Official Local Authority Search Commercial (CON29R + LLC1)

Search Details

Prepared for: Bury Metropolitan Borough Council
Matter: MT/059755
Client address: Town Hall, Knowsley Street, Bury, BL9 0SW

Property:
Land On The North Side of, Milton Road, Radcliffe

Local Authority:
Bury Borough Council
Town Hall, Town Hall, Knowsley Street, Bury, BL9 0SW

Date Returned:	Property type:
22/01/2026	Commercial

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InfoTrack UK Limited, Level 11, 91 Waterloo Road, London, SE1 8RT
T: 0207 186 8090 **E:** helpdesk@infotrack.co.uk

HM Land Registry

Local Land Charges official search

It is hereby certified that the search of land and property as shown below reveals registrations up to and including the date and time of this certificate

Search area:
Land On The North Side of, Milton Road, Radcliffe

Reference:
000 393 211

Time and date:
17:22:04 on 15 January 2026

Map:

Search area

Map key:

Search area Charge area

There are 3 local land charges in your search area.

Category
Housing / buildings - Right to buy / right to acquire

Dotted line shows your search area

Location
31 Kilburn Road
Radcliffe
M26 3WA
Description
Not provided
Law
Housing Act 1985 section 156A
Legal document
Not provided
Originating authority
Bury Metropolitan Borough Council
Authority reference
File Ref: SA/047098
Source information
Department for Corporate Care,

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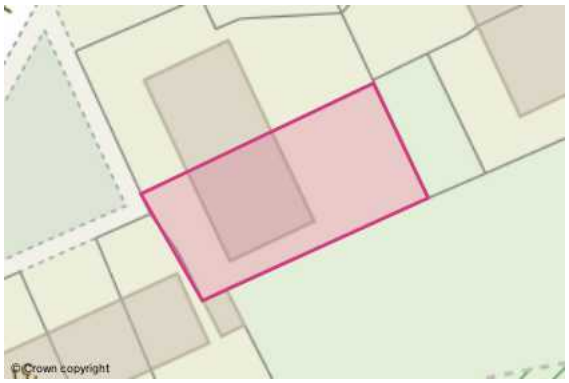
https://www.ordnancesurvey.co.uk/licensing/land-registry-services

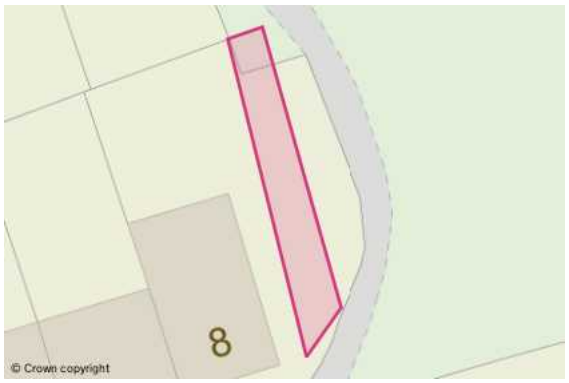


Charge area

Town Hall,
Knowsley Street,
Bury
Registration date
26 January 2022
Creation date
26 January 2022
HM Land Registry reference
LLC-2HSGM

Category
Planning - Conditional planning consent

Dotted line shows your search area



Charge area

Location
LAND ADJACENT 8 CHAUCER AVENUE RADCLIFFE
Description
CHANGE OF USE OF LAND TO FORM GARDEN EXTENSION.
Law
Town and Country Planning Act 1990
Legal document
Planning permission
Originating authority
Bury Metropolitan Borough Council
Authority reference
04/42085
Source information
Planning Division, 3 Knowsley Place, Bury, BL9 0EJ
Registration date
31 March 2004
Creation date
31 March 2004
HM Land Registry reference
LLC-2CJGN

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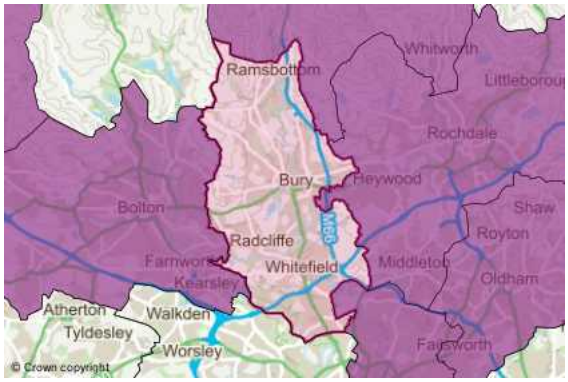
Category
Other - Smoke control order

Dotted line shows your search area



Charge area

Location
Bury
Description
Metropolitan Borough of Bury Smoke Control Order
Registered same date as Order became operative
Law
Clean Air Act 1956 section 11
Legal document
Order
Originating authority
Bury Metropolitan Borough Council
Authority reference
Not provided
Source information
Bury MBC,
Town Hall,
Knowsley Street,
Bury,
BL9 0SW
Registration date
1 July 1962
Creation date
1 July 1962
HM Land Registry reference
LLC-2D774

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Bury Council
Town Hall, Knowsley Street,
Bury, BL9 0SW

REPLIES TO STANDARD ENQUIRIES

OF LOCAL AUTHORITY (CON29 2016 Edition)

Search Reference:	25/0723
Replies Dated:	2026-01-22 09:27:18

Search Address:
Land on the North Side of Milton Road, Radcliffe (adjacent to Chaucer Ave, Kilburn Rd, Wordsworth Ave)

Applicant	
Applicant Details:	Info Track Level 11, 91 Waterloo Road, London, SE1 8RT
Applicant Reference:	105076738:MT/059755

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.

PLANNING AND BUILDING REGULATIONS

1.1 Planning and building decisions and pending applications

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

(a) a planning permission

None

(b) a listed building consent

None

(c) a conservation area consent

None

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

None

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

None

(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) a building regulation completion certificate

None

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

None

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?

RT1/1 - Protected Recreation Provision in the Urban Area.

ROADS AND PUBLIC RIGHT 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

Milton Road - Yes
Kilburn Road - Yes

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

None

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

None

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

None

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?

No

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?

No

2.4 Are there any legal orders to stop up, divert, alter or create a public right of way that abuts, or crosses the property, on a definitive map or revised definitive map?

No

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

Not Applicable

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?

3.1 Land required for public purposes

Is the property included in land required for public purposes?

No

3.2 Land to be acquired for road works

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

None

3.3 Drainage matters

(a) Is the property served by a SuDS which is adopted by the SuDS Approval Body (SAB) for which there will be a surface water drainage charge?

No

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

No

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

Not Known

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 the 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

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 are any proposals for a railway, tramway, light railway or monorail within the Local Authoritys boundary?

No

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 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

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

None

(b) environment

Environment response:

None

Pollution response:

None

(c) health and safety

None

(d) housing

None

(e) highways

None

(f) public health

None

(g) flood and coastal erosion risk management

None

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

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 works

No

(m) a tree preservation order

No

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

No

3.10 Community infrastructure levy (CIL)

(a) Is there a CIL charging schedule?

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?

Not applicable

(ii) a notice of chargeable development?

Not applicable

(iii) a demand notice?

Not applicable

(iv) a default liability notice?

Not applicable

(v) an assumption of liability notice?

Not applicable

(vi) a commencement notice?

Not applicable

(c) Has any demand notice been suspended?

Not applicable

(d) Has the Local Authority received full or part payment of any CIL liability?

Not applicable

(e) Has the Local Authority received any appeal against any of the above?

Not applicable

(f) Has a decision been taken to apply for a liability order?

Not applicable

(g) Has a liability order been granted?

Not applicable

(h) Have any other enforcement measures been taken?

Not applicable

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?

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

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

3.14 Radon gas

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

Information provided by the Health Protection Agency (HPA) to Local Authorities, indicates that parts of the Borough of Bury are 'radon-affected areas'. Further advice is being sought from the HPA as to the extent of these radon affected areas.

Until this advice is received, information on specific properties can be obtained on-line, for a fee of £3.53 (inclu. VAT) at www.ukradon.org. A valid postal address and postcode is required.

3.15 Assets of Community Value

(a) Has the property been nominated as an asset of community value? If so:-

No

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

Not Applicable

(ii) Was it excluded and placed on the "nominated but not listed" list?

Not Applicable

(iii) Has the listing expired?

Not Applicable

(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 the Land Registry for an entry or cancellation of a restriction in respect of listed land affecting the property?

Not Applicable

(ii) Has the Local Authority received a notice of disposal?

Not Applicable

(iii) Has any community interest group requested to be treated as a bidder?

Not Applicable

Guidance Note for CON29R Search Questions

1.1 - Copies of relevant documents relating to any of the applications listed in this section, if applicable, can be obtained from:-

Planning Division, 3 Knowsley Place, Bury BL9 0EJ

NB An additional fee will be charged.

The replies given in response to (e) and (f) are from the 1 July 2002

Informative: (1) This reply does not cover other properties in the vicinity of the property. (2) As from the 1st April 2002 the installation of a replacement window, rooflight or roof window of specified type of glazed door must either have building regulation approval or be carried out and certified by a person who is registered under Fenestration Self Assessment Scheme by the Glass and Glazing Federation.

1.2 - *Informative: This reply reflects policies and proposals in any existing development plan and in any formally proposed alteration of replacement plan, but not include policies contained in planning guidance notes*

2.1 *Informative: If a road, footpath or footway is not a highway, there maybe no right to use it. The council cannot express an opinion, without seeing the title plan of the property and carrying out an inspection, whether or not any existing or proposed highway directly abuts the boundary of the property.*

3.1 - Copies of relevant documents listed in this section, if applicable, can be obtained from:-

Planning Division, 3 Knowsley Place, Bury BL9 0EJ

NB An additional fee will be charged.

3.2 - Copies of relevant documents listed in this section, if applicable, can be obtained from:-

Engineering Division, 3 Knowsley Place, Bury, BL9 0EJ

NB An additional fee will be charged.

3.3 - Copies of relevant documents listed in this section, if applicable, can be obtained from:-

Local Land Charges Section, Town Hall, Knowsley Street, Bury BL9 0SW

NB An additional fee will be charged.

Informative: Enquiries about drainage should also be made of the local sewerage undertaker

3.4 - Copies of relevant documents listed in this section, if applicable, can be obtained from:-

Engineering Division, 3 Knowsley Place, Bury, BL9 0EJ

NB An additional fee will be charged.

3.5 - Copies of relevant documents listed in this section, if applicable, can be obtained from:-

Engineering Division, 3 Knowsley Place, Bury, BL9 0EJ

NB An additional fee will be charged.

3.6 - Copies of relevant documents listed in this section, if applicable, can be obtained from:-

Engineering Division, 3 Knowsley Place, Bury, BL9 0EJ

NB An additional fee will be charged.

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.

3.8 - Copies of relevant documents listed in this section, if applicable, can be obtained from:-

Planning Division, 3 Knowsley Place, Bury BL9 0EJ

NB An additional fee will be charged.

3.10 - Copies of relevant documents listed in this section, if applicable, can be obtained from:-

Planning Division, 3 Knowsley Place, Bury BL9 0EJ

NB An additional fee will be charged.

3.11 - Copies of relevant documents listed in this section, if applicable, can be obtained from:-

Planning Division, 3 Knowsley Place, Bury BL9 0EJ

NB An additional fee will be charged.

3.12 - Copies of relevant documents listed in this section, if applicable, can be obtained from:-

Local Land Charges Section, Town Hall, Knowsley Street, Bury BL9 0SW

NB An additional fee will be charged.

3.13 - Copies of relevant documents listed in this section, if applicable, can be obtained from:-

Environmental Services Division, 3 Knowsley Place, Bury BL9 0EJ

NB An additional fee will be charged.

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 adjacent or adjoining land is situated.

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.

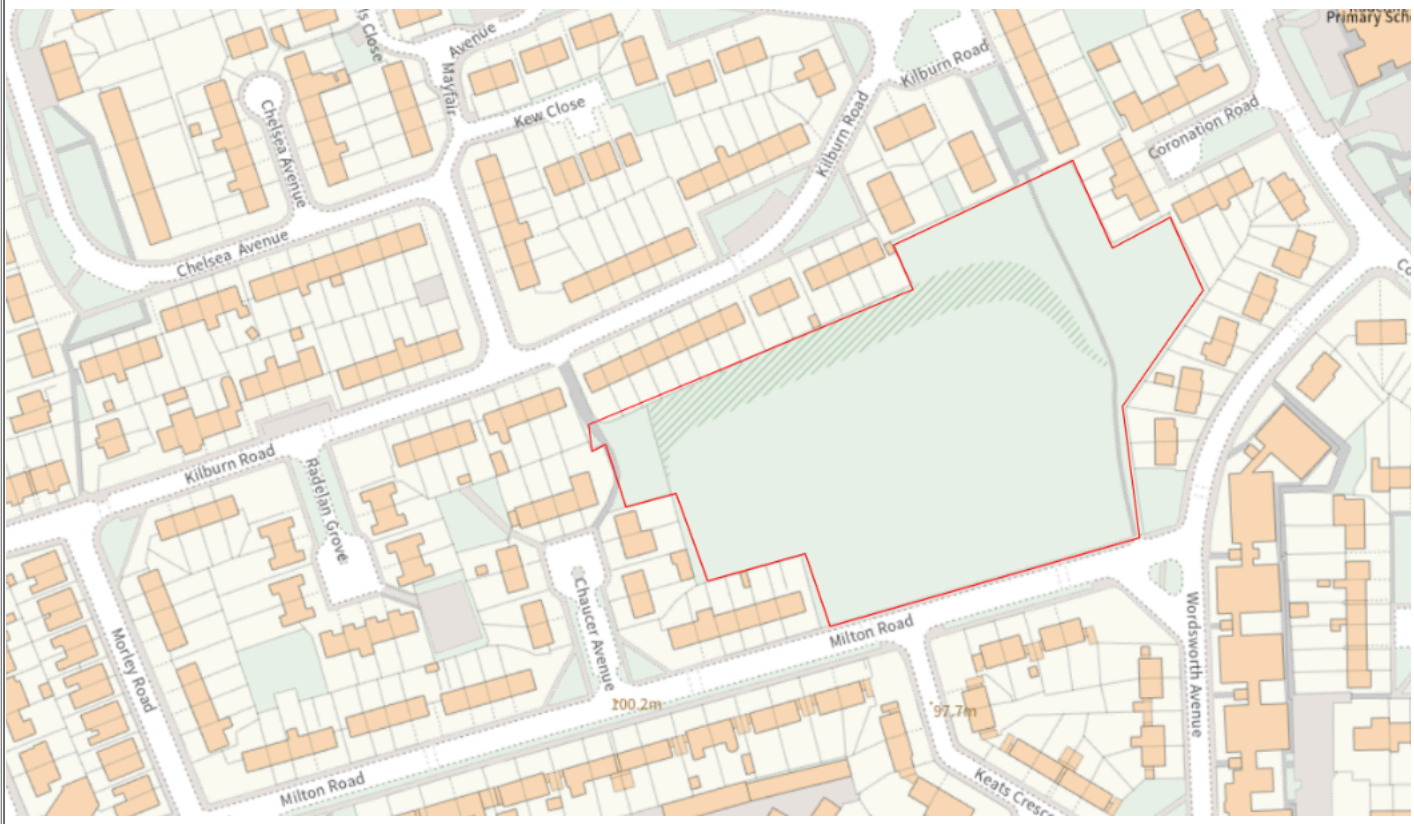
It will also be owed to any other person who has knowledge (personally or through an agent) of the replies before the time when he purchases, takes a tenancy of, or lends money on the security of the property or (if earlier) the time when he becomes contractually bound to do so.

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.

Bury Council

SEARCH LOCATION PLAN



Search Reference:	25/0723
Property Address:	Land on the North Side of Milton Road, Radcliffe (adjacent to Chaucer Ave, Kilburn Rd, Wordsworth Ave)
Date:	22-01-2026

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Bury Council
Town Hall, Knowsley Street
Bury BL9 0SW

LOCAL LAND CHARGES
VAT RECEIPT

VAT Receipt Number:	25/0723
VAT Receipt Date:	16-01-2026
Search Reference:	25/0723
Search Registered:	16-01-2026
Applicant Details:	Info Track Level 11, 91 Waterloo Road, London, SE1 8RT
Search Address:	Land on the North Side of Milton Road, Radcliffe (adjacent to Chaucer Ave, Kilburn Rd, Wordsworth Ave)

Search Fee Breakdown

Fee	NET Amount (£)	VAT Rate (%)	VAT Amount (£)	Total (£)
All Questions	123.00	20	24.60	147.60
CON29R	123.00	20	24.60	147.60
Total Question Fees	123.00		24.60	147.60
Additional Question Fee	0.00	20	0.00	0.00
Total Fees	123.00		24.60	147.60
Total Discount (%)	0.00			0.00
Custom Discount	0.00			0.00

Fee	NET Amount (£)	VAT Rate (%)	VAT Amount (£)	Total (£)
Custom Admin Fee	0.00			0.00
Total	123.00		24.60	147.60

VAT is chargeable on items shown above that are related to the CON29 part of this search.

Other items are exempt for VAT purposes

VAT Number: 149266836