agency, Riversmeet House, Northway Lane, Newtown Industrial Estate, Tewksbury, GL20 8FD.  
Tel: 08708506506*

**ROADS AND PUBLIC RIGHTS OF WAY**

**Roadways, footways and footpaths**

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

(a) highways maintainable at public expense

A483(T) TRUNK ROAD - YES

BRONWYLFA - NO

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

No

(c) to be made up by a local authority who will reclaim the cost from the frontagers

No

(d) to be adopted by a local authority without reclaiming the cost from the frontagers

No

**Informative**

*If a road, footpath or footway is not a highway, there may be no right to use it and the local authority cannot express an opinion, without seeing the title plan of the property and carrying out a site inspection, whether or*

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not any existing or proposed highway directly abuts the boundary of the property.

An affirmative answer does not imply that the public highway directly abuts the boundary of the property.

The local authority cannot comment on the width of a highway, or whether or not any existing highway directly abuts the boundary of the property.

The local authority does not hold information on highway extents.

An affirmative answer to question 2.1(a) does not imply that the public highway directly abuts the boundary of the site. The additional information requested necessitates a site visit for which a fee beginning at GBP 57.50 is required, payable in advance to Shropshire Council, together with an up-to-date plan, preferably scale 1:2500. Please note, the fee of this additional information will increase with the size of the highway extent requested..

## Public rights of way

### 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

#### Informative

A definitive map for Shropshire Council has a relevant date of 1st February 2020. However, a survey of all paths has not been completed and whilst this does not preclude the existence of unrecorded rights of way, the local authority is unaware of any claimed rights of way existing over the search site, if in doubt please contact the Mapping and Enforcement Team via email [outdoor.recreation@shropshire.gov.uk](mailto:outdoor.recreation@shropshire.gov.uk) or telephone 01743 255062 for further information.

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

None

### 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?

None

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

None

## OTHER MATTERS

Apart from matters entered on the registers of local land charges, do any of the following matters apply to the property? If so, how can copies of the relevant documents be obtained?

**Note:** Matters entered onto the Local Land Charges Register, or visible by property/site inspection, will not be referred to (where relevant) in answer to the enquiries 3.1. to 3.15. below.

### 3.1 Land required for public purposes

Is the property included in land required for public purposes?

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No

**Informative**

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

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

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

No

**Informative**

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

**3.3 Drainage matters**

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

The property may be served by a surface water drainage system that accords with any planning permissions that are referenced in the response to Question 1.1 above and will be detailed in the conditions of any such permission. Depending on the time of construction, it may or may not be a SUDS.

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

No. It is advised, however, that separate enquiries be made to ascertain whether or not the property is served by a privately maintained SUDS for which there is a charge.

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

A Private SUDS management company. If the SUDS discharge to a public sewer there will also be a charge from the water and sewerage company.

**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**

TRUNK ROAD IMPROVEMENT SCHEMES - 3.4 (A)  
SHROPSHIRE COUNCIL ARE NO LONGER AGENT AUTHORITY TO NATIONAL HIGHWAYS AND DOES NOT  
THEREFORE HAVE ANY INFORMATION REGARDING TRUNK ROAD IMPROVEMENT SCHEMES. QUESTIONS  
3.4 (A) SHOULD THEREFORE BE REFERRED TO <https://nationalhighways.co.uk/help-centre/>

**(b) the centre line of a proposed alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway**

No

**(c) the outer limits of construction works for a proposed alteration or improvement to an existing road involving:-**

(i) construction of a roundabout (other than a mini roundabout) or

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No

(ii) widening by construction of one or more additional traffic lanes  
No

(d) the outer limits of:

(i) construction of a new road to be built by a local authority  
No

(ii) an approved alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway  
No

(iii) construction of a roundabout (other than a mini roundabout) or widening by construction of one or more additional traffic lanes  
No

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

No

(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  
No

(ii) construction of a roundabout (other than a mini roundabout)  
No

(iii) widening by construction of one or more additional traffic lanes, under proposals published for public consultation  
No

**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.*

**3.5 Nearby railway schemes**

(a) Is the property (or will it be) within 200 metres of the centre line of a proposed railway, tramway, light railway or monorail?

No

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

Any rail side or associated infrastructure development would be a matter for Network Rail in the first instance rather than the Council. On behalf of Shropshire Council and its own forward plans, we can confirm that there are no proposals to deliver a railway, tramway, light railway or monorail service within the Local Authority boundary.

**Informative**

*If the property sits near to the local authority boundary, enquirers are therefore advised to seek further*

### 3.6 Traffic schemes

**Has a local authority approved but not yet implemented any of the following for the roads, footways and footpaths which are named in Boxes B and C and are within 200 metres of the boundaries of the property?**

(a) permanent stopping up or diversion

No

(b) waiting or loading restrictions

No

(c) one way driving

No

(d) prohibition of driving

No

(e) pedestrianisation

No

(f) vehicle width or weight restriction

No

(g) traffic calming works including road humps

No

(h) residents parking controls

No

(i) minor road widening or improvement

No

(j) pedestrian crossings

No

(k) cycle tracks

No

(l) bridge building

No

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**Informative**

*In some circumstances, road closure orders can be obtained by third parties from magistrates courts or can be made by the Secretary of State for Transport without involving the Council.*

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

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

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

**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

Answer from Planning: No

Answer from Building Control: No

(b) environment

No

(c) health and safety

No

(d) housing

No

(e) highways

No - None to my knowledge under the Highways Act (1980)

(f) public health

None

(g) flood and coastal erosion risk management

At present Shropshire Council, acting as the Lead Local Flood Authority (LLFA) have not designated any features or structures under Schedule 1 of the Flood and Water Management Act 2010. As a result no statutory notices relating to flood and coastal erosion risk management are present

**Informative**

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

**3.8 Contravention of building regulations**

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**Has a local authority authorised in relation to the property any proceedings for the contravention of any provision contained in building regulations?**

None as at date of search

**3.9 Notices, orders, directions and proceedings under Planning Acts**

**Do any of the following subsist in relation to the property, or has a local authority decided to issue, serve, make or commence any of the following?**

(a) an enforcement notice

No

(b) a stop notice

No

(c) a listed building enforcement notice

No

(d) a breach of condition notice

No

(e) a planning contravention notice

No

(f) another notice relating to breach of planning control

No

(g) a listed building repairs 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 planning permission

No

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

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No

(m) a tree preservation order

None

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

None

**Informative**

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

**3.10 Community infrastructure levy (CIL)**

(a) Is there a CIL charging schedule?

Shropshire Council adopted its CIL charging schedule on 1 January 2012. This charging schedule can be viewed at [http://shropshire.gov.uk/planning-policy/what-is-the-community-infrastructure-levy-\(cil\)](http://shropshire.gov.uk/planning-policy/what-is-the-community-infrastructure-levy-(cil))

(b) If, yes, do any of the following subsist in relation to the property, or has a local authority decided to issue, serve, make or commence any of the following:-

(i) a liability notice?

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?

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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

**Informative**

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

**3.11 Conservation area**

**Do the following apply in relation to the property?**

(a) the making of the area a conservation area before 31 August 1974

No

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

No

**3.12 Compulsory purchase**

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

Answer from Planning: No

Answer from Highways: No

Answer from Land Charges: No

**Informative**

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

**3.13 Contaminated Land**

**Do any of the following apply (including any relating to land adjacent to or adjoining the property which has been identified as contaminated land because it is in such a condition that harm or pollution of controlled waters might be caused on the property)?**

(a) a contaminated land notice

No

(b) in relation to a register maintained under section 78R of the Environmental Protection Act 1990

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(i) a decision to make an entry

No

(ii) an entry

No

(c) consultation with the owner or occupier of the property conducted under section 78G(3) of the Environmental Protection Act 1990 before the service of a remediation notice

No

**Informative**

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

**3.14 Radon Gas**

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

No

**Informative**

*Further information can be obtained by visiting the Councils website  
[www.ukradon.org](http://www.ukradon.org)*

*For new homes in England built in affected areas shown on the maps in the 1999 edition of BR211, the builder or building control body should know what type of radon protection has been provided. If the reply is positive (but not if the reply is negative) the following statement (Informative) applies:  
Radon Affected Areas are designated by the National Radiological Protection Board. It is recommended that the level of radon gas should be measured in all properties within Radon Affected Areas. The present owner or (for a new property) the builder should be asked whether protective measures were incorporated in the construction of the property; whether radon levels have been measured in the property, whether the results were at or above the Action Level (prescribed by the NRPB) and if so whether remedial measures were installed and whether the radon levels were re-tested and confirmed the effectiveness of the measures. A guide containing further information about Radon Affected Areas is available from DEFRA Warehouse Publications, Admail 6000, London SW1A 2XX (TEL. 08459 556000, FAX 020 8957 5012) or from DEFRA Radioactive Substances Division, Zone 4/E7, Ashdown House, 123 Victoria Street, London SW1E.*

**3.15 Assets of Community Value**

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

(i) Is it listed as an asset of community value?

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 review the listing?

No

(v) Are there any subsisting appeals against the listing?

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No

(b) If the property is listed:

(i) Has the Local Authority decided to apply to 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

**Informative**

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

**Disclaimer**

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

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

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

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

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

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

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

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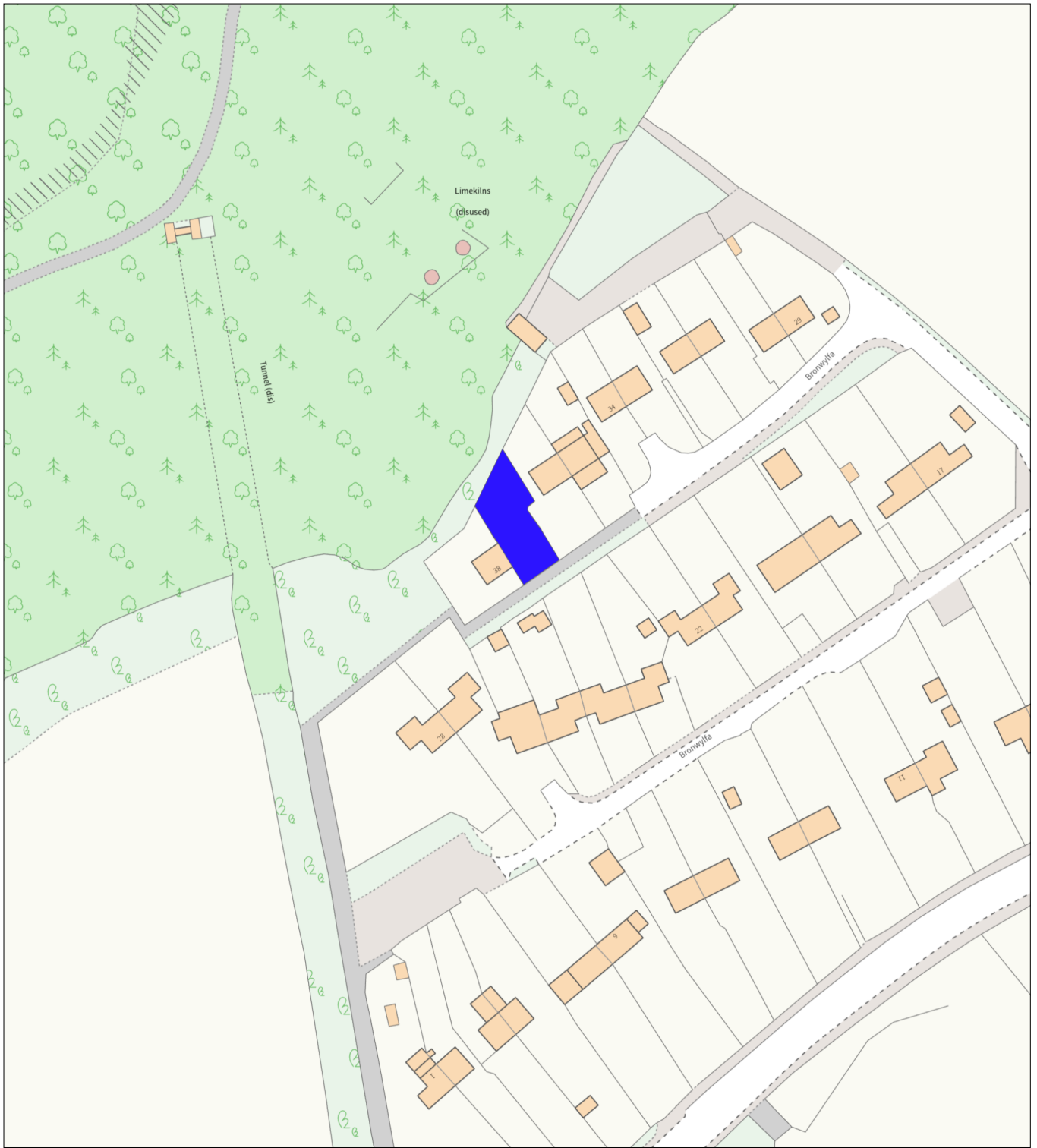
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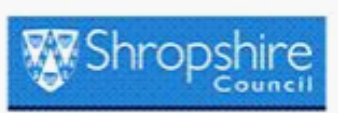
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*Where relevant, the source department for copy documents should be provided.*

In the event of a complaint regarding this search result, please contact Local Land Charges, Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury SY2 6ND. Telephone 01743 258716. Email [land.charges@shropshire.gov.uk](mailto:land.charges@shropshire.gov.uk).

Full details of Shropshire Council's complaints procedure can be viewed on the Council's website at <http://www.shropshire.gov.uk>



<b>Search Reference:</b> OS/26_01245	Planning Services Land Charges Team Shropshire Council
<b>Property Address:</b> 37, Bronwyfla Llanymynech Oswestry Shropshire SY22 6HD	PO Box 4826 Shrewsbury SY1 9LJ 
<b>Date:</b> 21-Apr-2026	<b>Scale:</b> 1: 1250

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