

Maldon District Council Local Land Charges Fees 2025/26

Land Charges Services	Net fee (exc VAT)	VAT	Total Fee (inc VAT)
CON29R residential	£155.83	£31.17	£187.00
CON29R additional fee for non-residential searches	£28.33	£5.67	£34.00
Extra Parcel of Land CON29	£20.00	£4.00	£24.00
Part 2 enquiry (each set question excluding question 22)	£20.00	£4.00	£24.00
Part 2 enquiry (question 22 only)	£28.33	£5.67	£34.00
Additional enquiry (non highway related*)	£40.83	£8.17	£49.00
Copy of duplicate search	£11.67	£2.33	£14.00
Search confirmation (up to 3 months old)	£11.67	£2.33	£14.00

* Highway related additional enquiries to be made directly to HighwayStatus@essexhighways.org

Cancelled search – refunds will not be given for searches which have commenced

PERSONAL SEARCHES			
Enquiry	Registers/Information Available	Requirements for advance notice or appointments	Fee
<p>1.1 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 –</p> <ul style="list-style-type: none"> (a) a planning permission (b) a listed building consent (c) a conservation area consent (d) a certificate of lawfulness of existing use or development (e) a certificate of lawfulness of proposed use or development (f) a certificate of lawfulness of proposed works for listed buildings (g) a heritage partnership agreement (h) a listed building consent order (i) a local listed building consent order (j) building regulations approval (k) building regulation completion certificate (l) any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme? 	<p>(a) to (i) This information is publicly available. Decisions from approx. 1992 to date available via our website www.maldon.gov.uk. Application documents from approx. 2004 to date are available via our website www.maldon.gov.uk Prior to these dates, information is available by request.</p>	<p>Records not available digitally can be requested</p> <p>Email: local.landcharges@maldon.gov.uk</p>	<p>(a) to (i) Publicly available to view free of charge. Copy charges apply if copied/printed at Council Offices.</p>
	<p>(j) – (k) Building Control information is not currently available on public registers. Information is available by tailored report only.</p> <p>(l) – Enquiries should be made of the relevant competent person body or of the home owner.</p>	<p>(j) – (k) Requests for information must be submitted in writing to Land Charges – local.landcharges@maldon.gov.uk</p>	<p>(j) to (k) Available free of charge</p>
<p>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?</p>	<p>This information is available by consulting public local plans.</p> <p>The public local plans can be viewed via our website www.maldon.gov.uk</p>		<p>Publicly available to view free of charge.</p> <p>Charges apply for hard copies</p>

<p>2. Roads</p> <p>2.1 Which of the roads, footways and footpaths mentioned in the application for this search (via boxes B and C) are:</p> <p>(a) highways maintainable at public expense</p> <p>(b) subject to adoption and, supported by a bond or bond waiver</p> <p>(c) to be made up by a local authority who will reclaim the cost from the frontagers</p> <p>(d) to be adopted by a local authority without reclaiming the cost from the frontagers?</p>	<p>2.1 This information is available directly from Essex Highways.</p>	<p>Please go directly to Essex Highways for more information:</p> <p>Mid Area Office Essex Highways Springfield Highways Depot Colchester Road Chelmsford, Essex CM2 5PU</p> <p>Tel: 01245 240146 DX: 3322 Chelmsford Email: Highway.Status@essexhighways.org</p>	<p>Please go directly to Essex Highways for more information and fees.</p>
<p>2.2 Is any public right of way which abuts on, or crosses the property shown on a definitive map or revised definitive map?</p>	<p>2.2 The definitive map is available online at Essex County Council website www.essexhighways.org</p>		<p>Essex Highways may charge for copies</p>
<p>2.3 Are there any pending applications to record a public right of way that abuts, or crosses the property on a definitive maps or revised definitive map?</p>	<p>2.3 This information is available directly from Essex Highways.</p>	<p>Please go directly to Essex Highways for more information:</p> <p>Mid Area Office Essex Highways Springfield Highways Depot Colchester Road Chelmsford, Essex CM2 5PU</p> <p>Tel: 01245 240146 DX: 3322 Chelmsford Email: Highway.Status@essexhighways.org</p>	<p>Please go directly to Essex Highways for more information and fees.</p>

<p>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 the definitive map</p> <p>2.5 If so, please attach a plan showing the approximate route</p>	<p>2.4 and 2.5 This information is available directly from Essex Highways.</p>	<p>P Please go directly to Essex Highways for more information:</p> <p>Mid Area Office Essex Highways Springfield Highways Depot Colchester Road Chelmsford, Essex CM2 5PU</p> <p>Tel: 01245 240146 DX: 3322 Chelmsford Email: Highway.Status@essexhighways.org</p>	<p>Please go directly to Essex Highways for more information and fees.</p>
<p>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?</p> <p>3.1. Land Required for Public Purposes Is the property included in land required for public purposes?</p>	<p>Information is available by tailored report.</p>	<p>Enquiries must be submitted in writing to Local Land Charges local.landcharges@ Maldon.gov.uk</p>	<p>Available free of charge</p>
<p>3.2. Land to be Acquired for Road Works Is the property included in land to be acquired for road works?</p>	<p>This information is available directly from Essex Highways.</p>	<p>Please go directly to Essex Highways for more information:</p> <p>Mid Area Office Essex Highways Springfield Highways Depot Colchester Road Chelmsford, Essex CM2 5PU</p> <p>Tel: 01245 240146 DX: 3322 Chelmsford Email: Highway.Status@essexhighways.org</p>	<p>Please go directly to Essex Highways for more information and fees.</p>

<p>3.3. Drainage matters</p> <p>(a) Is the property served by a sustainable urban drainage system (SuDS)?</p> <p>(b) Are there SuDS features within the boundary of the property? If yes, is the owner responsible for maintenance</p> <p>(c) If the property benefits from a SuDS for which there is a charge, who bills the property for the surface water drainage charge?</p>	<p>Schedule 3 of the Flood and Water Management Act 2010 has yet to be enacted, therefore the County Council is not legally required to record details of property related SuDS. However, some information relating to property SuDS may have been submitted with the relevant planning application which can be viewed on our website at www.maldon.gov.uk.</p> <p>The County Council also has a record of flood assets which is available at: https://flood.essex.gov.uk/</p>	<p>Please go directly to Essex County Council for more information:</p> <p>Essex County Council Flood and Water Management By email to SuDs@essex.gov.uk</p>	<p>Please go directly to the SuDs team at Essex County Council</p>
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<p>3.4. Nearby Road Schemes Is the property (or will it be) within 200 metres of any of the following: -</p> <ul style="list-style-type: none"> (a) the centre line of a new trunk road or special road specific in an order, draft order or scheme (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 (c) the outer limits of construction works for a proposed alteration or improvement to an existing road, involving (i) the construction of a roundabout (other than a mini roundabout) or (ii) widening by construction of one or more additional traffic lanes (d) the outer limits of (i) construction of a new road to be built by a local authority; (ii) and 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 (e) the centre line of the proposed route of a new road under proposals published for public consultation or (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? 	<p>This information is available directly from Essex Highways.</p>	<p>Please go directly to Essex Highways for more information:</p> <p>Mid Area Office Essex Highways Springfield Highways Depot Colchester Road Chelmsford, Essex CM2 5PU</p> <p>Tel: 01245 240146 DX: 3322 Chelmsford Email: Highway.Status@essexhighways.org</p>	<p>Please go directly to Essex Highways for more information and fees.</p>
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<p>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? (b) Are there any proposals for a railway, tramway, light railway or monorail within the Local Authority's boundary</p>	<p>Information available by tailored report only.</p>	<p>Enquiries must be submitted in writing to Local Land Charges local.landcharges@maldon.gov.uk.</p>	<p>Available free of charge</p>
<p>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 box B) which abut the boundaries of the property: - (a) permanent stopping up or diversion (b) waiting or loading restrictions (c) one way driving (d) prohibition of driving (e) pedestrianisation (f) vehicle width of weight restriction (g) traffic calming works including road humps (h) residents parking controls (i) minor road widening or improvement (j) pedestrian crossings (k) cycle tracks; or (l) bridge building?</p>	<p>This information is available directly from Essex Highways.</p>	<p>Please go directly to Essex Highways for more information:</p> <p>Mid Area Office Essex Highways Springfield Highways Depot Colchester Road Chelmsford, Essex CM2 5PU</p> <p>Tel: 01245 240146 DX: 3322 Chelmsford Email: Highway.Status@essexhighways.org</p>	<p>Please go directly to Essex Highways for more information and fees.</p>
<p>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 (b) environment (c) health and safety (d) housing (e) highways (f) public health (g) flood and coastal erosion risk management</p>	<p>(a)–(d) This information is available by tailored report only.</p> <p>(e) This information is available directly from Essex Highways.</p> <p>(f) This information is available by tailored report only.</p> <p>(g) The Environment Agency is responsible for such matters.</p>	<p>(a) – (d) and (f) Enquiries must be submitted in writing to Local Land Charges local.landcharges@maldon.gov.uk.</p> <p>(e) Highway.Status@essexhighways.org</p> <p>(g) esenquiries@environment-agency.gov.uk</p>	<p>(a)–(d) and (f) Available free of charge</p> <p>(e) Please go directly to Essex Highways for more information and fees.</p> <p>(g) Please go directly to the Environment Agency for more information</p>

<p>3.8. Contraventions 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?</p>	<p>This information is available by tailored report only.</p>	<p>Enquiries must be submitted in writing to Local Land Charges local.landcharges@maldon.gov.uk.</p>	<p>Available free of charge</p>
<p>3.9. Notices, Orders, Directions and Proceedings under Planning Acts Do any of the following subsist in relation to the property, or has any local authority decided to issue, serve, make or commence any of the following: - (a) enforcement notice (b) stop notice (c) listed building enforcement notice (d) breach of condition notice (e) planning contravention notice (f) other notice relating to breach of planning control (g) listed building repairs notice (h) in the case of a listed building deliberately allowed to fall into disrepair, a compulsory purchase order with a direction for minimum compensation (i) building preservation notice (j) direction restricting permitted development (k) order revoking or modifying a planning permission (l) order requiring discontinuance of use or removal of building works (m) tree preservation order (n) proceedings to enforce a planning agreement or planning contribution?</p>	<p>(a) to (n) This information is available by tailored report only.</p>	<p>Enquiries must be submitted in writing to Local Land Charges local.landcharges@maldon.gov.uk.</p>	<p>Available free of charge</p>
<p>3.10 Community Infrastructure Levy (CIL) (a) Is there a CIL charging Schedule? (b) If yes do any of the following subsist in relation to the property, or has the local authority decided to issue, serve, make or commence any of the following: (i) a liability notice (ii) a notice of chargeable development (iii) a demand notice</p>	<p>(a) to (h) This information is available by tailored report only. However please note the Council does not currently have a CIL Charging Schedule</p>	<p>Enquiries must be submitted in writing to Local Land Charges local.landcharges@maldon.gov.uk.</p>	<p>Available free of charge</p>

<ul style="list-style-type: none"> (iv) a default liability notice (v) an assumption of liability notice (vi) a commencement notice (c) Has any demand notice been suspended? (d) Has the Local Authority received full or part payment of any CIL liability? (e) Has the Local Authority received any appeal against any of the above? (f) Has a decision been taken to apply for a liability order? (g) Has a liability order been granted? (h) Have any other enforcement measures been taken? 			
<p>3.11. Conservation Areas Do the following apply in relation to the property: -</p> <ul style="list-style-type: none"> (a) the making of the area a Conservation Area before 31 August 1974; or (b) an unimplemented resolution to designate the area a Conservation Area? 	<p>a) This information is publicly available</p>	<p>Information is available via our website www.maldon.gov.uk</p>	<p>Publicly available free of charge.</p>
	<p>(b) This information is available by tailored report only.</p>	<p>Enquiries must be submitted in writing to Local Land Charges local.landcharges@maldon.gov.uk.</p>	<p>Available free of charge</p>
<p>3.12. Compulsory Purchase Has any enforceable order or decision been made to compulsorily purchase or acquire the property?</p>	<p>This information is available by tailored report only.</p>	<p>Enquiries must be submitted in writing to Local Land Charges local.landcharges@maldon.gov.uk.</p>	<p>Available free of charge</p>

<p>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 of pollution of controlled waters might be caused on the property: - (a) a contaminated land notice (b) in relation to a register maintained under section 78R of the Environmental Protection Act 1990: -</p> <p>(i) a decision to make an entry; or (ii) an entry; or (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?</p>	<p>(a) and (b)(ii) This information is available by consulting the Contaminated Land Register. Environmental Health</p>	<p>Please contact Local Land Charges: Email: local.landcharges@maldon.gov.uk</p>	<p>Publicly available to view free of charge.</p>
<p>3.14. Radon Gas Do records indicate that the property is in a 'Radon Affected Area' as identified by the Health Protection Agency?</p>	<p>This information is available direct from Health Protection Agency.</p>	<p>Please go direct to HPA: Radon Studies Group Health Protection Agency Radiation Protection Division Chilton, Didcot Oxon OX11 0RQ www.ukradon.org</p>	<p>(b)(i) and (c) Available free of charge</p> <p>Please go direct to HPA for more information and fees.</p>

<p>3.15 Assets of Community Value</p> <p>(a) Has the property been nominated as an asset of community value? If so</p> <p>(i) Is it listed as an asset of community value?</p> <p>(ii) Was it excluded and placed on the “nominated but not listed” list?</p> <p>(iii) Has the listing expired?</p> <p>(iv) Is the Local Authority reviewing or proposing to review the listing?</p> <p>(v) Are there any subsisting appeals against the listing?</p>	<p>(a) This information is publicly available</p> <p>(a)(i) This information is publicly available</p> <p>(a)(ii) This information is available by tailored report only</p> <p>(a)(iii) This information is publicly available</p> <p>(a)(iv) This information is available by tailored report only</p> <p>(a)(v) This information is available by tailored report only</p>	<p>(a), (a)(i), (a)(iii). Available on our website www.maldon.gov.uk</p> <p>(a)(ii), (a)(iv) and (a)(v) Enquiries must be submitted in writing to Local Land Charges local.landcharges@maldon.gov.uk.</p>	<p>Publicly available to view free of charge.</p> <p>Available free of charge</p>
<p>(b) If the property is listed:</p> <p>(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?</p> <p>(ii) has the Local Authority received a notice of disposal?</p> <p>(iii) Has any community interest group requested to be treated as a bidder?</p>	<p>(b) This information is available by tailored report only</p>	<p>Enquiries must be submitted in writing to Local Land Charges local.landcharges@maldon.gov.uk.</p>	<p>Available free of charge</p>
<p>Form CON290</p> <p>Please note: Public Registers – some of the information required to respond to the CON29 questions is available via public registers at no cost. The cost published here is for the work involved in our obtaining the information on your behalf. This does not affect your statutory right to visit the relevant Unit and inspect the information yourself.</p>		<p>Enquiries must be submitted in writing to Land Charges together with the appropriate fee.</p>	<p>Questions 4 - 21 - £24.00 (£20.00 + £4.00 VAT) each</p> <p>Question 22 – £34.00 (£28.33 + £5.67 VAT)</p>
<p>Additional Questions</p> <p>Non Standard Typed (Client's own questions) (non highway related)</p> <p><i>Highway related additional enquiries to be made directly to highwaystatus@essexhighways.org</i></p>			<p>£49.00 (£40.83 + £8.17 VAT) each</p>

CONTACT DETAILS:

Local Land Charges Department

Maldon District Council Offices
Princes Road
Maldon
Essex
CM9 5DL

Tel: 01621 854477

E-mail: local.landcharges@maldon.gov.uk

Health Protection Agency

Radon Studies Group
Health Protection Agency
Radiation Protection Division
Chilton, Didcot
Oxon
OX11 0RQ

www.ukradon.org

Essex Highways

Mid Area Office
Essex Highways
Springfield Highways Depot
Colchester Road
Chelmsford
Essex
CM2 5PU

Tel: 01245 240146

DX: 3322 Chelmsford

Email: Highway.Status@essexhighways.org

Anglian Water Authority

Anglian Water Services LTD
Haven Road
Colchester
Essex
C02 8HT

Tel: 08457 145145

NOTE:

If a property is included in the Council's Register maintained under the Localism Act 2011 (Community Right to Bid) details will be shown under section 3.1 Land Required for Public Purposes.