

Official Local Authority Search Commercial (CON29R + LLC1)



Search Details

Prepared for: Gilbert Davies & Partners Limited
Matter: M11103-0001
Client address: 18 Severn Street, Powys, SY21 7AD

Property:
20 Market Square, Bishops Castle, SY9 5BN

Local Authority:
Shropshire Council (South Shropshire)
Stone House, Corve Street, Ludlow, SY8 1DG

Date Returned: 30/04/2026	Property type: Refinance / Short Term Lease
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**REGISTER OF LOCAL LAND CHARGES
OFFICIAL CERTIFICATE OF SEARCH**

Search Reference: SA/26_01384
NLIS Reference:
Date: 30-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: Cafe And Bed And Breakfast At, The Poppy House 20
Market Square
Bishops Castle
Shropshire
SY9 5BN

It is hereby certified that the search requested above reveals the 15 registrations 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**

Part 3: Planning Charges (b) Other planning charges			
Description of charge (including reference to appropriate statutory provision)	Originating Authority	Place where relevant documents may be inspected	Date of Registration
<p>Area of Special Control for Advertisements {Order made by the Salop County Council on December 13th, 1965 under Section 34 of the Town & Country Planning Act 1962 and Regulation 10 of the Town & Country Planning (Control of Advertisements) Regulations 1960 entitled the Salop County Council (Area of Special Control) Order 1965. The Order was approved with modifications by the Minister of Housing and Local Government on July 18th, 1967 and came into force on December 22nd, 1967. The Order was modified pursuant to the Town & Country Planning (Control of Advertisements) Regulations 1992 by the South Shropshire District (Area of Special Control) Modifications Order, 1996 and approved by the Secretary of State for the Environment on the 6th June 1997 and came into effect on 2nd July 1997.</p> <p>Registered: October 7th, 1968 (1965 Order), 2nd July 1997 (1996 Modification) }designated by virtue of Town and Country Planning Act 1990 Reference SS/ASCARef:SS/ASCA TLC Ref: AD340487</p>	Development Control, Shirehall, Shrewsbury	Local Land Charges- The Guildhall, Frankwell Quay, Shrewsbury	25/01/2000
<p>The Bishops Castle Conservation Area (Designated on 04/08/1972.)04/08/1972designated by virtue of Town and Country Planning Act 1990 Reference DSA8334Ref: TLC Ref: CA103756</p>	Development Control, Shirehall, Shrewsbury	Local Land Charges, The Shirehall, Abbey Foregate, Shrewsbury SY2 6ND	27/09/2019
<p>20 Market Square Bishops Castle Shropshire SY9 5BN</p>	Development Control, Shirehall, Shrewsbury	Local Land Charges, The Shirehall, Abbey Foregate, Shrewsbury SY2 6ND	31/03/2010

Shropshire Council

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

Part 3: Planning Charges (b) Other planning charges			
Description of charge (including reference to appropriate statutory provision)	Originating Authority	Place where relevant documents may be inspected	Date of Registration
Works to Trees TPO Decision: noobj Dated: 05/03/1992 Proposed felling of a Flowering Cherry tree Application Number: SS/1/2176/U/ Town and Country Planning Act 1990 TLC Ref: AP137130			
The Poppy House 20 Market Square Bishops Castle Shropshire SY9 5BN Listed Building Consent Decision: Permit subject to Conditions Dated: 23/12/2003 Erection of extension and alterations to restaurant, letting rooms and residential building Application Number: SS/1/03/15114/LB Town and Country Planning Act 1990 TLC Ref: AP128753	Development Control South Shropshire, Ludlow	Development Control, Ludlow	23/12/2003
The Poppy House 20 Market Square Bishops Castle Shropshire SY9 5BN Full Planning Application Decision: Permit subject to Conditions Dated: 23/12/2003 Erection of extension and alterations to restaurant, letting rooms and residential building Application Number: SS/1/03/15113/F Town and Country Planning Act 1990	Development Control South Shropshire, Ludlow	Development Control, Ludlow	23/12/2003

Shropshire Council

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

Part 3: Planning Charges (b) Other planning charges			
Description of charge (including reference to appropriate statutory provision)	Originating Authority	Place where relevant documents may be inspected	Date of Registration
TLC Ref: AP128752 18 Market Square Bishops Castle Shropshire SY9 5BN Listed Building Consent Decision: Permit subject to Conditions Dated: 01/10/2001 Installation of a replacement door and frame. Re-advertised, additional information. Application Number: SS/1/01/12392/LB Town and Country Planning Act 1990 TLC Ref: AP125849	Development Control South Shropshire, Ludlow	Development Control, Ludlow	01/10/2001
The Shop 20 Market Square Bishops Castle Shropshire SY9 5BN Full Planning Application Decision: Permit subject to Conditions Dated: 11/01/1996 Change of use from existing retail use to a coffee/tea house with some retail sale of arts and crafts. Application Number: SS/1/6286/P/ Town and Country Planning Act 1990 TLC Ref: AP141210	Development Control South Shropshire, Ludlow	Development Control, Ludlow	11/01/1996
Bakehouse Cottage Market Square Bishops Castle Shropshire SY9 5BN	Development Control South Shropshire, Ludlow	Development Control, Ludlow	01/05/1992

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

Part 3: Planning Charges (b) Other planning charges			
Description of charge (including reference to appropriate statutory provision)	Originating Authority	Place where relevant documents may be inspected	Date of Registration
Listed Building Consent Decision: Permit subject to Conditions Dated: 01/05/1992 Alterations to existing dwelling. Application Number: SS/1/2352/L/ Town and Country Planning Act 1990 TLC Ref: AP136968			
Bakehouse Cottage 20 Market Square Bishops Castle Shropshire SY9 5BN			
Listed Building Consent Decision: Permit subject to Conditions Dated: 30/05/1991 Conversion of existing outbuildings to a residential annexe. Application Number: SS/1/1401/L/ Town and Country Planning Act 1990 TLC Ref: AP135607	Development Control South Shropshire, Ludlow	Development Control, Ludlow	30/05/1991
20 Market Square Bishops Castle Shropshire SY9 5BN			
Full Planning Application Decision: Permit subject to Conditions Dated: 11/05/1989 Conversion of disused bakery and store to a residential annexe. Application Number: SS/1989/213/P/ Town and Country Planning Act 1990 TLC Ref: AP159656	Development Control South Shropshire, Ludlow	Development Control, Ludlow	11/05/1989

Shropshire Council

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

Part 3: Planning Charges (b) Other planning charges			
Description of charge (including reference to appropriate statutory provision)	Originating Authority	Place where relevant documents may be inspected	Date of Registration
20 Market Square Bishops Castle Shropshire SY9 5BN Listed Building Consent Decision: Permit subject to Conditions Dated: 11/05/1989 Conversion of disused bakery and store to a residential annexe. Application Number: SS/1989/213/L/ Town and Country Planning Act 1990 TLC Ref: AP159655	Development Control South Shropshire, Ludlow	Development Control, Ludlow	11/05/1989
The Poppy House 20 Market Square Bishops Castle Shropshire SY9 5BN Listed Building Consent Decision: Permit subject to Conditions Dated: 23/11/1988 Re-roofing of existing dwelling, demolition of rear chimney, re-building of 2 existing chimneys and replacement of roof lights. Application Number: SS/1988/980/L/ Town and Country Planning Act 1990 TLC Ref: AP158301	Development Control South Shropshire, Ludlow	Development Control, Ludlow	23/11/1988

Shropshire Council

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

Part 4: Miscellaneous Charges			
Description of charge (including reference to appropriate statutory provision)	Originating Authority	Place where relevant documents may be inspected	Date of Registration
<p>Ancient Monument Number : NHLE 1020552 Confirmed in schedule dated 26/02/1953 Motte and bailey castle and bishops' palace SM No: 34905 MPP Progress: Revised Scheduling History: Formerly Scheduled as County Monument Salop 146 (Bishop's Castle). Originally Scheduled on 26/02/1953, amended to The Castle, Bishop's Castle on 27/07/1954 and again amended under the same name on 07/02/1983. WebURL: https://historicengland.org.uk/listing/the-list/list-entry/1020552 Ancient Monuments and Archaeological Areas Act 1979 {An entry in the Schedule compiled and maintained by the Secretary of State under section 1 of the Ancient Monuments and Archaeological Areas Act 1979 recording the inclusion therein of the extended arear to the monument known as the Castle, Bishops Castle, Shropshire (County Monument 146). Sheduling revised-11th December 2001 (National Monument number 34905)} Ref: TLC Ref: AM104126</p>	<p>Development Control, Shirehall, Shrewsbury</p>	<p>Local Land Charges, The Shirehall, Abbey Foregate, Shrewsbury SY2 6ND</p>	<p>26/02/1953</p>

Shropshire Council

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

Part 10: Listed Buildings Charges Town and Country Planning Act 1971, section 54(6)			
Description of charge	Originating Authority	Place where relevant documents may be inspected	Date of Registration
Grade II Listed Building 20, MARKET SQUARE List Number 1054516 dated 02/01/1985 designated by virtue of Planning (Listed Buildings and Conservation Areas) Act 1990 Reference SS/498/12/78 TLC Ref: LB163541	Development Control, Shirehall, Shrewsbury	Local Land Charges, The Shirehall, Abbey Foregate, Shrewsbury SY2 6ND	02/01/1985
For information purposes only			
Listed Building relates to 20 Market Street being a Grade 11 Listed Building List nos 1054516 on Heritage Gateway listed 22/9/1989 TLC Ref: MT996779	Development Control, Shirehall, Shrewsbury	Local Land Charges, The Shirehall, Abbey Foregate, Shrewsbury SY2 6ND	31/07/2017

REPLIES TO STANDARD ENQUIRIES OF LOCAL AUTHORITY (2016 Edition)

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

Search Reference: SA/26_01384
NLIS Reference:
Date: 30-Apr-2026

Property: Cafe And Bed And Breakfast At, The Poppy House 20
Market Square
Bishops Castle
Shropshire
SY9 5BN

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.

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

Reference: 17/04737/DIS

Discharge of Conditions 3 (Materials), 4 (Roof Materials), 5 (WSI) and 6 (Scheduled Monument Consent) attached to Planning Permission 17/01259/FUL and 3 (Materials), 4 (Roof Materials), 5 (WSI), 6 (Scheduled Monument Consent), 9 (Schedule of Works) and 11 (Details of Services) attached to Planning Permission 17/01452/LBC

Bakehouse Cottage
Market Square
Bishops Castle
Shropshire
SY9 5BN

Date Decision Issued : 27/11/2017

Decision :Discharge Conditions Approved

Reference: SS/1/6286/P/

Change of use from existing retail use to a coffee/tea house with some retail sale of arts and crafts.

The Shop
20 Market Square
Bishops Castle
Shropshire
SY9 5BN

Date Decision Issued : 11/01/1996

Decision :Permit subject to Conditions

Reference: SS/1/2176/U/

Proposed felling of a Flowering Cherry tree

20 Market Square
Bishops Castle
Shropshire
SY9 5BN

Date Decision Issued : 05/03/1992

Decision :noobj

Reference: SS/1989/213/P/

Conversion of disused bakery and store to a residential annexe.

20 Market Square
Bishops Castle
Shropshire
SY9 5BN

Date Decision Issued : 11/05/1989

Decision :Permit subject to Conditions

Reference: SS/1/03/15113/F

Erection of extension and alterations to restaurant, letting rooms and residential building

The Poppy House
20 Market Square
Bishops Castle
Shropshire
SY9 5BN

Date Decision Issued : 23/12/2003

Decision :Permit subject to Conditions

(b) a listed building consent

Reference: SS/1/2352/L/
Alterations to existing dwelling.
Bakehouse Cottage
Market Square
Bishops Castle
Shropshire
SY9 5BN

Date Decision Issued : 01/05/1992
Decision :Permit subject to Conditions

Reference: SS/1/1401/L/
Conversion of existing outbuildings to a residential annexe.
Bakehouse Cottage
20 Market Square
Bishops Castle
Shropshire
SY9 5BN

Date Decision Issued : 30/05/1991
Decision :Permit subject to Conditions

Reference: SS/1989/213/L/
Conversion of disused bakery and store to a residential annexe.
20 Market Square
Bishops Castle
Shropshire
SY9 5BN

Date Decision Issued : 11/05/1989
Decision :Permit subject to Conditions

Reference: SS/1988/980/L/
Re-roofing of existing dwelling, demolition of rear chimney, re-building of 2 existing chimneys and replacement of roof lights.
The Poppy House
20 Market Square
Bishops Castle
Shropshire
SY9 5BN

Date Decision Issued : 23/11/1988
Decision :Permit subject to Conditions

Reference: SS/1/03/15114/LB
Erection of extension and alterations to restaurant, letting rooms and residential building
The Poppy House
20 Market Square
Bishops Castle
Shropshire
SY9 5BN

Date Decision Issued : 23/12/2003
Decision :Permit subject to Conditions

Reference: SS/1/01/12392/LB
Installation of a replacement door and frame. Re-advertised, additional information.
18 Market Square
Bishops Castle
Shropshire
SY9 5BN

Date Decision Issued : 01/10/2001
Decision :Permit subject to Conditions

(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?

None - no record

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?

CS13 Economic Development, Enterprise And Employment
CS12 Gypsy And Traveller Provision
CS10 Managed Release Of Housing Land
CS16 Tourism, Culture And Leisure
CS1, CS6, CS17 Shropshire Core Strategy
CS14 Managed Release Of Employment Land
CS8 Facilities, Services And Infrastructure Provision
CS20 Broad Locations - Sand And Gravel
CS15 Town And Rural Centres
CS7 Communications And Transport
CS18 Sustainable Water Management
CS3 Bishops Castle
CS9 Infrastructure Contributions
CS11 Type And Affordability Of Housing
MD10a Managing Town Centre Development - Bishops Castle
S2.3 Bishops Castle Area Wide Policies
MD4. Managing Employment Development
MD 1. Scale And Distribution Of Development
MD2. Sustainable Design
MD3. Delivery Of Housing 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
S2.1 Bishops Castle Town Development Strategy

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

MARKET SQAURE - YES

(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 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 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?

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

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

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
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 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

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

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

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

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?

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

(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*

*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?

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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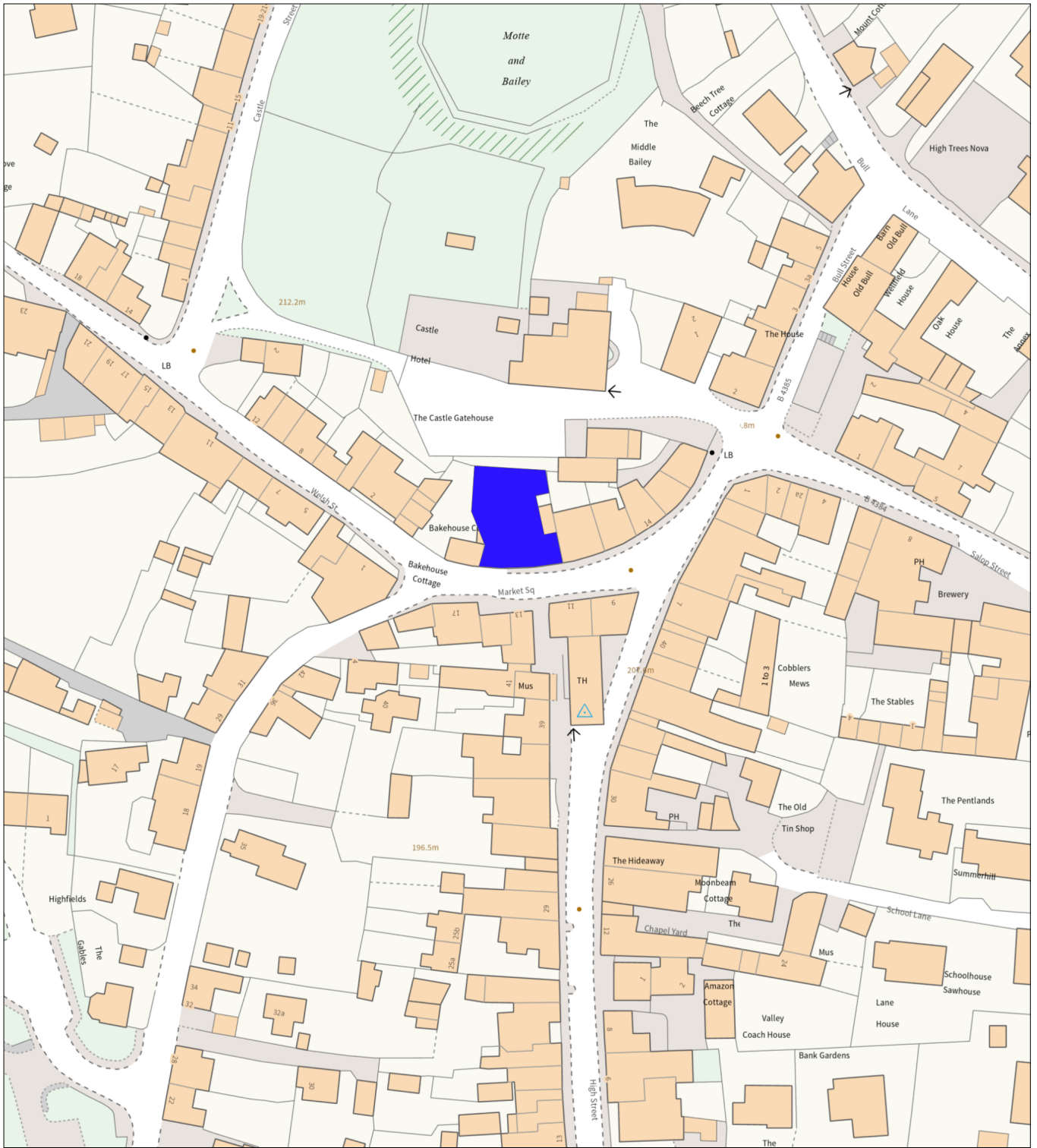
Area means any area in which the property is located.

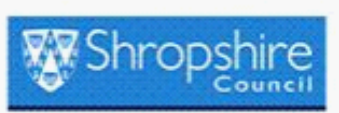
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Where relevant, the source department for copy documents should be provided.

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.

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



<p>Search Reference: SA/26_01384</p>	<p>Planning Services Land Charges Team Shropshire Council</p>
<p>Property Address: Cafe And Bed And Breakfast At, The Poppy House 20 Market Square Bishops Castle Shropshire</p>	<p>PO Box 4826 Shrewsbury SY1 9LJ</p> 
<p>Date: 30-Apr-2026</p>	<p>Scale: 1: 1250</p>
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