Official Local Authority Search (CON29R + LLC1)

Search Details

Prepared for: Gilbert Davies & Partners Limited
Matter: C10855-0001
Client address: 18 Severn Street, Powys, SY21 7AD

Property:
Offa Close, Ffordun, Y Trallwng, SY21 8NB

Local Authority:
Powys County Council
Neuadd Maldwyn, Severn Road, Welshpool, SY21 7AS

Date Returned:	Property type:
08/10/2026	Residential

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Applicant Name: Info Track

Applicant Address:

Applicant Reference: ITK0000132744885

REGISTER OF LOCAL LAND CHARGES

OFFICIAL CERTIFICATE OF SEARCH

Search Reference: LC/2026/01740

NLIS Reference:

Date: 08/10/2026

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

Address:

OFFAS CLOSE, FORDEN, WELSHPOOL, SY21 8NB

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.

Signed:



D C Jones

Solicitor to the Council

On behalf of POWYS COUNTY COUNCIL

Part 4 – Miscellaneous Charges

Description of Charge (including reference to appropriate statutory provision)	Originating Authority	Place where documents may be inspected	Date of Registration
Site Address: OFFA'S DYKE SECTION FROM CWM BY-ROAD TO HEM ROAD, FORDEN {An entry in the schedule (maintained by the Secretary of State for Wales under Section 1 of the Ancient Monuments and Archaeological Areas Act 1979) recording the inclusion therein of a monument known as Offa's Dyke Section from Cwm By-road to Hem road Monument Number: MG037(POW) CADW Ref:17/1758 22nd March 2006 - Notification received from CADW re Revised Entry} Reference: MG037 OFFAS DYKE	CADW	Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH	11/03/1997

Applicant Name: Info Track

Applicant Address:

Applicant Reference: ITK0000132744885

CON 29 ENQUIRIES

OF LOCAL AUTHORITY (2019 Edition)

Search Reference: LC/2026/01740

NLIS Reference:

Date: 08/10/2026

Address:

OFFAS CLOSE, FORDEN, WELSHPOOL, SY21 8NB

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.

Signed:



D C Jones

Solicitor to the Council

On behalf of POWYS COUNTY COUNCIL

STANDARD ENQUIRIES OF A LOCAL AUTHORITY

Question 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

1.1.(a) Planning Application Ref: M2223
Proposal: SITING OF RSIDENTIAL CARAVAN.
Decision: Withdrawn on 05/03/1976
OFFAS CLOSE FRON BANK FORDEN

(b) a listed building consent

1.1.(b) None

(c) a conservation area consent

1.1.(c) None.

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

1.1.(d) None.

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

1.1.(e) None.

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

1.1.(f) None.

(g) a heritage partnership agreement

1.1.(g) None.

(h) a listed building consent order

1.1.(h) None.

(i) a local listed building consent order

1.1.(i) None

CON29 1.1a-i Informative
Powys County Council's computerised records of planning entries do not extend back before 1974 and this reply covers only the period since that date.

Search results do not cover other properties in the vicinity of the search area.

(j) building regulations approval

1.1.(j) None.

Informative
The Local Authority's computerised records of Building Regulations decisions do not extend back before 1st July 2002 and this reply covers only the period since that date. Records prior to that date do not contain detailed information.

(k) a building regulation completion certificate and

1.1.(k) None.

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

1.1.(l) None.

Informative
The local authority may not always be aware of such works and enquiries should also be made of the seller.

As from 1 April 2002 the installation of a replacement window, roof light 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 a relevant Competent Persons Scheme.

As from January 2005 certain other works, which may have previously required Building Regulations Approval, may be undertaken by a competent person registered under a recognised Competent Persons 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?

1.2 General Designation : Outside Development Boundary - Powys Local Development Plan

Scheduled Ancient Monument - Offas Dyke Footpath.

Informative
The reply reflects policies or proposals in any existing development plan and in any formally proposed alteration or replacement plan but does not include policies contained in planning guidance notes.

The existing development plans comprise the following:-
Powys Local Development Plan Adopted April 2018

For properties within the Brecon Beacons National Park Area
Brecon Beacons National Park Authority Local Development Plan 2007-2022 (adopted December 2013)

The Powys LDP sets out land use policies and proposals for Powys (excluding Brecon Beacons National Park) up to 2026. The LDP is being used to determine current planning applications.

Development Plan can be found at:- http://www.powys.gov.uk/en/planning-building-control/local-developmentplan/

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:

2.1.(a) Only the roads shown with a brown or pink coloured centreline on the enclosed highways plan are maintained at public expense

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

2.1.(b) None.

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

2.1.(c) N/A

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

2.1.(d) N/A

CON29 2.1a-d Informative
If a road, footway or footpath is not a highway maintained at public expense, 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.

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?

2.2. Yes, Public footpath Path No. 212/63(A)/1 abuts the site as shown on the plan. Additional public rights of way (e.g. cycle tracks) may exist other than those shown on the Definitive Map. Please note that the Definitive Map does not show routes that are used on a permissive basis, even where promoted.

Informative
Additional public rights of way (e.g. cycle tracks) may exist other than those shown on the definitive map.

2.3. Are there any pending applications to record a public right of way that abuts, or crosses the property, on a definitive map or revised definitive map? 2.3. No, there is no pending Schedule 14 application for a Definitive Map Modification Order for a route that abuts, or crosses the property
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? 2.4. No, none.
2.5. If so, please attach a plan showing the approximate route. 2.5. See Rights of Way plan

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 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?** 3.1. No.

3.2. Land to be acquired for road works **Is the property included in land to be acquired for road works?** 3.2. No.

3.3. Drainage matters
(a) Is the property served by a sustainable urban drainage system (SuDS)? 3.3.(a) Not known - see informative.
(b) Are there SuDS features within the boundary of the property? 3.3.(b) See response at 3.3a.

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

3.3.(c) See response at 3.3a.

CON29 3.3a-c Informative
Schedule 3 of the Flood and Water Management Act 2010 for SuDS (sustainable drainage) was implemented in Wales on the 7th January 2019.

For planning approval granted before 7th January 2019 Powys County Council was not legally required to record details of property related SuDS. Information may be available from planning consents, the sewerage company, developer or property owner.

For planning approval granted after 7th January 2019 for new development, or where area covered by construction works is 100 square meters or more, SuDS approval should have been secured from the SuDS Approval Body (SAB) in order to comply with Schedule 3 of the Flood and Water Management Act 2010.

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

3.4.(a) No.

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

3.4.(b) No.

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

(i) construction of a roundabout (other than a mini roundabout), or
(ii) widening by construction of one or more additional traffic lanes

3.4.(c) No.

(d) the outer limits of:

- **(i) construction of a new road to be built by a local authority,**
- **(ii) (ii) an approved alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway,**
- **(iii) (iii) construction of a roundabout (other than a mini roundabout) or widening by construction of one or more additional traffic lanes**

3.4.(d) No.

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

3.4.(e) 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

3.4.(f)(i) No.

(ii) construction of a roundabout (other than a mini roundabout)

3.4.(f)(ii) No.

(iii) widening by construction of one or more additional traffic lanes, under proposals published for public consultation

3.4.(f)(iii) No.

***CON29 3.4 a* - f 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?

3.5.(a) No.

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

3.5.(b) Yes - Planning Application 21/0559/OUT - Land at and surrounding Nant Helen Open Cast Coal Site, Powys and Onllwyn Distribution Centre, Neath Port Talbot

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

3.6. Traffic schemes

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

(a) permanent stopping up or diversion

3.6.(a) No.

Please note: In some circumstances, a permanent stopping up or diversion 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.

(b) waiting or loading restrictions

3.6.(b) No.

(c) one way driving

3.6.(c) No.

(d) prohibition of driving

3.6.(d) No.

(e) pedestrianisation

3.6.(e) No.

(f) vehicle width or weight restriction

3.6.(f) No.

(g) traffic calming works including road humps

3.6.(g) No.

(h) residents parking controls

3.6.(h) No.

(i) minor road widening or improvement

3.6.(i) No.

(j) pedestrian crossings

3.6.(j) No.

(k) cycle tracks

3.6.(k) No.

(l) bridge building

3.6.(l) No.

CON29 3.6 a - l Informative
In some circumstances, road closures can be obtained by third parties from magistrates courts, or can be made by the Secretary of State for Transport without involving the local authority.

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

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

3.7.(a) No.

(b) environment

3.7.(b) No.

(c) health and safety

3.7.(c) No.

(d) housing

3.7.(d) No.

(e) highways

3.7.(e) No.

(f) public health

3.7.(f) No.

(g) flood and coastal erosion risk management

3.7.(g) No.

Informative: *For properties within the* ***Powysland (Wales) Internal Drainage District*** *additional checks should be made with Natural Resources Wales. Website: www.naturalresources.wales*

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?

3.8. No.

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

3.9.(a) No.

(b) a stop notice

3.9.(b) No.

(c) a listed building enforcement notice

3.9.(c) No.

(d) a breach of condition notice

3.9.(d) No.

(e) a planning contravention notice

3.9.(e) No.

(f) another notice relating to breach of planning control

3.9.(f) No.

(g) a listed building repairs notice

3.9.(g) 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 3.9.(h) No.
(i) a building preservation notice 3.9.(i) No.
(j) a direction restricting permitted development 3.9.(j) No.
(k) an order revoking or modifying planning permission 3.9.(k) No.
(l) an order requiring discontinuance of use or alteration or removal of building or works 3.9.(l) No.
(m) a tree preservation order 3.9.(m) No.
(n) proceedings to enforce a planning agreement or planning contribution 3.9.(n) No. ***CON29 3.9a-n Informative*** *National Park authorities also have the power to serve a building preservation notice, so an enquiry should also be made with them. Cadw (meaning **to keep** or **to protect**) is the Welsh Governments historic environment service working for an accessible and well-protected historic environment for Wales. Additional enquiries should also be made with them at: Welsh Government, Plas Carew, Unit 5/7 Cefn Coed, Parc Nantgarw, Cardiff, CF15 7QQ.*

3.10. Community infrastructure levy (CIL) **(a) Is there a CIL charging schedule?** 3.10.(a) No.
(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**? 3.10.(b)(i) N/A

(ii) a notice of chargeable development? 3.10.(b)(ii) N/A **(iii) a demand notice?** 3.10.(b)(iii) N/A **(iv) a default liability notice?** 3.10.(b)(iv) N/A **(v) an assumption of liability notice?** 3.10.(b)(v) N/A **(vi) a commencement notice?** 3.10.(b)(vi) N/A
(c) Has any demand notice been suspended? 3.10.(c) N/A
(d) Has the Local Authority received full or part payment of any CIL liability? 3.10.(d) N/A
(e) Has the Local Authority received any appeal against any of the above? 3.10.(e) N/A
(f) Has a decision been taken to apply for a liability order? 3.10.(f) N/A
(g) Has a liability order been granted? 3.10.(g) N/A
(h) Have any other enforcement measures been taken? 3.10.(h) N/A

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

3.11.(a) No.

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

3.11.(b) No.

3.12. Compulsory purchase

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

3.12. No.

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

3.13.(a) No.

(b) in relation to a register maintained under section 78R of the Environmental Protection Act 1990 (i) a decision to make an entry

3.13.(b)(i) No.

(ii) an entry

3.13.(b)(ii) 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

3.13.(c) No.

CON29 3.13a-c Informative
A negative reply does not imply that the property or any adjoining or adjacent land is free from contamination, or from the risk of it, and the reply may not disclose steps taken by another local authority in whose area adjacent or adjoining land is situated.

3.14. Radon gas

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

3.14. The area indicated has been identified as being a site where Radon gas may be present, and may therefore be above the action level.

Informative
Radon Affected Areas are designated by the Health Protection Agency (HPA). 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 HPA) and if so whether remedial measures were installed
and whether the radon levels were re-tested and confirmed the effectiveness of the measures.

A free radon information pack which gives basic information about radon and describes how to obtain a radon measurement is available.

For more information please see the HPA website - http://www.hpa.org.uk/radiation/default.htm To request a pack please email your name, address and postcode to radon@hpa-rp.org.uk or leave your name, address and postcode on the HPA free radon answerphone (0800 614529).

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?

3.15.(a) N/A - The Welsh Government has not yet implemented these regulations with regard to Wales.

(b) If the property is listed:

(i) Has the Local Authority decided to apply to the Land Registry for an entry or cancellation of a restriction in respect of listed land affecting the property?
(ii) Has the Local Authority received a notice of disposal?
(iii) Has any community interest group requested to be treated as a bidder?

3.15.(b) N/A

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.

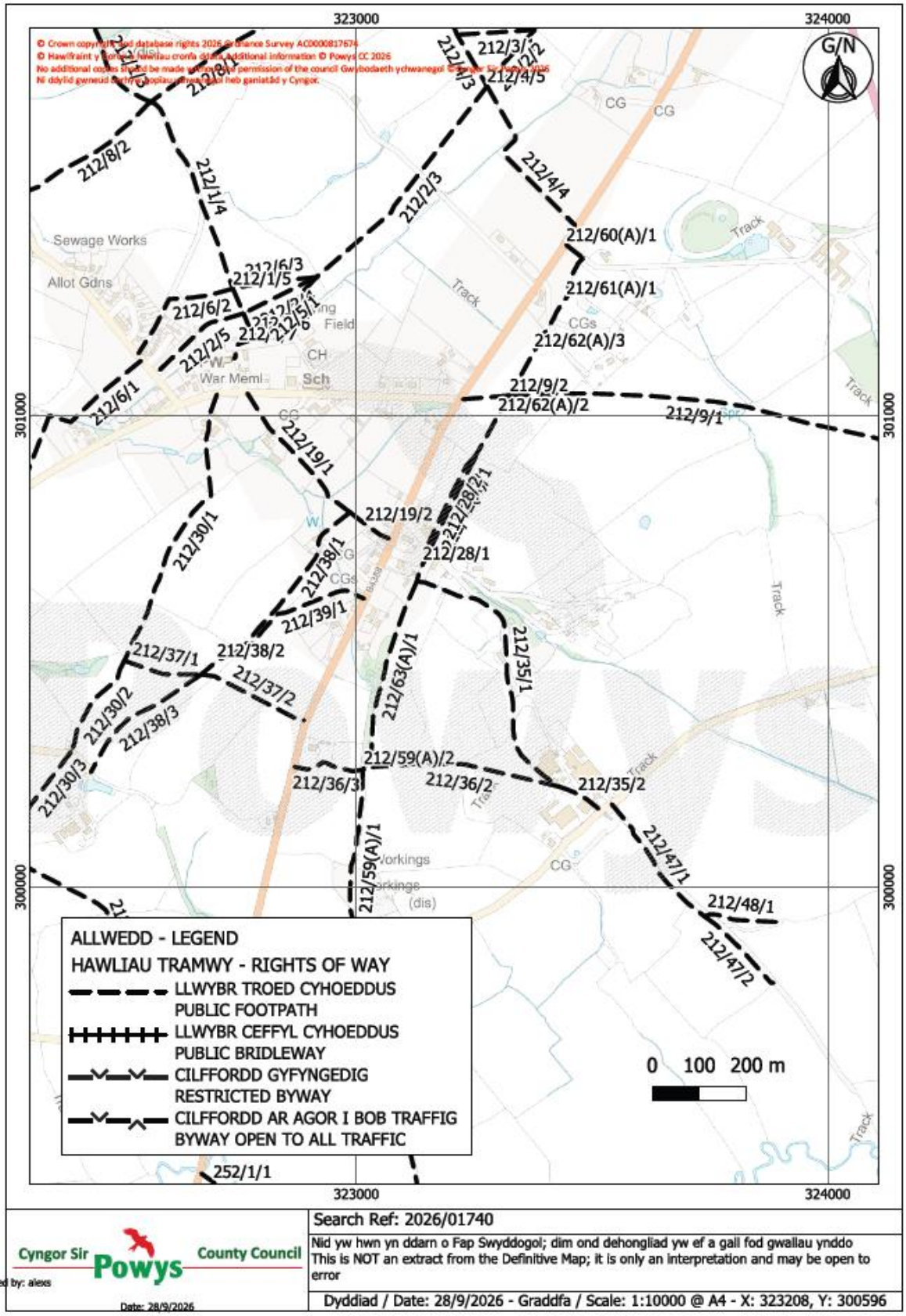
This Form should be read in conjunction with the guidance notes available separately.

Area means any area in which the property is located.

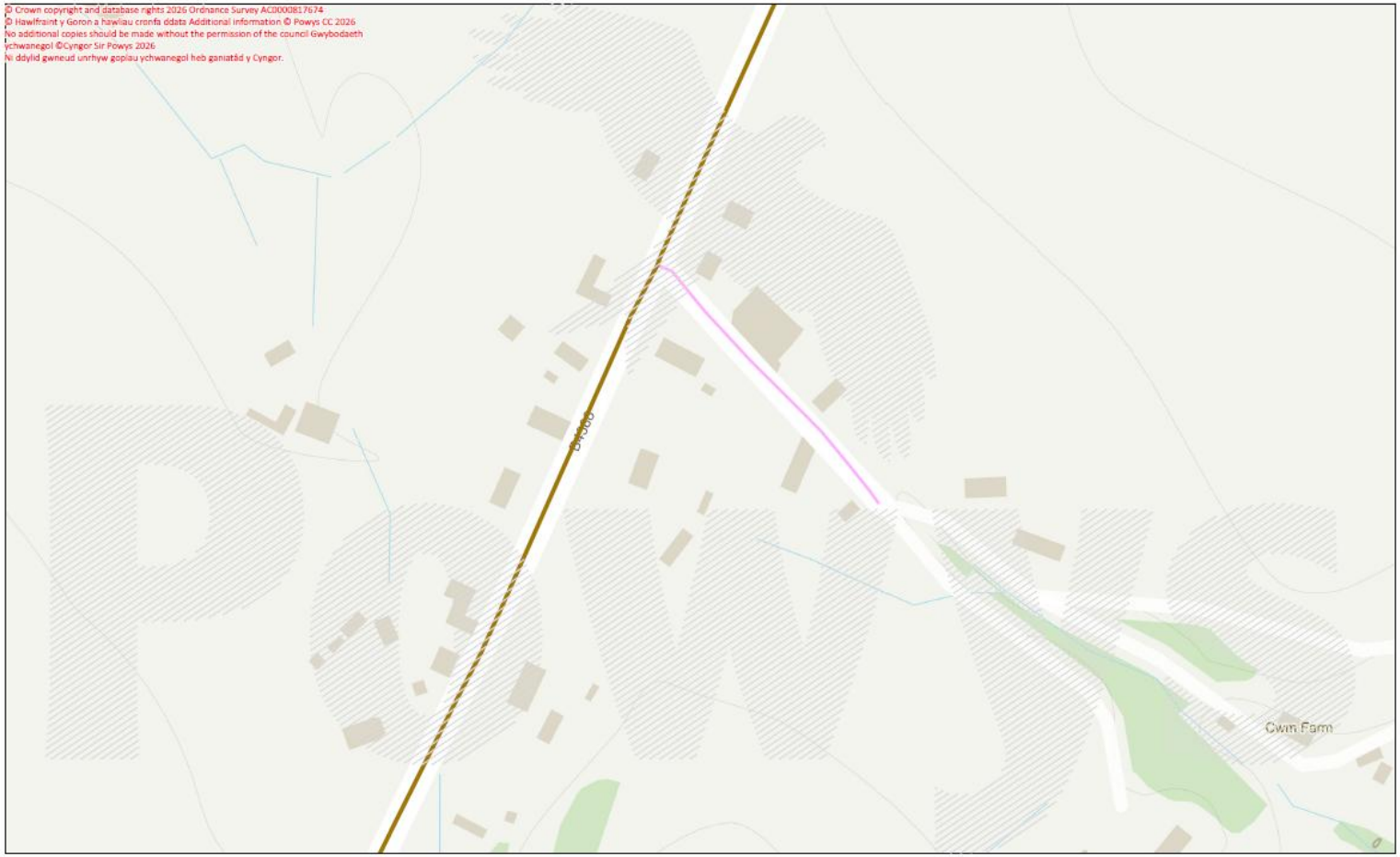
References to the Local Authority include any predecessor Local Authority and also any Local Authority committee, sub-committee or other body or person exercising powers delegated by the Local Authority and their approval includes their decision to proceed. The replies given to certain enquiries cover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

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

Rights of Way plan



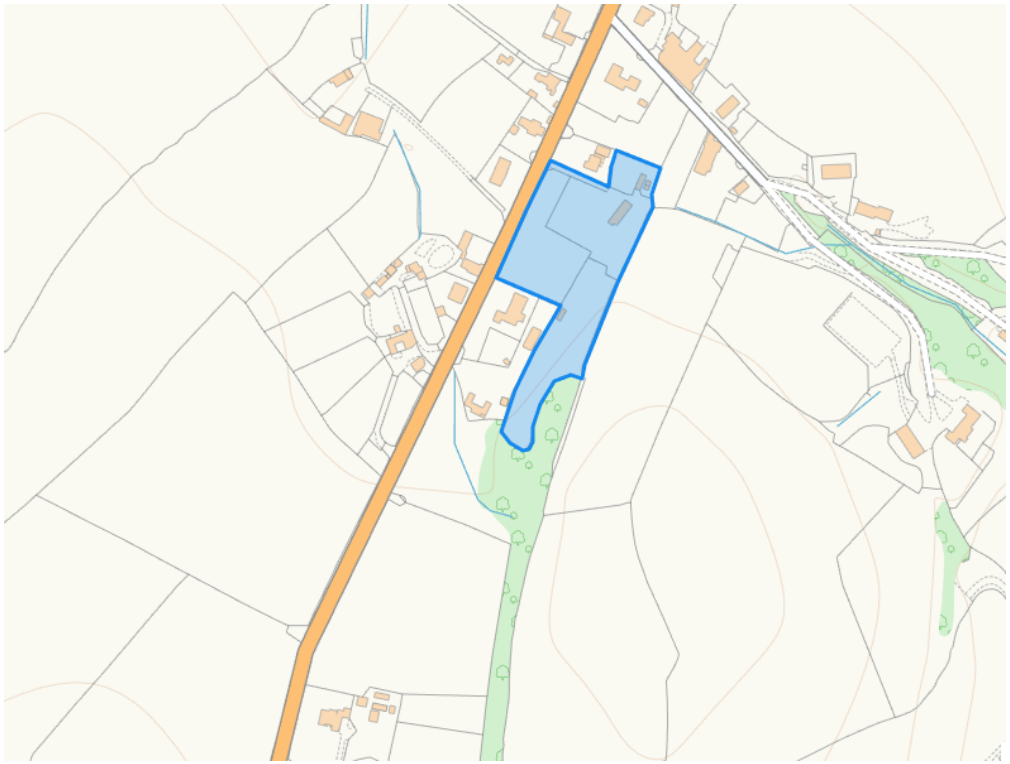
Highways plan



Cyngor Sir Powys County Council
Highways, Transport and Recycling

2026/01740
25/09/2026

Search Area



Search Reference:	LC/2026/01740	
Property Address:	OFFAS CLOSE, FORDEN, WELSHPOOL, SY21 8NB	
Date:	08/10/2026	

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Ⓗ Hawlfraint y Goron a hawliau cronfa ddata 2026 Arolwg Ordnans AC0000817674. Defnyddio data hwn yn amodol ar delerau ac amodau.

Additional Information: None