

DATED : 19th May 2023

Report on title

Relating to

Land at Castle Park Liskeard

1. INTERPRETATION

The following terms are used in this report:

Property: The property known as Land at Castle Park Liskeard.

Transferor : Cornwall Council

Transferee : Liskeard Town Council

2. SCOPE OF THE REVIEW AND LIMITATION OF LIABILITY

2.1 This report has been prepared for the sole benefit of you, Liskeard Town Council, in connection with your proposed purchase of the Property from the Seller and for no other purpose.

2.2 The contents of this report are private and confidential. It must not be relied on by or made available to any other party without our written consent.

2.3 The report is based on our review of the title documents, search results and replies to pre-contract enquiries given by the Seller.

2.4 We have not inspected the Property and are unable to advise on the physical condition of the Property.

3. THE PROPERTY

3.1 The Property is the freehold property known as Castle Park Liskeard. .

3.2 The Property is registered at the Land Registry under title number CL223692. The class of title is absolute freehold. Absolute title is the best class of title available.

4. Title

We attach a copy of title number CL223692. There are no covenants or easements which affect the Property.

5. SEARCH RESULTS

5.1 Local land charges search

We attach a copy of the search.

A search of the local land charges register shows matters such as compulsory purchase orders, tree preservation orders, planning enforcement notices and financial charges registered against a property. You should note that the search result provides a snapshot of the register on the date of the search. Local land charges registered after the date of the search will still bind a property.

The local land charges search was provided by Cornwall Council dated 8th December 2022. The result of the search revealed that the following information:

That the Property is within a conservation area. This means that there are planning constraints as far as the Property is concerned. Also all trees in a conservation area are protected and therefore no work should be carried out to the trees without obtaining consent.

5.2 Local authority search (including any optional and additional enquiries)

We attach a copy of the search.

A local authority search reveals important information about a property, such as planning permissions and building regulation consents, proposals for road schemes, environmental and pollution notices and whether any part of the property is registered as common land or as a town or village green. A local authority search only reveals matters that affect the property being searched against. It will not disclose matters that affect neighbouring properties. If you require information about neighbouring properties, you should let us know so that further enquiries can be made.

The local authority search was provided by Cornwall Council on 8th December 2022. The result of the search revealed the following information:

There is a definitive footpath running through the Property as shown by a pink solid line on the plan

No part of the Property is registered as common land or as a town or village green. The possibility of land being common land or a town or village green is significant, as the land may be subject to third party rights and the owner's ability to use or develop the land may be restricted. Even if land is not registered as common land or a town or village green at the date of the search, it is possible for common land or new town or village greens to be registered in some circumstances.

5.3 Highways Determination and extent

We attach a copy of the Highways extent showing the adopted roads. You will note that the footpath that runs through the Property they have stated that they have no further clarification and you will see that they have clarified that the grey area does not form part of the highway maintainable at public expense.

5.4 Drainage and water enquiries

We attach a copy of the Search.

The replies to drainage and water enquiries show whether a property is connected to the mains water supply and mains drainage. The replies may also show the location of public sewers within the boundary of a property and other such matters that may restrict development.

Replies to the drainage and water enquiries were provided by South West Water on 1st December 2022. The replies revealed the following information:

The Property does not have the benefit of foul water or drainage. The Property is not connected to a mains water supply. There appears to be an abandoned water mains which runs through the Property.

5.5 Environmental search

We attach a copy of the Groundsure search.

If a local authority determines that land is contaminated, and the party who caused or knowingly permitted the contamination cannot be found, the current owner or occupier of the land may be required to remedy the contamination. This can be an expensive process, so it is important to assess the risk of land being contaminated before committing to buy a property.

An environmental data search can be used to establish the risk of land being contaminated, by collating information from

regulatory bodies, floodplain data and a review of current and historic land uses. This type of search is also known as a “desktop search”. An environmental data search does not include a site visit or testing of soil or groundwater samples.

The environmental data search was provided by Groundsure on 30th November 2022.. We are not qualified to comment on the technical aspect of the search.

The result of the search showed that the Property is unlikely to be classed as contaminated land.

5.6 Tin mining search

A copy of the search is attached.

A tin mining search provides details of past, present and future tin mining activity at a property. The search also indicates if there are mine shafts on the property and whether any mining activities may cause subsidence.

The tin mining search was provided by Wheal Jane Consultancy on 13th December 2022. The result of the search did not show any entries that adversely affect the Property.

5.7 Chancel repair search

We attach a copy of the Chancel repair search.

A chancel repair search shows whether the owner of a property may be liable to contribute towards the cost of repairs to the chancel of a parish church. We would advise you not to contact any parish churches directly in relation to chancel repair liability, as this may limit the availability of indemnity insurance.

The chancel repair search was provided by Pinpoint Chancel on 30th November 2022. The result of the search showed that the Property is within the historical boundary of a parish which continues to have a potential chancel repair liability. Indemnity insurance for chancel repair liability can be obtained. Please let me know if you wish me to obtain a quote for indemnity insurance.

6. REPLIES TO PRE-CONTRACT ENQUIRIES

Cornwall Council have not supplied replies to standard pre-contract enquiries.

7. INSURANCE

You will take the risk in the Property from the date of completion. You should ensure that adequate insurance is in place before completion.

8. CONCLUSION

Subject to the matters referred to in this report we are of the opinion that upon completion of the purchase of the Property and registration at the Land Registry the Liskeard Town Council will obtain a good and marketable title to the Property.

COODES LLP

Dated : 19 May 2023