

Report undertaken and prepared on behalf

RightSearch Solutions Sophia House 28 Cathedral Road Cardiff CF11 9LJ	Client Ref: Sample
	Our Ref: RS_36915
	Date of report: 05 May 2026

Address (of land or property being the subject of search)

12 LLEST TERRACE LLANTWIT FARDRE PONTYPRIDD CF38 2HH
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Local Authority Information

Rhondda Cynon Taff County Borough Council Corporate Estates Valleys Innovation Centre Navigation Park Abercynon Mountain Ash CF45 4SN	Phone: 01443 281189
	Fax: 01443 281189
	Email: landcharges@rhondda-cynon-taff.gov.uk
	Website: www.rhondda-cynon-taff.gov.uk

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SUMMARY SHEET

12
LLEST TERRACE
LLANTWIT FARDRE
PONTYPRIDD
CF38 2HH

RESULTS OF SEARCH OF LOCAL LAND CHARGES REGISTER

No entries reported

The Search of the Register of Local Land Charges reveals the Registrations Listed above

ENQUIRIES OF DISTRICT COUNCILS

Planning History refer to section 5

Building Control refer to section 5

REPORT CONTENT

Property Search Report (sections 1 to 5)

Local Land Charges Register (section 4)

Planning/Building Regulation Entries (section 5)

Data Information Sources - <http://neworders.rightsearchsolutions.co.uk/sources.pdf>

Search Code - <http://neworders.rightsearchsolutions.co.uk/searchcode.pdf>

Terms & Conditions - <http://neworders.rightsearchsolutions.co.uk/terms.pdf>

Information Accuracy Warranty - <http://neworders.rightsearchsolutions.co.uk/warranties.pdf>

Section 1. Planning & Building Regulations

1.1 Planning and Building Regulation 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	1.1 (a)	None
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
j. building regulations approval	1.1 (j)	None
k. a building regulation completion certificate	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

*The replies attaching to this search of the records of Rhondda Cynon Taff County Borough Council are intended to relate wholly and exclusively to that land or premises being the subject of the search enquiry.
www.rhondda-cynon-taff.gov.uk*

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?

Rhondda Cynon Taff Local Development Framework (Under Prep)
Former Borough (Rhondda, Cynon & Taff Ely) Local Plans
Brecon Beacons National Parks Plan
Welsh Assembly Government Minerals Plan Policy
Welsh Assembly Government Planning Guidance Directive

Housing/Residential
Within Settlement Limits
District Wide Policies Apply
Borough Wide Policies Apply

These replies reflect Policies and/or proposals outlined in Rhondda Cynon Taff Local Development Framework comprising Former Borough (Rhondda, Cynon & Taff) Local Plans Brecon Beacons National Parks Plan Welsh Assembly Government Minerals Plan Policy Welsh Assembly Government Planning Guidance Directive

Section 2. ROADS AND PUBLIC RIGHTS OF WAY

2.1 Which of the roads, footways and footpaths named in the application for this search are:-

a. highways maintainable at public expense?	2.1 (a)	LLANTRISANT ROAD and Lane to Rear are maintained
b. subject to adoption and supported by a bond or bond waiver;	2.1 (b)	Not applicable
c. To be made up by a Local Authority who will reclaim the cost from the frontagers; or	2.1 (c)	Not applicable
d. To be adopted by a Local Authority without reclaiming the cost from the frontagers?	2.1 (d)	Not applicable

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?	2.2	None
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	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?	2.4	None
2.5. If so, please attach a plan showing the approximate route	2.5	None

The status of the Roadway being made subject to the search has been derived from an inspection of the Official list of Roads maintainable at the Public Expense as held by Rhondda Cynon Taff County Borough Council as the Highway Authority pursuant to Section 36 of the Highways Act 1980. The existence of a Roadway, Footpath, Footway, Track, Registered Public Footpath, Byway (Byway open to all traffic) (BOAT)), Restricted Byway or Bridleway is not intended to infer an automatic right to use same.

Section 3. Other Matters

3.1 Land required for Public Purposes

Is the property included in land required for public purposes?	3.1	No
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3.2 Land to be acquired for Road Works

Is the property included in land to be acquired for road works?	3.2	No
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3.3 Drainage Matters

Is the property:-

a. Served by a sustainable urban drainage system (SuDS)?	3.3 (a)	No
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b. Are there SuDS features within the boundary of the property? If yes, is the owner responsible for maintenance?	3.3 (b)	No
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c. If the property benefits from a SuDS for which there is no charge, who bills the property for the surface water drainage charge?	3.3 (b)	No
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In the event of any subsequent enquiries which may need to be addressed for the attention of the Water Company, you should note that the official undertaker is Dwr Cymru/Welsh Water www.dwrcymru.com

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 an 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) an approved alteration or improvement to an existing road involving construction of a subway (Underpass, Flyover, Footbridge, Elevated Road or Dual Carriageway; or (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, (ii) construction of a roundabout (other than a mini roundabout); or (iii) widening by construction of one or more additional traffic lanes, under proposals published for public consultation?	3.4 (f)	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, light railway or monorail?	3.5 (a)	No
b. Are there any proposals for a railway, tramway, light railway or monorail within the Local Authority's boundary?	3.5 (b)	No

3.6 Traffic Schemes

Has a local authority approved but not yet implemented any of the following for the roads, footways and footpaths within 200 metres of the boundaries of the property?

a. Permanent stopping up or diversion	3.6 (a)	No
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; or	3.6 (k)	No
l. Bridge building?	3.6 (l)	No

Under the Road Traffic Regulations and other subsisting legislation Local Authorities are exercised with the responsibility to make traffic regulation orders to ensure the safe, secure, convenient and expeditious movement of vehicles. In certain circumstances Orders can also be made by Government Departments external to the 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 schedule:-

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; or	3.7 (e)	No
f. public health?	3.7 (f)	No
g. flood and coastal erosion risk management	3.7 (g)	No

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
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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

3.10 Community Infrastructure Levy (CIL)

a. Is there a CIL Charging schedule?	3.10 (a)	Yes - Adopted
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		
(ii) a notice of chargeable development?	3.10 (b)	No
(iii) a demand notice?		
(iv) a default liability notice?		
(v) an assumption of liability notice?		
(vi) a commencement notice?		
c. Has any demand notice been suspended?	3.10 (c)	No
d. Has the local authority received full or part payment of any CIL liability?	3.10 (d)	No
e. Has the Local Authority received any appeal against any of the above?	3.10 (e)	No
f. Has a decision been taken to apply for a liability order?	3.10 (f)	No
g. Has a liability order been granted?	3.10 (g)	No
h. Have any other enforcement measures been taken?	3.10 (h)	No

For further information relating to Community Infrastructure Levy, please contact Rhondda Cynon Taff County Borough Council planning department at www.rhondda-cynon-taff.gov.uk.

3.11 Conservation Area

Do any of the following apply in relation to the property?

- | | | |
|---|----------|----|
| a. the making of the area a Conservation Area before 31 August 1974:or | 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
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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; or
(ii) an entry | 3.13 (b) | 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 |

Whilst the standard enquiries of Rhondda Cynon Taff County Borough Council have failed to disclose any registrations (outstanding or otherwise) with regards Contaminated Land, you are advised to undertake an Environmental Search Report.

3.14 Radon Gas

Do records indicate that the property is in a 'Radon Affected Area' as identified by the Health Protection Agency?	3.14	Yes - Refer to Environmental Report
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Positive replies to this enquiry do not necessarily imply that Radon Gas is present at levels which would impose a significant risk. A 'Radon Risk report' can be ordered and downloaded from the web site www.ukradon.org for a standard charge of £3.90 (including VAT) per property. https://www.ukradon.org/services/address_search

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) 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?

(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) No

Section 4. LOCAL LAND CHARGES REGISTER ENTRIES

Address (of land or property being the subject of search)

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No entries reported

Informative: The information contained within and attached to this search report has been obtained via enquiries conducted with Rhondda Cynon Taff County Borough Council and are a true and fair reflection of the records held by that Authority as at the time the enquiries were conducted.

Section 5. PLANNING HISTORY, REGISTRATIONS & ENTRIES MAINTAINED PURSUANT TO THE TOWN & COUNTRY PLANNING ACTS

Address (of that property or parcel of land being the subject of search)

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There is no Planning History

The Local Authority makes planning records readily available from 1978.
The records have been searched back to that date only.

None

Building Regulations

The Local Authority makes Building Control records available from 1995.
The records have been searched back to that date only.

Q 1.1(j): None

Note: Full details of Building Regulations Approvals are also available on application direct to the Building Control Department.
Please note that there may be a charge for any such request.

Q 1.1(k): None

Details of Building Regulations Completion Certificates were not always issued unless requested by the applicant. Replacement Completion Certificates may however be available on application to the Building Control Department.

Please note that there may be a charge for any such request.

Q 1.1(l): None

Full details in respect of Competent Persons & Self Certification Schemes are not always maintained by this Local Authority, However, in addition to normal enquiries, Self Certification Schemes such as FENSA, GAS SAFE REGISTER, ELECSA, & NICEIC Registrations are independently examined

You are advised to contact the vendor should you wish to receive copies of any actual certifications issued. Please note that Copies can be access via the Self Certification Bodies but they will charge for same.

Informative: We have taken the decision to effect the standard reporting timeframe of the Local Authority with regards matters of Planning History ALTHOUGH any available earlier entries that you may wish to access will be available from our archive service on request.